



# 2022—2026 Joint Comprehensive Plan

**Growing** *Our Future* **Sweeter!**

Peach County | City of Byron | City of Fort Valley

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## INTRODUCTION

Created in compliance with the 2018 Planning Regulations from the Georgia Department of Community Affairs, an update to the 2017 Joint Comprehensive Plan for Peach County and the cities of Byron and Fort Valley was adopted on February 17, 2022. 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 public facilities and utilities, public safety, economic development, housing, natural and cultural resources, education, and transportation. For each of these categories, Stakeholders developed a list of goals, needs, and opportunities, and a five-year work program listing specific projects to be undertaken. The plan also details Peach County's future land use to assist in guiding community development.

## PLANNING PROCESS

To formally kick off the update process, Middle Georgia Regional Commission (MGRC) staff met with the local government and the public at a regularly held public meeting. The purpose of this meeting was to inform the elected leadership of the comprehensive planning requirements and 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, economic development practitioners, and citizens.

Peach County, Byron, and Fort Valley also decided that online surveys would be a desirable form of public engagement for the comprehensive plan, so a community survey was also launched at the kickoff public hearing. The online survey received 100 responses, of which 47 indicated that they lived in the City of Byron and 19 indicated that they lived in Fort Valley. Trends from the survey results were presented at stakeholder meetings and were used to guide discussion and prioritization. The survey results are included in Appendix D. Survey respondents were also prompted to join a mailing list for plan stakeholders to stay informed of progress and receive invites to in-depth stakeholder meetings.

The planning process began on September 29, 2021, with the first required public hearing. At the kickoff public hearing for the plan, MGRC staff reiterated the value of public input and solicited members of the public for interest in attending stakeholder meetings. The kickoff public hearing consisted of rich discussion and was attended by about 20 people.

Steering committees meetings on specific topics were held throughout October, November, and December culminating in 12 total meetings, as documented in Appendix B and Appendix C. At each meeting, progress updates were given by MGRC staff and discussion occurred about various elements of the plan. For each in-depth topic, MGRC staff led community members through a guided SWOT process of reviewing pertinent data, discussing community strengths and weaknesses, and determining the clear areas of need or opportunity. These meetings were publicized to the community and were open to the general public. Following these meetings, MGRC staff met individually with each local government to develop their community work program, based on the goals, needs, and opportunities that were developed during the previous sessions. A list of the meetings and the discussion topics is listed below in Table 1:

**Table 1: Comprehensive Plan Update Schedule**

Meeting	Topic	Meeting Date
1	Kickoff Public Hearing – Overview of Comprehensive Planning and Discuss Vision	September 29, 2021
2	Public Health and Safety	October 19, 2021
3	Housing	October 19, 2021
4	Economic Development	October 26, 2021
5	Public Facilities and Utilities	October 26, 2021
6	Natural and Cultural Resources	November 3, 2021
7	Education	November 3, 2021
8	Transportation	November 3, 2021
9	City of Byron Community Work Program	December 1, 2021
10	Peach County Community Work Program	December 1, 2021
11	City of Fort Valley Community Work Program	December 9, 2021
12	Final Public Hearing	December 27, 2021

A preliminary draft of the plan was presented at the second required public hearing. The second hearing was held on December 27, 2021. All documentation of the public hearings can be found in Appendix B. Comments received during the hearing were incorporated into the plan.

A list of all stakeholders who participated in the process of drafting the Comprehensive Plan is included in Table 2 on the following page. Staff from the Middle Georgia Regional Commission owe a debt of gratitude to these individuals who took the time to share their inputs for the future of Peach County and ensure a successful planning process. In addition to the participating individuals, all city and county elected officials in office at the time the planning process began were invited to attend all meetings.

Table 2: Steering Committee

Name	Title	Organization
<b>Local Elected Officials</b>		
Martin Moseley	Chairman	Peach County Board of Commissioners
Shanita Bryant	Commissioner	Peach County Board of Commissioners
Betty Hill	Commissioner	Peach County Board of Commissioners
Roy Lewis	Commissioner	Peach County Board of Commissioners
Wade Yoder	Commissioner	Peach County Board of Commissioners
Michael Chidester	Mayor	City of Byron
Rusty Adams	Councilmember	Byron City Council
Barbara Williams	Mayor	City of Fort Valley
Jimmy Barnes	Councilmember	Fort Valley City Council
Juanita Plant Bryant	Councilmember	Fort Valley City Council
Carla Gowen	Councilmember	Fort Valley City Council
Fred Van Hartesveldt	Councilmember	Fort Valley City Council
Terry Deese	Sheriff	Peach County
Al Horton	Chairman	Fort Valley Utility Commission
B.J. Walker	Chairman	Peach County Board of Education
<b>Local City/County Staff</b>		
Michaela Jones	County Administrator	Peach County
April Hodges	Asst. County Administrator/County Clerk	Peach County
Tiffany Sandefur	City Administrator	City of Byron
Telina Allred	City Clerk	City of Byron
Tiffany Bibb	Public Works Director	City of Byron
Wesley Cannon	Chief of Police	City of Byron
Josh Riley	Fire Chief	City of Byron
Scakajawea Wright	Interim City Administrator	City of Fort Valley
Dianne Woodson	Human Resources Director	City of Fort Valley
Gary Lee	Economic Development Director	City of Fort Valley
Vernon Kendrick	Public Works Director	City of Fort Valley
Lawrence Spurgeon	Public Safety Director	City of Fort Valley
B.J. Walker	Executive Director	Development Authority of Peach County
Jill Bowen	Project Manager	Development Authority of Peach County
Jann Culpepper	Executive Director	Keep Peach County Clean and Beautiful

**Table 2 (cont.): Steering Committee**

<b>Peach County School District Staff</b>		
<b>Lionel Brown</b>	Superintendent of Schools	Peach County School District
<b>Wanda Stewart</b>	Assistant Superintendent of Curriculum	Peach County School District
<b>Shannon Dotsikas</b>	Director of Human Resources	Peach County School District
<b>Jacob Gresham</b>	Director of Technology	Peach County School District
<b>Carmen Horton</b>	Gifted Services Director	Peach County School District
<b>Mallerina Marshall</b>	Director of Title I Programs	Peach County School District
<b>Sylvia Rose</b>	Coordinator of Elementary School Improvement	Peach County School District
<b>Gentry Trice</b>	Director of Student Services	Peach County School District
<b>Amanda Brantley</b>	Principal	Byron Elementary School
<b>Damika Glover</b>	Principal	Hunt Elementary School
<b>Brandon Hall</b>	Principal	Kay Road Elementary School
<b>Norika Blanton</b>	Assistant Principal	Kay Road Elementary School
<b>Ken Hartley</b>	Principal	Peach County High School
<b>James Lasseter</b>	CTAE Director and Assistant Principal	Peach County High School
<b>General Public Stakeholders</b>		
<b>James Adams</b>	Citizen	Byron
<b>Charles Blankenship</b>	Retired Citizen	Byron
<b>Tisa Horton</b>	Manager	Austin Theatre
<b>Talisha Moody</b>	Citizen	Fort Valley
<b>Ken Prince</b>	Businessman	Fort Valley
<b>Janet Scott</b>	Retired Citizen	Fort Valley
<b>Johnny Scott III</b>	Retired Citizen	Fort Valley
<b>Barbera Smith</b>	Citizen	Fort Valley
<b>Kristi Watkins</b>	Citizen	Byron



*Photo 1: Stakeholder meeting on education in Peach County*

## COMMUNITY VISION

The plan stakeholders developed the following vision during the first meeting in September 2021. It is based on the vision from the 2017 Comprehensive Plan and was further refined for this planning cycle. The vision illustrates the ideal conditions for the community. The discussion of the community vision informed each of the goals throughout the planning process with a focus on how specific actions could help the community reach its ideal state.

“ *Peach County and the cities of Byron and Fort Valley...*

*Where a high quality of life exists for all ages, complete with exceptional education, premier recreation opportunities, and easy access to healthcare, housing, and household needs. Rich history, tourism, and agriculture will continue to be our assets. We will strive to create a physically and digitally connected community, the product of a well-trained workforce, successful local industries, and access to the state transportation network.* ”



## PUBLIC SAFETY AND HEALTH

### GOALS



Ensure protection of life and property with reliable and consistent fire protection.



Provide quality physical and mental health services to Peach County residents.



Provide quality police, code enforcement, and animal control services.

### NEEDS AND OPPORTUNITIES

- 1) Need to lower crimes rates and improve the perception of community safety with a focus on community reinvestment.

During the Public Safety and Health stakeholder sessions, participants discussed statistics from the Georgia Bureau of Investigation that indicated high crime rates within parts of Peach County. While additional data is certainly needed, community leaders were concerned about the data and identified a need to focus on crime prevention. The cities and county are committed to providing a safe community and look forward to taking steps in this direction. Specifically, public safety personnel for the City of Byron, the City of Fort Valley, and Peach County see opportunities to lower the crime rate through community outreach and investment. The county and cities plan to do this by supporting community reinvestment opportunities that will help to drive a decline in crime. Law enforcement personnel also have the opportunity to focus on building trust with the broader community. The City of Fort Valley received a grant from the U.S. Department of Justice through the Rural Violent Crime Reduction Initiative. This funding will assist the City of Fort Valley Police Department in increasing its number of patrols and stationing officers more regularly in neighborhoods that have been hotspots for violent crime. The city believes that this project will create a stronger relationship between the community and police and will combat rising issues with violent crime.



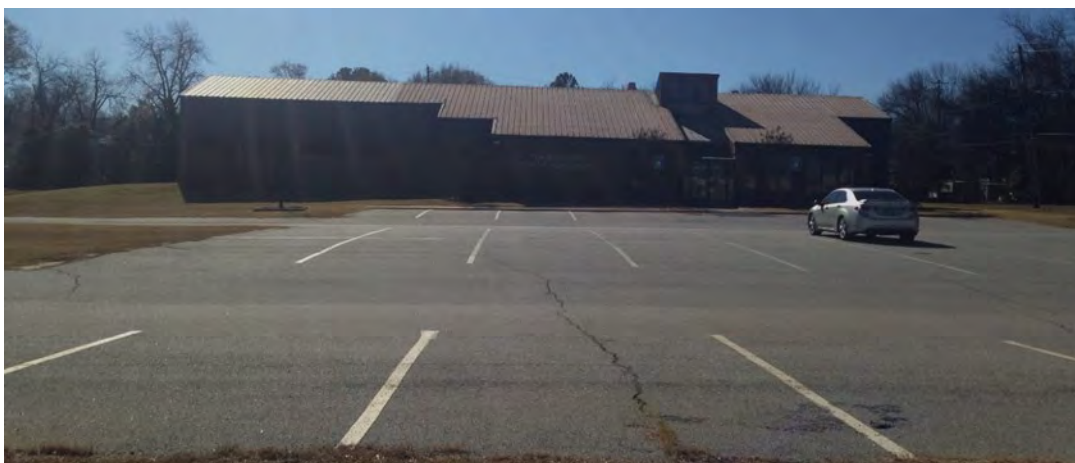
## 2) Consider efficiencies in new partnerships, service coordination, and consolidation.

Citizens and elected officials all noted that there could be improvements in response times and cooperation between departments. Citizens noted occasionally having to wait long periods of time for 911 response due to confusion on which jurisdiction the call falls within. On other occasions, multiple agencies have responded due to similar confusion. This may be partially due to the large number of entities providing services within a rather small geographic area. Some cities also service areas considerably larger than their core commercial districts and residential neighborhoods. Peach County and the cities of Byron and Fort Valley see a potential to explore opportunities to increase police, fire, and EMS efficiency and response times through cooperation and collaboration.



*Photo 2: Three different cities all have municipal boundaries nearly touching each other in a very small area.*

New regional partnerships may also provide settings for collaboration and the provision of new services. In 2019, the Phoenix Center stopped providing mental health services in the Peach County area, and the community, along with neighboring Houston County and Crawford County, was absorbed into the service area of Middle Flint Behavioral HealthCare (BHC). Middle Flint BHC now serves a large 11-county region. Meanwhile, Peach County is interested in opportunities to support the new partnership and potentially bring mental health services to a location in the community. This is just one example of a potential regional collaboration that could support new service provision for residents of Peach County.



*Photo 3: The old Peach County Health Department requires renovations, but could again be made into a facility providing services such as mental health*

## PUBLIC FACILITIES AND UTILITIES

### GOALS



Address stormwater drainage challenges throughout the community.



Expand the availability of services in unincorporated Peach County.



Ensure the preventative maintenance of public facilities and utilities.



Provide premiere recreational opportunities to all residents in Peach County.

### NEEDS AND OPPORTUNITIES

- 1) Engage in long-term strategic planning in Peach County, the City of Fort Valley, and the City of Byron for future development, growth, and expansion.

One need that came out of discussions with stakeholders was that in many areas services were almost or at capacity and they would need to start planning for future growth. This includes the total wastewater treatment capacity for the Fort Valley Utility Commission, as well as the water supply capacity for the City of Byron's Benjamin Hawkins Industrial Park. Stakeholders also noted that some people were still without public water or sewer in certain unincorporated areas. Each jurisdiction must evaluate the capacity of its water, wastewater, and stormwater systems and determine if expansion, rehabilitation, or enhancement will be necessary to serve current and future residents. This analysis is particularly necessary as providers explore services in more rural areas of the county, as it will be more difficult to break even on the costs of expansion given the number of new customers to potentially be added. As a point of comparison, nearby residents of unincorporated Crawford County pay water bills nearly 1.5 times more expensive than do City of Fort Valley residents, due in part to the density of customers they serve.

## 2) Need for a multi-use facility to support recreational activities for the citizens of Peach County Georgia.

While Peach County, Fort Valley, and Byron have many great recreational facilities, something they are missing is a multi-use facility that could serve as a gathering place for citizens including the aging population, clubs, teams, and others. The development of a new indoor sports and recreation facility was noted in the planning process as a significant priority among stakeholders. Such a multi-use facility would provide opportunities for interaction, inclusivity, and community learning. It would also be a place for citizens of all ages to participate in recreational or learning activities. The county would intend to have such a facility centrally located in the county so that it would be convenient for a wide variety of users.



*Photo 4: The City of Warner Robins completed development of its North Houston Sports Complex in 2021, at a cost of approximately \$18 million*

## 3) Opportunity for investment in the beautification of South Peach Park.

During stakeholder meetings, it was mentioned that the county parks could use additional beautification work. South Peach Park in particular, while a great resource, has a lack of seating. It was also noted that the park could use new flowers, trees, and plants. There is an opportunity to add more greenery, art, and seating to South Peach Park to make it a more inviting, accessible, and fun atmosphere. These improvements will encourage great use of the park, which can help maintain the bond of the community of Peach County. North Peach Park would also benefit from new investment in beautification; however, a few more volunteer groups have traditionally been available to support that facility.



*Photo 5: A new playground was added to South Peach Park in 2020*

## ECONOMIC DEVELOPMENT

### GOALS



Retain and grow existing industries and businesses.



Attract new development and diversify industry within the community.



Establish businesses that meet the needs and wants of residents and visitors.

### NEEDS AND OPPORTUNITIES

- 1) Target high-paying jobs in the county’s specialized fields of advanced manufacturing and precision agriculture.

As Peach County leaders look to enhancing the economic development product of the community, a key focus is on recruiting high-paying jobs that will attract talented employees and bring a stable base of employees who will make Peach County their long-term home. While Peach County’s strategic location could attract any number of businesses, particularly in the warehousing and distributions sectors along I-75, a greater focus is on leveraging the skill sets to ensure that those looking for work in Peach County can make a high-quality livelihood for themselves and their families.



*Photo 6: A new Blue Bird electric school bus*

The county’s industrial sector is anchored by Blue Bird, which has been producing school buses in Fort Valley since 1927. With Blue Bird now leading on cleaner school bus technologies, the company’s demand for talented workers in Peach County is likely to remain very high.



*Photo 7: Pure Flavor opened a 25-acre greenhouse in 2018, growing cucumbers and tomatoes year round*

Similarly, agriculture has been a driving force in the Peach County economy since before the county was even created. Large farms such as Lane Southern Orchards and Pearson Farms have been growing Georgia peaches and pecans for more than 100 years. These farms, along with new entrants to the market like Pure Flavor, increasingly rely on more advanced technology to reliably produce quality products.

## **2) Opportunity to grow the tax base with large-scale investments.**

While Peach County maintains a growing commercial base on I-75, the county remains rather rural at heart, with ample tracts of land that could support large-scale investments that are capital intensive without creating intrusions on quality of life for neighboring residents and businesses. One such use would be a data center, provided that broadband infrastructure improvements occur as planned over the next several years. Data centers generate significant local taxes for the community but have a minimal demand for services. Even less intensive would be a utility-scale solar installation like the ones seen in Houston County south of Perry or Taylor County just west of the City of Butler.

### 3) Need to invest in the revitalization of historic downtown areas.

Finally, an essential improvement in the quality of life for many residents would be a focus on revitalizing historic downtown areas so that there are ample inviting locations available for people to dine, shop, and socialize. Participants in the planning process stated that they wanted an emphasis placed on the revitalization of downtown commercial districts. What this looked like for many residents was a variety of shops, restaurants, and services in a safe and aesthetically pleasing environment. Historic building facades, outdoor seating areas, and clear signage were among the factors that were pleasing to downtown patrons. A number of stakeholders also saw the value in loft apartments and other types of downtown residences that would attract people to the area. Those familiar with the surrounding Middle Georgia area were particularly impressed with the success that the neighboring community of Perry had seen in its downtown redevelopment efforts. While a bit larger than Fort Valley or Byron, there may certainly be opportunities to learn from the successes of Perry in applying them to Peach County.

Barriers noted to redevelopment include utility fees and a challenging permitting environment to navigate, according to some business representatives. Local and state regulations regarding the sale of alcohol also posed some challenges, especially in Byron, which has a large number of religious facilities near its downtown area and major shopping corridors. The city is looking to address these challenges where it can.



*Photo 8: Downtown Fort Valley, ca. 1910s*

## EDUCATION

### GOAL



Ensure quality education and workforce training opportunities for a better quality of life.

### NEEDS AND OPPORTUNITIES

- 1) Need for more parent, local business, and overall community involvement in the Peach County school systems.

Stakeholders noted that there is a lack of participation by the community with the school system. The Peach County School system wants to facilitate more trust, cooperation, and involvement between the community as a whole and the educators working with the children of Peach County to improve academic performance. School administrators believe that expectations can be raised for what students can achieve academically, but that parents must be part of the process.



*Photo 9: The new Peach County High School building opened for classes in August 2021*

Likewise, the community has a role to play in partnership with the schools. Peach County is in the early phases of launching a robotics and STEM partnership with Robins Air Force Base, which will foster student interest in the high-tech career fields needed in the future. Fort Valley State University also remains a key partner to the Peach County schools. However, greater reciprocity between the schools and businesses in the Peach County community would benefit younger students as well—particularly if local students were able to undertake apprenticeship or internship opportunities with local businesses or industries. However, the schools have seen little interest from possible private sector partners to date.

## 2) Need for more support from Central Georgia Technical College and more local programs hosted in Peach County.

Peach County stakeholders also noted that they would like to see a larger focus on Workforce development to better the quality of life in the county. While Central Georgia Technical College (CGTC) does have a Workforce Development Center established in Fort Valley, it is not currently offering general workforce development courses at that location. A handful of trainings are held for Blue Bird, but the facility is overall underutilized. This is a problem for the community, as many local businesses are having difficulty finding individuals with the interest and ability to work for them. CGTC does offer classes at their larger campuses in Macon and Warner Robins, but many community leaders believe that the local center is underutilized.

Peach County needs to encourage more courses to be located at the Fort Valley campus so that a greater number of residents can have easy access to workforce development services. This will, in turn, benefit the businesses and entrepreneurs of Peach County. Some opportunities for additional usage include partnerships with the Peach County Board of Education on programs such as warehouse management or the culinary arts. Alternatively, working directly with CGTC, particularly with the support of the Middle Georgia Consortium, could also provide a greater variety of local opportunities for those who want to find work in the community. Finally, Fort Valley State University will also continue to be a strong community partner that will enhance the local workforce, even if its programs are not directly correlated with job training needs.



*Photo 10: The Peach County Workforce Development Center is believed to be underutilized by some local community members. Additional opportunities for new classes may exist.*



## HOUSING

### GOALS



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



Foster the development of quality housing and neighborhoods.



Encourage residents and landlords to invest in their properties.

### NEEDS AND OPPORTUNITIES

- 1) Consistent, effective, and recurring enforcement of building codes and blight ordinances are needed.

The greatest need identified by those participating in the planning process was for effective code enforcement to ensure that residents are living in safe, structurally-sound homes and that communities do not fall victim to a negative spiral of blight and disinvestment. Some residents expressed concern regarding inconsistency between how each local government enforced its blight regulations. Some also expressed concern about the amount of work required of individual homeowners to address complaints. However, the greatest consensus was that additional attention was warranted. Furthermore, once a property is noted to be out of compliance with the appropriate building codes and/or blight ordinances, regular follow-up is inevitably required to ensure that problems are addressed and do not return in worse condition than before. For elderly and low-income homeowners, there is an acute interest in making sure that housing assistance is made available. For those who are leasing their properties out to tenants, the focus is even more so on the landlord's responsibilities to provide accommodations in a suitably habitable environment. The major theme of the community was wanting each other to take pride in the community and to cooperate with efforts to keep the community safe and clean.



*Photo 11: Several homes identified in a 2018 application by the City of Fort Valley for housing rehabilitation assistance*

2) Monitor economic conditions and leverage partnerships to address the shortage of homes that are both desirable and affordable.

A substantial number of survey respondents noted that housing affordability was a significant issue. Particularly of concern were affordable rental units, as well as affordable homes for first-time homebuyers. Peach County is not unique in this trend of citizens experiencing dissatisfaction with the currently available housing stock, and many similar cities and counties are looking for solutions. Federal tax credit programs can certainly assist in the development of new housing for low-income persons. Senior housing can also be federally supported and was very popular in survey results for the county. However, significantly fewer individuals desired new housing in the form of apartments, duplexes, or townhomes, which can be one source of new affordable housing for middle-income earners. Instead, survey respondents particularly wished to see new, affordable, detached, single-family housing, especially on larger lots. Today, however, this is not an economically feasible proposition for most home builders. As such, the community will need to remain nimble and ready to respond with codes to incentivize affordable and attractive new housing development.

## NATURAL AND CULTURAL RESOURCES

### GOAL



Effectively preserve, protect, and promote the county's natural and cultural resources.

### NEEDS AND OPPORTUNITIES

#### 1) Opportunity to reuse older public buildings as community assets.

Peach County has a lovely stock of historic buildings, especially in and around the City of Fort Valley. These buildings can be a tremendous asset to the aesthetic feel of the community, but often require significant investment to remain in active and frequent use. For public buildings, there are fewer grants or incentives in place, but these structures can be some of the most effective enduring landmarks within a community. County stakeholders recognized throughout the planning process that they have a real opportunity to reuse some of these older facilities that serve as community focal points. Old school buildings are a particularly great opportunity, as many of them are located in more traditionally residential neighborhoods and can be effective assets within walking distance.



*Photo 12 (above): Fort Valley High School was recently converted into senior apartments using Low-Income Housing Tax Credits (LIHTC)*

*Photo 13 (right): The Hunt High School gymnasium, recently added to the National Register of Historic Places, is now a community center. The adjacent school buildings are currently used as office space, but may have additional potential for reuse.*



## 2) Leverage the Georgia Peach Festival for greater impact as a focal point for civic life.

The Georgia Peach Festival celebrated its 35<sup>th</sup> anniversary in 2021. Given the importance of agriculture to the Peach County community (not to mention the obvious namesake of the county), the festival is the largest and most well-known event for the community. With that said, community stakeholders see an opportunity to better leverage the festival as a tourist attraction and as a highlight of the year. Indeed, the recent community branding efforts have also tied Peach County more directly to the peach-growing industry.

The Georgia Peach Festival is a weeklong celebration, but some community leaders noted that it had seemingly lost momentum throughout the week. Some individuals were also confused by the activities occurring one weekend in Fort Valley and the other weekend in Byron. Some individuals noted that it felt like two separate festivals were being held, rather than one prolonged celebration for the community. Stakeholders discussed a variety of potential options, ranging from narrowing down the festival to one core weekend to expanding the weeklong programming. Additional promotion of the festival at a regional and statewide level is also an option. While exact strategies remain a topic for discussion, there is consensus that the opportunity exists to get more economic impact out of the community's festivals and events—particularly the Georgia Peach Festival, as a flagship event for the county.



*Photo 14: The Georgia Peach Festival is home to the world's largest peach cobbler, seen above. The cobbler takes five hours to complete and uses 75 gallons of sliced fresh Georgia peaches from Lane Southern Orchards. (Photo and description courtesy of the Georgia Peach Festival)*

# TRANSPORTATION

## GOALS



Improve transportation infrastructure to better serve Peach County residents and visitors.



Ensure that safe, reliable, sufficient, and accessible transportation opportunities are available for everyone

## NEEDS AND OPPORTUNITIES

### 1) Leverage the newly adopted TSPLOST for transportation network improvements.

Peach County voters passed the county’s 5-year TSPLOST on November 2, 2021, which is projected to provide up to \$27 million in critical transportation infrastructure improvements. Residents and elected leaders agreed on the need for repairing and repaving damaged roads and neighborhood streets and traffic control improvements. As the roads throughout Peach County get older, additional maintenance will be needed. This funding will also allow roads to be made safer and will help develop more effective connecting roads through the county.

### 2) Enhance commercial corridors to improve traffic flow.



Peach County and the cities of Byron and Fort Valley share an abundance of major roads and corridors such as Interstate 75, U.S. Highway 341, GA Highway 49, and GA Highway 96. Norfolk Southern also has a large railway that runs throughout the county. The large amount of activity from the rail and road systems can create severe

*Photo 15: Slow moving and stalled trains in Fort Valley is a major barrier to effective traffic flow in downtown. (Photo Credit: WGXA News)*

traffic congestion. Most notably, the railroad switch in downtown Fort Valley continues to impede the flow of traffic despite efforts to improve mobility. Many residents reported concerns with neighborhood streets becoming congested more frequently by semi-trucks as commercial corridors swell at peak traffic hours, particularly if blockages are occurring on the main commercial thoroughfares. Fort Valley, Peach County, and GDOT (PI #0017391) are currently partnering with Norfolk Southern on improvements at one of the worse crossing points along US-341 at the State Route 7 Connector.

Furthermore, some large-scale projects, such as widening the two-lane sections of U.S. Highway 341, GA Highway 49, and GA Highway 96 could also improve traffic flow. A specific priority for the region has been to widen GA-96 to four-lane traffic from the Fall Line Freeway (GA Highway 540) in Peach County over to Interstate 16 in Twiggs County.

### 3) Further develop a network of bike and pedestrian infrastructure.

Just as Peach County has a very active rail line, there are also a number of older, abandoned rail spurs throughout the community, especially around Fort Valley. As a result, Peach County has a tremendous opportunity to convert some of these railbeds into a rail-trail network throughout the community. This would improve community safety and aesthetics while also enhancing mobility. Other major priorities for bike and pedestrian infrastructure would include extending sidewalks and connecting parks and recreational sites to the surrounding neighborhoods.



*Photo 16: North Peach Park has a nice trail network, but no sidewalks connecting out into the community*

### 4) Publicize 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. The 5311 Program, alone, accounted for 8,488 trips in Fiscal Year 2020. Unfortunately, many residents and prospective transit users are seemingly unaware of the availability of the demand-response shuttle service in Peach County. Publicizing its availability, especially to those members of the community most likely to utilize these services, will offset operational costs by increasing toll revenues. Notifications posted in church bulletins, dialysis clinics and other healthcare facilities, and other local businesses may better reach populations that rarely seek information online.

## REFERENCE TO METROPOLITAN TRANSPORTATION PLAN

Under the Comprehensive Plan Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-.03, Section (7), the transportation element of the is required in the comprehensive plan for Peach County and the City of Byron. The Warner Robins Area Transportation Study (WRATS) is the Metropolitan Planning Organization, which covers each of these communities. As permitted under the planning regulations, the 2045 Metropolitan Transportation Plan (MTP), adopted October 21, 2020, is incorporated by reference as a substitute for the required transportation element. The communities of Peach County believe that this comprehensive plan is consistent with the goals, objectives, and strategies of the MTP. These goals are described further below:



Photo 17 – WRATS 2045 MTP

### 1) Economic Vitality

- Minimize work trip and congestion delays
- Increase the efficiency in the movement of goods and services

### 2) Safety and Security

- Ensure all transportation systems are structurally and operationally safe and secure
- Minimize frequency and severity of vehicular accidents
- Improve, eliminate, or consolidate at grade rail crossings
- Promote continuity with applicable state and local emergency preparedness plans

### 3) Accessibility, Mobility, and Connectivity

- Minimize congestion delays
- Maximize regional population and employment accessibility
- Provide efficient and reliable freight movement
- Encourage transportation services for the transportation disadvantaged
- Encourage non-motorized modes

**4) Environment and Quality of Life**

- Protect wetlands, historic resources, neighborhoods, recreational facilities and other important resources
- Support infill development
- Provide access to essential services

**5) Multimodal System**

- Provide for a connected bicycle and pedestrian network
- Provide for safe access between residential and activity centers
- Minimize network deficiencies and impacts on efficient freight mobility and access

**6) Management and Preservation of the Existing Transportation System**

- Require improvements necessary to accommodate future growth in the development review process
- Review all development proposals for transportation impacts
- Maximize efficiency of signalized intersections
- Expand the use of Intelligent Transportation Systems
- Maintain the existing transportation system

**7) Resiliency and Reliability**

- Minimize delays due to recurring and non-recurring congestion
- Coordinate with local and state emergency management agencies
- Identify vulnerable areas of the system that impact the reliability of travel
- and identify strategies to address
- Review transportation projects to ensure minimal stormwater impacts

**8) Travel and Tourism**

- Promote regional connectivity
- Promote transportation investments and strategies that provide access to tourist attractions

By the incorporation of the 2045 Metropolitan Transportation Plan (MTP), Peach County and the city of Byron make it their intention to pursue the aforementioned goals and the additional strategies and work programs detailed within the full plan.



## BROADBAND SERVICES

### GOAL



Ensure access to affordable and reliable internet service at speeds fast enough to support video conferencing, telework, and online classes.

### NEEDS AND OPPORTUNITIES

Discussions with local elected officials, city and county staff, local business 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 service disruptions 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 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 obvious.

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

Among the lucky residents who can 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 is 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). On October 1, 2020, AT&T stopped selling DSL connections as part of a planned phase-out. As a result, thousands of Peach County residents are left with no options to upgrade, and new homeowners lack any 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 a fiber connection, residents are paying upwards of \$125 per month for fiber service that does not meet the definition of broadband speeds. As a result, the 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.

**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, some 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.

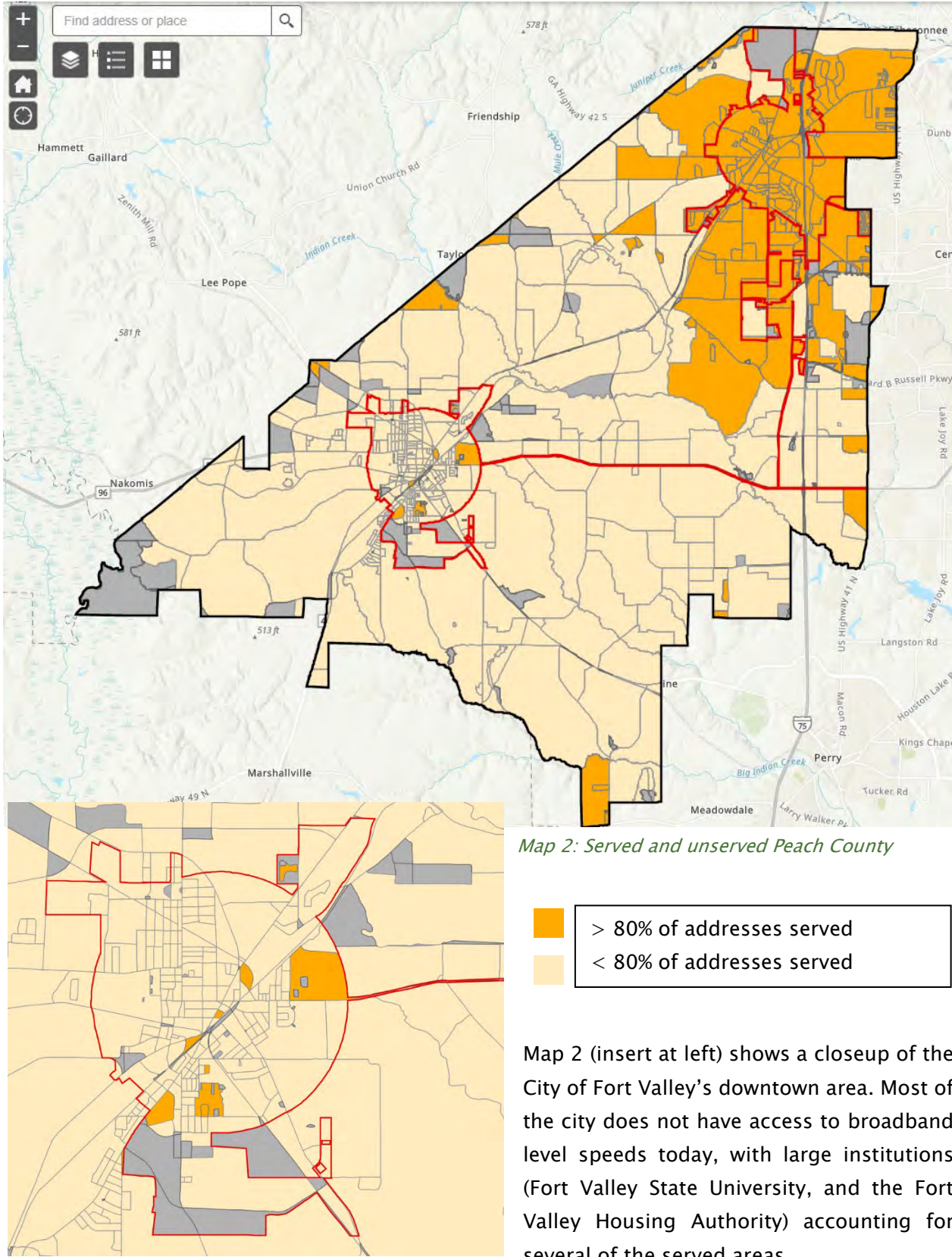
**6) An opportunity exists to coordinate with Flint Energies on new broadband services.**

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**

Generally, the northern parts of Peach County are 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. The following maps provide an overview of the geographic concentrations of served and unserved areas. An interactive version of the map can be found at <https://tinyurl.com/PeachCoBroadband>.

Map 1 (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. As seen on Map 1 and throughout this section, Census blocks shaded in gray do not have sufficient locations from which to collect accurate data.



Map 2: Served and unserved Peach County

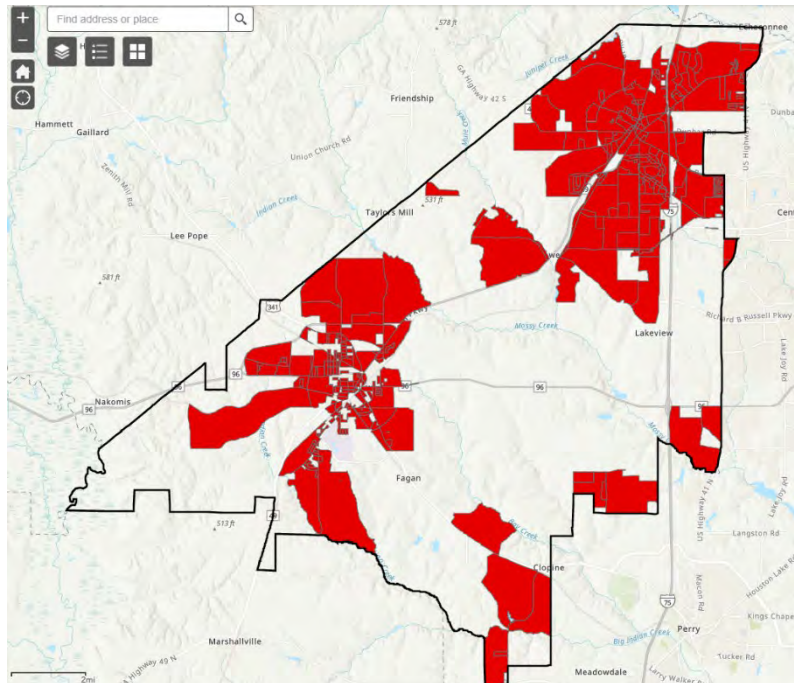
	> 80% of addresses served
	< 80% of addresses served

Map 2 (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.

Map 1: Fort Valley inset

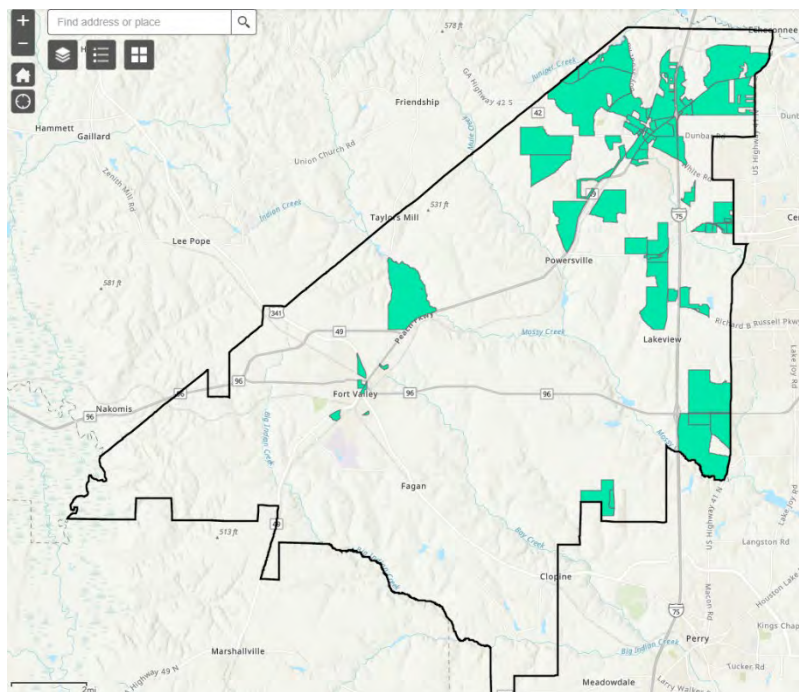
In terms of what types of services are available and which providers are actively serving an area, data is available from the Federal Communications Commission (FCC). The FCC's map is at <https://broadbandmap.fcc.gov/>.

This data differs from the State of Georgia data due to a broader definition of what it means for an area to be “served.” Data is shown for the terrestrial, fixed services, provided through a cable modem (Map 3) and optical fiber (Map 4), which are generally the fastest and most reliable services.



Map 3: Available cable internet service

The service areas for both technologies are fairly limited. Service via a cable modem is provided in northern Peach County by Cox Communications and in southern Peach County by Hargray Communications. Fiber services are typically offered by Windstream, where available. A handful of smaller private fiber networks also exist, but they have minimal coverage.

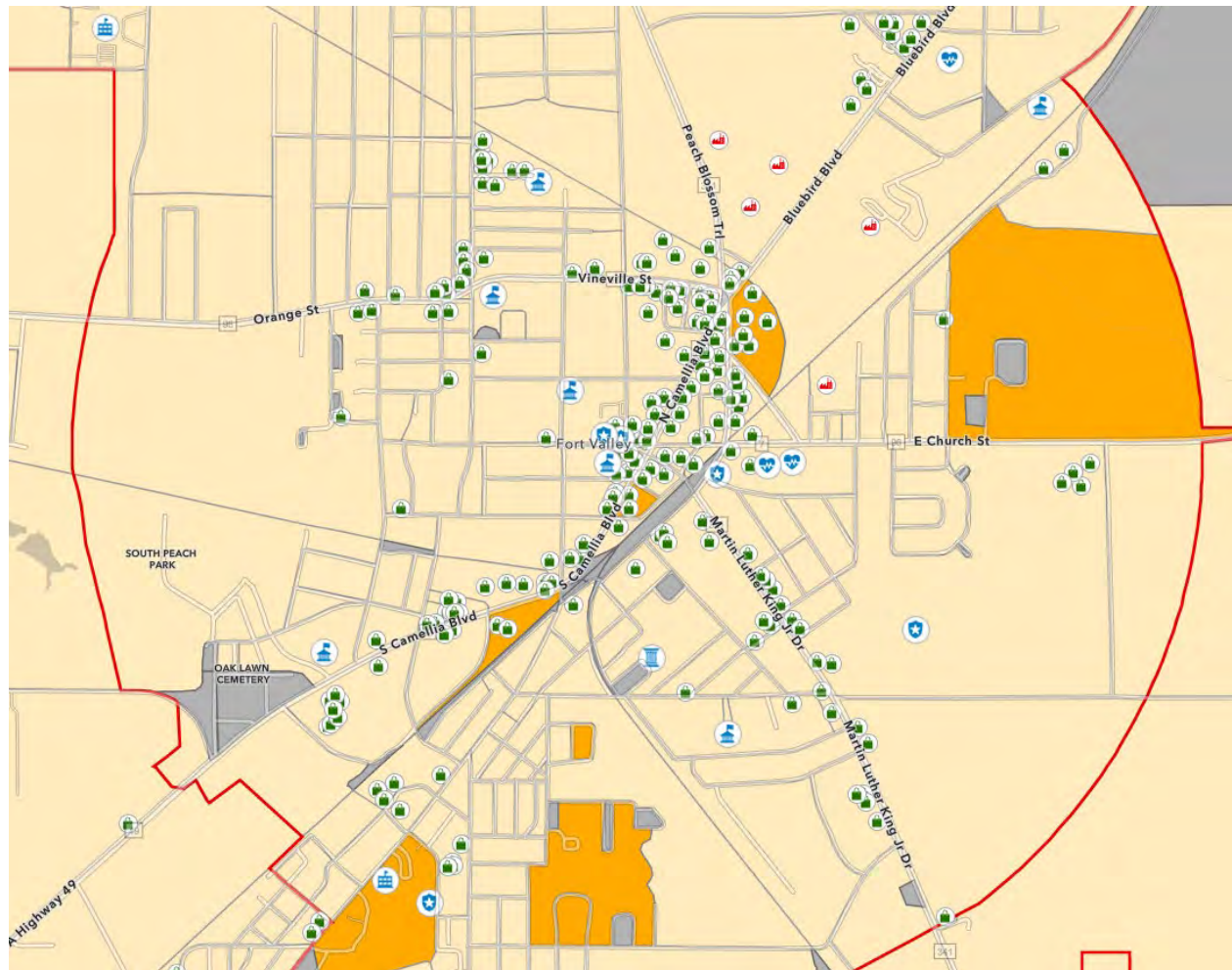


Map 4: Available fiber internet service

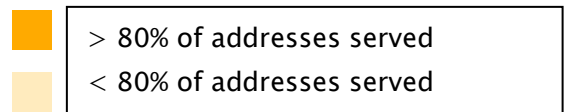
Another available technology is a terrestrial fixed wireless system, which operates by sending data between a home receiver and a wireless transmitter located in the area. The availability of fixed wireless effectively mirrors the availability of internet services via cable modem. This technology is 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 but discussed needing to directly contact their internet service provider for the option.

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

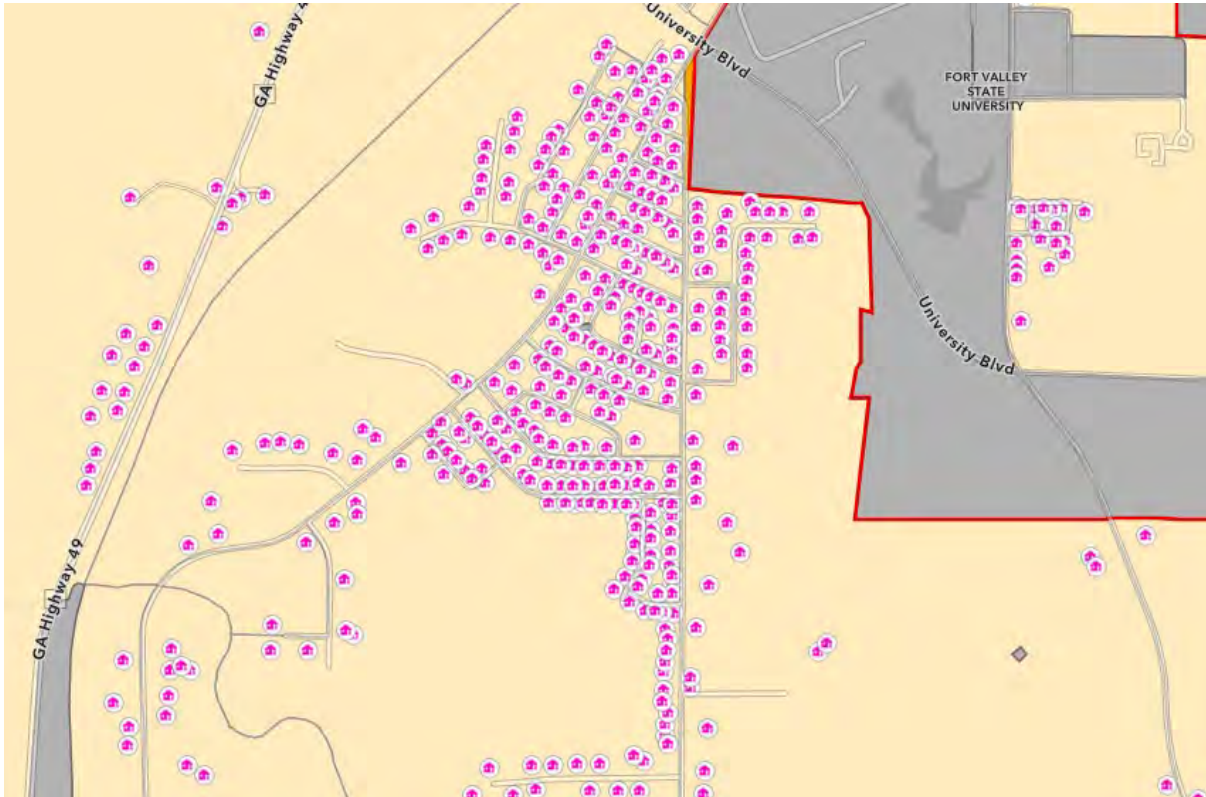
**Fort Valley** – For both businesses and critical community facilities, downtown Fort Valley is a significantly underserved area. Map 5 (below) demonstrates the notable service gaps. The story is identical in the neighborhoods that surround downtown, where most homes are also unserved.



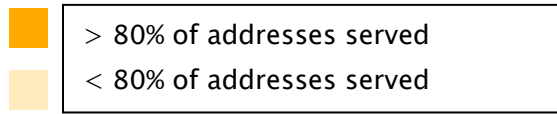
Map 5: Underserved businesses and community facilities in downtown Fort Valley



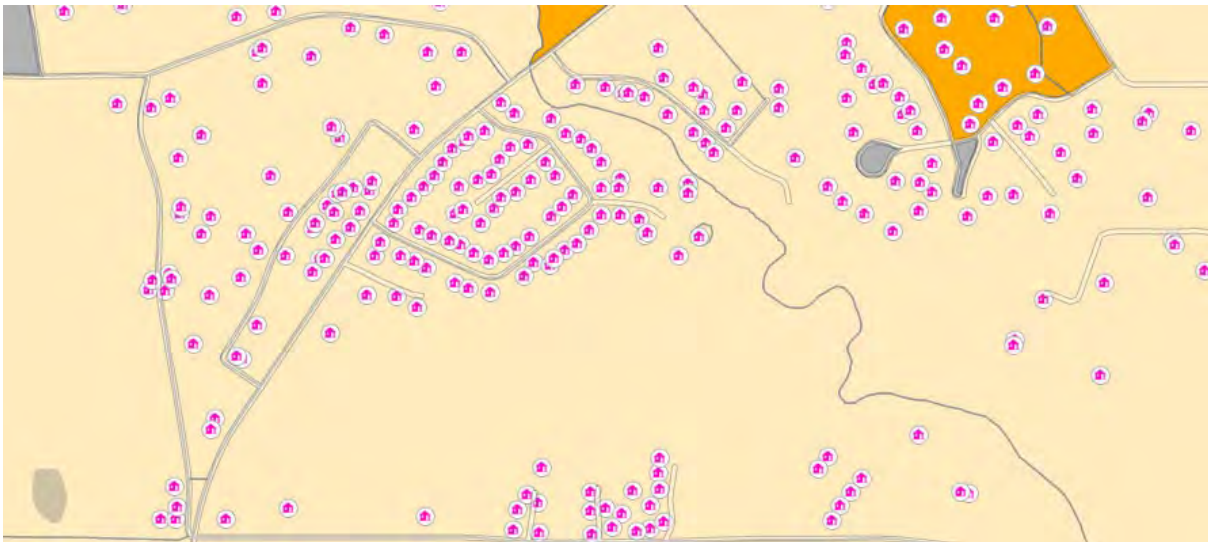
**Willow Lake** – This dense neighborhood southwest of Fort Valley and adjacent to the Fort Valley State University campus has broadband service rates of around 20 percent, despite a large concentration of homes (see Map 6, following page)



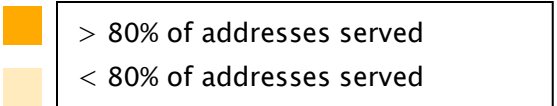
Map 6: Unserved homes in Willow Lake neighborhood



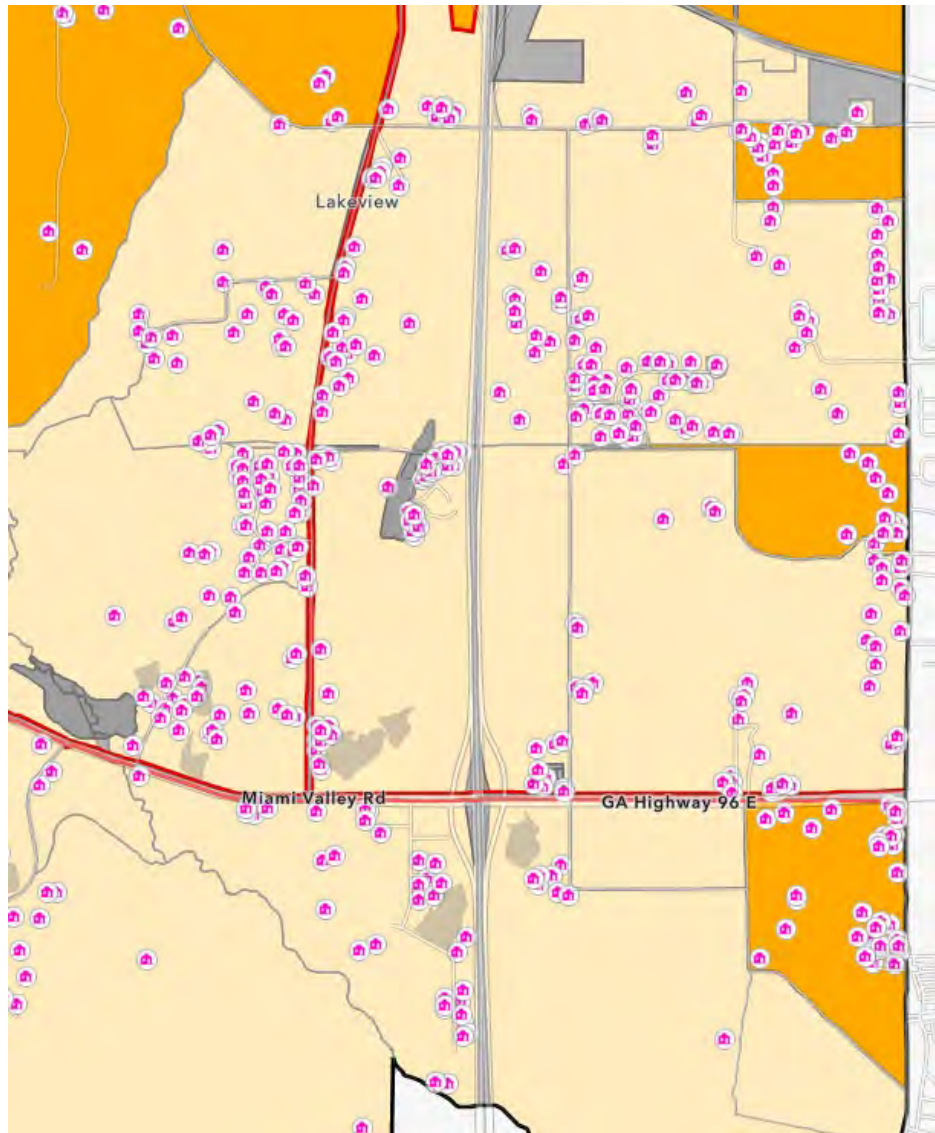
**Moseley Road @ Wesley Chapel Road** – This area is right at the edge of the Cox and Windstream service areas to the southwest of Byron (Map 7). Only about a quarter of residents are served.



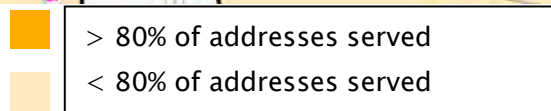
Map 7: Unserved residences along Moseley Road



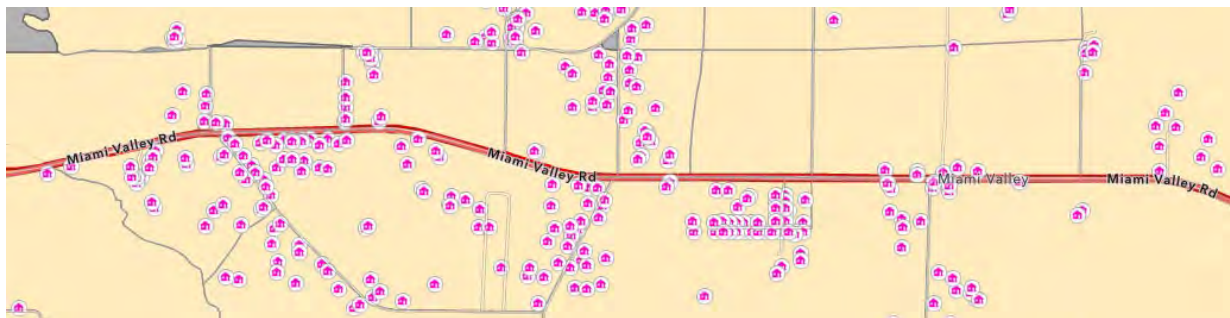
**I-75 Corridor, South of Lakeview Road** – The neighborhoods along Housers Mill Road and Aultman Road (located on opposite sides of I-75) are more largely unserved areas near homes with adequate service. (Map 8) In particular, residents living in the Country Meadows subdivision came to share concerns at public meetings. Also found near here is the large intersection of GA-96 with I-75. This is an opportunity for new development if faster broadband service is made available.



Map 8 (above): Unserved homes along I-75



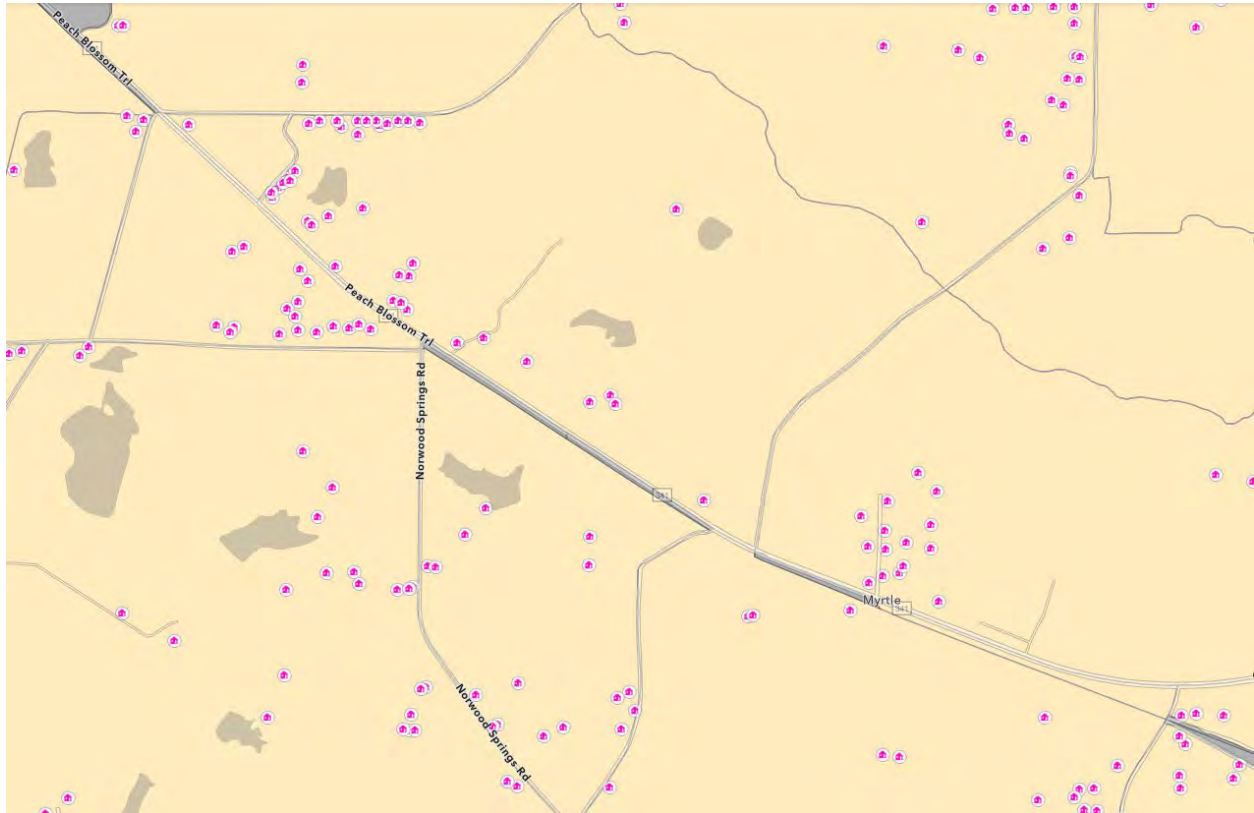
Map 9 (below): Unserved homes along GA-96



**GA-96 Corridor, from East of Fort Valley to I-75** – Beyond the interstate access points, the GA-96 corridor more broadly is also underserved (Map 9).

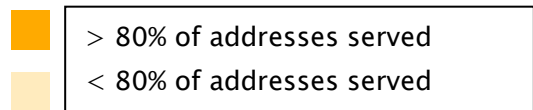
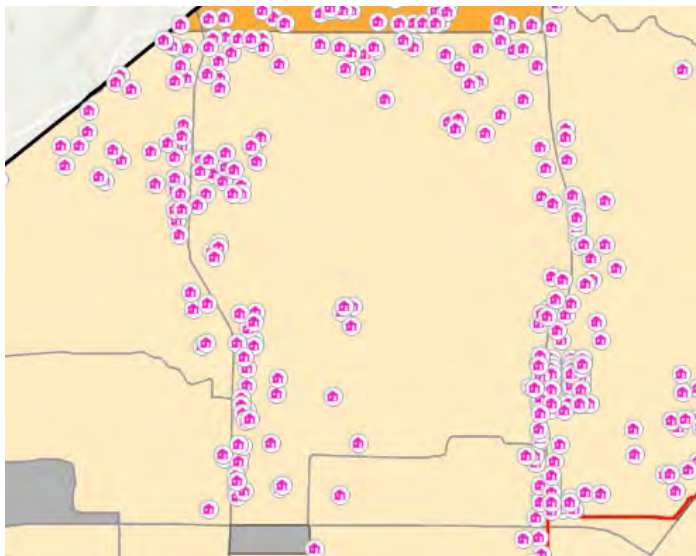


**US-341 Corridor, Between Fort Valley and Perry** – This area is a bit more sparsely populated than other parts of the county but is almost completely unserved. New businesses also have a particular opportunity to grow and develop in this area because of its inclusion as a Federal Opportunity Zone as well. As such, the US-341 corridor, including Camp John Hope Road, is another focus area (Map 10).



Map 10 (above): Unserved homes along US-341 corridor

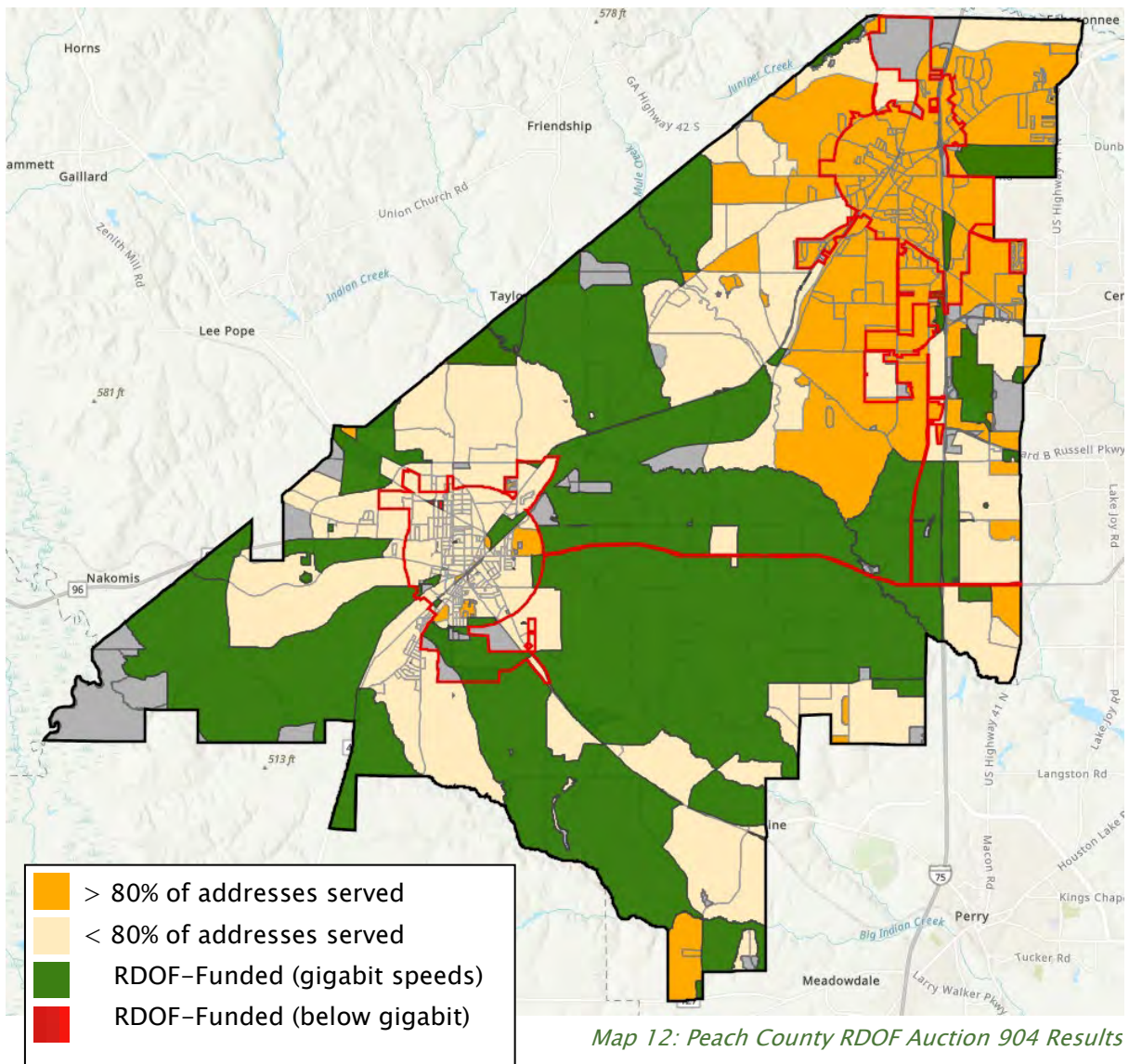
Map 11 (below): Unserved homes north of Fort Valley



**North of Fort Valley** – Finally, the areas along Woolfolk Road and Taylors Mill Road north of Fort Valley (Map 11) also lack service, despite a decent clustering of homes, and the availability of broadband services further north and in neighboring Crawford County.

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

Collectively, the areas noted above are prime candidates for additional broadband service expansion; however, the goal remains that every resident will have broadband access. Action items are noted in the community work programs. One such item is support for Flint Energies to expand their service area, which has been made possible under the FCC Rural Digital Opportunity Fund (RDOF). This auction 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. This will be done in partnership with Flint Energies and their partner Conexon Connect. 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. These areas will be top priorities for other funding streams.



## 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 maps were created based on the land use maps implemented following the 2017 Comprehensive Plan. Representatives from each local government were asked about their desired updates and changes to the 2017 map, and these changes are referenced in the maps at the end of this section.

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. A large share of economic growth in Peach County is tied to agriculture. Greater interest has been taken in expanding agriculture and forestry land use to encourage agritourism growth.



Photo 18: Peaches packed for sale at Lane Southern Orchards, the county's largest agritourism destination

**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 weather the economic distress of COVID-19 with several local shops and businesses remaining. These services are key to meeting the needs of the community and surrounding areas. As mentioned previously, additional entertainment opportunities are greatly needed. The Austin Theatre is one such place that has hosted children’s plays, weddings, and other community events. However, having more private businesses that can offer entertainment options is also appealing. 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 future land use maps.



*Photo 19: Drawing of a new hotel that opened in Byron in December 2021*

**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 also surrounding counties. The Blue Bird Corporation remains a flagship industry for the county, but the county is continuing to see growth and is looking to leverage its prime location along I-75 for more development.



*Photo 20: The Robins International Industrial Park contains 591 acres available for development and has received the highest level of site certification available from the State of Georgia.*

**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, hospitals, public parks, playgrounds, nature preserves, wildlife management areas, and recreation centers.*

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. Many properties owned by the City of Byron, City of Fort Valley, Peach County, and the board of education are also included in this category. Finally, an abundance of churches and religious facilities fill out most other examples of institutional land use.

**Residential** – *primarily single-family detached dwelling units with some multi-family units including apartment buildings and senior housing.*

Much of the housing stock is a result of single-family residential zoning within the residential land use category. 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. Within the past



*Photo 21: College Square in Fort Valley is a low-income housing development. The complex was renovated in 2009 and is a good example of the improved aesthetics seen in modern public housing developments.*

10 years, parts of Peach County, including the City of Byron, have experienced population growth, leading to a greater need for multi-family residential units. There has also been a change in the range of multi-family housing from low-income to executive housing options. Multi-family residential land zoning is typically found closer to the town center to provide ease of mobility for all of the residents' needs. All residential land use is categorized the same on the Future Land Use Map, with the local zoning codes providing greater guidance on the density of development.

**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. Minimal changes are noted to the Future Land Use Map.

# Peach County Future Land Use



## Legend

### Municipality Name

Byron

Fort Valley

### Future Land Use Description

Agriculture/Forestry

Commerical

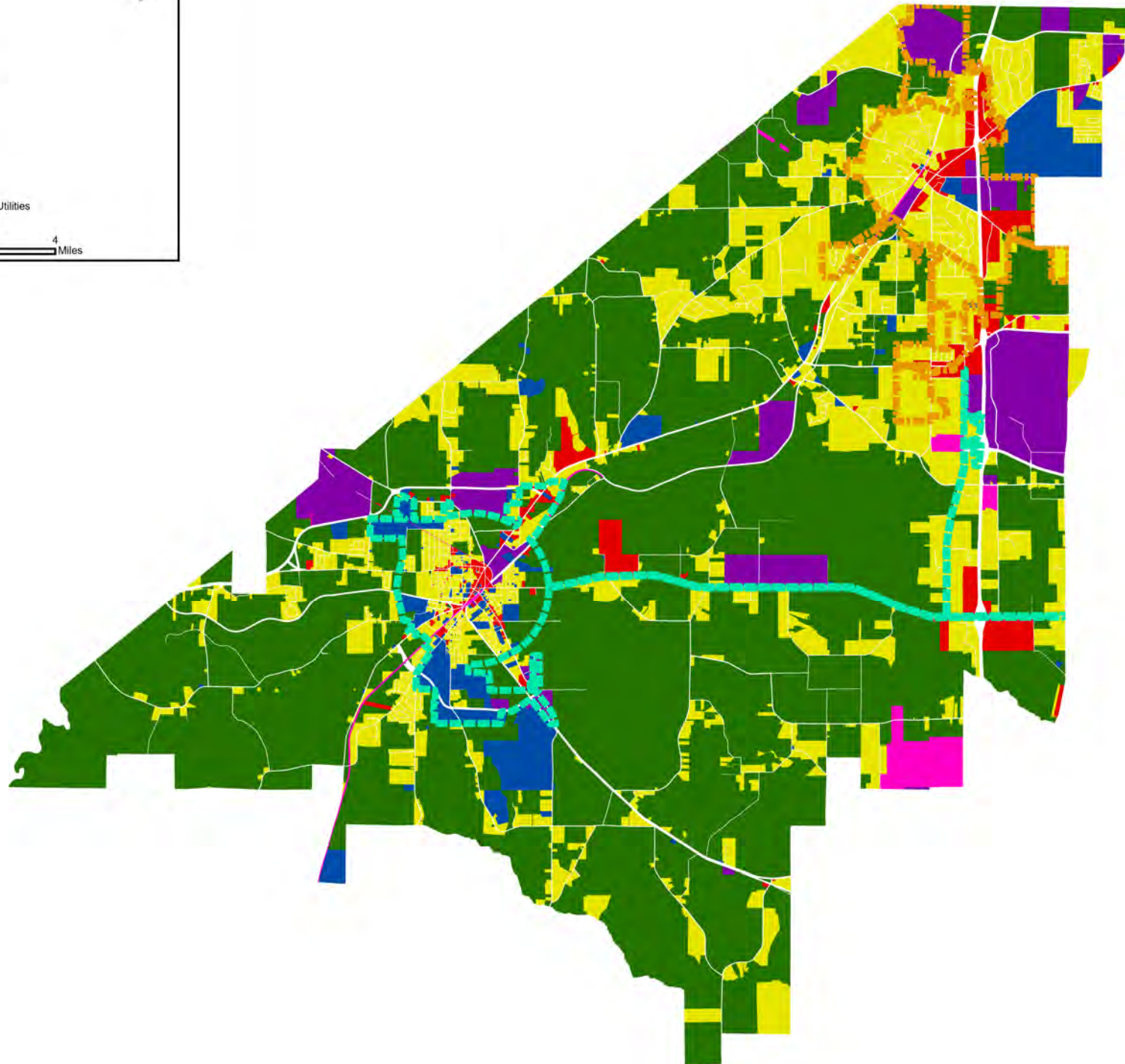
Industrial

Public/institutional

Residential

Transportation/Communication/Utilities

0 0.5 1 2 3 4 Miles




# City of Byron Future Land Use

## Legend


 Byron


### Land Use Description


 Agriculture/Forestry

 Commercial

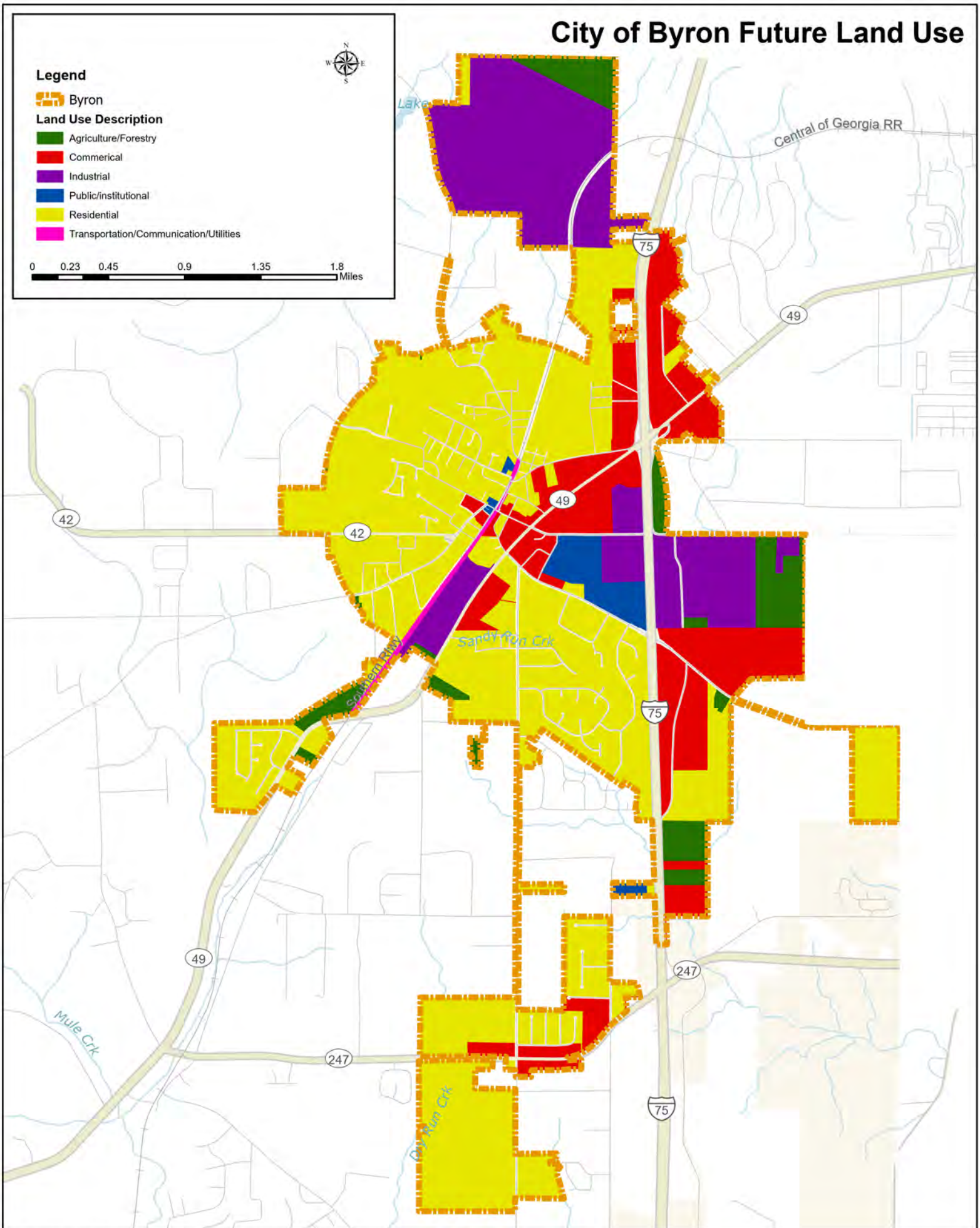
 Industrial

 Public/Institutional

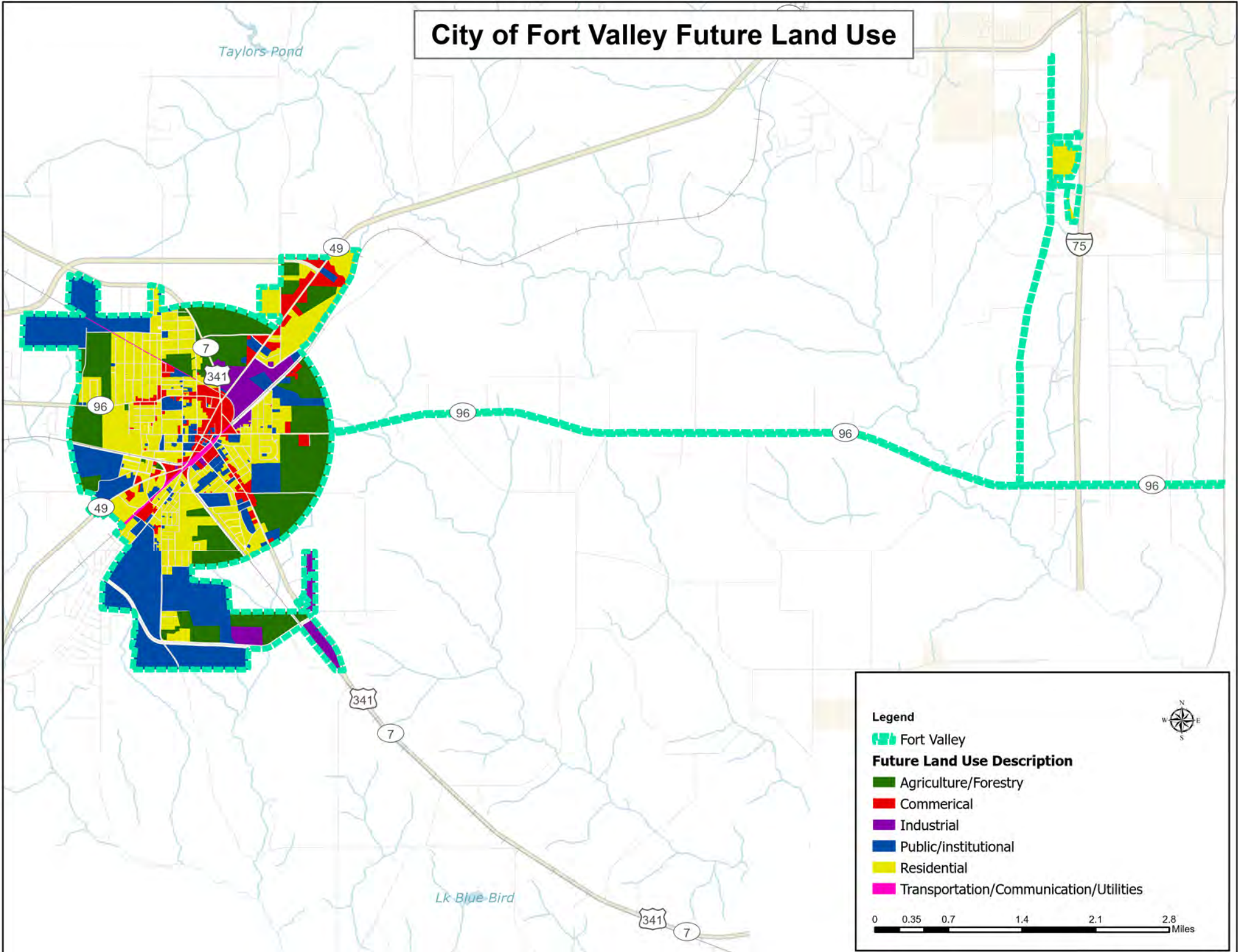
 Residential

 Transportation/Communication/Utilities

0 0.23 0.45 0.9 1.35 1.8 Miles



# City of 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.



# *Reports of Accomplishment & Community Work Programs*

*Peach County* 42

*City of Byron* 49

*City of Fort Valley* 56

## Peach County Report of Accomplishments

Activity	Status	Notes
<b>Community Facilities and Services</b>		
Continuation of Literacy Programs in Peach County.	Underway	County continues to fund literacy programs. Will be moved to Education section in next CWP.
Ensure beautification activities are completed along entranceways into the community.	Underway	Work remains a priority and is ongoing. Will be moved to Transportation section of next CWP.
Support and enhance the CHAMPS program to provide educational opportunities to school children on the danger of various drugs.	Underway	County continues to fund drug education programs.
Provide avenues for communication to address healthcare concerns within Peach County.	Underway	County continues to support. Project will be refined to more specifically focus on mental health needs in next CWP.
Conduct evaluation of infrastructure in water and wastewater systems for each jurisdiction.	Canceled	Not a priority of the county.
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects.	Canceled	Coordination with NRCS is not a current priority.
Develop a stormwater management ordinance for each of the governmental jurisdictions.	Complete	Communities have developed ordinances and implementation plans.
Coordinate between cities and county to better address stormwater management issues.	Complete	Local governments have been working together more proactively on stormwater solutions.
Explore collaboration of community services like public works, fire, and public safety.	Underway	County has begun working on relevant planning outlines for additional collaboration. Project will be revised slightly in the next CWP.
Upgrade Recycling Centers.	Underway	Project is still a need at Fort Valley center. Scope has been identified, awaiting funding.
Complete needed renovations and upgrades to the Peach County Health Department.	Underway	Construction is underway, to be completed in 2022.
<b>Economic Development</b>		
Pursue professional, managerial, and high-tech jobs for Peach County.	Underway	Remains a practice and priority for the county. Project will be further refined in next CWP.
Conduct mass marketing campaign to promote the community's assets.	Complete	Mass marketing plan has been completed and promotion work continues. Community rebranding efforts were also accomplished.
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration.	Complete	Additional coordination has occurred and will be a continued focus for the community.
Continue marketing of property in industrial areas by Peach County Development Authority.	Complete	Largest property has earned GRAD Certified Select status and development authority will continue to market the availability of sites.
Fill the Spec Building in South Peach Industrial Park.	Complete	Building was sold in 2018.

## Peach County Report of Accomplishments

Activity	Status	Notes
Promote the economic development resources available within the community (FVSU, Middle Georgia RC–Georgia Small Business Lender, community financial institutions, etc.)	Underway	Ongoing priority, though some partner entities and resources have changed.
Conduct more coordination between all economic development entities within Peach County	Complete	Additional coordination has occurred and will be a continued focus for the community.
Seek businesses and industries that complement existing businesses and industries in the community	Underway	Remains a practice and priority for the county. Project will be further refined in next CWP.
Improve communication infrastructure to support diverse industry	Underway	Project is a priority and work is ongoing. Project will be shifted to the Broadband Services section of the next CWP.
<b>Housing</b>		
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU).	Canceled	Not a current priority for the County, but will support other community efforts.
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities	Canceled	Not a current priority for the County, but will support other community efforts.
Encourage landlords to clean up overgrown and run-down properties	Underway	County is reviewing ordinances and looking to enhance code enforcement activities.
Continue demolition of dilapidated structures	Underway	County is reviewing ordinances and looking to enhance code enforcement activities.
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County	Canceled	Not a current priority for the County, but will support other community efforts.
Encourage the development of in-town housing to sustain downtown businesses.	Canceled	Under scope of influence for Cities instead of County.
Educate the community of the need for diverse housing alternatives.	Underway	Ongoing priority for the County to support new diverse housing opportunities.
<b>Natural and Cultural Resources</b>		
Rehabilitate old Fort Valley High School.	Complete	LIHTC Senior Housing project completed.
Conduct Road and Sign Inventory; increase directional signage to points of interest within the community, including historical properties.	Complete	Inventory work has been completed by County.
Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities.	Underway	County is continuing to explore grant funding opportunities to support recreational development.
Create a trail system connecting South Peach County and North Peach County	Canceled	Not a feasible priority for the County.
Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements.	Underway	County continuing to explore grant funding opportunities to support recreational development. Moved to public facilities in next CWP.

## Peach County Report of Accomplishments

Activity	Status	Notes
Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc.	Underway	Project is an ongoing priority for Peach County.
Pursue a new entrance to the South Peach Recreational Park and Senior Citizens building.	Complete	New entrance has been finished.
<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	Underway	Congestion remediation remains a priority, and several projects are listed in the TIP and MTP.
Continue participation in the Warner Robins Area Transportation Study (WRATS).	Complete	Statutorily required. Not needed in CWP.
Continue paving program for unpaved roads within Peach County. i.e. Lilly Creek Road	Underway	Road paving remains a high priority and TSPLOST funding will accelerate efforts.
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	Underway	Remains a practice and priority for the County. Will be moved to Land Use in next CWP.
Identify road expansions to enhance economic development opportunities (i.e. U.S. Hwy 341, GA Hwy 96).	Complete	Expansions have been identified. Next CWP will have action items.
Capitalize on the presence of S.R. 96 within the community to further economic development activities.	Underway	GA Hwy 96 has been identified as a key local and regional priority for economic development.
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	Underway	Remains a practice and priority for the County. Will be moved to Land Use in next CWP.
Continue Perimeter Road from its current terminal point to intersect with U.S. 341.	Canceled	Not a known priority of the County.
Continue Russell Parkway Extension into Peach County.	Canceled	Project not moving forward due to ROW acquisition obstacles.
Improve lighting on I-75.	Canceled	City of Byron project is underway with GDOT, no County involvement required
Update existing outdoor lighting to LED lighting.	Canceled	Priority of the cities -- not Peach County.
Install sidewalks along S.R. 49 in Fort Valley.	Canceled	Priority of the cities -- not Peach County.
Install/improve pedestrian infrastructure within downtown.	Canceled	Priority of the cities -- not Peach County.
Install bicycle lanes along well traveled roads.	Canceled	Priority of the cities -- not Peach County.
Evaluate the need of adding an additional van/bus for public transportation.	Complete	Need was evaluated by Peach County in partnership with a new third-party Operator. Additional bus was determined not to be needed at this time.

## Peach County Report of Accomplishments

Activity	Status	Notes
<b>Intergovernmental Coordination</b>		
Participate in the Clean Air Coalition.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Participate in the Georgia Military Affairs Committee.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions.	Complete	Work completed as part of mass marketing efforts and will continue.
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	Canceled	Not a current priority for the County.
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley.	Canceled	Priority of the cities -- not Peach County.
Extend invitation to legislators to attend quarterly meeting of local officials.	Complete	The community remains in constant communication with legislators and will continue to do so.
<b>Broadband Services</b>		
Apply for Broadband Ready Designation.	Complete	Designation received in 2021
Engage with cell providers to discuss fixing service gaps.	Underway	Remains an ongoing conversation for the community.
Support applications for funding by incumbent internet providers to serve new areas.	Underway	Community currently supporting applications as they are submitted for local consideration.
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	Underway	Community is continuing to review and evaluate opportunities as they are made available.
Explore deployment of fixed, terrestrial broadband services in the Flint Energies service area.	Underway	Community is currently supporting the Flint Energies plan to deploy services to their customers.
Explore expansion of bandwidth for Fort Valley Utility Commission to provide faster services to more customers.	Canceled	Fort Valley Utility Commission currently exploring sale of broadband infrastructure.

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Public Safety and Health</b>				
Support and enhance the CHAMPS program to provide educational opportunities to school children on the danger of various drugs.	2022 – 2026	\$56,000/year	Byron PD, Fort Valley PD, Peach County Sheriff's Office	Drug Abuse Penalty
Continue to identify and implement potential improvements in public safety coordination.	2022 – 2026	Staff Time	City of Byron, City of Fort Valley, Peach County	General Fund
Leverage new partnerships to address mental health needs in Peach County.	2022 – 2026	Staff Time	Peach County, Middle Flint CSB, North Central Health District	Grants, SPLOST, General Fund
Complete needed renovations and upgrades to the Peach County Health Department.	2022	\$1,000,000	Peach County	Grants, General Fund
<b>Public Facilities and Utilities</b>				
Upgrade Recycling Center in Fort Valley with new roof and replacement of deteriorating wood.	2022 – 2024	\$100,000	Peach County, Keep Peach County Clean and Beautiful	Grants, SPLOST, General Fund
Identify reuse of vacant or underutilized county facilities, specifically the old Health Department building.	2022 – 2025	Staff Time	Peach County	General Fund
Support efforts by the cities and Fort Valley Utility Commission to improve system infrastructure.	2022 – 2026	Staff Time	Peach County	General Fund
Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements.	2022 – 2026	\$300,000	Peach County	Grants, SPLOST, General Fund
<b>Economic Development</b>				
Actively market Peach County to potential businesses and industries that complement existing companies and provide professional, managerial, and high-tech jobs.	2022 – 2026	Staff Time	Development Authorities	General Fund
Promote economic development resources available in the community to support new business development.	2022 – 2026	Staff Time	Development Authorities, Peach Regional Chamber	General Fund
Acquire additional property for new industrial development.	2023 – 2026	TBD	Development Authority of Peach County	General Fund
Ensure that adequate utility infrastructure is in place to serve new development at industrial sites.	2022 – 2026	TBD	Development Authorities, Fort Valley Utility Commission, City of Fort Valley, City of Byron, City of Warner Robins, City of Perry	Water Fund, Grants, SPLOST

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Education</b>				
Continuation of Literacy Programs in Peach County.	2022 – 2026	\$10,000/ year	Peach County, Literacy Education for Adults in Peach	General Fund
Partner with CGTC and Peach County Board of Education to expand use of the Workforce Development Center and ensure a greater variety of educational offerings at the facility.	2022 – 2024	Staff Time	Peach County, CGTC, Board of Education, Development Authorities	General Fund
Support community outreach efforts by the Peach County Board of Education and support internship opportunities when possible.	2022 – 2026	Staff Time	Peach County, City of Byron, City of Fort Valley, Board of Education	General Fund
<b>Housing</b>				
Actively utilize code enforcement staff to make property owners clean up overgrown and run-down properties.	2022 – 2026	Staff Time	Peach County	General Fund
Demolish unsafe and dilapidated structures through the code enforcement process.	2022 – 2026	Staff Time	Peach County	General Fund
Educate the community of the need for diverse housing alternatives and partner with developers where feasible to support new housing.	2022 – 2026	Staff Time	Peach County	General Fund
<b>Natural and Cultural Resources</b>				
Explore development of additional opportunities for outdoor recreation such as camping, fishing, swimming, and hiking facilities.	2024 – 2026	Staff Time	Peach County	Grants, SPLOST, General Fund
Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc.	2022 – 2026	Staff Time	Peach County	General Fund
Consider options for reuse of the old Hunt High School and Hunt Elementary School properties on Spruce Street.	2022 – 2023	Staff Time	Peach County, City of Fort Valley, Hunt Educational and Cultural Center	General Fund
<b>Transportation</b>				
Ensure beautification activities are completed along entranceways into the community.	2022 – 2026	Staff Time	City of Byron, City of Fort Valley, Peach County, GDOT	Grants, SPLOST, General Fund

**Peach County  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors and at railroad crossings.	2022 – 2026	Staff Time	City of Byron, City of Fort Valley, Peach County, WRATS, GDOT	General Fund, SPLOST, TSPLOST
Continue paving program for unpaved roads within Peach County, including Lilly Creek Rd, Andel Rd, Fullwood Rd, and Sullivan Rd.	2022 – 2026	\$2 Million	Peach County	General Fund, SPLOST, TSPLOST
Capitalize on economic promise of GA State Route 96 and undertake widening/new construction from I-75 to Fall Line Freeway, including a northern bypass of Fort Valley.	2025 – 2026	\$40 Million	City of Fort Valley, Peach County, WRATS, GDOT	Grants, General Fund, SPLOST, TSPLOST
<b>Broadband Services</b>				
Engage with cell providers to discuss fixing service gaps.	2022 – 2026	Staff Time	Peach County	General Fund
Support applications for funding by incumbent internet providers to serve new areas and support new, diverse industrial growth.	2022 – 2026	Staff Time	Peach County	General Fund
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	2022 – 2026	Staff Time	Peach County	General Fund
Deployment of fixed, terrestrial broadband services in the Flint Energies service area.	2022 – 2026	\$250 Million	Flint Energies	User Fees, Grants
<b>Land Use</b>				
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	2022 – 2026	Staff Time	Peach County	General Fund
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	2022 – 2026	Staff Time	Peach County	General Fund



**City of Byron  
Report of Accomplishments**

	Status	Notes
<b>Community Facilities and Services</b>		
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas.	Underway	City actively pursuing grant funds. More detailed projects will be included in the next CWP.
Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County.	Underway	City continues to evaluate expansion, dependent on financial viability.
Support and enhance police programs to provide educational opportunities to school children on the danger of various drugs.	Underway	City continues to support drug education programs.
Coordinate between cities and county to better address stormwater management issues.	Complete	Local governments have been working together more proactively on stormwater solutions.
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects.	Canceled	Coordination with NRCS is not a current priority.
Ensure beautification activities are completed along entranceways into the community.	Underway	Work remains a priority and is ongoing. Will be moved to Transportation section of next CWP.
Pursue recreational facility upgrades at the Byron Community Center.	Underway	City is continuing to support project and look for grant funding opportunities.
Explore collaboration of community services like public works, fire, and public safety.	Underway	Communities have begun working on relevant planning outlines for additional collaboration. Project will be revised slightly in the next CWP.
Upgrade Recycling Centers	Canceled	Not a priority for the City of Byron, as its recycling center is privately owned.
<b>Economic Development</b>		
Continue marketing of property in industrial areas by Peach County Development Authority and Byron Development Authority.	Underway	City of Byron continues to market the Benjamin Hawkins Industrial Park and is actively working to enhance park infrastructure.
Conduct mass marketing campaign to promote the community's assets.	Complete	Mass marketing plan has been completed and promotion work continues. Community rebranding efforts were also accomplished.
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration.	Complete	Additional coordination has occurred and will be a continued focus for the community.
Cooperate with Peach Regional Chamber of Commerce to develop a marketing strategy for the City of Byron.	Complete	Mass marketing plan has been completed and promotion work continues. Byron regularly promotes events and activities as well.
Pursue professional, managerial, and high-tech jobs for Peach County	Underway	Remains a practice and priority for the county. Project will be further refined in next CWP.
Seek businesses and industries that complement existing businesses and industries in the community.	Underway	Remains a practice and priority for the county. Project will be further refined in next CWP.
Conduct more coordination between all economic development entities within Peach County.	Complete	Additional coordination has occurred and will be a continued focus for the community.

**City of Byron  
Report of Accomplishments**

	Status	Notes
Promote the economic development resources available within the community (FVSU, Middle Georgia RC–Georgia Small Business Lender, community financial institutions, etc.)	Underway	Ongoing priority, though some partner entities and resources have changed.
Improve communication infrastructure to support diverse industry.	Underway	Project is a priority and work is ongoing. Project will be shifted to the Broadband Services section of the next CWP.
Create visitor guides for promotion of tourism	Complete	Guides have been created and continue to be updated annually.
<b>Housing</b>		
Encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron.	Underway	City reviewing ordinances to facilitate this type of development.
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU).	Complete	City has received CHIP funding and continues to promote other rehabilitation opportunities.
Educate the community of the need for diverse housing alternatives.	Underway	Ongoing priority for the city to support new diverse housing opportunities.
Encourage landlords to clean up overgrown and run-down properties.	Underway	City has hosted clean up events and is continuing to promote blight remediation.
Continue demolition of dilapidated structures.	Underway	City is actively looking at ways to empower itself to undertake additional demolitions where needed.
Encourage the development of in-town housing to sustain downtown businesses.	Underway	City reviewing ordinances to facilitate this type of development.
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County.	Canceled	City has partnered with Habitat for Humanity in the past, but is not an ongoing program.
Pursue CHIP funding for the rehabilitation of distressed housing.	Complete	City has received CHIP funding and continues to promote other rehabilitation opportunities.
Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc.	Underway	City is currently reviewing and rewriting ordinances to accomplish this action item.
<b>Natural and Cultural Resources</b>		
Review sign ordinances in Byron.	Underway	City is currently reviewing and rewriting ordinances to accomplish this action item.
Increase directional signage to points of attraction within the community, including historical properties.	Complete	Byron has completed work to enhance its gateway and directional signage
Design and develop additional cemetery property in Byron.	Canceled	Not a priority for the City of Byron at this time.
Encourage Better Hometown Program and Historical Society to promote preservation activities in Byron.	Underway	Programs have changed, but city retains preservation ordinance and continues to support.
Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities.	Canceled	Not a priority for the City of Byron. Projects would be led by Peach County in unincorporated areas.

**City of Byron  
Report of Accomplishments**

	Status	Notes
Create a trail system connecting South Peach County and North Peach County.	Canceled	Not a feasible priority for the county.
Enhance North Peach Park and South Peach Park facilities with field, landscaping, and trail improvements.	Canceled	Peach County would be responsible party.
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	Canceled	Not a priority for the city.
<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	Underway	Congestion remediation remains a priority, and several projects are listed in the TIP and MTP. Improvements at SR-49 and I-75 are under construction.
Continue participation in the Warner Robins Area Transportation Study (WRATS)	Complete	Statutorially required. Not needed in CWP.
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	Underway	Remains a practice and priority for the city, and is part of current ordinance review. Will be moved to Land Use in next CWP.
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.	Underway	Projects continue to be evaluated. Will reference MTP for future development.
Capitalize on the presence of S.R. 96 within the community to further economic development activities	Canceled	Not a priority for the City of Byron.
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	Underway	Remains a practice and priority for the county. Will be moved to Land Use in next CWP.
Ensure the plans and designs for development in/near flood-prone areas properly address excess water due to flooding in Byron.	Complete	City has implemented processes to make this part of regular reviews and will continue to do so.
Evaluate traffic flow patterns near schools in Byron	Underway	Remains a need for the city.
Chapman Road widening	Complete	Widening project has been completed.
Improve lighting on I-75.	Underway	Project is under construction by GDOT
Update existing outdoor lighting to LED lighting	Complete	Street lighting conversion to LEDs is complete.
Install/Improve pedestrian infrastructure within downtown.	Underway	Downtown design charette has occurred and will be part of future priorities.
Install bicycle lanes along well traveled roads.	Underway	Remains a priority for the city as funding is available.

**City of Byron  
Report of Accomplishments**

	Status	Notes
<b>Intergovernmental Coordination</b>		
Participate in the Clean Air Coalition.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Participate in the Georgia Military Affairs Committee	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions.	Complete	Work completed as part of mass marketing efforts and will continue.
Extend invitation to legislators to attend quarterly meetings of local officials	Complete	The community remains in constant communication with legislators and will continue to do so.
Update Service Delivery Strategy.	Complete	Update complete and remains statutorily required.
Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained.	Complete	City has maintained regular communication and will continue to do so.
<b>Broadband Services</b>		
Apply for Broadband Ready Designation.	Complete	Designation received in 2021
Engage with cell providers to discuss fixing service gaps.	Complete	No major gaps identified in Byron area.
Support applications for funding by incumbent internet providers to serve new areas.	Underway	Community is currently supporting applications as they are submitted for local consideration.
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	Canceled	Direct applications not needed by the City of Byron
Explore deployment of fixed, terrestrial broadband services in the Flint Energies service area.	Underway	Community is currently supporting the Flint Energies plan to deploy services to their customers.
Explore expansion of bandwidth for Fort Valley Utility Commission to provide faster services to more customers.	Canceled	Fort Valley Utility Commission currently exploring the sale of broadband infrastructure.

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Public Safety and Health</b>				
Support and enhance police programs to provide educational opportunities to school children on the danger of various drugs.	2022 – 2026	\$5,000 and Staff Time	Byron PD, Fort Valley PD, Peach County Sheriff's Office	General Fund
Continue to identify and implement potential improvements in public safety coordination.	2022 – 2026	Staff Time	City of Byron, City of Fort Valley, Peach County	General Fund
Develop a Capital Improvements Program to budget for replacement of rolling stock for police, fire, and public works.	2022	Staff Time	City of Byron, MGRC	General Fund
<b>Public Facilities and Utilities</b>				
Pursue funding for financing water and wastewater infrastructure development and enhancement	2022 – 2026	Staff Time	City of Byron	Grants, SPLOST, Water Fund
Explore future expansion of water and sewer infrastructure into unincorporated Peach County, specifically in the Powersville area.	2025 – 2026	Staff Time	City of Byron, Peach County	Grants, SPLOST, Water Fund
Pursue recreational facility upgrades at the Byron Community Center.	2022 – 2026	\$250,000	City of Byron	Grants, SPLOST, General Fund
Complete trunk line improvements, new well, and new water tower to serve sites at Benjamin Hawkins Industrial Park.	2022–2025	\$4.5 Million	City of Byron	Grants, SPLOST, Water Fund
Undertake stormwater improvements throughout the city, especially along the I-75 corridor and in the Manchester area.	2022–2025	\$1.5 Million	City of Byron	Grants, SPLOST, Stormwater Fees
<b>Economic Development</b>				
Actively market City of Byron and Benjamin Hawkins Industrial Park to potential businesses and industries that complement existing companies and provide professional, managerial, and high-tech jobs.	2022 – 2026	Staff Time	Byron Development Authority, Development Authority of Peach County	General Fund
Promote economic development resources available in the community to support new business development.	2022 – 2026	Staff Time	Development Authorities, Peach Regional Chamber	General Fund

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Education</b>				
Partner with CGTC and Peach County Board of Education to expand use of the Workforce Development Center and ensure a greater variety of educational offerings at the facility.	2022 – 2024	Staff Time	Peach County, CGTC, Board of Education, Development Authorities	General Fund
Support community outreach efforts by the Peach County Board of Education and support internship opportunities when possible.	2022 – 2026	Staff Time	Peach County, City of Byron, City of Fort Valley, Board of Education	General Fund
<b>Housing</b>				
Revise C-2 Zoning regulations to permit and encourage the development of upscale, downtown loft apartments with mixed retail developments in downtown Byron that will support and sustain downtown businesses.	2022 – 2023	Staff Time	City of Byron	General Fund
Educate community of need for diverse housing alternatives e.g., retirement communities, executive suites, affordable housing	2022 – 2026	Staff Time	City of Byron	General Fund
Actively utilize code enforcement staff to make property owners clean up overgrown and run-down properties.	2022 – 2026	Staff Time	City of Byron	General Fund
Demolish unsafe and dilapidated structures through the code enforcement process and strengthen authority of city officials to undertake demolitions	2022 – 2026	Staff Time	City of Byron	General Fund
Develop and enact new development ordinances addressing requirements within subdivisions, i.e. sidewalks, greenspace, landscaping, stormwater protection, etc.	2022 – 2023	Staff Time	City of Byron	General Fund
Explore creation of a Land Bank to assist with community revitalization and redevelopment efforts.	2022 – 2026	Staff Time	City of Byron	General Fund
<b>Natural and Cultural Resources</b>				
Utilize Preservation Ordinance and partnership with Historical Society to promote historic preservation and heritage tourism activities.	2022 – 2026	Staff Time	City of Byron, Byron Area Historical Society	General Fund, Grants

**City of Byron  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Transportation</b>				
Ensure beautification activities are completed along entranceways into the community.	2022 – 2026	Staff Time	City of Byron, Peach County	Grants, SPLOST, General Fund
Pursue funding from Georgia DOT and make necessary road improvements to alleviate congestion around major corridors, including improvements at Exit 149 and realignment of White Rd.	2022 – 2026	Staff Time	City of Byron, Peach County, WRATS	General Fund, SPLOST, TSPLOST
Undertake road expansions necessary to enhance economic development opportunities, as identified in WRATS MTP and TSPLOST priority list.	2022 – 2026	Staff Time	City of Byron, Peach County, WRATS	General Fund, SPLOST, TSPLOST
Evaluate traffic flow patterns near schools in Byron.	2022 – 2026	Staff Time	City of Byron, Peach County Board of Education, GDOT, WRATS	General Fund
Improve lighting on I-75.	2022	\$500,000	City of Byron, GDOT	GDOT, Grants, SPLOST
Install/Improve pedestrian infrastructure within downtown.	2022 – 2026	\$250,000	City of Byron	General Fund, SPLOST, TSPLOST
Install bicycle lanes along well traveled roads.	2022 – 2026	\$300,000	City of Byron	General Fund, SPLOST, TSPLOST
<b>Broadband Services</b>				
Support applications for funding by incumbent internet providers to serve new areas and support new, diverse industrial growth	2022 – 2026	Staff Time	City of Byron	General Fund
Evaluate installation of public Wi-Fi within the downtown Byron area.	2022 – 2026	Staff Time	City of Byron	General Fund
Deployment of fixed, terrestrial broadband services in the Flint Energies service area.	2022 – 2026	\$250 Million	Flint Energies	User Fees, Grants
<b>Land Use</b>				
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	2022 – 2026	Staff Time	City of Byron	General Fund
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	2022 – 2026	Staff Time	City of Byron	General Fund

## Fort Valley Report of Accomplishments

Activity	Status	Notes
<b>Community Facilities and Services</b>		
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas.	Underway	City and FVUC pursuing grant funds on an ongoing basis
Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County.	Underway	City and FVUC continue to evaluate expansion, dependent on financial viability.
Ensure beautification activities are completed along entranceways into the community.	Underway	Work remains a priority and is ongoing. Will be moved to Transportation section of next CWP.
Provide avenues for communication to address healthcare concerns within Peach County.	Canceled	City continues to support, but public health work will primarily occur at the county level.
Continue communication with NRCS to ensure that funding is available for stormwater improvement projects.	Canceled	Coordination with NRCS is not a current priority.
Develop a stormwater management ordinance for each of the governmental jurisdictions.	Complete	Communities have developed ordinances and implementation plans.
Coordinate between cities and county to better address stormwater management issues.	Complete	Local governments have been working together more proactively on stormwater solutions.
Renovate Hunt Cultural Community Center & Spruce Street Pool.	Canceled	Spruce Street pool has been filled in. Any needed renovations will be handled privately.
Assess the possibility to merge community services e.g., public works, fire, and public safety.	Canceled	Fully merging services not a current priority.
Upgrade Recycling Centers.	Canceled	City supports, but will be a county-led project.
Renovate Fort Valley Fire Station 2	Complete	Renovations have been completed.
Explore collaboration of community services like public works, fire, and public safety.	Underway	Communities have begun working on relevant planning outlines for additional collaboration. Project will be revised slightly in the next CWP.
<b>Economic Development</b>		
Pursue professional, managerial, and high-tech jobs for Peach County.	Underway	Remains a practice and priority for the county. Project will be further refined in next CWP.
Conduct mass marketing campaign to promote the community's assets.	Complete	Mass marketing plan has been completed and promotion work continues. Community rebranding also efforts were also accomplished.
Encourage joint meetings of all entities involved in economic development activities to further cooperation and collaboration.	Complete	Additional coordination has occurred and will be a continued focus for the community.
Seek funding assistance for rehabilitation of properties owned by the Fort Valley DDA (i.e. Austin Theatre).	Complete	Austin Theatre rehabilitation has been completed.



## Fort Valley Report of Accomplishments

Activity	Status	Notes
Promote the economic development resources available within the community (FVSU, Middle Georgia RC–Georgia Small Business Lender, community financial institutions, etc.).	Underway	Ongoing priority, though some partner entities and resources have changed.
Conduct more coordination between all economic development entities within Peach County.	Complete	Additional coordination has occurred and will be a continued focus for the community.
Seek businesses and industries that complement existing businesses and industries in the community.	Underway	Remains a practice and priority for the county. Project will be further refined in next CWP.
Continue expansion/utilization of the Evans Building (FVSU); i.e. expansion to the third floor.	Complete	Building has continued to be actively utilized and will continue to be an anchor in the downtown area.
Façade renovations in downtown Fort Valley (i.e. Lowe St, Main St, Church St, Camellia Blvd).	Underway	Some façade renovations have already occurred, and more remain to be done.
Encourage development of entertainment opportunities such as amphitheater, sports center.	Underway	Development of entertainment options remains a priority on the old hospital site.
Strengthen lodging accommodations for visitors.	Underway	Development of lodging options remains a priority on the old hospital site.
Improve communication infrastructure to support diverse industry.	Underway	Project is a priority and work is ongoing. Project will be shifted to the Broadband Services section of the next CWP.
<b>Housing</b>		
Provide opportunities for community residents to participate in housing rehabilitation programs (USDA, DCA, FVSU).	Complete	City has received CHIP funding and continues to promote other rehabilitation opportunities.
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities.	Underway	City has held in the past and is interested in continuing to hold more workshops going forward.
Encourage landlords to clean up overgrown and run-down properties.	Underway	City has undertaken work at Lakeview Apartments and remains an overall priority.
Continue demolition of dilapidated structures.	Underway	Remains an ongoing priority for the city.
Encourage new homebuyer and Habitat for Humanity programs to address housing conditions within Peach County.	Underway	City is now partnering with Fuller Center for Housing, but continues to support.
Encourage the development of in-town housing to sustain downtown businesses; including loft apartments in downtown.	Underway	Remains an ongoing priority for the city.
Market Fort Valley as a retirement community/destination.	Underway	Remains an ongoing priority for the city.
Pursue funding assistance (CHIP/CDBG) to improve the quality of housing available within the City of Fort Valley.	Underway	City is currently utilizing CHIP funding and plans to continue applying for funding.
Educate the community of the need for diverse housing alternatives.	Underway	Ongoing priority for the city to support new diverse housing opportunities.

**Fort Valley  
Report of Accomplishments**

Activity	Status	Notes
Develop and enact new development ordinances addressing requirements within subdivisions, e.g., sidewalks, greenspace, landscaping, stormwater protection, etc.	Underway	Remains an ongoing priority for the city.
<b>Natural and Cultural Resources</b>		
Rehabilitate old Fort Valley High School.	Complete	LIHTC Senior Housing project completed.
Increase/improve directional signage to points of interest within the community, including historical properties.	Complete	Fort Valley has enhanced its directional signage
Pursue funding assistance to complete Peach/Blue Bird/Railroad Museum.	Underway	Remains an ongoing priority for the city.
Develop greater outdoor recreational opportunities, e.g., camping, fishing, and hiking facilities.	Underway	Remains an ongoing priority for the city.
Create a trail system connecting South Peach County and North Peach County.	Canceled	Not a feasible priority for the county.
Enhance North Peach Park and South Peach Park facilities with field and landscaping improvements.	Underway	Peach County would be responsible party.
Further development of Festival Park.	Underway	City has made significant investments at Festival Park and has additional improvements planned.
Develop neighborhood parks throughout the community	Complete	City completed plan to develop neighborhood parks.
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	Canceled	Peach County would be responsible party.
Continue to support Fort Valley State University's activities.	Complete	The city remains in constant communication with FVSU administration and will continue to actively support the university within the community.
Pursue a new entrance to the South Peach Recreational Park and Senior Center.	Complete	New entrance has been finished.
<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	Underway	Congestion remediation remains a priority, and several projects are listed in the TIP and MTP.
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	Underway	Remains a practice and priority for the county. Will be moved to Land Use in next CWP.
Identify road expansions necessary to enhance economic development opportunities. (e.g., US Hwy 341, GA Hwy 49, GA Hwy 96)	Complete	Expansions have been identified. Next CWP will have action items.
Capitalize on the presence of S.R. 96 within the community to further economic development activities.	Underway	GA Hwy 96 has been identified as a key local and regional priority for economic development.

## Fort Valley Report of Accomplishments

Activity	Status	Notes
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	Underway	Remains a practice and priority for the county. Will be moved to Land Use in next CWP.
Install sidewalks along SR 49 in Fort Valley.	Complete	City has partnered with GDOT to improve sidewalk infrastructure along State Route 49 and in downtown
Install/Improve pedestrian infrastructure within downtown.	Complete	City has partnered with GDOT to improve sidewalk infrastructure along State Route 49 and in downtown
Install bicycle lanes along well traveled roads.	Underway	Remains a priority for the city as funding is available.
Update existing outdoor lighting to LED lighting.	Underway	LED conversions are actively underway on street lighting within the City of Fort Valley
<b>Intergovernmental Coordination</b>		
Participate in the Clean Air Coalition.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Participate in the Georgia Military Affairs Committee.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Participate in the 21st Century Partnership to support Robins Air Force Base in future Base Realignment & Closure processes.	Complete	Community has standing seats on the board and will continue to participate. Not necessary in CWP.
Increase awareness of the Peach County community in Houston County Welcome Centers, Chambers of Commerce, and other attractions.	Complete	Work completed as part of mass marketing efforts and will continue.
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley.	Underway	Remains a practice and priority for the county. Will be moved to Economic Development in next CWP.
Extend invitation to legislators to attend quarterly meetings of local officials.	Complete	The community remains in constant communication with legislators and will continue to do so.
Work with Keep Peach County Clean and Beautiful to ensure that cleanliness of community is maintained.	Complete	City has maintained regular communication and will continue to do so.
<b>Broadband Services</b>		
Apply for Broadband Ready Designation.	Complete	Designation received in 2021
Engage with cell providers to discuss fixing service gaps.	Underway	Remains an ongoing conversation for the community.
Support applications for funding by incumbent providers to serve new areas.	Underway	Community currently supporting applications as they are submitted for local consideration.
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	Underway	Community is continuing to review and evaluate opportunities as they are made available.
Explore deployment of fixed, terrestrial broadband services in the Flint Energies service area.	Canceled	Flint Energies service will be in unincorporated county primarily.
Explore expansion of bandwidth for Fort Valley Utility Commission to provide faster services to more customers.	Canceled	Fort Valley Utility Commission currently exploring the sale of broadband infrastructure.

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Public Safety and Health</b>				
Continue to identify and implement potential improvements in public safety coordination.	2022 – 2026	Staff Time	City of Byron, City of Fort Valley, Peach County	General Fund
Implement community policing initiatives to reduce violent crime in partnership with DOJ funding.	2022 – 2024	\$150,000	City of Fort Valley, Department of Justice	Grants, General Fund
<b>Public Facilities and Utilities</b>				
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas.	2022 – 2026	Staff Time	City of Fort Valley, FVUC	Grants, SPLOST, Water Fund
Determining the feasibility of extending water and wastewater infrastructure to additional underserved areas of Peach County.	2022 – 2026	Staff Time	City of Fort Valley, FVUC	Grants, SPLOST, Water Fund
Undertake top 10 priority stormwater projects that will address local flooding issues using new stormwater funding.	2022	\$1 Million	City of Fort Valley	Grants, SPLOST, Stormwater Fees
Plan for and develop a new City Hall facility for general administration.	2022 – 2026	\$2 Million	City of Fort Valley	Loans, SPLOST, General Fund
<b>Economic Development</b>				
Actively market City of Fort Valley to potential businesses and industries that complement existing companies and provide professional, managerial, and high-tech jobs.	2022 – 2026	Staff Time	Development Authority of Peach County, DDA	General Fund
Promote economic development resources available in the community to support new business development.	2022 – 2026	Staff Time	Development Authorities, Peach Regional Chamber	General Fund
Façade renovations in downtown Fort Valley, specifically along Lowe St, Main St, Church St, and Camellia Blvd.	2022 – 2026	\$250,000	DDA, City of Fort Valley	General Fund
Encourage development of entertainment opportunities and strengthen lodging accommodations as part of redevelopment at the old Peach County Hospital site.	2022 – 2026	Staff Time	DDA, City of Fort Valley	General Fund
Utilize tools provided by the State of Georgia for the downtown redevelopment in Fort Valley and apply for various state designations, such as the Opportunity Zone and Rural Zone.	2022 – 2026	Staff Time	DDA, City of Fort Valley	General Fund

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Education</b>				
Partner with CGTC and Peach County Board of Education to expand use of the Workforce Development Center and ensure a greater variety of educational offerings at the facility.	2022 – 2024	Staff Time	Peach County, CGTC, Board of Education, Development Authorities	General Fund
Support community outreach efforts by the Peach County Board of Education and support internship opportunities when possible.	2022 – 2026	Staff Time	Peach County, City of Byron, City of Fort Valley, Board of Education	General Fund
<b>Housing</b>				
Conduct annual housing conference/workshop to educate community on various housing programs and opportunities.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Encourage landlords to clean up overgrown and run-down properties.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Continue demolition of dilapidated structures.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Encourage new homebuyer and Fuller Center programs to support new home ownership.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Encourage the development of in-town housing to sustain downtown businesses; including loft apartments in downtown area.	2022 – 2026	Staff Time	DDA, City of Fort Valley	General Fund
Market Fort Valley as a retirement community/destination.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Pursue funding assistance (CHIP & CDBG) to improve the quality of housing available within the City of Fort Valley.	2022 – 2026	\$600,000	City of Fort Valley	Grants, General Fund
Educate community of need for diverse housing alternatives.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Develop and enact new development ordinances addressing requirements within subdivisions, e.g., sidewalks, greenspace, landscaping, stormwater protection, etc.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
<b>Natural and Cultural Resources</b>				
Pursue funding assistance for a Peach/Blue Bird/Railroad Museum.	2022 – 2026	\$750,000	DDA, City of Fort Valley	Grants, Loans, General Fund
Develop greater outdoor recreational opportunities e.g., camping, fishing, swimming, and hiking facilities.	2022 – 2026	\$500,000	City of Fort Valley, Peach County	Grants, SPLOST, General Fund
Further development of Festival Park, including a splash pad.	2022 – 2026	\$500,000	City of Fort Valley	Grants, SPLOST, General Fund

**City of Fort Valley  
Community Work Program**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source
<b>Transportation</b>				
Ensure beautification activities are completed along entranceways into the community.	2022 – 2026	Staff Time	City of Fort Valley, Peach County	Grants, SPLOST, General Fund
Pursue funding from Georgia DOT to make necessary road improvements to alleviate congestion around major corridors, specifically around the railroad junction of U.S-341 and GA-96 due to rail traffic.	2017-2021	Staff Time	City of Fort Valley, Peach County, GDOT	Grants, General Fund, SPLOST, TSPLOST
Capitalize on economic promise of GA State Route 96 and undertake widening/new construction from I-75 to Fall Line Freeway, including a northern bypass of Fort Valley.	2025 – 2026	\$40 Million	City of Fort Valley, Peach County, WRATS, GDOT	Grants, General Fund, SPLOST, TSPLOST
Install bicycle lanes along well traveled roads.	2018-2020	\$300,000	City of Fort Valley	General Fund, SPLOST, TSPLOST
Update existing outdoor lighting to LED lighting.	2022 – 2026	\$500,000	City of Fort Valley	SPLOST, General Fund
Apply for Transportation Enhancement (TE) federal grant funding to improve the city's transportation network.	2022 – 2026	\$1 Million	City of Fort Valley	Grants, SPLOST, TSPLOST
Coordinate with railroads and GDOT on the repair of unused railroad crossings and abandonment of rail lines and spurs to create a rail-trail network throughout the city.	2022 – 2026	\$4 Million	City of Fort Valley, GDOT	Grants, General Fund, SPLOST, TSPLOST
<b>Broadband Services</b>				
Engage with cell providers to discuss fixing service gaps.	2022 – 2026	Staff Time	City of Fort Valley, Peach County	General Fund
Support applications for funding by incumbent internet providers to serve new areas.	2022 – 2026	Staff Time	City of Fort Valley, Peach County	General Fund
Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications.	2022 – 2026	Staff Time	City of Fort Valley, Peach County	General Fund
<b>Land Use</b>				
Coordinate zoning to ensure that compatible land uses are along the major highway corridors.	2022 – 2026	Staff Time	City of Fort Valley	General Fund
Strictly enforce zoning regulations, approve ordinances, approve subdivision regulations, and minimize rezoning requests in agricultural areas.	2022 – 2026	Staff Time	City of Fort Valley	General Fund

# *Appendices*

*Appendix A: Adoption  
Resolutions*

*Appendix B: Public Hearing  
Documentation*

*Appendix C: Stakeholder  
Meeting Documentation*

*Appendix D: Community  
Survey Results*

# *Appendix A*

## *Adoption Resolutions*



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

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

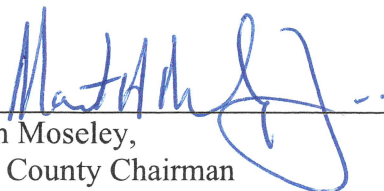
**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Peach County, the City of Byron, and the City of Fort Valley were 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 Update for Peach County, the City of Byron, and the City of Fort Valley

**Adopted this 8th day of February 2022.**

  
\_\_\_\_\_  
Martin Moseley,  
Peach County Chairman

  
\_\_\_\_\_  
Witness



# The City of Byron

**RESOLUTION  
BY THE CITY OF BYRON  
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE  
FOR  
PEACH COUNTY, THE CITY OF BYRON, AND THE CITY OF 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

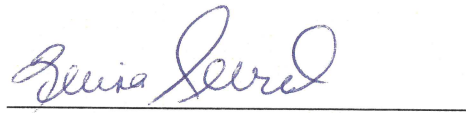
**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Peach County, the City of Byron, and the City of Fort Valley were completed by the City of Byron with the assistance of the Middle Georgia Regional Commission; and

**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, the City of Byron, and the City of Fort Valley

**Adopted this 14th day of February 2022.**

  
\_\_\_\_\_  
Michael Chidester,  
Mayor, City of Byron

  
\_\_\_\_\_  
Witness

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

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

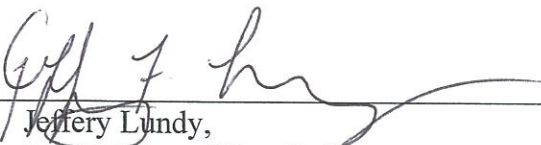
**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

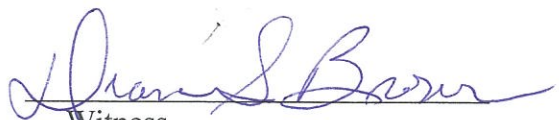
**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Peach County, the City of Byron, and the City of Fort Valley were completed by the City of Fort Valley with the assistance of the Middle Georgia Regional Commission; and

**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, the City of Byron, and the City of Fort Valley

**Adopted this 17th day of February 2022.**

  
\_\_\_\_\_  
Jeffery Lundy,  
Mayor, City of Fort Valley

  
\_\_\_\_\_  
Witness

# *Appendix B*

*Public Hearing Documentation*

**PEACH COUNTY AND THE CITY OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA**

September 29th, 2021, 5:30 p.m. | Peach County Fire Department Station 1

Name	Phone	Email
April H. Hodges	478-925-2535	april-hodges@peachcounty.net
Martin Moseley	BOC	
Tiffany Smith	478-207-0403	Trendell@byronga.com
Al Horton	FVUC	alrehorton@gmail.com
James Adams	478-951-7469	adamsjames134@gmail.com
Blankenship Caleb & Ginny	478-284-1251	crb0618@g.mail
Kristi Watkins	836-3195	gapost@dstel.net
Wade Yoder	478-955-1999	wade-yoder@peachcounty.net
Janet Scott	478-297-9145	JScott@gmail.com whatucee@yahoo.com
Johnny Scott III	478-258-5072	Johnny Scott III
Talisha Moody	478-293-8503	Ronseth2003@yahoo.com
Betty C. Hill	478-951-2921	23bettyc23@gmail.com
Michaela Jones	478-827-3162	michaela-jones@peachcounty.net

PEACH COUNTY AND THE CITY OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN

PUBLIC HEARING AGENDA

September 29th, 2021, 5:30 p.m. | Peach County Fire Department Station 1

Name	Phone	Email
Terry Deese	(478) 256-7409	sheriff-deese@peachcounty.net
Ray Lewis	478-396-5803	ray-lewis@peachcounty.net
Ken Prince	478-825-7237	kprince@bellsouth.net
M. Glesby	478-955-3602	
Curt J. West	478-955-2089	gdm08@yahoo.com
Barbara Smith	478-662-6885	BarbaraSmith07051960@gmail.com

**PEACH COUNTY AND THE CITY OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN**

---

**PUBLIC HEARING AGENDA**

**September 29th, 2021, 5:30 p.m. | Peach County Fire Department Station 1**

- |                                 |      |
|---------------------------------|------|
| 1) Welcome & Introductions      | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date               | MGRC |
| 4) Timeline                     | MGRC |
| 5) Goals Discussion             | MGRC |
| 6) Questions/Comments           | MGRC |
| 7) Future Meeting Discussion    | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	<a href="mailto:gboike@mg-rc.org">gboike@mg-rc.org</a>
David Lane	<a href="mailto:dlane@mg-rc.org">dlane@mg-rc.org</a>
Tiffany Dobbins	<a href="mailto:tdobbins@mg-rc.org">tdobbins@mg-rc.org</a>





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

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**PUBLIC HEARING AGENDA  
December 27, 2021, 5:00 p.m. | Peach County Board of  
Commissioners Office**

- |                              |      |
|------------------------------|------|
| 1) Welcome & Introductions   | MGRC |
| 2) Review of process to-date | MGRC |
| 3) Plan review               | MGRC |
| 4) Next steps                | MGRC |
| 5) Questions/Comments        | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	<a href="mailto:gboike@mg-rc.org">gboike@mg-rc.org</a>
David Lane	<a href="mailto:dlane@mg-rc.org">dlane@mg-rc.org</a>
Tiffany Dobbins	<a href="mailto:Tdobbins@mg-rc.org">Tdobbins@mg-rc.org</a>



Ribbon cutting for AVID Hotel International.



# Christ the Redeemer Anglican Church Christmas Schedule



**Dec. 22 - Wed. 7PM**  
*Lessons and Carols*

**Dec. 24 - Fri. 11PM**  
*Midnight Mass*

**Dec. 25 - Sat. 11AM**  
*Christmas Morning*

**Jan. 5 - Wed. 6PM**  
*Twelfth Night/Epiphany*

**Sunday Mornings 10:30AM**

2815 US Highway 41 N • Fort Valley, GA 31030  
(478) 287-6411 [www.ctranglican.com](http://www.ctranglican.com)

## Public Hearing Notice

### For Peach County and the Cities of Byron and Fort Valley Joint Comprehensive Plan Update

A public hearing will be held on Monday, December 27, at 5:00 p.m. at the Peach County Board of Commissioners office, located at 213 Persons St. Fort Valley, Ga. 31030. All community members are invited to attend. The purpose of the hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Department of Community Affairs for review. All comments must be submitted by Tuesday, December 28, at 5:00 p.m. to the Middle Georgia Regional Commission.

All community members are invited to attend the Public Hearing. For additional information, please contact Tiffany Dobbins, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or [tdobbins@mg-rc.org](mailto:tdobbins@mg-rc.org).

Persons with special needs relating to disability access or foreign language should contact the Peach County Board of Commissioners 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.

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The signs are expected to be in-  
stalled by February.  
The message signs will be  
out news and social media an-

Southeastern Fruit and Tree Nut Research Station  
Agricultural Research Service

another  
reclassification

# *Appendix C*

*Stakeholder Meeting Documentation*

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

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**ECONOMIC DEVELOPMENT AND PUBLIC FACILITIES  
STAKEHOLDER SESSION AGENDA**

**OCTOBER 26th, 2021, 4:30 p.m. and 6:30 p.m | Peach County Board of Commissioners Office**

- |                               |      |
|-------------------------------|------|
| 1) Welcome & Introductions    | MGRC |
| 2) Economic Development       | MGRC |
| 3) Looking back at 2017 Plan  | MGRC |
| 4) Current Survey Responses   | MGRC |
| 5) Overview                   | MGRC |
| 6) Group Discussions          | MGRC |
| 7) Public Facilities          | MGRC |
| 8) Looking Back at 2017 Plan  | MGRC |
| 9) Current Survey Responses   | MGRC |
| 10) Overview                  | MGRC |
| 11) Group Discussions         | MGRC |
| 12) Questions/Comments        | MGRC |
| 13) Future Meeting Discussion | MGRC |

Greg Boike	<a href="mailto:gboike@mg-rc.org">gboike@mg-rc.org</a>
David Lane	<a href="mailto:dlane@mg-rc.org">dlane@mg-rc.org</a>
Tiffany Dobbins	<a href="mailto:tdobbins@mg-rc.org">tdobbins@mg-rc.org</a>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (above)

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN TOPIC SESSION: Economic Development**

**SIGN IN**

**October 26, 2021, 4:30 p.m. | Peach County Board of Commissioners Office**

Name	Phone	Email
Tepsha Moody	4782938503	renseth2003@yahoo.com
Martin Moseley		Peach BOC
Jillian Bowers	478-825-3826	DAPC
Wade Yoder	478-955-1999	
Rusty Adams	478-256-2978	City of Byron
Michaela Jones	478-825-2535	PC
B.J. Walker	256-9257	DAPC
Roy Lewis	(478) 396-5803	roy-lewis@peachcounty.net
Al Horton		alrehorton@gmail.com
James Lusser	478-951-6747	jklass@yahoo.com
Tisa Horton		tisahorton@gmail.com

**PEACH COUNTY AND THE CITIES OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN TOPIC SESSION: Public Facilities and Utilities**

**SIGN IN**

**October 26, 2021, 6:00 p.m. | Peach County Board of Commissioners Office**

Name	Phone	Email
Tayisha Moody	478 293 8503	Rense th2003@yaho.com
Al Horton		alrehorter@gmail.com
Roy Lewis	478 396-5803	roy-lewis@peachcounty.net
Tisa Horton		tisahorton@gmail.com
Rusty Adams	478 256-2945	City of Byron
Wade yoder	478 -825-1999	
Julian Bowen	478-825-3826	DAPC

**PEACH COUNTY AND THE CITY OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN**

---

**NATURAL AND CULTURAL RESOURCES, EDUCATION, AND TRANSPORTATION STAKEHOLDER  
SESSION AGENDA**

**November 3, 2021, 4:30 p.m.– 8:00 p.m. | Peach County Board of Commissioners Office**

- |                                   |      |
|-----------------------------------|------|
| 1) Welcome & Introductions        | MGRC |
| 2) Natural and Cultural Resources | MGRC |
| 3) Looking back at 2017 Plan      | MGRC |
| 4) Current Survey Responses       | MGRC |
| 5) Data Overview                  | MGRC |
| 6) Group Discussions              | MGRC |
| 7) Education                      | MGRC |
| 8) Current Survey Responses       | MGRC |
| 9) Overview                       | MGRC |
| 10) Group Discussions             | MGRC |
| 11) Transportation                | MGRC |
| 12) Looking back at 2017 Plan     | MGRC |
| 13) Current Survey Responses      | MGRC |
| 14) Data Overview                 | MGRC |





PEACH COUNTY AND CITIES OF BYRON AND FORT VALLEY  
2022 COMPREHENSIVE PLAN STAKEHOLDER MEETINGS

Natural and Cultural Resources | Education | Transportation

Public Hearing Sign-In Sheet

November 3, 2021, 4:35-5:30, 5:45-6:45, 7:00-8:00 pm

County Administration Building

Name	Phone	Email
Al Horton		alhorton@gmail.com
Damika Glover		
Sylvia Rose		sylvia.rose@peachschools.org
Tasha Moody		Renseth2003@yahoo.com
B.J. Walker		bujwalker@gmail.com
Carmen Horton		carmen.horton@peachschools.org
Amanda Brantley		amanda.brantley@peachschools.org
Ken Hartley		Khartley@peachschools.org
Minnie Bort		mbort@peachschools.org
Wade Yoder		

PEACH COUNTY AND CITIES OF BYRON AND FORT VALLEY  
2022 COMPREHENSIVE PLAN STAKEHOLDER MEETINGS

Public Hearing Sign-In Sheet  
November 3, 2021, 4:30 pm | County Administration Building

Name	Phone	Email
Gentry Trice		Gentry.Trice@peachschools.org
Shannon Dotsikas		sdotsikas@peachschools.org
Brandon Hall		bhall@peachschools.org
Wanda Stewart		wstewart@peachschools.org
NORIKA BLANTON		nblanton@peachschools.org
Jacob Gresham		jgresham@peachschools.org
Lionel Brown		lionel.brown@peachschools.org
Matterina Marshall		mmarshall@peachschools.org
James Lussetter		jlassetter@peachschools.org

**PEACH COUNTY AND THE CITY OF BYRON AND FORT VALLEY  
JOINT COMPREHENSIVE PLAN**

---

**PUBLIC SAFETY AND HEALTH AND HOUSING STAKEHOLDER SESSION AGENDA  
OCTOBER 19th, 2021, 4:30 p.m. and 6:30 p.m | Peach County Board of Commissioners Office**

- |                               |      |
|-------------------------------|------|
| 1) Welcome & Introductions    | MGRC |
| 2) Public Safety and Health   | MGRC |
| 3) Looking back at 2017 Plan  | MGRC |
| 4) Current Survey Responses   | MGRC |
| 5) Data Overview              | MGRC |
| 6) Group Discussions          | MGRC |
| 7) Housing                    | MGRC |
| 8) Looking Back at 2017 Plan  | MGRC |
| 9) Current Survey Responses   | MGRC |
| 10) Overview                  | MGRC |
| 11) Group Discussions         | MGRC |
| 12) Questions/Comments        | MGRC |
| 13) Future Meeting Discussion | MGRC |

Greg Boike	<a href="mailto:gboike@mg-rc.org">gboike@mg-rc.org</a>
David Lane	<a href="mailto:dlane@mg-rc.org">dlane@mg-rc.org</a>
Tiffany Dobbins	<a href="mailto:tdobbins@mg-rc.org">tdobbins@mg-rc.org</a>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (above)





# *Appendix D*

## *Community Survey Results*

# Peach County / City of Fort Valley/ City of Byron Comprehensive Plan Survey

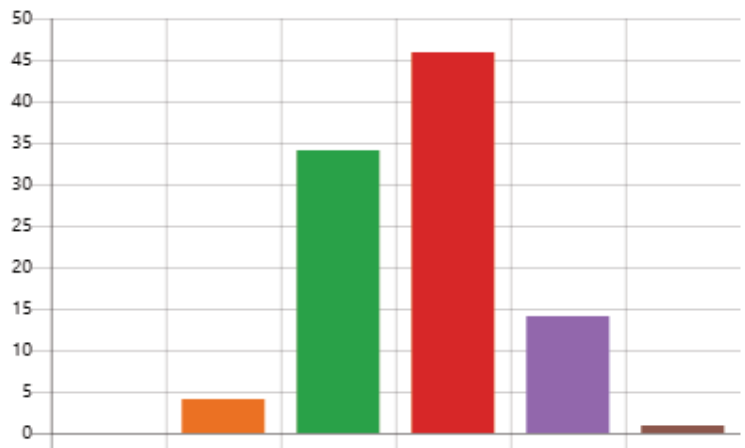
**100**  
Responses

**19:04**  
Average time to complete

**Active**  
Status

## 1. What is your age?

● Younger than 18	0
● 18 or 24	4
● 25 to 44	34
● 45 to 64	46
● 65 and over	14
● Prefer not to answer	1



## 2. What is your race? (Check all that apply)

● African American / Black	10
● Asian or Pacific Islander	0
● Caucasian / White	82
● Prefer not to answer	7
● Other	2





### 3. What is your ethnicity?

Hispanic or Latino	2
Not Hispanic or Latino	86
Prefer not to answer	9



### 4. What is your Sex

Insights

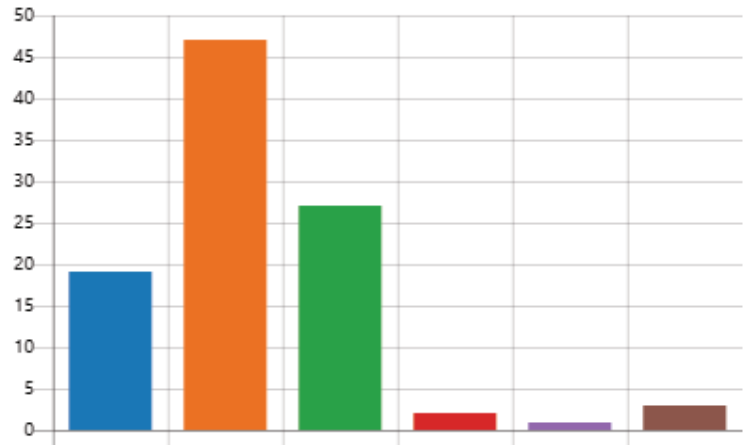
Male	41
Female	56
Other	1



### 5. Which of the following best describes the location of where you live?

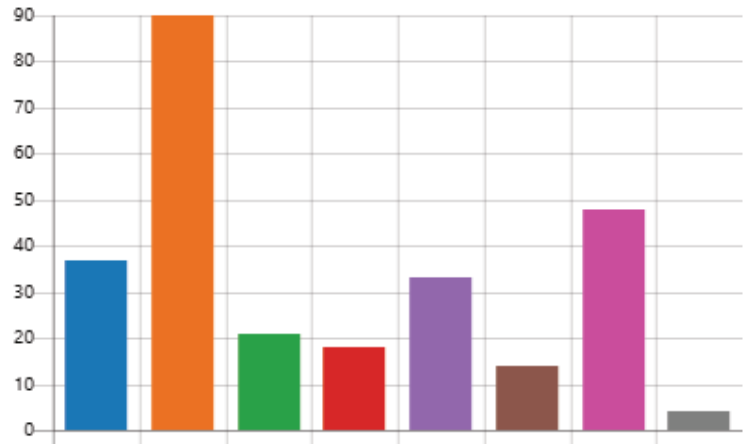
Insights

Unincorporated Peach County	19
Byron	47
Fort Valley	27
Warner Robins	2
Perry	1
Other	3



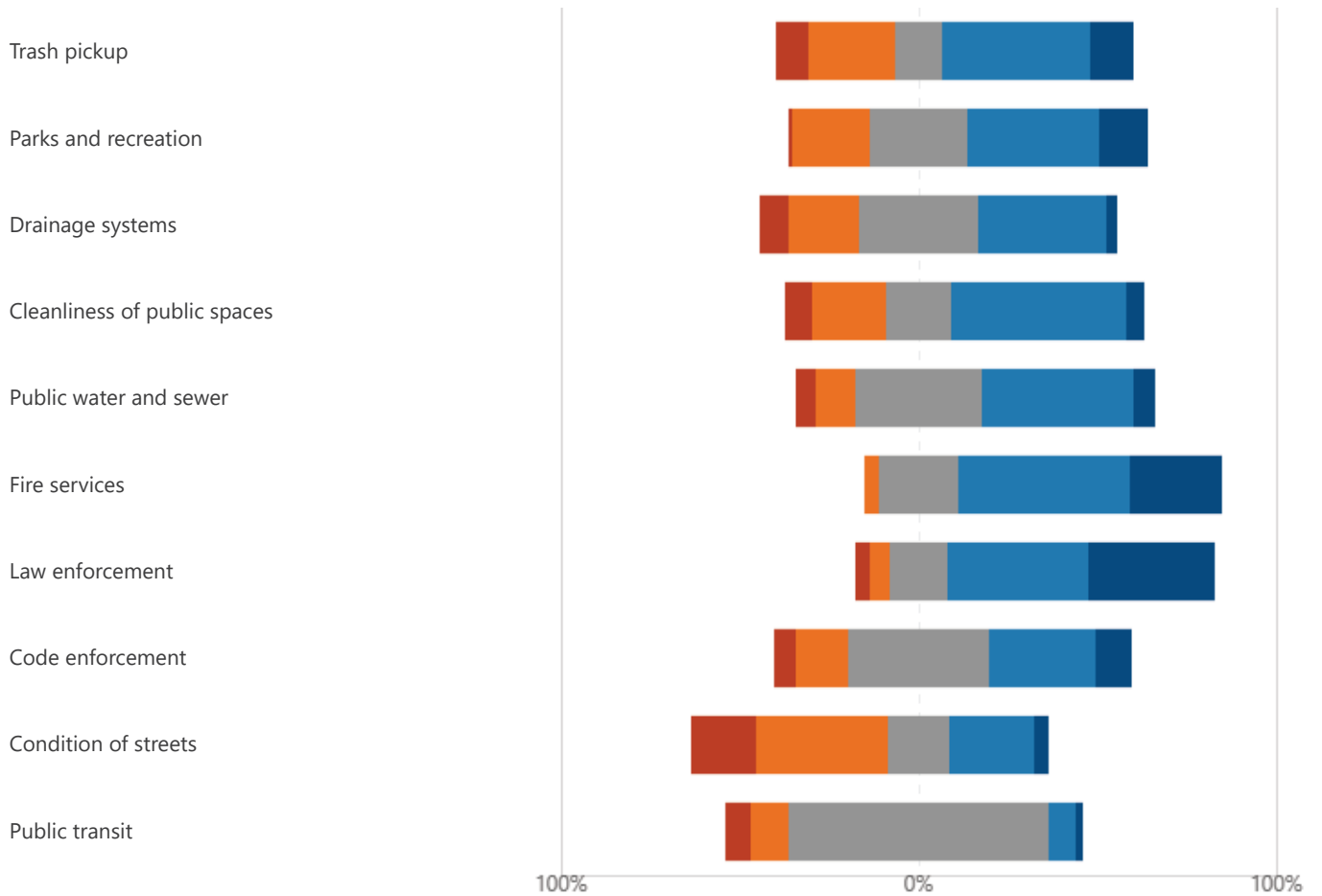
6. Where do you look to learn about community news and events? (Check all that apply)

<span style="color: blue;">●</span> Local government website	37
<span style="color: orange;">●</span> Social media	90
<span style="color: green;">●</span> Emails or e-newsletters	21
<span style="color: red;">●</span> Flyers or posters	18
<span style="color: purple;">●</span> Print newspaper or newsletters	33
<span style="color: brown;">●</span> Mailed letters	14
<span style="color: pink;">●</span> Word of mouth	48
<span style="color: gray;">●</span> Other	4



7. Please rate your level of satisfaction with each of the following public services or facilities.

■ Very dissatisfied  
 ■ Dissatisfied  
 ■ Neither satisfied nor dissatisfied  
 ■ Satisfied  
 ■ Very satisfied



8. If you were dissatisfied with any of the services or facilities in question (8), please explain why.

Insights

57

Responses

Latest Responses

"Trash pickup has become very random, the day of pickup varies or the...

"Justice is about who you know"

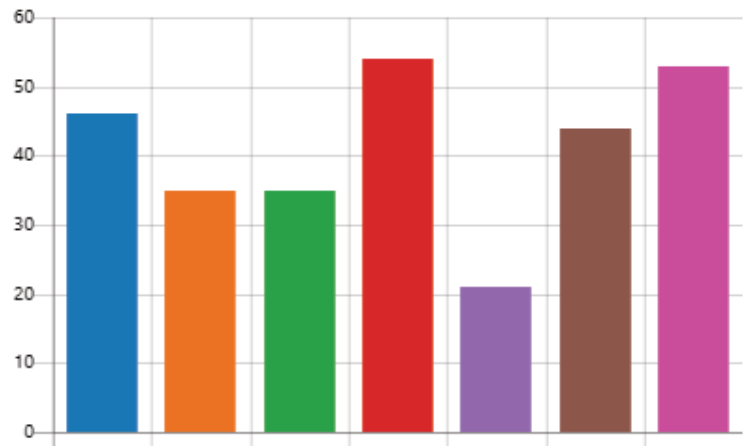
"People who have influence with the "powers that be" in downtown By...

28 respondents (49%) answered **need** for this question.

Trash pickup  
Streets  
Code enforcement  
roads  
Trash pick  
**need**  
peach park  
city  
public  
Byron  
county

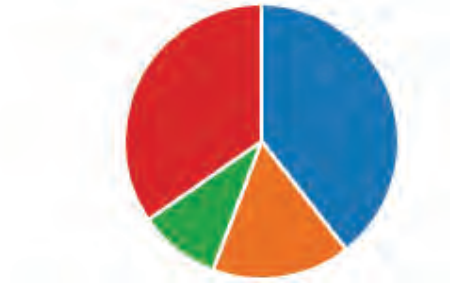
9. What characteristics of development should be emphasized in future residential development?  
(Check all that apply)

- Sidewalks within neighborhoo... 46
- Sidewalks and paths connecti... 35
- Retail amenities within walkin... 35
- Streetlights in neighborhoods 54
- A mix of housing types (e.g., si... 21
- Clear separation between resi... 44
- Preserving undeveloped rural ... 53



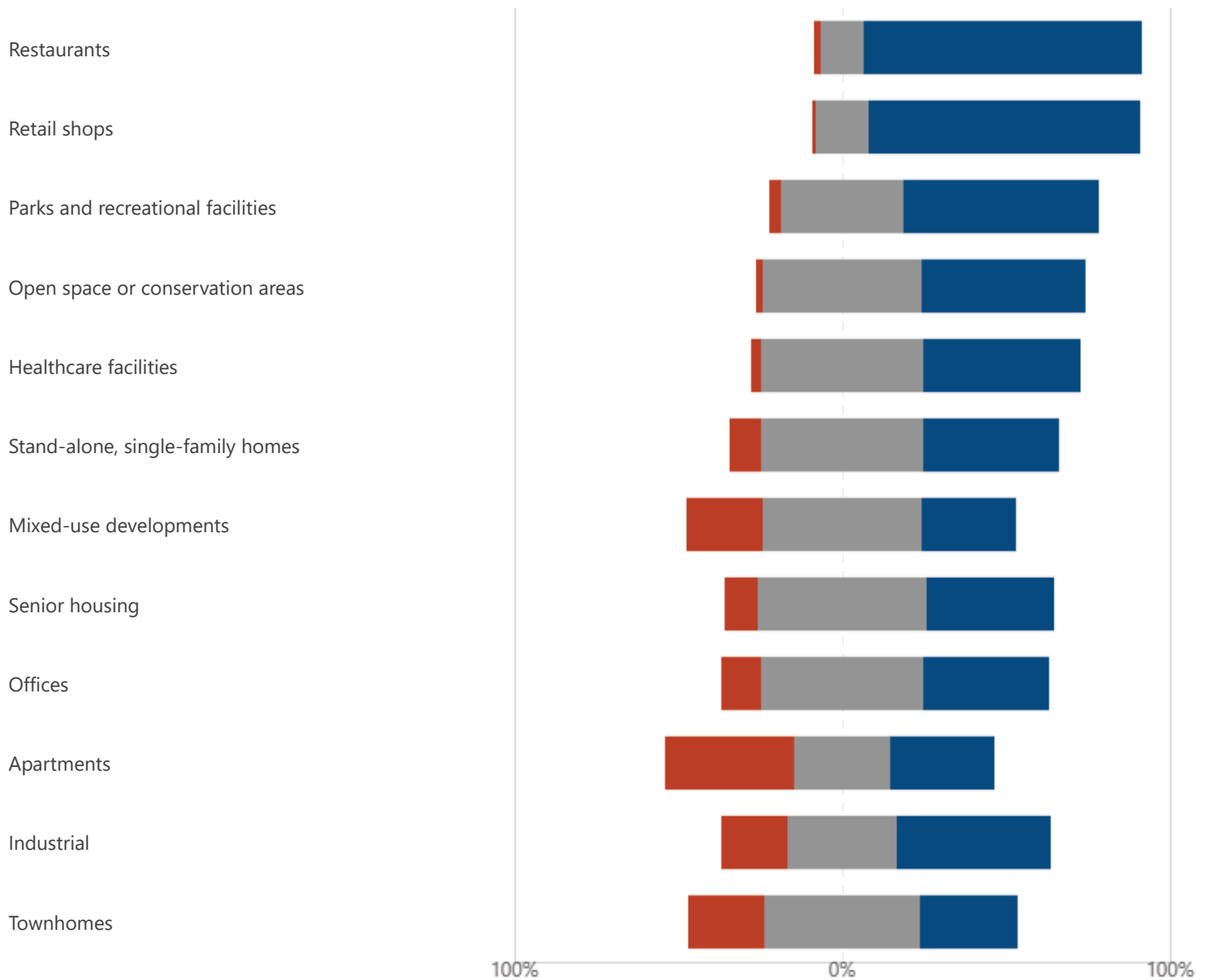
10. When planning for future commercial and retail development, what type of development should there be an emphasis on? (Check all that apply)

- Revitalized commercial spaces... 82
- Walkable mixed-use centers w... 34
- New strip commercial develop... 20
- Redevelopment of existing co... 72



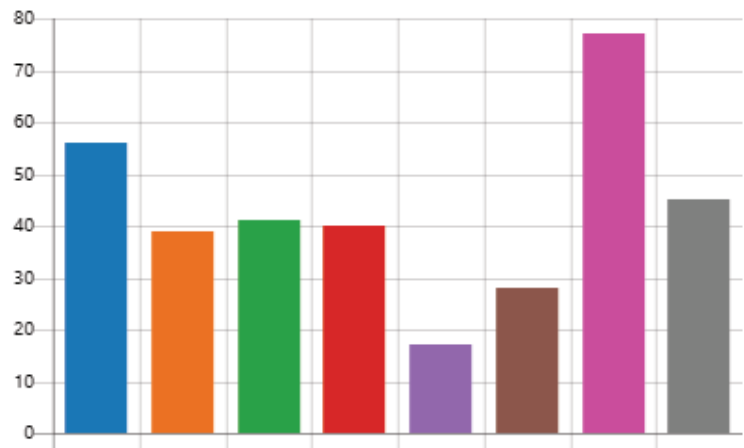
11. Please indicate if you would like to see less, about the same, or more of each of the following types of development or uses.

■ Less   
 ■ About the same   
 ■ More



12. What transportation improvements would you like to see in the city and county? (Check all that apply)

- Improved traffic flow 56
- Sidewalk improvements 39
- Expanded alternative transpor... 41
- Transportation assistance for s... 40
- Public transit 17
- Road or pedestrian path conn... 28
- Routine maintenance of existi... 77
- Paving of dirt roads 45



13. Please identify any transportation safety concerns or areas in the roadways which need to be addressed. Please describe the location and the concern.

Insights  
**35**  
 Responses

Latest Responses

"More care needs to be taken where trees and shrubbery block views w...  
 "Speeding on Highway 42. Already getting traffic light on 42/49, whic..."

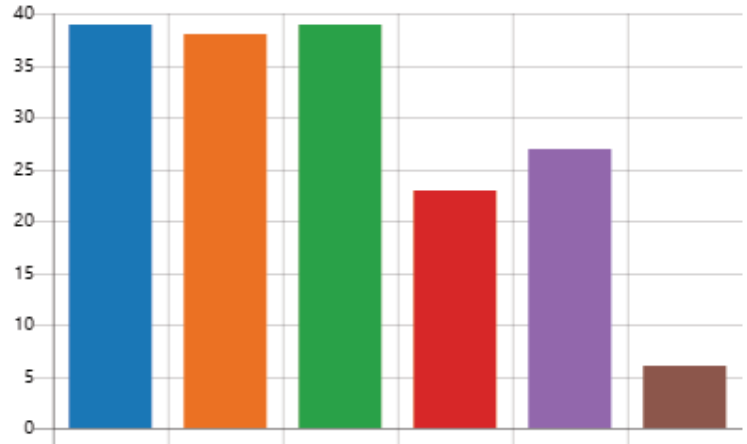
12 respondents (34%) answered **road** for this question.

Word cloud containing terms related to road safety concerns and locations:

- road/intersections
- Andel road
- Overgrown road
- mosely road
- White Road Rd
- Turn lanes
- Potholes in road
- road vehicles
- Fort Valley
- road**
- need
- right off ways
- view road
- traffic light
- railroad crossings
- roads in Byron
- roads in the city
- traffic flow
- road beds

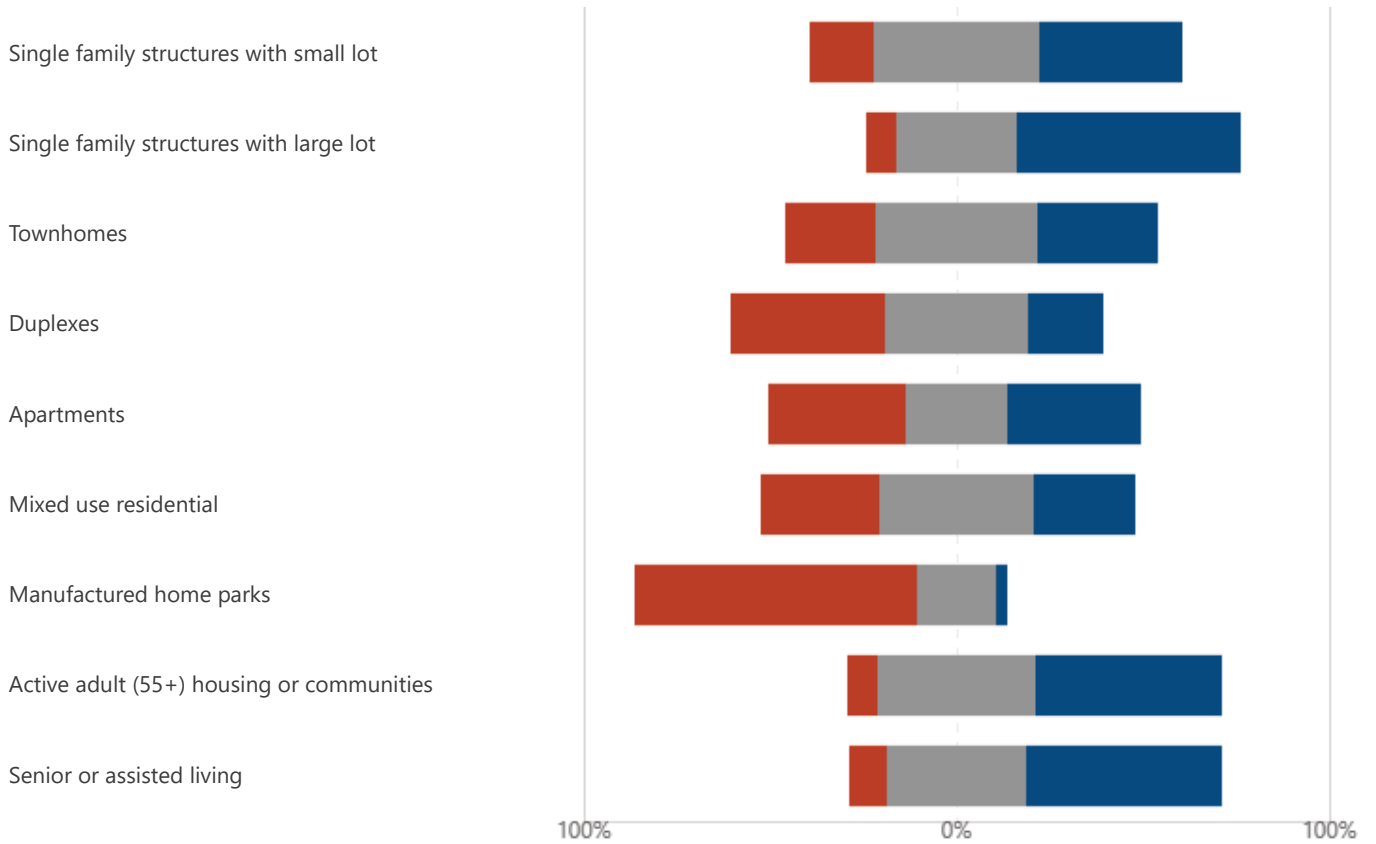
14. Which of the following, if any, are housing issues in the city and county? (Check all that apply)

- Housing stock in disrepair 39
- Lack of affordable homes for f... 38
- Lack of affordable, quality rent... 39
- High number of vacant homes 23
- Lack of senior-friendly housing 27
- Other 6



15. Do you think the city and county need more, less, or the same amount of the following types of housing in the future?

- Less
- About the same
- More



16. Do you think the city and county need more, less, or the same amount of any other type of housing that was not listed in question (20)? If so, please describe.

11 Insights  
Responses

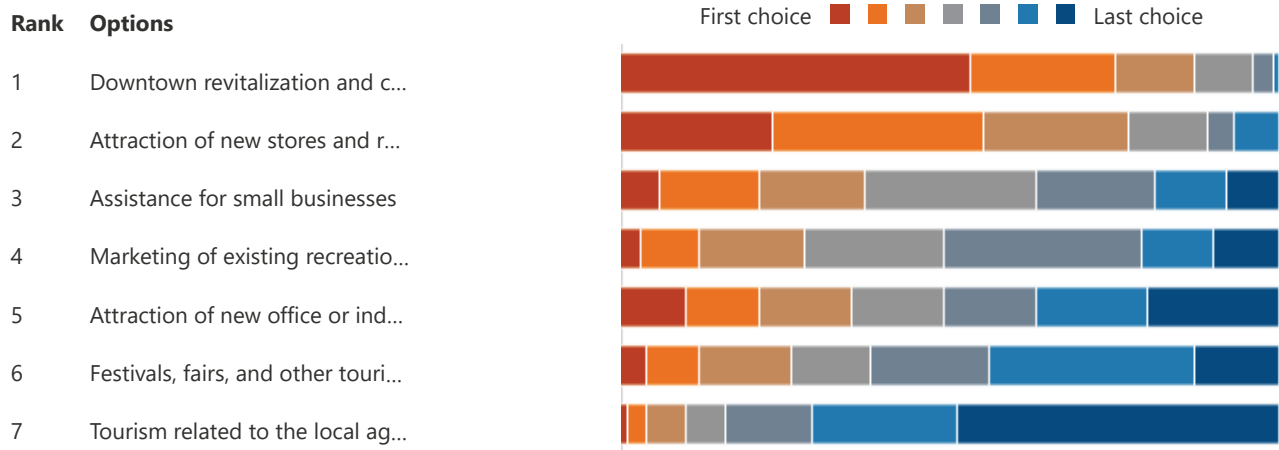
Latest Responses

"Transitional Homes, Emergency Shelter, rescue Mission"

5 respondents (45%) answered **need** for this question.



17. Please rank the following economic development needs in Peach County.



18. If you would like to explain your ranking in question (22), please do so here.

16 Insights  
Responses

Latest Responses

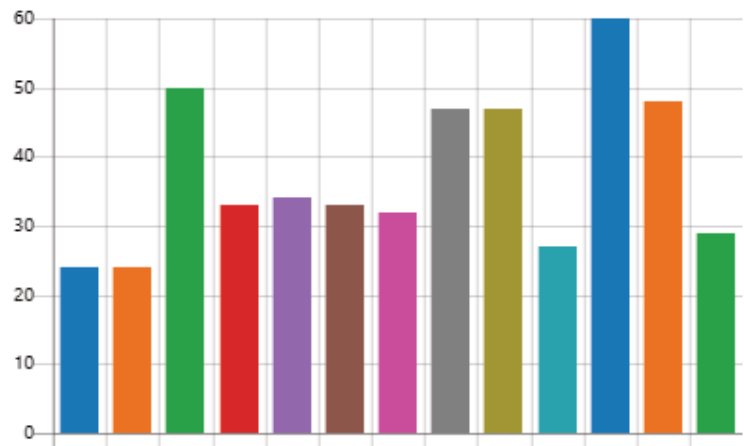
"We do NOT need any more fast food restaurants! Offices/small busin..."

8 respondents (50%) answered **need** for this question.



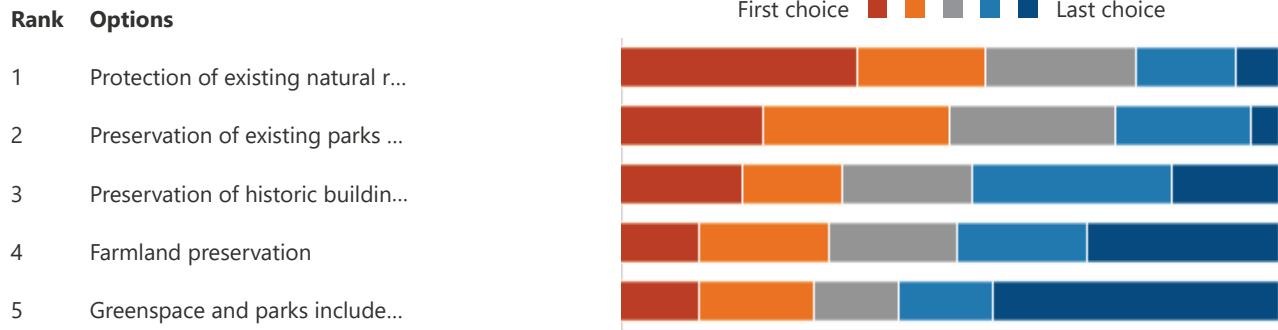
19. What type of recreational programs or amenities would add to the quality of life in the city and county? (Check all that apply)

- Skate park 24
- Disc golf course 24
- Dog park 50
- Picnic shelter 33
- Playground equipment 34
- Splash pad 33
- Outdoor fitness equipment 32
- Indoor recreation facility 47
- Senior-friendly amenities (e.g.,... 47
- Fitness classes 27
- Walking/hiking trails 60
- Swimming pool 48
- Sports fields/courts 29





20. Please rank the following priorities regarding natural and cultural resources for Peach County.



21. If you would like to explain your ranking in question (24), please do so here.

6  Insights  
Responses

Latest Responses

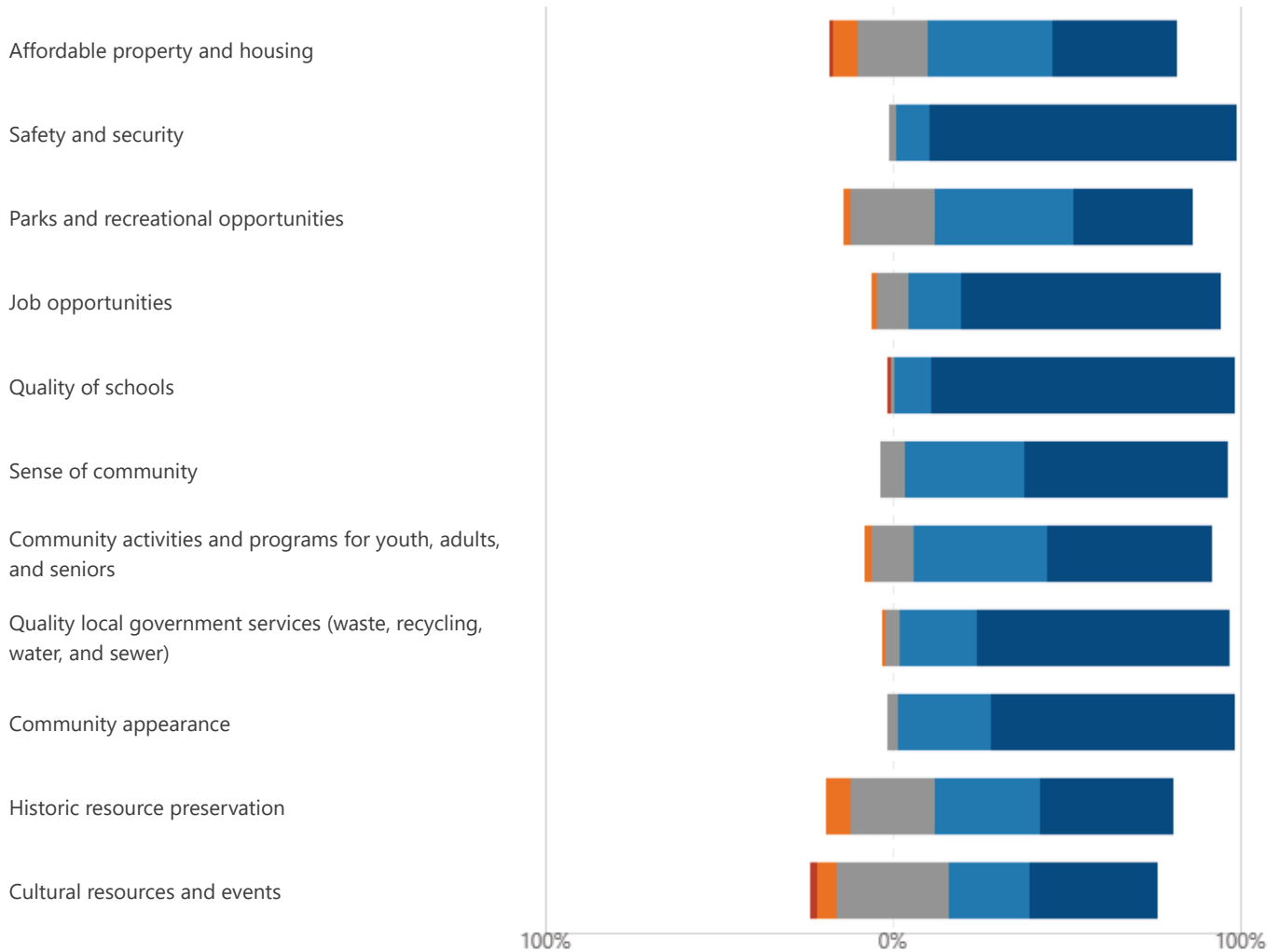
"All five of those in question 20 are important and should be considere..."

2 respondents (33%) answered **Peach Park** for this question.

**Byron** **civilization** **Jailhouse tearing us apart**  
**Park is a disaster little bit**  
**care new amenities Peach Park North small**  
**bunch of junk green space quiet park**  
**Alley South great addition new parks farmers**  
**natural resources**

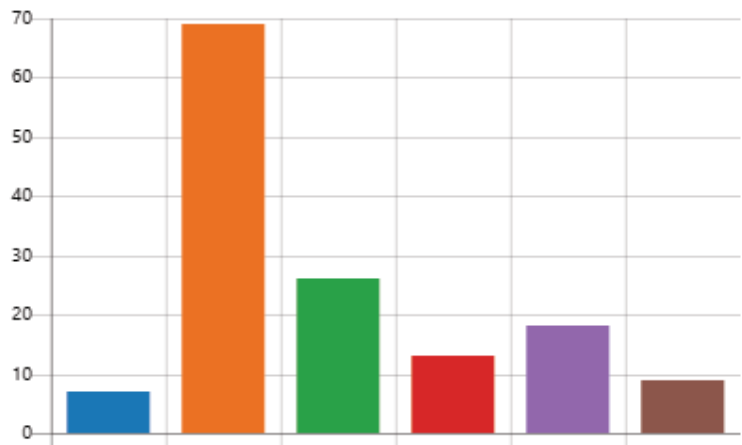
## 22. How important are the following items to quality of life in the city and the county?

■ Not at all important  
 ■ Not very important  
 ■ Somewhat important  
 ■ Important  
 ■ Very important



## 23. What funding methods would you support for improving community services and facilities? (Check all that apply)

- Increased property taxes 7
- Additional sales tax (SPLOST) 69
- Bonds 26
- New or increased fees on serv... 13
- None of the above 18
- Other 9



24. Please provide any other comments we should consider for the future of Peach County over the next 10 years.

28 Insights

Latest Responses

Responses

"Be careful what you allow to come to Peach County or you will be kn..."

12 respondents (43%) answered **need** for this question.



25. Lastly, if you'd like to receive updates about the planning process and invitations for future involvement, please share your email below, so that we can add you to our mailing list!

30 Insights

Latest Responses

Responses

1 respondents (3%) answered **Frank** for this question.

