

Greater Dooly Comprehensive Plan

Community Agenda

FOR

Dooly County
Town of Byromville
Town of Dooling
City of Lilly
City of Pinehurst
City of Unadilla
City of Vienna

Prepared in Conjunction With

Middle Flint Regional Development Center

228 West Lamar Street

Americus, GA 31709

Community Agenda

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Introduction and Purpose

The Community Agenda portion of the Greater Dooly Comprehensive Plan is probably the most important part of the local planning process prescribed by the State of Georgia. It is the third and final main element in the process --- following the Community Assessment and the Community Participation Program. Its purpose is to lay out a road map, or plan, for the future of the community. Whereas the Community Assessment addressed the question: “Where are we?”, the Community Agenda addresses the questions: “Where do we want to be?” and “How do we get there?” It is developed through a public process of involving community leaders and stakeholders in making key decisions about the community’s future. It includes the community’s overall vision for the future, a listing of issues and opportunities the community desires to undertake during the planning period, and an implementation program for achieving the overall vision and addressing the issues and opportunities.

As a term used in this Comprehensive Plan, the planning period shall be 25 years into the future. Many of Greater Dooly’s visions and goals are broadly described and portray a picture of the community that will likely take many years (perhaps all 25 or more) to achieve. However, some of them can be achieved in much shorter timeframe and consequently, the plans for these are laid out in greater detail.

As with the other components of the Greater Dooly Comprehensive Plan, this Community Agenda portion is prepared in compliance with the “Standards and Procedures for Local Comprehensive Planning” as set forth by the rules of the Georgia Department of Community Affairs (Georgia DCA), effective May 1, 2005. It is prepared as part of a multi-jurisdictional (countywide) Comprehensive Plan for Dooly County and its six (6) municipalities of: Byromville, Dooling, Lilly, Pinehurst, Unadilla, and Vienna. Throughout these planning documents, the term “Greater Dooly” is used, and this is defined as “countywide Dooly” or all 7 of these communities/governments collectively. This Community Agenda is prepared through a collaborative effort of various staff and officials from each local government, planners from the Middle Flint Regional Development Center (MFRDC), and special assistance from Planning Edge, Inc.

The Greater Dooly Community is part of the Southwest Georgia United Empowerment Zone, a federally funded, community-based initiative to resolve local quality of life issues related to community and economic development. In addition, Family Connections is the local planning agency for educational, public health, family and social services. The plans and programs of both entities are considered dynamic components of the Greater Dooly Comprehensive Plan.

Previous Planning Efforts

As previously mentioned in the Community Assessment, individual Comprehensive Plans were prepared and adopted for Dooly County and each of its six (6) municipalities in 1990 and 1991 pursuant to the Georgia DCA planning standards that were in effect at that time. Since then, each of the Plans’ Short-Term Work Programs (STWPs) have been updated as required by the State, but no other changes or amendments have been made to these Plans. The Georgia Planning Act of 1989 required that local comprehensive plans be updated at least every 10 years as part of a major Plan Update cycle. However, the official State schedule of these Plan Updates was adjusted for many of Georgia’s counties (including Dooly) to allow more timely use of the 2000 Census data. This change in the State schedule shifted Greater Dooly’s Plan Update deadline from October 31, 2001 to October 31, 2007. Consequently,

Greater Dooly's local comprehensive plan (for all 7 governments) has now been updated to meet the new deadline and it has been reformatted and re-prepared under the current Georgia DCA planning standards. The decision was made to combine all these planning efforts into one countywide document, in order to provide better consistency among the local planning efforts and promote more intergovernmental coordination.

ISSUES and OPPORTUNITIES

At the beginning of this comprehensive planning process, community leaders and stakeholders compiled a listing of potential issues and opportunities that they believed were facing Greater Dooly. Many of these were stimulated from discussion of sample issues and opportunities found in Georgia's "State Planning Recommendations". The compiled list was analyzed and amended as a result of preparing the Community Assessment portion of this Plan. It was then presented and discussed at the various local Town Hall meetings with stakeholders and community leaders conducted with the County and each of the six (6) municipalities. The finalized listing is a product of collaboration and agreement among the citizens and community leaders, and represents the items that Greater Dooly wishes to focus upon first during the planning period. Each of these listed items is addressed either within the following Future Growth and Development, Goals and Policies, or Short-Term Work Program sections of this Community Agenda. As with other portions of the Comprehensive Plan, this listing should be periodically amended and kept current with the issues and opportunities that will change over time.

Category	Issue / Opportunity
Housing	* Lack of diversity in housing types
Economic Development	* Create more jobs with higher wages/salaries * Promote agri-tourism * Insufficient "large acreage" sites for industrial prospects * Promote dual railroad and I-75 access for industrial recruitment * Agriculture & agri-business are largest contributors to local economy
Historic Resources	* Develop and promote local historic districts and resources * Incomplete historic resources inventories
Natural Resources	* Bountiful soils for agricultural production * Proximity to Lake Blackshear and Flint River * Flood maps are out of date
Land Use & Development	* Abandoned buildings * Poor community appearance, trash & debris * Lake Dooly proposal * Development regulations are out-dated or non-existent
Community Facilities & Services	* Increasing truck traffic on some local roadways * Perceived need for truck bypass in Vienna * Railroad traffic blocking local roads * Lack of planning and coordination in water/sewer system upgrades * Need more adult education programs * Not enough sidewalks or walking/bicycle trails in some communities * Lack of urgent care or after-hours medical treatment facilities * Existing recreation facilities under-utilized & not well-maintained * Lack of organized recreation programs & volunteerism * Insufficient passive parklands in some communities

The manner in which each of these Issues and Opportunities is addressed, is articulated in Appendix A.

COMMUNITY VISION

The following sections detail different aspects of the overall future vision for Greater Dooly. It is intended to portray a picture of what the community desires to become, and provide a description of the future development patterns throughout Greater Dooly. In a very general sense, the Greater Dooly community desires to maintain itself as a primarily rural community with strong ties to agriculture with a clear separation of urban uses from the rural environment. It also recognizes opportunities for economic growth and prosperity by virtue of its location along I-75, proximity to larger urban communities in some of the adjacent counties, and also having two major railroads traversing the county. It therefore desires to maintain its strong agricultural base but also utilize other economic opportunities as appropriate to increase quality of life and prosperity for all its citizens.

FUTURE GROWTH and DEVELOPMENT

Future growth and development patterns of Greater Dooly are described in terms of Character Areas and Future Land Use categories. Character Areas represent the broad and descriptions of a particular area, while the Future Land Use categories represent more specific delineations between different classifications of land use. Both of these are useful tools in describing future growth and development patterns, and they graphically depicted together on the various “Future Development Maps” herein. As with other components of this Comprehensive Plan, it is fully intended that both the Character Areas and Future Land Use designations be routinely amended over time to reflect the changing needs of the community and the latest State planning guidelines.

CHARACTER AREAS

The following Character Areas were identified through the Community Assessment process and further defined through a series of workshops and discussions with community leaders and stakeholders. All of these are based on a countywide planning approach designed to highlight the most important areas needing attention, as well as identify those types of areas that several communities in Greater Dooly have in common. This helps to prioritize the needs of such areas on a countywide basis and helps to encourage the county and municipalities to continue joint discussions regarding them and work together in implementing their plans. It is intended that after specific plans are implemented for these Character Areas, that additional Character Areas will be identified at a latter date on a more local scale that is specific to each municipality or rural area of the county.

Greater Dooly’s Character Areas are further described as follows, and they are graphically on “Map A Greater Dooly Character Areas”. They are also graphically depicted on the various Future Development Maps (for each municipal community area, and the unincorporated area) along with specific future land use categories. Each Character Area is intended to be used as a guideline for the general style of growth and development patterns, with the specific land use types being guided more specifically by the different future land use categories. All new developments and redevelopment projects should adhere to these guidelines and land use categories.

Each of the following Character Area narratives contain a general description of the area and its desired development pattern, guidelines for development strategies, allowable land use types, how each Area relates to the State's "Quality Growth Objectives", and a listing of identified implementation measures related to the Area. It should be noted that since many of the communities in Greater Dooly do not as yet have zoning or other development regulations, and the communities that do have zoning are contemplating some significant updates to their regulations, references to permitted land use types are made instead of references to permitted zoning districts. This listing of land uses is not intended as an all-encompassing list, but rather as a sample listing and guideline to describe the intended range of uses for each Character Area. Most Character Areas are planned to have varying land use types in different areas within them; such as both residential and commercial areas, for example. Therefore, determination of specific land uses for Character Areas should be used in conjunction with the specific future land categories as also depicted on the respective Future Development Maps.

Urban Community

Description: Municipalities and adjacent developed areas characterized by a mixture of all land use types, but at moderate to high density and intensity levels that are customary for an urban environment. These are only found in Dooly County's larger urban centers of Unadilla and Vienna, and are generally described as those portions of the city limits (and perhaps immediately surrounding area) that are not already included in another defined character area. Vienna will serve as the urban anchor for southern portions of Dooly County and Unadilla will serve as the urban anchor for northern portions of the county.

Development Strategy: These areas will continue to function as Greater Dooly's centers of urban development and activity, and offer major employment opportunities and government services not customarily found in the smaller municipalities or the unincorporated area. Public water and sewer systems will be maintained in these areas with such capacities to accommodate both existing and proposed development at high densities and potentially high intensity of use. Adaptive reuse of existing abandoned buildings and appropriate infill development, will be given priority over new development on periphery lands. Development or redevelopment in the Urban Community will not interfere or compete with such development in the Historic Downtown. Development regulations will be put into place which ensures quality development in keeping with good standards. Developments will be well-connected to each other in other parts of the community through use of roads, sidewalks, and other pathways.

Allowable Uses: Residential uses will include both traditional and non-traditional single-family neighborhoods with typical lot sizes of less than one acre, as well as apartment complexes of medium/high density. Commercial uses will include the full range of retail sales and services and offices. The use of commercial centers will be encouraged in appropriate areas to promote land efficiency and planned connectivity between developments. Mixed uses and planned unit developments will also be encouraged where appropriate. Industrial uses will include all forms of warehousing, processing, and manufacturing in areas deemed appropriate for the intensity of such use. Very heavy industries will be generally discouraged and only located in isolated areas away from residential neighborhoods. Public/Institutional uses will include large facilities such as area schools and full-size churches as well as various county, state and federal/regional government type offices. Parks and recreational uses will be encouraged and may include large facilities to serve the citizenry beyond the

respective communities. Agriculture and forestry uses will be continued on lands not immediately planned for other development.

Quality Community Objectives:

(1) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

(2) Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

(3) Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

(4) Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

(5) Housing Opportunities Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

(6) Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

(7) Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Implementation Measures:

Public water and sewer systems: The Cities of Vienna and Unadilla will evaluate their systems and make improvements as necessary to ensure sufficient excess capacity to accommodate potential growth and redevelopment at urban densities.

Transportation and Public Safety: Existing road systems will be maintained or enhanced to accommodate greater levels of traffic while maintaining a high level of safety. Activities will include installation of more sidewalks, improved signage, and diligent efforts for identified street repairs and resurfacings. Fire and police protection will be maintained as a full-time service with efforts made to continually improve ISO ratings.

Development regulations: These will be evaluated and updated to ensure all forms of potential urban development are addressed, development standards are adequate for the community's needs, community and natural resources are protected, and to include special design guidelines where appropriate.

Rural Community

Description: Municipalities and developed areas characterized by a mixture of all land use types, but at lower density and intensity levels that are customary for a rural environment. These are only found in Dooly County's four smaller municipalities of Byromville, Dooling, Lilly and Pinehurst, and are generally described as those portions of the city limits (and perhaps immediately surrounding area) that are not already included in another defined character area.

Development Strategy: These areas will continue to function as Greater Dooly's centers of suburban and rural activity, and offer only secondary or minor levels of employment or services in comparison to the Urban Communities. Public water systems will be maintained in these areas with such capacities to accommodate existing and proposed development at planned low densities and low intensities of use. Existing public sewer systems will be maintained in Byromville and Pinehurst with such capacities to accommodate existing and proposed development, but at slightly higher densities/intensities than is allowed in Dooling and Lilly which have no existing sewer systems. Public sewer will be encouraged in Dooling and Lilly, but only as it is deemed physically and economically feasible by these two communities. With anticipated slow growth of all these Rural Communities, it is deemed particularly important that infill development be given priority over new development on periphery lands. Basic development regulations will be implemented to help ensure quality development in keeping with good standards. Given the smaller sizes of these communities, appropriate mixed-use developments will be encouraged as will pedestrian-oriented development with good connections to adjacent areas.

Allowable Uses: Residential uses will include both traditional and non-traditional single-family neighborhoods with typical lot sizes greater than one-half acre, and greater than one acre in areas where there is no public sewer available. Higher density residential development will be allowed only on a planned limited basis. Commercial uses may include the full range of retail sales and services, and offices, but with limited sizes of each establishment – typically less than 10,000 square feet. The use of commercial centers will be discouraged (except for the Historic Downtowns, see above). Mixed uses and planned unit developments will be encouraged where appropriate but at reduced scales customary to a rural setting. Industrial uses will include limited sizes of warehousing, processing, and light manufacturing. Industries related to agriculture will be encouraged. Public/Institutional uses will include smaller churches, schools, city/town or county government offices. Parks and recreational uses will be encouraged on limited scale that is planned to only serve the respective community and its surrounding rural area. Agriculture and forestry uses will continue on lands in the periphery areas of the community.

Quality Community Objectives

(1) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

(2) **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

(3) **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

(4) **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Implementation Measures:

Public water and sewer systems: The smaller municipalities will evaluate their systems and make improvements as necessary to ensure sufficient capacity and operation to accommodate existing and potential growth and redevelopment at rural densities.

Transportation and Public Safety: Existing road systems will be maintained or enhanced to accommodate existing levels of traffic while maintaining a high level of safety. Activities will include installation of more sidewalks, improved signage, and diligent efforts for identified street repairs and resurfacings. Fire and police protection will be maintained as adequate for a rural community and opportunities will be sought to improve ISO ratings.

Development regulations: These will be implemented at a basic level to help ensure quality development and redevelopment, community and natural resources are protected, and to include special design guidelines where appropriate.

Historic Downtown

Description: These areas are characterized by existing historic buildings and sites, contain a mixture of land uses but dominated by commercial and public/institutional type uses, and serve as the cultural center or economic core of the community. Development patterns are pedestrian-oriented and reflect quality community design which promotes tourism. Such areas are found in each of Greater Dooly's municipalities except Dooling.

Development Strategy: In an effort to maintain the Historic Downtowns as a healthy and vibrant economic core of the community, they will be given priority consideration for new development or redevelopment over the rest of the respective city. These areas will foster an appropriate mixed-use development pattern that is compatible with the established historical patterns of the area, and encourage pedestrian activity with strong connections to the rest of the community. Existing historic buildings will be maintained and preserved, while new development will be made historically compatible through the use of appropriate design guidelines and community oversight. Emphasis will be on community streetscape design and aesthetics with special attention given to the use of landscaping, appropriate signage, lighting, and street furnishings such as benches, planters, historic markers, etc...

Allowable Uses: Residential uses will continue in any existing single-family homes but will be encouraged in the form of mixed-use apartments or townhomes primarily in the upper floors of existing commercial buildings. Institutional uses will be in the form of churches and schools, and cultural facilities such as museums and libraries, but also in the form of governmental offices and facilities that are appropriate in scale to the surrounding development pattern. Commercial uses will be the dominant land use type and will consist primarily of various retail sales and services, or offices. Examples of allowable commercial uses include: small restaurants or food stores, antique stores, boutiques and other specialty shops. A mixture of such uses will be encouraged to cluster together as much as practical, and individual business sizes will be limited to less than 10,000 square feet in most cases. Larger commercial establishments will be encouraged to locate elsewhere. Industrial uses will be limited to only those related to agriculture or otherwise deemed historically significant or important to the community. Limited warehousing or storage operations will be allowed as long as they are reasonably masked from public view and resemble more of a commercial type use. Any negative impacts from existing industrial uses will be reduced or mitigated as much as possible through redevelopment efforts. Pedestrian-scale passive parks will be encouraged while active recreation facilities will be encouraged to locate elsewhere. Agriculture and forestry uses will be prohibited in the Historic Downtowns.

Quality Community Objectives:

- (1) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- (2) Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- (3) Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- (4) Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- (5) Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Measures:

This will include all the same implementation measures as the Urban or Rural Community Character Area that the respective Historic Downtown is located within. However, particular attention will be

given to the implementation of special design guidelines and development standards and the use of downtown overlay districts. Historic Preservation Commissions will be implemented, historic district boundaries reevaluated, and National Register Nominations will be encouraged. Plans will be developed to promote tourism and coordinate activities with other communities.

Interstate Gateway

Description: These areas are characterized by commercial and industrial development, both existing and potential, that is oriented toward interstate traffic and commerce along I-75. Such areas also serve as the major entrances to the Cities of Pinehurst, Unadilla and Vienna, and function as a means of linkage to the historic downtowns and central portions of these cities. They are therefore recognized as important in portraying a good community image and making a good “first impression” to visitors coming to the community. Interstate Gateways are found around all 5 of the I-75 interchanges in Dooly County. They include the areas within a radius of about ¼ mile around each interchange and along each intersecting highway corridor (approximately 1,000 feet wide) to each of the respective downtown areas. In Vienna, these areas associated with both interchanges (Exit 109 and Exit 112) are linked together and also include the business/industrial park area to the NW of Exit 109.

Development Strategy: These areas are planned for intensive development oriented toward I-75 commerce, but they currently contain a lot of vacant or undeveloped lands, as well as many abandoned buildings and sites. Therefore, the abandoned buildings will receive first priority for new development or redevelopment. Second will be the vacant properties adjacent to each interchange, and then ideally in a staged progressive manner along the connecting corridors to the interior sections of the cities. All development and redevelopment activities around each interchange will be coordinated with Georgia DOT’s future plans for interchange improvements including road widenings and possible intersection realignments. Development regulations will be put into place which address special development needs of these areas, such as: signage controls, traffic circulation & access, landscaping, and perhaps special urban design guidelines for buildings. Public utilities and roads will be upgraded in these areas to accommodate capacities needed for anticipated future growth.

Allowable Uses: All residential development will be excluded from these areas, except for possible medium or high-density multi-family development (apartments) on parcels exceeding 5 acres. Commercial uses will include all those that are supportive of I-75 commerce such as: restaurants, lodging, automotive gas/service stations and truck stops, tourist specialty shops, and possibly some large retail uses. Other commercial uses that are deemed necessary for healthy economic growth of the community, but not oriented toward the I-75 traveling public, will be allowed on a limited basis but will be heavily discouraged. Public/Institutional uses will be limited to certain cultural facilities related to tourism such as museums. Any industrial uses will be located away from the main roadway corridors and will be limited to primarily warehousing and truck terminal type uses. Light manufacturing will be greatly discouraged, but allowed only in select locations after very careful consideration. Parks and recreation facilities will be greatly discouraged from this area since there are no nearby neighborhoods to serve and they are not needed to accommodate tourist-related commerce along I-75. Agriculture and forestry uses will continue on lands not immediately planned for other forms of development.

Quality Community Objectives:

(1) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

(2) Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

(3) Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Implementation Measures:

Public water and sewer systems: The Cities of Vienna, Unadilla and Pinehurst will evaluate their systems and make improvements as necessary to ensure sufficient excess capacity to accommodate potential growth and redevelopment in these areas.

Transportation and Development: Coordinate road improvements and design with DOT's plans for upgrade of I-75 interchanges. Prepare corridor master plans specific for each gateway which address design guidelines including signage, landscaping, sidewalks, traffic access and interconnectivity among developments. Special development regulations that implement appropriate *overlay districts* will be considered.

Economic Development: Plans for recruitment of new businesses will be developed and coordinated between the local development authorities and the Cities of Pinehurst, Unadilla and Vienna as well as the local Chamber of Commerce.

Special Tourism Corridor

Description: Areas characterized as lands in the unincorporated areas adjacent to US 41 forming a transportation corridor (approximately 500 feet wide) consisting of mainly agricultural and forestry type uses, and are essentially the same as the rest of the unincorporated area. However, these corridor areas are the subject of future plans and discussions to create an alternative tourism route running parallel to I-75 which would serve as another mechanism to draw economic benefits from tourists traveling through Dooly County on I-75.

Development Strategy: Initiatives will be taken to preserve and enhance the rural character and scenic qualities of this corridor, and promote the corridor for tourism stemming from I-75 travelers. Agriculture and forestry uses will continue to dominate the corridor land use pattern, with occasional farm-related residential uses, and rural businesses with ancillary uses. All forms of urban or suburban style development will be greatly discouraged. Appropriate development regulations will be implemented to protect this corridor from incompatible or inappropriate land uses that are out of

character with a rural scenic route or not related to rural tourism. Physical maintenance of this corridor or improvements along the roadway, will be coordinated with Georgia DOT. Plans will be made for construction of additional lanes (passing lanes) in order to increase the carrying capacity of US 41 as a secondary route in the event of closures along I-75. Specific plans for each segment of the corridor, regarding appearance and appropriate land use design as well as transition into adjacent cities and towns, will be prepared and implemented.

Allowable Uses: Residential uses will be limited to farmhouses and other rural-residential uses on large lots. Residential subdivisions and other forms of residential will be greatly discouraged. Commercial uses will be limited to small tourist shops or lodging facilities, and sales of agricultural products (such as a fruit stand or farmers market), and only as an ancillary use to a farm residence or a farming operation. Industrial uses will be prohibited. Public/Institutional uses will be limited to small churches or cultural facilities. Any parks will be limited in scale and passive in nature.

Quality Community Objectives:

(1) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

(2) Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

(3) Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Implementation Measures: These include the preparation of a US 41 master plan to add passing lanes in designated locations, improved signage and intersection designs, regular road resurfacings, and designation of special roadside tourism facilities and uses. These may also include the implementation of special development regulations (such as corridor overlay district), and canopy road designs. The road will be marked with tourism route signage and promoted through brochures and other advertisements to I-75 travelers. The road will also be considered for addition under a local adopt-a-road program. Planning efforts for this corridor will also be coordinated with potential similar efforts in adjacent counties along US 41.

Rural Corridor

Description: Areas characterized as lands in the unincorporated areas adjacent to selected road segments forming a transportation corridor (approximately 500 feet wide) consisting of mainly agricultural and forestry type uses, and are essentially the same as the rest of the unincorporated area. However, these corridor areas are the subject of future plans and discussions to create a *rural areas* driving tour for the purpose of promoting agricultural tourism and limited economic development in the rural communities and connected areas of Dooly County.

Development Strategy: This corridor will differ from the Special Tourism Corridor in that all roadside tourist type uses will instead be redirected to within the Rural communities themselves, and that it will be planned for very low volumes of traffic (i.e. not a backup route to I-75). An even greater emphasis will be placed on the appearance of the viewshed and the corridor itself in maintaining a pure quality of rural and farming landscapes and vistas. Initiatives will also be taken to preserve and enhance the rural character and scenic qualities of this corridor, and promote the corridor for agricultural tourism stemming from I-75 travelers. Roadway improvements may include the construction of small roadside parks with agricultural exhibits or viewing areas. Agriculture and forestry uses will continue to dominate the corridor land use pattern, with occasional farm-related residential uses. All forms of urban or suburban style development will be greatly discouraged. Appropriate development regulations will be implemented to protect this corridor from incompatible or inappropriate land uses that are out of character with a rural scenic route or not related to agricultural tourism. Specific plans for each segment of the corridor, regarding appearance and appropriate land use design as well as transition into adjacent cities and towns, will be prepared and implemented.

Allowable Uses: Residential uses will be limited to farmhouses and other rural-residential uses on large lots. Residential subdivisions and other forms of residential will be greatly discouraged. Commercial and industrial uses will be prohibited or severely limited. Public/Institutional uses will be limited to small churches or cultural facilities. Any parks will be very limited in scale and passive in nature.

Quality Community Objectives:

(1) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

(2) Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

(3) Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Implementation Measures:

These include the preparation and implementation of special corridor plans to address roadway and intersection design improvements, signage, road maintenance schedules, and the creation of special development regulations (such as a corridor overlay district) and canopy road designs. The road segments will be marked with signage as a rural scenic route or byway, and promoted through tourism brochures and other advertisements. These road segments will also be considered for addition under a local adopt-a-road program.

a US 41 master plan to add passing lanes in designated locations, improved signage and intersection designs, regular road resurfacings, and designation of special roadside tourism facilities and uses. These may also include the implementation of special development regulations (such as corridor overlay district), and canopy road designs. The road will be marked with tourism route signage and promoted through brochures and other advertisements to I-75 travelers. Planning efforts for this corridor will also be coordinated with potential similar efforts in adjacent counties along US 41.

Lake Dooly

Description: Area located in the southwestern corner of the county adjacent to the Flint River, and upstream along portions of Turkey Creek and Pennahatchee Creek. It is still characterized by mainly agricultural and forestry type uses, and is essentially the same as the rest of the unincorporated area. However, this area is identified as a potential location for development of a large lake (potential boundaries still unknown) that would have major impacts on the development patterns and character of the surrounding area. Therefore, this particular Character Area is based on a possible major development concept with very significant and long-term impacts.

Development Strategy: The concept of the proposed lake is still in its exploratory and preliminary planning phases. It is also still possible that the project will be deemed unfeasible and never constructed. Therefore, the planning for this area is still uncertain and it is being held in reserve pending the final outcome of the Lake Dooly geologic and feasibility study. If the results of the study are positive and decisions are made to move forward with construction of the lake, then the parameters of this Character Area will be further analyzed and determined in accordance with the anticipated scope and other details of the proposed Lake. It is recognized that the magnitude of the impacts from such a lake, and the nature of its surrounding future land use pattern, will be directly related to the physical dimensions of the lake and its exact location.

Allowable Uses: For now, the future development patterns for this Area will continue to be dominated by agriculture and forestry type uses. There will continue to be scattered single-family residences, generally associated with the farms themselves. However, there will also continue to be residences and vacation homes along the lower shores of the Flint River in proximity to the northern tip of Lake Blackshear. Development of any commercial uses or organized subdivisions, as well as any parks or recreational uses, will be put on hold until the outcomes of the study are made known and the future land use patterns of the area are further planned. Industrial uses will be prohibited and larger scale institutional uses will be strongly discouraged.

Quality Community Objectives:

(1) Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

(2) Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of

the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Measures: Any implementation measures will be determined by the outcome of the project study, at which time the entire scope of this Character Area will be re-addressed and necessitate an amendment to this Community Agenda. However, possible implementation measures may include the creation of a special development overlay district in the County's development regulations, the implementation of a rural water and sewer system for the area, or even a planned *new community* in the area as well.

Environmental Conservation

Description: Areas characterized as primarily agricultural and forestry type uses, but located in proximity to significant environmentally sensitive lands --- particularly river floodplains and wetlands. These areas include the floodplains of the Flint River and adjacent Hog Crawl Creek, the Flint River Wildlife Management Area, Oakbin Pond Preserve, and the Pennahatchee Creek corridor in Vienna.

Development Strategy: These areas will be recognized as environmentally significant and protected from all forms of incompatible development. Provisions of the adopted Flint River Protected River Corridor will be implemented for its area. Federal regulations and guidelines will determine the development pattern of the Flint River WMA. The Pennahatchee Creek corridor in Vienna will be developed as passive recreation with a greenway trail in accordance with the 2005 City of Vienna Master Plan. The Oakbin Pond area is privately owned and will be preserved as a natural and undisturbed habitat.

Allowable Uses: Agriculture and forestry uses will continue and will utilize best management practices to minimize impacts on environmental features. All forms of conventional urban development will be generally excluded. However, development of walking trails and boardwalks, boat ramps, campgrounds, hunting preserves, nature exhibits and a few ancillary uses associated with passive recreation may be developed.

Quality Community Objectives:

(1) Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

(2) Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

(3) Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Measures: These include the implementation of the already-adopted Flint River Protected River Corridor and coordination of activities with the Nature Conservancy and federal agencies overseeing the WMA. Plans for the Pennahatchee Creek corridor will be refined in greater detail and funding assistance will be sought for construction of the greenway trail and ancillary uses. All of these areas will be promoted through brochures and advertisement for environmental tourism.

Rural Preservation Area

Description: This consists of the remaining balance of the vast unincorporated area which is not designated as another Character Area. It is dominated by agricultural and forestry type uses and kept free from urban densities or intensive development. Rural landscapes and features are managed and preserved as an important land use.

Development Strategy: The emphasis will be to preserve the very low density pattern and strive to enhance the vitality of the agriculture and forestry uses. Therefore, agriculture and forestry operations will be given priority over all other land use types. There will be no public water or sewer systems, and local roadways will be planned and maintained for very low traffic volumes. Urban and suburban forms of new development will be encouraged to locate instead in other Character Areas as appropriate. The only exception to this may be the siting of a future large industrial use that is too heavy or intensive for an urban or rural community environment and needs railroad access. Such use would be carefully chosen by the local development authority and its site would be heavily buffered from surrounding lands. Development regulations will be implemented to preserve the very low density pattern and rural character of the area.

Allowable Uses: All forms of compatible agriculture and forestry type uses will be encouraged. Residential uses will be scattered and limited to those associated with agriculture. Commercial and conventional industrial uses will be excluded. However, small agri-industrial uses such as saw mills, cotton gins, and other such processing facilities may be allowed in appropriate scattered locations. Public/Institutional uses will be limited to small rural churches and similar such facilities. Parks and recreational uses will be limited to campgrounds, hunting preserves and similar such uses in appropriate locations.

Quality Community Objectives:

(1) Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

(2) Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

(3) Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of

the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Measures:

Development regulations will be implemented to preserve the rural character of the area through use restrictions and large minimum lot size requirements. Plans will be prepared for consideration of canopy roads and other rural amenities.

FUTURE LAND USE

The following Future Land Use narratives are designed to provide a supplemental method in summarizing the recommended development patterns which are depicted on the respective Future Development Maps for each community within Greater Dooly. Whereas the Character Area narratives describe the general pattern and style of development for each Character Area, the Future Land Use narratives describe how the different categories of land use (residential, commercial, etc...) will be arranged and prioritized across the respective communities. These Future Land Use narratives and map delineations are designed to further reflect the intent of the Character Areas as well as reflect the community goals and vision regarding future development patterns. These narratives place strong emphasis on local government provision of basic services and the promulgation of land use patterns and trends which lead to long-term economic stability and governmental efficiency. As with the Character Area descriptions, all new developments and governmental land use decisions will adhere to the land use categories delineated on the respective Future Development Maps.

Town of Byromville

The Town of Byromville will continue its role as the largest rural community in western Dooly County along the GA-90 corridor. Most of the town area is currently built-out, although there are still numerous vacant parcels and some abandoned uses – most noticeably in the downtown area. The Town’s utility services already serve most all of the municipal area and there is potential for annexation of additional territory as development demands warrant. However, annexation of additional territory and new development will be contingent upon available capacities of the utility systems.

Future land use patterns for the Town of Byromville are depicted on an accompanying pdf.. Infill development in accordance with the Future Development Map will be encouraged as a priority. Additional residential uses will be focused mainly on the vacant parcels in the existing neighborhood areas and some immediately adjacent areas outside the Town limits. Residential density will be maintained as generally comparable to that which already exists in the Town. However, higher density new residential development will be encouraged for those areas in proximity to commercial or industrial land uses, provided there is sufficient capacity in the utility systems to adequately accommodate such increased density. New commercial uses will focus primarily in the downtown area along Main Street. Industrial uses will continue to be generally light in nature, and in similar existing locations along the railroad and at the eastern and western edges of Town. There are several residual parcels within the bisected street grid system (forming triangles) along GA-90 and these are planned for future development of passive parks, with some larger parcels being planned for future recreational uses. Public/Institutional uses will continue in their existing patterns. The most significant of these is the existing Pinehill Nursing Home which will be encouraged to remain in the Town.

Town of Dooling

The Town of Dooling continue its role as a rural community in western Dooly County along the GA-90 corridor. Most of the Town area will continue to be dominated by agricultural and forestry uses. With a limited Town water system, lack of public sewer system, and an abundance of developable land, there is no foreseeable need to annex additional territory.

Future land use patterns for the Town of Dooling are depicted on an accompanying pdf. There are currently numerous vacant parcels and abandoned properties within the built-up interior portions of the Town, and infill development of these will be encouraged in accordance with the Future Development Map. Additional residential uses will be focused in a few areas adjacent to the Town's water service area. Without a public sewer system, residential density will continue as comparable to the existing low-density pattern. New commercial uses will be limited and focused in the downtown area along Main Street near the CSZ Railroad. There are currently no existing industrial uses in the Town and currently none are planned for the future. There are currently no future parks or recreation type uses depicted. However, a small-scale park or minor recreation facility would be encouraged in proximity to the residential areas. Public/Institutional and other type uses will continue in their existing patterns.

City of Lilly

The City of Lilly will continue its role as a rural community in west-central Dooly County along the GA-90 highway corridor. Most of the city limits area is, and will continue to be, dominated by agricultural and forestry land uses. With a limited city water system and lack of a public sewer system, a clustered future development pattern is essential and most of the existing city limits area should be developed before annexation of additional lands is sought. The possibility of a GA-90 railroad overpass was considered and determined to have too many negative impacts on the City's development patterns to warrant any further consideration.

Future land use patterns for the City of Lilly are depicted on an accompanying pdf. There are currently numerous vacant parcels and abandoned properties within the interior portions of the City, and infill development of these will be encouraged as a priority in accordance with the Future Development Map. Additional residential uses will be focused adjacent to the already built-up areas mainly along the GA-90 and Church Street corridors, and will be served by the City's water system. Without a public sewer system, residential density will continue as comparable to the existing low-density pattern. New commercial uses will focus primarily in the downtown area along the CSX Railroad and adjacent GA-90 corridor. Industrial uses will continue to be generally light in nature, and will remain in their existing pattern. Longer term, any more industrial uses will be on adjacent lands along the CSX railroad and away from residential development. There is currently only one small future park/recreation facility shown in the City near the GA-90 railroad crossing. Other potential locations for such future uses are currently undetermined, but a small-scale park facility will be encouraged in an appropriate location near the center of the City in proximity to residential areas. Public/Institutional and other type uses will continue in their existing patterns, with the possible conversion of the abandoned railroad depot to either a civic institutional or perhaps commercial use.

City of Pinehurst

The City of Pinehurst will continue its role as a rural community along I-75 between the Cities of Unadilla and Vienna. Less than half of the current city limits area is developed and future annexations will be based on need of additional development land and the capability of the city water and sewer system to support such areas. With the City's utility services already extending to the Exit 117 interchange, and the interchange's continued potential of added commercial development, the City will continue its efforts to annex this area. In general, it is intended that future development will first cluster in the existing built-up core of the City and around Exit 117, and then grow outward in an incremental planned manner. These two growth areas will eventually connect more physically, and at such time, the

City will further evaluate the future land patterns along this connecting corridor (Pinehurst-Hawkinsville Road).

Future land use patterns for the City of Pinehurst are depicted on an accompanying pdf. There are currently numerous vacant parcels and abandoned properties within the interior portions of the City, and infill development of these will be encouraged in accordance with the Future Development Map. Additional residential uses will be focused mainly in the southwestern portions of the city in closer proximity to the existing Dooly County Elementary and Middle School complex. Residential density will be maintained as generally comparable to that which already exists in the City. However, higher density residential development will be encouraged in these new areas, and in proximity to commercial or institutional land uses, provided there is sufficient capacity in the utility systems to adequately accommodate such increased density. New commercial uses will focus primarily as both redevelopment and new development in the downtown area between US 41 and the railroad, and adjacent to the Exit 117 interchange. Industrial uses will continue to be generally light in nature, and will transition further away from the downtown core area. Longer term, more industrial uses may be anticipated in the currently less-developed portions of the northeastern quadrant of the City. There are currently no future parks or recreation type uses depicted. However, a few new small-scale parks or recreation facilities will be encouraged in proximity to the residential areas. Public/Institutional and other type uses will continue in their existing patterns with the most significant of these being the County judicial complex in the eastern part of the City and the Elementary/Middle school just south of the existing city limits.

City of Unadilla

The City of Unadilla will continue its role as Greater Dooly's urban community in the northern portion of the county. Only about half of the current city limits area is developed and future annexations will be based on need of additional development land and the capability of the city water and sewer system to support such areas. There are currently growth pressures and opportunities for significant urban development in the areas to the west of I-75. Additional annexations in this area will be conducted in a logical staged manner contingent upon logical and efficient expansions of the City's utility services. Future annexations will seek to create and maintain a compact geographic form.

Future land use patterns for the City of Unadilla are depicted on an accompanying pdf. There are currently numerous vacant parcels and abandoned properties within the of the City – most noticeably in the downtown area. Infill development and redevelopment of such properties will be encouraged first as a priority in accordance with the Future Development Map. Additional residential uses will then be focused in undeveloped areas on the periphery of existing residential areas where city utilities can readily support such development. Residential density will be maintained as generally comparable to that which already exists in the City. However, higher density residential development will be encouraged for some of the larger infill parcels and in those interior areas closer to commercial development. New commercial uses will focus primarily in the downtown area and at both I-75 interchanges (Exits 121 and 122), as well as on lands adjacent to I-75 between the two interchanges (as part of a planned frontage road corridor). Additionally, there is an emerging business/industrial park development area to the west of I-75 between the interchanges that will also feature some complimentary commercial uses. Industrial uses will transition away from the downtown area and instead be encouraged to locate on planned industrial properties west of I-75. Parks and recreation uses will continue in their existing patterns, however a few additional parks will be encouraged in proximity to residential areas. Public/Institutional and other type uses will continue in their existing patterns. The

most significant of these is the Dooly State Prison located in northeastern corner of the City, which has an imminent major expansion being planned and is accounted for on the Future Development Map.

City of Vienna

The City of Vienna will continue its role as Greater Dooly's urban community and economic anchor in the southern portion of the county. Most of the current city limits area is developed and future annexations will be based on need of additional development land and the capability of the City water and sewer system to support such areas. Future annexations will coincide with the expansions of City utilities serve new development beyond the current service boundaries. Areas for future expansion include: around both I-75 interchanges, lands immediately south of the City between the two railroads, and along the US 41 and GA-90 corridors north and west of the City. Future annexations will seek to create and maintain a compact geographic form.

Future land use patterns for the City of Vienna are depicted on an accompanying pdf. There are currently numerous vacant parcels and abandoned properties within many parts of the City. Infill development and redevelopment of such properties will be encouraged first as a priority in accordance with the Future Development Map. Additional residential uses will then be encouraged in a logical and staged manner outward from the existing built-up area adjacent to existing neighborhoods. Residential density will be maintained as generally comparable to that which already exists in the City. However, higher density residential development will be encouraged for some of the larger infill parcels and in those interior areas closer to commercial development. New commercial uses will focus primarily in the downtown area, along the GA-90 corridor west of downtown, and along the road corridors leading to the I-75 interchanges. In general, industrial uses will transition away from the downtown area and instead locate in the planned industrial areas in the eastern and southern portions of the City. The heavier industries will primarily locate in the southern industrial areas where there is existing dual rail access and the possibility of a planned truck bypass route. New industrial uses in the eastern industrial area will be mostly oriented to I-75 trucking traffic. Remaining industrial uses in the downtown area will continue as lighter industries associated with agriculture, however these will eventually be planned to relocate to other industrial areas. Parks and recreation uses will continue in their existing patterns. However, the development of the Pennahatchee Creek greenway corridor will include the addition of more park land and perhaps passive recreation facilities. Also, a few additional parks will be encouraged in proximity to residential areas. Public/Institutional and other type uses will continue in their existing patterns and will be joined by a new City public safety complex in the downtown area and adaptive reuse of both the former Vienna Elementary School and the Dooly County Medical Center.

Dooly County (unincorporated area)

The unincorporated area of Dooly County will strive to maintain its rural character and very low density development pattern. All forms of urban development will be encouraged to locate either within or in close proximity to the 6 municipalities where there are public utility services in place to accommodate such development.

Future land use patterns for Dooly County (unincorporated area) are depicted on two accompanying pdf files. Additional residential uses, on separate parcels and not associated with farming operations, will be encouraged to locate first on vacant properties within existing rural subdivisions or as cluster developments in close proximity to the municipalities. In general, new residential subdivisions more

than one mile from a municipal boundary will be heavily discouraged. New commercial uses in the unincorporated area will be limited and only located in proximity to the I-75 interchanges or the municipalities. New industrial uses will also be generally limited and locate in areas adjacent to the municipalities. However, new large acreage industrial uses that are heavy in nature and deemed incompatible with an urban or rural community location, will be considered for the unincorporated area in proximity to the railroads and/or I-75 and away from residential areas.

Parks and recreation uses will continue in their existing patterns. Future conservation areas include the existing areas of the Flint River floodplain, the Flint River Wildlife Management Area (WMA), and the Oakbin Pond Preserve.

It should be noted that a major uncertainty in the future development pattern of the unincorporated area is the proposed Lake Dooly area in the southwestern portion of the county. This uncertainty is more fully addressed in the Lake Dooly Character Area narrative in the section above. Once the outcome of the feasibility study is complete, then future development plans for this portion of unincorporated area may need to be readdressed.

IMPLEMENTATION PROGRAM

The following components of the Implementation Program represent the guiding strategy for which Greater Dooly's local governments will address their identified community issues and opportunities, obtain their goals, and realize their future community vision. The established planning period for this Comprehensive Plan is 25 years into the future and it is difficult to plan all 25 years of these years in great detail. However, within the planning period it is indeed possible and prudent to plan the first 5 or more years in greater detail and to also achieve some of the stated vision and goals for the community early in the planning period. The first section of the Implementation Program (Goals and Policies) is intended to establish overall guidelines for each subject area and focus the planning efforts for the longer term. The second section (Short-Term Work Program) deals with shorter range projects and priorities that are to be addressed in greater detail and sooner.

GOALS AND POLICIES

The following Goals and Policies were developed to implement the components of Greater Dooly's community vision and address the identified community issues and opportunities. Development of these took into consideration Georgia's statewide planning goals and State Planning Recommendations, as well as the goals and policies of the previous local comprehensive plans, and current input from the local community leaders and stakeholders.

GOAL 1: HOUSING: To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.

Policy 1.1 A wide range of housing choices will be promoted for all income groups, and encouraged to have convenient access to employment, shopping and governmental facilities.

Policy 1.2 Dilapidated or substandard housing will be reduced or eliminated through rehabilitation or demolition.

Policy 1.3 Infill housing development will be encouraged in existing neighborhoods.

Policy 1.4 Affordable housing initiatives will include components of quality design, variety of housing types, comparable standards to that of other housing facilities, and may include public-private partnerships where appropriate.

Policy 1.5 Housing development and construction standards will be promoted which are equitable for all housing types, and universally designed to provide access to all persons.

Policy 1.6 Viable and stable neighborhoods will be protected from uses not in keeping with their established character and use.

⊗ **GOAL 2: ECONOMIC DEVELOPMENT ---- To enhance existing commerce and promote new economic development which maintains long-term employment opportunities fostering a stable and balanced local economy, and maintains a well-trained workforce of professional, technical and skilled workers with adequate wages.**

Policy 2.1 The retention, expansion, and creation of businesses will be supported based on their relevancy to the local economy and benefits to already existing businesses.

Policy 2.2 Programs and initiatives will be encouraged which enhance job skills, earnings, and employment potential of the local labor force.

Policy 2.3 Economic development decisions will give careful consideration to potential impacts on infrastructure, natural and historic resources, and future land development patterns.

Policy 2.4 Development of downtown areas will be encouraged to promote vibrant centers for culture, government, dining, residential, and retail diversity.

Policy 2.5 Attributes of the rural area, including soils and farming vistas, will be recognized as valuable assets of the community to be preserved, and will be promoted for agri-tourism.

⊗ **GOAL 3: NATURAL RESOURCES ---- To manage and conserve natural and environmental resources for future generations, and protect such resources from encroachment or undue harm caused by manmade activities.**

Policy 3.1 Growth will be directed away from environmentally sensitive lands and other natural areas unsuitable for urban development; such as floodplains, groundwater recharge areas, wetlands, etc..

Policy 3.2 Greenways will be designated and developed for passive recreation activities, tourism, and water resource protection.

Policy 3.3 Prime farmland areas will be protected from intrusion of incompatible uses not related to agriculture and forestry, and will be promoted for agri-tourism.

⊗ **GOAL 4: CULTURAL & HISTORIC RESOURCES ---- To identify, conserve, protect and promote the broad range of cultural and historic resources throughout Dooly County.**

Policy 4.1 Cultural, historic and scenic areas and facilities will be protected for future generations.

Policy 4.2 Land use decisions and development regulations will encourage rehabilitation and revitalization of historic structures and districts.

Policy 4.3 Development patterns in historic districts will be enhanced to reflect quality urban design and aesthetics.

Policy 4.4 The creation of new cultural facilities and resources will be considered important feature to the economic development of the community.

⊗ GOAL 5: COMMUNITY FACILITIES & SERVICES ---- To develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community.

Policy 5.1 Public facilities and services will be coordinated with land use planning to promote efficient use of land, compact urban development, and preservation of natural resources.

Policy 5.2 Local services such as fire and police protection, roads, drainage, water and sewer, and parks and recreation will be planned to adequately serve the population and employment densities anticipated.

Policy 5.3 Community recreation opportunities for children, youth, and adults will be promoted, and may be enhanced through public-private partnerships.

Policy 5.4 A system of rail lines and highways will be developed and maintained to provide safe and efficient ways to move goods which serve the economic needs of the community and region.

Policy 5.5 Traffic carrying capacities of existing and planned roadways will be maintained through coordinated land use and community facilities planning decisions.

⊗ GOAL 6: LAND USE ---- To create and maintain a sustainable pattern of quality growth and efficient development that protects cultural and natural resources, protects the character of the rural environment and avoids premature or scattered urbanization, and promotes economic vitality.

Policy 6.1 Agriculture is recognized as an important land use possessing an integrity comparable to that of other land uses, and will be protected against encroachment from other uses which are not integrated into the rural area.

Policy 6.2 Rural areas will be protected from incompatible land uses and will exhibit a distinct visual separation from the urban environment.

Policy 6.3 New development projects will be approved in conformance with the respective Future Development (Land Use) Maps, and only where there is sufficient infrastructure capacity (particularly roads and utilities) to support such development.

Policy 6.4 Appropriate infill development will be promoted as a higher priority over proposed new developments on the periphery of the community.

Policy 6.5 Redevelopment and renewal of blighted areas will be encouraged.

Policy 6.6 Mixed use developments that demonstrate land use efficiency and creative design will be encouraged.

Policy 6.7 Existing cultural, historic and natural resources will be protected and duly considered when approving development or land use requests.

Policy 6.8 Development regulations will be adopted to implement the Goals and Policies of this Comprehensive Plan and make provisions for adequate development standards which address community aesthetics and design guidelines.

Policy 6.9 The elimination or reduction of uses inconsistent with the community's character and Future Development Plan will be encouraged.

◊ **GOAL 7: INTERGOVERNMENTAL COORDINATION ---- To ensure coordinated planning efforts and provision of services among State and local governments as well as local authorities and regional agencies.**

Policy 7.1 Multi-jurisdictional coordination and collaboration will be actively pursued, where appropriate, to promote positive impacts of growth and development across jurisdictional boundaries.

SHORT-TERM WORK PROGRAMS (STWPs)

The following 5-Year Short-Term Work Programs (STWPs) are individualized for Dooly County and its 6 municipalities. The purpose of the STWPs is to provide a detailed listing of various projects and activities recommended for each local government for implementation during the first 5 years of the planning period. By scheduling major projects and expenditures in advance over a period of 5 years, the STWP's will assist local government leaders in prioritizing these activities and to more adequately prepare for the possible costs associated with them.

Many STWP items include direct local government expenditures for capital improvements, however many also require indirect costs and allocation of local government employees' time. Therefore as a matter of policy and practice, the STWPs will be coordinated and linked to each local government's annual budgetary process. Each local government will decide the detailed manner in which these are linked, however the typical process steps would include: (1) review STWP items initially planned for the upcoming year; (2) revise the STWP items and scheduling based on current information and the current priorities thinking; (3) transfer STWP items to the annual budget that are applicable to the upcoming year and require some level of local funding; and (4) formally amend the STWP after each budget adoption to reflect the revised work items and scheduling. This kind of approach will enable Greater Dooly's local governments to systematically implement the Comprehensive Plan and help maintain the document as a valuable planning and implementation tool.

Dooly County 5-Year Short-Term Work Program (STWP)
(For fiscal years ending September 30th)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ County Comm	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc.) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ County Comm	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ County Comm	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ County Mgr, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ County Comm	General Fund	*				
Update Dooly County development regulations and include environmental protection criteria as appropriate. Consider consolidating regulations into one document. Amend official zoning map to be consistent with the Future Growth and Development Plans of the Community Agenda.	\$ 25 County Comm	General Fund		*	*		
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the County.	+++ County Comm	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate.	\$ 5 County Comm, Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ County, GDOT	General Fund DCA	*	*	*	*	*
Continue providing road repairs and maintenance assistance to the County's smaller municipalities.	+++ Public Works	General Fund	*	*	*	*	*
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ County Comm, Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ County Comm, Cities	General Fund	*	*	*	*	*
Continue to assist the USDA and local Development Authority in completing the Lake Dooly feasibility study.	+++ County Comm, DCDA, USDA	General Fund Devel Auth	*				
Coordinate with GDOT in planning and making upgrades to US 41 to include the addition of passing lanes where appropriate.	+++ County Comm, GDOT	General Fund	*	*	*		
Coordinate with Vienna in preparing RFP to hire a traffic engineering consultant to conduct feasibility study for a truck bypass route around the downtown Vienna area and connect to possible new interchange on I-75.	Unknown County Comm, Vienna	General Fund	*	*			
Coordinate with local municipalities to create a recreation master plan and develop strategies to increase participation in organized recreation programs, and increase supervisory volunteerism from local citizens.	+++ County Comm, Cities	General Fund	*	*	*		
Acquire land where appropriate for expansions to existing recreation facilities as well as construction of new facilities.	+++ County Comm	General Fund	*	*	*		
Coordinate with Dooly County School Board in developing strategies for better retention in enrollment of local students.	+++ County Comm	General Fund	*	*	*		
Pursue demolition of the Courthouse Annex and enhance the Courthouse grounds.	\$ 100 County Comm	Grants/Loans			*	*	
Economic Development							
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ County, Cities	General Fund	*	*	*	*	*
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ County, Cities SWGUEZ	General Fund SWGUEZ	*	*	*	*	*

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Add more industrial zoning in appropriate locations of the unincorporated area to accommodate potential large industrial prospects in proximity to I-75 and with dual railroad access.	+++ County Comm	General Fund		*	*		
Provide necessary utility service(s) as needed for industrial development	Unknown County Comm	General Fund/ EDA/OneGA/ CDBG/et.al.	*	*	*	*	*
Natural or Historic Resources							
Petition FEMA to prepare updated official flood maps (FIRMs)	+++ County Mgr	General Fund FEMA	*	*	*		
Evaluate and re-adopt the Flint River Corridor Protection Plan and ordinance.	+++ County Mgr	General Fund		*	*		
Conduct historic resources inventory for the unincorporated areas of the county.	+++ County Comm	Grants					*
Make roof improvements to county's historic (National Register listed) courthouse	Unknown County Comm	DNR/HPD	*	*			

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

Town of Byromville 5-Year Short-Term Work Program (STWP)
 (For fiscal years ending June 30th)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ Town Council	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc..) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ Town Council	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ Town Council	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ Town Clerk, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ Town Council	General Fund	*				
Update Byromville's development regulations (zoning, etc..) to include design guidelines for downtown and environmental protection criteria as appropriate, and be consistent with the Future Growth and Development Plans of the Community Agenda.	\$ 4 Town Council	General Fund Grants	*	*			
Adopt a town leash law and make provisions for enforcement	+++ Town Council	General Fund	*				
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the Town.	+++ Town Council	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate	+++ Town Council, County & Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ Town Council, County, GDOT	General Fund	*	*	*	*	*
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ Town Council, County, other Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ Town Council County, other Cities	General Fund	*	*	*	*	*
Resolve remaining issues with Georgia EPD concerning the former oxidation pond.	+++ Town Council	General Fund	*				
Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements, review rate structures, etc.	\$ 5 Town Council, other Cities	General Fund Grants/Loans	*				
Consider hiring a Night Watchman to assist with public safety efforts during non-working hours.	+++ Town Council	General Fund	*	*			
Acquire additional land and create park facilities for both active and passive recreation.	\$ 25 Town Council	Grants	*	*	*		
Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.	\$ 20 Town Council	General Fund Grants	*	*	*		
Economic Development							
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ Town Council	General Fund	*	*	*	*	*
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ Town Council, County, other Cities SWGUEZ	General Fund	*	*	*	*	*
Continue "Turkey Creek Festival" as an annual community-wide event. Consider adding other community-wide activities as well.	+++ Town Council	General Fund	*	*	*	*	*

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Promote more community outreach to the local Hispanic population.	+++ Town Council	General Fund	*	*	*	*	*
Encourage the retention of the Pinehill Nursing Center in Byromville.	+++ Town Council	General Fund	*	*	*	*	*
Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions.	+++ Town Council	General Fund	*	*	*		
Develop strategies to encourage new businesses to locate in the downtown area.	+++ Town Council	General Fund	*	*	*		
Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.	+++ Town Council	General Fund		*	*	*	
Natural or Historic Resources							
Petition FEMA to prepare updated official flood maps (FIRMs)	+++ Town Council	General Fund FEMA	*	*	*		
Seek participation in Georgia's "Better Hometown Program"	+++ Town Council	General Fund	*	*			
Complete the historic resources survey and pursue creation of a local historic district.	\$ 3 Town Council	Grants	*	*	*		
Create a Byromville Historic Preservation Commission	\$ 1 Town Council	General Fund Grants			*	*	

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

Town of Dooling 5-Year Short-Term Work Program (STWP)
(For fiscal years ending June 30th)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ Town Council	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc..) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ Town Council	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ Town Council	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ Town Clerk, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ Town Council	General Fund	*				
Codify municipal ordinances.	\$ 1 Town Council	General Fund	*				
Adopt development regulations; including zoning and land subdivision ordinances, design guidelines, and applicable environmental protection criteria as appropriate, to be consistent with the Future Growth and Development Plans of the Community Agenda.	\$ 3 Town Council	General Fund		*	*		
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the Town.	+++ Town Council, County, Cities	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate.	+++ Town Council, County, Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ Town Council, County, GDOT	General Fund	*	*	*	*	*
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ Town Council County, other Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ Town Council County, other Cities	General Fund	*	*	*	*	*
Upgrade the water system to include a backup to the only well	\$ 25 Town Council	Grants/Loans	*	*			
Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements, review rate structures, etc.	\$ 2 Town Council, other Cities	General Fund Grants/Loans	*				
Reevaluate Dooling's master drainage plans from prior CDBG project and complete the installation of appropriate drainage facilities to relieve flooding concerns. Acquire drainage easements and construct new facilities as needed.	unknown Town Council	Grants/Loans	*	*			
Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.	\$ 5 Town Council	Grants/Loans	*	*	*		
Petition CSX Railroad and Georgia Public Service Commission to eliminate prolonged train blockages of local roads.	+++ Town Council	General Fund	*	*	*		
Acquire land and create park facilities for both active and passive recreation. Coordinate with Dooly County and other cities in recreational planning efforts.	\$ 10 Town Council	Grants	*	*	*		
Economic Development							
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ Town Council, County, other Cities	General Fund	*	*	*	*	*

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ Town Council, County, other Cities SWGUEZ	General Fund	*	*	*	*	*
Develop strategies to encourage new businesses to locate in the downtown area.	+++ Town Council	General Fund	*	*	*		
Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions.	+++ Town Council	General Fund	*	*	*		
Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.	+++ Town Council	General Fund		*	*	*	
Natural or Historic Resources							
Petition FEMA to prepare updated official flood maps (FIRMS)	+++ Town Council	General Fund FEMA	*	*	*		
Participate with Dooly County in conducting historic resources inventory.	+++ Town Council, County	Grants					*

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

City of Lilly 5-Year Short-Term Work Program (STWP)
(For fiscal years ending December 31st)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ City Council	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc..) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ City Council	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ City Council	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ City Clerk, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ City Council	General Fund	*				
Adopt development regulations, including zoning and land subdivision ordinances, environmental protection criteria, and design guidelines as appropriate, to be consistent with the Future Growth and Development Plans of the Community Agenda.	\$ 5 City Council	General Fund Grants/Loans	*				
Identify potential housing areas for possible rehabilitation projects.	+++ City Council	General Fund		*	*		
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the Town/City.	+++ City Council, County, Cities	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate.	+++ City Council, County, Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ City Council, County, GDOT	General Fund	*	*	*	*	*
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ City Council, County	General Fund	*	*	*	*	*
Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements, review rate structures, etc.	\$ 5 City Council, Other Cities	General Fund	*				
Complete the restoration work on the Old School building	\$ 50 City Council	Grants/Loans General Fund	*	*			
Upgrades to water system; replacement of meters and pipes	\$ 100 City Council	Grants/Loans	*	*			
Construct drainage improvements which alleviate flooding (poor drainage) problems within the City.	\$ 200 City Council	Grants/Loans	*	*			
Upgrade and pave Railroad Street to include a cul-de-sac	\$ 50 City Council	Grants/Loans GDOT	*	*			
Petition CSX Railroad and Georgia Public Service Commission to eliminate prolonged train blockages of local roads.	+++ City Council	General Fund	*	*	*		
Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.	+++ City Council	Grants/Loans	*	*	*		
Acquire land and create park facilities for both active and passive recreation.	\$ 25 City Council	Grants	*	*	*		
Consider development of a city sewer system	\$ 1,000 City	Grants/Loans					*
Economic Development							

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ City Council, County, other cities	General Fund	*	*	*	*	*
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ City Council, County, other Cities, SWGUEZ	General Fund	*	*	*	*	*
Adopt an annual festival event for the entire community as a continuance of the 2007 Centennial celebration.	\$ 2 City Council	General Fund	*	*	*	*	*
Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions.	+++ City Council	General Fund	*	*	*		
Develop strategies to encourage new businesses to locate in the downtown area.	+++ City Council	General Fund	*	*	*		
Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.	+++ City Council	General Fund		*	*	*	
Natural or Historic Resources							
Petition FEMA to prepare updated official flood maps (FIRMs)	+++ City Council	General Fund FEMA	*	*	*		
Participate with Dooly County in conducting historic resources inventory.	+++ City Council, County	Grants					*

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

City of Pinehurst 5-Year Short-Term Work Program (STWP)
(For fiscal years ending June 30th)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ City Council	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc..) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ City Council	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ City Council	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ City Clerk, County, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ City Council	General Fund	*				
Adopt development regulations; including zoning and land subdivision ordinances, design guidelines, and applicable environmental protection criteria as appropriate, to be consistent with the Future Development Plans of the Community Agenda.	\$ 5 City	General Fund Grants/Loans	*				
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the City.	+++ City Council, County, Cities	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate.	+++ City Council, County, Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ City Council, County, GDOT	General Fund	*	*	*	*	*
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.	\$ 10 City Council	Grants/Loans	*	*	*		
Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements, review rate structures, etc.	\$ 5 City Council, other Cities	General Fund	*				
Replace leaking water line segments and repair roads damaged from such leaks, including: Railroad Street, Church Street, Calhoun Street.	\$ 250 City Council	Grants/Loans	*	*			
Refurbish western water tank.	\$ 50 City Council	Grants/Loans		*			
Acquire additional land and create park facilities for both active and passive recreation.	+++ City Council	Grants		*	*		
Construct additional drainage improvements to provide adequate retention or outfall facilities for stormwater.	\$ 100 City Council	Grants/Loans		*	*		
Evaluate numbers and locations of existing streetlights and add more streetlights where needed.	\$ 50 City Council	Grants/Loans		*	*	*	
Construct a multi-purpose community center facility	\$ 200 City Council	Grants			*	*	
Economic Development							
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ City Council, County, other Cities SWGUEZ	General Fund	*	*	*	*	*
Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions.	+++ City Council	General Fund	*	*	*		
Develop strategies to encourage new businesses to locate in the downtown area.	+++ City Council	General Fund	*	*	*		
Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.	+++ City Council	General Fund		*	*	*	
Re-institute an annual festival event for the entire community.	+++ City Council	General Fund	*				
Annex commercial properties in the I-75 interchange area	+++ City Council	General Fund	*				
Natural or Historic Resources							
Petition FEMA to prepare updated official flood maps (FIRMs)	+++ City Council	General Fund FEMA	*	*	*		
Conduct historic resources inventory and pursue creation of local historic district.	\$ 10 City Council	Grants		*	*		

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

City of Unadilla 5-Year Short-Term Work Program (STWP)
(For fiscal years ending June 30th)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ City Council	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc..) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ City Manager	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ City Council	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ City Clerk, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ City Council	General Fund	*				
Evaluate and update development regulations (including zoning and subdivision) to include design guidelines, updated building codes, and inclusion of environmental protection criteria as appropriate, to be consistent with the Future Growth and Development Plans of the Community Agenda.	\$ 25 City Council	General Fund Grants/Loans	*	*			
Complete the process of indexing the City Council minutes.	+++ City Clerk	General Fund	*				
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the City.	+++ City Council, County, Cities	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate.	+++ City Council, County, Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ Public Works County, GDOT	General Fund	*	*	*	*	*
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.	+++ Public Works	Grants/Loans	*	*	*		
Continue process of replacing old water mains and installation of cut-off valves at hydrants.	+++ Public Works	General Fund	*	*	*		
Continue expansions and upgrades to wastewater treatment facilities, including expansions to the sprayfield.	\$ 400 Public Works	Grants/Loans	*	*			
Continue phased replacements of natural gas meters.	\$ 5 Public Works	General Fund	*	*			
Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements, review rate structures, etc.	+++ City Council, other Cities	General Fund	*				
Continue citywide cleanup and beautification program	+++ Public Works	General Fund	*				
Acquire additional land and create park facilities for both active and passive recreation.	\$ 25 City Council	Grants	*	*	*		
Coordinate with Dooly County and assist in implementation of new recreation programs for local youth and adults.	+++ City Council, County, other Cities	General Fund	*	*	*		
Relocate City Hall facilities to the downtown area.	Unknown City Council	Grants/Loans General Fund	*	*			

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Develop strategies to encourage greater usage of the existing Senior Citizens community center.	+++ City Council	General Fund	*	*			
Coordinate with Georgia Dept of Corrections in the installation of a backup water well and sewage lift station for the Dooly State Prison.	\$ 50 Public Works	Ga Dept Corr		*	*		
Designate or construct an adequate local emergency shelter.	\$ 100 City Council	Grants/Loans		*	*		
Construct improvements to the City's drainage system.	\$ 25 Public Works	Grants/Loans General Fund		*	*		
Coordinate with Georgia DOT and prepare plans for construction of an appropriate frontage road along the east side of I-75 between Exits 121 and 122.	+++ City Manager	General Fund GDOT		*	*		
Develop plans to foster redevelopment and improve the appearance of development at the City's two interchanges.	+++ City Council	General Fund		*	*		
Economic Development							
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ City Council, County, other Cities SWGUEZ	General Fund	*	*	*	*	*
Seek funding assistance in implementing future phases of the Downtown Streetscape Plan.	\$ 50 City Council	Grants/Loans	*	*			
Assist the Downtown Development Authority in actively marketing downtown properties for redevelopment and occupancy.	\$ 2 City Council	General Fund Grants	*	*			
Implement future phases of the downtown Streetscape Plan.	unknown City Council	Grants/Loans	*	*			
Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions.	+++ City Council	General Fund	*	*	*		
Develop strategies to encourage new commercial development, including more restaurants and lodging facilities, in appropriate areas throughout the community.	\$ 2 City Council	General Fund	*	*	*		
Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.	\$ 2 City Council	General Fund		*	*	*	
Natural or Historic Resources							
Petition FEMA to prepare updated official flood maps (FIRMs)	+++ City Manager	General Fund FEMA	*	*	*		
Reevaluate local historic boundaries, re-energize the local Historic Preservation Commission, and promote additional historic preservation efforts.	\$ 2 City Council	General Fund Grants		*	*		
Seek participation in Georgia's "Better Hometown Program"	+++ City Council	General Fund		*	*	*	

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

City of Vienna 5-Year Short-Term Work Program (STWP)
(For fiscal years ending June 30th)

** dollar amounts are in thousands \$(000's)

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Administration & General Planning							
Participate in all updates to the Greater Dooly Comprehensive Plan, including annual updates to the Short-Term Work Program.	+++ City Council	General Fund	*	*	*	*	*
Prepare all grant/loan applications (CDBG, EDA, FmHA, LDF, etc..) after conducting a needs assessment and public hearing to prioritize prospective projects.	+++ City Council	General Fund	*	*	*	*	*
Continue to support planning and community initiatives of the SWGUEZ.	+++ City Council	General Fund	*	*	*	*	*
Participate in the Census Bureau's "Local Update of Census Addresses" (LUCA) program, with assistance from DCA and RDC, and prepare for the 2010 Census.	+++ City Clerk, DCA, RDC	General Fund, DCA, RDC	*	*			
Participate in SPLOST referendum process and help educate local citizenry.	+++ City Council	General Fund	*				
Evaluate and update all existing development regulations (including zoning and subdivision), to reflect new development standards and design guidelines, inclusion of environmental protection criteria as appropriate, and to be consistent with the Future Growth and Development Plans of the Community Agenda.	\$ 25 City Council	General Fund Grants/Loans	*	*			
Prepare update to the 2005 Vienna Master Plan (including infrastructure) and incorporate any new ideas into Greater Dooly Comprehensive Plan.	\$ 15 Comm Devel	General Fund	*	*			
Adopt improved minimum housing construction requirements to reflect higher standards for all housing types.	\$ 2 City Council	General Fund	*	*			
Refine Character Areas to reflect greater detail descriptions and smaller districts peculiar to the City.	+++ City Council, County, Cities	General Fund				*	*
Update Community Assessment data based on 2010 Census data results and new growth projections. Amend Community Agenda as appropriate.	+++ City Council, County, Cities	General Fund				*	*
Community Facilities and Services							
Continue participation in GDOT's LARP program.	+++ Public Works County, GDOT	General Fund	*	*	*	*	*
Investigate alternative means of funding the pavements and upgrades of streets that do not meet LARP requirements.	Unknown Public Works	General Fund	*	*	*		
Continue to assist the volunteer fire departments, where practical, in improving ISO ratings for the community.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Assist in supporting a Youth Leadership League program for local teenagers.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Coordinate with Dooly County in the upgrade and repair of existing recreation facilities.	+++ City Council, County	General Fund	*	*	*	*	*
Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements, review rate structures, etc.	+++ City Council, other Cities	General Fund	*				
Upgrade and expand water distribution/storage and wastewater collection/treatment capacities.	\$1.8M Public Works	Grants/Loans	*	*	*		
Digitize utility infrastructure	\$ 25 Public Works	Enterprise Funds	*	*			
Expand water & sewer services to more adequately serve the growing South Industrial Park for potential new development.	Unknown Public Works	Grants/Loans	*	*	*		
Prepare RFP and hire a traffic engineering consultant to conduct feasibility study for a truck bypass route around the downtown area and connect to possible new interchange on I-75.	\$ 40 City Council, County	General Fund Grants	*	*			

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Construct new public safety complex in downtown area (police, fire, EMS)	\$2.5M City Council	Grants	*				
Construct new public administration (city hall) building	\$ 600 City Council	Grants		*	*		
Continue program of annual rotation/replacement of police cars and utility pickup trucks, as well as purchase a dump truck, hay baler, backhoe, and new lawnmowers.	Varies City Council	General Fund	*	*	*	*	*
Acquire additional land and create park facilities for both active and passive recreation.	+++ City Council	Grants	*	*	*		
Coordinate with Dooly County and assist in implementation of new recreation programs for local youth and adults.	+++ City Council, County, other Cities	General Fund	*	*	*		
Develop satellite facility(ies) for City emergency response/public safety services.	\$ 100 City Council	Grants		*	*	*	
Expand the Oakdale Center facility.	Unknown City Council	Grants/Loans		*	*		
Renovate the Old Red Cap Building.	Unknown City Council	Grants/Loans		*	*		
Install sprinkler systems in City parks	\$25 Public Works	General Fund		*	*		
Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.	\$ 20 Public Works	Grants/Loans	*	*	*		
Implement the plans for a multi-purpose trail and greenway corridor along Pennahatchee Creek as recommended in the Vienna Master Plan.	\$ 250 City Council	Grants/Loans		*	*	*	*
Coordinate with GDOT and implement corridor improvement plans for the GA-215 city entrance corridor from I-75 as recommended in the 2005 Vienna Master Plan.	\$ 100 City Council	Grants/Loans		*	*	*	*
Convert the former elementary school complex to a multi-purpose cultural and regional civic center type facility.	\$ 400 City Council	Grants/Loans		*	*	*	
Prepare assessment of housing stock and develop a comprehensive housing master plan.	Unknown Comm Devel	Grants/Loans		*	*		
Update solid waste management plan	\$ 1 City Council	General Fund	*				
Economic Development							
Develop strategies to encourage entrepreneurship and new home-grown businesses.	+++ City Council, County, other Cities	General Fund	*	*	*	*	*
Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.	+++ City Council, County, other Cities SWGUEZ	General Fund	*	*	*	*	*
Assist in the preparation of an adaptive re-use plan for the former Dooly Medical Center facility.	+++ City Council, Landowner	General Fund landowner	*	*			
Encourage the development of an urgent care medical facility, with after-hours availability, in the community.	+++ City Council	General Fund Grants/Loans	*	*	*		
Investigate options for an additional town festival or other communitywide events in addition to the Big Pig Jig.	+++ City Council, Chamber	General Fund	*	*			
Actively promote local tourism facilities such as the Cotton Museum and Walter George Law Museum.	\$ 5 City Council, Chamber	General Fund	*	*	*	*	*
Coordinate with railroads for possible expansions to existing rail facilities.	+++ City Council, Devel Auth.	General Fund		*	*	*	
Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.	+++ City Council	General Fund		*	*	*	
Natural or Historic Resources							

PROJECTS	Cost Estimate / Responsibility	Funding Source	FY-08	FY-09	FY-10	FY-11	FY-12
Maintain active involvement in Georgia's "Better Hometown Program" and Certified Local Government status.	+++ City Council	General Fund	*	*	*	*	*
Petition FEMA to prepare updated official flood maps (FIRMs).	+++ City Clerk	General Fund FEMA	*	*	*		
Reevaluate the City's local historic district boundaries and upgrade design guidelines.	\$ 10 City Council	General Fund Grants		*	*		
Seek additional National Register nominations in the City, including the downtown district area.	+++ Comm Devel	General Fund		*	*	*	

+++ = Cost estimates are undetermined but will be funded through regular activities and general operating budgets of local staff.

APPENDIX A

As a summary review aid, the following chart depicts each of the identified community issue and/or opportunity from the “Issues and Opportunities” section above, and a brief reference of how each one is addressed within this Community Agenda.

Identified Issue / Opportunity	Implementation References
Lack of diversity in housing types.	<p>Character Areas: mixed residential types are encouraged in the Urban Community, Rural Community, and Historic Downtown character areas.</p> <p>Future Land Use Plans: Consideration of higher density residential types to be encouraged in new appropriate portions of Byromville, Pinehurst, Unadilla and Vienna where there is “both” public water and sewer services.</p> <p>Goals and Policies: Goal 1 Housing --- to ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.</p> <p>Policy 1.1 --- A wide range of housing choices will be promoted for all income groups, and encouraged to have convenient access to employment, shopping and governmental facilities.</p> <p>Policy 1.4 --- Affordable housing initiatives will include components of quality design, variety of housing types, comparable standards to that of other housing facilities, and may include public-private partnerships where appropriate.</p> <p>STWP items: (all municipalities) FY 2009-2011: “Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community.”</p>
Create more jobs with higher wages/salaries.	<p>Goals and Policies: Goal 2 Economic Development --- to enhance existing commerce and promote new economic development which maintains long-term employment opportunities fostering a stable and balanced local economy, and maintains a well-trained workforce of professional, technical and skilled workers with adequate wages.</p> <p>Policy 2.2 --- Programs and initiatives will be encouraged which enhance job skills, earnings, and employment potential of the local labor force.</p> <p>STWP items: (County & all municipalities) FY 2008-2012: “Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.”</p>
Promote agri-tourism.	<p>Character Areas: promoting tourism is the main purpose of the Special Tourism Corridor and Rural Corridor character areas.</p> <p>Goals and Policies: (Goal 2 Economic Development) Policy 2.5 -- - Attributes of the rural area, including soils and farming vistas, will be recognized as valuable assets of the community to be preserved, and will be promoted for tourism.</p> <p>(Goal 3 Natural Resources) Policy 3.3 --- Prime farmland areas will be protected from intrusion of incompatible uses not related to agriculture and forestry, and will be promoted for agri-tourism.</p> <p>STWP items: (City of Vienna) FY 2008-2012: “Actively promote</p>

Identified Issue / Opportunity	Implementation References
	local tourism facilities such as the Cotton Museum and Walter George Law Museum.”
Insufficient ‘large acreage’ sites for industrial prospects.	<p>Future Land Use Plans: (Dooly Co. – unincorporated) “... However, new large-acreage industrial uses that are heavy in nature and deemed incompatible with an urban or rural community location, will be considered for the unincorporated area in proximity to the railroads and/or I-75 and away from residential areas.”</p> <p>STWP items: (Dooly County) FY 2009-2010: “Add more industrial zoning in appropriate locations of the unincorporated area to accommodate potential large industrial prospects in proximity to I-75 and with dual railroad access.”</p>
Promote dual railroad and I-75 access for industrial recruitment.	<p>Future Land Use Plans: (City of Vienna) “In general, industrial uses will transition away from the downtown area and instead locate in the planned industrial areas in the eastern and southern portions of the City. The heavier industries will primarily locate in the southern industrial areas where there is existing dual rail access and the possibility of a planned truck bypass route. New industrial uses in the eastern industrial area will be mostly oriented to I-75 trucking traffic.”</p>
Agriculture and agri-business are largest contributors to local economy.	<p>Character Areas: Rural Community character areas will specifically encourage industries related to agriculture.</p> <p>Goals and Policies: (Goal 3 Natural Resources) Policy 3.3 --- Prime farmland areas will be protected from intrusion of incompatible uses not related to agriculture and forestry, and will be promoted for agri-tourism.</p> <p>Goal 6 Land Use --- to create and maintain a sustainable pattern of quality growth and efficient development that protects cultural and natural resources, protects the character of the rural environment and avoids premature or scattered urbanization, and promotes economic vitality.</p> <p>Policy 6.1 --- Agriculture is recognized as an important land use possessing an integrity comparable to that of other land uses, and will be protected against encroachment from other uses which are not integrated into the rural area.</p>
<p>Develop and promote local historic districts and resources.</p> <p>Incomplete historic resources inventories.</p>	<p>Character Areas: This is one of the main purposes of the Historic Downtown character area.</p> <p>Goals and Policies: Goal 4 Cultural and Historic Resources --- to identify, conserve, protect and promote the broad range of cultural and historic resources throughout Dooly County.</p> <p>Policy 4.2 --- Land use decisions and development regulations will encourage rehabilitation and revitalization of historic structures and districts.</p> <p>Policy 4.3 --- Development patterns in historic districts will be enhances to reflect quality urban design and aesthetics.</p> <p>STWP Items: (Dooly Co, Byromville, Lilly, Pinehurst) FY 2008-2010. “... conduct historic resources inventory and pursue creation of a local historic district...”</p> <p>(Unadilla, Vienna) FY 2009-2010 “... evaluate local historic boundaries, promote additional historic preservation efforts, and support a local Historic Preservation Commission...”</p>

Identified Issue / Opportunity	Implementation References
<p>Bountiful soils for agricultural production.</p>	<p>Character Areas: The main purpose of the Rural Preservation Area is to "...preserve the very low density pattern and strive to enhance the vitality of the agriculture and forestry uses...."</p> <p>Goals and Policies: Goal 3 Natural Resources --- to manage and conserve natural environmental resources for future generations, and protect such resources from encroachment or undue harm caused by manmade activities.</p> <p>Policy 3.3 --- Prime farmland areas will be protected from intrusion of incompatible uses not related to agriculture and forestry, and will be promoted for agri-tourism.</p> <p>Goal 6 Land Use --- to create and maintain a sustainable pattern of quality growth and efficient development that protects cultural and natural resources, protects the character of the rural environment and avoids premature or scattered urbanization, and promotes economic vitality.</p> <p>Policy 6.1 --- Agriculture is recognized as an important land use possessing an integrity comparable to that of other land uses, and will be protected against encroachment from other uses which are not integrated into the rural area.</p>
<p>Proximity to Lake Blackshear and Flint River.</p>	<p>Character Areas: The Lake Dooly character area is located in proximity to Lake Blackshear and the Flint River, and this location may be a key component in the future development plans for this character area when it is more fully defined.</p>
<p>Flood maps are out of date.</p>	<p>STWP items: (County & all municipalities) FY 2008-2010 "Petition FEMA to prepare updated official flood maps (FIRMS)."</p>
<p>Abandoned buildings.</p>	<p>Character Areas: Abandoned buildings are recognized as a problem being addressed in the Urban Community, Rural Community, Historic Downtown, and the Interstate Gateway character areas.</p> <p>Future Land Use Plans: (all municipalities) Abandoned buildings and vacant properties are targeted for infill development and redevelopment as first priority.</p> <p>Goals and Policies: (Goal 1 Housing) Policy 1.2 --- Dilapidated or substandard housing will be reduced or eliminated through rehabilitation or demolition.</p> <p>(Goal 6 Land Use) Policy 6.5 --- Redevelopment and renewal of blighted areas will be encouraged.</p> <p>STWP items: (Byromville, Dooling, Lilly, Pinehurst, Unadilla) FY 2008-2010 "Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions."</p>
<p>Poor community appearance, trash & debris.</p>	<p>Character Areas: Implementation of design guidelines is called for in the Urban Community, Rural Community, Historic Downtown, Interstate Gateway, Special Tourism Corridor, and Rural Corridor character areas. Particular attention to community appearance is emphasized in the Historic Downtown and Interstate Gateway areas.</p> <p>Goals and Policies: (Goal 4 Cultural & Historic Resources) Policy 4.3 --- Development patterns in historic districts will be enhanced to reflect quality urban design and aesthetics.</p> <p>(Goal 6 Land Use) Policy 6.8 --- Development regulations will be adopted to implement the Goals and Policies of this Comprehensive</p>

Identified Issue / Opportunity	Implementation References
	<p>Plan and make provisions for adequate development standards which address community aesthetics and design guidelines.</p> <p>STWP items: (Byromville, Dooling, Lilly, Pinehurst, Unadilla) FY 2008-2010 “Develop strategies for reducing numbers of abandoned buildings and unsightly property conditions.”</p>
<p>Lake Dooly proposal.</p>	<p>Character Areas: The Lake Dooly character area is based squarely on the outcome of this proposal.</p> <p>Future Land Use Plans: (Dooly Co. unincorporated area) The Lake Dooly proposal is mentioned as a major uncertainty in the future development pattern of the unincorporated area. Once the outcome of the feasibility study is complete, then future development plans for this portion of unincorporated area may need to be readdressed.</p> <p>STWP items: (Dooly County) FY 2008 “Continue to assist the USDA and local Development Authority in completing the Lake Dooly feasibility study.”</p>
<p>Development regulations are out-dated or non-existent.</p>	<p>Character Areas: Adoption or update amendments to development regulations is called for in the Urban Community, Rural Community, Historic Downtown, Interstate Gateway, Special Tourism Corridor, Rural Corridor, and Rural Preservation character areas.</p> <p>Goals and Policies: (Goal 6 Land Use) Policy 6.8 --- Development regulations will be adopted to implement the Goals and Policies of this Comprehensive Plan and make provisions for adequate development standards which address community aesthetics and design guidelines.</p> <p>STWP items: (Dooly County) FY 2009-2010 “Update Dooly County development regulations and include environmental protection criteria as appropriate. Consider consolidating regulations into one document. Amend official zoning map to be consistent with the Future Growth and Development Plans of the Community Agenda.”</p> <p>(Byromville) FY 2008-2009 “Update Byromville’s development regulations (zoning, etc..) to include design guidelines for downtown and environmental protection criteria as appropriate, and be consistent with the Future Growth and Development Plans of the Community Agenda.”</p> <p>(Dooling) FY 2009-2010 “Adopt development regulations; including zoning and land subdivision ordinances, design guidelines, and applicable environmental protection criteria as appropriate, to be consistent with the Future Growth and Development Plans of the Community Agenda.”</p> <p>(Lilly) FY 2008 “Adopt development regulations, including zoning and land subdivision ordinances, environmental protection criteria, and design guidelines as appropriate, to be consistent with the Future Growth and Development Plans of the Community Agenda.”</p> <p>(Pinehurst) FY 2008 “Adopt development regulations; including zoning and land subdivision ordinances, design guidelines, and applicable environmental protection criteria as appropriate, to be consistent with the Future Development Plans of the Community</p>

Identified Issue / Opportunity	Implementation References
	<p>Agenda.” (Unadilla) FY 2008-2009 “Evaluate and update development regulations (including zoning and subdivision) to include design guidelines, updated building codes, and inclusion of environmental protection criteria as appropriate, to be consistent with the Future Growth and Development Plans of the Community Agenda.” (Vienna) FY 2008-2009 “Evaluate and update all existing development regulations (including zoning and subdivision), to reflect new development standards and design guidelines, inclusion of environmental protection criteria as appropriate, and to be consistent with the Future Growth and Development Plans of the Community Agenda.”</p>
<p>Increasing truck traffic on some local roadways.</p>	<p>Goals and Policies: Goal 5 Community Facilities & Services --- to develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community. Policy 5.2 --- Local services such as fire and police protection, roads, drainage, water and sewer, and parks and recreation will be planned to adequately serve the population and employment densities anticipated. Policy 5.4 --- A system of rail lines and highways will be developed and maintained to provide safe and efficient ways to move good which serve the economic needs of the community and region. Policy 5.5 --- The traffic carrying capacities of existing and planned roadways will be maintained through coordinated land use and community facilities planning decisions. STWP Items: (Dooly County) FY 2008-2009 “Coordinate with Vienna in preparing RFP to hire a traffic engineering consultant to conduct feasibility study for a truck bypass route around the downtown Vienna area and connect to possible new interchange on I-75.” (Vienna) FY 2008-2009 “Prepare RFP and hire a traffic engineering consultant to conduct feasibility study for a truck bypass route around the downtown area and connect to possible new interchange on I-75.”</p>
<p>Perceived need for truck bypass in Vienna.</p>	<p>Goals and Policies: (Goal 5 Community Facilities & Services) Policy 5.4 --- A system of rail lines and highways will be developed and maintained to provide safe and efficient ways to move good which serve the economic needs of the community and region. Policy 5.5 --- The traffic carrying capacities of existing and planned roadways will be maintained through coordinated land use and community facilities planning decisions. STWP Items: (Dooly County) FY 2008-2009 “Coordinate with Vienna in preparing RFP to hire a traffic engineering consultant to conduct feasibility study for a truck bypass route around the downtown Vienna area and connect to possible new interchange on I-75.” (Vienna) FY 2008-2009 “Prepare RFP and hire a traffic</p>

Identified Issue / Opportunity	Implementation References
	<p>engineering consultant to conduct feasibility study for a truck bypass route around the downtown area and connect to possible new interchange on I-75.”</p>
<p>Railroad traffic blocking local roads.</p>	<p>Goals and Policies: Goal 5 Community Facilities & Services --- to develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community.</p> <p>Policy 5.4 --- A system of rail lines and highways will be developed and maintained to provide safe and efficient ways to move good which serve the economic needs of the community and region.</p> <p>STWP Items: (Dooling, Lilly) FY 2008-2010 “Petition CSX Railroad and Georgia Public Service Commission to eliminate prolonged train blockages of local roads.”</p>
<p>Lack of planning and coordination in water/sewer system upgrades.</p>	<p>Goals and Policies: Goal 5 Community Facilities & Services --- to develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community.</p> <p>Policy 5.2 --- Local services such as fire and police protection, roads, drainage, water and sewer, and parks and recreation will be planned to adequately serve the population and employment densities anticipated.</p> <p>STWP Items: (all municipalities) FY 2008 “Participate in countywide effort to hire a consulting engineer to evaluate all local water and sewer systems and prioritize needed repairs and improvements.”</p>
<p>Need more adult education programs.</p>	<p>Goals and Policies: Goal 2 Economic Development --- to enhance existing commerce and promote new economic development which maintains long-term employment opportunities fostering a stable and balanced local economy, and maintains a well-trained workforce of professional, technical and skilled workers with adequate wages.</p> <p>Policy 2.2 --- Programs and initiatives will be encouraged which enhance job skills, earnings, and employment potential of the local labor force.</p> <p>STWP Items: (all local governments) FY 2008-2012 “Assist and coordinate with SWGUEZ in preparing adult education programs for a better-trained workforce and higher adult literacy rates.”</p>
<p>Not enough sidewalks or walking/bicycle trails in some communities.</p>	<p>Character Areas: Construction of additional sidewalks and/or trails is called for in the Urban Community, Rural Community, Historic Downtown, Interstate Gateway, and Environmental Conservation (Pennahatchee Creek greenway portion) character areas.</p> <p>Goals and Policies: (Goal 3 Natural Resources) Policy 3.2 --- Greenways will be designated and developed for passive recreation activities, tourism, and water resource protection.</p> <p>STWP Items: (all municipalities) FY 2008-2010 “Upgrade or repair existing sidewalks and road signage, and install new sidewalks in needed areas.”</p> <p>(Vienna) FY 2009-2012 “Implement the plans for a multi-purpose</p>

Identified Issue / Opportunity	Implementation References
	trail and greenway corridor along Pennahatchee Creek as recommended in the Vienna Master Plan.”
Lack of urgent care or after-hours medical treatment facilities.	STWP Items: (Vienna) FY 2008-2010 “Encourage the development of an urgent care medical facility, with after hours availability, in the community.”
Existing recreation facilities under-utilized and not well-maintained. Lack of organized recreation programs and volunteerism.	Goals and Policies: Goal 5 Community Facilities & Services --- to develop and maintain community facilities and services which adequately supports existing population, promotes efficient growth and development patterns, and enhances quality of life for the entire community. Policy 5.2 --- Local services such as fire and police protection, roads, drainage, water and sewer, and parks and recreation will be planned to adequately serve the population and employment densities anticipated. Policy 5.3 --- Community recreation opportunities for children, youth, and adults will be promoted, and may be enhanced through public-private partnerships. (Goal 7 Intergovernmental Coordination) Policy 7.1 --- Multi-jurisdiction coordination and collaboration will be actively pursued, where appropriate, to promote positive impacts of growth and development across jurisdictional boundaries. STWP Items: (Dooly County) FY 2008-2010 “Coordinate with local municipalities to create a recreation master plan and develop strategies to increase participation in organized recreation programs, and increase supervisory volunteerism from local citizens.” (Dooly County) FY 2008-2010 “Acquire land where appropriate for expansions to existing recreation facilities as well as construction of new facilities.” (all municipalities) FY 2008-2010 “Acquire additional land and create park facilities for both active and passive recreation.” (Unadilla, Vienna) FY 2008-2010 “Coordinate with Dooly County and assist in implementation of new recreation programs for local youth and adults.”
Insufficient passive parklands in some communities.	Character Areas: Passive parklands and recreation are encouraged in the Urban Community, Rural Community, and Environmental Conservation character areas. Goals and Policies: (Goal 3 Natural Resources) Policy 3.2 --- Greenways will be designated and developed for passive recreation activities, tourism, and water resource protection. STWP Items: (all municipalities) FY 2008-2010 “Acquire additional land and create park facilities for both active and passive recreation.”

Dooly County

STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Construct new office building for DFCS	2002	Completed
Replace ambulance	2002, 2004, 2006	Completed
Plan/develop a multi-county/regional E911 system	2002	Completed
Housing rehabilitation (CHIP grant)	2002	Completed
Review Service Delivery Strategy	2002	Completed
Construct new Senior Citizens Center	2002	Completed
Replace 2 Sheriff patrol cars	2002 - 2006	Completed
Pursue construction of Vienna bypass	2002 - 2006	<u>Postponed</u> . Will be coordinating with Vienna to prepare RFP and hire consulting traffic engineer during the next 2 years to conduct a feasibility study for the bypass.
Pave 5 miles of roads	2002 - 2006	Completed
Resurface 5 miles of roads	2002 - 2006	Completed
Replace one motorgrader	2002 - 2006	Completed
Upgrade fire department equipment & facilities	2002 - 2006	Completed
Adopt environmental ordinances	2002	<u>Underway</u> . Some of these ordinances have been adopted; review is delayed pending state revisions to Part V criteria. An update to all the County's development regulations is planned for years 2009-2010
Purchase land for an industrial park in the unincorporated area of the County	2002	Completed
Installment payment to Board of Education for Unadilla and Vienna Elementary School facilities	2002	Completed
Promote job retention and creation	2002 - 2006	Completed
Implement new E911 system	2003	Completed
Open regional landfill – (Dooly, Macon & Peach counties)	2003	Completed

Prior STWP Item	Year(s)	Status
Complete recreation planning	2003	<u>Underway</u> . Some planning efforts have been completed and county will now coordinate with the municipalities during 2008-2010 in developing a master plan and strategies to increase local participation in recreation programs
Convert former Vienna Elementary school to County Government complex	2004 – 2005	<u>No longer a County project</u> . This facility is now designated for City of Vienna purposes.
Construct addition to the Dooly County Economic Development Training Center Building in Vienna	2006	<u>No longer a County project</u> . This facility still has a lot of available space and there are no current plans for any expansions.
Demolish Courthouse Annex and enhance Courthouse grounds	2006	<u>Postponed</u> . The County is currently seeking other appropriate places to house these offices and will pursue the demolition in years 2010-2011.
Update Comprehensive Plan	2006	<u>Underway</u> . Will be completed in Fall of 2007.
Support provision of Head Start	2006	Completed

Town of Byromville

STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Service the elevated water tank	2001 - 2005	Completed
Street re-surfacing	2001, 2003, 2005	Youngblood (630'-03), Josey (630'-04), Josey (630'-05), Saliba (475'-06)
Support job creation/retention	2001 – 2005	Received USDA/RLF \$99K
Reorganize municipal offices	2001	Relocated city hall in 2007
Repair roof leaks to Town Hall	2001	Completed
Purchase lawn mower	2001	Completed
Secure services of a Night Watchman	2001	Due to cost, relying on sheriff's patrol
Water system improvements (CDBG grant)	2002	Project implemented
General repairs to Town Hall	2002	Completed
Purchase firefighting equipment	2002, 2004	Completed
Pave Thompson Avenue	2002	Funding not available
Purchase surplus dump truck	2002	Completed
Pursue housing rehabilitation assistance (CDBG/CHIP)	2002	Implemented housing rehab programs 2003-2004 CDBG/CHIP
Adopt environmental ordinances	2002	Suspended pending revision to state standards
Secure engineer to perform review of wastewater treatment system	2003	Completed, resulted in securing funding for construction to begin 8/07
Downtown redevelopment (LDF grant)	2003 – 2004	Lost priority amid other needs
Construct sidewalks on Church Avenue and Main Street, recreation improvements (CDBG grant)	2004	Not addressed - insufficient funds
Secure engineer to review storm drainage needs and prepare drainage plan as needed	2004	Not addressed - insufficient funds
Paint elevated water tank	2005	Completed
Replace fire apparatus	2005	Completed

Town of Dooling

STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Get on bookmobile route	2001	Completed
Obtain State Route designation of CR-321	2001	Underway. City has been petitioning DOT for this designation and will continue with this effort.
Elevated water tank repairs/maintenance	2002	Completed
Drainage improvements in southern portion of Town (CDBG / LDF grants)	2002	Underway. This project was started but ran out of funding. New grant applications are being submitted to complete the project this coming year.
Adopt environmental protection ordinances	2002	Postponed. The City currently has no development regulations or permitting process in place, but plans to adopt regulations/process in years 2009-2010; action on environmental protection ordinances suspended pending state revision to Part V criteria.
Acquire playground site	2003	Postponed due to lack of funding. Town will continue to seek funding assistance and acquire property during the years 2008-2010.
Resurface East Church Street	2003	Completed
Promote job creation	2003 – 2005	Completed
Develop playground	2003	Postponed due to lack of funding. Town will continue to seek funding assistance and acquire property during the years 2008-2010.
Purchase tractor and mower	2005	Completed
Codify municipal ordinances	2005	Postponed. The Town will seek to have this done during 2008.

City of Lilly

STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Construct Fire Station / Polling place	2001	Completed
Old school exterior restoration	2001	<u>Underway</u> . There is only a small amount of work remaining to be done and it will be completed over the next 2 years.
City Hall rehabilitation	2001	Completed
Support job creation/retention	2001 – 2005	Completed
Street resurfacing	2001 – 2005	Completed
Annual water tank inspection	2001 – 2005	Completed
Update City charter and index City ordinances	2002	Completed
Adopt environmental ordinances	2002	<u>Postponed</u> . The City currently has no development regulations or permitting process in place, but plans to adopt regulations/process in the coming year; action on environmental protection ordinances suspended pending state revision to Part V criteria.
Phased replacement of water cut-off valves	2002 – 2005	Completed
Restore main drainage channel flowing E-W	2003	<u>Underway</u> . Some work on this has been completed and the City is seeking additional grant assistance for this and to alleviate other drainage concerns.
Old school interior restoration	2004	<u>Postponed</u> . The City applied for grant assistance for this and was denied. New grant applications will be submitted for this over the next 2 years.

City of Pinehurst

STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Renovate depot	2001	Completed
Purchase equipment for fire department	2001 – 2005	Completed
Street resurfacing (LARP)	2001 – 2005	Completed
Railroad Street drainage improvements, raise affected manholes (CDBG)	2002	Completed
Adopt environmental ordinances	2002	Postponed. The City currently has no development regulations, but plans to adopt regulations in the coming year; action on environmental protection ordinances suspended pending state revision to Part V criteria.
Support job retention/creation	2002 – 2005	Completed
City Hall – new roof, add awning	2003	Completed
Water and sewer extension to new County school	2003	Completed
Replace one police car	2004	No longer a City project; police protection is now provided by Dooly County Sheriff's department
Inspect elevated water tank on Oak Street	2004	Completed
Construct fire station at County Jail	2005	No longer a City project since this project is no longer deemed necessary.

City of Unadilla

STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Upgrade City Council chambers interior and Police Department	2002	<u>Postponed</u> . Plans have been made to relocate the City Hall facilities (incl. Council Chambers) and the Police Department to a new site in the downtown area during 2008-2009.
Adopt environmental Ordinances	2002	<u>Postponed</u> . An update to all of the City's development regulations is planned for years 2008-2009; action on environmental protection ordinances suspended pending state revision to Part V criteria.
Improve space utilization of Police Department or seek relocation	2002	<u>Postponed</u> . Plans have been made to relocate the City Hall facilities (incl. Council Chambers) and the Police Department to a new site in the downtown area during 2008-2009
Pursue Better Hometown designation	2002	<u>Postponed</u> . Plans are now to seek participation during years 2009-2011.
Complete index of City Minutes book	2002	<u>Postponed</u> . Plans are now to complete the indexing process during 2008.
Restore stormwater flow through open ditches (CDBG grant)	2002 – 2005	<u>Underway</u> . Additional grant funding is being sought to complete this project during 2009-2010.
Continue replacement of old water mains and installation of cut-off valves at hydrants	2002 – 2006	<u>Underway</u> . Project is systematically ongoing and is scheduled for completion by 2010.
Downtown restoration	2002 – 2004	<u>Underway</u> . A streetscape plan has been adopted and some restoration efforts have been completed. Additional funding is being sought to complete this project during 2008-2009.
Housing rehabilitation (CHIP grant)	2002 – 2004	<u>Underway</u> . Grant funding has been received and the project is scheduled for completion during the year 2008.
Review Service Delivery Strategy	2002, 2004, 2006	Completed
Phased replacement of natural gas service meters	2002 – 2006	<u>Underway</u> . Project is systematically ongoing and is scheduled for completion in 2009.

Prior STWP Item	Year(s)	Status
Develop playground in Knotts Landing	2002	<u>Postponed</u> . City is seeking grant funding assistance for this in 2008-2009.
Clean-up / beautification	2002 – 2006	<u>Underway</u> . A systematic cleanup program has been implemented and will continue to run through 2008.
Street resurfacing (LARP)	2002 – 2006	Completed
Promote job retention/creation	2002 – 2006	Completed
Equipment upgrades/replacements in fire department	2002 – 2006	Completed
Replace roof on City Hall, City Shop, and Library	2003	Completed
Library improvements; carpet, paint, landscaping	2003	<u>No longer a City project</u> . This is now being handled privately through the regional library system.
Sidewalk improvements on Front Street	2003	<u>Underway</u> . This project is partially complete and has been expanded to include additional sidewalks in the city during the years 2008-2010.
Expand Fire Department meeting/training facility	2003	Completed
Codification of municipal ordinances	2003	Completed
Implement building codes	2003	<u>Postponed</u> . This project has been incorporated into the update of all City development regulations etc. during the years 2008-2009.
Map city cemetery	2003	Completed
Extend municipal wastewater spray irrigation system	2003 – 2004	<u>Postponed</u> due to lack of funding. This project is now scheduled for completion during the years 2008-2009.
Rotate police cruisers with new purchases	2003 – 2006	Completed
Replace Police base station	2003	Completed
Resurface tennis and basketball courts in Tybee Park	2004	Completed
Update city Subdivision Regulations	2004	<u>Postponed</u> . This project has been incorporated into the update of all City development regulations etc. during the years 2008-2009.
Sidewalk construction	2004 – 2006	Completed.
Upgrade wastewater treatment plant; replace sewer outfall to main pump	2005 – 2006	<u>Postponed</u> due to lack of funding. This project is now scheduled for completion during the years 2008-2009
Update Comprehensive Plan	2006	<u>Underway</u> . Will be completed in Fall of 2007.

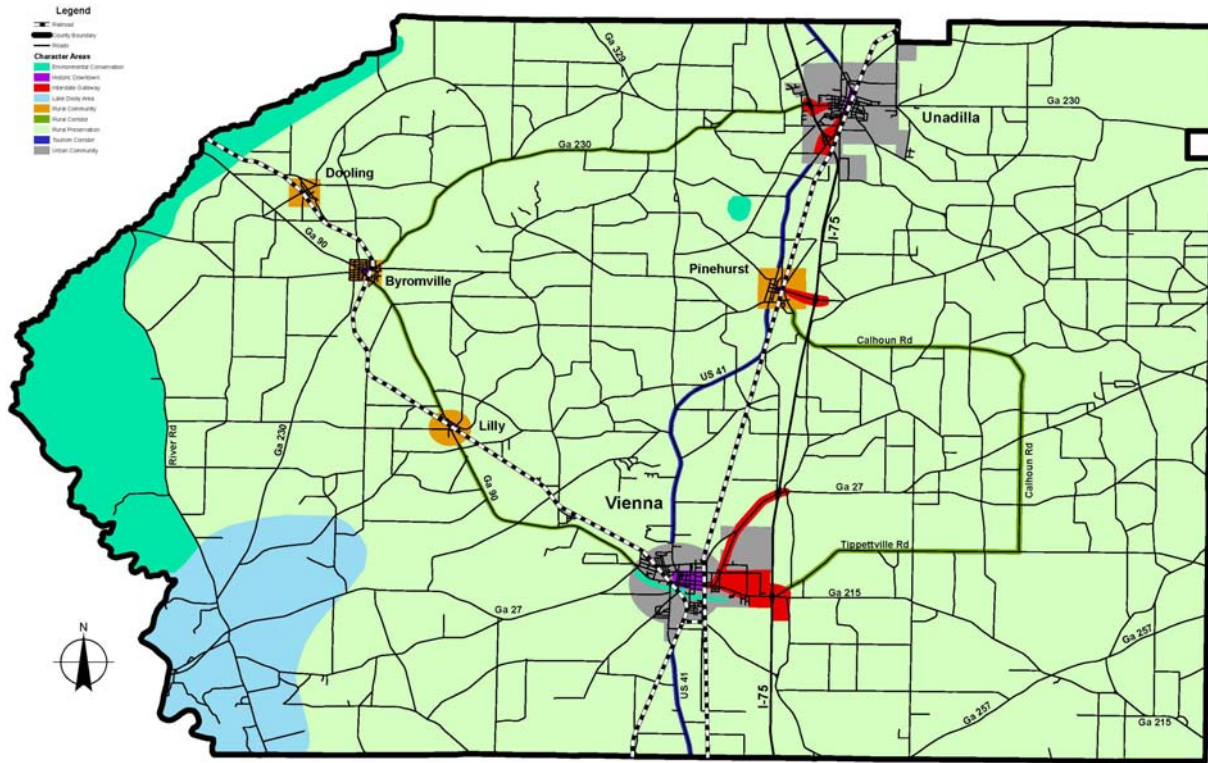
City of Vienna

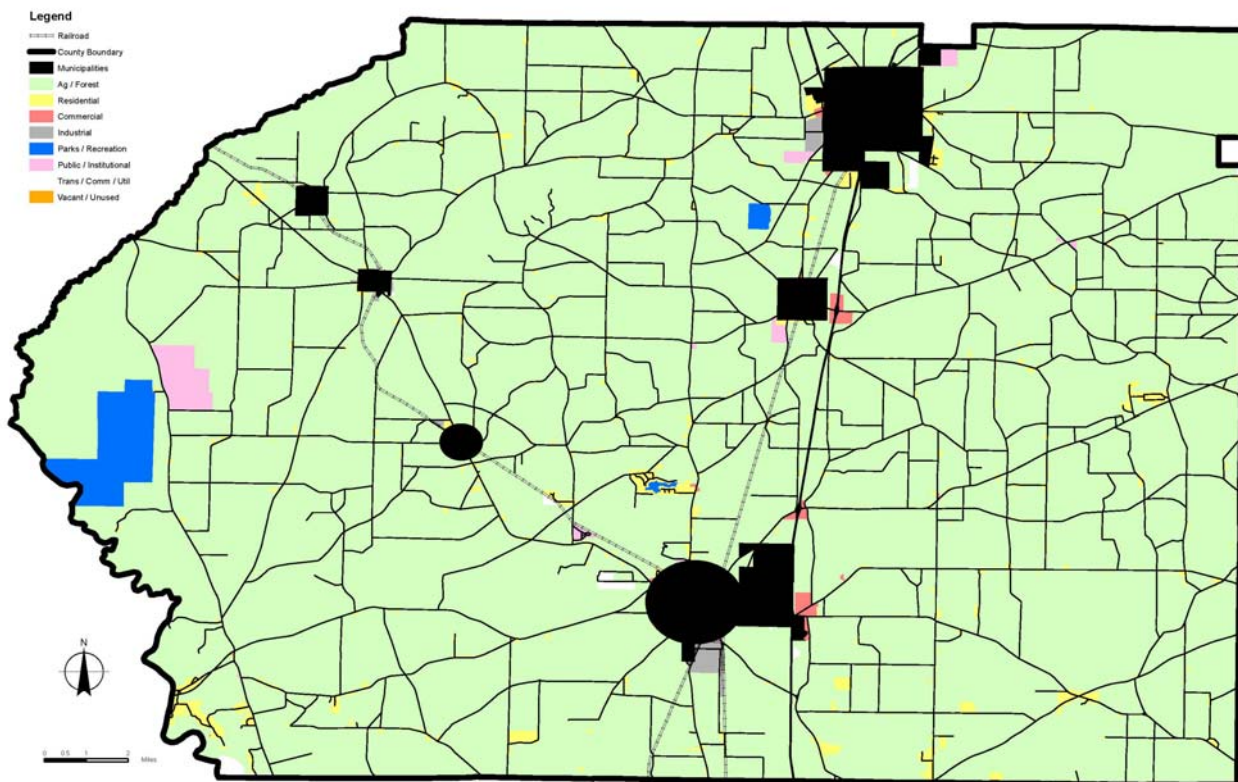
STWP Report of Accomplishments (2002 - 2006)

Prior STWP Item	Year(s)	Status
Pursue funding for bypass around Vienna	2001 – 2005	Postponed. City will coordinate with County to prepare RFP and hire consulting traffic engineer during the next 2 years to conduct a feasibility study for the bypass.
Street resurfacing (LARP)	2001 – 2005	Completed
Rotate fully-equipped police car via new purchases	2001 – 2005	Completed
City Park rehabilitation	2001 – 2005	Completed
Sidewalk rehabilitation	2001 – 2005	Completed
Review Service Delivery Strategy for utility extension and annexation	2001	Completed
Preliminary design for water/sewer extension across I-75	2001	Completed
Rehabilitation/replacement of water and sewer lines	2001 – 2005	Completed
Complete wastewater treatment plant upgrade & expansion of irrigation field (Tyson plant)	2001	Completed
Purchase 2 pipe locators	2001	Completed
Purchase trenchers and boring rig	2001	Completed
Replace utility truck	2001	Completed
Purchase utility truck and Jaws-of-life for fire department	2001	Completed
Replace dump truck	2001	Completed
Replace tractor	2001	Completed
Network the police department with GCIC	2001	Completed
Renovate old City Hall	2001 – 2002	Completed
Pursue Better Hometown designation	2001	Completed
Identify vacant residential lots for infill development	2001	
Implement CHIP initiatives	2001- 2002	Completed
Support job retention and creation	2001 – 2005	Completed
Investigate feasibility of developing compost site	2002	Completed

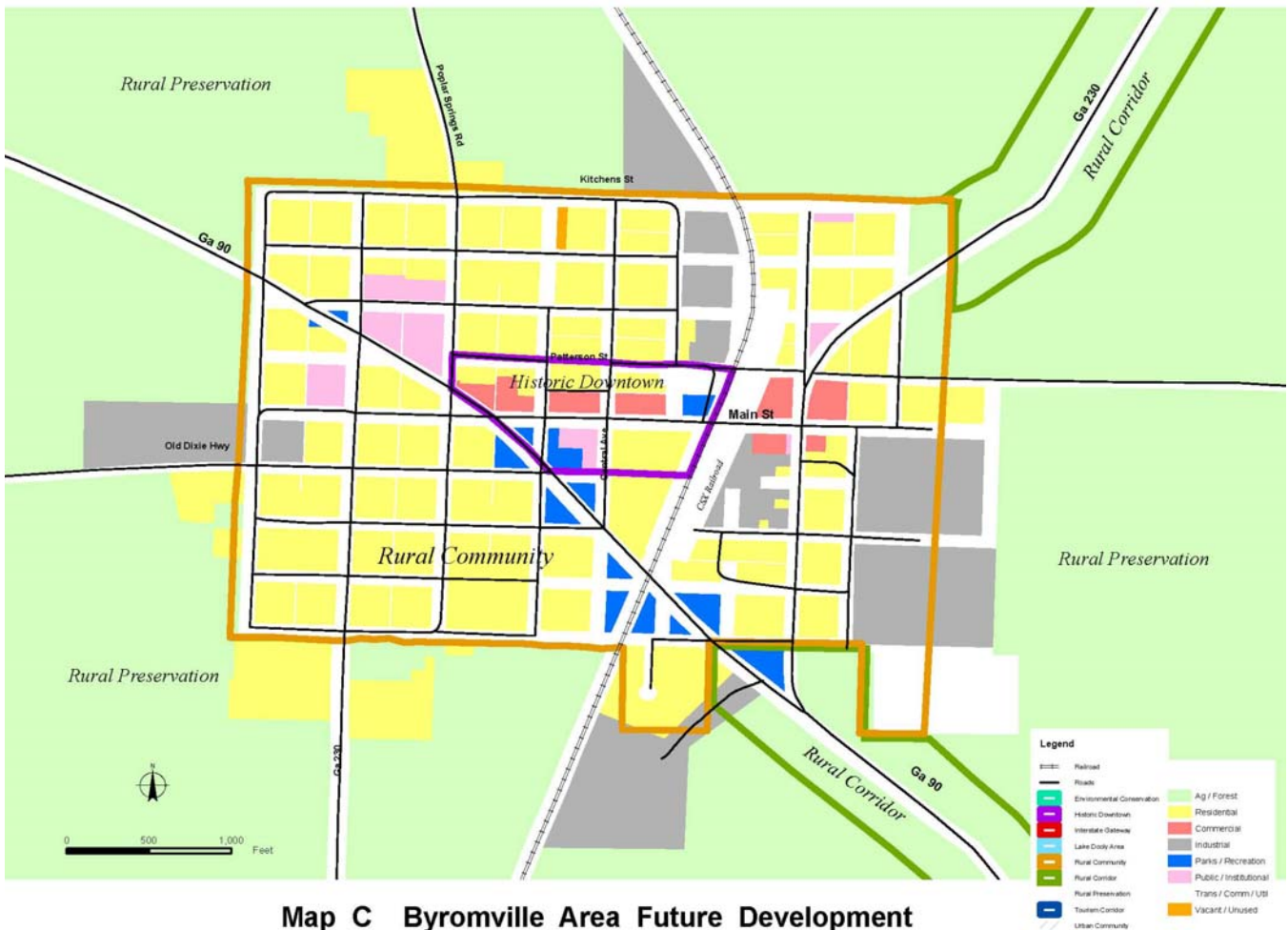
Prior STWP Item	Year(s)	Status
Adopt environmental ordinances	2002	<u>Postponed</u> . An update to all the City's development regulations is planned for years 2008-2009; action on environmental protection ordinances suspended pending state revision to Part V criteria.
Purchase 2 trash trailers	2002	Completed
Network City Hall, Police Dept, and Maintenance Dept computers	2002	Completed
Install security system in City Hall	2002	Completed
Replace/rehabilitate sewer pumps at old oxidation pond	2002	Completed
Acquire vacant residential lots for infill development	2002	Completed
Replace oldest pickup truck	2002	Completed
Construct fire department substation	2002	<u>Postponed</u> . City will construct a new public safety complex for both fire and police protection services during 2008.
Purchase mower	2002	Completed
Introduce downtown façade improvement incentive program	2002	Completed
Extend water and sewer service across I-75	2002	Completed
Remove and replace wooden playground equipment	2002	Completed
Purchase mower and small tools for Parks & Cemetery upkeep	2002	Completed
Purchase 5 additional sets of firefighter safety equipment	2002	Completed
Construct new Senior Citizens Center	2002	Completed
Purchase second hay baler	2002	Completed
Drainage improvements between Still Quarters and US 41	2003	Completed
Complete computerization of water/sewer/gas systems	2003	Completed
Engineering study for repair/replacement of defective sewer lines – Union St vicinity	2003	Completed
Replace oldest backhoe	2003	Completed
Replace sewer machine	2003	Completed
Clean sludge from old sewer ponds	2003	
Rehabilitate old municipal well in Industrial Park	2003	Completed
Build larger/combined space for wastewater-sewer-gas departments	2003	Completed
New sidewalk construction	2003	Completed

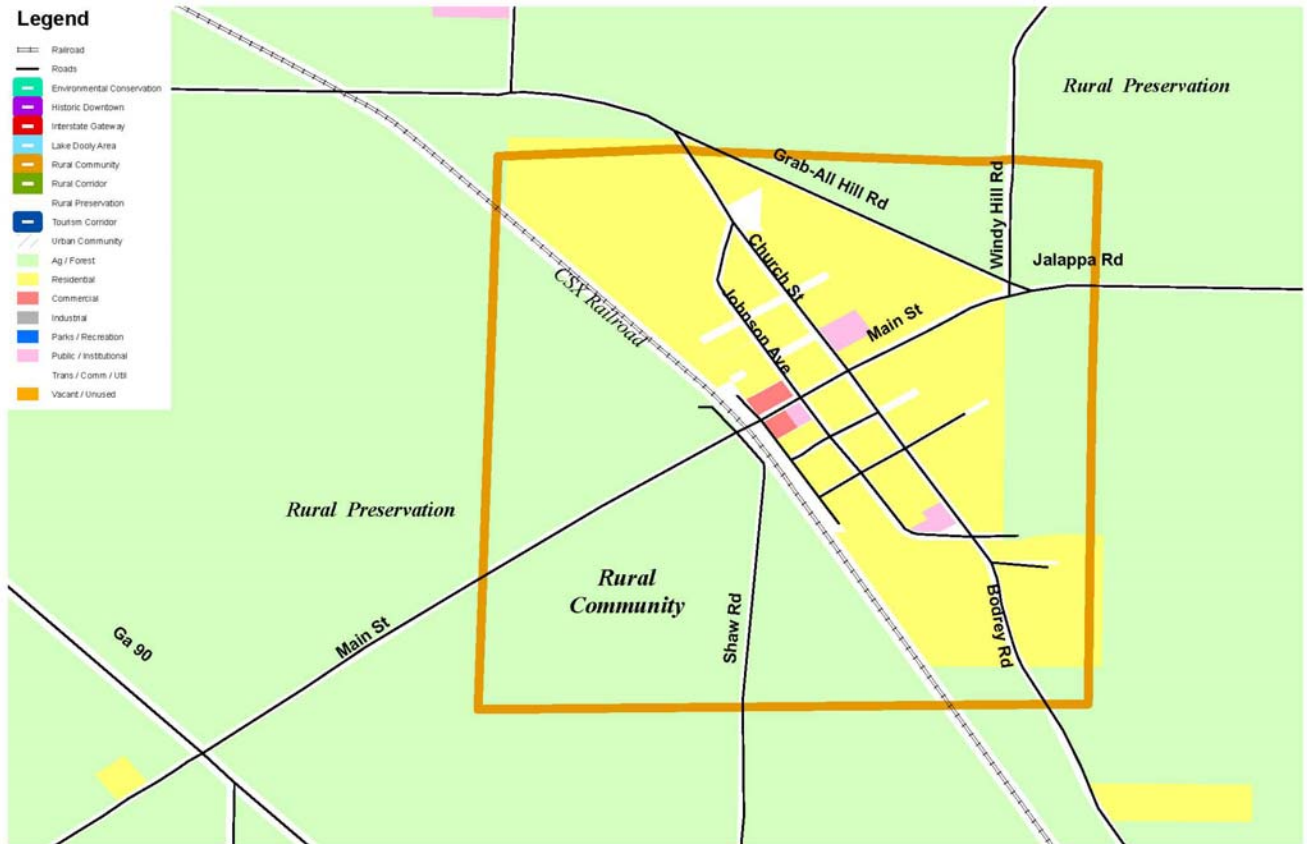
Prior STWP Item	Year(s)	Status
Repair/replace defective sewer lines – Union Street vicinity	2004 - 2005	Completed
Replace pickup truck	2004	Completed
Rehabilitate lift station pumps on Old Americus Road	2004	Completed
Replace truck #4 with Knuckleboom truck	2004	Completed
Replace bulldozer	2004	Completed
Upgrade City Hall office equipment	2004	Completed
Replace communication equipment in water-sewer maintenance departments	2004	Completed
Construct combined public safety building for fire and police departments	2005	Postponed. This project is now scheduled for 2008.
Begin preparations for update to Comprehensive Plan	2005	Postponed to 2007 due to changes in State recertification schedule
Assist Head Start with provision of necessary facilities	2005	Completed





Map B Dooly County Future Land Use (unincorporated area)

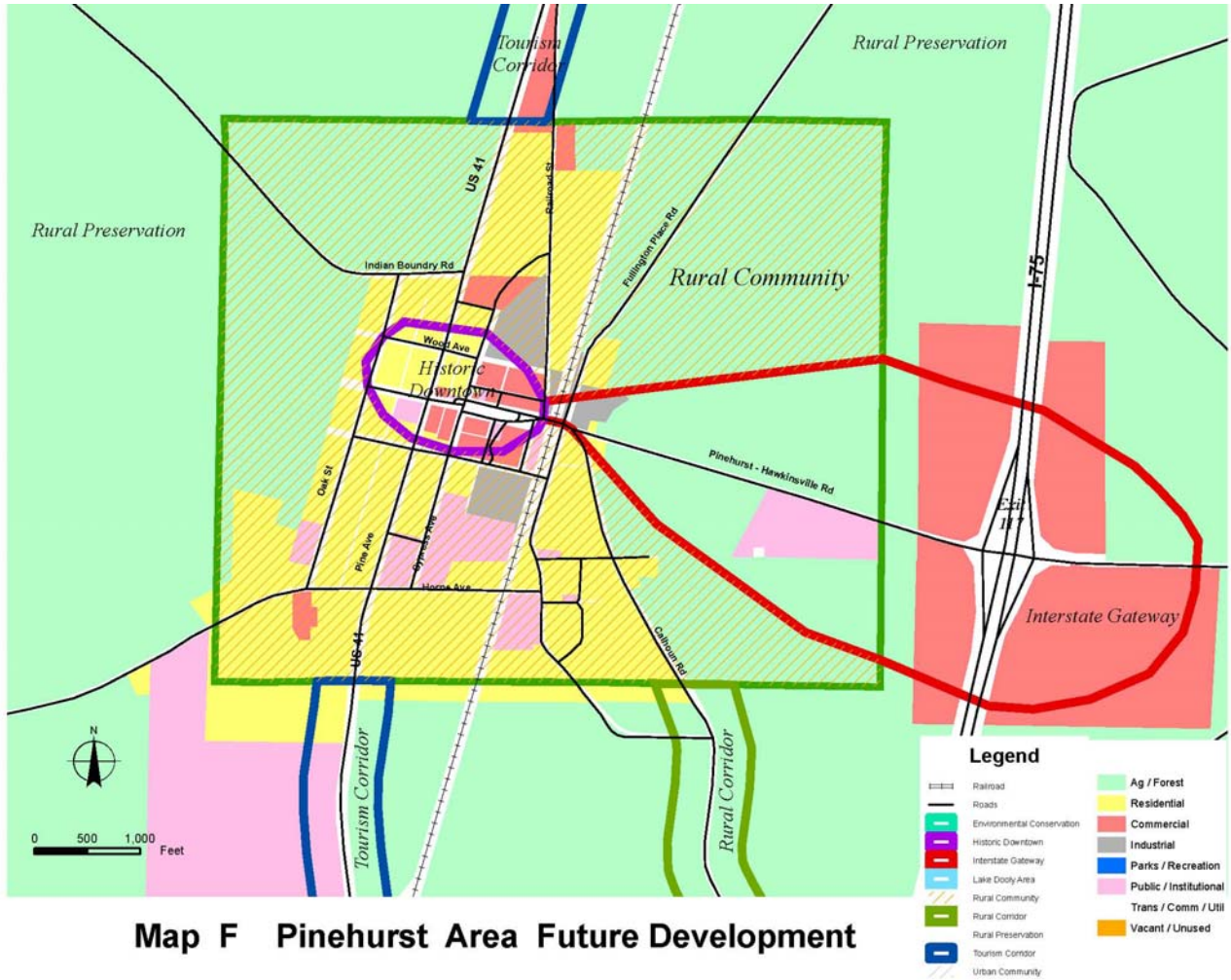


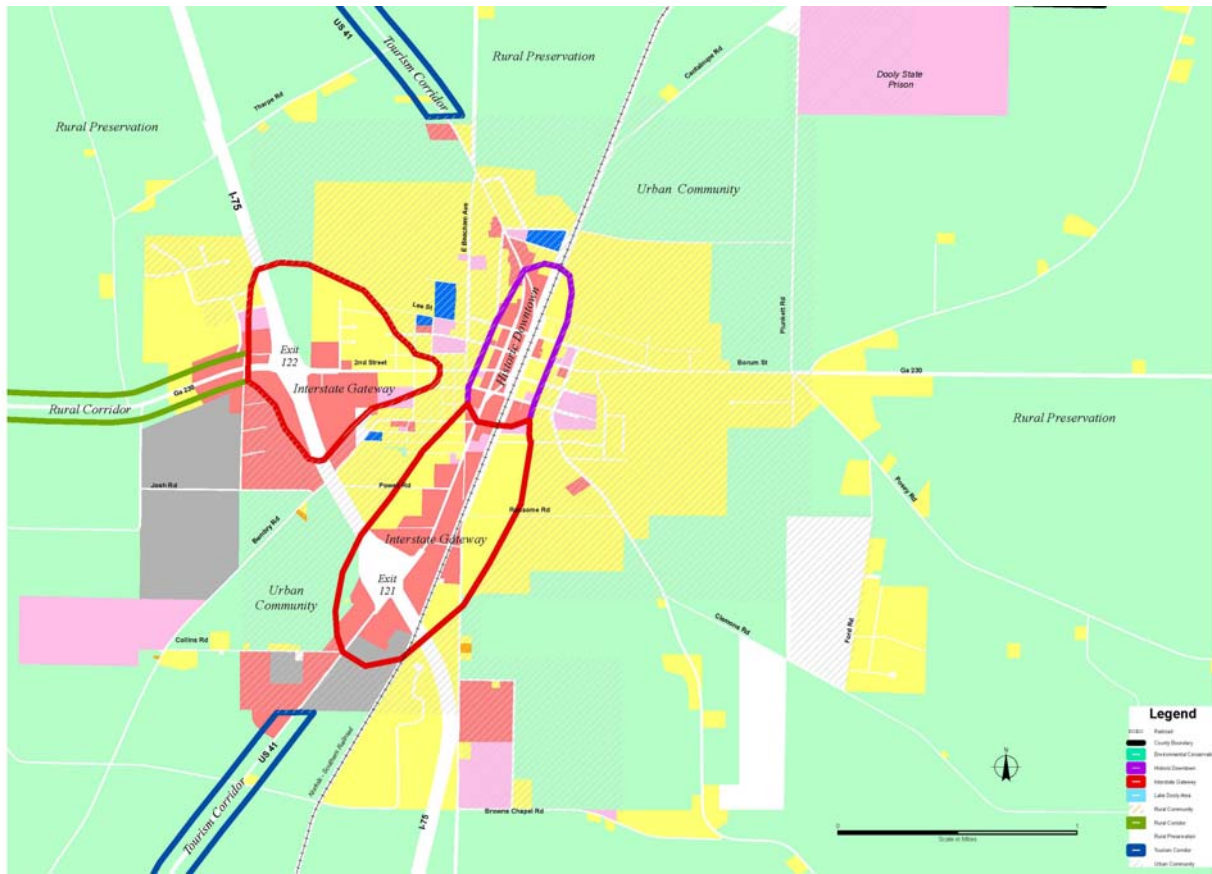


Map D Dooling Area Future Development

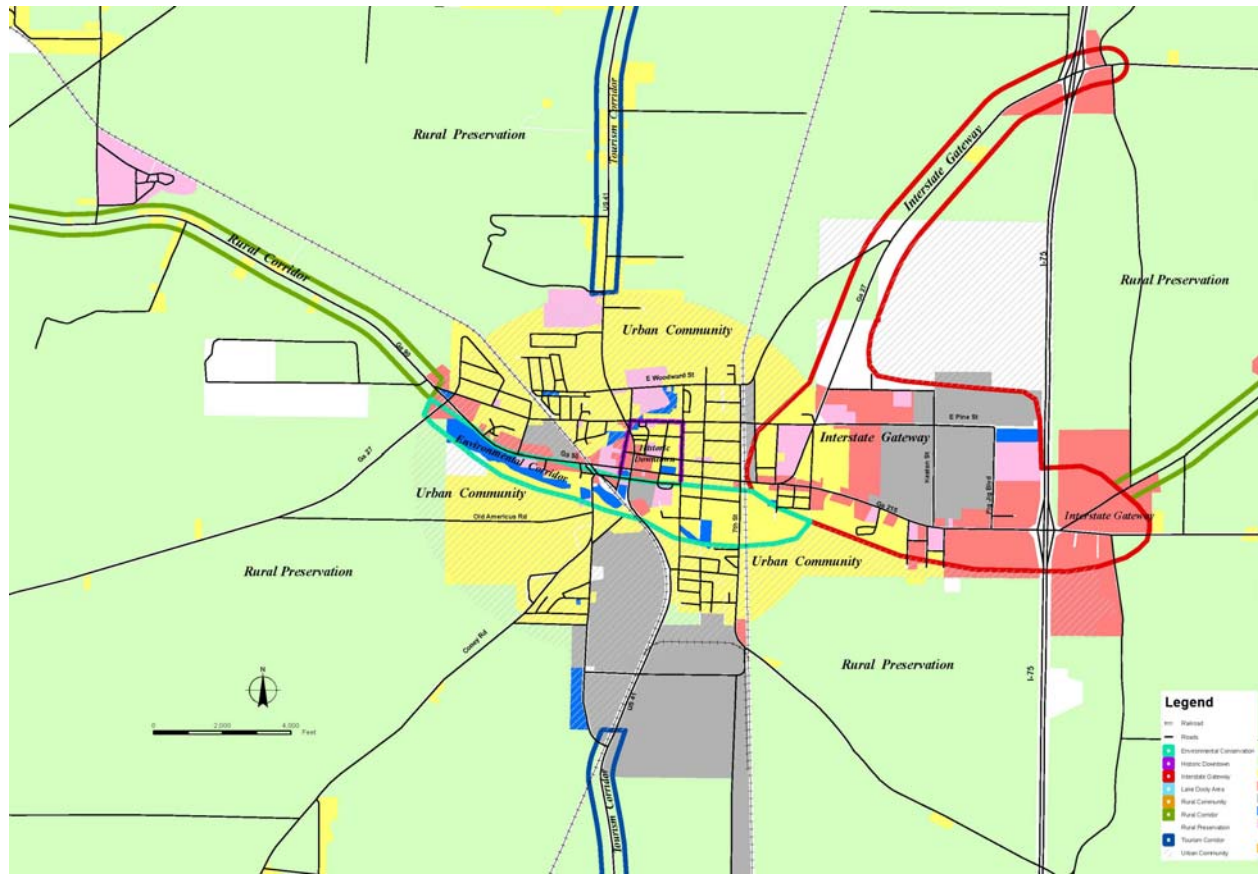


Map E Lilly Area Future Development





Map G Unadilla Area Future Development



Map H Vienna Area Future Development