

THE DODGE COUNTY JOINT COMPREHENSIVE PLAN

COMMUNITY AGENDA

September, 2010

The Dodge County Joint Comprehensive Plan

Community Agenda

A Comprehensive Plan for Dodge County and the municipalities of Chauncey, Chester, Eastman,
Milan, and Rhine, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Dodge County Comprehensive Plan Executive
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Heart of Georgia Altamaha Regional Commission

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INTRODUCTION

Purpose

The Dodge County Joint Comprehensive Plan is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Dodge County and its municipalities of Chauncey, Chester, Eastman, Milan, and Rhine. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the community's previous joint comprehensive plan first prepared and adopted in 1993, but is a new plan, prepared under new standards.

As a comprehensive plan, *The Dodge County Joint Comprehensive Plan* is a critical self-examination of Dodge County and its municipalities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Dodge County is a geographically large, rural county of about 20,000 persons located in the heart of central south Georgia. It is located about one hour southeast of Macon, and is served by a number of important highways, including U.S. 341, U.S. 23, U.S. 280, and Georgia Highways 46 and 117. While its landscape remains verdant and pastoral and dominated by vast forests of southern yellow pines, livestock and small grain and vegetable based farms, the county boasts diverse and growing industrial and retail economic sectors, a world class aviation college, and other outstanding community facilities and natural resources.

The community was Creek Indian territory until 1805, and was not formally established as a county until 1870. The community has a unique and fascinating history surrounding its pine forests, transportation resources, and their utilization for entrepreneurship and tourism. The community truly was established through the efforts of northern capitalists, William E. Dodge

and William Pitt Eastman. These men and other entrepreneurs established some of the world's largest sawmills of the time in the county, brought the railroads to the county, and among other economic ventures, established the community as a destination for healthy tourism. These elements combined to explode the community's population from less than 1,000 in 1870 at establishment to a peak of 22,500 in 1920. Eastman even became known for a time as the "Paris of the Wiregrass."

While the Great Depression, the decline of the railroads, and the boll weevil all took enormous toll in the county, natural resources and entrepreneurship, other leadership, and highways have again brought the community back to a thriving and growing status. W. Sylvester Stuckey established a pecan business in the 1930s and then a candy plant in the 1940s which grew into a nationwide business, Stuckey's, and led Eastman to be known for a while as the "Candy Capital of the World." The community today is home to the Middle Georgia College Aviation Campus, known nationally for its aviation education and training; has a diverse group of manufacturers, including Alcoa and Altivity; and boasts outstanding natural resources, including the Ocmulgee River and Dodge County Public Fishing Area. Its quality of life remains outstanding and is bolstered by its natural environment and rural landscape; the economic, governmental, and social center of Eastman, its largest city with its many community facilities, educational outlets, and economic resources; and the thriving small town atmosphere afforded by the community's other municipalities: Chauncey, Chester, Milan, and Rhine.

Dodge County wants to build on its unique history and well-documented relationship of natural resources, transportation, and economic development. The community sees itself, both now and in the future, as a unique growth center of southern charm and diverse economic growth bolstered by location, and outstanding community educational and industrial resources. Forestry and agriculture will remain viable, working enterprises and important components of the local economy. Revitalized tourism avenues will also once again be important to the local economy and community growth, but these will only be parts of a vital and multi-faceted economic engine. This unique combination of multi-faceted growth and development and excellent quality of life, would be enhanced by a dramatic backdrop of appealing rural character, protected and utilized natural resources, and preserved history. The community will be a much desired place to

live and work. It will be a rural growth center with a unique combination of history, character, and charm with an innovative and modern 21st century economy and special opportunities.

This *Community Agenda* expresses the community's overall vision and its expectations in specific areas. It provides definition to its issues and opportunities as well as a framework of what it desires to accomplish in addressing them and achieving its desired community vision. The plan is a policy guide for public and private decision making and implementation efforts. The bottom line is the desire to make this special, unique community an even better place to live and work.

The Dodge County Joint Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Dodge County Joint Comprehensive Plan Executive Committee, which was comprised of the elected and staff management leaders of the local governments, assisted staff of the Heart of Georgia Altamaha Regional Commission in the inventory and analysis inherent in the initial *Community Assessment*. This included the preliminary identification of issues and opportunities facing the community and its local governments. The Dodge County Local Plan Coordination Committee, an excellent cross-section of public and private stakeholder groups, was formed to evaluate this *Community Assessment* and to develop this *Community Agenda*. The *Community Agenda* delineates the goals, objectives, programs, and projects the community wishes to pursue to continue the progress, growth, and development of the county as an attractive community in which to live, work, and recreate. The *Community Agenda* defines the implementation strategy of the community to address identified issues and opportunities and the needs and desires for the special sections, or character areas, of each jurisdiction.

Format

The plan is organized by the two main components required by the Georgia Planning Act and the "Local Planning Requirements:" the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan, including those at the Basic Level at which Dodge County and its municipalities are required to plan. These include: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each

element of the plan, there was an inventory and assessment to determine where the community was and had been, what were the current trends, and to help delineate and define issues and opportunities facing Dodge County and its municipalities. It also identified the special sections, or recommended character areas, of the community. The first section of the comprehensive plan, the *Community Assessment*, accomplished these steps and provided the foundation to decide what the community desires for its future growth and development, and how it plans to achieve its overall community vision and the vision for each of its chosen character areas.

A Community Participation Program as required by the Local Planning Requirements to identify potential stakeholder groups and the scope and techniques of planned public participation of the plan (most importantly, the *Community Agenda*) was also included. The final components of the plan includes the *Community Agenda* as well as other appendices to address the Dodge County Service Delivery Strategy. The Service Delivery Strategy was updated concurrently in accordance with Georgia Department of Community Affairs' requirements and to insure consistency and coordination.

This final component of the Comprehensive Plan, the *Community Agenda*, is in a sense, the heart and soul of the plan. It lays out the issues and opportunities and the community's vision of what it desires to become, desired development patterns, and the community's implementation strategies. It is a guide for all concerned for the future growth and development of Dodge County and its municipalities. The purpose of the *Community Agenda* is to lay out a road map for the community's future as developed through community consensus. It is the most important part of the plan. It should be used by the local governments, the general public and private community, and citizens alike to evaluate and measure decisions, investments, and progress toward achieving the community's desired future and implementing the plan's objectives. Without citizen and community involvement, implementation will be difficult, at best. The community and its residents should feel ownership in its plan and work hard to achieve its aspirations for the future Dodge County and its municipalities.

The *Community Agenda* contains components as mandated by the state planning requirements but shaped by the community to enunciate its desires. The components include the Overall Community Vision, the listing of Community Issues and Opportunities, the delineation of the community's character areas with accompanying visions, and the Implementation Program for general community improvement and the more specific steps needed and planned for each character area.

DODGE COUNTY COMMUNITY VISION

Overall Community Vision

Dodge County is a rural county of about 20,000 persons located in the heart of central south Georgia. Dodge County has a unique history dating to establishment in 1870 because of economic and population growth emanating from the burgeoning lumber and railroad industries. Much of the land was purchased by northern capitalists, William E. Dodge and William Pitt Eastman. One of the largest sawmills in the world was established near Eastman in 1881. The importance of natural resources and the lumber economy were further evidenced by the donation of land for the town of Eastman and the courthouse by W.P. Eastman. W.E. Dodge actually paid for the first courthouse, and again with uniqueness, it was situated in a circle and not the traditional courthouse square. Mr. Dodge also helped expand the economy to tourism early on in 1876 by building the Uplands Hotel as a winter resort for travelers from northern climes. This unique interaction of entrepreneurship, natural resources, and quality of life led to Eastman being known as the “Paris of the Wiregrass” due to the high degree of culture. Dodge County’s population grew from less than 1,000 in 1870 at establishment to over 5,000 in 1880, and nearly 12,000 in 1890. The population actually peaked in 1920 at over 22,500. The Great Depression, the decline of the railroads, and the boll weevil all took enormous toll in the county.

It was again natural resources and entrepreneurship that led W. Sylvester Stuckey to establish a pecan business in the 1930s, and later in the 1940s a candy plant, which grew into a nationwide business, Stuckey’s. This led Eastman to once be known as the “Candy Capital of the South.” There are other unique facets to Dodge County and Eastman history, including the Ocmulgee River, Jaybird Springs, the Devil’s Den, Jefferson Davis and Civil War History, Tempest Storm, and Mr. Angel, the University of Georgia’s first bulldog mascot.

Dodge County’s population and economy have seen slow, but steady, growth since its nadir of 1970 (15,658) to its current nearly 20,000 level (19,764 in 2008). This growth has again occurred because of industry (diverse manufacturers including Alcoa and Altivity totaling nearly

1,000 jobs), location (intersection of U.S. Highways 23 and 341 and access to I-16 and Macon and U.S. 280), natural resources (Ocmulgee River, Dodge County Public Fishing Area), educational facilities (new schools and Heart of Georgia Technical College, now known as Middle Georgia College Aviation Campus), the Heart of Georgia Regional Airport, and other community facilities.

Dodge County sees its current and future self as a unique growth center of southern charm and diverse economic growth centered around outstanding community, educational, and industrial resources, but offered in a dramatic backdrop of interesting, tangible history, and inviting natural resources and outdoor landscape. Industry and entrepreneurship will be innovative, well-served, and supported. The community will be a national leader in avionics education and industry because of the Middle Georgia Aviation Campus, Heart of Georgia Regional Airport, and the Mercer University Annex. Local community facilities will be first-rate, including outstanding schools, an innovative hospital known for quality and services far beyond a rural level, top-notch fire departments and other services in the rural parts of the county, unique and accomplished recreational facilities, biking and hiking trails, and other access to outdoor adventure and local natural resources. The unique history of the county will be told through well-preserved landmarks, revitalized downtowns, active tourism promotion, hospitality development, and interpreted sites. There will be promotion and support of forestry and agriculture, both through viable working enterprises and active tourism, as well as protection of the county's rural character and outdoor landscape. There will be greater access to the Ocmulgee River, Dodge County Public Fishing Area, Jaybird Springs, and other natural resources of the county.

Eastman will remain the principal center of commercial, governmental, social, educational, and civic life in the county, although the small towns will be vital centers and nodes of activity and services for rural Dodge County. Intense commercial, industrial, and other high-density uses will concentrate in or near Eastman in the Greater Eastman Growth Area, primarily because of infrastructure availability and the existing concentration of growth and its support structure. Additional retail, hospitality, and other public and private services facilities and infrastructure will be added to appropriately serve the population, tourist sector, and the resulting economic growth. This will further improve the levels of service and the overall quality of life.

The small towns of the county will be thriving, growing villages with expanded community facilities as necessary to attract further growth and support the populace. The small towns will be further examples of preserved history in a modern, functional setting, adding additional dimension and character to the outstanding quality of life in Dodge County.

In sum, Dodge County will be a unique example of a rural growth center utilizing its history, character, charm and natural resources to support a 21st century economy of innovative industry and special educational opportunities with outstanding community facilities and an unparalleled quality of life. In a return to its roots in some manner, Dodge County will again be known for its commerce and industry, location, transportation resources, natural resources, and tourism. There will be new chapters of innovation, history, and uniqueness written to join and further highlight the fascinating and visible facets of unique past endeavors, and the vivid natural tapestry of the county's rural landscape.

Future Development Maps

Dodge County's unique history is importantly related to the frontier of Georgia and its yellow pine forests, entrepreneurship, and the establishment of lumber and railroad interests. The economic development and natural resources of the community also led to promotion of the community for tourism and its quality of life. The county's landscape, in many aspects, remains a verdant sea of pine trees and outdoor wonder, with the Ocmulgee River corridor and floodplain on the county's western boundary, the presence of Jaybird Springs, the Dodge County Public Fishing Area, and other amenities.

However, amidst this outstanding natural wonder and beauty, is a bustling and growing community with innovative and modern public, educational, and government facilities, and impressive array of industries and businesses. The county and its facilities are nestled not only amidst natural scenic beauty, but in an attractive location served by excellent transportation facilities of all types. The Heart of Georgia Regional Airport and Middle Georgia College Aviation Campus offer cutting edge nationally recognized avionics education. This unique

community where entrepreneurship has often brought recognition is a growing, rural leader with a quality of life to be treasured. The community wants to build on, take advantage of, and utilize its unique history, natural treasures, economic development, and other amenities and advantages to be an even better, larger, and more recognized community in the future. It wants to be emulated and desired as an excellent place to live, work, and visit.

The community is growing, and will continue to grow, because of its location, facilities, progressiveness, and many natural and community advantages. The community vision has at its heart the attraction of additional growth, economic development, and tourism, but the desire that this be complementary and supportive growth. Future growth and development should enhance and treasure the existing community, its history, and its outstanding quality of life, while preserving its special landscapes, natural and historic resources, rural charm, its forest/agricultural uses, and overall small town character and quality of life. The community will remain a rural leader, and an educational and economic growth center. It will retain a uniqueness of southern charm and quality of life which enhances its many treasures, highlights its interesting history, and builds on past and current economic development.

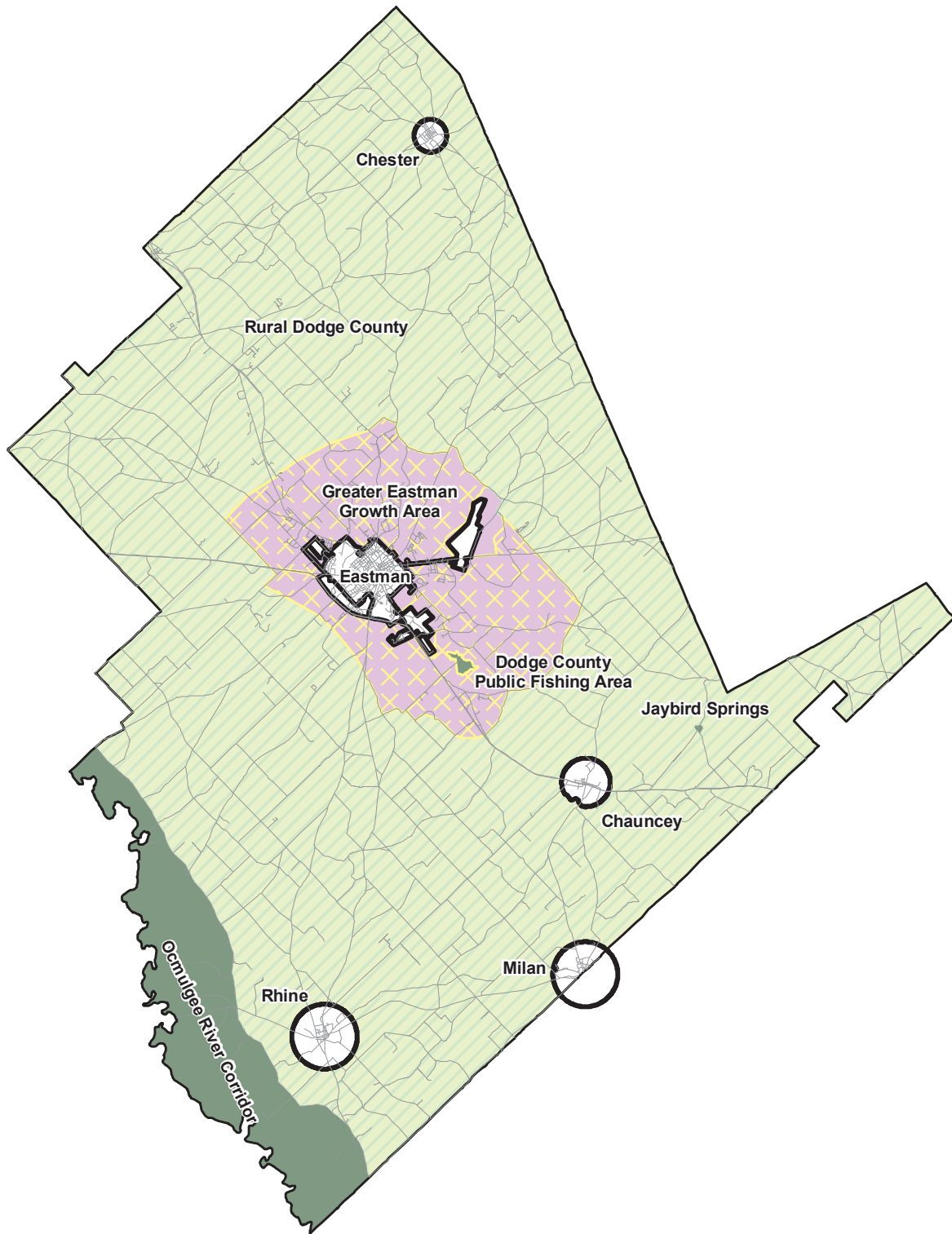
A context and framework to guide decision-making and future growth and development, and to aid in the retention of unique characteristics and special treasures in the community, is the delineation of character areas. These areas, as required by the state planning guidelines, are the geographic areas within the community that have unique or special characteristics or may require special attention, focus, or guidance. The community has chosen to utilize the same character areas described and recommended in the *Community Assessment* with some minor additions and changes in delineation. These character areas are depicted on the following future development maps, Map FLU-1 for Dodge County, Map FLU-2 for the City of Eastman, and Map FLU-3 for the City of Milan. The other remaining municipalities (Chauncey, Chester, and Rhine) are considered character areas in their entirety. They do not have separate maps, but are identified on Map FLU-1. The character area boundaries are defined by the maps and in the narrative found in this *Community Agenda*. They are not parcel-specific and are intended to represent approximate locations. What they represent is well defined, and the local governments will have the flexibility to determine appropriate development patterns for particular parcels on the edges and fringes of a

character area both now and in the future, and as specific conditions may change, such as an annexation. Consistency with the community vision, the comprehensive plan, and the desired development patterns should be the deciding factors in any decisions affecting character areas, or a proposed development. Overall desired primary land uses are generally depicted by the future development maps and discussed further in the character area narratives. The character areas depict the reality of expected and expanded growth, but in a context of desired development patterns. The character areas are further described in their defining narratives which follow.

MAP FLU-1



Dodge County

Future Development Map



Legend

Dodge Character Areas

-  Greater Eastman Growth Area
-  Rural Dodge County

Municipalities

-  Chauncey
-  Milan
-  Chester
-  Rhine

Primary Land Use Concepts

-  Agriculture/Forestry
-  Conservation
-  Residential Developing
-  Urban

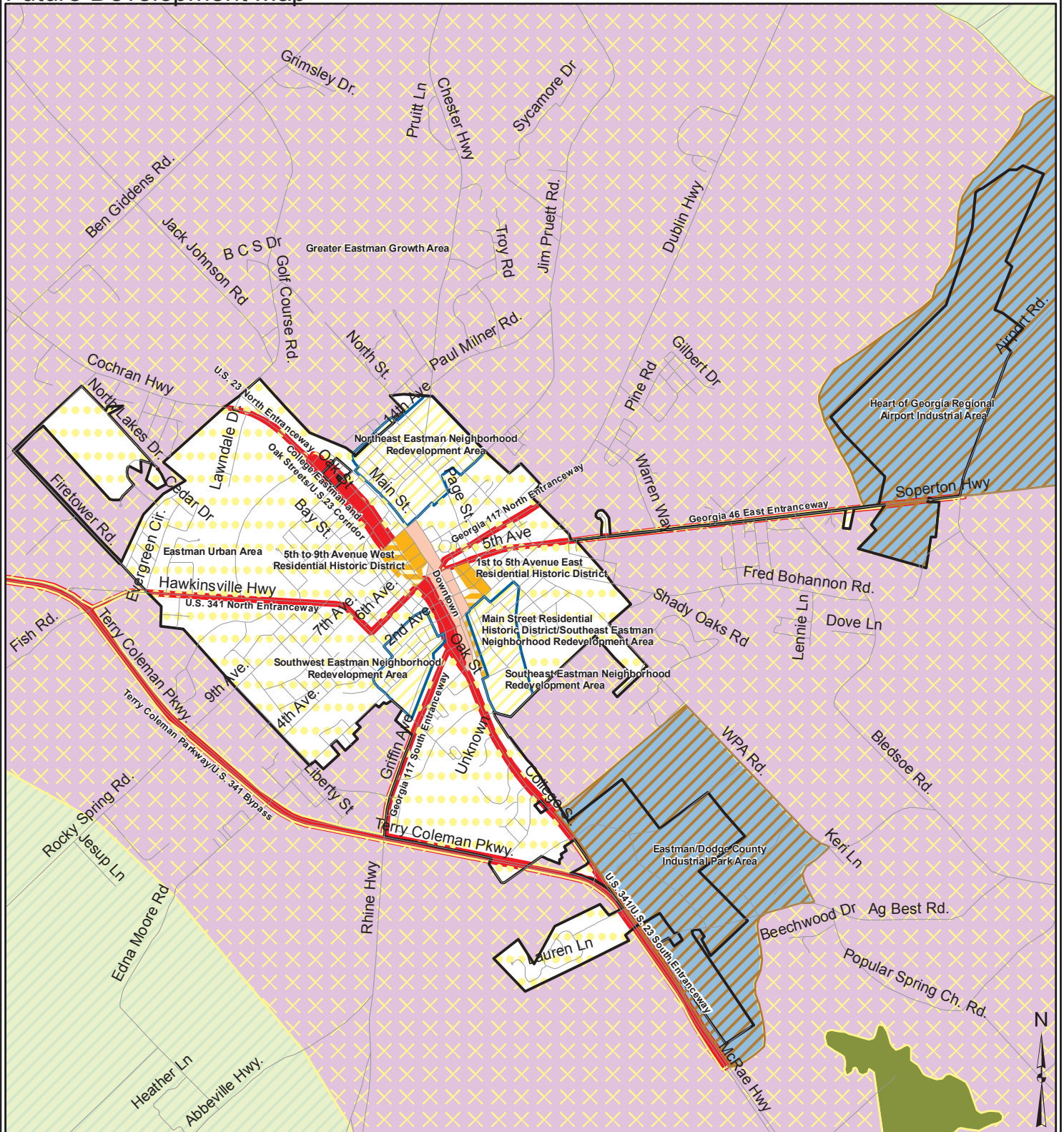


Source: Heart of Georgia Altamaha RC, 2010

MAP FLU-2

City of Eastman

Future Development Map



- Corridors**
 - College/Eastman and Oak Streets/U.S. 23 Corridor/Downtown
 - College/Eastman and Oak Streets/U.S. 23 Corridor
- Historic Districts**
 - 1st to 5th Avenue East Residential Historic District
 - 1st to 5th Ave East Residential Historic District/Southeast Eastman Neighborhood Redevelopment Area
 - 5th to 9th Avenue West Residential Historic District
 - Main Street Residential Historic District/Southeast Eastman Neighborhood Redevelopment Area
 - College/Eastman and Oak Streets/U.S. 23 Corridor/5th to 9th Avenue West Residential Historic District



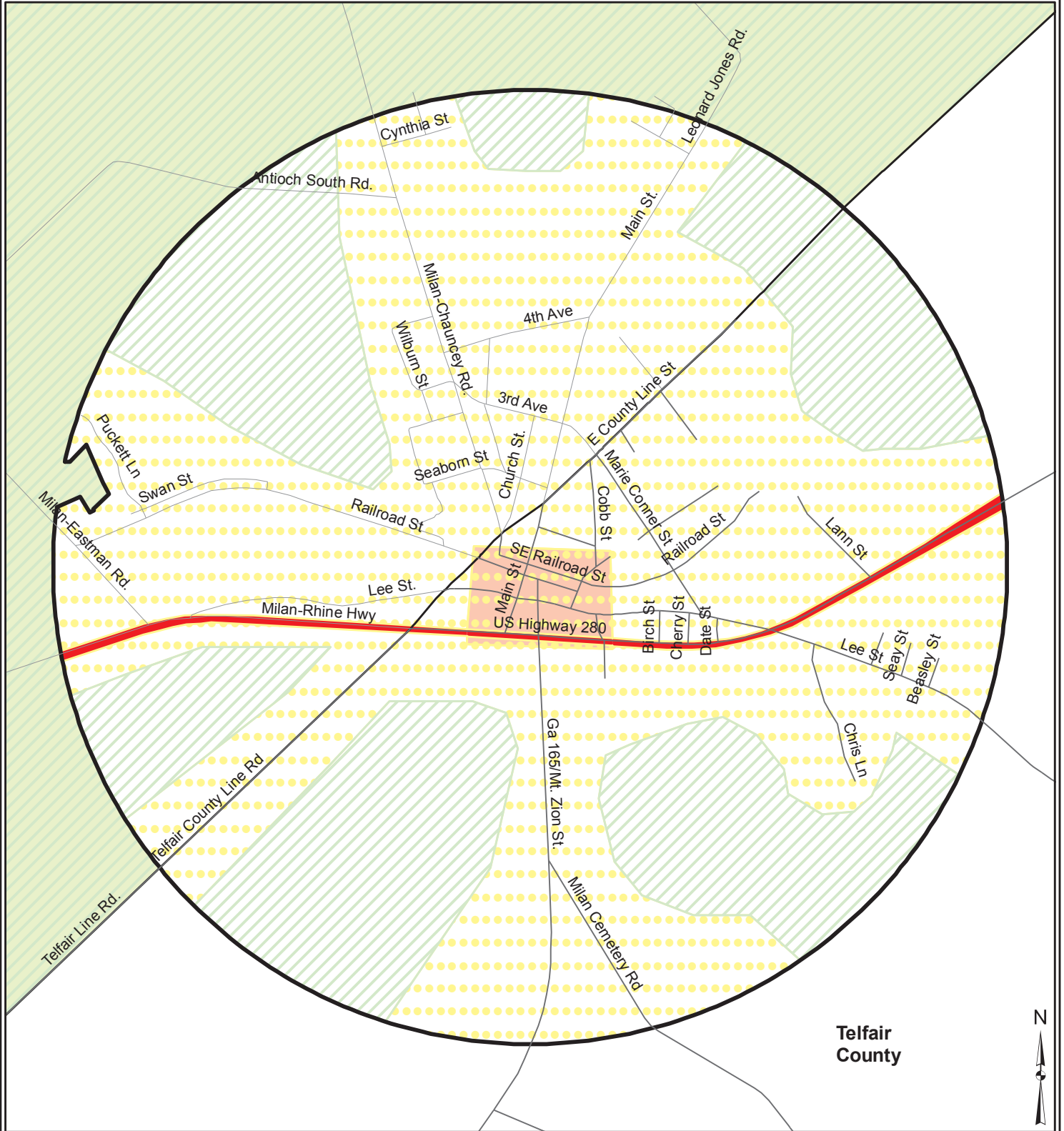
- Primary Land Use Concepts**
 - Agriculture/Forestry
 - Conservation/Dodge Co. Public Fishing Area
 - Industrial
 - Residential Developing
 - Residential Redevelopment Area
 - Residential Stable/Urban

Source: Heart of Georgia Altamaha RC, 2010

MAP FLU-3

City of Milan

Future Development Map



Legend

- | | | |
|-------------------|------------------------------|----------------------------------|
| Milan City Limits | Milan Character Areas | Primary Land Use Concepts |
| County Boundary | Downtown | Agriculture/Forestry |
| | Rural Dodge County | Residential/Urban |
| | U.S. 280 Corridor | |

0.1 0.05 0 0.1 0.2 Miles

Source: Heart of Georgia Altamaha RC, 2010



Character Area Narratives

The following are the required defining narratives for each of the county and city character areas. The narratives include a specific vision for each area which is a part of and complementary to the general community vision. They also include a description of recommended and desired development patterns; a listing of appropriate, specific land uses which would be allowed; a listing of the state's Quality Community Objectives selected to be pursued as appropriate; as well as identification of implementation measures planned to help achieve the desired development patterns and community vision. The implementation measures include a listing of the applicable community policies and the particular community strategies especially critical to each character area and achieving the desired development patterns and vision. The Quality Community Objectives are merely listed. To read the full description of these state objectives, the reader can refer to the *Community Assessment*, or the www.georgiaplanning.com website. Further information on the particular projects and activities the local governments intend to utilize over the next few years to carry out implementation of each character area's vision can be found in each jurisdiction's short term work program, which cross-references applicable character areas for each item in the identified work program.

Dodge County

Rural Dodge County

Vision. The largest character area covering the vast majority of the county, Rural Dodge County would remain an open landscape of continued viable forestry, agricultural/rural land uses, and conserved natural and cultural resources. Any residential or other development in this area should be low-density, comparable, and complementary to existing development. It should respect the county's forestry/agricultural tradition and maintain its rural, open space character. More intense uses would be encouraged to locate near the existing infrastructure of the City of Eastman, or small towns as appropriate. Quality of life would be maintained.

Development Patterns. Development other than traditional agricultural, forestry, and low intensity rural uses should be limited within this character area. Residential use should remain large-lot and supportive, with conservation subdivisions encouraged. Any subdivision should retain as much open space, rural character, and natural features and functioning as possible. All uses should encourage and respect continued viable forestry and agricultural uses and maintain its rural open spaces and character.

Primary Land Uses

Forestry
 Agriculture
 Conservation
 Park/Recreational
 Rural, Low-Density Residential
 Supportive Rural Public/Institutional
 Transportation/Communications/Utilities
 Commercial, Industrial, or Mixed Uses

Consistent Quality Community Objectives

Regional Identity
 Growth Preparedness
 Appropriate Businesses
 Heritage Preservation
 Open Space Preservation
 Environmental Protection
 Regional Cooperation
 Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Natural/Cultural Resources Protection
 Rural Character

Proactively Manage/Guide Growth
Seek/Promote Compatible/Supportive Development
Improve Housing Quality
Improve Appearance/Aesthetics
Address Substandard Housing/Blight
Encourage Diverse Housing
Plan/Manage Future Growth
Community Guidance
Rural Character/Compatible Development

Critical Strategies

Supportive land use regulations
Subdivision regulation
Utilize community facilities and infrastructure to guide growth and development
Support/promote agricultural/forestry enterprises and uses
Conserve open spaces/landscapes and natural resources

Greater Eastman Growth Area

Vision. This area is the location for intense commercial, industrial, residential and other uses near existing community infrastructure and in designated growth zones. This area is also the growth area for the City of Eastman to continue complementary development of a similar scale and mix, but at a slightly less density than the urban core. Additional development will be encouraged to locate near existing development and to be respectful of the rural character and natural environment. Growth would be managed and controlled through coordinated regulation, annexation, and careful infrastructure extension designed to implement and enhance the overall community vision and comprehensive plan. The existing character and quality of life would be maintained.

Development Patterns. Development in this area should generally be that of a suburban nature, primarily residential, with more intense uses located in or near current city limits, or at designated growth sites and areas. Intensity should transition gradually to the traditional patterns

of rural residential and agricultural/forestry uses of rural Dodge County. Open space preservation, protection of natural and cultural resources, and maintenance of agricultural and forestry uses should be encouraged to the extent possible. The existing rural character and quality of life should be maintained or enhanced by all development. Commercial, industrial, and mixed use developments should be encouraged to be nodal at important crossroads. Infrastructure extensions should be carefully planned to influence and guide the desired development patterns and achieve the expressed community vision.

Primary Land Uses

Agricultural

Forestry

Conservation

Residential

Park/Recreational

Public/Institutional

Industrial

Transportation/Communications/Utilities

Supportive Commercial, or Mixed Uses, especially Nodal Development

Consistent Quality Community Objectives

Regional Identity

Growth Preparedness

Appropriate Business

Educational Opportunities

Employment Options

Heritage Preservation

Open Space Preservation

Environmental Protection

Regional Cooperation

Transportation Alternatives

Regional Solutions

Housing Opportunities

Infill Development

Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Transportation Improvements

Rural Character

Proactively Manage/Guide Growth

Improve Appearance/Aesthetics

Community Guidance

Rural Character/Compatible Development

Seek/Promote Compatible/Supportive Development

Encourage Diverse Housing

Improve Housing Quality

Local/Regional/State Cooperation

Business/Industry Retention/Attraction

Critical Strategies

Utilize community facilities and infrastructure to guide growth and development

Encourage intense growth/development to locate in/near Eastman

Supportive land use regulation

Coordinated codes enforcement

Infrastructure development/extension

Ocmulgee River Corridor

Vision. The Ocmulgee River Corridor, including the entire flood plain/zone beyond the 100 foot required natural vegetative buffer, would be protected for its natural functioning and scenic beauty through enforcement of Dodge County's Environmental Conservation Ordinance. Only compatible and limited low-impact uses would be allowed, principally conservation, forestry, and recreation. Improved recreation access to the Ocmulgee River would be available

through upgraded and well-maintained public landings (Dodge County and McCranie) and possibly other venues, such as a local or state park.

Development Patterns. There should be limited or no development within this environmentally sensitive area or its appropriate buffer. It is essentially not suitable for urban or suburban development, and should be protected for its natural functioning and contribution to the scenic landscapes and rural character of the county. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses

- Conservation
- Park/Recreational
- Forestry

Consistent Quality Community Objectives

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Sense of Place
- Regional Identity
- Regional Cooperation

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Natural/Cultural Resources Protection
- Ocmulgee River
- Parks/Recreational Facilities Enhancement/Development
- Ocmulgee River Improved Access
- Tourism Promotion/Development

Critical Strategies

- Supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Local/state recreational, natural area and parks development
- Tourism promotion

Dodge County Public Fishing Area

Vision. This popular state-owned recreation facility (located within the Greater Eastman Growth Area) would continue to be owned and managed by the State of Georgia for public fishing use. Its enhanced and well-maintained amenities and increased promotion would attract numerous visitors, who in turn would help support the facility and generate more nature-based tourism dollars in the community. Despite greater usage, the public fishing area's rural setting and natural environment would be preserved with only compatible and supportive land uses located nearby.

Development Patterns. There should be limited or no development within this environmentally sensitive area or its appropriate buffers. It is essentially not suitable for urban or suburban development, and should be protected for its natural functioning and contribution to the scenic landscapes and rural character of the county. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses

- Conservation
- Park/Recreational
- Forestry

Consistent Quality Community Objectives

- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation StrategiesPrincipal Applicable Community Policies (Including Applicable Implementation Strategies)

Tourism Promotion/Development

Agriculture/Forestry Economic

Natural/Cultural Resources Protection

Rural Character

Parks/Recreational Facilities Enhancement/Development

Critical Strategies

Supportive land use regulation

Conserve open spaces/landscapes and natural resources

Watershed protection

Local/state recreational, natural area and parks development

Tourism promotion

Jaybird Springs

Vision. Jaybird Springs would be a sensitively restored/rehabilitated, well-maintained, publicly accessible natural area and park operated for recreation purposes. Its historic cultural and natural significance and functioning would be preserved and celebrated. An important feature would be extensive public access and utilization. Any new development would complement the original in terms of size, scale, massing, materials, and overall design.

Development Patterns. Jaybird Springs will be a rural recreational area with sensitive, well-planned development to accommodate visitor, recreation, and conservation uses. It will be an important nature-based tourism venue for the county. National Register historic district listing would be pursued.

Primary Land Uses

Park/Recreational

Conservation
Public/Institutional

Consistent Quality Community Objectives

Heritage Preservation
Open Space Preservation
Environmental Protection
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Tourism Promotion/Development
Jaybird Springs
Natural/Cultural Resources Protection
Rural Character
Parks/Recreational Facilities Enhancement/Development

Critical Strategies

Supportive land use regulation
Conserve open spaces/landscapes and natural resources
Local recreational, nature area and park development
Cultural resources protection
Tourism protection
National Register listing

City of Eastman

Downtown Eastman

Vision. Downtown Eastman would be a continuing community focal point of economic, social, and cultural activity with revitalized buildings, vibrant businesses, enhanced streetscapes, and accommodating tourist facilities and services. Downtown will be the “heart” of the community in more than one way, promoting economic, social, cultural and recreational gathering, while providing a glimpse of the broader community.

Development Patterns. Development should be a mix of uses which reinforce and reaffirm Downtown Eastman as the economic, social, governmental, and cultural focal point of the community at large. The existing historic building/district stock should be maintained and reused, the traditional development scale and patterns retained, and any new development should accommodate and enhance current amenities and architectural styles. Development/redevelopment should encourage and enhance pedestrian and bicycle use, current landscaping and street patterns, and more residential use, particularly of upper floors. The downtown railroad corridor, including the historic Eastman Depot, should be rehabilitated and beautified to enhance tourism.

Primary Land Uses

- Commercial and Retail
- Office
- Public/Institutional
- Transportation/Communications/Utilities
- Mixed Use

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses

Educational Opportunities
Employment Options
Heritage Preservation
Regional Cooperation
Transportation Alternatives
Regional Solutions
Housing Opportunities
Infill Development
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage Growth
Transportation Improvements
Downtown Revitalization
Business/Industry Retention/Attraction
Maximize Infrastructure Investment
Local/Regional/State Cooperation
Improve Appearance/Aesthetics
Community Guidance
Historic Resources Utilization/Preservation
Encourage Diverse Housing
Tourism Promotion/Development

Critical Strategies

Supportive land use regulation
Coordinated planning/codes enforcement
Enhance landscaping/aesthetics
Streetscape improvements
Infrastructure improvements
Sidewalk/bike path maintenance

- Support local businesses/entrepreneurs
- Develop and utilize incentives
- Downtown Development Authority
- National Register listing
- Encourage historic rehabilitation
- Adaptive use/reuse of landmarks
- Utilize/encourage compatible infill development

College/Eastman and Oak streets/U.S. 23 Corridor

Vision. This commercial and residential corridor runs through the center of Eastman. Its growth would be enhanced and traffic better controlled by one-way pairing of Oak and College streets, which ties in with U.S. 23 toward Cochran and Macon. Use of the local zoning ordinance or other appropriate regulations would serve to help guide the corridor's growth and acceptable/compatible land uses, including the expansion of downtown, and the transition of historic houses from residential to professional office/business uses. Eligible landmark properties and/or a possible historic district would be listed in the National Register of Historic Places, and historic preservation rehabilitation tax incentives would be utilized to encourage appropriate preservation treatments. Previously vacant structures would be renovated, as needed, and used for complementary commercial, public/ institutional, or residential purposes. The corridor would be an attractive and well-maintained gateway into and route through the heart of Eastman, and would support downtown revitalization.

Development Patterns. Development within this area will primarily be infill development on scattered lots. Any development should be compatible and of similar use, pattern, scale and style. This character area should be maintained as a traditional downtown and office area, which includes appropriate business, office, commercial, and public uses, as well as compatible residential use. The historic fabric and integrity should be maintained, and should accommodate a planned expansion/enhancement of downtown Eastman. One-way pairing of Oak and College streets would help enhance growth and control traffic. All development and redevelopment should encourage connectivity and pedestrian/bicycle uses. Nomination of eligible landmark

structures and/or possible historic districts should be pursued for listing in the National Register of Historic Places, as well as historic preservation rehabilitation tax incentives, as appropriate.

Primary Land Uses

Residential
Commercial
Public/Institutional
Office

Consistent Quality Community Objectives

Regional Identity
Growth Preparedness
Heritage Preservation
Traditional Neighborhood
Infill Development
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Historic Resources Utilization/Preservation
Downtown Revitalization
Transportation Improvements
Community Guidance
Tourism Promotion/Development
Improve Appearance/Aesthetics
Neighborhood Revitalization/Conservation

Critical Strategies

Supportive land use regulation
One-way pairing of Oak and College streets
New welcome signs into Eastman

- Utilize code enforcement
- Enhance landscaping/aesthetics
- Streetscape improvements
- Continue active Dodge County Historical Society
- National Register listing

1st to 5th Avenue East, Main Street, and 5th to 9th Avenue West Residential Historic Districts

Vision. These three large concentrations of extant historic late 19th to early to mid 20th century homes are located generally north/west and east/south of downtown Eastman. They would be preserved historic neighborhoods with primarily residential uses, although some compatible commercial uses (offices, small businesses) would be allowed. The eligible historic districts would be listed in the National Register of Historic Places, and the use of historic preservation rehabilitation tax incentives would be encouraged to preserve the properties using appropriate treatments. Compatible infill development would be encouraged and neighborhood building appearance/condition would be monitored by local codes enforcement personnel.

Development Patterns. Development within these character areas would consist primarily of residential and compatible commercial infill on scattered lots. New development would complement existing historic residential architecture in terms of size, scale, massing, materials, setback, and design. Historically appropriate rehabilitation of historic houses would be encouraged, as well as their continued residential use to the extent possible. Transition to compatible office and small business uses would be allowed to help maintain the viability of these important areas.

Primary Land Uses

- Residential
- Office
- Commercial

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Historic Resources Utilization/Preservation
- Neighborhood Revitalization/Conservation
- Community Guidance
- Improve Appearance/Aesthetics
- Tourism Promotion/Development
- Transportation Improvements

Critical Strategies

- Supportive land use regulation
- Compatible infill
- Utilize code enforcement
- Enhance aesthetics/landscaping
- National Register listing
- Historic preservation rehabilitation tax incentives usage
- Continue active Dodge County Historical Society

U.S. 341/U.S. 23 South, U.S. 341 North, U.S. 23 North, GA 117 North and South, and GA 46 East Entranceways

Vision. Eastman's entranceways from all directions would be aesthetically pleasing gateways into the community. Quality growth/infill development would be encouraged to complement already existing residential, commercial, industrial, public/institutional, and agriculture/forestry or undeveloped land uses. The community's major industrial areas, the Eastman/Dodge County Industrial Park and the Heart of Georgia Regional Airport Industrial Area, are located along two of these entranceways, U.S. 341/U.S. 23 South and GA 46 East, respectively. Public infrastructure would be extended as needed to support desired quality growth.

Development Patterns. Development/redevelopment in these corridors would be primarily residential, commercial, industrial, public/institutional, and other quality, compatible mixed use in nature to provide an attractive transition into Eastman. Emphasis would be on provision and maintenance of an inviting gateway into Eastman through coordinated signage, landscaping, layout, and pedestrian/bicycle amenities. Increased code enforcement and beautification efforts would be implemented to address some appearance issues related to past development. These character areas would buffer and transition into the adjacent rural areas.

Primary Land Uses

- Residential
- Commercial
- Planned Mixed Use
- Public/Institutional
- Industrial
- Transportation/Communication/Utilities

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness

Appropriate Businesses
Educational Opportunities
Employment Options
Heritage Preservation
Transportation Alternatives
Housing Opportunities
Infill Development
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Business/Industry Retention/Attraction
Industrial Parks Improvements/Development
Transportation Improvements
Proactively Manage/Guide Growth
Historic Resources Utilization/Preservation
Tourism Promotion/Development
Chamber/Development Agency Support
Encourage Diverse Housing
Improve Appearance/Aesthetics
Community Guidance
Seek/Promote Compatible/Supportive Development
Maximize Infrastructure Investment
Local/Regional/State Cooperation
Plan/Manage Future Growth
Coordinated Planning
Rural Character/Compatible Development
Annexation

Critical Strategies

Supportive land use regulation

- Streetscape improvements
- Pedestrian/bicycle development/improvements
- Enhance landscaping/aesthetics
- Utilize code enforcement
- Compatible, quality infill development
- Coordinated planning/regulation
- Local cooperation
- Public infrastructure extension as needed

Terry Coleman Parkway/U.S. 341 Bypass

Vision. The Terry Coleman Parkway/U.S. Highway 341 Bypass would become a new location for major community economic and residential development for Eastman/Dodge County, but this growth would be managed and made attractive to visitors and residents alike. Development would be encouraged to be limited and nodal surrounding intersections to the extent possible, and would otherwise be regulated for appearance and signage, thereby further contributing to the quality of the community. Water and sewer infrastructure extensions would be made as needed to guide, encourage, and support quality growth and development along the bypass. Annexation into the City of Eastman would be considered where appropriate and desired.

Development Patterns. Development in this character area presently consists of mixed land uses, including scattered residential and subdivisions, commercial (new Wal-Mart Supercenter Shopping Center), and public/institutional (churches, Eastman wastewater treatment plant). There is ample undeveloped agricultural/forestry land especially on the south side of the bypass, which could be developed. New development would be carefully managed and regulated to insure sound, quality growth according to community standards. Highway-oriented commercial development to serve both residents and travelers would be limited and nodal surrounding intersections whenever possible. Public water and sewer extensions would be used to help direct growth to desired locations. Additional residential subdivision development is also

expected adjacent to the bypass. Signage, landscaping, and litter/beautification would be addressed to help maintain an attractive appearance.

Primary Land Uses

- Residential
- Highway-Oriented/Nodal Commercial
- Public/Institutional
- Agriculture/Forestry
- Undeveloped

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Regional Solutions
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Terry Coleman Parkway/U.S. 341 Bypass Development
- Business/Industry Retention/Attraction
- Transportation Improvements
- Rural Character/Compatible Development
- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Improve Appearance/Aesthetics
- Plan/Manage Future Growth
- Community Guidance

Annexation
 Maximize Infrastructure Investment
 Local/Regional/State Cooperation
 Coordinate and Share/Consolidate Services
 Coordinated Planning

Critical Strategies

Supportive land use regulation
 Public infrastructure extension as needed
 Compatible, quality infill/new development
 Enhance landscaping, aesthetics, streetscapes
 Utilize code enforcement
 Nodal development
 Coordinated planning/regulation
 Local cooperation
 Annexation into Eastman where appropriate and desired

Eastman/Dodge County Industrial Park Area

Vision. This area encompasses the existing industrial park located along U.S. 341/U.S. 23 South, as well as the adjacent acreage to the north and east. Existing businesses/industry would be thriving and formerly vacant structures would be filled with prosperous enterprises. Compatible and supportive infill development would occur within and near the industrial park. The attractively landscaped and well-maintained park would be fully served with water and sewer infrastructure as would the surrounding area, as needed. Development and landscaping would promote a campus-like appearance.

Development Patterns. New industrial and supportive commercial development would be encouraged within and adjacent to the Eastman/Dodge County Industrial Park. Expansion of existing industries (Alcoa) and public/institutional uses (Eastman Regional Youth Detention Center and Eastman Youth Detention Center) will be supported and accommodated, as needed. Vacant industrial and commercial structures in the parks would be upgraded for compatible, new

uses. Water and sewer infrastructure would be extended to provide service throughout the character area, and landscaping and streetscape improvements would enhance the area's appearance.

Primary Land Uses

- Industrial
- Commercial
- Public/Institutional

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Open Space
- Transportation Alternatives
- Regional Solutions
- Infill Development
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Transportation Improvements
- Industrial Parks Improvements/Development
- Prison/Detention Centers Support
- Chamber/Development Agency Support
- Seek/Promote Compatible/Supportive Development
- Improve Appearance/Aesthetics
- Community Guidance
- Maximize Infrastructure Investment
- Local/Regional/State Cooperation

Critical Strategies

- Supportive land use regulation
- Utilize Chamber/Development Authority programs
- Infrastructure expansion, as needed
- Market existing available commercial/industrial structures/properties
- Seek nearby location of commercial businesses supportive of existing industry
- Seek compatible infill growth and development
- Support existing industries/businesses
- Enhance industrial park's appearance

Heart of Georgia Regional Airport Industrial Area

Vision. The Heart of Georgia Regional Airport Industrial Area is intended to be an important center of the community's employment and transportation activity and vitality as it is the home to both the regional airport and the Georgia Aviation Campus of Middle Georgia College. This area would be a well-landscaped, attractive, and vibrant component of the community with improved access via widening of GA 46 and a relocated Airport Road to accommodate the new industrial park and provide better access to the Aviation College. It would offer modern facilities to accommodate and stimulate further economic diversity and abundant high quality job opportunities in an aesthetically pleasing campus environment. Appropriate public infrastructure and amenities would be extended and developed to accomplish the desired business, continue necessary improvements, and achieve the expected appearance and function. The Heart of Georgia Regional Airport will continue to be upgraded with improvements as necessary to maintain its status as a modern facility and regional leader contributing very importantly to the transportation and economic development of the community and aviation training in the Southeastern U.S.

Development Patterns. Development within this area will be limited primarily to industrial, transportation, public/institutional (Middle Georgia College Georgia Aviation Campus), and other compatible commercial uses in a managed, landscaped, and coordinated campus overseen by the Development Authority in conjunction with Middle Georgia College.

The Heart of Georgia Regional Airport will be the community's center of air transportation and outside connectivity for economic development and other uses, as well as the home of one of the leading aviation college's in the Southeast. A new industrial park is planned west of the airport within the character area. This new industrial park and other development close to the airport will be controlled and compatible to continued and enhanced airport functioning and will be encouraging and supporting of existing and future appropriate economic development, and the campus-like appearance. Access will be enhanced, made more direct, and less disruptive of other nearby development through widening of GA 46 East, at least to the airport, and possible relocation of Airport Road to accommodate the planned industrial park, improve access to the Aviation College, support additional airport improvements, and encourage further economic development. The area will be appropriately buffered and landscaped to lessen negative visual and other impacts on adjacent and transition uses. Appropriate infrastructure will be provided and timed to support and manage desired growth patterns.

Primary Land Uses

- Industrial
- Transportation/Communications/Utilities
- Public/Institutional
- Commercial

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Open Space
- Transportation Alternatives
- Regional Solutions
- Infill Development

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Postsecondary Education
- Seek/Promote Compatible/Supportive Development
- Local/Regional/State Cooperation
- Improve Appearance/Aesthetics
- Proactively Manage/Guide Growth
- Industrial Parks Improvements/Development
- Transportation Improvements
- Chamber/Development Agency Support
- Community Guidance
- Maximize Infrastructure Investment

Critical Strategies

- Supportive land use regulation
- Utilize community facilities and infrastructure to guide growth and development
- Continued infrastructure provision/expansion as needed
- Coordinated land use planning, regulation, and code enforcement
- Enhanced landscaping/aesthetics
- Airport upgrades/service expansion/maintenance
- Utilize Development Authority programs
- GA 46 East widening and possible relocation of Airport Road
- Develop new industrial park west of airport

Southeast, Southwest, and Northeast Eastman Neighborhood Redevelopment Areas

Vision. These three redevelopment areas would be vital and vibrant neighborhoods consisting primarily of rehabilitated housing, updated infrastructure, and compatible new

residential infill development. They would offer continued residential use, and new safe, sanitary, and affordable housing opportunities. They would be aesthetically appealing and well-maintained areas in which the residents take great pride.

Development Patterns. Development and redevelopment within these areas will primarily be infill development designed to retain the areas as important functioning and vibrant neighborhoods. Most private development would be residential in nature with compatibility of density and type, although other appropriate compatible and supportive uses would be allowed and fostered. Infill development of compatible scale and use will be encouraged, while existing development will be rehabilitated, revitalized, and made more attractive. Stability of existing residential use is paramount, as is upgraded public infrastructure and improved pedestrian/bicycle connection. The areas will be made more livable and attractive.

Primary Land Uses

Residential
Neighborhood, Small-Scale Commercial/Retail
Public/Institutional
Park/Recreation/Conservation
Transportation/Communications/Utilities

Consistent Quality Community Objectives

Regional Identity
Growth Preparedness
Open Space Preservation
Transportation Alternatives
Housing Opportunities
Traditional Neighborhood
Infill Development
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Local/Regional/State Cooperation
- Historic Resources Utilization/Preservation
- Seek/Promote Compatible/Supportive Development
- Proactively Manage/Guide Growth
- Encourage Use of State/Federal Programs
- Encourage Diverse Housing
- Improve Housing Quality
- Address Substandard Housing/Blight
- Improve Appearance/Aesthetics
- Community Guidance
- Transportation Improvements
- Coordinated Planning
- Maximize Infrastructure Investment
- Neighborhood Revitalization/Conservation
- Habitat for Humanity Utilization
- Eastman Housing Authority Support

Critical Strategies

- Supportive land use regulation
- Pedestrian/bicycle development/improvements
- Landscaping/appearance improvements
- Code enforcement
- Infill development
- Housing rehabilitation
- Pursue state/federal rehabilitation funding assistance
- Preserve historic neighborhoods/residential uses to extent possible
- Infrastructure upgrades

Eastman Urban Area (Remainder of City Limits)

Vision. This character area is the remainder of the City of Eastman with a mix of various urban uses, including residential, commercial, public/institutional, and undeveloped (agriculture/forestry). Stability of these uses would continue, although infill and other new development of compatible scale would result in less undeveloped land. Infrastructure extensions and upgrades would be made to help guide quality development and provide the desired level of service. Existing development would be rehabilitated, revitalized, and made more attractive. Increased pedestrian and bicyclist use would be encouraged.

Development Patterns. Development within this area will primarily be infill development on scattered lots and mostly, single-family residential, although other compatible uses would be allowed. Any development should be of compatible scale and use, and should support continuing stability of existing neighborhoods and uses. Compatible mixed-use, or multi-family residential uses, or some other urban uses could be allowed in undeveloped fringes or appropriate locations with proper planning and buffering of existing uses. Rehabilitation and/or redevelopment of existing development would be encouraged, as needed, to improve livability and aesthetics. All development and redevelopment should encourage connectivity and pedestrian/bicycle uses. The quality of life should be enhanced by all uses.

Primary Land Uses

- Residential
- Mixed Use
- Public/Institutional
- Commercial
- Transportation/Communications/Utilities
- Park/Recreation/Conservation
- Other Compatible Urban Use

Consistent Quality Community Objectives

- Regional Identity

Growth Preparedness
Appropriate Businesses
Educational Opportunities
Heritage Preservation
Open Space Preservation
Environmental Protection
Regional Cooperation
Transportation Alternatives
Housing Opportunities
Traditional Neighborhood
Infill Development
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Proactively Manage/Guide Growth
Local/Regional/State Cooperation
Rural Character
Transportation Improvements
Improve Appearance/Aesthetics
Community Guidance
Encourage Diverse Housing
Maximize Infrastructure Investment
Encourage Use of State/Federal Programs
Tourism Promotion/Development
Improve Housing Quality
Neighborhood Revitalization/Conservation
Address Substandard Housing/Blight
Habitat for Humanity Utilization
Eastman Housing Authority
Parks/Recreation Facilities Enhancement/Development

Coordinated Planning
Chamber/Development Agency Support
Seek/Promote Compatible/Supportive Development
Historic Resources Utilization/Preservation
Boys and Girls Club of Dodge County
Develop/Promote Cultural Facilities/Services/Programs

Critical Strategies

Supportive land use regulation
Coordinated codes enforcement
Enhance landscaping/aesthetics
Encourage infill locations first
Utilize community facilities and infrastructure to guide growth and
development
Pedestrian/bicycle development/improvements
Pursue expansion of recreational facilities
Maintain/construct new school facilities
Encourage intense growth/development to locate in/near Eastman
Expand/upgrade water and sewer services
Conserve open spaces/landscapes and natural resources
Local cooperation

Greater Eastman Growth Area

See Vision, Development Patterns, Primary Land Uses, Consistent Quality Community Objectives, and Implementation Strategies under Dodge County. Includes Eastman Urban Area and subareas/character areas of Eastman as well as surrounding portions of unincorporated Dodge County.

Small Towns

(Chauncey, Chester, Milan, Rhine)

City/Town Proper

Vision. The municipalities of Dodge County outside Eastman are envisioned as thriving small towns predominantly residential in nature, but with limited commercial and light industrial economic development and supportive public/institutional and park/recreation/conservation uses. These small towns would continue to prepare for growth, improve facilities, housing, and their quality of life for existing and future residents. In many senses, they would be attractive neighborhood developments with mixed uses surrounded by appealing open space and the green landscapes of agricultural and forestry uses. They will appeal to those wanting to live near the services and amenities of Eastman, McRae, Cochran, or Dublin and in a formal, incorporated community, but without the pace and bustle of actually living in a more populated urban area.

Development Patterns. Development in the existing incorporated limits would continue, support, and improve existing patterns and quality of life in a mixture of uses. Land use would remain primarily residential uses and those uses necessary to support thriving small towns and active neighborhoods. Any infill development should have compatibility and support of existing uses as first priority. These uses will serve/protect the existing small town ambience and further enhance the quality of life. Infill development should be of similar size, scale, use, and intensity. Preservation of the existing housing stock, the revitalization of downtown areas, and the support of existing businesses and community amenities are all important. Any development and improvements should encourage greater human interactions and increased bicycle/pedestrian connectivity.

Primary Land Uses

Residential

Commercial
Industrial
Agriculture
Forestry
Conservation
Park/Recreational
Transportation/Communications/Utilities
Supportive Mixed or Other Urban Uses

Consistent Quality Community Objectives

Regional Identity
Growth Preparedness
Appropriate Businesses
Employment Options
Heritage Preservation
Open Space Preservation
Environmental Protection
Regional Cooperation
Housing Opportunities
Transportation Alternatives
Traditional Neighborhood
Regional Solutions
Infill Development
Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Business/Industry Retention/Attraction
Downtown Revitalization
Rural Character
Natural/Cultural Resources Protection

Proactively Manage/Guide Growth
Seek/Promote Compatible/Supportive Development
Historic Resources Utilization/Preservation
Coordinated Planning
Improve Appearance/Aesthetics
Local/Regional/State Cooperation
Improve Housing Quality
Encourage Use of State/Federal Programs
Address Substandard Housing/Blight
Neighborhood Revitalization/Conservation
Maximize Infrastructure Investment
Encourage Diverse Housing
Plan/Manage Future Growth
Annexation into Small Towns
Community Guidance

Critical Strategies

Supportive land use regulations
Utilize community facilities and infrastructure to guide growth and development
Downtown revitalization/development
Conserve open space/landscapes and natural resources
Landscaping/appearance improvements
Streetscape improvements
Coordinated land use planning, regulation, and code enforcement
Infrastructure improvements
Parks/recreational facilities improvements
Governmental facility development
Utilize state and federal programs/grants for housing rehabilitation
Upgrade infrastructure to improve living conditions

City of Milan

Downtown

Vision. Downtown Milan is primarily located on the Telfair County side of the city where it straddles the railroad track. Commercial and residential uses would continue in the extant late 19th and early to mid 20th century structures. Their rehabilitation would be encouraged through use of the historic preservation tax incentives and possible historic district designation. The Milan Depot's rehabilitation for a local heritage museum would be complete, while compatible infill development for the former hotel and other vacant sites would be realized. Downtown Milan would attract local residents and visitors alike who would enjoy and appreciate Milan's small town atmosphere and quality of life while patronizing its businesses and touring the museum.

Development Patterns. Downtown Milan would be a revitalized corridor of redevelopment and new commercial, public, and other compatible uses. Enhanced landscaping and sidewalks/bike paths would be important parts of an improved streetscape with increased community connectivity and unification of appearance. Development would be clustered where possible, and better identity and sense of place would be fostered. Rehabilitation and redevelopment and mixed uses will be encouraged, where appropriate. Transition and connection to surrounding residential areas will be enhanced.

Primary Land Uses

Commercial and Retail

Office

Public/Institutional

Transportation/Communication/Utilities

Mixed Use

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Heritage Preservation
- Transportation Alternatives
- Regional Solutions
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Small Business/Entrepreneurial Development
- Tourism Promotion/Development
- Downtown Revitalization
- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Historic Resources Utilization/Preservation
- Improve Appearance/Aesthetics
- Plan/Manage Future Growth
- Community Guidance
- Transportation Improvements
- Rural Character/Compatible Development

Critical Strategies

- Supportive land use regulation
- Coordinated planning/codes enforcement
- Enhance landscaping/aesthetics

Streetscape improvements
Support local businesses/entrepreneurs
Encourage historic rehabilitation
Downtown revitalization/development
Utilize/encourage compatible infill development

U.S. 280 Corridor

Vision. This corridor character area runs generally east-west through Milan, south of downtown. Development compatible with existing primarily commercial and residential uses would be desired. This could include industrial, institutional, and recreation land uses along with additional commercial and residential development, particularly in Milan's southwest quadrant where ample undeveloped land exists adjacent to U.S. 280. Growth would be expected in conjunction with planned future 4-laning of the east-west route across Georgia, which runs through both Dodge and Telfair counties. Targeted public water and sewer extensions along U.S. 280 would further help guide and promote desired growth.

Development Patterns. Development in this corridor should be well-planned, landscaped, and connected mix of uses in a more neighborhood-oriented density which retains residential uses and invitingly transitions into downtown Milan. The corridor should offer new economic development opportunities on a compatible scale which are clustered and which retain a feel of, and connection to, surrounding residential neighborhoods and the existing small town development.

Primary Land Uses

Residential
Commercial
Mixed Use
Transportation/Communications/Utilities
Public/Institutional
Park/Recreation

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Business
- Employment Options
- Open Space Preservation
- Regional Cooperation
- Transportation Alternatives
- Regional Solutions
- Housing Opportunities
- Infill Development

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Small Business/Entrepreneurial Development
- Transportation Improvements
- Downtown Revitalization
- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Improve Appearance/Aesthetics
- Community Guidance
- Parks/Recreational Facilities Enhancement/Development

Critical Strategies

- Supportive land use regulation
- Coordinated land use planning, regulation and codes enforcement
- Streetscape improvements
- Enhance landscaping/aesthetics
- Utilize/encourage compatible infill development

Community Issues and Opportunities

The following issues and opportunities are those agreed upon by the local governments of Dodge County and its municipalities as needed to address in its *Community Agenda*. These issues and opportunities are generalized summaries of the more detailed issues and opportunities identified in the *Community Assessment*. The community participation process, including the input of the Local Plan Coordination Committee, the local governments, and the general public confirmed the applicability and desire to broadly address the identified potential issues and opportunities. Addressing the issues and opportunities identified below are key to achieving the articulated community vision and this comprehensive plan. The desired future Dodge County of a growing, progressive community, which is a unique rural leader in many economic, educational, and community development areas, but which maintains its rural landscapes, open spaces, unique charms, history, and quality of life, requires action on these identified issues and opportunities. The identified community issues and opportunities are presented by recommended elements of a true comprehensive plan. The Implementation Program identifies the long term policies and accompanying implementation strategies on an overall community basis to reflect local preference and reality of local governmental function. However, the critical needs, policies, and strategies for each character area of the community are identified in the defining narratives of each character area.

Economic Development

- Education level/job skills improvement
- Improve adult literacy
- Certified Literate Community
- Jobs for local college graduates
- Attraction of new economic development
- Heart of Georgia Regional Airport
- Business and industry retention/expansion/growth
- Infrastructure expansion/maintenance/upgrade to promote future development
- Middle Georgia College, Aviation Campus/Mercer University Annex
- Transportation improvements
- Downtown revitalization

- Small business/entrepreneurial development
- Chamber of Commerce/Development Authority
- Tourism development/promotion

Natural and Cultural Resources

- Natural resources conservation/protection
- Historic resources utilization/preservation
- Downtown revitalization
- Ocmulgee river
- Valuable agricultural lands and timberlands
- County-wide land use planning and regulations
- Nature-based and heritage tourism attraction

Housing

- Diversify housing types
- Utilization of state/federal programs
- Need for subdivision/manufactured housing ordinances and code enforcement
- Improve substandard housing/eliminate blight
- Neighborhood revitalization

Land Use

- Need for coordinated land use/subdivision/mobile home regulation and code enforcement
- Community appearance/aesthetics/gateway improvements
- Compatible development of natural/cultural resources
- Quality of life preservation
- Annexation
- Rural landscape/character preservation

Community Facilities and Services

- Upgrade water/sewer facilities
- Transportation improvements
 - Highway improvements/upgrades
 - More county road/city street improvements
 - Airport improvements/future facility improvements
 - U.S. 341 Bypass
- Public safety facilities/services improvements/expansion
- Health care services/equipment/facilities improvements
- Improved recreational facilities/parks
- Enhanced governmental services/facilities

- Emergency notification alert/programs
- County-wide convenience centers
- Education facilities/programs/services improvements
- Cultural facilities/opportunities

Intergovernmental Coordination

- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation/joint delivery
- Coordinated planning/growth management

IMPLEMENTATION PROGRAM

The Dodge County Joint Comprehensive Plan, as has been stated in the *Community Assessment*, is a joint comprehensive plan prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has been inventoried and analyzed in the *Community Assessment*; the community has finalized its issues and opportunities it wishes to address; and has enunciated its community vision and delineated special character areas, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future.

The implementation program is the overall strategy for achieving the Community Vision and for addressing the identified Community Issues and Opportunities. This implementation program consists of Long Term Policies to guide community decision-making, Implementation Strategies to delineate steps and actions to achieve these policies, and a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the first five years of plan implementation. There is also a Long Term Work Program for each local government which identifies ongoing activities, programs, and projects of implementation which may not have an ending date or would be undertaken or end later than the first five years. A Report of Accomplishments is also included for each local government which identifies the achievements and status of work items in the most recent Short Term Work Program of the previous comprehensive plan.

The implementation program identifies the long term policies and accompanying, chosen implementation strategies, on an overall community basis to reflect local preference and the reality of local government function and the fact that many basic policies and strategies apply

across the whole community and not particular areas. Despite this given, to understand the community's intentions and desires for implementation, the reader should also review the Community Vision section and the defining narratives for each character area. This will provide better understanding of the community's desired development patterns, and how and which implementation items are expected to impact each character area. This is especially true for the principal policies and critical implementation strategies identified and referenced under each character area. To further this understanding and integration of implementation, each jurisdiction's short and long term work programs have an identification column for each item which references the applicable character areas. Regardless of particular needs, implementation of this plan and achievement of the desired community vision, both on an overall basis and for particular character areas, will require dedication and action by many community stakeholders, and not just that of the local governments.

Long Term Policies

Economic Development

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities

The community will work to develop and implement economic development incentives/marketing strategy to attract business/industry

The community will utilize the Chamber of Commerce, Development Authority, and other existing development organizations to assist small cities in enlarging their economic base

The community will work to develop, extend, and maintain the necessary infrastructure to facilitate, guide, and accommodate future development

The community will seek diversified economic development with jobs and wages of all levels

The community will continue to actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county

The community will work to support entrepreneurial/small business development to promote job diversification

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers

The community will collaboratively support efforts to improve the county's adult literacy rate through cooperative efforts with the school system and educational outreach programs

The community will continue to support local post-secondary education opportunities and their expansion, including the Mercer University Annex, as needed, through infrastructure upgrades, increased program offerings, and other means

The community will continue to support Middle Georgia College's Aviation Campus and its future expansion, as needed, including infrastructure (technology and otherwise) upgrades and/or additions

The community will work to support Dodge Connection: A Communities in Schools Approach collaborative

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support economic development efforts

The community will work to develop and maintain the necessary infrastructure and other improvements at the Eastman-Dodge County Industrial Park and new Airport Industrial Park to facilitate and accommodate desired economic growth

The community will work cooperatively to increase promotion and marketing of tourist facilities/services and attractions located in the community, and otherwise grow tourism as an important component of the local economy

The community will continue downtown revitalization efforts in Eastman and the county's smaller municipalities through the use of the Downtown Development Authority, Chamber of Commerce, and local, state, and federal incentives, as appropriate

The community will support preservation and continued utilization of the Jaybird Springs Resort

The community will continue to support existing state and private detention centers/prisons (Dodge State Prison, YDC, RYDC, private facility in Milan) and their expansion, as needed, as well as construction of additional such facilities

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation from high school and/or college

The community will work to guide and direct appropriate development and landscaping along the U.S. 341 Bypass/Terry Coleman Parkway

The community will continue to advocate for widening of U.S. 23 to Macon and other desired highway/road improvements

The community will continue to advocate completion of U.S. 280 widening and promote the route's use as an east-west route across Georgia

The community will increase promotion of U.S. 341/Golden Isles Parkway for its direct access to coast/port at Brunswick

The community will utilize and support the Eastman-Dodge County Chamber of Commerce, Development Authority, and other development agency programs/resources to further economic development efforts

Natural and Cultural Resources

The community will seek to conserve and protect the Ocmulgee River Corridor, the county's significant groundwater recharge areas, wetlands, floodplains, other important natural and cultural resources (such as Devil's Den, Stuckey's Mill Pond, and Jaybird Springs), and the open spaces and landscapes of the county while promoting compatible utilization and recreational development

The community will work to conserve its existing prime farmland and forest areas while seeking development compatible with its existing rural character and quality of life

The community will manage its growth and development through public infrastructure location/community investment and county-wide land use planning and appropriate regulations

The community will work to identify and encourage protection of important, unique plant/animal habitats and natural areas

The community will seek to conserve and protect the Dodge County Public Fishing Area and promote its use

The community will work to increase access to the Ocmulgee River through local and/or state park/natural development initiatives

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures and pursue listing in the National Register of Historic Places, as appropriate

The community will work to utilize and promote the county's historic, natural, and agricultural sites and venues for compatible, appropriate heritage, nature-based, and agri-tourism development

The community will seek to increase public education/awareness of the county's important natural/cultural resources and their conservation

The community will work to improve its appearance and aesthetics, including elimination of green boxes county-wide

Housing

The community will encourage the use of state and federal programs to improve availability of quality housing for all residents

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly, starter homes, and compatible workforce housing

The community will encourage and support neighborhood revitalization/conservation efforts to stabilize and upgrade declining residential areas

The community will collaboratively partner with and utilize the local Habitat for Humanity chapter to work with prospective owners to construct their own houses

The community will utilize the Eastman Housing Authority to provide and maintain affordable housing options and meet special needs

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing rural, small town character

The community will cooperate to develop, implement, and enforce county-wide land use regulations, subdivision/manufactured housing regulations, growth management, and housing and building codes

The community will continue downtown/central business district revitalization efforts in Eastman and the county's smaller municipalities through use of the Downtown Development Authority, Chamber of Commerce, and local, state, and federal incentives, as appropriate

The community will work together to explore the feasibility of annexation into Eastman where appropriate and desired

The community will seek to conserve and protect the county's significant natural and cultural resources through their compatible development/utilization

The community will work to protect/conservate its existing rural character/landscape and quality of life, and will promote appropriately compatible development

The community will seek to improve its appearance and aesthetics through litter control, landscaping/beautification, and other means

Community Facilities and Services

The community will maintain and improve the Eastman-Dodge regional recreation facility and other existing parks/recreation facilities county-wide and work to establish additional such facilities and activities to serve existing and future populations

The community will continue to support further development of the Boys and Girls Club of Dodge County's facilities and programs as needed

The community will continue to seek to provide improved access to the Ocmulgee River

The community will continue to work together to support the Eastman-Dodge County Chamber of Commerce, its programs, and new facility/welcome center

The community will continue to work with the Chamber/Development Authority to seek funds to complete the new civic center and promote its usage

The community will work to guide and direct appropriate development and landscaping along the Eastman/U.S. 341 Bypass/Terry Coleman Parkway

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support community and economic development efforts

The community will continue to seek resources to maintain existing roads/streets and to pave additional dirt and connector roads

The community will continue to advocate for completion of U.S. 280 widening

The community will continue to pursue widening of U.S. 23 through Dodge County and on to Macon

The community will seek widening of GA 46, at least to the airport

The community will pursue improvements to GA 117 and other state highways

The community will continue to improve local roads and improve traffic flow through paving, resurfacing, and other means

The community will work to improve fire and police services county-wide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements as needed

The community will continue to work together to improve and support its local hospital and medical services, including the new regional community mental health center

The community will seek to improve public safety services and facilities, including completion of the new County Jail and construction of a new Emergency Operations Center/911 building

The community will provide and maintain adequate government facilities, including city and county administrative facilities

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract/guide desired, compatible growth and development

The community will work to establish county-wide solid waste convenience centers

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of historic landmark structures, buildings, and historic districts county-wide and pursue listing in the National Register of Historic Places, as appropriate

The community will promote and utilize a mass emergency alert program and educational efforts to ensure the safety of citizens in the event of severe weather threats or other disasters

The community will continue to support the Dodge County Library and the Ocmulgee Regional Library System Headquarters through facility, equipment, staffing, program, and other improvements/expansion, as needed

The community will seek to enhance local educational and technological opportunities by continuing to support, maintain, and upgrade its local educational system facilities and programs

Intergovernmental Coordination

The community will continue to work with Wilcox County to maintain and upgrade the joint E-911 program, facility, and equipment, as needed, to provide quality service to residents of both counties

The community will continue to cooperate locally, regionally, and on the state level to improve, develop, and plan for the desired future of Dodge County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

Implementation Strategies for Long Term Policies

Economic Development

Business/Industry Retention/Attraction Policies

A. Existing Business/Industry Retention

Continue utilization of existing Development Authority programs and seek development of new programs as needed

Continue to utilize existing available state programs (such as BREP)

Examine potential incentives for retention of existing business/entrepreneurs and industry and implement as appropriate

Work with existing industry to determine specific workforce needs

Support local businesses/entrepreneurs with improvement/expansion efforts

B. New Business/Industry Attraction

Develop and utilize incentives/marketing strategy to attract new business/industry, including new commercial, retail, and hospitality development, compatible with existing industry and natural resources

Seek diversified economic development with jobs and wages of all levels to provide employment opportunities and lower the county's unemployment rate

Utilize the Chamber of Commerce, Development Authority, and other development organizations to assist small cities in enlarging their economic base

Participate in the state's entrepreneur programs and seek state designation as an "Entrepreneur Friendly Community"

Pursue Georgia Ready for Accelerated Development (GRAD) designation and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received

Seek and maintain "Certified Work Ready Community" status under the State program

Support efforts to increase tourism/visitors to Dodge County through the Chamber of Commerce, new Welcome Center, hospitality facilities/service development,

promotion of outdoor opportunities, natural and cultural amenities, and other attractions or means

Work to improve local educational levels and workforce skills levels to ensure a better qualified workforce for existing and future employers

Continue infrastructure improvements (transportation, water/sewer, technology, airport, rail, etc.) to attract, guide, and support economic development

Utilize and promote rail and airport access as well as U.S. 341/Golden Isles Parkway direct access to Georgia coast and Brunswick port in recruitment efforts

Small Business/Entrepreneurial Development Policy

Pursue active participation in the state's entrepreneur programs to encourage entrepreneurship, small business development, and job diversification

Seek and maintain state "Entrepreneur Friendly Community" designation

Work to enhance existing business strategies

Support efforts to promote entrepreneurship development services that are compatible with the natural resources of the county, such as agribusiness and agritourism

Educational/Skill Levels Improvement Policies

Continue and enhance cooperation and expand programs between the local school system, Middle Georgia College/Aviation Campus, Mercer University, and with other post-secondary institutions

Continue to support the expansion of Middle Georgia College/Aviation Campus and the Mercer University Annex and their facilities/services/programs to meet the needs of its students and local industries

Utilize and actively participate with Region 9 WIA Program

Utilize existing state programs (such as QuickStart) for expanding existing and new businesses

Work with Heart of Georgia Technical College, Eastman-Dodge County Chamber of Commerce, and Dodge County Development Authority to maintain and support Certified Work Ready Community designation

Improvement of Adult Literacy/Graduation Rate Policy

Support local adult literacy program development/implementation through educational outreach programs, the local school system, and/or other cooperative efforts

Maintain Certified Literate Community designation

Support Dodge Connection: A Community in Schools Approach collaborative which establishes programs and policies to keep youth in school and combat adult illiteracy

Continue to support Dodge County Library's literacy programs and services, including its Summer Reading Program

Support Boys and Girls Club of Dodge County's efforts to keep youth in school

Cooperatively support, expand, and enhance existing local school system efforts to retain students and improve the graduation rate

Local Graduate Retention Policy

Encourage establishment of a community collaborative of the school system, Heart of Georgia Technical College, Middle Georgia College, Mercer University, the Chamber of Commerce, the Development Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment at home

Cooperatively support, expand, and enhance local efforts to retain graduates

Postsecondary Education Policies

Cooperate, advocate, and support Middle Georgia College in its efforts to maintain/upgrade/expand its Aviation Campus facilities, programs, and services

Support continued course offerings and otherwise enhance educational and technological opportunities at Mercer University's Annex in Eastman

Seek to expand post-secondary education opportunities in Dodge County through infrastructure upgrades, increased program offerings, and other means via Middle Georgia College, Mercer University, Heart of Georgia Technical College, and/or other schools or programs

Encourage and support existing and new joint programs between Middle Georgia College, Mercer University, and the local school system

Transportation Improvements Policies

Advocate widening of U.S. 23 to Cochran and Macon

Continue to support completion of U.S. 280 widening and its promotion as an east-west route across Georgia

Increase promotion of U.S. 341/Golden Isles Parkway for its direct access to the Georgia coast and the Brunswick port

Encourage widening of GA 46, at least to Heart of Georgia Regional Airport, and possible relocation of Airport Road to support Aviation College and economic development

Continue to advocate for additional local road improvements, including one-way pairing of Oak and College streets in Eastman and upgrades to GA 117 North and South

Continue to maintain and upgrade, as needed, Heart of Georgia Regional Airport

Pursue available funding for road paving and resurfacing county-wide

Seek Transportation Enhancement (TE), Gateway, and/or other funding to upgrade streetscapes and make other related improvements

Terry Coleman Parkway/U.S. 341 Bypass Development Policy

Guide/direct appropriate development, signage, and landscaping along the U.S. 341 Bypass, and otherwise develop appropriate local regulations to regulate its appearance and development to create an attractive, well-maintained community corridor

Seek to extend public water and sewer to unserved areas along the U.S. 341 Bypass as feasible

Explore the feasibility of annexation into the City of Eastman of areas along the U.S. 341 Bypass where appropriate and desired

Seek Transportation Enhancement (TE), Gateway, and/or other funding to upgrade streetscapes and make other related improvements

Industrial Parks Improvements/Development Policies

Continue to provide the necessary infrastructure and other improvements to develop and promote appropriate businesses and industry to locate in the Eastman-Dodge County Industrial Park

Continue to develop, improve, and promote the new Heart of Georgia Regional Airport Industrial area as a community industrial park and seek to attract economic development compatible with and supportive of the airport

Work to develop and maintain the necessary improvements at industrial sites to support existing industries and attract desired industrial growth

Seek additional acreage, infrastructure, and other improvements as needed and appropriate for community industrial sites and parks, such as in Milan, Rhine, and the potential river site for possible future energy plant development, and develop them appropriately

Tourism Promotion/Development Policy

Work to promote and improve existing special community events and festivals, and develop others designed to attract visitors, such as possibly reviving “The Lighterd Knot” local heritage production

Utilize and promote the natural and cultural resources of Dodge County for nature-based, heritage tourism, and agri-tourism

Promote Dodge County’s unusual and/or unique attractions, such as the Fallen Star miniature horse ranch, Hitting Shack baseball school, Linda Giddens water skiing school, Heart of Georgia Cinemas, and others for regional tourism

Develop and extend local bicycle paths to connect with the state and regional bicycle route network and local attractions

Encourage and support development of additional hospitality businesses to accommodate increased tourism

Continue to upgrade, promote, and utilize recreation facilities at Eastman-Dodge County Recreation Park for sports tournaments, special events, and other community activities

Promote hunting, fishing (Dodge County Public Fishing Area, Ocmulgee River, McCranie Quail Plantation, and elsewhere), and other outdoor amenities for tourism

Support and promote the Eastman House, completion of the Milan Depot museum, Ocmulgee Regional Library, the Magnolia Theatre, and other cultural facilities/services

Erect and maintain new welcome signs along major routes into Dodge County and the City of Eastman

Work to develop agriculture/expo center for Dodge County

Continue to support the new Chamber of Commerce/Welcome Center's efforts to provide visitors with information on Dodge County attractions, festivals, and/or facilities

Support Jaybird Spring's preservation and continued recreation use

Obtain funding to complete construction of new civic center facility

Pursue development of a local farmers market in Eastman

Downtown Revitalization Policies

Maintain an active Eastman Downtown Development Authority and otherwise utilize Chamber of Commerce, state and local incentives and/or other means to help maintain historic downtowns/central business districts county-wide, as vibrant functioning economic, community, and cultural centers

Encourage development of upscale loft apartments and other compatible residential uses within downtown Eastman

Encourage and support hospitality businesses, such as restaurants, to locate in downtown areas

Pursue National Register listing for eligible downtown historic districts in Eastman, Milan, Rhine, and Chauncey, as desired, to help encourage downtown revitalization activities

Promote the availability of commercial buildings in downtown Eastman/smaller municipalities and encourage their utilization

Encourage and support appropriate rehabilitation and utilization of downtown Eastman's historic landmark structures, including the Eastman Depot and Magnolia Theatre

Continue to support improvements to key downtown buildings, streetscapes, or other important features of the smaller municipalities, such as the old Chauncey School and Milan Depot, to bring back their community centers or functional downtowns

Continue pursuit of public streetscape and other public space improvements through Transportation Enhancement or other funding sources

Promote and encourage use of historic rehabilitation and other tax incentives for private rehabilitation of historic downtown structures

Utilize codes enforcement in Eastman and other cities as feasible to encourage revitalization plans and private rehabilitation

Jaybird Springs Policy

Support preservation of the historic Jaybird Springs Resort and its continued recreational use

Encourage historically appropriate rehabilitation of the property and new development, if needed, that is compatible in terms of size, scale, materials, and design

Encourage owners to pursue National Register listing for the culturally significant property, which may be of state-wide importance for its spring-fed pool and other unique features

Prison/Detention Centers Support Policy

Continue to support existing Dodge State Prison in Chester, and the Youth Development Center (YDC) and Regional Youth Detention Center (RYDC) in Eastman and their expansion, as needed, as well as construction of additional such facilities

Continue to advocate reopening of the private Milan Detention Center

Agriculture/Forestry Economic Policy

Continue cooperation between city and county governments, Cooperative Extension Service and 4-H, school system (FFA), Georgia Forestry Commission, Chamber, and others to support local agriculture and forestry

Continue to support and promote local agri-based and nature-based tourism attractions, including the Dodge County Public Fishing Area, the Ocmulgee River, McCranie Quail Plantation, Fallen Star Ranch, and others

Pursue development of a farmers market in Eastman

Work to develop agriculture/expo center for Dodge County

Chamber/Development Agency Support Policy

Utilize and support Eastman-Dodge County Chamber of Commerce, Development Authority, and other development agency programs/resources to further economic development efforts county-wide

Provide adequate funding to support Chamber and Development Authority programs, staffing, training and other related expenses

Natural and Cultural Resources

Natural/Cultural Resources Protection Policies

Enforce the Environmental Conservation Ordinance to conserve and protect the Ocmulgee River Corridor, significant groundwater recharge areas, and wetlands in Dodge County

Seek to encourage conservation/protection of other significant natural and cultural resources county-wide, such as floodplains, Devil's Den, Stuckey's Mill Pond, and Jaybird Springs

Seek to increase public education/awareness of the county's important natural and cultural resources and their conservation

Promote conservation and protection of Dodge County's Public Fishing Area, while promoting its usage

Work to identify and encourage protection of important, unique plant/animal habitats and natural areas

Rural Character Policies

Work to conserve and protect the natural and cultural resources of Dodge County

Conserve existing prime farmlands and forest areas

Support and promote agricultural/forestry enterprises and uses which maintain the continued viability of these uses, including nature-based, heritage and agri-tourism, and agri-businesses

Develop and promote natural and cultural resources and facilities which promote nature-based and heritage and agri-tourism and other compatible economic development

Seek new developments compatible with the existing resources and rural character of the county

Work toward coordinated planning countywide through public investment, incentives, and other guidance

Proactively Manage/Guide Growth Policy

Conserve the open spaces/landscapes, natural resources, and agricultural/forestry uses of the county through guidance, community investment, public infrastructure extension/location control, and county-wide land use planning, code enforcement, and appropriate regulations

Seek/Promote Compatible/Supportive Development Policy

Encourage intense growth/development to locate in/near Eastman

Utilize public infrastructure development/expansion to guide development in/near Eastman and the county's smaller municipalities

Promote/develop natural/cultural resources to maintain rural character (see Rural Character Policies under Natural and Cultural Resources)

See Strategies of Proactively Manage Growth and Rural Character Policies under Natural and Cultural Resources; Tourism Promotion/Development and U.S. 341 Bypass Development Policies under Economic Development

Develop and enforce supportive, countywide growth management and other supportive land use regulations

Ocmulgee River Policy

Enforce Environmental Conservation Ordinance to protect Ocmulgee River Corridor

Work with DNR to maintain and upgrade, as needed, the Dodge County and McCranie public landings on the Ocmulgee in Dodge County

Develop a new low-level Ocmulgee River landing in coordination with DNR

Seek to increase access to the Ocmulgee River in Dodge County through local and/or state park/natural development initiatives

Historic Resources Utilization/Preservation Policies

Support and encourage adaptive use and reuse of historic landmarks and properties, both public and private, such as the Eastman Depot

Encourage community support, participation, and utilization of an active historical society

Complete rehabilitation of Milan Depot as a local history museum

Work to keep the Dodge County Courthouse, old Dodge County Jail, Chauncey City Hall, Magnolia Theatre, Eastman House, Milan Depot, Eastman Bus Station, Peabody School, Stuckey Houses, and other historic buildings and sites as preserved functioning landmarks

Seek funding to complete Eastman Bus Station rehabilitation and an appropriate new use

Pursue funding to rehabilitate the former Dodge County Jail in Eastman according to preservation standards for a compatible new use

Nominate eligible buildings, districts, and landmark structures countywide for listing in the National Register, such as downtown Eastman and Milan, Chauncey City Hall, and others

See Downtown Revitalization Policy under Economic Development

Tourism Promotion/Development Policy

See Strategy of Tourism Promotion/Development Policy under Economic Development

Improve Appearance/Aesthetics Policy

Pursue downtown and general revitalization efforts in all local government jurisdictions

Continue to remove green boxes county-wide, and establish additional solid waste convenience centers

Seek to increase local recycling efforts

Enhance beautification/landscaping efforts at community gateways/entranceways and other areas as appropriate

Utilize supportive growth management regulation and cooperative code enforcement efforts as appropriate

Support and encourage participation in local Adopt-A-Highway volunteer litter removal program

Housing

Encourage Use of State/Federal Programs Policy

Utilize the Eastman Housing Authority, Chamber of Commerce, and Habitat for Humanity for education, promotion, and marketing of quality housing and to encourage homeownership

Seek the assistance of DCA's Office of Housing

Utilize DCA, USDA Rural Development, and other state/federal programs, as appropriate

Improving Housing Quality Policy

Utilize state and federal programs/grants for housing rehabilitation

Utilize code enforcement to upgrade existing housing and prevent further deterioration and substandard housing

Develop and enforce growth management and other supportive land use regulations which encourage quality housing investment

Continue to develop and enforce manufactured home/park regulations countywide to encourage compatible and quality developments and control appropriate location

Develop subdivision regulations in all jurisdictions

Adopt and enforce construction code regulations countywide

Address Substandard Housing/Blight Policy

See Strategies of Improving Housing Quality Policy above

Develop revitalization programs for the Southeast, Southwest, and Northeast Eastman Neighborhood Redevelopment Areas

Adopt and enforce vacant/dilapidated buildings ordinance

Establish programs to remove dilapidated manufactured homes/housing units countywide

Encourage Diverse Housing Policies

Seek funding and provide infrastructure in/near the municipalities to encourage/guide residential development of all types in desired locations

Develop growth management and other appropriate land use regulations county-wide, which encourage/guide location of residential development of all types and update/expand as needed

Seek assistance from DCA's Office of Housing to define needs, identify possible solutions/programs, and help provide implementation assistance

Promote and encourage utilization of existing state and federal programs by developers and individuals

Market housing needs, land availability, and potential residential/retiree location

Seek to develop a more diverse mix of affordable, rental, elderly, starter homes, and compatible workforce housing

Continue to support the local Habitat for Humanity's efforts to construct additional affordable housing

Encourage and support development of upscale loft apartments and other compatible residential uses in downtown Eastman and small municipalities as appropriate and desired

Neighborhood Revitalization/Conservation Policy

See Strategies of Improving Housing Quality and Address Substandard Housing/Blight policies above

Continue to upgrade infrastructure, as needed and funding is available, to improve living conditions

Consider organizing neighborhood associations or similar groups to advocate for and support improvements/upgrades in declining residential areas and promote community unity

Establish Neighborhood Watch groups, as needed, to help keep residential areas safe from crime

Habitat for Humanity Utilization Policy

Encourage area churches, community organizations, local businesses, and others to help support and partner with the local Habitat for Humanity chapter to donate labor, materials, and/or funds to assist in home construction projects for qualified owners

Eastman Housing Authority Support Policy

Support/utilize the Eastman Housing Authority in its efforts to provide and maintain affordable housing options for low income residents and those with special needs

Seek state and/or federal funding to rehabilitate existing Housing Authority properties, as needed, and for possible construction of additional units

Land Use

Plan/Manage Future Growth Policies

See Strategies of Proactively Manage/Guide Growth Policy under Natural/Cultural Resources

See Strategies of Rural Character Policies under Natural/Cultural Resources

Community Guidance Policies

Jointly cooperate as a community on compatible planning and infrastructure extensions

Enforce existing and cooperatively develop/implement/enforce supportive and coordinated county-wide growth management/land use regulations, subdivision/manufactured housing regulations, and housing/building codes

Utilize the comprehensive plan to express the community vision and desired growth and development patterns and locations and promote infill development

Continue to provide necessary infrastructure and other improvements to develop and promote appropriate businesses and industry to locate along U.S. 341/Golden Isles Parkway, Terry Coleman Parkway/U.S. 341 Bypass, U.S. 280, and within existing and planned industrial parks/areas

Downtown Revitalization Policies

See Strategies of Downtown Revitalization Policies under Economic Development

Annexation Policy

Seek to explore the feasibility of annexation into Eastman where appropriate and desired

Utilize the comprehensive plan to express and implement the community vision and desired growth and development patterns and locations

Pursue joint planning and coordinated or joint codes enforcement and growth management/land use regulation

Natural/Cultural Resource Conservation/Protection Policy

See Strategies of Natural/Cultural Resources Protection, Rural Character, Proactively Manage/Guide Growth, and Seek/Promote Compatible/Supportive Development Policies under Natural and Cultural Resources and Tourism Promotion/Development and Agriculture/Forestry Economic Policies under Economic Development

Rural Character/Compatible Development Policy

See Strategies of Rural Character and Seek/Promote Compatible/Supportive Development Policies under Natural and Cultural Resources

See other references under Natural/Cultural Resource Conservation/Protection Policy above

Improve Appearance/Aesthetics Policy

See Strategies of Improve Appearance/Aesthetics Policy under Natural and Cultural Resources

Guide/direct appropriate signage and landscaping along the Terry Coleman Parkway/U.S. 341 Bypass, and otherwise develop appropriate local regulations to regulate its appearance and development to create an attractive, well-maintained community corridor

Continue to seek Transportation Enhancement (TE), Gateway, and/or other funding to upgrade appearance of streetscapes of all municipalities and make other related improvements

Community Facilities and Services

Parks/Recreational Facilities Enhancement/Development Policies

Pursue funding as needed to maintain, improve, and expand recreation facilities/programs/services at the Eastman-Dodge Recreation Facility and other parks/facilities county-wide

Promote hunting, fishing (Dodge County Public Fishing Area, Ocmulgee River, McCranie Quail Plantation, and elsewhere), and other outdoor amenities for public recreation

Utilize/promote increased nature-based, agri-tourism, and heritage tourism

Continue to promote, utilize, and upgrade, as needed, Eastman-Dodge recreation facility for sports tournaments, special events, and other community activities

Work with DNR to maintain and upgrade, as needed, the Dodge County and McCranie public landings on the Ocmulgee River in Dodge County

Develop a new low-level Ocmulgee River landing in coordination with DNR

Seek to increase access to the Ocmulgee River in Dodge County through local and/or state park/natural development initiatives

Support preservation of the historic Jaybird Springs Resort and its continued recreational use

Encourage and support the private sector development of additional recreational/leisure facilities

Boys and Girls Club of Dodge County Policy

Continue to support further development of the club's facilities, programs, and services, as needed, to provide local youth with a safe place to learn and grow

Ocmulgee River Improved Access Policy

See Specific Strategies of Parks/Recreational Facilities Enhancement/Development Policies under Community Facilities and Services

See Strategies of Ocmulgee River Policy under Natural and Cultural Resources

Chamber/Development Authority Support Policy

See Strategies of Chamber/Development Agency Support Policy under Economic Development

Utilize/promote new Chamber facility/welcome center

Develop/Promote Cultural Facilities/Services/Programs Policies

Continue to work with the Chamber/Development Authority to seek funds to complete new civic center and promote its usage

Continue to support the Dodge County Library and the Ocmulgee Regional Library System Headquarters with facility, equipment, materials, staffing, program, and/or other improvements/expansion, as needed

Support and promote usage of meeting facility at Heart of Georgia Regional Airport

Terry Coleman Parkway/U.S. 341 Bypass Development Policy

See Strategies of Terry Coleman Parkway/U.S. 341 Bypass Development Policy under Economic Development

Transportation Improvements Policies

See Strategies of Transportation Improvements Policies under Economic Development

Continue to work to improve local roads and improve traffic flow through paving, resurfacing, and other means

Public Safety Enhancement Policies

Continue to seek to improve public safety services, equipment, and facilities as needed, including completion of the new County Jail and construction of a new Emergency Operations Center/911 building

Work to improve fire and police services county-wide through equipment maintenance and upgrades, adequate personnel training, and facility improvements as needed, including upgraded facilities/equipment at each county fire station

Continue to cooperate/coordinate response efforts among all local government entities in times of disaster or other local emergencies, and work to reduce average emergency response times

Continue to promote and utilize a mass emergency alert program, in-place sheltering education efforts, and other programs to help ensure the notification/safety of citizens in the event of severe weather threats or other disasters

Develop improved mutual aid agreements for fire and police protection

Hospital and Health Care System Policy

Continue to maintain and upgrade the Dodge County Hospital and the Health Department as modern, viable medical facilities

Support construction of new regional community mental health center

Continue to actively recruit needed and appropriate health care professionals

Maintain and expand, when appropriate, local nursing home facilities

Support and maintain public and private facilities/services devoted to senior citizens and expand as needed

Government Facilities Policy

Continue to maintain existing and construct new government facilities as needed, including a new government complex for Eastman and Community Center in Milan

Continue to support the usage of government facilities to accommodate multiple uses

Continue to maintain and utilize the Dodge County Courthouse for local government and judicial functions

Explore the sharing or consolidation of services where feasible

Maximize Infrastructure Investment Policy

Utilize community's facilities and infrastructure extensions and locations to guide growth and development

Encourage compatible development to first locate and infill in areas already serviced by the community infrastructure and also previously identified as appropriate and desired by the community

Utilize infrastructure development/expansion to guide development in/near Dodge County's municipalities

Extend sewer service to unserved areas of Eastman

Pursue extension of water and sewer service to annexation areas within the Greater Eastman Growth Area, as appropriate, and to guide growth to desired locations, such as the Heart of Georgia Regional Airport Area

Seek infrastructure and street improvements in Rhine, including possible sewer system

See Strategies of Seek/Promote Compatible/Supportive Development Policy under Economic Development

Solid Waste/Recycling Improvements Policy

Continue to remove green boxes county-wide and establish additional solid waste convenience centers

Seek to increase local recycling efforts

Historic Resources Utilization/Preservation Policies

See Strategies of Historic Resources Utilization/Preservation Policies under Natural and Cultural Resources

Upgrade Educational Facilities/Services Policy

Maintain and construct new school facilities as needed

Support and cooperate with Middle Georgia College, Mercer University, and Heart of Georgia Technical College to expand local facilities and/or services, as needed

See Strategies of Postsecondary Education, Local Graduate Retention, Improvement of Adult Literacy/Graduation Rate, and Educational/Skill Levels Improvement Policies under Economic Development

Intergovernmental Coordination

Local/Regional/State Cooperation Policies

Continue to work with Wilcox County to maintain and upgrade the joint E-911 program, facility, and equipment, as needed, to provide quality service to residents of both counties

Maintain a strong Dodge County-Eastman Development Authority and its contacts/interaction with state and federal agencies and developers

Continue to support and utilize Bleckley-Dodge Joint Development Authority

Seek to reactivate and utilize Ocmulgee Regional Joint Development Authority to assist with economic development efforts in Bleckley, Dodge, Telfair, and/or Wilcox counties

Continue cooperation between city and county governments, Dodge County-Eastman Development Authority, and other local entities to develop additional infrastructure and industrial park improvements to attract new growth

Support and cooperate with Middle Georgia College, Mercer University, Heart of Georgia Technical College, and other postsecondary institutions to expand/provide facilities and services, as needed

Support and participate in Magnolia Midlands Travel Region and statewide tourism initiatives

Continue working together for joint and coordinated planning, and pursue feasibility of a possible joint codes enforcements program

Seek to continue cooperative/coordinated response efforts among all local government entities in times of disasters or other local emergencies, including upgrading/improving mutual-aid agreements, both in and out-of-the-county, as needed

Coordinate and Share/Consolidate Services Policy

Seek the improvement of public safety coordination countywide as appropriate

Seek to coordinate service delivery efforts among all local governments where appropriate to avoid duplication of services and ensure tax equity

Pursue joint/coordinated planning and joint codes enforcement

Coordinated Planning Policy

Coordinate countywide land use and other planning

Pursue joint/coordinated planning and joint codes enforcement

**DODGE COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
ED, IC	All	Finalize, maintain and promote Certified Work Ready Community designation	X					X	X	Chamber, Dev. Auth., DCBOE, Governor's Office of Workforce Readiness	\$20,000	X	X		
ED, CFS, LU, IC	Rural Dodge, Greater Eastman	Seek the development of community welcome signs along the bypass, gateways and corridors into Eastman	X					X	Eastman	Chamber, Civic Organizations	\$20,000	X			X
NCR	Southeast Eastman Neighborhood Redevelopment Area	Pursue the development of a local history museum, possibly as an addition to the Ocmulgee Regional Library				X	X	X	X	Hist. Soc., Library Bd.	\$100,000 (total)	X	X		
NCR	Eastman Urban	Consider rehabilitating the old jail for community use	X	X				X		DNR, Historical Society, GDEcD	\$400,000 (total)	X	X		
NCR, CFS	Ocmulgee River Corridor	Seek funding for a new lower river landing along the Ocmulgee River	X	X	X			X		DNR	\$50,000 (total)	X	X		
NCR	Jaybird Springs	Pursue the nomination of Jaybird Springs to the National Register		X	X			X		Historical Society, RC	NA				
NCR, CFS	Eastman Urban	Pursue nomination of old jail to the National Register	X	X						Historical Society, RC	NA				
CFS	Rural Dodge	Pursue paving and drainage improvements in needed areas, such as Shady Oak subdivision, et al		X	X			X		DCA (CDBG)	\$1.5 million (total)	X	X	X	
CFS	Rural Dodge, Greater Eastman	Seek funds to construct a new EMA/EMS facility			X	X		X	All	FEMA, GEMA	\$500,000 (total)	X	X	X	
CFS	Rural Dodge, Greater Eastman	Seek funds to complete new County Jail	X					X	Eastman	SPLOST	\$5 million	X			
CFS	Rural Dodge, Greater Eastman	Pursue funding as appropriate to develop a Agriculture and Expo Center	X	X				X	Eastman	BOE	\$400,000	X			

**DODGE COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
CFS	Rural Dodge, Greater Eastman	Support the development of a new regional community mental health center			X	X		X	All						
CFS	Rural Dodge, Greater Eastman	Establish new solid waste convenience centers		X	X	X		X		GEFA	\$300,000 (total)	X	X		
HO, IC	All	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	X					X			\$1,000 (enforcement)	X			

**CITY OF CHAUNCEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
NCR, CFS	Chauncey	Construct a stairway onto the old Chauncey School auditorium to allow use of the upper level for community functions			X	X			X	HPD	\$150,000 (total)	X	X		
CFS	Chauncey	Repave Durham Street and S. Railroad Avenue				X	X		X	DOT (LAMIG)	\$200,000 (total)	X	X	X	
CFS	Chauncey	Pursue the acquisition of a second city well to serve as a backup well				X	X		X	DCA (CDBG)	\$243,000 (total)	X	X	X	
CFS	Chauncey	Locate new fire hydrants on N. Railroad Street			X	X	X		X	DCA (CDBG)	\$182,665 (total)	X	X	X	
CFS	Chauncey	Replace the carpet in the city gymnasium		X					X		\$15,000	X			
CFS	Chauncey	Construct a facility to house a fire truck on the north side of the railroad	X	X					X		\$22,000	X			
CFS	Rural Dodge, Greater Eastman	Seek funds to construct a new EMA/EMS facility			X	X		X	All	FEMA, GEMA	\$500,000 (total)	X	X	X	
CFS	Chauncey	Build a new equipment shelter				X			X		\$5,000	X			
CFS	Chauncey	Construct a walking track and additional parking at the city ballfield		X	X				X	DNR (Rec. Trails)	\$25,000 (total)	X	X	X	
CFS	Chauncey	Seek CDBG and other funding, as needed, to maintain and upgrade the water system, including replacing existing water lines			X	X	X		X	DCA (CDBG), GEFA, USDA Rural Devt.	\$1 million (total)	X	X	X	
CFS	Chauncey	Pursue the paving of Cemetery Street		X	X				X	DCA (CDBG)	\$444,610 (total)	X	X	X	
CFS	Chauncey	Construct a new fire station	X	X					X		\$78,000 (total)	X			
CFS	Chauncey	Pursue funds to pave Kizzie Lane and Bussy Street		X	X				X	DCA (CDBG)	\$200,000 (total)	X	X	X	

**CITY OF CHESTER COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
CFS	Chester	Complete renovations to the old Chester School	X						X		\$80,000	X	X		
CFS	Chester	Pursue drainage improvements (new curb and gutter, etc.) to areas of need, such as Caroline Ave. and Chester Ave.			X	X			X	DCA (CDBG)	\$300,000 (total)	X	X	X	
CFS	Rural Dodge, Greater Eastman	Seek funds to construct a new EMA/EMS facility			X	X		X	All	FEMA, GEMA	\$500,000 (total)	X	X	X	

**CITY OF EASTMAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
ED	Eastman Urban, Heart of Georgia Regional Airport Industrial Area	Seek the expansion of and fully develop infrastructure, including water and sewer extension to Airport Industrial Park			X	X	X		X	Dev. Auth., DCA (CDBG) One Georgia, USDA Rural Dev't	\$500,000-\$750,000 (total)	X	X	X	
ED, IC	All	Finalize, maintain and promote certified Work Ready Community designation	X					X	X	Chamber, Dev. Auth., DCBOE, Governor's Office of Workforce Readiness	\$20,000	X	X		
ED, NCR, CFS, LU	Downtown	Establish a Farmer's Market as a venue for local farmers	X	X					X		\$1,000 (total)	X			X
ED, HO	Downtown	Promote the development of upscale loft apartments in downtown		X	X				X	Chamber, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X			X
ED	Rural Dodge, Greater Eastman	Pursue funding as appropriate to develop a Agriculture and Expo Center	X	X				X	X	BOE	\$400,000	X			X
NCR, CFS	Downtown	Continue the rehabilitation of the old Eastman Bus Station for community use	X	X					X	DOT (TE)	\$200,000 (total)	X	X	X	
CFS	Eastman Urban	Seek to repave approximately 6.5 miles of roads	X	X	X				X	DOT (LAMIG)	\$500,000 (total)	X	X	X	
CFS	Eastman Urban	Complete the renovation of the 9 th Avenue metal storage building at the fire department		X					X		\$35,000 (total)	X			
CFS	All of Eastman	Purchase new vehicles for police department	X	X	X	X	X		X	Dept. of Homeland Security (COPS), USDA	\$250,000 (total)	X	X	X	
CFS	All of Eastman	Purchase a new fully equipped fire truck			X				X	FEMA, GEMA	\$225,000	X	X	X	
CFS	All of Eastman	Purchase a new backhoe			X				X		\$80,000	X			

**CITY OF EASTMAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
CFS	All of Eastman	Seek funding as needed for water tank improvements			X	X	X		X		\$150,000 (total)	X			
CFS	Heart of Georgia Regional Airport Industrial Area	Seek funding for upgrades and operating expenses for the fire station at the airport		X	X	X	X		X	FEMA	\$700,000 (total)	X			
CFS	All of Eastman	Continue to conduct needed changing out of fire hydrants throughout the city			X				X		\$20,000	X			
CFS	Downtown	Pursue funding to construct a new municipal complex to house the police department and a fire station					X		X	SPLOST	\$2 million	X			
CFS	All of Eastman	Seek funding as needed to upgrade sewerage services to all unserved residents of Eastman		X	X	X			X	DCA (CDBG), USDA	\$2.5 million (total)	X	X	X	
CFS	All of Eastman	Upgrade or replace existing water and sewer lines to prevent infiltration		X	X	X	X		X	DCA (CDBG), USDA Rural Dev't.	\$3 million (total)	X	X	X	
CFS	Northeast Eastman Neighborhood Redevelopment Area	Seek funding as needed for drainage improvements in identified areas of need such as Bacon Heights, Griffin and Cooper, and Neese Street		X	X	X	X		X	DCA (CDBG), USDA, Rural Dev't.	\$1.5 million (total)	X	X	X	
CFS	Eastman Urban	Pursue drainage improvements between 10 th and 11 th Streets		X	X	X			X		\$100,000 (total)	X			
LU	All of Eastman.	Investigate the feasibility of extending the City of Eastman's city limits	X	X	X	X			X		No extra cost, part of normal city activity	X			

**CITY OF MILAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
ED,CFS	Milan	Seek the reopening and/or additional usage of Milan Detention Center	X	X					X	Private Company	NA				X
ED	Milan	Seek to acquire a bank for the city	X						X	Private Company	\$5,000 (local facilitation, no estimate available on private construction)	X			X
ED	Milan	Seek to attract retail business downtown	X	X	X	X	X		X	Dev. Auth, Chamber	\$10,000/yr.	X			
NCR	Milan	Seek to continue theater renovations, including a concession stand	X	X					X		\$25,000 (total)	X			
NCR, CFS	Milan	Seek funding to restore the Milan Deport and utilize it for a local history museum				X	X		X	HPD	\$200,000 (total)	X	X		
CFS	Milan	Acquire the necessary land and expand the softball field		X	X				X	DNR (LCWF)	\$55,000 (total)	X	X	X	
CFS	Milan	Clean up identified condemned lots	X	X					X		\$5,000 (total)	X			
CFS	Milan	Pursue the reconstruction of sidewalks			X	X			X		\$50,000 (total)	X	X		
CFS	Milan	Seek to renovate old city well for industrial use				X	X		X		\$200,000 (total)	X			
CFS	Milan	Seek funding for the necessary firefighting equipment/facility upgrades to maintain, and possibly lower ISO rating to a 4	X	X						FEMA, GEMA	\$250,000 (total)	X	X	X	
CFS	Milan	Seek funding for the development of a new recreational area that includes a walking track, 2 ballfields, and a shelter/concession area			X	X				DNR (LWCF)	\$150,000 (total)	X	X	X	
CFS	Milan	Seek funding to pave Chris Lane and Swain Street			X	X			X	DCA (CDBG)	\$200,000 (total)	X	X	X	
CFS	Rural Dodge, Greater Eastman	Seek funds to construct a new EMA/EMS facility			X	X		X	All	FEMA/GEMA	\$500,000 (total)	X	X	X	

**CITY OF MILAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
HO	Milan	Develop a program for housing rehabilitation	X	X	X				X	DCA (CDBG)	\$400,000 (total)	X	X	X	
LU	Milan	Continue to develop plans as needed for local undeveloped property	X	X					X	Chamber, Milan Econ. Dev. Auth.	\$10,000 (total)	X			

**CITY OF RHINE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2011-2015**

Element	Character Area	Activity	Years					Responsibility			Estimated Cost	Funding Source			
			2011	2012	2013	2014	2015	County	City	Other		Local	State	Federal	Private
ED	Rhine	Construct and implement a citywide water and sewer system with industrial capacity	X	X					X	Dev. Auth., DCA (CDBG), OneGeorgia	\$2 million (total)	X	X	X	
ED	Rhine	Curb and gutter three (3) miles of city streets				X	X		X	DCA (CDBG)	\$300,000 (total)	X	X	X	
ED	Rhine	Complete the installation of new meters for city water	X	X					X	DCA (CDBG)	\$500,000 (total)	X	X	X	
NCR	Rhine	Seek funding as appropriate to purchase and restore one historic home in the city to be used for welcome center, museum and chamber of commerce			X	X			X	DOT (TE), DNR (GA Heritage)	\$100,000 (total)	X	X	X	
CFS	Rhine	Seek funding and construct a new park on the site of the old Rhine Elementary School, including amenities such as benches, lighting, gazebo, and walking track				X	X		X	DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Rhine	Pursue a new pumper for the fire department				X	X		X	FEMA	\$100,000 (total)	X		X	
CFS	Rhine	Extend the fire station by adding a bay for the new pumper				X	X		X		\$10,000	X			
CFS	Rhine	Purchase a new pickup truck for the sanitation department		X	X				X		\$80,000 (total)	X			
CFS	Rural Dodge, Greater Eastman	Seek funds to construct a new EMA/EMS facility			X	X		X	All	FEMA/GEMA	\$500,000 (total)	X	X	X	

**DODGE COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, CFS	All	Provide assistance to Middle Georgia College/Aviation Campus and Mercer University Annex as needed with the expansion of facilities and services	X	X	X	Eastman	Univ. System, Dev. Auth.	\$100,000 (total)	X	X		X
ED, IC	All	Maintain and promote Certified Work Ready Community designation	X	X	X	Eastman	Chamber, Dev. Auth., DCBOE, Governor's Office of Workforce Readiness	\$10,000 (total)	X	X		X
ED, IC	All	Continue entrepreneurial activities through participation in the state's entrepreneurial programs, and maintain state designation as an "Entrepreneur Friendly Community," so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	Eastman	Dev. Auth., GDEcD	\$10,000 (total)	X	X		
ED	All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA	X			
ED	All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	Eastman	Chamber, Dev. Auth.	NA	X			
ED	All of Dodge County	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate	X	X	X	Chauncey, Chester, Milan, Rhine	Chamber, Dev. Auth.	NA	X			

**DODGE COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED	All	Maintain Certified Literate Community designation	X	X	X	Eastman	Dodge-Connection, GA Aviation & Tech. College	\$10,000 (total)	X	X		X
ED	Eastman/Dodge County Industrial Park Area, Heart of Georgia Regional Airport Industrial Area	Pursue funding as needed to further develop the county's industrial parks and sites, including expansion and additional infrastructure, as appropriate	X	X	X	Eastman	Dev. Auth	\$2 million (total) (SPLOST)	X			
ED, IC	Eastman/Dodge County Industrial Park Area	Continue to develop, improve, and promote the Eastman-Dodge County Industrial Park as a community industrial park	X	X	X	Eastman	Dev. Auth.	\$500,000 (total)	X	X	X	
ED, IC	Eastman/Dodge County Industrial Park Area, Heart of Georgia Regional Airport Industrial Area	Seek additional acreage as needed and appropriate for community industrial sites and parks, and seek funding as needed to develop them appropriately	X	X	X	Eastman	Dev. Auth, DCA OneGeorgia	\$500,000 (total)	X	X	X	
ED, IC	Greater Eastman Growth Area	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All of Dodge County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	U.S. 280 Corridor	Participate in regional efforts to advocate the widening of U.S. 280 through Georgia as a east-west Interstate alternative	X	X	X	Milan, Rhine	Chamber, Dev. Auth.	NA (no DOT estimate available)		X	X	

**DODGE COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, CFS, LU	College/Eastman and Oak Streets U.S. 23 Corridor, U.S. 341/U.S. 23 South Entranceway, U.S. 23 North Entranceway	Continue to advocate the widening of U.S. 23 to Cochran and Macon	X	X	X	Eastman	Chamber, Dev. Auth.	NA (no DOT estimate available)		X	X	
ED, CFS, LU, IC	Heart of Georgia Regional Airport Industrial Area	Continue to maintain and upgrade, as needed, the Heart of Georgia Regional Airport in order to maintain a state-of-the-art Level III airport	X	X	X	Eastman	Dev. Auth., Airport Bd., DOT	\$500,000 (total)	X	X	X	
ED, CFS	Eastman/Dodge County Industrial Park Area	Provide assistance to the Youth Development Center and Regional Youth Detention Centers as needed with the expansion of facilities and services	X	X	X	Eastman	Dev. Auth, DOC	\$100,000 (total)	X	X		
ED, CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DNR (LWCF)	\$50,000 (total)	X	X	X	
ED	U.S. 341/U.S. 23 South Entranceway, U.S. 341 North Entranceway, Terry Coleman Parkway/U.S. 341 Bypass	Continue to participate in the Golden Isles Parkway Association to increase promotion of the Golden Isles Parkway (U.S. 341) for its direct access to the Georgia coast and Brunswick port	X	X	X	Eastman	Dev. Auth.	NA				
ED	Greater Eastman	Continue to implement an economic development package and develop further as needed	X	X	X	X	Chamber, Dev. Authority	\$20,000/yr.	X			
ED	Greater Eastman	Continue to extend infrastructure to areas of potential development, including the industrial parks and other identified areas	X	X	X	X	Dev. Authority DCA (OneGeorgia)	\$500,000 (total)	X	X	X	

**DODGE COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
NCR	All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	All	Hist. Soc., DNR (HPD), RC	NA				
NCR, LU	Natural Resources	Continue to enforce the Environmental Conservation Ordinance to conserve and protect the Ocmulgee River, significant groundwater recharge areas, and wetlands	X	X	X		Health Dept.	\$1,000 (enforcement)	X			
NCR	Ocmulgee River Corridor	Continue to seek funding to upgrade existing public landings and facilities and access to the Ocmulgee River as needed	X	X	X		DNR	\$100,000 (total)	X	X		
CFS	All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	All of Dodge County	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	Eastman	BOE	\$100,000 (total)	X	X		
CFS	All	Promote and utilize the availability of CodeRED or other similar emergency notification service countywide	X	X	X	All	Emergency Communications Network, Inc. (CodeRED Program)	NA	X			X

**DODGE COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS, IC	All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	All	Pursue funding as needed to pave new roads	X	X	X	All	DOT	\$300,000/mile	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	DOT (LAMIG)	\$100,000 (total)	X	X		
CFS	Rural Dodge, Greater Eastman	Pursue funding as needed to pave/upgrade dirt roads	X	X	X	Eastman	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Greater Eastman	Pursue funding to expand library facilities and services as needed	X	X	X	Eastman	Ocmulgee Regional Library Board, Univ. System	\$50,000 (total)	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding to maintain and construct new government facilities as needed	X	X	X	All		\$50,000 (total)	X			
CFS	All	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X	All	Solid Waste Mgmt. Auth., DCA, GEFA	\$10,000	X	X		
CFS	Rural Dodge	Continue to seek funding to update equipment and manpower of the local Sheriff's Department as needed	X	X	X		Dept. of Homeland Security COPS	\$150,000 (total)	X		X	
CFS, IC	All	Explore the possible consolidation of all law enforcement service countywide as appropriate and feasible	X	X	X	All		NA (part of normal activities)				
HO	Rural Dodge, Greater Eastman	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X

**DODGE COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
HO	Rural Dodge, Greater Eastman	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	All		\$1,000 (total, enforcement)	X			
HO	All	Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate	X	X	X	All		NA				
LU	All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All		NA				
IC	All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		\$20,000 (total, study)	X			

**CITY OF CHAUNCEY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
ED	All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA	X			
ED	All of Dodge County	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate	X	X	X	Chauncey, Chester, Milan, Rhine	Chamber, Dev. Auth.	NA	X			
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, IC	All	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All of Dodge County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	All	Hist. Soc., DNR (HPD), RC	NA				
CFS	All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	

**CITY OF CHAUNCEY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
CFS	All	Promote and utilize the availability of CodeRED or other similar emergency notification service countywide	X	X	X	All	Emergency Communications Network, Inc. (CodeRED Program)	NA	X			X
CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DCA, DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS, IC	All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	All	Pursue funding as needed to pave new roads	X	X	X	All	DOT	\$300,000/mile	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	DOT (LAMIG)	\$100,000 (total)	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding to maintain and construct new government facilities as needed	X	X	X	All		\$50,000 (total)	X			
CFS	All	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X	All	Solid Waste Mgmt. Auth., DCA, GEFA	\$10,000 (total)	X	X		
CFS	Rural Dodge	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X		X	Dept. of Homeland Security COPS	\$150,000 (total)	X	X	X	
CFS, IC	All	Explore the possible consolidation of all law enforcement service countywide as appropriate and feasible	X	X	X	All		NA (part of normal daily activities)				
CFS	All	Seek CDBG and other funding as needed for upgrading the water system	X	X	X	X	DCA (CDBG)	\$500,000	X	X	X	
CFS	All	Seek funding as needed to upgrade sewerage services to all unserved residents	X	X	X	X	DCA (CDBG)	\$500,000	X	X	X	

**CITY OF CHAUNCEY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
HO	Rural Dodge, Greater Eastman	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Rural Dodge, Greater Eastman	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	All		\$1,000 (total ,enforcement)	X			
HO	All	Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate	X	X	X	All		NA				
LU	All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All		NA				
IC	All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		\$20,000 (total, study)	X			

**CITY OF CHESTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
ED	All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA	X			
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, IC	All of Dodge County	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All of Dodge County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED	All of Dodge County	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate	X	X	X	Chauncey, Chester, Milan, Rhine	Chamber, Dev. Auth.	NA	X			
ED, CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DNR (LWCF)	\$50,000 (total)	X	X	X	
ED	Chester	Continue to provide assistance to Dodge State Prison	X	X	X	X	DOC, Dev. Auth.	\$100,000 (total)	X	X		
NCR	All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	All	Hist. Soc., DNR (HPD), RC	NA				
NCR	All	Continue to support the Dodge County Historical Society	X	X	X	All	Hist. Soc., RC, DNR (HPD)	NA				
CFS	All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			

**CITY OF CHESTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
CFS	All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	All	Seek CDBG and other funding as needed for upgrading the water system	X	X	X	X	DCA (CDBG)	\$500,000	X	X	X	
CFS	All	Seek funding as needed to upgrade sewerage services to all unserved residents	X	X	X	X	DCA (CDBG)	\$500,000	X	X	X	
CFS	All	Promote and utilize the availability of CodeRED or other similar emergency notification service countywide	X	X	X	All	Emergency Communications Network, Inc. (CodeRED Program)	NA	X			X
CFS, IC	All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	All	Pursue funding as needed to pave new roads	X	X	X	All	DOT	\$300,000/mile	X	X		
CFS	All	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	DOT (LAMIG)	\$100,000 (total)	X	X		
CFS	All	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X	All	Solid Waste Mgmt. Auth., DCA, GEFA	\$10,000 (total)	X	X	X	
CFS, IC	All	Explore the possible consolidation of all law enforcement service countywide as appropriate and feasible	X	X	X	All		NA (part of normal daily activities)				
HO	Rural Dodge, Greater Eastman	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	

**CITY OF CHESTER COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Rural Dodge, Greater Eastman	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Continue to develop, update, and enforce manufactured home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	All		\$1,000 (total, enforcement)	X			
HO	All	Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate	X	X	X	All		NA				
LU	All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All		NA				
IC	All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		\$20,000 (total, study)	X			

**CITY OF EASTMAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, CFS	All	Provide assistance to Middle Georgia College/Aviation Campus and Mercer University Annex as needed with the expansion of facilities and services	X	X	X	X	Univ. System, Dev. Auth	\$100,000 (total)	X	X		X
ED, IC	All	Maintain and promote Certified Work Ready Community designation	X	X	X	X	Chamber	\$10,000 (total)	X	X		X
ED, IC	All	Continue entrepreneurial activities through participation in the state’s entrepreneurial programs, and maintain state designation as an “Entrepreneur Friendly Community,” so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	X	Dev. Auth., GDEcD	\$10,000 (total)	X	X		
ED	All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA	X			
ED	All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, Dev. Auth.	NA	X			
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED	All	Maintain Certified Literate Community designation	X	X	X	X	Dodge-Connection, GA Aviation & Tech. College	\$10,000 (total)	X	X		X
ED	Eastman/Dodge County Industrial Park Area, Heart of Georgia Regional Airport Industrial Area	Pursue funding as needed to further develop the county’s industrial parks and sites, including expansion and additional infrastructure, as appropriate	X	X	X	X	Dev. Auth.	\$2 million (total) SPLOST	X			

**CITY OF EASTMAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, IC	Eastman/Dodge County Industrial Park Area	Continue to develop, improve, and promote the Eastman-Dodge County Industrial Park as a community industrial park	X	X	X	X	Dev. Auth.	\$500,000 (total)	X	X	X	
ED, IC	Eastman/Dodge County Industrial Park Area, Heart of Georgia Regional Airport Industrial Area	Seek additional acreage as needed and appropriate for community industrial sites and parks, and seek funding as needed to develop them appropriately	X	X	X	X	Dev. Auth, DCA OneGeorgia	\$500,000 (total)	X	X	X	
ED, IC	Greater Eastman Growth Area	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All of Dodge County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	College/Eastman and Oak Streets U.S. 23 Corridor, U.S. 341/U.S. 23 South Entranceway, U.S. 23 North Entranceway	Continue to advocate the widening of U.S. 23 to Cochran and Macon	X	X	X	X	Chamber, Dev. Auth.	NA (no DOT estimate available)		X	X	
ED, CFS, LU, IC	Heart of Georgia Regional Airport Industrial Area	Continue to maintain and upgrade, as needed, the Heart of Georgia Regional Airport in order to maintain a state-of-the-art Level III airport	X	X	X	X	Dev. Auth., Airport Bd., DOT	\$500,000 (total)	X	X	X	
ED, CFS	Eastman/Dodge County Industrial Park Area	Provide assistance to the Youth Development Center and Regional Youth Detention Centers as needed with the expansion of facilities and services	X	X	X	X	Dev. Auth., DOC	\$100,000 (total)	X	X		

**CITY OF EASTMAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DNR (LWCF)	\$50,000 (total)	X	X	X	
ED	U.S. 341/U.S. 23 South Entranceway, U.S. 341 North Entranceway, Terry Coleman Parkway/U.S. 341 Bypass	Continue to participate in the Golden Isles Parkway Association to increase promotion of the Golden Isles Parkway (U.S. 341) for its direct access to the Georgia coast and Brunswick port	X	X	X	X	Dev. Auth.	NA				
ED	Greater Eastman	Continue to implement an economic development package and develop further as needed	X	X	X	X	Chamber, Dev. Authority	\$20,000/yr.	X			
ED	Greater Eastman	Continue to extend infrastructure to areas of potential development, including the industrial parks and other identified areas	X	X	X	X	Dev. Authority DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
NCR	All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	All	Hist. Soc., DNR (HPD), RC	NA				
CFS	All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X		X		\$1,500/yr	X			
CFS	All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X		X	Homeland Security	\$500,000 (total)	X	X	X	
CFS	All of Dodge County	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	X	BOE	\$100,000 (total)	X	X		
CFS	All of Eastman	Complete the leak tests on remaining sewer lines	X	X		X	USDA	\$1million (total)	X	X	X	
CFS	All of Eastman	Seek CDBG and other funding as needed for upgrading water system	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	

**CITY OF EASTMAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS	All	Promote and utilize the availability of CodeRED or other similar emergency notification service countywide	X	X	X	All	Emergency Communications Network, Inc. (CodeRED Program)	NA				X
CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DCA, DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS, IC	All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	All	Pursue funding as needed to pave new roads	X	X	X	X	DOT	\$300,000/mile	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	X	DOT (LAMIG)	\$400,000 (total)	X	X		
CFS	Rural Dodge, Greater Eastman	Pursue funding as needed to pave/upgrade dirt roads	X	X	X	X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Greater Eastman	Pursue funding to expand library facilities and services as needed	X	X	X	X	Ocmulgee Regional Library Board, TCSG	\$50,000 (total)	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding to maintain and construct new government facilities as needed	X	X	X	All		\$50,000 (total)	X			
CFS	All	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X	All	Solid Waste Mgmt. Auth., DCA, GEFA	\$10,000 (total)	X	X		
CFS	Rural Dodge	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X	X		Dept. of Homeland Security COPS	\$150,000 (total)	X		X	
CFS, IC	All	Explore the possible consolidation of all law enforcement service countywide as appropriate and feasible	X	X	X	All		NA (part of normal daily activities)				

**CITY OF EASTMAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
HO	Rural Dodge, Greater Eastman	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	X	Chamber	\$1,500/yr				X
HO	Rural Dodge, Greater Eastman	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO, LU	Southeast Eastman, Southwest Eastman, and Northeast Eastman Neighborhood Redevelopment Areas	Develop community revitalization programs for the Southeast, Southwest, and Northeast Eastman Neighborhood Redevelopment Areas	X	X		X	Habitat for Humanity, RC, DCA(Office of Housing, CDBG, CHIP) FHA, USDA	\$1,500,000 (total)	X	X	X	
HO	All	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	All		\$1,000 (total, enforcement)	X			
HO	All	Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate	X	X	X	All		NA				
LU	All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All		NA				
IC	All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		\$20,000 (total, study)	X			

**CITY OF MILAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED	Milan	Continue to attract retail business to downtown	X	X		X	Chamber, Milan Econ. Dev. Auth.	\$10,000/yr.	X			
ED	All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA	X			
ED	All of Dodge County	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate	X	X	X	Chauncey, Chester, Milan, Rhine	Chamber, Dev. Auth.	NA	X			
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, IC	All of Dodge County	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All of Dodge County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	U.S. 280 Corridor	Participate in regional efforts to advocate the widening of U.S. 280 through Georgia as a east-west Interstate alternative	X	X	X	Milan, Rhine	Chamber, Dev. Auth.	NA (no DOT estimate available)		X	X	
ED, CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	All	Hist. Soc., DNR (HPD), RC	NA				
CFS	All	Seek CDBG and other funding as needed for upgrading the water system	X	X	X	X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All	Seek funding as needed to upgrade sewerage services to all unserved residents	X	X	X	X	DCA (CDBG)	\$500,000 (total)	X	X	X	

**CITY OF MILAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
CFS	All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	All	Promote and utilize the availability of CodeRED or other similar emergency notification service countywide	X	X	X	All	Emergency Communications Network, Inc. (CodeRED Program)		X			X
CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DCA, DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS, IC	All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	All	Pursue funding as needed to pave new roads	X	X	X	All	DOT	\$300,000/mile	X	X		
CFS	Milan	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	DOT (LAMIG)	\$100,000 (total)	X	X		
CFS	Milan	Seek funding to maintain and construct new government facilities as needed	X	X	X	All		\$50,000 (total)	X			
CFS	All	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X	All	Solid Waste Mgmt. Auth., DCA, GEFA	\$10,000 (total)	X	X	X	
CFS, IC	All	Explore the possible consolidation of all law enforcement service countywide as appropriate and feasible	X	X	X	All		NA (part of normal daily activities)				
HO	Rural Dodge, Greater Eastman	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	

**CITY OF MILAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Rural Dodge, Greater Eastman	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	All		\$1,000 (total, enforcement)	X			
HO	All	Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate	X	X	X	All		NA				
HO	Milan	Pursue funding to develop low income rental units	X	X		X	DCA (CDBG)	\$400,000 (total)	X	X	X	
HO	Milan	Apply for CDBG funding for housing planning programs	X	X		X	DCA (CDBG)	\$300,000 (total)	X	X	X	
LU	All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All		NA				
IC	All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		\$20,000 (total, study)	X			

**CITY OF RHINE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED	All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA	X			
ED	Rhine	Utilize the Chamber, Development Authority, and Forward Dodge to attract businesses to the industrial park	X	X		X	Chamber, Dev. Auth., Forward Dodge	NA	X			
ED	All of Dodge County	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate	X	X	X	Chauncey, Chester, Milan, Rhine	Chamber, Dev. Auth.	NA	X			
ED	All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, IC	Rhine	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	All of Dodge County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	U.S. 280 Corridor	Participate in regional efforts to advocate the widening of U.S. 280 through Georgia as a east-west Interstate alternative	X	X	X	Milan, Rhine	Chamber, Dev. Auth.	NA (no DOT estimate available)		X	X	
ED, CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	All	Hist. Soc., DNR (HPD), RC	NA				

**CITY OF RHINE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
CFS	All	Seek CDBG and other funding as needed for upgrading the water system	X	X	X	X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All	Seek funding as needed to upgrade sewerage services to all unserved residents	X	X	X	X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	All	Promote and utilize the availability of CodeRED or other similar emergency notification service countywide	X	X	X	All	Emergency Communications Network, Inc. (CodeRED Program)	NA	X			X
CFS, LU	All of Dodge County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	All	Recreation Auth., DCA, DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS, IC	All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	All	Pursue funding as needed to pave new roads	X	X	X	All	DOT	\$300,000/mile	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	All	DOT (LAMIG)	\$100,000 (total)	X	X		
CFS	Rural Dodge, Greater Eastman	Seek funding to maintain and construct new government facilities as needed	X	X	X	All		\$50,000 (total)	X			
CFS	All	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X	All	Solid Waste Mgmt. Auth., DCA, GEFA	\$10,000	X	X	X	
CFS, IC	All	Explore the possible consolidation of all law enforcement service countywide as appropriate and feasible	X	X	X	All		NA (part of normal daily activities)				

**CITY OF RHINE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
			Each Year	Beyond 2014	County	City	Other		Local	State	Federal	Private
HO	Rural Dodge, Greater Eastman	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	All	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Rural Dodge, Greater Eastman	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	All	Continue to develop, update, and enforce manufactured home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	All		\$1,000 (total, enforcement)	X			
HO	All	Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate	X	X	X	All		NA				
LU	All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All		NA				
IC	All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		\$20,000 (total, study)	X			

APPENDIX A

Report of Accomplishments

**DODGE COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Continue to implement an economic development package and develop further as needed	N		Y	Ongoing				The Eastman/Dodge Chamber of Commerce continues to implement an economic development package for each specific industry. Changes will be made to the package to reflect incentives and programs available within the County as appropriate.
ED	2004	Continue to extend infrastructure to areas of potential development, including the industrial park and other identified areas	N		Y	Ongoing				An access road to the airport was paved in 2010. Infrastructure will continue to be expanded as funding allows and as needed.
ED	2004	Continue to encourage diversification of activities within target industries	N		N		N		Y	Dropped due to its current wording as a policy statement rather than a specific activity.
NR	2004	Continue to seek the nomination of eligible structures to the National Register of Historic Places	N		Y	Ongoing				The County will continue to nominate eligible structures to the National Register. Efforts are being made to ensure that the Old Jail is listed on the National Register.
NR	2008	Adopt, implement, and enforce county & city ordinances regarding historic resources	N		N		N		Y	Dropped due to a lack of interest.
NR	2004	Develop, adopt, and implement a floodplain management ordinance	Y	2010						Accomplished in 2010.

**DODGE COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2004	Consider the adoption of a development permit ordinance and Uniform Construction Codes	Y	2009						The County adopted a development permit ordinance and Uniform Construction Codes in 2009.
NR	2007	Pursue the development of a local history museum, possibly as an addition to the Ocmulgee Regional Library	N		N			Y	2014	Postponed until 2014, due to a lack of adequate funding.
NR	2008	Consider rehabilitating the old jail for community use	N		N			Y	2011	The old jail has been utilized as the EMA and sheriff deputy office since 2008. Rehabilitation efforts have been postponed due to attempts to have the property listed in the National Register. All rehabilitation to the jail will be in compliance with National Register regulations. The County is working in conjunction with the Chamber on a feasibility study through Tourism Product Development. The study will examine the potential cost to utilize the jail as a hotel.
CF	2004	Continue to provide additional recreational facilities as needed that will meet the needs of the community	Y	2010						A multi-purpose field, gym/ballfield, playground and walking track were added to current recreational facilities in 2010. Additional recreation facilities will be developed on an as needed basis.

**DODGE COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2004	Continue to make renovations and improvements as needed to the Dodge County/Eastman Recreation Office Complex/Center	Y	2006						Restrooms were upgraded at the recreation office complex center in 2006. Additional improvements will be made on an as needed basis.	
CF	2004	Pursue paving and drainage improvements in needed areas, such as Shady Oaks subdivision, et al	N		N			Y	2012	Postponed until 2012, due to a lack of adequate funding.	
HO	2004	Develop regulations for manufactured housing within the county	N		N			N		Y	Dropped, due to a lack of interest and political support.

**CITY OF CHAUNCEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2005	Consider pursuing a National Register nomination for the old Chauncey School	N		N					Y	Dropped due to lack of interest. The City would like to rehabilitate the building and use it for community events. The renovations would make the school ineligible for listing on the National Register.
CF	2004	Pursue the paving of Cemetery Street	N		N			Y	2012		Postponed until 2012, due to a lack of adequate funding. Cemetery Street will remain on the city's street priority paving list. The street will be paved as funds become available through LAMIG and/or CDBG funds.
CF	2007	Pursue the paving of George Street and N. Railroad Street to the cemetery	Y	2007							Accomplished in 2007.
CF	2005	Repave Durham Street and S. Railroad Avenue	N		N			Y	2014		The repaving of Durham Street and S. Railroad Avenue has been postponed until 2014 due to a lack of adequate funding.
CF	2005	Pursue the acquisition of a second city well to serve as a backup well	N		N			Y	2014		The acquisition of a second city well has been postponed until 2014 due to a lack of adequate funding.
CF	2004	Locate new fire hydrants on N. Railroad Street	N		N			Y	2013		No fire hydrants have been placed on N. Railroad Street. This activity has been postponed until 2013, pending funding through a CDBG.

**CITY OF CHAUNCEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2004	Complete the construction on the addition to the firehouse	Y	2007						Accomplished in 2007.	
CF	2006	Replace the carpet in the city gymnasium	N		N			Y	2012		Postponed until 2012 due to the lack of adequate funding.
CF	2006	Pursue upgrades to the city ballfield, including the construction of a walking track and additional parking	N		N			Y	2012		Postponed until 2012, due to a lack of adequate funding.
CF	2004	Build a new equipment shelter	N		N			Y	2014		Postponed until 2014 due to the lack of adequate funding.

**CITY OF CHESTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR	2004	Continue to work with the Dodge County Historical Society to assist in the preservation of historic houses and buildings that may qualify for preservation	N		N					Y	Participation will continue on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities rather than policy statements.
CFS	2004	Pursue funding to construct a youth center	N		N					Y	Dropped due to a lack of interest.
CFS	2005	Seek renovations to the old Chester school	N		Y	2011					The roof on the old school has been replaced. Restrooms rehabilitations are anticipated to be complete in 2011.
CFS	2004	Pursue upgrades to the city's ballfield, e.g. installation of new lighting, scoreboard, and fencing, etc.	Y	2010							The city ballfield was upgraded in 2010.
CFS	2006	Pursue drainage improvements (new curb and gutter, etc.) to areas of need, such as Caroline Ave. and Chester Ave.	N		N			Y	2013		Postponed until 2013, due to a lack of adequate funding.
LU	2004	Adopt housing and building codes	N		N			N		Y	Dropped due to a lack of interest.
LU	2004	Adopt zoning ordinance	Y	2004							The City adopted a zoning ordinance in 2004.

**CITY OF EASTMAN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2004	Continue to support Chamber of Commerce activities	N		N			N		Y	Dropped due to its current wording as a policy statement rather than a specific activity, but will be addressed through the policies of the new Comprehensive Plan.
NR	2004	Continue to support the Dodge County Historical Society	N		Y	Ongoing					The City continues to support the efforts of the Dodge County Historical Society on an annual basis. The City is working to ensure that the Eastman Bus Station, Stuckey Houses, Eastman House, the Peabody School, and other historic buildings are preserved as functioning landmarks.
CFS	2005	Renovate existing water storage tanks	Y	2007							The existing water storage tanks were renovated in 2007.
CFS	2004	Complete the construction of a civic center	Y	2010							The new civic center was completed in the fall 2010.
CFS	2004	Equip the service truck purchased for the fire department	Y	2008							Accomplished in 2008.
CFS	2004	Complete the leak test on all sewer lines	N		Y	Ongoing					The City will continue to replace sewer lines on an as needed basis. Several lines were replaced in 2009.

**CITY OF EASTMAN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2005	Purchase new vehicles for police department	Y	2009						The city purchased six vehicles in 2009. The City has a schedule detailing how long police vehicles can be in use and will continue to purchase new vehicles as appropriate.
CFS	2004	Seek to repave approximately 9.5 miles of roads	N		Y	2013				Three miles of roads have been paved; it is anticipated that the remaining 6.5 miles will be paved by 2013.
CFS	2004	Complete the renovation of the 9 th Avenue metal storage building at the fire department	N		N		Y	2012		This activity has been postponed until 2012, due to a lack of funding. Exterior and interior renovations will begin in 2012. The project is estimated to take one year to complete.
CFS	2004	Complete the resigning of city streets	Y	2008						Accomplished in 2008.
CFS	2005	Construct a new fire station at the airport	Y	2007						A new fire station was constructed at the airport in 2007; however, the fire station is not in operation at this time. This will be addressed in the New STWP.
CFS	2004	Construct a lift station on GA 117	Y	2004						Accomplished in 2004.
CFS	2004	Seek the location of a spray irrigation field 5 miles south of Eastman upon the closing of the James Avenue wastewater treatment plant	N		N		N		Y	This project was dropped due to a new wastewater treatment facility which was completed in 2010.
CFS	2004	Continue the rehabilitation of the old Eastman Bus Station for community use	N		Y	2012				Ongoing rehabilitation of the old Eastman Bus Station includes wiring, heating/air installation, window replacement, flooring, and painting. This project is anticipated to be complete by 2012.
CFS	2004	Conduct needed changing out of fire hydrants throughout the city	Y	2008						Approximately 30 fire hydrants were changed throughout the city in 2008.

**CITY OF EASTMAN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU	2004	Complete the updating of water/sewer maps	Y	2006							Accomplished in 2006.

**CITY OF MILAN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Continue to attract retail business to downtown	N		Y	Ongoing				A bank is anticipated to open in the downtown area in 2011. The City will continue to work with the Chamber of Commerce and Milan Development Authority to attract businesses to the downtown area.
ED, LU	2008	Develop zoning plans and implement	N		N			N	Y	Dropped due to a lack of interest and political support.
NCR	2006	Develop and implement tree-planting programs	N		N			N	Y	This activity has been dropped due to a lack of interest. The City is working on beautification enhancement projects which include landscaping and signage in the downtown area.
NCR	2004	Continue to support local historic preservation efforts	N		Y	Ongoing				Participation will continue on an ongoing basis but will be reworded in the New STWP. The City of Milan is working towards restoring the Milan Depot, which will be used for a museum.
NCR	2006	Seek to continue theater renovation	N		Y	2012				The City has acquired the building adjacent to the movie theatre. The theater will be expanded and a larger concession/restroom area will be constructed.
NCR	2006	Seek to expand the theater to include a concession stand	N		Y	2012				The City acquired an adjacent building to the theater in 2009. The expansion will include a larger concession/restroom area.

**CITY OF MILAN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2004	Complete the construction of a multi-purpose facility	Y	2009						Renovations to the old gym were completed in 2009. The City utilizes the gym as a multi-purpose facility; it is located downtown on Southeast Railroad Street.	
CFS	2008	Pursue the expansion of City Hall	N		N			N	Y	Dropped due to a new location for City Hall. The City acquired the former Bank of Milan. The former bank building will be utilized as a municipal city facility.	
CFS	2006	Acquire the necessary land and expand the softball field	N		N			Y	2012	Postponed due to the lack of acquisition of land. The City is negotiating price and funding options with land owners, it is anticipated that the project will begin in 2012.	
CFS	2004	Complete the construction of a community building	N		N			N		Y	The City renovated the city gym in 2009; it is currently being utilized as a community building.
CFS	2004	Clean up identified condemned lots	N		Y	2012					The City is working with property owners to ensure that lots are cleaned up by 2012. Approximately two lots have been cleaned; an additional 12-15 lots are in the process of being completed.
CFS	2007	Pursue the reconstruction of sidewalks	N		N			Y	2013		Postponed until 2013, due to a lack of funding.
CFS	2004	Pursue resurfacing of city streets in areas of need	N		Y	Ongoing					Streets are resurfaced and paved annually through LAMIG funds.
CFS	2006	Seek to renovate old city well for industrial use	N		N			Y	2014		Postponed until 2014, due to a lack of adequate funding.

**CITY OF MILAN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO	2006	Apply for CDBG funding for housing planning programs	N		Y	Ongoing					The City applied for a CDBG in 2009; the project was not funded. The City will continue to apply for CDBG and other grants to aid in the development of and renovations to its housing stock as appropriate.
HO	2006	Pursue funding to develop low income rental units	N		Y	Ongoing					The Milan Development Authority is currently investigating subsidized housing options. This will continue on an as needed basis.
HO	2008	Develop a program for housing rehabilitation	N		Y	2013					The Milan Development Authority is anticipated to have a housing rehabilitation program in place by 2013.
HO	2007	Develop/promote “Welcome Home” retirees program	Y	2010							The Milan Economic Development Authority began promoting a retiree program in 2010.
LU	2004	Continue to develop plans as needed for local undeveloped property	N		Y	2012					The Milan Economic Development Authority is working on plans for the development of properties including, undeveloped, unkempt, infill, and abandoned properties.

**CITY OF RHINE
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Construct and implement a citywide water and sewer system with industrial capacity	N		Y	2012				The City has a \$2 million grant for a new water/sewer system. The project will begin in 2010 and is anticipated to complete by 2012.
ED	2004	Work with the Chamber, Development Authority, and Forward Dodge to attract businesses to the industrial park	N		Y	Ongoing				The City will continue to work on measures that aid in the attraction of businesses to the industrial park.
ED	2008	Curb and gutter three (3) miles of city streets	N		N			Y	2014	Postponed until 2014, due to a lack of adequate funds.
ED	2004	Complete the installation of meters for city water hook-ups with cut-offs at each location	N		Y	2012				Every location has a city meter with hook-ups, the majority also have cut-offs. New meters will be installed with the new water/sewer system that is anticipated to be complete in 2012.
NCR	2008	Apply for state grants, and seek other funding as appropriate, to purchase and restore one historic home in the city to be used for welcome center, museum and chamber of commerce	N		N			Y	2013	This activity has been postponed until 2013, due to a lack of adequate funding.
CFS	2004	Complete the rehabilitation of the gymnasium	Y	2007						The gymnasium was rehabilitated in 2007. It is currently utilized for community events and sporting activities.

**CITY OF RHINE
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2004	Seek funding and construct a new park on the site of the old Rhine Elementary School, including amenities such as benches, lighting, gazebo, and walking track	N		N			Y	2014		Postponed until 2014, due to a lack of adequate funding.
CFS	2008	Pursue funding to renovate the softball field and park with fences and equipment	Y	2008							The softball field was renovated in 2008.
CFS	2007	Seek to organize and begin a local branch library in the city through either the construction of a new building or the purchase of an existing building. Also seek funding to equip the library.	N		N			N		Y	Dropped due to a lack of interest and funding.
CFS	2004	Pursue a new pumper for the fire department	N		N			Y	2014		Postponed until 2014, due to a lack of adequate funding.
CFS	2004	Extend the fire station by adding a bay for the new pumper	N		N			Y	2014		Postponed until 2014, due to a lack of adequate funding.
CFS	2005	Purchase a new pickup truck for the sanitation department	N		N			Y	2012		Postponed until 2012, due to a lack of adequate funding.
LU	2008	Study the development of a zoning ordinance for the city or, if appropriate, with the county	N		N			N		Y	Dropped due to a lack of interest.

APPENDIX B

Local Government Transmittal Resolutions

**Dodge County Comprehensive Plan
City of Chauncey Comprehensive Plan
City of Chester Comprehensive Plan
City of Eastman Comprehensive Plan
City of Milan Comprehensive Plan
City of Rhine Comprehensive Plan**

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, Dodge County, Georgia has participated with the municipalities of Chauncey, Chester, Eastman, Milan, and Rhine in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Dodge County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for Dodge County; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held August 10, 2010 and a joint public hearing held on August 31, 2010 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, Dodge County has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for Dodge County, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Dodge County Board of Commissioners certifies that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda* of *The Dodge County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 7 day of September, 2010.

BY: Don McCreary ATTEST: Kelly Rouse

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Chauncey, Georgia is participating with Dodge County and the municipalities of Chester, Eastman, Milan, and Rhine in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Dodge County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the City of Chauncey; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on February 18, 2010 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

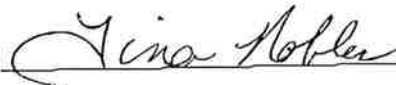
WHEREAS, the City of Chauncey has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Chauncey certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment and Community Participation Program* components of *The Dodge County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of

Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 14th day of September, 2010.

BY:  _____

ATTEST:  _____

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the Town of Chester, Georgia has participated with Dodge County and the municipalities of Chauncey, Eastman, Milan, and Rhine in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Dodge County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the Town of Chester; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held August 10, 2010 and a joint public hearing held on August 31, 2010 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, the Town of Chester has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the Town of Chester, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Chester certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda of The Dodge County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 20th day of September, 2010.

BY: Charles E. Parker

ATTEST: Tonya R. Wyatt

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Eastman, Georgia has participated with Dodge County and the municipalities of Chauncey, Chester, Milan, and Rhine in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Dodge County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the City of Eastman; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held August 10, 2010 and a joint public hearing held on August 31, 2010 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, the City of Eastman has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the City of Eastman, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the City Council Chair and City Council of the City of Eastman certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda* of *The Dodge County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 13th day of September, 2010.

BY: Jack Burnham

ATTEST: Dwelyn Lampkin



RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Milan, Georgia has participated with Dodge County and the municipalities of Chauncey, Chester, Eastman, and Rhine in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Dodge County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the City of Milan; and

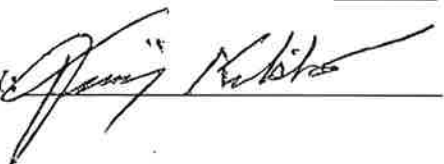
WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held August 10, 2010 and a joint public hearing held on August 31, 2010 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, the City of Milan has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the City of Milan, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Milan certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda* of *The Dodge County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 14 day of September, 2010.

BY: _____



ATTEST: _____



RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Rhine, Georgia has participated with Dodge County and the municipalities of Chamcey, Chester, Eastman, and Milan in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Dodge County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the City of Rhine; and

WHEREAS, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held August 10, 2010 and a joint public hearing held on August 31, 2010 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

WHEREAS, the City of Rhine has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the City of Rhine, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Rhine certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda* of *The Dodge County Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 16th day of September, 2010.

BY: _____

ATTEST: _____

Jane R. Sheffield