



# A NEW PLAN FOR PEACH

## Joint Comprehensive Plan Update

2017 Joint Comprehensive Plan Update for  
Peach County and the Cities of Byron & Fort Valley

2021 Addendum for Broadband Services

**RESOLUTION  
BY PEACH COUNTY  
ADOPTING THE JOINT COMPREHENSIVE PLAN INTERIM UPDATE  
FOR  
PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

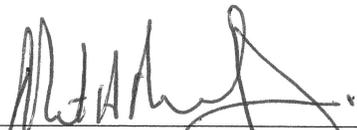
**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, the Broadband Services Element of the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley was completed by Peach County with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that Peach County does hereby adopt the Joint Comprehensive Plan Interim Update for Peach County and the cities of Byron and Fort Valley.

Signed and sealed this 8 day of June 2021.

  
\_\_\_\_\_  
Martin H. Moseley Jr., Chairman  
Peach County Board of Commissioners

  
\_\_\_\_\_  
Witness



**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA AUTHORIZING THE MAYOR TO ADOPT THE JOINT COMPREHENSIVE PLAN INTERIM UPDATE FOR PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY.**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

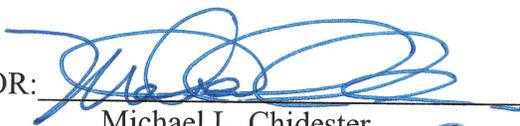
**WHEREAS**, the Broadband Services Element of the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley were completed by the City of Byron with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

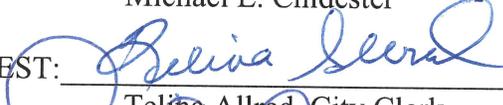
**THEREFORE**, be it resolved that the City of Byron does hereby adopt the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley.

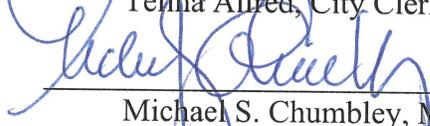
**SO RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA ON THE 14<sup>th</sup> DAY OF JUNE, 2021.**

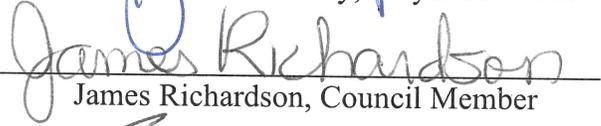
MAYOR:

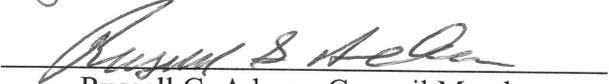
  
Michael L. Chidester

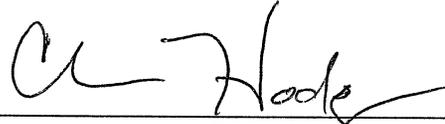
ATTEST:

  
Telina Allred, City Clerk

  
Michael S. Chumbley, Mayor Pro-Tem

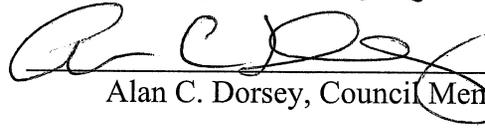
  
James Richardson, Council Member

  
Russell G. Adams, Council Member



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Christopher C. Hodges, Council Member



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Alan C. Dorsey, Council Member

**RESOLUTION  
BY THE CITY OF FORT VALLEY  
ADOPTING THE JOINT COMPREHENSIVE PLAN INTERIM UPDATE  
FOR  
PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, the Broadband Services Element of the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley were completed by the City of Fort Valley with the assistance of the Middle Georgia Regional Commission; and

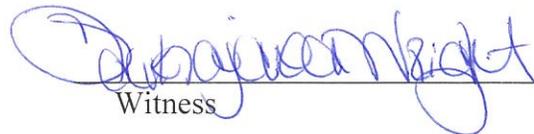
**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that the City of Fort Valley does hereby adopt the Joint Comprehensive Plan Update for Peach County and the cities of Byron and Fort Valley.

Signed and sealed this 17<sup>th</sup> day of June 2021.



Barbara Williams, Mayor  
City of Fort Valley

  
Witness

# A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

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# A NEW PLAN FOR PEACH

## Joint Comprehensive Plan Update

### INTRODUCTION

Created in compliance with the 2014 Planning Regulations from the Georgia Department of Community Affairs, an update to the 2006 Joint Comprehensive Plan for Peach County and the cities of Byron and Fort Valley was adopted on February 16, 2017. This plan will serve as a guide for all three local governments over the next 20 years, and will also serve as a useful tool to promote and maintain future growth and to improve the quality of life for all residents of Peach County. The updated plan takes innovative approaches to capitalize on opportunities within the county and to address issues with community services, economic development, housing, natural and cultural resources, and transportation. For each of these categories, the steering committee has developed a list of goals, needs, and opportunities, and a five-year work program listing specific projects to be undertaken, and a list of accomplishments from the previous plan. The plan also details Peach County's existing land use and future land use that will assist the jurisdictions with guiding development.

### PLANNING PROCESS

To formally kick-off the update process, Middle Georgia Regional Commission (MGRC) staff met with each local government at regularly scheduled meetings of the Board of Commissioners and City Councils. The purpose of these meetings was to inform the elected leadership of the comprehensive planning requirements, the updated timeline, and to discuss the required and optional planning elements. It also served as an opportunity for members of the public to express any issues that should be focus areas for the updated comprehensive plan.

MGRC staff worked with local officials to develop a list of stakeholders that would guide the planning process. This group included elected officials, government staff, members of the business community, local advocates, representatives from educational institutions, and citizens.



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A list of the steering committee members can be found in the table below.

<b>Name</b>	<b>Title</b>	<b>Organization</b>
Telina Allred	City Clerk	City of Byron
T'umbia H. Ashmon	Assistant Chief Appraiser	Peach County Tax Assessor
Rich Bennett	IT Manager	Peach County
Tiffany Bibb	Assistant Director	City of Byron Public Works
Jessica Bird	Transportation Planner	Warner Robins Area Transportation Study
Rickey Blalock	Zoning Officer	Peach County
Larry Brown	Director	City of Fort Valley Public Works
Jill Bowen	Project Manager	Development Authority of Peach County
Larry Collins	Mayor	City of Byron
Dorothy Conteh	Retired Educator	Fort Valley State University
John Dubriel	Retired Educator	Fort Valley State University
Tina Harbuck	Personal Property Appraiser	Peach County Tax Assessor
Derick Hayes	City Administrator	City of Byron
Morris Hillsman	Minister	Shiloh Baptist Church
Tisa Horton	Manager	Austin Theatre
Marcia Johnson	County Administrator	Peach County
James Khoury	Businessman	Khoury's Menswear
Kathie Lambert	Executive Director	Fort Valley Downtown Development Authority/Main Street
Alexus Luciano	Intern	Peach Regional Chamber of Commerce
Martha McAfee	City Administrator	City of Fort Valley
Billy McDaniel	Director	City of Byron Public Works
Tom Morrill	President	Peach Regional Chamber of Commerce
Tiffany Peavy	Executive Director	City of Byron Development Authority
Paul Schwindler	Director	Peach County Public Works
Lawrence Spurgeon	Director	Fort Valley Department of Public Safety
Billy Tripp	Director	Peach County Public Libraries
Xaviour Tucker	Resident	Peach County
BJ Walker	Executive Director	Peach County Development Authority
Melvin Walker	Chairman	Peach County Board of Commissioners
Barbara Williams	Mayor	City of Fort Valley
Wade Yoder	Businessman	Valley Athletic Club

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The year-long planning process began on March 8, 2016, with an initial meeting of the steering committee. This meeting served as an opportunity to go over the responsibilities of the steering committee, identify additional stakeholders for inclusion in the planning process (identified in Appendix A), and the overall structure of the comprehensive plan process. The first required public hearing was held on March 22, 2016, where the public was informed of the update process and timeline, and given the opportunity to comment. The public hearing consisted of rich discussion regarding the planning process and was attended by 20 people. Steering committee meetings were held every month until September, for a total of six meetings, as documented in Appendix C. At each meeting, progress updates were given by MGRC staff and discussion occurred about various elements of the plan. A list of the steering committee meetings and the discussion topics is listed below:

Meeting	Topic	Meeting Date
1	Steering Committee Kickoff – Overview of Comprehensive Planning and Discuss Vision	March 8, 2016
2	Community Goals	April 6, 2016
3	Needs and Opportunities	June 1, 2016
4	Economic Development	July 12, 2016
5	Community Work Program	August 3, 2016
6	Future Land Use & Presentation of Draft Plan	September 6, 2016

A preliminary draft of the plan was presented at the September steering committee meeting where the steering committee recommended final edits prior to the second required public hearing. The second hearing was held on September 13, 2016, and was attended by three citizens. All documentation of the public hearings can be found in Appendix B. Comments received during the hearing were incorporated into the plan.

## VISION

The plan stakeholders developed the following vision during the first meeting in March 2016. The vision illustrates the ideal conditions for the community.

### ***Peach County and the Cities of Byron and Fort Valley...***



*Where a high quality of life for all ages, complete with exceptional education, an abundance of amenities, and premier recreational opportunities exist. Where rich history, tourism, and agriculture continue to be an asset. We will strive to create a physically connected and unified community: the product of a well-trained workforce, successful local industry, and access to the statewide transportation network.*



## ECONOMIC DEVELOPMENT

### NEEDS AND OPPORTUNITIES

#### 1) Attract diverse industry to create additional job opportunities.

Peach County's economy is heavily reliant upon the school bus production and fresh fruit wholesale industries. As seen in Table 3 below, Blue Bird Corporation employs 2,500 persons, and Southern Orchard Supply and Lane Southern Orchards employ 500 combined. A shift in the industry or natural occurrences, such as drought or freezing temperatures could negatively affect these companies. All of Peach County will be affected if a reduction in workforce occurs.

<b>Business Name</b>	<b>Industry Name</b>	<b>Employees</b>
Blue Bird Corporation	School and Employee Bus Transportation	2,500
Southern Orchard Supply Co	Fresh Fruit and Vegetable Merchant Wholesalers	300
Lane Southern Orchards	Fresh Fruit and Vegetable Merchant Wholesalers	200
Pyrotechnic Specialties	Toy and Hobby Goods and Supplies Merchant Wholesalers	160
Wire Shop	All Other Miscellaneous Manufacturing	94
Main Office	Fresh Fruit and Vegetable Merchant Wholesalers	70
Southern Perfection Fab	Fabricated Structural Metal Manufacturing	45
Wire Shop	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	35
Sodexo	Other Direct Selling Establishments	30
Eagle Bridges Co Inc.	Paint, Varnish, and Supplies Merchant Wholesalers	25
Hood Pallet Supply	Wood Container and Pallet Manufacturing	21
Thompson Hospitality	Other Direct Selling Establishments	20
Con-way Freight	Specialized Freight (except Used Goods) Trucking	20
Frito-Lay Inc.	Confectionery Merchant Wholesalers	16
Cleveland Tree Co	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers	14
Central Georgia Equipment Inc.	Farm and Garden Machinery and Equipment Merchant Wholesalers	12
Marathon Industries Inc.	Paint, Varnish, and Supplies Merchant Wholesalers	12
United Rentals	General Rental Centers	12
SCP Distributors	Sporting and Recreational Goods and Supplies Merchant Wholesalers	11
Evans Farms	Crop Production	10
Southern Orchard Supply Shop	Fresh Fruit and Vegetable Merchant Wholesalers	10
Patten Seed Company	Electronic Shopping	10

Table 3 does not include all industries located within Peach County, only those with 10 or greater employees. Data obtained from EMSI 2015.

## 2) Expand economic opportunities in order to attract, create, and retain a talented workforce.

According to American Community Survey estimates, there are 4,725 residents in the City of Byron, 9,448 in Fort Valley, and 27,337 within Peach County. Table 4 below, indicates that the City of Byron and Peach County experienced population growth between 2010 and 2014. The City of Fort Valley experienced a slight .03 percent decline in population during this period.

Feature	City of Byron	City of Fort Valley	Peach County	Middle Georgia	State of Georgia
Total Population (2014)	4,725	9,448	27,337	493,143	9,907,756
Total Population 2010	4,243	9,477	26,883	482,082	9,468,815
Median Age (2014)	38.3	23.7	33.9	39.52	35.8

ACS 2010-2014 ACS estimates, 2010 Census

As seen in Table 5 below, all jurisdictions within Peach County exceed the state average for persons 25 and older obtaining a High School Diploma or equivalent. These rates are 32.6 percent in Peach County, and 32.8 percent and 31.1 percent within the cities of Byron and Fort Valley, respectively. These figures are above the state average of 28.6 percent, but less than the regional average of 38.1 percent. The county and all jurisdictions are below the state average in terms of persons with bachelor's degrees.

Feature	City of Byron	City of Fort Valley	Peach County	Middle Georgia	State of Georgia
Less than 9th grade	3.4%	9.5%	6.1%	6.1%	5.6%
9th to 12th grade, no diploma	4.0%	14.9%	9.5%	12.5%	9.4%
High school	32.8%	31.1%	32.6%	38.1%	28.6%
Some college, no degree	30.5%	24.0%	25.7%	20.3%	21.1%
Associate degree	7.0%	3.8%	6.5%	6.7%	7.0%
Bachelor's degree	15.9%	10.4%	11.7%	10.1%	17.9%
Graduate/professional degree	6.4%	6.3%	7.8%	6.3%	10.4%

ACS 2010-2014 ACS estimates

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Fort Valley State University is a Historically Black University, that currently provides an education to over 4,000 students, and is one of two Land Grant Universities within the state. Located in the heart of Fort Valley, the campus is one of the largest campuses in the State of Georgia. The university offers bachelor's degrees in more than 50 majors, as well as master's degrees in education and counseling. Peach County has the opportunity to increase efforts to retain graduates from Fort Valley State University. Keeping these talented minds in the county will work in the county's favor when attracting industries.

The county recognized the need for a trained workforce and opened the doors to the Peach County Workforce Development Center in late 2015. The center is the central hub for a variety of programs including the special CDL Drivers training courses offered by Central Georgia Technical College along with other study options. **The county has the opportunity to expand and grow the relationships with Central Georgia Technical College in order to train a greater number of residents.**

Finally, there is a need to retain graduates from Peach County High School. Many graduates are moving away from the county for college and do not return once they graduate.

### 3) Establish entertainment and lodging amenities for residents and visitors.

There is a great need for additional lodging facilities within the county. Currently, there are 11 hotels within Peach County including 8 in the City of Byron and 3 in the City of Fort Valley. As seen in Table 6 below, several events take place each year within Peach County. This list includes several highly attended events. There are not enough hotels in the county to host the number of visitors attending these events.

Event	Location	Estimated Attendees
Battle of Byron	Downtown Byron	3,000
Nightmare on Main Street	Downtown Byron	3,000
Peach Festival	Byron   Fort Valley	10,000
Fort Valley State University Homecoming	Fort Valley State University	15,000

When adequate lodging facilities are not available within Peach County, visitors stay in the neighboring counties. There is an opportunity for all jurisdictions within Peach County to increase revenues by capitalizing on these events and ensuring there is adequate lodging available.

Peach County also has limited entertainment options. So, not only are visitors lodging within nearby counties, but they are also patronizing entertainment facilities there. The county has many restaurants, but facilities such as bowling alleys and movie theatres do not exist. The county needs local entertainment options not only for visitors but for its citizens.



#### 4) Improve public infrastructure to attract industry.

To attract new industry and generate private-sector jobs, Peach County and jurisdictions within the county will need to undertake infrastructure improvements to successfully establish industrial or commercial enterprises. There is an opportunity for the City of Fort Valley to install water lines to serve areas located off GA-247 near Russell Parkway. The area is located near Interstate 75, and adjacent to areas that are currently experiencing growth.

#### 5) Exploit the county's location along Interstate 75 and major transportation corridors.

Peach County is perfectly situated next to Interstate 75 and has several major highways and rail lines that run throughout; however, there is a need for improvements along the ramps at Interstate-75. The exit ramps in their current condition are poorly lit, not landscaped, and are generally unappealing. Considering the distance between the exit for the City of Byron and the next exit is three miles south and four miles north, travelers will probably not stop if they find the exit for the City of Byron unappealing.

There is also a need for the county and the cities of Byron and Fort Valley to increase marketing efforts. The location of the county is ideal, but without marketing this great asset, no one will know. The steering committee expressed the need to also market all successes within the community, no matter how large or small. When prospects research a community, positive stories should be discovered.

#### 6) Address decline and dilapidation of vacant structures.

There are many vacant structures throughout the county. These structures range in type from residential and commercial, to industrial, and institutional, and the degree of decay varies. If these structures are not addressed, they will continue to decay, be a nuisance to the residents in the area, and hinder economic development like Figure 1 of the old Train Depot.



For example, the former Fort Valley High School has remained vacant since 1970, as seen in Figure 2. The school is structurally sound, but not appealing to the eye. The school is unsecured and has become infested with birds. If the structure is not developed or addressed, it will become irreparable. This will not only affect the former school but will lead to

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disinvestment within the area. The building is an indicator that the area is in decline. The Hunt High School building also sits vacant. Another structure demonstrating the need for redevelopment is the former Peach Regional Medical Center. The medical center relocated to

Figure  
2



a new, up-to-date hospital, resulting in the closure of the old facility in 2013, leaving behind simply a vacant shell. The building remains vacant but was secured by the City of Fort Valley due to the

increased number of police calls. The community is attached to many of these buildings for their historic character, but also because they have existed within their neighborhood for many years. There is a need to involve the public when identifying uses for redevelopment and ensuring they are compatible with surrounding neighborhoods.

## GOALS

In an effort to capitalize on the needs and opportunities in Peach County, the following list sums up the county's economic development goals:

- 1) Retain and grow existing industries and businesses.
- 2) Attract new development and diversify industry within the community.
- 3) Establish amenities for residents and visitors.

## COMMUNITY SERVICES

### NEEDS AND OPPORTUNITIES

- 1) Extend and update sewer, stormwater, and water infrastructure throughout the community.**

Each jurisdiction must evaluate the capacity of its water, wastewater, and stormwater systems and determine if expansion, rehabilitation, or enhancement is necessary to serve current and future residents.

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There are areas of the unincorporated county not served by county water or sewer that suffer from constant backups within the home and failing septic tanks. If the jurisdictions cannot extend services, steps should be taken to limit the amount of growth within the community to ensure wastewater availability.

The unincorporated county is not the only area of concern. In Toomerville, a small community located within the City of Byron, residents constantly have issues with water pressure, water flow, and poor water quality. The highly impoverished neighborhood desperately needs improved conditions.

### 2) Enhance fire protection throughout the community.

There is a need for additional fire equipment within the county, such as tanker and snorkel trucks for the fire departments to operate efficiently. The steering committee also stated the need for additional training for firefighters.

Proximity to fire stations needs to be evaluated in newly annexed areas. Construction of new fire stations will likely be necessary.

Some areas within the unincorporated county, and parts of the cities of Byron and Fort Valley lack fire hydrant coverage. To assure safety to the citizens and their property, hydrants need to be added.

### 3) Improve the appearance of downtown areas.

Currently, the downtown areas of Byron and Fort Valley have experienced diminishing storefronts and streetscapes, discouraging many residents from shopping in the community. Some examples of deterioration can be seen in Figures 3 and 4. With minimal street repair and paint, the environment would be more inviting to residents and visitors.



Figure 4



Figure 3

The steering committee addressed the need to create a sense of comradery throughout downtown Byron and Fort Valley businesses to promote growth in the community and create a safe, enjoyable shopping experience for residents and visitors. This can be achieved by the creation of a coherent color scheme for storefronts, general repairs to streets and sidewalks, and preservation efforts of the historic buildings.

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### **4) Educate residents on the various public safety measures.**

Public safety personnel for the City of Byron, City of Fort Valley, and Peach County seeks to prevent crime and accidents, providing a safe, healthy environment in which residents can live. All jurisdictions need to increase education and training opportunities.

### **5) Improve intergovernmental coordination.**

Mutual aid agreements between Peach County and the cities of Byron and Fort Valley need to be revisited. Every entity operates with the same goal of protecting the lives and property of Peach County. Each jurisdiction should evaluate the capability and costs for providing services and determine if merging or coordinating services would be beneficial to the citizens of Peach County.

### **6) Create consistency with signage throughout the jurisdictions.**

To address the constant growth within the communities, wayfinding signage is greatly needed to identify major points of interest, such as historic properties, tourist information, and the university. There is no consistency between the current signage that has been put in place throughout the county. Visitors and residents alike need uniformity to acknowledge all areas are interconnected within the same county, which will more greatly identify the diverse amenities available in Peach County.

### **7) Improve medical access for all residents.**

Peach County provides excellent healthcare to its residents and visitors alike through the Peach County Health Department and The Medical Center of Peach County. As with the population change in Peach County, there has become a greater need for healthcare services. The Medical Center of Peach County constructed a new facility to offer extensive services. The steering committee addressed the need to enhance and update the services provided at the Peach County Health Department by supporting all needed renovations and construction.

## **GOALS**

The following item sums up the county's community services goals:

Ensure that community facilities and services provided are available and capable of meeting the current and future needs of all county residents.

## HOUSING

### NEEDS AND OPPORTUNITIES

#### 1) Increase and diversify the housing stock of Peach County.

The steering committee identified a need to encourage diverse housing options to meet the desires of its residents. A large percentage of the population is reaching retirement age and exploring housing options that require less upkeep. Those needs can be met with the incorporation of additional retirement communities in Peach County. A recently developed retirement community in the City of Fort Valley is reaching capacity and additional facilities are needed. Various housing opportunities are also necessary to address the desires of young couples and families. The longing for diverse housing options from younger couples and families includes a simple house on a maintainable lot or a multitude of acres allowing for numerous possibilities like outdoor recreation and agricultural prospects. A range of housing types and lot sizes is greatly needed to continue growth and encourage citizens to remain in the community for years to come.

The housing stock of Peach County and the cities of Byron and Fort Valley presents a variety of accommodations, from one-unit detached homes (as seen in Figure 5) to mobile homes (as seen in Figure 7) and multi-unit apartment complexes (as seen in Figure 6). Each residence type is desired to address the needs of the many income levels represented throughout the community. These include affordable housing for low-income populations, mid-range starter homes for young professionals, and luxurious homes and apartments for established business professionals. Overall, the county and cities together estimate over 14,000 occupied housing units. The City of Byron represents the highest median value of an owner-occupied unit at \$153,200. Further information concerning the median value of owner-occupied units can be found in Table 7.



Figure 5



Figure 6



Figure 7

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Peach County	Byron	Fort Valley
\$123,300	\$153,200	\$73,800

ACS 2010-2014 ACS estimates

Members of the steering committee are aware of the additional housing requests in the community like the establishment of more retirement communities and higher-income properties for business executives; therefore, there is a desire to create a balance of addressing the more conventional housing opportunities, along with creating new options. Creating a diverse housing stock will allow for a greater ability to meet the needs of a growing population.

### 2) Address dilapidated housing concerns throughout the community.

Various areas of Peach County suffer from an abundance of blighted and dilapidated properties. Property owners no longer take pride in their assets or no longer have the financial capability to maintain the properties, as noticed in Figures 8, 9, and 10. It becomes the responsibility of the jurisdiction to take action to keep the community safe. As a result, significant tax dollars are spent on maintaining properties, instead of other projects to better the community.

Figure 8



Figure 9



Figure 10



### 3) Encourage the development of sound housing.

Following the Great Recession, many communities experienced an increase in housing construction, and Peach County is no different. Although new construction increases the tax base, shortcuts are often taken to place a property on the market as quickly as possible. Prospective buyers aspire to live in secure, well-constructed homes to enjoy for years to come. The steering committee acknowledged the need to ensure the housing stock within Peach County will withstand the years to come.

## GOALS

Housing is an area of concern for the cities of Byron and Fort Valley and Peach County. The following goals were created to improve the conditions and plan for future growth:

- 1) Promote a range of housing types and lot sizes that meet the needs of various income levels, family sizes, and ages.

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- 2) Foster the development of quality housing and neighborhoods.
- 3) Encourage residents to invest in their property.

## NATURAL AND CULTURAL RESOURCES

### NEEDS AND OPPORTUNITIES

#### 1) Educate citizens about the importance of preservation and ways to preserve.

The community is filled with many historic homes and sites longing to be preserved like the Hunt School Gymnasium in Figure 11. Many owners and citizens are aware of their great significance to the community but are not versed in the opportunities available to support their preservation efforts. Realizing these sites and structures are valuable assets, the steering committee seeks to continue the preservation efforts of the citizens and owners with the incorporation of educational seminars and distribution of information.



Figure 11

#### 2) Inform owners of historical and cultural assets about potential funding opportunities for rehabilitation.

Peach County has very strong cultural and historical resources, such as the Austin Theatre and Middle Georgia Raceway. To provide continued use of these historic venues, preservation and rehabilitation efforts need to be undertaken. Many plays and events are held at the Austin Theatre, and it is also available to rent. In order to keep such precious structures around for years to come, strong effort needs to be put in place to inform owners of funding that is available to support their conservation efforts.

#### 3) Expand and enhance agritourism attractions.

Many Peach County citizens thrive on the rich natural resources that are available. With the vast amount of land and excellent soil conditions, many agricultural businesses are growing fruits, vegetables, and nuts. These businesses have the opportunity to grow their popularity and enhance agritourism opportunities. Communities all over the State of Georgia have

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experienced an array of economic development and tourism growth because of incorporating agritourism; Peach County also has the potential to grow this industry.

#### 4) Support Fort Valley State University and its efforts to remain a Historically Black College and University.

As mentioned previously, Peach County has a tremendous asset that other communities would long to have: Fort Valley State University. Its rich history of being one of Georgia's Public Historically Black Colleges and Universities lends its way to national fame. Students come from all across the United States to take part in the educational experience at Fort Valley State University. The county and cities have taken pride in being home to the university, and wish to see it flourish into the future.

#### 5) Create, extend, and enhance recreational areas within the county.

Residents and visitors of Peach County recognize the recreational opportunities available at the parks throughout the community and long for more activity, as seen in Figures 12 and 13. The population is turning away from indoor recreation and is looking for more outdoor activities like team sports, fishing, and long-distance bicycling. All types of recreation options are needed to not only improve the health of citizens but create a sense of pride in the community.



## GOALS

The following goals were created by the steering committee to help their natural and cultural resources thrive:

- 1) Preserve, protect, and promote natural and cultural resources.
- 2) Provide sufficient parks and recreation opportunities to meet the needs of residents and attract visitors.

## TRANSPORTATION

### NEEDS AND OPPORTUNITIES

Due to the county's proximity to Warner Robins, the county and the City of Byron are members of the Warner Robins Metropolitan Planning Organization (MPO). Having a presence in the Warner Robins MPO allows Peach County's transportation future to be planned for wide-spread regional growth. All planning is set forth by the Warner Robins Area Transportation Study Committee. Representatives from Peach County and the City of Byron meet frequently to ensure the best interest of the community is always considered. The introduction for the 2040 Long Range Transportation Plan can be found in Appendix D.

**1) Improve roads that serve as linkages to community activities and surrounding communities.**

Many of the roads connecting to downtown Byron and Fort Valley, schools, and surrounding communities like Crawford and Houston counties are mostly two-lane roads. Due to the numerous commuters traveling to and from work or school, the roads are highly congested. This issue has been noticed by all jurisdictions; strides are being made to improve the quality of the road network.

**2) Magnify the opportunity to create Complete Streets along appropriate roadways as part of new development or redevelopment.**

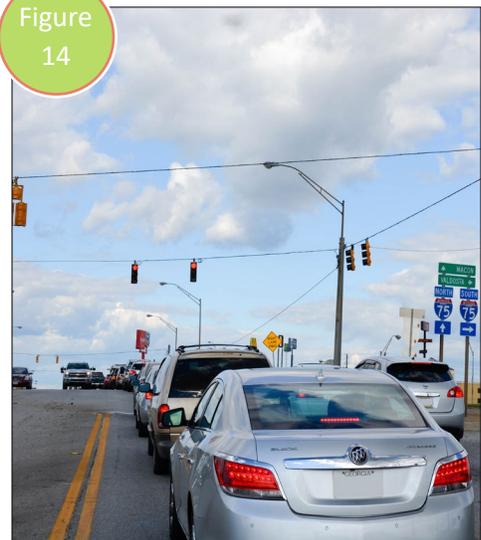
The cities of Byron and Fort Valley are working towards creating pedestrian-inclusive systems by putting in place several crosswalks and pedestrian control signals; however, not all issues have been addressed. Pedestrian safety is still of the utmost concern near major intersections, businesses, and institutions like Blue Bird Corporation and Fort Valley State University. The increased number of employees and students walking or biking daily has led to public safety officials directing traffic at these sites. Currently, there are no designated bike lanes or paths throughout Peach County to encourage safe alternative modes of transportation. Bicycling has become widely popular in Peach County and could greatly influence economic development and tourism if appropriate infrastructure is installed. The county and cities have noticed the demand for change and are willing to adapt to meet the needs of residents and visitors. Incorporating the Complete Streets initiative involves including bicycle lanes and pedestrian infrastructure along with resurfacing and new development projects. This initiative will allow the community to welcome various modes of travel.

### 3) Expand commercial corridors to improve traffic flow.

Peach County and the cities of Byron and Fort Valley are part of a transportation oddity in Middle Georgia, having an overabundance of transportation system opportunities by encompassing Interstate 75, U.S. Highway 341, GA Highway 49, and GA Highway 96, along with supplying land for the Perry-Houston County Airport and Norfolk Southern Railway.

The network provides for a wealth of economic opportunities, but has downfalls, as noticed in Figure 14. The large amount of activity from the rail and road systems creates traffic congestion. Downtown Fort Valley, especially, has experienced an overcrowding of traffic due to the presence of a railroad switch, or the point where the train converts tracks. Efforts have been made to improve mobility in Peach County, but the improvement will likely continue to be on-going as the population continues to grow. Widening of the two-lane sections of U.S. Highway 341, GA Highway 49, GA Highway 96, and GA Highway 247-C would greatly increase traffic flow.

Figure 14



### 4) Broaden the availability of public transportation.

Peach County offers public transportation alternatives using the state-offered Rural Transportation Assistance Program (5311), and the Department of Human Services Coordinated Transportation System. These systems provide services 260 days a year and total over 15,000 trips yearly. The steering committee has discussed the desire to extend the hours of operation or offer an additional van or bus to serve the community. Although the land use and demand in Peach County are not consistent with the need of providing a fixed-route mode of transportation system, evaluations are needed to meet the demand of the community for public transportation.

## GOALS

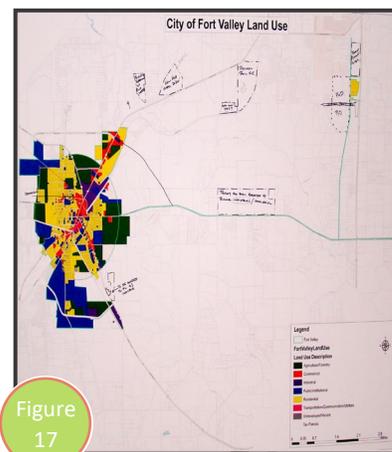
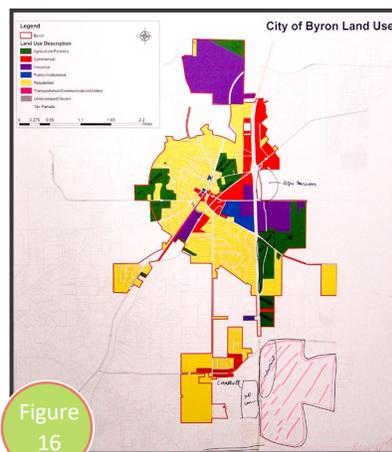
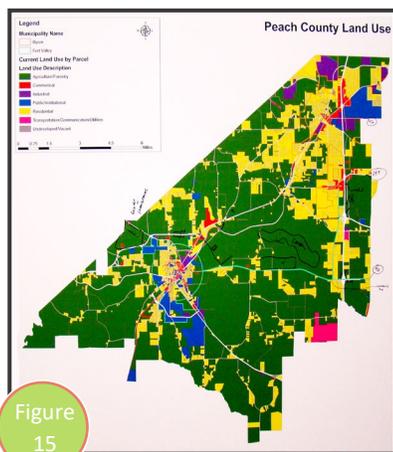
To address the wide array of transportation issues; the following goals were formed:

- 1) Improve transportation infrastructure to better serve residents and visitors of Peach County.
- 2) Ensure safe, reliable, and sufficient transportation opportunities are available for everyone.

## LAND USE

Peach County and the cities of Byron and Fort Valley have zoning regulations in place to assist the communities with protecting their character areas, and to ensure orderly growth and development. Due to this practice, the county is required to satisfy the land use element as defined in 110-12-1-.03. The jurisdictions opted to create a future land use map to serve as a visual guide to future planning. The future land use map is a milestone in the planning process as it is a different approach from the character areas developed in the 2006 Joint Comprehensive Plan. While the approach may differ, the future land use maps are consistent with the character areas in the 2006 plan.

The first step in creating this section began with an update to the county's existing land use maps. The county has experienced growth since the existing land use map for the 2006 plan was created. Updated existing land use maps were created after an analysis of data was obtained from the Peach County Tax Assessor, and a review of each parcel within the county was conducted. After this process was complete, a stakeholder meeting was held to plan the county's future land use. This collaborative meeting included participation from the Development Authority of Peach County, the County Administrator, County Zoning Officer, City of Byron Economic and Community Development Director, and representatives from the Peach Regional Chamber of Commerce. Individuals that were present learned about the importance of land-use planning and were given the opportunity to free-hand the county's and cities' future land use on printed maps. Photos from the meeting can be seen below. Updated maps of future and existing land use follow.



The public was engaged in the creation of the existing and future land use maps. A public hearing was held on March 22, 2016, for the committee to inform the community of the plan update and to review the existing land use maps. On September 13, 2016, a second public hearing was held to receive public feedback on the plan and the future land use maps.

In 20 years, the steering committee and public would like to see:

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- Preservation of portions of land in the center of the county for agricultural or forestry uses.
- Agricultural and forestry land uses for areas adjacent to Interstate 75 and Highway 42 to take advantage of agritourism potential.
- Industrial land uses for areas adjacent to Interstate 75 south of the City of Byron.
- Industrial land uses for parcels along Perdue Road.
- Industrial land uses for parcels along Highway 49.
- Industrial land uses for parcels along Industrial Boulevard (currently public/institutional).
- Transportation land use outside of Fort Valley alleviating traffic congestion due to the rail switching yard.
- Residential land uses for areas located off Highway 42 currently being used for agricultural/forestry purposes.
- Commercial land uses off Highway 247.
- Expansion of Commercial land uses off Orange Street and Vineville Street in the City of Fort Valley (depicted in Figures 18 and 19 below).
- Commercial land uses for areas adjacent to Interstate 75 within the City of Byron.
- Public/Institutional land uses off Highway 49 for the new high school expected in 2020



### Legend

#### Proposed Land Use Description

- Agriculture/Forestry
- Commercial
- Industrial
- Public/institutional
- Residential



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The categories used to develop the existing and future land use maps are as follows along with images depicting their development in Peach County:

**Agriculture/Forestry** - fields, lots, pastures, farmsteads, specialty farms, livestock production, agriculture, or commercial timber or pulpwood harvesting. Many of the families in Peach County settled here because of the soil and prominent agricultural industry. All historical information resulting in the establishment of Peach County is based on the ability to virtually grow any crop imaginable because of the rich soil and favorable climate. The majority of the economic growth experienced throughout the county is based on the agriculture drive. Greater interest has been taken in expanding agriculture and forestry land use to encourage agritourism growth. The future land maps take into account the development of agritourism.



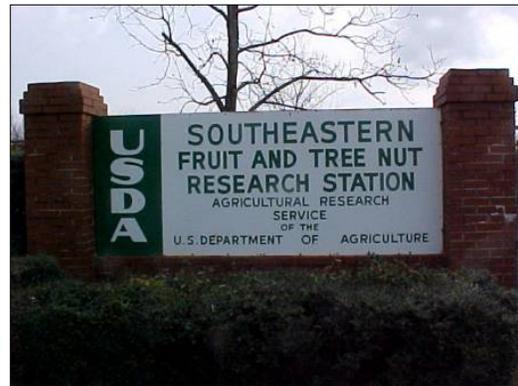
**Commercial** - retail sales, office, service, and entertainment facilities, organized into general categories of intensities. The cities of Byron and Fort Valley have been able to withstand the times with lasting commercial avenues, such as the Peach Shops, Fort Valley Hardware, and Khoury's Men's Wear, along with the creation of new retail like Camping World and Byron Powersports, to help meet the needs of the community and surrounding areas. As mentioned previously, additional entertainment opportunities are greatly needed. The Austin Theatre has been renovated to serve as an entertainment facility and event rental space. Recently, the space has been used to produce children's plays, community events, and weddings. The expansion of commercial land use has been taken into consideration based on the perspectives provided by the steering committee and has been incorporated into the future land use maps.



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**Park/Recreational/Conservation** – public parks, playgrounds, nature preserves, wildlife management areas, golf courses, or recreation centers. All parks and recreational facilities within Peach County are depicted on the existing and future land use maps as public and institutional property since all properties are owned and operated by either the cities, county, or Fort Valley State University. Conservation areas are represented as agriculture/forestry on the land use maps to incorporate any federally or privately owned property under conservation standards. There is a constant desire to increase and expand the parks, recreational, and conservation facilities within Peach County, which can be seen in the future land use map signified by the public and institutional description.



**Industrial** - manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. The manufacturing and industrial facilities in Peach County have expanded to comprise multiple-acre properties and provide employment for not only residents of Peach County, but surrounding counties as well. A few of the larger facilities include Blue Bird Corporation, one of the largest school bus manufacturing plants in the country, Lumber Liquidators, and American Tire Distributors. The steering committee strongly addressed the future areas for expansion and development in the future land use map. Some of the areas considered for expansion or new development have the infrastructure for services like water and sewer already in place.



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**Public/Institutional** - 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, colleges, churches, cemeteries, and hospitals. Much of the southern portion of Peach County is comprised of land belonging to Fort Valley State University for educational, research, and conservation efforts, resulting in the public and institutional designation encompassing diverse land use opportunities. To address future land use, the building of a new high school and expansion of any public facilities has been included in the future land use map. With Peach County including two municipalities, several public facilities are required to meet their needs.



**Single-family Residential** - single-family dwelling units. Much of the housing stock as previously mentioned, is a result of single-family residential land use. The land sizes vary from more efficient half-acre lots to extensive multiple-acre residences. Single-family residential areas are dispersed throughout the cities and county. Within the past 10 years, there has been a strong desire to develop single-family residential areas outside of the city limits of Byron. Residents long to be close to shopping, entertainment, and work while living in a rural setting. The steering committee has taken on the objective to continue the growth of single-family residential property in areas outside of the city limits of Byron and Fort Valley. The maps depict all residential areas in the same manner.



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## Joint Comprehensive Plan Update

**Multi-family Residential** - typically rented rather than owner-occupied, including traditional apartment buildings. Within the past 10 years, the City of Byron and unincorporated Peach County have experienced population growth, causing a greater need for multi-family residential land uses whether for families or college students. There has also been a change in the range of multi-family housing from low-income to executive housing options. As imaginable, multi-family residential land is found closer to the town center to provide ease of mobility for all of the residents' needs. The steering committee has addressed a greater need for additional multi-family residential property, but not within an area that is not already identified as residential. The maps depict all residential areas in the same manner.



**Transportation/Communication/Utilities** - major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, or other similar uses. The land use of major transportation and communication corridors is identified in the existing and future land use maps. The existing land use incorporates the use of the railroad system, road and interstate connections, and communication areas like those used for radio towers and private power substations. The future land use map does take into account the potential for a new transportation route to allow for ease of mobility, specifically serving as a connection from Russell Parkway to John E. Sullivan Road.



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**Undeveloped/Vacant** - lots or tracts of land that are served by typical urban public services, but have not been developed for a specific use, or were developed for a specific use that has since been abandoned. Much of the vacant or undeveloped land was originally designated as commercial or industrial to allow for ease of replacement once a company is ready to relocate; therefore, no major changes have been made to most of the undeveloped or vacant property; the land is ready for a new purpose. A few areas designated as residential that have become vacant lots because of disrepair were not expected to take on new roles other than the use as residential property except those areas along Orange and Vineville Streets in Fort Valley.



**Mixed-Use** – areas of residential and commercial uses on the same land. Presently, there are no mixed-use properties in Peach County. There is a desire to encourage a more age-friendly and walkable community with the establishment of mixed-use development throughout Downtown Byron and Fort Valley. Downtown Byron and Fort Valley are comprised of historic buildings with second levels that can easily be converted into apartments or lofts. The interest is amongst the communities, the drawback is placed on finding developers willing to incorporate the new development. No specific areas to be converted into mixed-use were easy to identify by the steering committee at this time.



# Peach County Future Land Use



## Legend

### Municipality Name

Byron

Fort Valley

### Future Land Use Description

Agriculture/Forestry

Commerical

Industrial

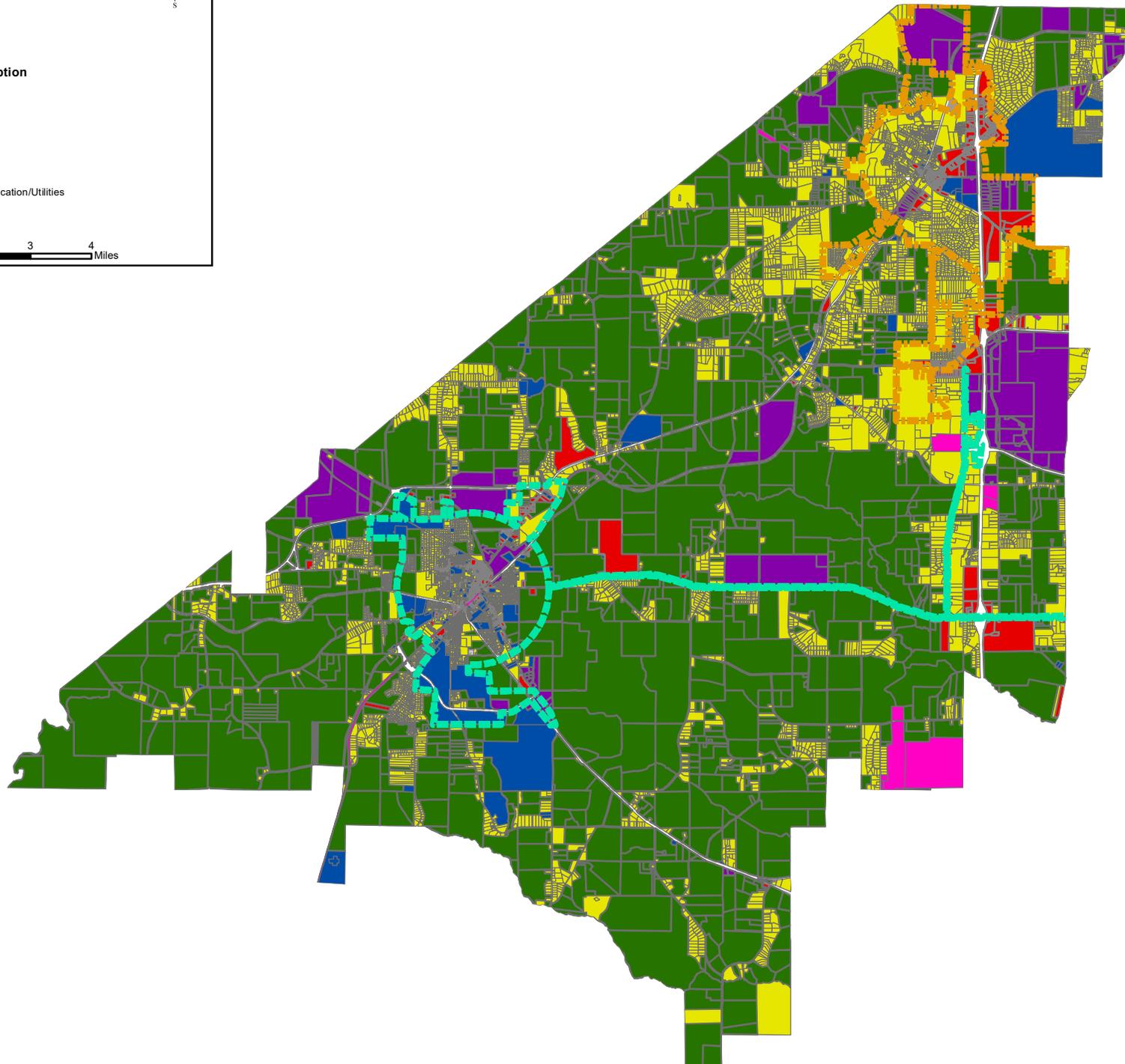
Public/Institutional

Residential

Transportation/Communication/Utilities

Undeveloped/Vacant

0 0.5 1 2 3 4 Miles



# City of Byron Future Land Use

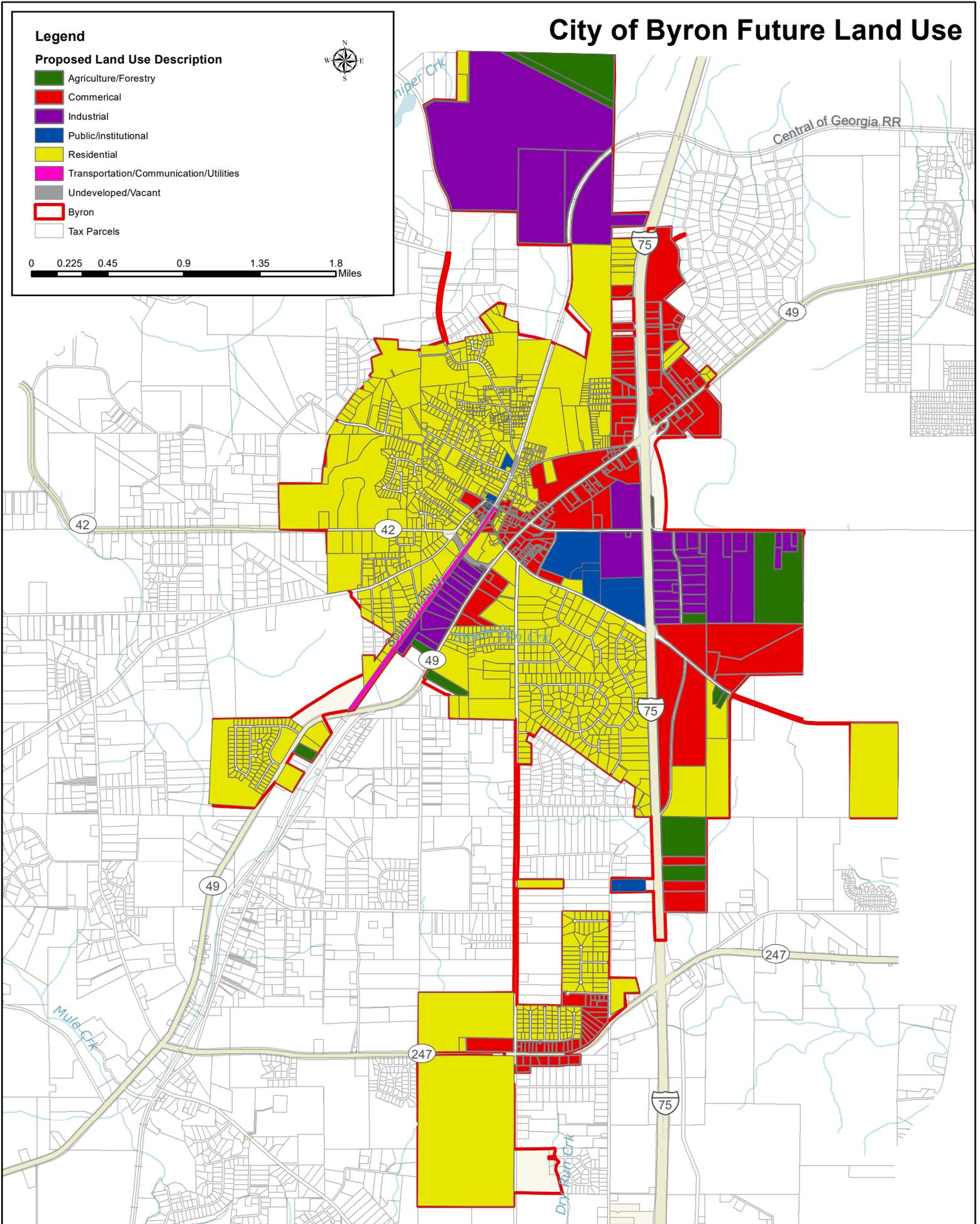
## Legend

### Proposed Land Use Description

- Agriculture/Forestry
- Commerical
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant
- Byron
- Tax Parcels



0 0.225 0.45 0.9 1.35 1.8 Miles



This map is provided by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

# Downtown Byron Future Land Use

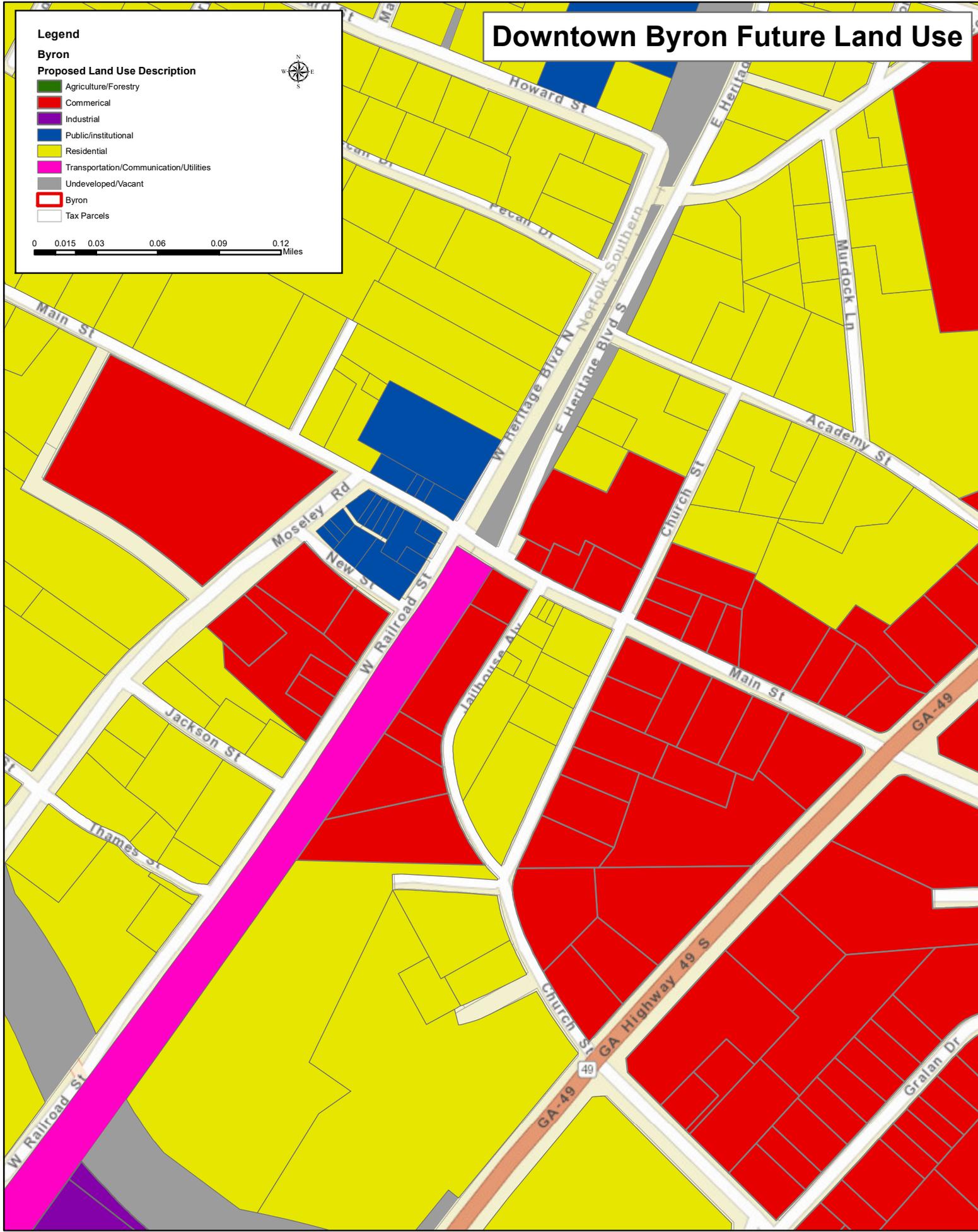
**Legend**

**Byron**

**Proposed Land Use Description**

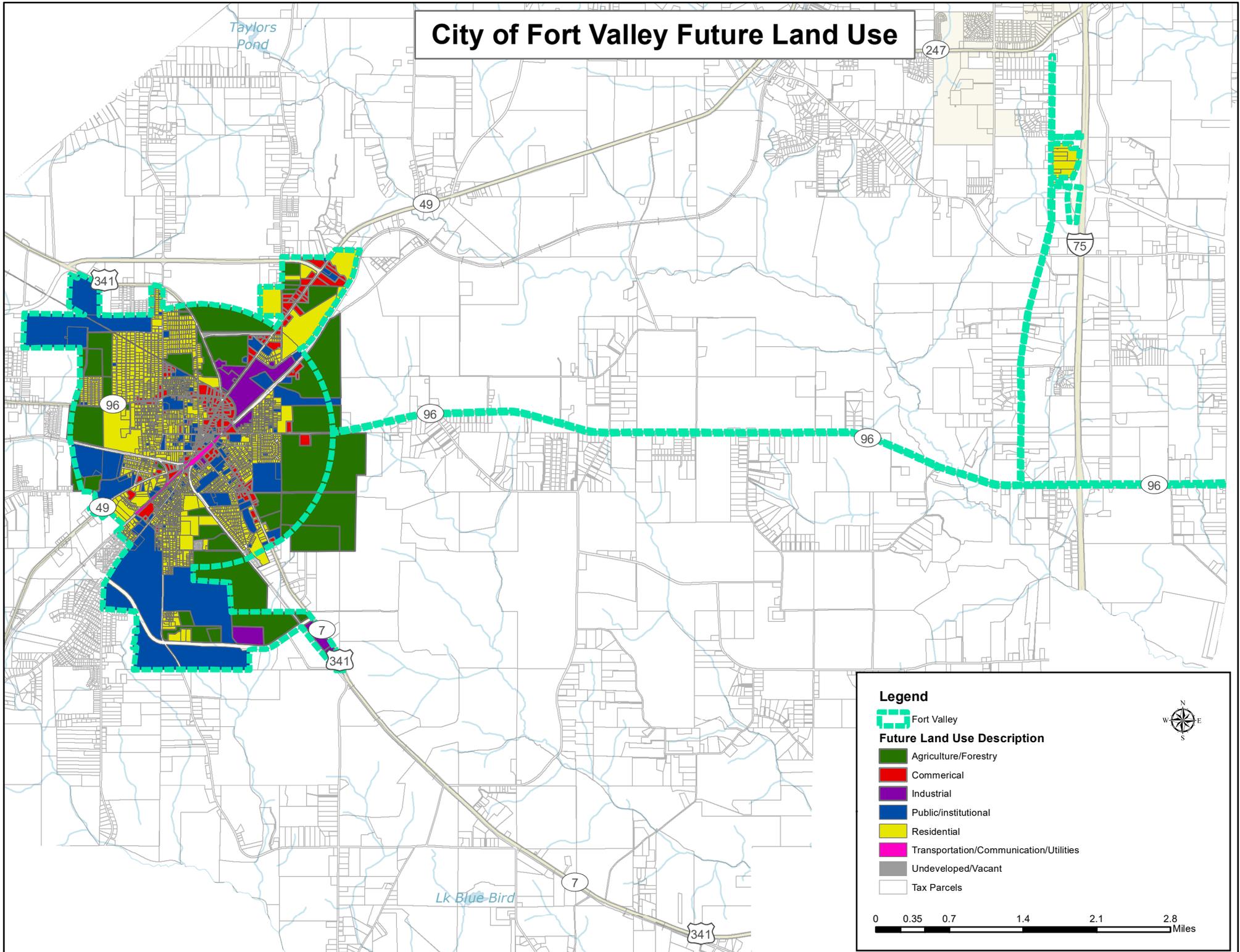
- Agriculture/Forestry
- Commercial
- Industrial
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant
- Byron
- Tax Parcels

0 0.015 0.03 0.06 0.09 0.12 Miles

This map is provided by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

# City of Fort Valley Future Land Use



**Legend**

- ▬ Fort Valley

**Future Land Use Description**

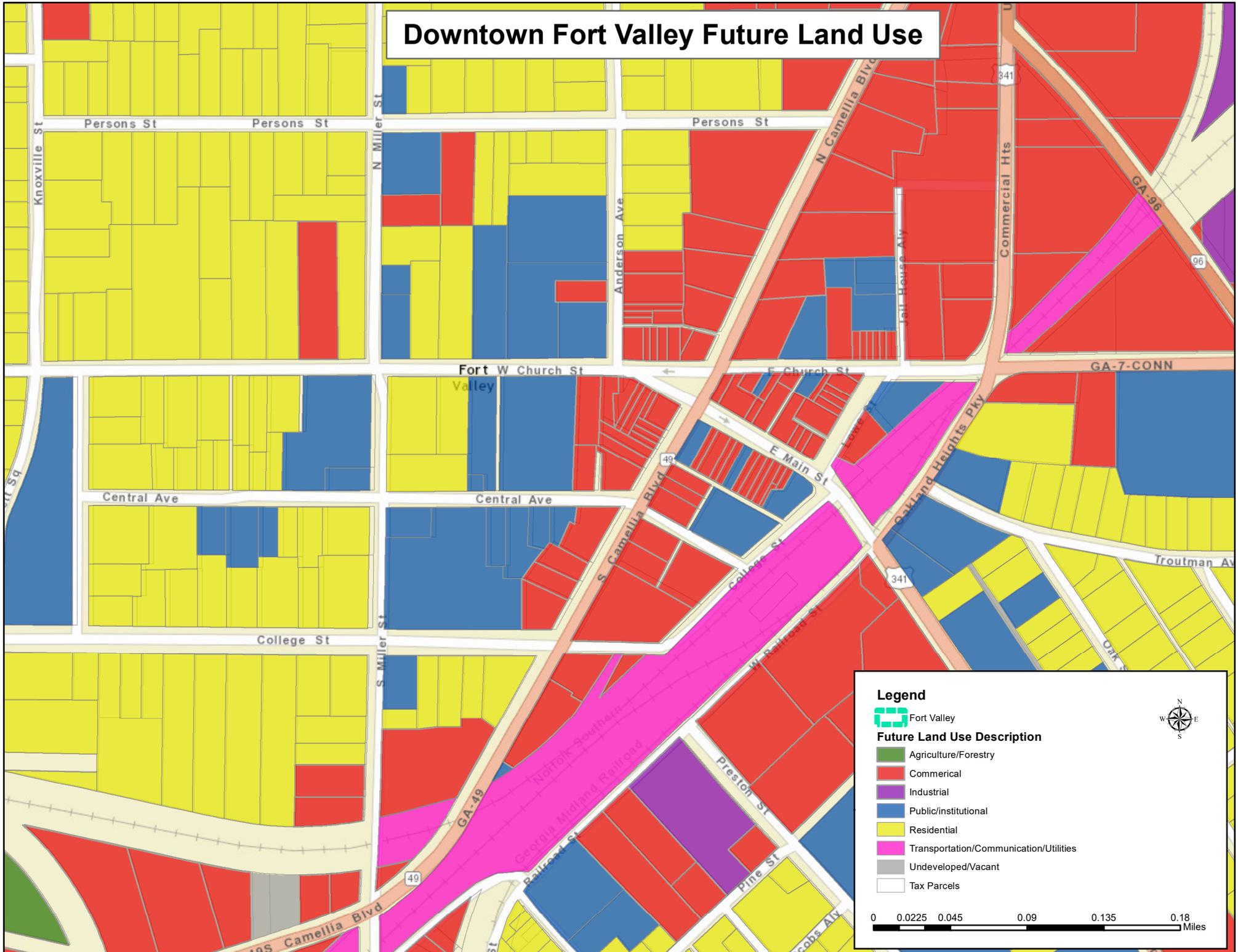
- Agriculture/Forestry
- Commercial
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant
- Tax Parcels





This map is provided by the Middle Georgia Regional Commission based on available data on December 2016. All features are approximate and should be used for general planning purposes only.

# Downtown Fort Valley Future Land Use



This map is provided by the Middle Georgia Regional Commission based on available data on December 2016. All features are approximate and should be used for general planning purposes only.

# Legend

— Road Centerlines

## Municipality Name

Byron

Fort Valley

## Current Land Use by Parcel

### Land Use Description

Agriculture/Forestry

Commerical

Industrial

Public/institutional

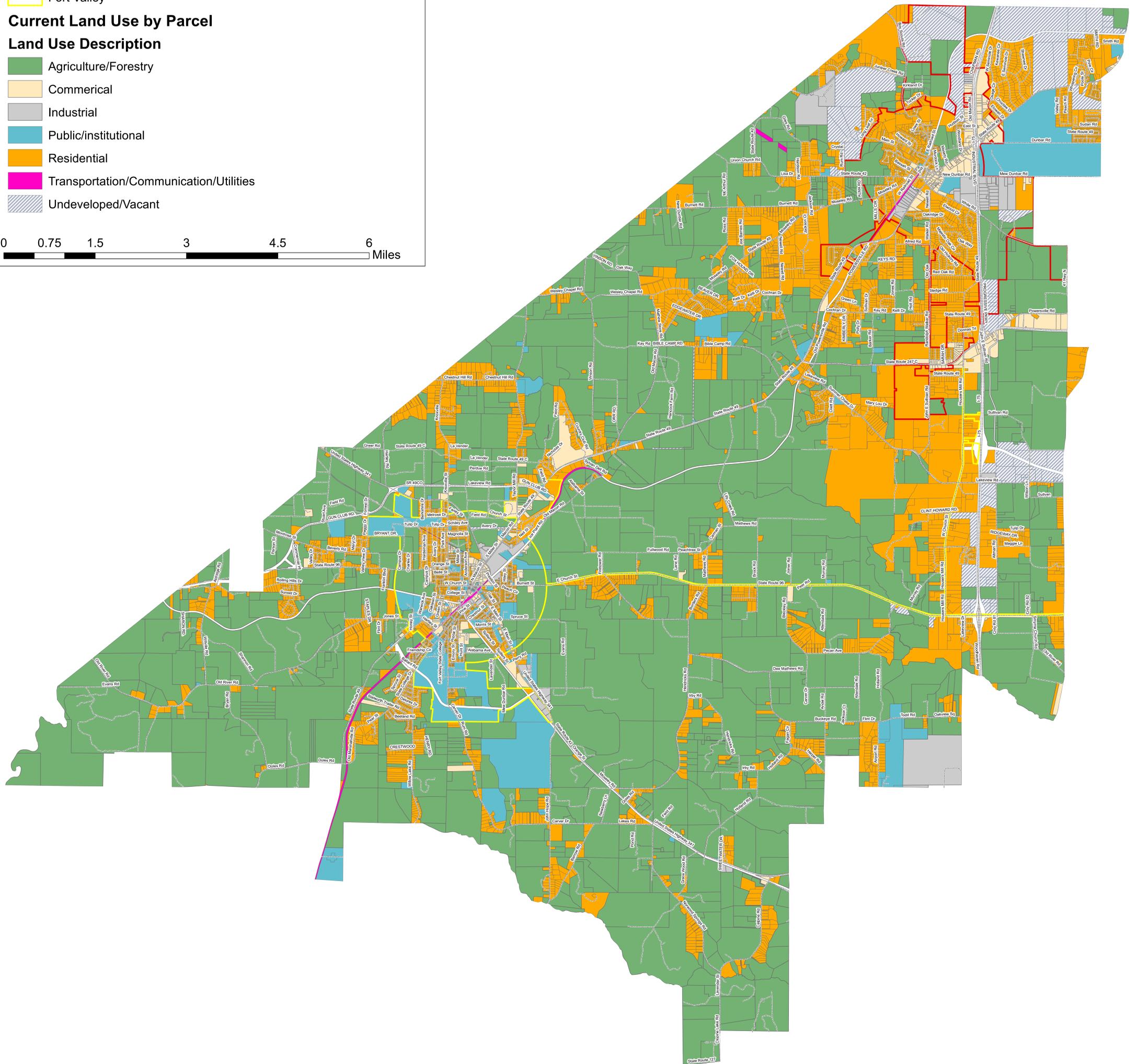
Residential

Transportation/Communication/Utilities

Undeveloped/Vacant



# Peach County Land Use



# Legend

— Road Centerlines

Byron

## Current Land Use by Parcel

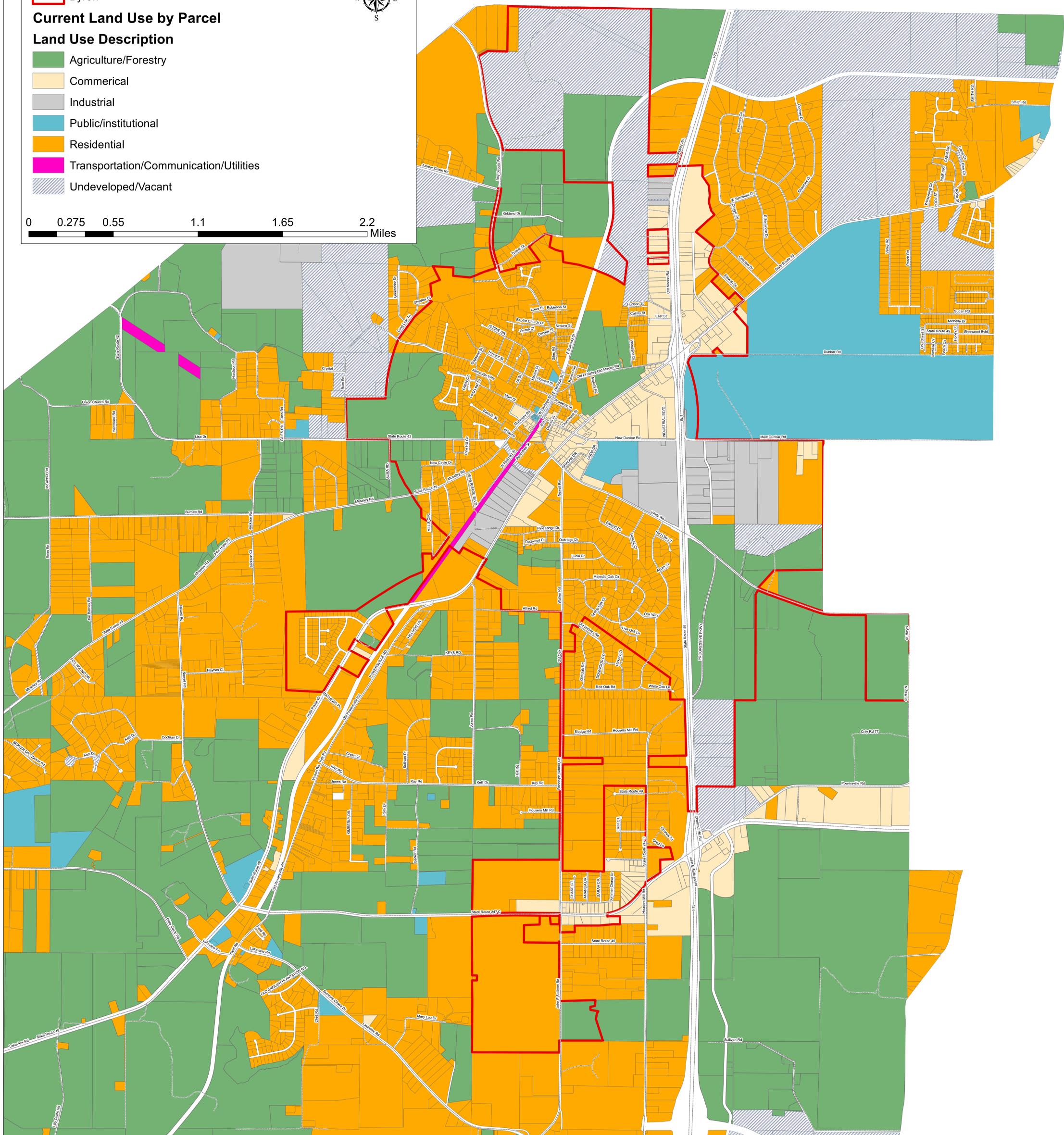
### Land Use Description

- Agriculture/Forestry
- Commerical
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

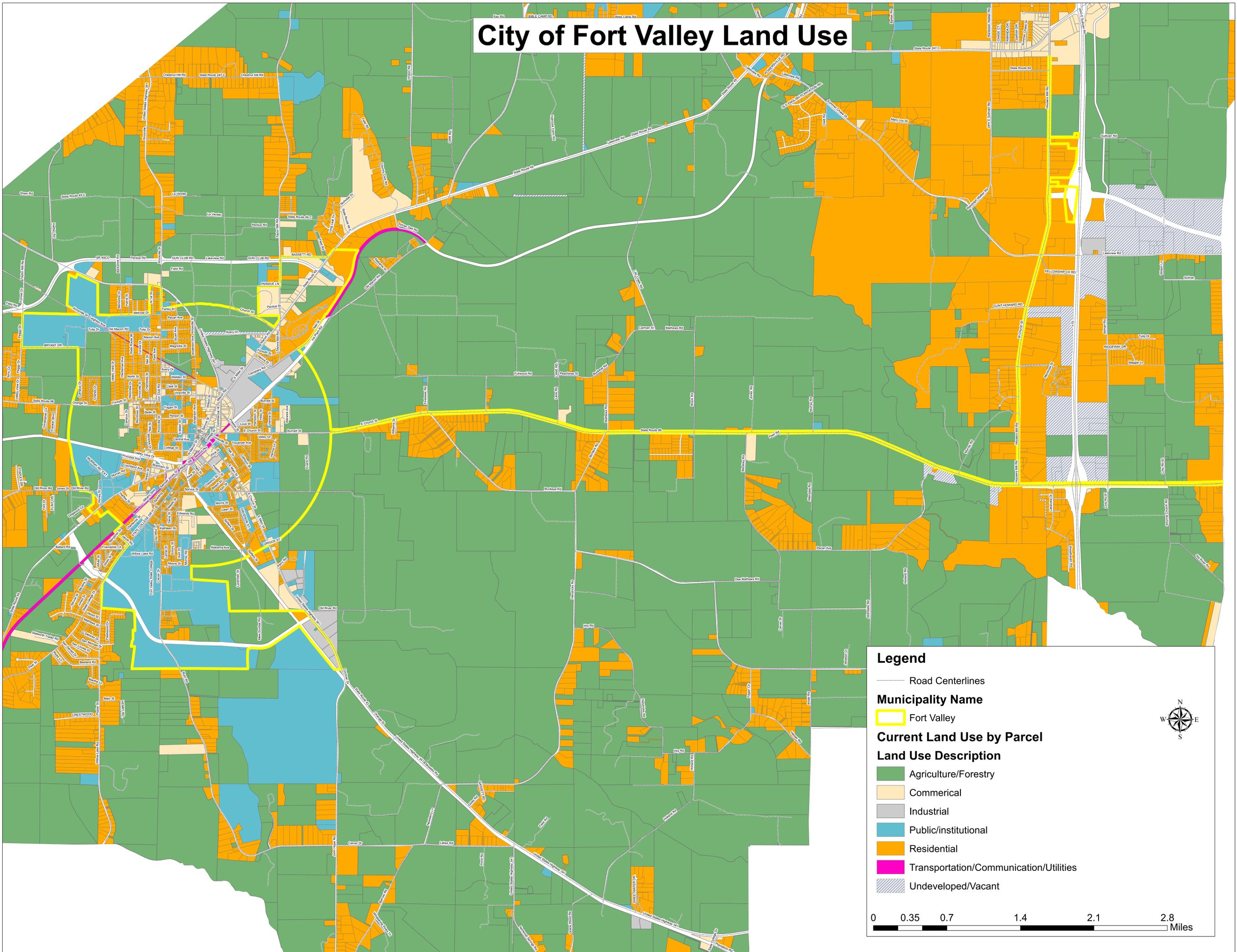
0 0.275 0.55 1.1 1.65 2.2 Miles



# City of Byron Land Use



# City of Fort Valley Land Use



**Legend**

- Road Centerlines
- Municipality Name**
- Fort Valley
- Current Land Use by Parcel**
- Land Use Description**
- Agriculture/Forestry
- Commerical
- Industrial
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

0 0.35 0.7 1.4 2.1 2.8 Miles

This map is provided by the Middle Georgia Regional Commission based on available data on 2/12/16. All features are approximate and should be used for general planning purposes only.

## BROADBAND SERVICES ELEMENT

### GOALS

To serve Peach County residents with the best possible broadband access, the county and cities have set forth the following broadband goal:

- 1) Residents of Peach County should have access to **affordable** and **reliable** internet service at speeds that are fast enough to support **video conferencing, telework, and online classes**.

### NEEDS AND OPPORTUNITIES

Discussions with local elected officials, city and county staff, local businesses leaders, and (especially) residents indicated that Peach County citizens were in desperate need of improved broadband services to facilitate the tasks required of daily life. This realization became even more obvious during the COVID-19 pandemic, which forced many students to start attending online classes from home while parents were teleworking. For too many residents, this was simply not a feasible option due to their internet service. As a result, many individuals had to pack up during the day to stay with relatives or face crowded public spaces to find locations with suitable internet reliability and speed. Community stakeholders identified several needs and opportunities based on their experiences.

- 1) Significant gaps remain in last-mile connectivity of fiber services. Specifically, point-to-point services skip homes between destinations.**

Fiber technology is currently the premier option for fast and reliable broadband service. However, Peach County residents have noted that fiber service is incredibly sporadic—especially in the southern part of Peach County in areas served by AT&T or the Fort Valley Utility Commission. A recurring story from many residents included seeing new point-to-point fiber services being run in front of their house in the public right-of-way. However, providers refused to allow homeowners to connect despite the proximity of infrastructure mere feet from their homes. This is a significant frustration for residents that many believe needs to be fixed.

- 2) Poor broadband service causes disruptions in everyday life, while also adversely affecting home values and limiting access to home security technologies.**

Given the essential nature of internet connectivity, especially since the COVID-19 pandemic began, all disruptions in service create challenges for the everyday requirements of school and work. The frequency of broadband problems has also led to decreased productivity for workers and regression in the education of Peach County children. Many homeowners now feel stuck with properties that do not have broadband service, and the lack of service has made it considerably harder to move by lowering the resale value of their homes. Several residents

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detailed stories of being told that previous occupants of a home had good or at least decent service, but that when ownership was transferred, internet service providers refused to reconnect service at the address. This has left some households permanently without service, even as their neighbors enjoy continued connectivity. For these residents, the need for equity in service availability is very pronounced.

### **3) Where available, current terrestrial service options are typically expensive, and technological changes are rapidly making some current services (such as DSL) obsolete.**

Among the lucky residents who are able to receive some form of fixed terrestrial service to their households, many still experience subpar service, especially from providers in the southern half of Peach County. For customers receiving AT&T service, DSL among the most common technologies. DSL frequently does not meet the speed standard to be considered broadband service and remains expensive (upwards of \$80 per month or more). On October 1, 2020, AT&T stopped selling DSL connections entirely as part of a planned phase out. As a result, thousands of Peach County residents are left with no current options to upgrade their services, and new homeowners again lack any option for broadband service.

The Fort Valley Utility Commission (FVUC) has different challenges, but customers experience similar results in speed and affordability. Currently, the FVUC is only able to purchase 500 MB of bandwidth to provide to its customers at a direct cost to the FVUC of \$2,000 per month. The result is that even on the fiber connection, which would otherwise be capable of faster speeds, residents are paying upwards of \$125 per month for fiber service that does not meet the definition of broadband speeds. As a result, future expansion of the FVUC network is also severely limited due to constraints on the overall bandwidth available.

### **4) Two satellite providers exist in Peach County, but they are often expensive and lack the reliability of terrestrial service due to trees, terrain, and other obstacles.**

While large parts of Peach County lack access to terrestrial fixed broadband services, two satellite internet providers do offer service throughout the county at broadband-level speeds. Those providers are HughesNet and ViaSat. Despite these options, many residents did not find HughesNet or ViaSat to be viable long-term solutions for broadband service. Satellite internet service is often rather expensive, as most stakeholders who used satellite internet reported bills of over \$100 per month. Even more common, however, were significant issues with internet speeds and reliability. While advertised at broadband speeds, the practical obstacles of bad weather, tree cover, and rolling terrain, often lead to high levels of latency. Residents typically view satellite internet as a substandard option, only superior to a complete lack of internet service, with some stakeholders complaining that they might as well not have any internet service, given the reliability issues of satellite internet.

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### 5) Cell service in Peach County remains sporadic and has gotten noticeably worse in some areas.

On top of the challenges with satellite internet services and terrestrial fixed broadband services, a number of residents have also begun to complain about the service on their cellular devices. The bars of available service are seemingly lower than in years past, and significant delays are seen with data usage during peak hours. A handful of residents who raised these complaints point back to Hurricane Michael as an inflection point, after which cell service became worse. However, no quantitative data has been made available that would indicate correlation or causation between these events.

### 6) An opportunity exists to coordinate with Flint Energies to deploy new broadband services.

Recently, Central Georgia EMC and Tri-County EMC both announced plans to begin offering broadband services throughout their service areas. The ability of EMCs to provide broadband service was only recently granted by changes to state law made by the Georgia General Assembly. These EMC initiatives have quickly sparked hope within those communities as the EMCs are familiar faces with decades of experience providing rural utility service. Flint Energies is the EMC that serves large portions of Peach County, with the remaining territory being served by the FVUC or Georgia Power. Flint Energies is currently exploring the prospect of providing broadband services, as the opportunity exists to substantially improve the quality of life for many Peach County residents, so long as the service is economically viable.

## GEOSPATIAL ANALYSIS OF UNSERVED AREAS

The residents who attended public hearings pertaining to broadband access tend to come from certain parts of the county that have less access today. As a general rule, the northern parts of Peach County are decently well served by broadband access. However, once a homeowner moves south of Lakeview Road, in eastern Peach County, or Southland Trail (The Orchard subdivision), in western Peach County, broadband service becomes increasingly difficult to find. Maps on the following pages provide an overview of the geographic concentrations of served and unserved areas. An interactive version of these map inserts can be found at <https://tinyurl.com/PeachCoBroadband>.

Figure 20 (following page) gives a high-level overview of broadband service in Peach County using data provided by the State of Georgia as part of the Georgia Broadband Deployment Initiative (GBDI). Statewide, more than 5 million locations of homes and businesses were mapped and overlaid with broadband provider service availability. The map shows service data at the level of a Census block. When 20 percent of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Served areas are shown in a dark golden color with unserved areas in a light cream color. Census blocks in gray did not have sufficient locations from which to collect broadband service data.

# A NEW PLAN FOR PEACH

## Joint Comprehensive Plan Update

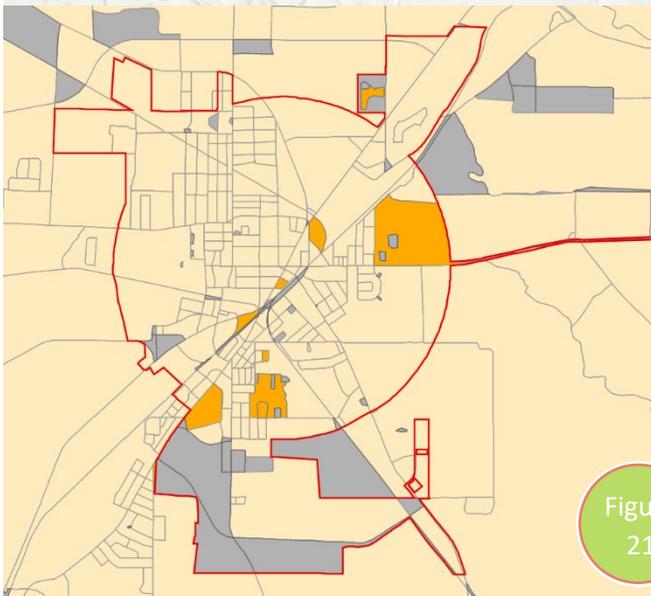
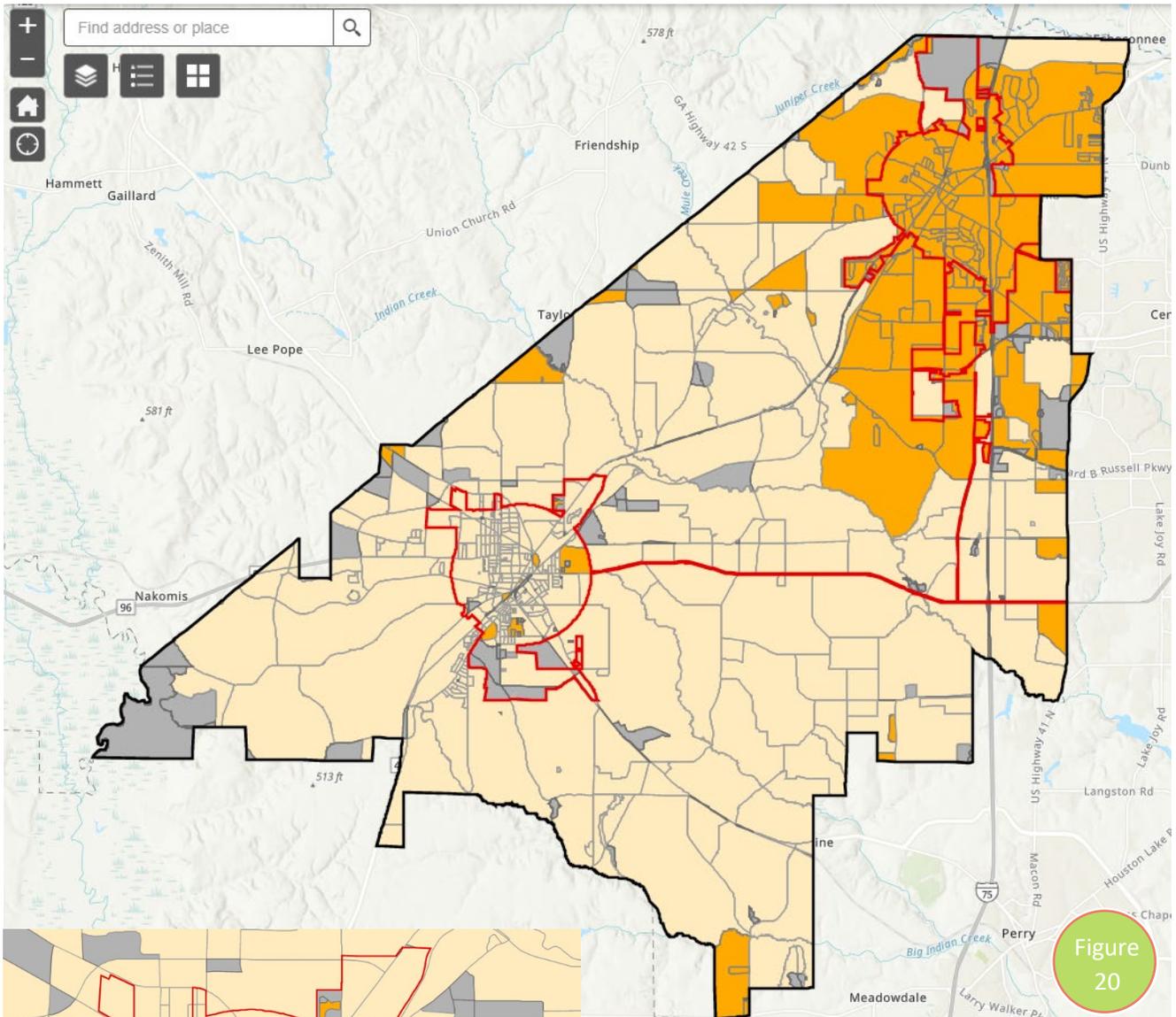
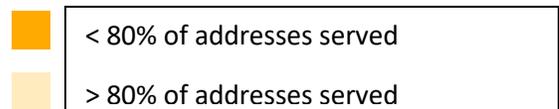
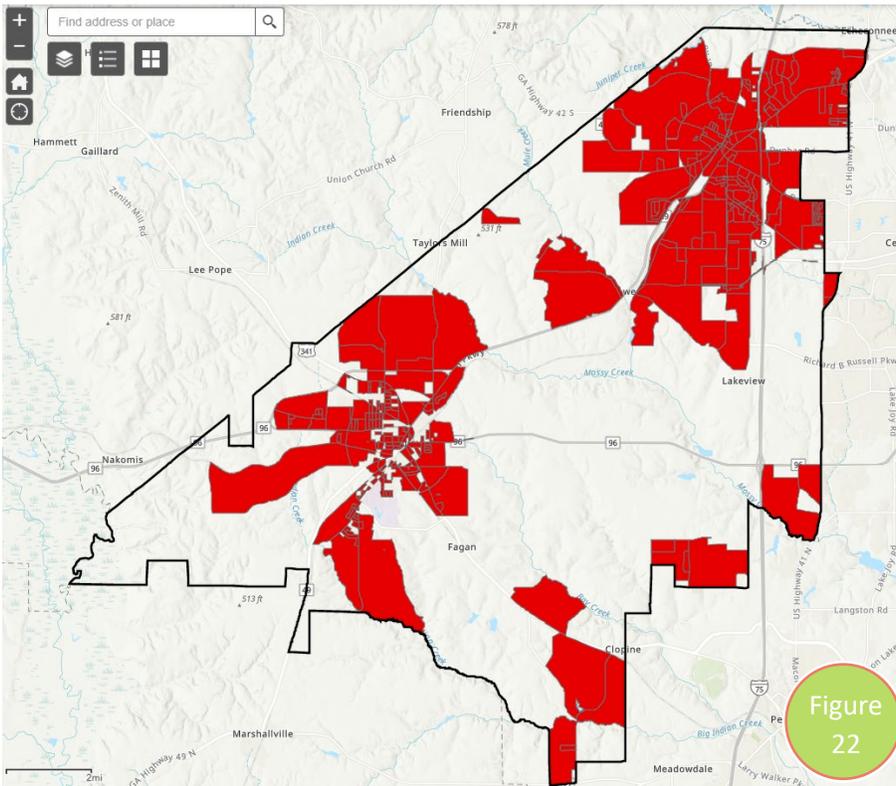


Figure 21 (insert at left) shows a closeup of the City of Fort Valley's downtown area. Most of the city does not have access to broadband level speeds today, with large institutions (Fort Valley State University, and the Fort Valley Housing Authority) accounting for several of the served areas.



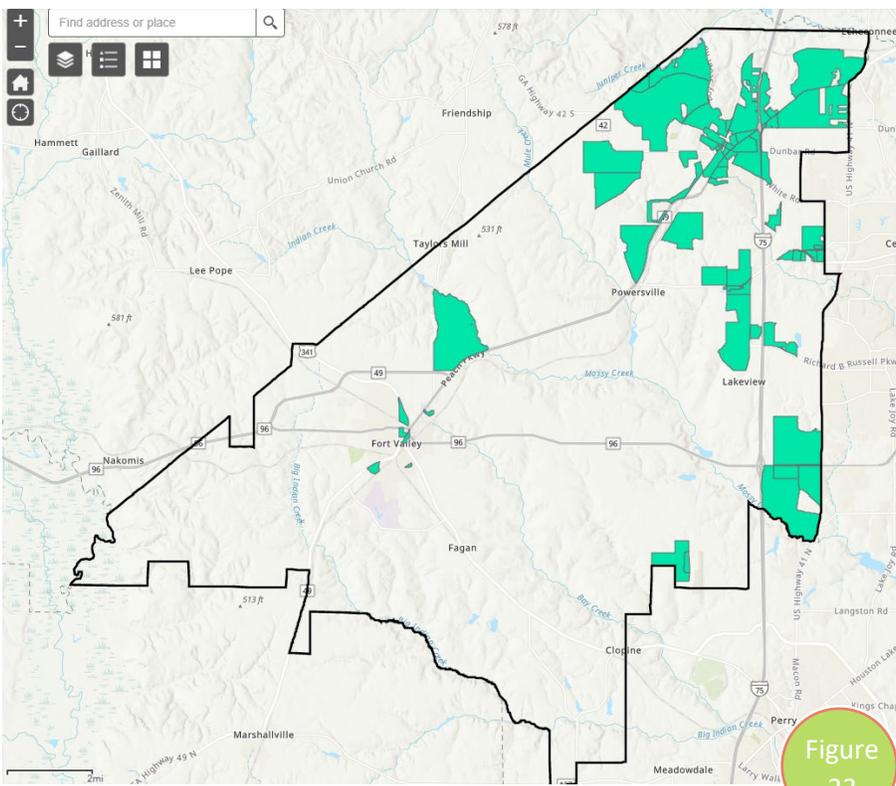
# A NEW PLAN FOR PEACH

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In terms of what types of services are available and which providers are actively serving an area, data is available from the Federal Communications Commission (FCC). The FCC's map is at <https://broadbandmap.fcc.gov/>.

However, this data differs from the State of Georgia data due to a broader definition of what it means for an area to be served. Among the terrestrial, fixed services, internet availability through a cable modem (Figure 22) and optical fiber (Figure 23) are the fastest and most reliable services. Shaded areas are served on the maps at left.



However, the service areas for both technologies are somewhat limited in Peach County. Cable modem services are provided by Cox Communications in the northern part of the county and southern Peach County by Hargray Communications.

Fiber services are typically offered by Windstream where available in northern Peach County. A handful of smaller private fiber networks are also scattered across Peach County, but none have a substantial reach.

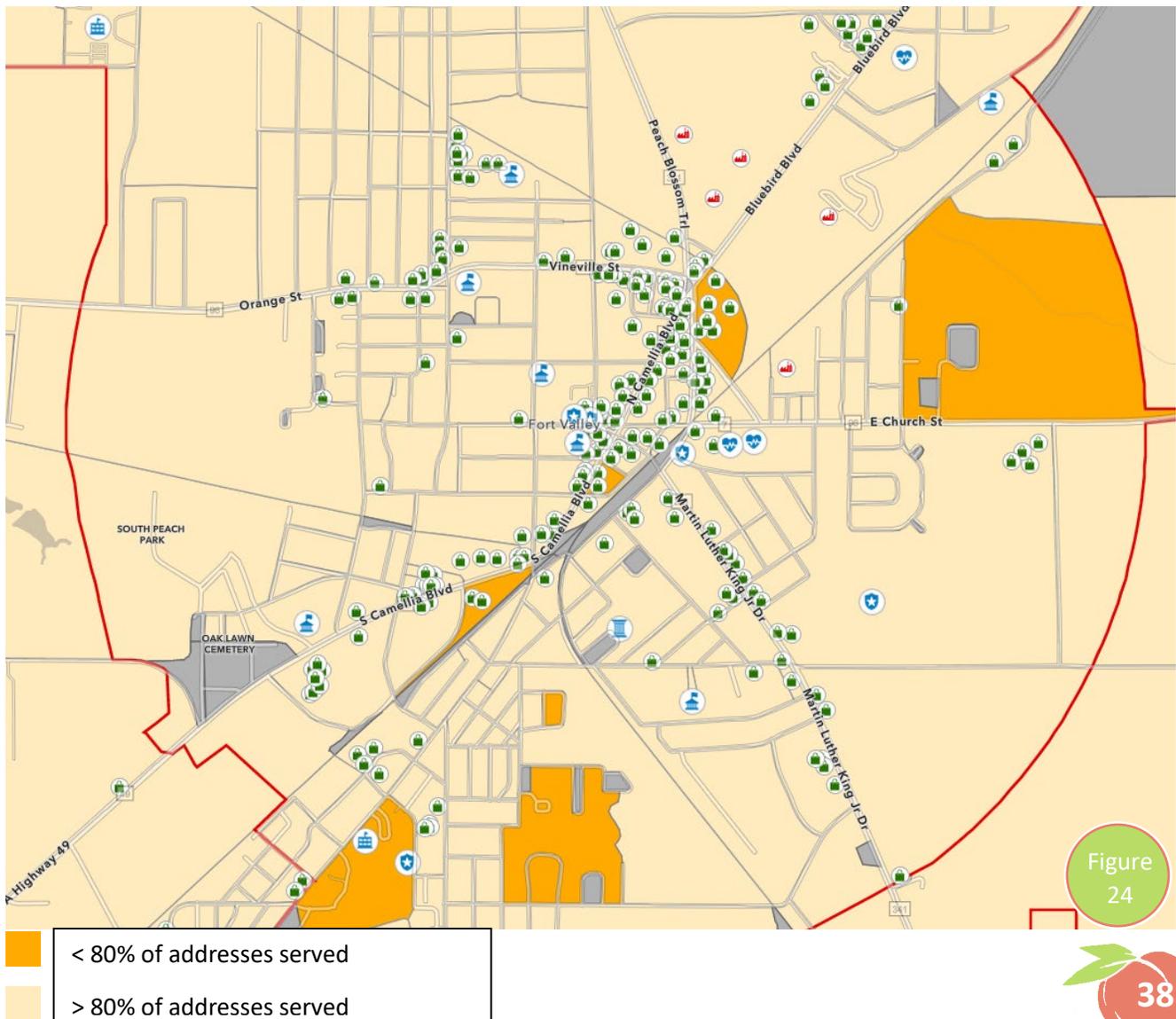
# A NEW PLAN FOR PEACH

## Joint Comprehensive Plan Update

Another available technology is a terrestrial fixed wireless system, which operates by communicating between a home receiver and a wireless transmitter located in the area. The availability of fixed wireless mirrors the availability of internet services via cable modem as seen on the previous page in Figure 22. This technology is a cheaper alternative for last-mile service but does rely on a direct line of sight with an access point, ideally combined with clear weather conditions. Stakeholders reported generally positive experiences with fixed wireless services, although getting the service required residents to directly and proactively contact their internet service provider so that a receiver could be installed at their home.

Looking at the distribution of homes and businesses throughout Peach County, trends can be identified that show clear priority areas for service expansion. These areas are highlighted on the maps below.

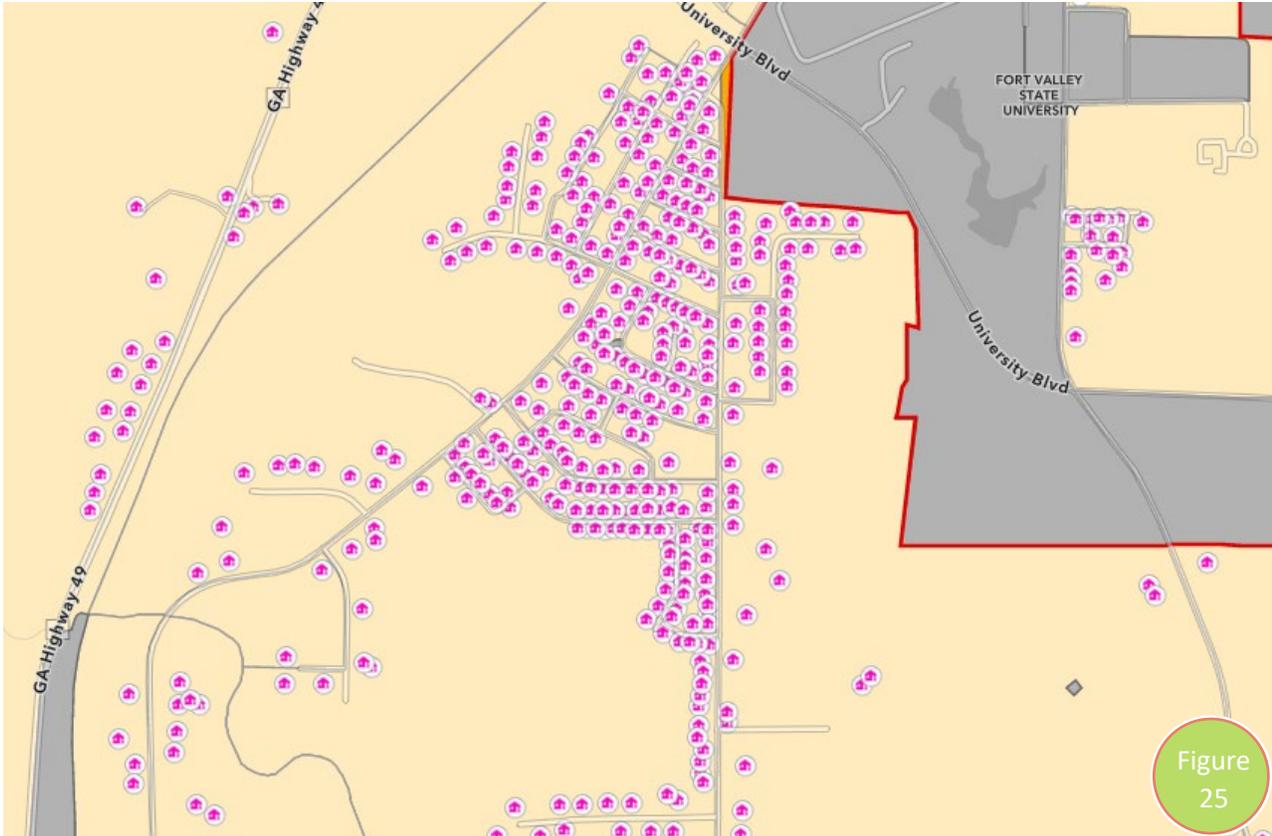
**Fort Valley** – For both businesses and critical community facilities, downtown Fort Valley is a significantly underserved area. Figure 24 (below) demonstrates the notable service gaps. The story is identical in the neighborhoods that surround downtown, where most homes are also unserved.



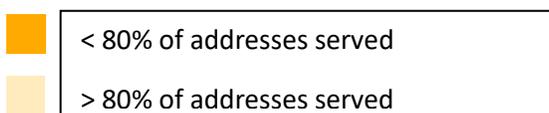
# A NEW PLAN FOR PEACH

Joint Comprehensive Plan Update

**Willow Lake** – This dense neighborhood southwest of Fort Valley and adjacent to the FVSU campus has broadband service rates of around 20 percent, despite a large concentration of homes (Figure 25).



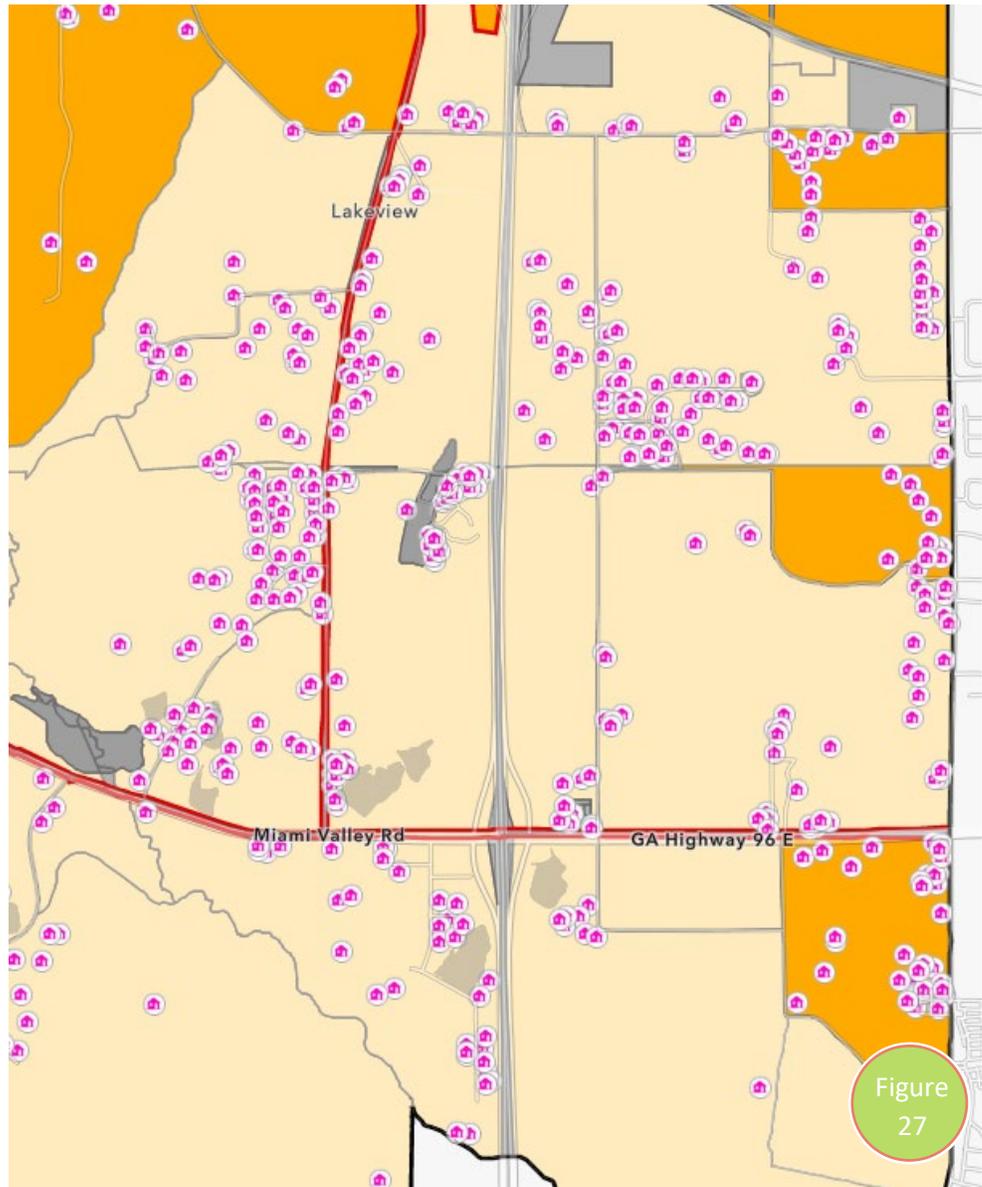
**Moseley Road @ Wesley Chapel Road** – This area is right at the edge of the Cox and Windstream service areas to the southwest of Byron (Figure 26). Again, only about a quarter of residents are served.



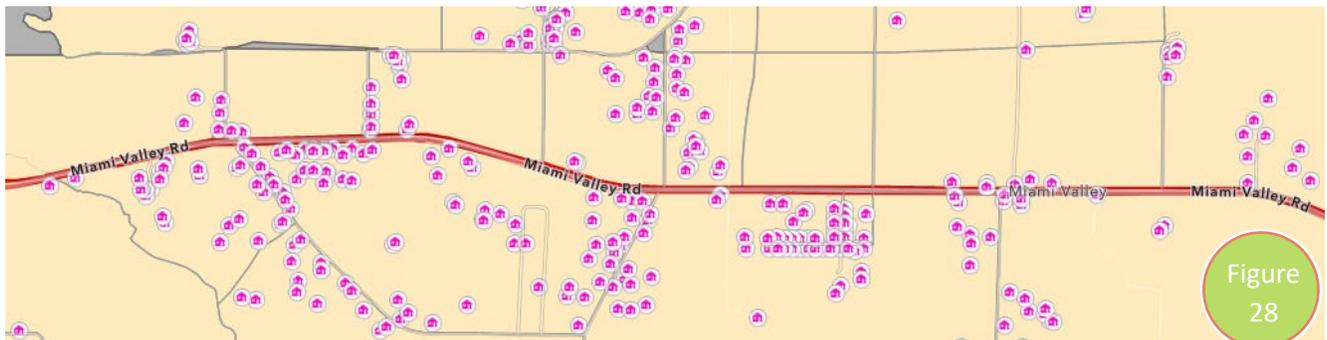
# A NEW PLAN FOR PEACH

## Joint Comprehensive Plan Update

**I-75 Corridor, South of Lakeview Road** – The neighborhoods along Housers Mill Road and Aultman Road (located on opposite sides of I-75) are another unserved area, located in very close proximity to more served neighborhoods. In particular, residents of the Country Meadows subdivision in this area came to share concerns at each of the public meetings (Figure 27). The intersection of GA-96 with I-75 is also an opportunity for new development, if faster broadband service is available.



**GA-96 Corridor, East of Fort Valley** – Beyond the interstate access points, the GA-96 corridor more broadly is underserved, despite the presence of several neighborhoods (Figure 28).

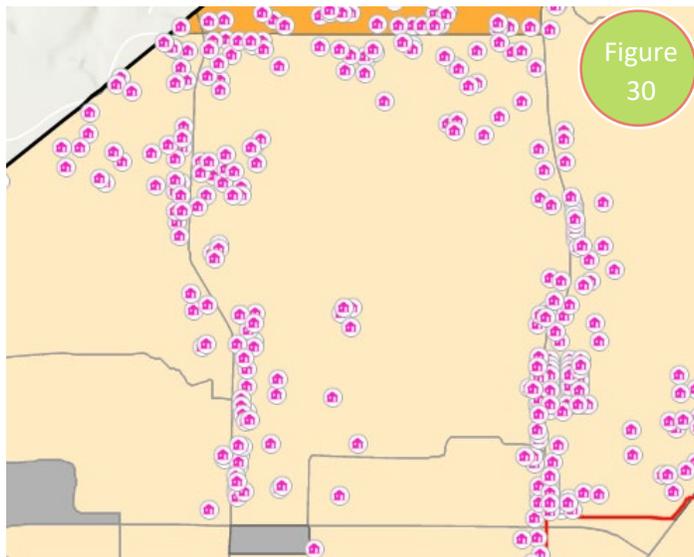
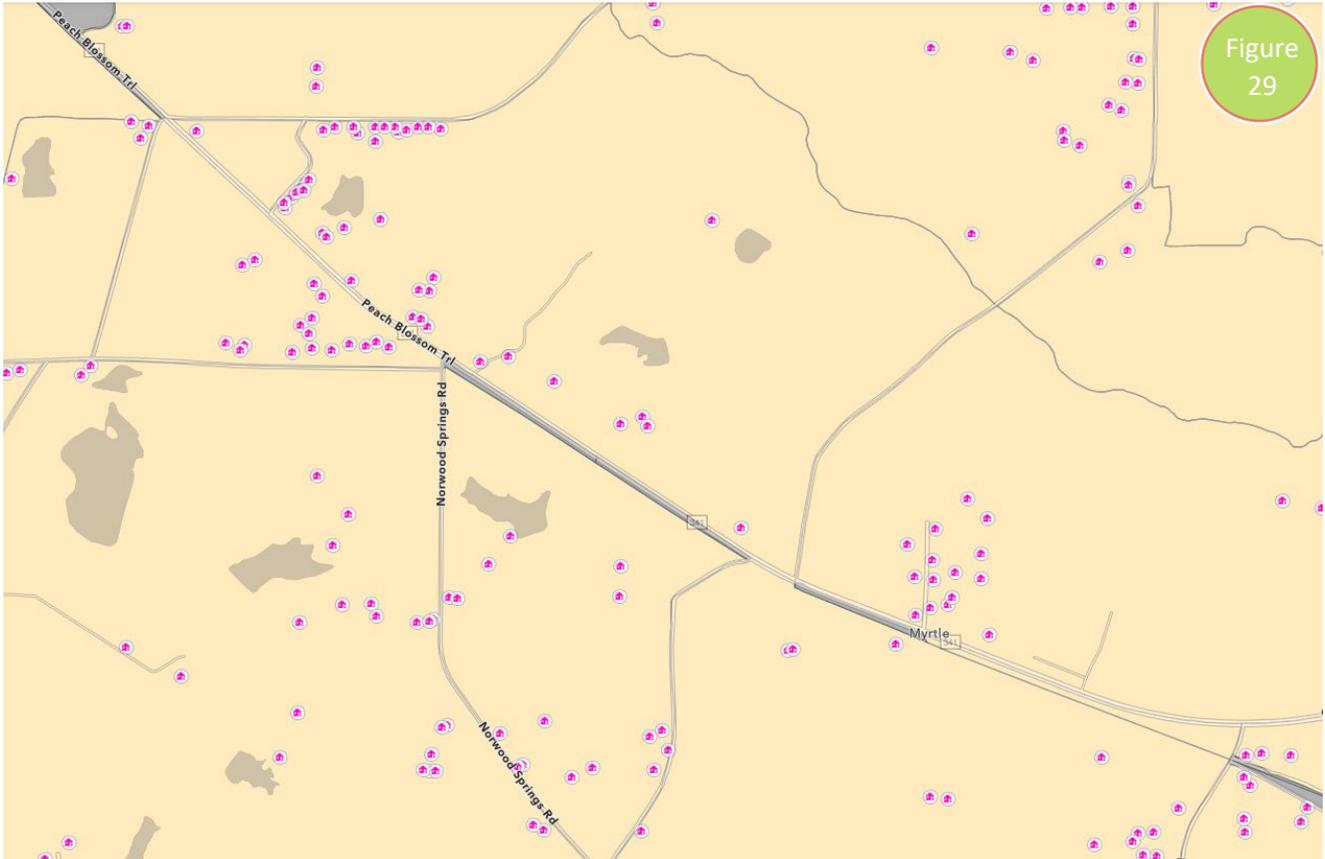


	< 80% of addresses served
	> 80% of addresses served

# A NEW PLAN FOR PEACH

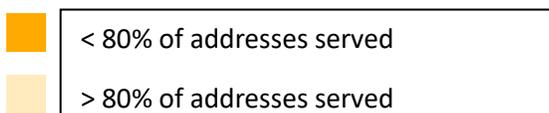
## Joint Comprehensive Plan Update

**US-341 Corridor, Between Fort Valley and Perry** – This area is a bit more sparsely populated than other parts of the county but is almost completely unserved. New businesses also have a particular opportunity to grow and develop in this area because of its inclusion as a Federal Opportunity Zone as well. As such, the US-341 corridor, including Camp John Hope Road, is another focus area (Figure 29).



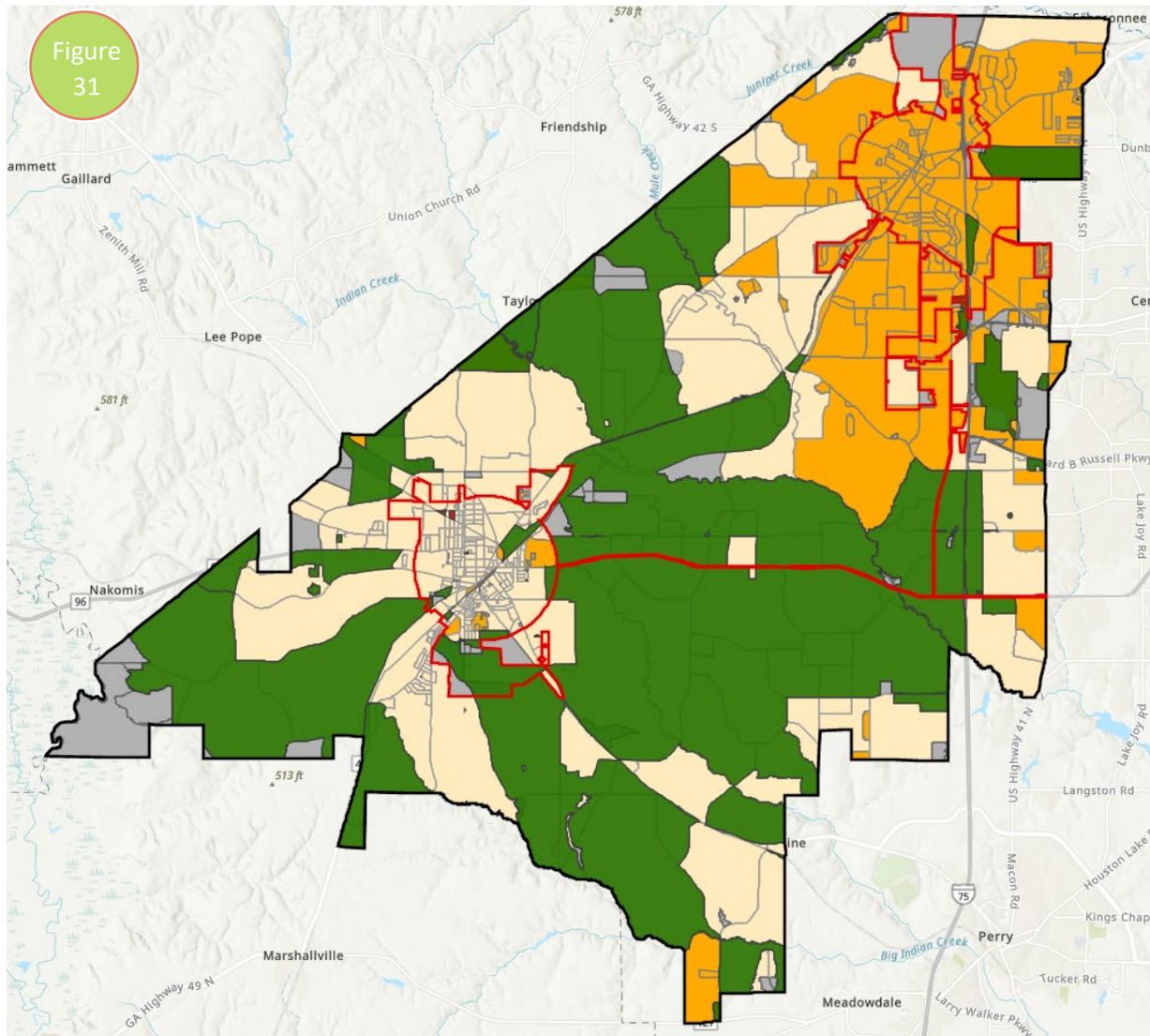
**North of Fort Valley** – Finally, the areas along Woolfolk Road and Taylors Mill Road north of Fort Valley also lack service, despite a decent clustering of homes, and the availability of broadband services further north and in neighboring Crawford County.

Collectively, these areas are prime candidates for additional broadband service expansion, given their combinations of density, need, and other socioeconomic factors. However, the goal remains that every resident will have broadband access. Action items are noted in the community work programs.



## AUCTION 904: RURAL DIGITAL OPPORTUNITY FUND (RDOF)

The FCC also recently concluded their most recent auction process under the Rural Digital Opportunity Fund (RDOF). This process has led to the identification of several new areas in Peach County that can be projected to receive service within the next six years. These improvements are projected to benefit the I-75 corridor, as well as areas along US-341 and GA-96 between Fort Valley and Perry. However, significant gaps are projected to remain around Fort Valley and in parts of central Peach County.



The above map (Figure 31) shows new areas to be served under the RDOF Auction 904 awards in green and red. The green areas, particularly, would potentially have gigabit speeds available. Areas that remain unserved will be ideal candidates for new grant applications. These funding sources include Community Development Block Grant (CDBG) funding, as well as funding through the OneGeorgia Authority under the Georgia Broadband Deployment Initiative (GBDI).

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Community Facilities and Services</b>					
Continuation of Literacy Programs in Peach County	2017-2021	\$5,000/year	Peach County, Literacy Education for Adults in Peach	Budget	CS 5
Ensure beautification activities are completed along entranceways into the community	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 3
Support and enhance the CHAMPS program to provide educational opportunities to school children on the danger of various drugs	2017-2021	\$56,000/year	Byron PD, Fort Valley PD, Peach County Sheriff's Office	Drug Abuse Penalty	CS 4
Provide avenues for communication to address healthcare concerns within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 7
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1
Develop a stormwater management ordinance for each of the governmental jurisdictions	2017-2019	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1
Coordinate between cities and county to better address stormwater management issues	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1, CS 5
Explore collaboration of community services like public works, fire, and public safety	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 2, CS 5
Upgrade Recycling Centers	2018-2021	\$200,000	City of Byron, City of Fort Valley, Byron	Grants, Loans, Budget	CS 5
Complete needed renovations and upgrades to the Peach County Health Department	2017-2019	\$750,000	Peach County	Grants, Loans, Budget	CS 7
<b>Economic Development</b>					
Pursue professional, managerial, and high-tech jobs for Peach County	2017-2021	Staff Time	Development Authorities	Budget	ED 1, ED 2
Conduct mass marketing campaign to promote the community's assets	2017-2021	\$10,000	City of Byron, City of Fort Valley, Peach County, BDA, BDDA, FVDDA/Main Street, PCDA, Peach Regional Chamber	Budget	ED 1, ED 2, ED 5
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, BDA, BDDA, FVDDA/Main Street, PCDA, Peach Regional Chamber	Budget	ED 1, ED 2, ED 5
Continue marketing of property in industrial areas by Peach County Development Authority	2017-2021	\$5,000/Staff Time	Peach County Development Authority	Budget	ED 1, ED 2, ED 5

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Fill the Spec Building in South Peach Industrial Park	2018-2020	Staff Time	Peach County Development Authority	Budget	ED 1, ED 2, ED 5
Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU, GSBL, local banks, development authorities, Peach Regional Chamber	Budget	ED 1, ED 2
Conduct more coordination between all economic development entities within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	ED 1, ED 2, ED 5
Seek businesses and industries that complement existing businesses and industries in the community	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	ED 1, ED 2, ED 5
Improve communication infrastructure to support diverse industry	2018-2021	\$250,000	City of Byron, City of Fort Valley, Peach County, Development Authorities	Grants, Loans, Budget	ED 1, ED 4
<b>Housing</b>					
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU, USDA, DCA	Budget	H 1, H 2
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU	Budget	H1
Encourage landlords to clean up overgrown and run-down properties	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 2
Continue demolition of dilapidated structures	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 2
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
Encourage the development of in-town housing to sustain downtown businesses	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Byron DDA, Fort Valley DDA	Budget	H 1, H 2, H 3
Educate the community of the need for diverse housing alternatives	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
<b>Natural and Cultural Resources</b>					
Rehabilitate old Fort Valley High School	2017-2020	\$750,000-1 million	City of Fort Valley, Peach County, Fort Valley Development Authority, Peach County Development Authority	Grants, Loans, Budget	NCR 1, NCR 2

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Conduct Road and Sign Inventory; increase directional signage to points of interest within the community, including historical properties	2017-2019	\$20,000	City of Byron, City of Fort Valley, Peach County	Budget	NCR 1, NCR 3, CS 6
Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities	2019-2021	\$500,000	City of Byron, City of Fort Valley, Peach County	Grants, Budget	NCR 5
Create a trail system connecting South Peach County and North Peach County	2017-2021	\$500,000	City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission	Grants, Loans, SPLOST, Budget	NCR 5
Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements	2018-2020	\$300,000	City of Byron, City of Fort Valley, Peach County	Grants, SPLOST, Budget	NCR 5
Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc.	2018-2019	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	NCR 5
Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building	2017-2018	\$250,000	City of Fort Valley, Peach County	SPLOST, Budget	NCR 5
<b>Transportation</b>					
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors i.e. GA Hwy 49, GA Hwy 247-C	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1
Continue participation in the Warner Robins Area Transportation Study (WRATS)	2017-2021	\$900/year and Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Continue paving program for unpaved roads within Peach County i.e. Lilly Creek Road	2017-2021	\$750,000-1 million	Peach County	Grants, Loans, SPLOST, Budget	T 1
Coordinate zoning to ensure that compatible land uses are along the major highway corridors	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Identify road expansions necessary to enhance economic development opportunities i.e. U.S. Hwy 341, GA Hwy 96	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Grants, Loans, SPLOST, Budget	T 1, T 3
Capitalize on the presence of S.R. 96 within the community to further economic development activities	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Continue Perimeter Road from its current terminal point to intersect with U.S. 341	2018-2021	\$750,000-1 million	Peach County, GDOT	Grants, SPLOST, Budget	T 1, T 3
Continue Russell Parkway Extension into Peach County	2017-2021	\$2 million	Peach County, GDOT	Grants, Loans, SPLOST, Budget	T 1, T 3
Improve lighting on I-75	2017-2020	\$500,000	City of Byron, Peach County	GDOT, Grants, SPLOST, Budget	T 1
Update existing outdoor lighting to LED lighting	2017-2021	\$1 million	City of Byron, City of Fort Valley, Peach County	Grants, Loans, SPLOST, Budget	T1
Install sidewalks along S.R. 49 in Fort Valley	2017-2019	\$200,000	Peach County, Fort Valley, Georgia DOT	Grants, SPLOST, Budget	T 2
Install/Improve pedestrian infrastructure within downtown	2017-2021	\$250,000	City of Byron, City of Fort Valley, Peach County	GDOT, Grants, SPLOST, Budget	T 2
Install bicycle lanes along well traveled roads	2018-2020	\$300,000	City of Byron, City of Fort Valley, Peach County	GDOT, Grants, SPLOST, Budget	T 2
Evaluate the need of adding an additional van/bus for public transportation	2018-2019	Staff Time	Peach County	Budget	T4
<b>Intergovernmental Coordination</b>					
Participate in the Clean Air Coalition	2017-2021	\$3,600/year and Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Participate in the Georgia Military Affairs Committee	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes	2017-2021	\$10,000/year and Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	ED 1, ED 2, ED 5
Establish incentives to make land preservation attractive to sellers and owners of agricultural property	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	NCR 1, NCR 3
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley	2017-2021	Staff Time	City of Fort Valley, Peach County, Fort Valley DDA	Budget	ED 1, ED 2
Extend invitation to legislators to attend quarterly meeting of local officials	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
<b>Broadband Services</b>					
Apply for Broadband Ready Designation.	2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	BS 1, BS 2, BS 6
Engage with cell providers to discuss fixing service gaps.	2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	BS 5

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Support applications for funding by incumbent internet providers to serve new areas.	2021	TBD, pending engineering estimates by providers	City of Byron, City of Fort Valley, Peach County	Budget, Grants, Federal Funding	BS 1, BS 2, BS 6
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	2021	TBD, pending engineering estimates by providers	City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission, Peach County Development Authority	Budget, Grants, Federal Funding	BS 1, BS 2, BS 6
Explore deployment of fixed, terrestrial broadband services in the Flint Energies service area.	2021	\$250 Million	Flint Energies	User Fees, Grants	BS 3, BS 4
Explore expansion of bandwidth for Fort Valley Utility Commission to provide faster services to more customers	2021	\$2,000 per month	Fort Valley Utility Commission	User Fees, Grants	BS 3, BS 4

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Community Facilities and Services</b>					
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	2017-2021	Staff Time	City of Byron	USDA, DCA, GEFA, SPLOST, developers	CS 1, ED 4
Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget, Grants, SPLOST	CS 1, ED 4
Support and enhance police programs to provide educational opportunities to school children on the danger of various drugs	2017-2021	\$5,000 and Staff Time	City of Byron	Budget	CS 4
Coordinate between cities and county to better address stormwater management issues	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1, CS 5
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1
Ensure beautification activities are completed along entranceways into the community	2017-2021	Staff Time	City of Byron	Budget, Grants	CS 3
Pursue recreational facility upgrades at the Byron Community Center	2017-2019	\$250,000	City of Byron	Grants, SPLOST, Budget	CS 5
Explore collaboration of community services like public works, fire, and public safety	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 2, CS 4
Upgrade Recycling Centers	2018-2021	\$200,000	City of Byron, City of Fort Valley, Byron	Grants, Loans, Budget	CS 5
<b>Economic Development</b>					
Continue marketing of property in industrial areas by Peach County Development Authority and Byron Development Authority	2017-2021	\$5,000/Staff Time	Peach County Development Authority, Byron Development Authority	Budget	ED 1, ED 2, ED 5
Conduct mass marketing campaign to promote the community's assets	2017-2021	\$10,000/year	City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber	Budget	ED 1, ED 2, ED 5

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber	Budget	ED 1, ED 2, ED 5
Cooperate with Peach Regional Chamber of Commerce to develop a marketing strategy for the City of Byron	2017-2019	\$5,000/Staff Time	City of Byron	Budget	ED 1, ED 2, ED 5
Pursue professional, managerial, and high-tech jobs for Peach County	2017-2021	Staff Time	Development Authorities	Budget	ED 1, ED 2
Seek businesses and industries that complement existing businesses and industries in the community	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	ED 2, ED 3, ED 5
Conduct more coordination between all economic development entities within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	ED 1, ED 2, ED 5
Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU, GSBL, banks, Development Authorities, Peach Regional Chamber	Budget	ED 1, ED 2
Improve communication infrastructure to support diverse industry	2018-2021	\$250,000	City of Byron, City of Fort Valley, Peach County, Development Authorities	Grants, Loans, Budget	ED 2, ED 4
Create visitor guides for promotion of tourism	2017-2018	\$5,000	City of Byron	Budget, Grants	ED 3, ED 5
<b>Housing</b>					
Encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron	2017-2021	Staff Time	City of Byron	Budget	H 1
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU, USDA, DCA	Budget	H 1, H 2

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Educate community of need for diverse housing alternatives e.g., retirement communities, executive suites, affordable housing	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
Encourage landlords to clean up overgrown and run-down properties	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 2
Continue demolition of dilapidated structures	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 2, ED 6
Encourage the development of in-town housing to sustain downtown businesses	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Byron DDA, Fort Valley DDA	Budget	H 1, H 3
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
Pursue CHIP funding for the rehabilitation of distressed housing	2017-2021	Staff Time	City of Byron	Budget, Grants	H 1, H 2, H 3
Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc.	2018-2019	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1
<b>Natural and Cultural Resources</b>					
Review sign ordinances in Byron	2017-2019	Staff Time	City of Byron	Budget	NCR 1, CS 6
Increase directional signage to points of attraction within the community, including historical properties	2017-2021	\$20,000	City of Byron	Budget	NCR 1, CS 6
Design and develop additional cemetery property in Byron	2017-2018	Staff Time	City of Byron	Budget	CS 5
Encourage Better Hometown Program and Historical Society to promote preservation activities in Byron	2017-2021	Staff Time	Byron Better Hometown, Byron Area Historical Society	Budget, Grants	NCR 1, NCR 2
Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities	2019-2021	\$500,000	City of Byron, City of Fort Valley, Peach County	Grants, Budget	NCR 5

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Create a trail system connecting South Peach County and North Peach County	2017-2021	\$500,000	City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission	Grants, Loans, SPLOST, Budget	NCR 5
Enhance North Peach Park and South Peach Park facilities with field, landscaping, and trail improvements	2018-2020	\$300,000	City of Byron, City of Fort Valley, Peach County	Grants, SPLOST, Budget	NCR 5
Establish incentives to make land preservation attractive to sellers and owners of agricultural property	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	NCR 1, NCR 3
<b>Transportation</b>					
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors i.e. SR 49 access to I-75, realign White Rd with SR 42, US Hwy 247-C expansion	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1
Continue participation in the Warner Robins Area Transportation Study (WRATS)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Coordinate zoning to ensure that compatible land uses are along the major highway corridors	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Identify road expansions necessary to enhance economic development opportunities. e.g., New Dunbar Road, W.E. Green Jr. Pkwy, Pat Joiner Blvd, James Williams Industrial Dr.	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Capitalize on the presence of S.R. 96 within the community to further economic development activities	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	T 1, T 3
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Ensure the plans and designs for development in/near flood-prone areas properly address excess water due to flooding in Byron	2017-2021	Staff Time	City of Byron	Budget	T 3
Evaluate traffic flow patterns near schools in Byron	2017-2019	Staff Time	City of Byron, Peach County Board of Education, GDOT	Budget	T 1
Chapman Road widening	2017-2020	\$500,000	City of Byron	GDOT, TIA	T 1, T 2
Improve lighting on I-75	2017-2020	\$500,000	City of Byron, Peach County	GDOT, Grants, SPLOST, Budget	T 1
Update existing outdoor lighting to LED lighting	2017-2021	\$1 million	City of Byron, City of Fort Valley, Peach County	Grants, Loans, SPLOST, Budget	T1
Install/Improve pedestrian infrastructure within downtown	2017-2021	\$250,000	City of Byron, City of Fort Valley, Peach County	GDOT, Grants, SPLOST, Budget	T 2
Install bicycle lanes along well traveled roads	2018-2020	\$300,000	City of Byron, City of Fort Valley, Peach County	GDOT, Grants, SPLOST, Budget	T 2
<b>Intergovernmental Coordination</b>					
Participate in the Clean Air Coalition	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Participate in the Georgia Military Affairs Committee	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	ED 1, ED 2, ED 5
Extend invitation to legislators to attend quarterly meetings of local officials	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Update Service Delivery Strategy	2017	Staff Time	City of Byron	Budget	CS 1, CS 2
Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	NCR 1
<b>Broadband Services</b>					
Apply for Broadband Ready Designation.	2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	BS 1, BS 2, BS 6

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Engage with cell providers to discuss fixing service gaps.	2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	BS 5
Support applications for funding by incumbent internet providers to serve new areas.	2021	TBD, pending engineering estimates by providers	City of Byron, City of Fort Valley, Peach County	Budget, Grants, Federal Funding	BS 1, BS 2, BS 6
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	2021	TBD, pending engineering estimates by providers	City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission, Peach County Development Authority	Budget, Grants, Federal Funding	BS 1, BS 2, BS 6
Explore deployment of fixed, terrestrial broadband services in the Flint Energies service area.	2021	\$250 Million	Flint Energies	User Fees, Grants	BS 3, BS 4
Explore expansion of bandwidth for Fort Valley Utility Commission to provide faster services to more customers	2021	\$2,000 per month	Fort Valley Utility Commission	User Fees, Grants	BS 3, BS 4

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Community Facilities and Services</b>					
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	2017-2021	Staff Time	City of Fort Valley	USDA, DCA, GEFA, SPLOST, developers	CS 1, ED 4
Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget, Grants, SPLOST	CS 1, ED 4
Ensure beautification activities are completed along entranceways into the community	2017-2021	Staff Time	City of Fort Valley	Budget, Grants	CS 3
Provide avenues for communication to address healthcare concerns within Peach County	2017-2021	Staff Time	City of Fort Valley	Budget	CS 7
Continue communication with NRCS to ensure that funding is available for stormwater	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1
Develop a stormwater management ordinance for each of the governmental jurisdictions	2017-2018	Staff Time	City of Fort Valley	Budget	CS 1
Coordinate between cities and county to better address stormwater management issues.	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 1, CS 5
Renovate Hunt Cultural Community Center & Spruce Street Pool	2017-2019	\$300,000	City of Fort Valley	Grants, SPLOST, Budget	CS 5, NCR 1
Assess the possibility to merge community services e.g, public works, fire, and public safety	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Upgrade Recycling Centers	2018-2021	\$200,000	City of Byron, City of Fort Valley, Byron	Grants, Loans, Budget	CS 5
Renovate Fort Valley Fire Station 2	2019-2020	\$350,000	City of Fort Valley	Grants, Loans, SPLOST, Budget	CS 2
Explore collaboration of community services like public works, fire, and public safety	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 2, CS 5
<b>Economic Development</b>					
Pursue professional, managerial, and high-tech jobs for Peach County	2017-2021	Staff Time	Development Authorities	Budget	ED 1, ED2

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Conduct mass marketing campaign to promote the community's assets	2017-2021	\$10,000/year	City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber	Budget	ED 1, ED 2, ED 5
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities, Peach Regional Chamber	Budget	ED 1, ED 2, ED 5
Seek funding assistance for rehabilitation of properties owned by the Fort Valley DDA i.e. Austin Theatre	2017-2021	Staff Time	Fort Valley DDA	Budget	ED 6
Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU, GSBL, banks, Development Authorities, Peach Regional Chamber	Budget	ED 1, ED 2
Conduct more coordination between all economic development entities within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	ED 1, ED 2, ED 5
Seek businesses and industries that complement existing businesses and industries in the community	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	ED 1, ED 2, ED 5
Continue expansion/utilization of the Evans Building (FVSU); i.e. expansion to the third floor	2017-2021	\$250,000	FVSU	FVSU, Grants	ED 6
Façade renovations in downtown Fort Valley (i.e. Lowe St, Main St, Church St, Camellia Blvd)	2018-2021	\$250,000	City of Fort Valley, Fort Valley DDA	Grants, Budget, Loans	ED 6
Encourage development of entertainment opportunities such as amphitheatre, sports center	2017-2021	Staff Time	City of Fort Valley, Fort Valley DDA	Budget	ED 3
Strengthen lodging accommodations for visitors	2017-2021	Staff Time	City of Fort Valley, Fort Valley DDA	Budget	ED 3
Improve communication infrastructure to support diverse industry	2018-2021	\$250,000	City of Byron, City of Fort Valley, Peach County, Development Authorities	Grants, Loans, Budget	ED 1, ED 4
<b>Housing</b>					
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU)	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU, USDA, DCA	Budget	H 1, H 2

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County, FVSU	Budget	H1

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Encourage landlords to clean up overgrown and run-down properties	2017-2021	Staff Time	City of Byron	Budget	H 2
Continue demolition of dilapidated structures	2017-2021	Staff Time	City of Byron	Budget	H 2
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
Encourage the development of in-town housing to sustain downtown businesses; including loft apartments in downtown area	2017-2021	Staff Time	City of Fort Valley, Fort Valley DDA	Budget	H 1, H 2, H 3
Market Fort Valley as a retirement community/destination	2017-2021	\$20,000	City of Fort Valley	Budget	H 1
Pursue funding assistance (CHIP/CDBG) to improve the quality of housing available within the City of Fort Valley	2017-2021	\$300,000	City of Fort Valley	Budget, Grants	H 1, H2
Educate community of need for diverse housing alternatives	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
Develop and enact new development ordinances addressing requirements within subdivisions, e.g., sidewalks, greenspace, landscaping, stormwater protection, etc.	2018-2019	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	H 1, H 3
<b>Natural and Cultural Resources</b>					
Rehabilitate old Fort Valley High School	2017-2019	\$750,000-1 million	City of Fort Valley, Fort Valley DDA, Peach County Development Authority	Grants, Budget, Loans	NCR 1
Increase/improve directional signage to points of interest within the community, including historical properties	2017-2020	\$20,000	City of Fort Valley	Grants, Budget	NCR 1, NCR 3, CS 6
Pursue funding assistance to complete Peach/Blue Bird/Railroad Museum	2018-2021	\$750,000	City of Byron, City of Fort Valley, Peach County, Byron Development Authority, Fort Valley DDA, Peach County Development Authority	Grants, Budget, Loans	NCR 1, NCR 3
Develop greater outdoor recreational opportunities e.g., camping, fishing, and hiking facilities	2019-2021	\$500,000	City of Byron, City of Fort Valley, Peach County	Grants, Budget	NCR 5

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Create a trail system connecting South Peach County and North Peach County	2017-2021	\$500,000	City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission	Grants, Loans, SPLOST, Budget	NCR 5
Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements	2018-2020	\$300,000	City of Byron, City of Fort Valley, Peach County	Grants, SPLOST, Budget	NCR 5
Further development of Festival Park	2018-2021	\$500,000	City of Fort Valley	Grants, Loans, SPLOST, Budget	NCR 5
Develop neighborhood parks throughout the community	2017-2021	\$400,000	City of Fort Valley	Grants, SPLOST, Budget	NCR 5
Establish incentives to make land preservation attractive to sellers and owners of agricultural property	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	NCR 1, NCR 3
Continue to support Fort Valley State University's activities	2017-2021	Staff Time	City of Fort Valley, Peach County	Budget	NCR 4
Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building	2017-2018	\$250,000	City of Fort Valley, Peach County	SPLOST, Budget	NCR 5
<b>Transportation</b>					
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors e.g., Railroad junction of U.S. Hwy 341, GA Hwy 49, and GA Hwy 96, U.S Hwy 341 near Industrial Park	2017-2021	Staff Time	City of Byron, City of Fort Velly, Peach County	Budget	T 1
Coordinate zoning to ensure that compatible land uses are along the major highway corridors	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Identify road expansions necessary to enhance economic development opportunities. e.g., US Hwy 341, GA Hwy 49, GA Hwy 96	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Capitalize on the presence of S.R. 96 within the community to further economic development activities	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County, Development Authorities	Budget	T 1, T3

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas	2017-2020	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	T 1, T 3
Install sidewalks along SR 49 in Fort Valley	2017-2019	\$200,000	City of Fort Valley	Budget, Grants, SPLOST	T 2
Install/Improve pedestrian infrastructure within downtown	2017-2021	\$250,000	City of Byron, City of Fort Valley, Peach County	GDOT, Grants, SPLOST, Budget	T 2
Install bicycle lanes along well traveled roads	2018-2020	\$300,000	City of Byron, City of Fort Valley, Peach County	GDOT, Grants, SPLOST, Budget	T 2
Update existing outdoor lighting to LED lighting	2017-2021	\$1 million	City of Byron, City of Fort Valley, Peach County	Grants, Loans, SPLOST, Budget	T1
<b>Intergovernmental Coordination</b>					
Participate in the Clean Air Coalition	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Participate in the Georgia Military Affairs Committee	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	ED 1, ED 2, ED 5
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley	2017-2021	Staff Time	City of Fort Valley, Peach County, Fort Valley DDA	Budget	ED 1, ED 2
Extend invitation to legislators to attend quarterly meetings of local officials	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained	2017-2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	CS 5
<b>Broadband Services</b>					
Apply for Broadband Ready Designation.	2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	BS 1, BS 2, BS 6
Engage with cell providers to discuss fixing service gaps.	2021	Staff Time	City of Byron, City of Fort Valley, Peach County	Budget	BS 5

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Support applications for funding by incumbent internet providers to serve new areas.	2021	TBD, pending engineering estimates by providers	City of Byron, City of Fort Valley, Peach County	Budget, Grants, Federal Funding	BS 1, BS 2, BS 6
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	2021	TBD, pending engineering estimates by providers	City of Byron, City of Fort Valley, Peach County, Fort Valley Utility Commission, Peach County Development Authority	Budget, Grants, Federal Funding	BS 1, BS 2, BS 6
Explore deployment of fixed, terrestrial broadband services in the Flint Energies service area.	2021	\$250 Million	Flint Energies	User Fees, Grants	BS 3, BS 4
Explore expansion of bandwidth for Fort Valley Utility Commission to provide faster services to more customers	2021	\$2,000 per month	Fort Valley Utility Commission	User Fees, Grants	BS 3, BS 4

## Peach County Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
<b>Community Facilities and Services</b>					
Construct a new Workforce Development Center in partnership with Middle Georgia Technical College	✓				Completed in 2015
Continuation of Literacy Programs in Peach County		✓			On-going with the CGTC Workforce Development Center
Install sidewalks along S.R. 49 in Fort Valley		✓			Partially completed Still needed to connect downtown to FVSU
Conduct Road and Sign Inventory; improve signage pointing toward Perry-Houston County Airport located in Peach County	✓				Completed in 2016
Ensure beautification activities are completed along entranceways into the community		✓			On-going
Support and enhance the CHAMPS programs to provide educational opportunities to school children on the danger of various drugs		✓			On-going
Provide avenues for communication to address healthcare concerns within Peach County		✓			On-going with BOC representative active on the Board of Health
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction		✓			Water assessment completed Wastewater still needed
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects		✓			On-going
Develop a stormwater management ordinance for each of the governmental jurisdictions		✓			Still needed
Coordinate between cities and county to better address stormwater management issues		✓			On-going with Public Works coordination

## Peach County Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
<b>Economic Development</b>					
Pursue professional, managerial, and high-tech jobs for Peach County		✓			On-going
Conduct mass marketing campaign to promote the community's assets		✓			On-going
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration		✓			On-going
Continue marketing of property in industrial areas by Peach County Development Authority		✓			On-going with the various Development Authorities
Fill the Spec Building in South Peach Industrial Park		✓			On-going with the assistance of the Peach County Development Authority
Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.)		✓			On-going
Conduct more coordination between all economic development entities within Peach County		✓			On-going. Currently meeting quarterly
Seek businesses and industries that complement existing businesses and industries in the community		✓			On-going
<b>Housing</b>					
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU)		✓			On-going
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities		✓			Organized by USDA and FVSU

## Peach County Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Encourage landlords to clean up overgrown and run-down properties		✓			On-going
Continue demolition of dilapidated structures		✓			On-going
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County		✓			On-going partnership with Habitat for Humanity
Encourage the development of in-town housing to sustain downtown businesses		✓			On-going
<b>Natural and Cultural Resources</b>					
Rehabilitate old Fort Valley High School to serve as the Business School for FVSU			✓		Still needed with the support of the Peach County Development Authority
Conduct Road and Sign Inventory; increase directional signage to points of interest within the community, including historical properties		✓			On-going Signage has been put in place, but more are needed
<b>Land Use &amp; Transportation</b>					
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors		✓			On-going
Continue participation in the Warner Robins Area Transportation Study (WRATS)		✓			On-going
Continue paving program for unpaved roads within Peach County		✓			On-going
Coordinate zoning to ensure that compatible land uses are along the major highway corridors		✓			On-going with the assistance of the I-75 Corridor
Identify road expansions necessary to enhance economic development opportunities		✓			On-going with the assistance of GDOT
Capitalize on the presence of S.R. 96 within the community to further economic development activities		✓			On-going

## Peach County Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas		✓			On-going
Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building		✓			In the process expect completion in 2017
Complete State University Drive Corridor redevelopment project	✓				Completed in 2014
Encourage making Main Street in Fort Valley a two-way street	✓				Completed in 2015
Install turn lane on S.R. 96 between Five Points and Camellia/Main Streets in downtown Fort Valley	✓				Completed in 2015
Continue Perimeter Road from its current terminal point to intersect with U.S. 341			✓		Still needed
Increase U.S. 341 toward Barnesville to a four-lane highway			✓		Still needed
Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County	✓				Completed in 2015
Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49		✓			On-going
Continue Russell Parkway Extension into Peach County		✓			Awarded GTIB grant to move forward with the project
Upgrade sidewalks along State University Drive	✓				Completed in 2014
<b>Intergovernmental Coordination</b>					
Participate in the Clean Air Coalition		✓			On-going
Participate in the Georgia Military Affairs Committee		✓			On-going
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes		✓			On-going

## Peach County Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions		✓			On-going
Establish incentives to make land preservation attractive to sellers and owners of agricultural property		✓			On-going
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley		✓			On-going
Extend invitation to legislators to attend quarterly meeting of local officials		✓			On-going In constant communication with legislators

## City of Byron Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
<b>Community Facilities and Services</b>					
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas		✓			On-going
Determine the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County		✓			On-going
Upgrade signage in the city and the historic district of Byron	✓				Completed in 2014
Better Hometown Program and Historical Society to promote preservation activities in Byron		✓			On-going
Support and enhance police programs designed to provide educational opportunities to school children on the danger of various drugs		✓			On-going
Coordinate between cities and county to better address stormwater management issues		✓			On-going
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction	✓				Completed in 2015
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects		✓			On-going
Ensure beautification activities are completed along entranceways into the community		✓			On-going
Pursue recreational facility upgrades at the Byron Community Center		✓			On-going
Increase Fire Department full-time manpower positions	✓				Completed in 2014

## City of Byron Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
<b>Economic Development</b>					
Continue marketing of property in industrial areas by Peach County Development Authority		✓			On-going with the various Development Authorities
Conduct mass marketing campaign to promote the community's assets		✓			On-going
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration		✓			On-going
Cooperate with Peach County Chamber of Commerce to develop a marketing strategy for the City of Byron		✓			On-going
Pursue professional, managerial, and high-tech jobs for Peach County		✓			On-going
Seek businesses and industries that complement existing businesses and industries in the community		✓			On-going
Conduct more coordination between all economic development entities within Peach County		✓			On-going. Currently meeting quarterly
Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.)		✓			On-going
<b>Housing</b>					
Encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron		✓			On-going
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU)		✓			On-going
Educate community of need for diverse housing alternatives		✓			On-going
Encourage landlords to clean up overgrown and run-down properties		✓			On-going with the creation of a Nuisance Ordinance

## City of Byron Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Continue demolition of dilapidated structures		✓			On-going
Encourage the development of in-town housing to sustain downtown businesses		✓			On-going
Develop and enact an abandoned property ordinance	✓				Completed in 2012 Enforcement still continues
<b>Natural and Cultural Resources</b>					
Explore the creation/adoption of landscaping ordinances for future developments in Byron			✓		Still needed
Review sign ordinances		✓			On-going
Increase directional signage to point of attention within the community, including historical properties		✓			On-going
Design and develop additional cemetery property in Byron		✓			On-going
<b>Land Use &amp; Transportation</b>					
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors		✓			On-going Turning arrows installed on S.R. 49
Continue participation in the Warner Robins Area Transportation Study (WRATS)		✓			On-going
Coordinate zoning to ensure that compatible land uses are along the major highway corridors		✓			On-going
Identify road expansions necessary to enhance economic development opportunities		✓			On-going with the assistance of GDOT
Improve I-75 access in northeast Peach County to alleviate traffic congestion along and near S.R. 49 in Byron			✓		Still needed
Capitalize on the presence of S.R. 96 within the community to further economic development activities		✓			On-going

## City of Byron Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas		✓			On-going
Ensure the plans and designs for development in/near flood-prone areas properly address excess water due to flooding in Byron		✓			On-going
Evaluate traffic flow patterns near schools in Byron		✓			On-going
Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49		✓			On-going
Rework Frontage Road to reduce the amount of traffic congestion	✓				Completed in 2014
Pursue grant funding assistance (Gateway Program) to enhance entrance ways to the city		✓			On-going
White Road at S.R. 49, Intersection Improvement/Realignment with S.R. 42		✓			On-going
Chapman Road Widening			✓		Still needed
<b>Intergovernmental Coordination</b>					
Participate in the Clean Air Coalition		✓			On-going
Participate in the Georgia Military Affairs Committee		✓			On-going
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes		✓			On-going
Increase awareness of the City of Byron/Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions		✓			On-going
Extend invitation to legislators to attend quarterly meetings of local officials		✓			On-going with constant communication
Update Service Delivery Strategy		✓			Updating along with Comprehensive Plan

**City of Byron  
Report of Accomplishments**

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained		✓			On-going

## Fort Valley Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
<b>Community Facilities and Services</b>					
Construct a new Workforce Development Center in partnership with Central Georgia Technical College	✓				Completed in 2015
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas		✓			On-going
Determine the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County		✓			On-going
Install sidewalks along S.R. 49 in Fort Valley		✓			Partially completed in 2016
Ensure beautification activities are completed along entranceways into the community		✓			On-going
Renovate Fort Valley Fire Station 1	✓				Completed in 2016
Provide avenues for communication to address healthcare concerns within Peach County		✓			On-going with faith-base community and public health representatives
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction	✓				Completed by FVUC
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects		✓			On-going
Develop a stormwater management ordinance for each of the governmental jurisdictions			✓		Still needed
Coordinate between cities and county to better address stormwater management issues		✓			On-going
Renovate Hunt Cultural Community Center & Spruce Street Pool		✓			In process with the addition of a walking trail

## Fort Valley Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
<b>Economic Development</b>					
Pursue professional, managerial, and high-tech jobs for Peach County		✓			On-going
Conduct mass marketing campaign to promote the community's assets		✓			On-going
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration		✓			On-going
Seek funding assistance for rehabilitation of properties owned by the Fort Valley DDA		✓			On-going. Currently seeking funding options
Promote the economic development resources available within the community (FVSU, Middle Georgia RC-Georgia Small Business Lender, community financial institutions, etc.)		✓			On-going
Conduct more coordination between all economic development entities within Peach County		✓			On-going. Currently meeting quarterly
Seek businesses and industries that complement existing businesses and industries in the community		✓			On-going
Continue expansion/utilization of the Evans Building (FVSU); i.e. expansion to the third floor			✓		Still needed
Façade renovation on Lowe Street in downtown Fort Valley			✓		Still needed
<b>Housing</b>					
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU)		✓			On-going with CHIP funding to support improvements. Completed rehab on two homes
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities		✓			Organized by USDA and FVSU

## Fort Valley Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Encourage landlords to clean up overgrown and run-down properties		✓			On-going
Continue demolition of dilapidated structures		✓			On-going
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County		✓			On-going partnership with Habitat for Humanity
Encourage the development of in-town housing to sustain downtown businesses; including loft apartments in downtown area		✓			On-going
Market Fort Valley as a retirement community/destination		✓			On-going
Pursue funding assistance (CHIP/CDBG) to improve the quality of housing available within the City of Fort Valley		✓			Acquired funding in 2014 Rehabilitation is still underway
<b>Natural and Cultural Resources</b>					
Complete development of Everett Square Park in Fort Valley	✓				Completed in 2014
Rehabilitate old Fort Valley High School to serve as the Business School for FVSU			✓		Still needed with the support of the Peach County Development Authority
Increase/improve directional signage to point of attention within the community, including historical properties		✓			On-going
<b>Land Use &amp; Transportation</b>					
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors		✓			On-going Completed Five Points resurfacing in 2015
Continue participation in the Warner Robins Area Transportation Study (WRATS)		✓			On-going
Coordinate zoning to ensure that compatible land uses are along the major highway corridors		✓			On-going with the assistance of the I-75 Corridor

## Fort Valley Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Identify road expansions necessary to enhance economic development opportunities		✓			On-going with the assistance of GDOT
Capitalize on the presence of S.R. 96 within the community to further economic development activities		✓			On-going
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas		✓			On-going
Complete depot renovation project where railroad history museum id developed in Fort Valley		✓			On-going
Complete State University Drive Corridor redevelopment project	✓				Completed in 2014
Encourage making Main Street in Fort Valley a two-way street	✓				Completed in 2015
Install turn lane on S.R. 96 between Five Points and Camellia/Main Streets in downtown Fort Valley	✓				Completed in 2015
Conduct traffic modeling to address future traffic concerns between Five Points and the east-central portion of Peach County	✓				Completed in 2015
Encourage Georgia DOT to make S.R. 247-C a four-lane highway from its intersection with I-75 to S.R. 49		✓			On-going
Upgrade sidewalks along State University Drive	✓				Completed in 2014
Pursue funding assistance to complete Peach/Blue Bird/Railroad Museum		✓			On-going
<b>Intergovernmental Coordination</b>					
Participate in the Clean Air Coalition		✓			On-going
Participate in the Georgia Military Affairs Committee		✓			On-going
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes		✓			On-going

**Fort Valley  
Report of Accomplishments**

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions		✓			On-going
Establish incentives to make land preservation attractive to sellers and owners of agricultural property		✓			On-going
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley		✓			On-going
Extend invitation to legislators to attend quarterly meeting of local officials		✓			On-going In constant communication with legislators
Accomplish a feasibility study pertaining to joint usage of city and county fire fighting services		✓			On-going

# **Appendix:**

## Public Engagement for Interim Broadband Plan Update

REVISED LES

NUED FROM 1A

intendent of Schools Dr. Brown told the board rector of Administrative Dr. Michelle Masters and hool Principal would set ident standards for each In the case of discipline, must disclose if the stu- as charged with a felony, e student was not con- A failure to disclose rel- information could lead owing the child from the County School.

l members expressed ns about the lack of spec- standards in the policy, ers carrying a student i low grade average, and er two people review- ach student's application be enough and requested o-year board approval of esident enrollment and a erly report on the status of students.

Brown said standards are ent at elementary, middle h school levels. If a stu- "puts hands on a teacher," stance, it's a different mat- i elementary school than school.

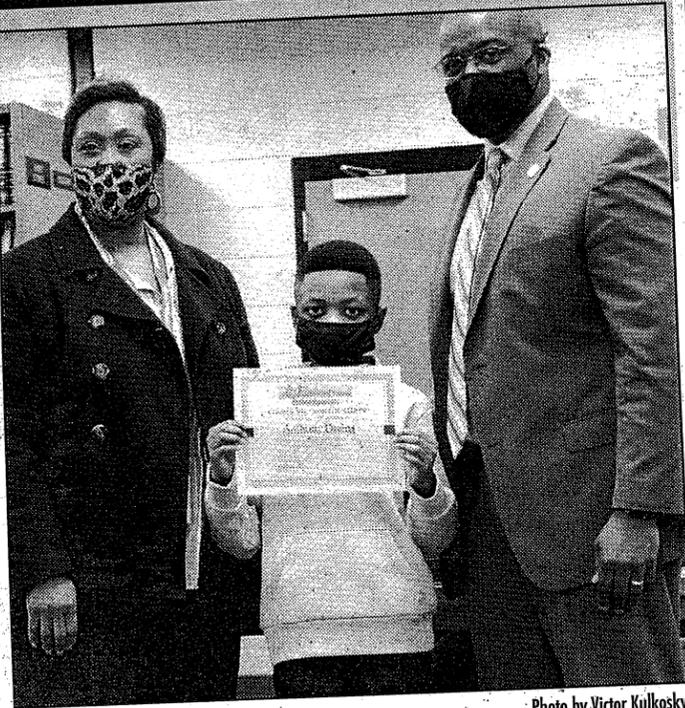
udent might have a C or D ge but have a strong inter- automotive technology or

ly utility bills would cause irrep- arable harm. The complaint also requested a temporary restraining order until the court could rule on the merits of the case.

According to the decision issued on Jan. 6, 2021, the Superior Court held a hearing on Dec. 9, 2020 and hear oral arguments.

"Having considered the matter, the Court finds good cause exists to temporarily restrain Defendants as requested in Plaintiffs' motion. The court finds that the status quo should be maintained pending the Court's evaluation of, and ruling on, a preliminary injunction," wrote Superior Court Judge Connie L. Williford.

The judge wrote the "demonstration of irreparable injury is not a prerequisite to interlocutory inuncting relief (that is, the



Dr. Brown and Principal Damika Gloyer recognize Anthony Drains for his achievements in reading.

a new Georgia Fund I account to invest money from bonds issued in relation to the 2021 ESPLOST, which by law can't be mixed with money from other bond issues;

• Approved accepting the low bid from Firefly of \$213 each plus a \$25 license fee for new Lenovo Chromebook computers; the original order was for 90 Chromebooks for the CTAE program, but new funding became available to allow buying 540 more units (due to a nation-

35.69% with 42% of the fiscal year complete. Revenue usually lags behind budget until December, when property tax payments come in. Expenditures were also below budget at 39.76%. General Fund Cash Available as of Nov. 30, 2020 was \$5.3 million.

The November SPLOST deposit was \$415,749.19. The SPLOST balance at the end of the month was \$13.8 million after a withdrawal of \$40,467.65 for a computer release and \$7,808.97 for

"The being the case, out of an abundance of caution, the Court nonetheless finds that the Fort Valley Utility Commission's ... alleged intention to close its accounts with the Municipal Electric Authority of Georgia and withdraw membership and funds from MEAG, coupled with its alleged attention to transfer funds to the City of Fort Valley and suspend bills for many of the Commission's customers would amount to an irreparable harm. Said irreparable harm outweighs any harm that would come to Defendants from granting," the restraining order, the judge wrote.

As to the alleged Open Meetings Act violations (discussing the appointments in a closed session), the judge wrote that if

of their argument," regardless of whether appointing the Crafter and Lindsey rather than having a special election was proper.

"Finally, granting an interlocutory injunction would not disserve the public interest, because the public has an interest in ensuring that the councilmembers of the Commission are properly selected," Judge Williford wrote.

The ruling concludes by temporarily blocking Crafter and Lindsey from action as utility commissioners and prohibits the FVUC from acting on any decisions made while Crafter and Lindsey were commissioners.

The case will now go to a full trial.

FROM THE ARCHIVES

Khoury is new county chairman

By Bob Herzig, The Leader-Tribune In Short: Peach County First meeting of the Commissioner year for James Khoury county was unanimous- elects new chairman welcomes and as new member the Chairman by the county board at its first regular meeting of 2001 on January 9. Khoury replaces retired commissioner Dr. Lea Hicks as chair Hicks served 12



Khoury

longer act as juvenile court judges. Although the county is not responsible for the salary of the new juvenile court judges, each county in the circuit must approve of the salaries allocated for them.

The board approved the salary amounts. Charles Sims, Peach County Development Authority Director, asked the board for financial support of this year's Red Carpet Tour. The Tour, in April, will bring about 50 business and industry prospects to a meet-



Good news city of

Department of Affairs will receive renovation of Valley High School by the Boys and Work should be mer according Executive Dir Evans and Stamba, both of

Photo Snay

The 2001 article in The Leader-Tribune archived book

2001: Khoury Elected Chairman

By Victor Kulkosky News Editor

If history doesn't exactly repeat itself, it does show patterns. When the Peach County Board

vote to authorize it. The Chairman becomes the face of the board and gets more attention from citizens and the press.

Khoury's tenure as Chairman was eventful, including clash-

campaign by opponent Mc Walker, led to Khoury's de in the 2008 Democratic pri ry. With no Republican ca date, that election affecti

greater power or status than any other board member, the role does make whoever occupies the seat a first among equals. The job includes setting the agenda and running meetings, corresponding with other local governments and state government, and signing contracts and agreements on behalf of the county, after commissioners

Qualifying will be held from August thru August 18, 2021.

Betty Sims Election Superintendent

Public Hearing Notice For Peach County and the Cities of Byron and Fort Valley Joint Comprehensive Plan Amendment - Addition of Broadband Element

A public hearing will be held Monday, February 8, 2021 at 4:00 pm at the Peach County Administration Building, Commission Chambers, 213 Persons Street, Fort Valley, GA 31030. The purpose of this hearing is to brief the community on the process to be used to develop amendments to the Joint Comprehensive Plan for Peach County and the Cities of Byron and Fort Valley, opportunities for public participation, and to obtain input on the proposed planning process. The amendment of the Joint Comprehensive Plan will include the addition of a broadband element which will outline planning goals for future broadband deployment throughout the community.

All community members are invited to attend the public hearing. For additional information, or to leave advance comments for the plan, please contact Greg Boike, Director of Public Administration, Middle Georgia Regional Commission at (478) 722-6945.

Persons requesting virtual attendance or with special needs relating to disability access or foreign language should contact April Hodges, County Clerk, at (478) 825-2535 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Advertisement for COVID-19 testing. Includes logo for TOP DOG SOLUTIONS, LLC. Text: 'Come Out And Take A Bite Out of COVID'. Large text: 'FREE COVID-19 TESTING'. Date: 'JAN 23, 2021 9 AM - 12 PM'. Location: 'Shiloh Baptist Church 1101 E Church St Fort Valley, GA 31030'. Contact info: 'TO SCHEDULE AN APPOINTMENT YOU CAN VISIT OR CALL: 1-800-255-0056'. Note: 'APPOINTMENTS ENCOURAGED LIMITED SLOTS WITH NO APPOINTMENT BRING INSURANCE CARD IF YOU HAVE BRING ID TO TEST'.

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN – BROADBAND UPDATE**

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**PUBLIC HEARING AGENDA**

**February 8, 2021, 4:00 p.m. | 213 Persons Street, Fort Valley GA**

**Welcome**

**About Comprehensive Planning**

**About the Broadband Plan Element**

**Timeline & Public Involvement**

**Goals of Broadband Element**

**Questions/Comments**

- **Greg Boike | [gboike@mg-rc.org](mailto:gboike@mg-rc.org) | 478-722-6945**

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN – BROADBAND UPDATE**

**PUBLIC HEARING SIGN-IN SHEET**

**February 8, 2021, 4:00 p.m. | 213 Persons Street, Fort Valley GA**

Name	Phone	Email
Chris Viles	478 396 3870	Christopher Viles@Bellsouth.net
Alonzo Mercer	478-225-3633	alonzo.mercer@gmail.com
Martin H. Moseley, Jr		
Roy Lewis	956-4201	roy-lewis@peachcounty.net
Alyssa Lunsford	(478)293-3225	wingslikeeagles4028@gmail.com
Monica Johnson	478-256-6557	monica.johnson.mcj@gmail.com
TIMOTHY LACOE	845 926 2668	TIMOTHY.LACOE@GMAIL.COM
Cliff Ford	478-361-1036	
Josh Bryant	478-955-2036	joshuabryant1074@yahoo.com
Heather Miller	478 972-7593	hnmiller613@gmail.com
Danny Miller	478-972-7593	dmiller@mmmcpa.com

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN – BROADBAND UPDATE**

---

**STAKEHOLDER MEETING SIGN-IN SHEET**

**March 15, 2021, 6:00 p.m. | 213 Persons Street, Fort Valley GA**

**Welcome**

**Recap from Last Meeting – Goals and Needs**

**Review of Peach Co Broadband Maps**

**Discussion of Action Steps**

**Any Questions/Comments? Please Send To:**

- **Greg Boike | [gboike@mg-rc.org](mailto:gboike@mg-rc.org) | 478-722-6945**

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN – BROADBAND UPDATE**

**STAKEHOLDER MEETING SIGN-IN SHEET**

**March 15, 2021, 6:00 p.m. | 213 Persons Street, Fort Valley GA**

Name	Phone	Email
Roy Lewis	478-956-4201	roy-lewis@peachcounty.net
Lelea Nichols	478-337-1585	leleanichols@yahoo.com
Travis & Candace White	478-972-1134	tctwhite@yahoo.com
David Gales	478-972-0616	david.gales@southeastemulsions.com
Chris Viles	4783963870	chris.viles@BellSouth.net
Christina Viles	478-321-8410	christina.viles@yahoo.com
Susan Bryant	478-733-4854	nesm.ths36@yahoo.com
NED WATSON	478-951-4640	nwatson@fvutil.com <del>watson@comcast</del>
Zac Gowen	478-825-4202	zgowen@fvutil.com

## Middle Georgia Community Action Agency Cooling Assistance Available

April 1, 2021: Households where all members are 65 years of age or older -or- homebound households may contact the scheduling system listed below to set up a PHONE appointment.

Scheduled appointments will be done by Phone Interviews. Clients will be contacted on or before their scheduled date and time to complete the Phone Interview Process.

May 3, 2021: IF Funds Permit. All other income eligible households may contact the scheduling system listed below to schedule a phone appointment or to be placed on a waiting list beginning May 3, 2021

1-844-588-1552 or go online to <https://mgcaa.appointment.works/ea/home>

Appointments are made by call in or on line only NO walk-ins.

To be eligible for assistance, households must have an income at or below 60 percent of the state median income level which amounts to:

- \$25,025 One-person household
- \$32,725 Two-person household
- \$40,425 Three-person household

- \$48,125 Four-person household
- \$55,825 Five-person household
- \$63,525 Six-person household
- \$64,969 Seven-person household
- \$66,413 Eight-person household

• Annual gross amounts shown above

A minimum of the following items will be required to verify eligibility for assistance:

\* Verification of all household income for every person living in the home for the past 30 days.

\*Social Security Cards for every person living in the household

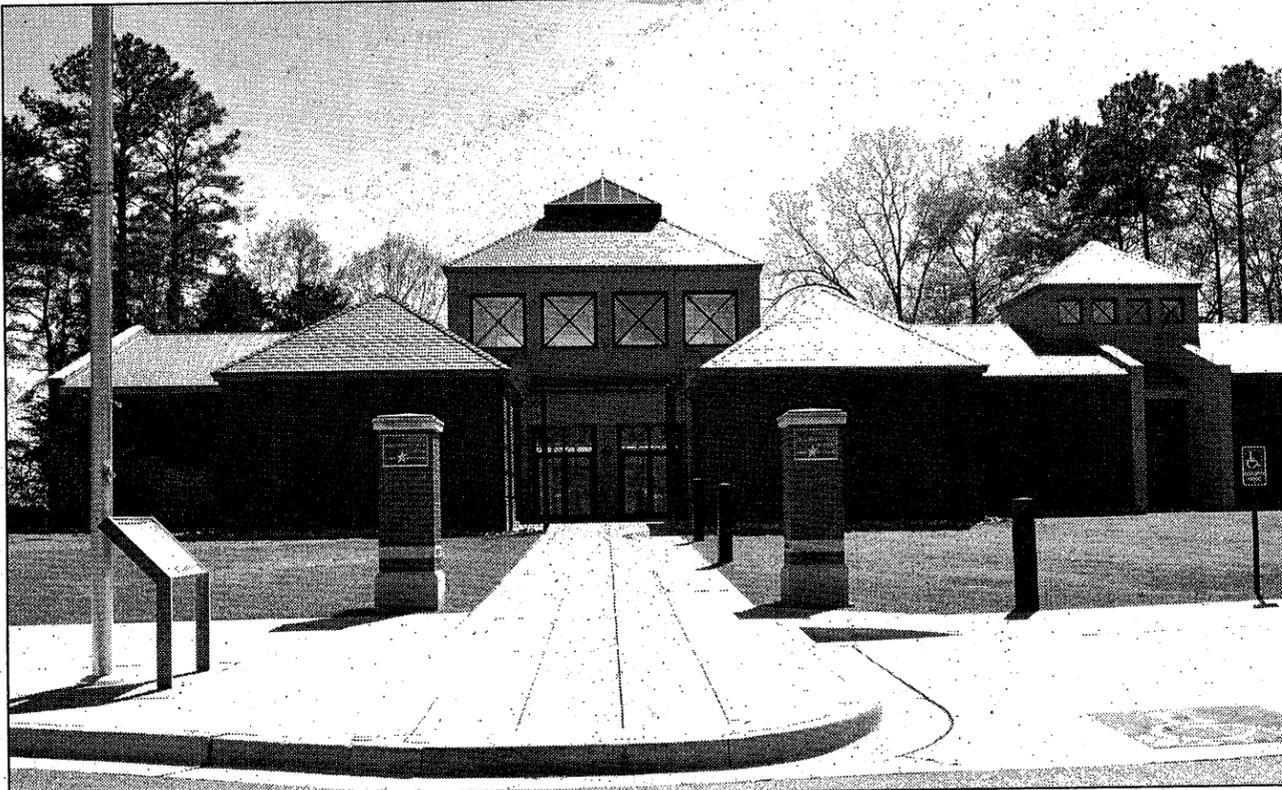
\*ID - Driver's License for everyone over the age of 18 in household

\*Recent Electric Bill with the service address and account number printed on it

\*AND Recent heating bill for residence verification

THIS PROGRAM IS AVAILABLE TO ALL ELIGIBLE APPLICANTS REGARDLESS OF RACE, COLOR, NATIONAL ORIGIN, AGE, SEX, POLITICAL BELIEFS, OR HANDICAP.

# Andersonville National Historical Site reopens museum and recognizes National Former POW Recognition Day



**Contributed by National Park Service**  
ANDERSONVILLE, Ga. — Andersonville National Historical Site is pleased to announce two upcoming special events, recognizing the sacrifice of former prisoners of war (POWs) and highlighting our mission of serving as a national memorial

for all American POWs.

On April 1, the National Prisoner of War Museum will reopen to the public at a reduced capacity. Hours of operation will be 9:30 a.m. to 4:30 p.m. daily. Restrooms will be open but the theater will remain closed, so no park films will be shown.

On April 2, park staff and volunteers from local motorcycle club Robins Riders will raise the Avenue of Flags at the park in honor of National Former POW Recognition Day, which coincides with the start of the Bataan Death March on April 9. This stirring and patriotic display of about 200 American and POW/MIA flags and 50 state flags can be viewed until April 14.

Park grounds, including Andersonville National Cemetery, remain open from 8 a.m. to 5 p.m. daily. Committal services

for eligible veterans and their families continue to be offered at a reduced capacity as scheduled.

The health and safety of our visitors, employees, volunteers, and partners is our number one priority. If you are coming to the park, please allow for adequate social distancing. Visitors are also required to wear face masks in federal buildings including visitor centers, historic structures, and museums. When outdoors, face masks are required on NPS-managed lands when physical distance cannot be maintained.

Andersonville National Historical Site is located 10 miles south of Oglethorpe, GA and 10 miles northeast of Americus, GA on Georgia Highway 49. The national park features the National Prisoner of War Museum,

Andersonville National Cemetery, and the site of the Camp Sumter Civil War Andersonville National Historical Site is the only unit of the National Park System to memorialize all American prisoners of war. Admission to the park is free. For more information about the park call 706-334-0343, visit our website, or contact us on Facebook, Instagram, or YouTube.

[www.nps.gov](http://www.nps.gov)  
*About the National Park System: More than 20,000 National Park Service employees care for 419 national parks and communities across the country to help preserve local history and provide recreation opportunities. Learn more at [www.nps.gov](http://www.nps.gov) and on Facebook, Instagram, and YouTube.*

### Public Hearing Notice

#### For Peach County and the Cities of Byron and Fort Valley Joint Comprehensive Plan Amendment – Addition of Broadband Element

A public hearing will be held Monday, April 19, 2021 at 6:00 pm at the Peach County Administration Building, Commission Chambers, 213 Persons Street, Fort Valley, GA 31030. All community members are invited to attend. The purpose of the hearing is to brief the community on broadband service revisions to the Joint Comprehensive Plan for Peach County and the Cities of Byron and Fort Valley. This hearing is also an opportunity for residents to make final suggestions, additions, or revisions. Comments may also be provided on the plan for consideration anytime on or before Friday, April 23, 2021.

Plan comments may be sent via mail, email, or fax to:

Middle Georgia Regional Commission  
175 Emery Highway, Suite C  
Macon, GA 31217  
Fax: (478) 751-6517  
Email: [gboike@mg-rc.org](mailto:gboike@mg-rc.org)

Persons requesting virtual attendance or with special needs relating to disability access or foreign language should contact April Hodges, County Clerk, at (478) 825-2535 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

### RFB No. 21-001

#### Peach County Health Department Roof Project.

The Peach County Board of Commissioners will be accepting sealed bids pertaining to Peach County Health Department Roof Project in Peach County, GA.

Closing date for Sealed Bids responding to Request for Bid (RFB) No. 21-001 shall be April 1, 2021 @ 2:00 p.m. Bids will be opened in public without discussion on April 1, 2021 @ 2:30 p.m. at the Peach County Board of Commissioner's Office, 213 Persons Street, Fort Valley, GA 31030. Bid amounts will not be released until the Board of Commissioners has awarded the project to the winning contractor.

A Pre-bid meeting will be held March 16, 2021 @ 10:00 a.m. at the Peach County Health

## ANIMAL CONTROL CONTINUED FROM 1A

and Fort Valley have had either a designated animal control officer or assigned somebody to those duties, the cities had little space to hold animals. Private animal rescue groups on shoestring budgets did what they could, housing and caring for stray dogs (stray cats and other animals have limited options) and getting them adopted, but those groups and their dedicated volunteers are often stretched to their limits.

Enter Commissioner Yoder. As he told Kiwanis last week, he became aware of the dormant plans for a facility a few years ago but hesitated to step forward.

"As a newbie, I was about taking responsibility for it," he said.

jected, voicing concerns about the noise and smell – always a challenge for animal shelters anywhere. That meant it was time for Plan B.

Yoder and friends searched some more and identified a county-owned site at the old landfill, on Clint Howard Road, about 1-1/2 miles off Houser's Mill Road. The location doesn't have any neighbors close enough to be bothered by any noise and smells. A house at the site could be used for administrative purposes.

"We felt we'd be doing taxpayers a favor," Yoder said. "The location wouldn't bother anybody."

Yoder said came up with a preliminary design, using a

had indicated an interesting over animal control county, while FVSU are still interested in planning. The county's animal groups have expressed interest in handling adoption county.

"Our goal is to keep as empty as possible," said. "If we can't find a place, it's better off for all adopted."

He said the goal is to county animal control as close to "no-kill" as possible while using "common sense" to solve problems such as disease and euthanasia.

Workers at the facility are up in the air. One possibility is using jail trustees.

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN – BROADBAND UPDATE**

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**PUBLIC HEARING AGENDA**

**April 19, 2021, 6:00 p.m. | 213 Persons Street, Fort Valley GA**

**Welcome**

**Review of Broadband Needs**

**Review of Priority Areas**

**Review of Work Program Items**

**Questions/Comments**

- **Greg Boike | [gboike@mg-rc.org](mailto:gboike@mg-rc.org) | 478-722-6945**

