

# *Community Assessment*

## *Greater Dooly Comprehensive Plan*

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

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# Section 1

## Introduction and Initial Assessments

### General Purpose and Background

The “Community Assessment” portion of the Greater Dooly Comprehensive Plan is an important part of the local planning process prescribed by the State of Georgia. It is the presentation of factual information, ideas, and local findings that together help form the foundation upon which the rest of the planning process is built. It addresses the initial fundamental question of “*Who are we?*” A thorough understanding of the answers to this question will help community leaders make sound planning decisions, and assist them in preparing answers to later questions concerning the community’s vision and future plans. These later questions are addressed in the “Community Agenda” portion of the Comprehensive Plan. Under the State guidelines, the Community Assessment must include four basic components:

- (1) Identification of Potential Issues and Opportunities. This is a selection of those issues and opportunities already listed in the State Planning Recommendations that may be applicable to the community.
- (2) Analysis of Existing Development Patterns. This must include the preparation of an Existing Land Use Map, a written narrative describing those areas identified as needing special attention, and a map with narrative description of proposed Character Areas within the community.
- (3) Analysis of Consistency with Quality Community Objectives. This is an assessment of how well the community's current policies, activities, and development patterns are consistent with the State's listing of Quality Community Objectives. This analysis is used to help formulate potential issues and opportunities for the community.
- (4) Supporting Analysis of Data and Information. Potential issues and opportunities are further refined and identified by analyzing community information in the following subject areas: population, economic development, housing, natural resources, cultural resources, community facilities and services, and intergovernmental coordination.

This Community Assessment is arranged in Sections such that individual data topics are more readily accessible, and the document can also be used more easily as its own cumulative data source for all of Dooly County. Although they are not necessarily called out into their own Sections within this Community Assessment, the 4 components listed above are indeed included in this Community Assessment.

### Plan Preparation and Participation

This Community Assessment 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. These Standards and Procedures categorize each Georgia county into one of three “planning level” categories based on their total population and growth rate. Each of these planning levels require different quantities of detail and analysis to be used in the planning

process. Dooly County is officially classified as “Basic” planning level due to its relatively low population and slow growth rates.

This Community Assessment 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 Assessment is prepared through a collaborative effort of various staff and officials from each local government, planners and GIS staff from the Middle Flint Regional Development Center (MF-RDC), and special assistance from Planning Edge, Inc. Data used and referenced in this Community Assessment are derived from numerous data sources. The following list contains most of these sources, but not all:

- The individual 1991 Comprehensive Plans for all 7 local governments
- City of Vienna Master Plan (prepared by The Jaeger Company, 2005)
- Dooly County Tax Parcel database
- Dooly County adopted Service Delivery Strategy documents
- Southwest Georgia United Empowerment Zone Strategic Plan
- Middle Flint RDC (various GIS coverages and databases)
- Georgia Department of Community Affairs (various databases)
- Georgia Department of Transportation
- US Census Bureau Summary File Data (SF-1, SF-3), 1970, 1980, 1990, 2000
- USDA Natural Resources Conservation Service (formerly Soil Conservation Service)
- US Geological Survey and Georgia Geological Survey
- Special interviews with various local government and agency officials
- Various internet websites, including those prepared by the local governments

The findings and much of the data presented in this Community Assessment should be regarded as draft, and they are not intended to be yet in final form. Many of the local community stakeholders were not directly involved in the compilation of this data and the preparation of these initial assessments. Local government planning is an ongoing process whereby the data sources and their associated conclusions are always changing. In addition to providing a general data source, one of the purposes of this Community Assessment is to generate thought and discussion in preparing the Community Agenda.

### **Previous Planning Efforts**

In 1990 and 1991, individual Comprehensive Plans were prepared and adopted for Dooly County and each of its six (6) municipalities 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 Dooly County’s Plan Update deadline from October 31, 2001 to October 31, 2006. Consequently, Greater Dooly’s local comprehensive plans (all 7 governments) are now being updated during early 2006 in order to meet this new deadline, and they must be 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.

During the early part of 2006 (January 31<sup>st</sup> – February 3<sup>rd</sup>), Georgia DCA conducted a special training workshop in Vienna entitled “Planning for Quality Growth in Dooly County”. Attendees included more than a dozen staff from Georgia DCA, more than 30 regional planners from each of Georgia’s RDC’s, and several hired planning consultants to help facilitate the workshop. The main purpose was to provide a real-life training opportunity for DCA and RDC staff members who would be involved in the preparation and review of Comprehensive Plans from around the state, using the new planning standards adopted in May 2005. Dooly County was selected as the *subject community* to be used in the workshop training. Local staff and community participants were invited as local stakeholders to participate in this 4-day workshop with the emphasis on the actual Dooly County planning process occurring during the final days. Attendance and participation from local stakeholders was very good, and there was much discussion about local planning issues, future vision, and real goals for the communities. Much of the work done at this workshop is now being continued and carried over into the preparation of this new Greater Dooly Comprehensive Plan --- particularly with regard to the Community Agenda portion. Even some of the data presented and discussed at the workshop, along with some of the assessments and findings, are included in this Community Assessment portion of the Comprehensive Plan.

### **Potential Issues and Opportunities**

The special Georgia DCA workshop (described above) yielded a listing of *Potential Issues and Opportunities* that was prepared by the local stakeholders. A listing of typical issues and opportunities from the “State Planning Recommendations” was first presented to the stakeholders group in order to generate discussion. The stakeholders then prepared the following list of issues and opportunities (in no particular order...) that they felt were applicable to Greater Dooly. This listing serves as a guide in the data analysis and Plan formation through the rest of the planning process.

#### **ISSUES**

Job creation  
More educational opportunities/programs  
Conflict between desired outcomes and what they are willing to do  
Poor community aesthetics (at gateways)  
Dis-jointed / deteriorated community centers  
Lack of quality affordable housing  
Lack of promotion of agri-business (horse farms, diversification)  
Need for entertainment/recreation  
Conflict between agricultural and non-agricultural interests  
Need for good planning around potential lake and Drayton  
Schools: relocated & quality  
Medical services: Emergency services  
Housing – Range of types  
Competition between municipalities  
Preservation of rural character  
Consensus of vision  
Loss of industry  
Corridor management

Quality jobs  
Rail impedes access – trucking industry would shy away  
Perceived need for emergency healthcare facility  
Lake Dooly growth pressure/infrastructure requirements  
Depressed downtown  
Lack of sustainable job market  
Farm issues drive land use decisions  
Racial problems  
Issues raised repeatedly are not addressed  
Decision-making out of reach of citizens  
Train crossings/train idling  
Lack of available housing stock  
Creating job opportunities  
Recruiting and retaining business and industries  
Enhancing the roles and quality of schools in neighborhoods  
Lack of passive and active recreational opportunities (such as bowling, swimming pools, trails)  
Lack of medical facilities  
Lack of housing  
Agricultural interests (economic & rural character) versus “pro-growth”  
Avenue for whole community involvement  
Available land for development  
Strategy for education  
Communication/coordination: People, Jurisdictions, lack of cohesive vision  
Lack of money and resources  
Plan for tourism (must work together)  
Identity  
How to fit Dooly County into a regional context  
Define real threats and value of agricultural business  
Define rural character/farmland preservation (de-risk issue!)  
Housing = quality / quantity / variety  
Wage levels, jobs  
Recreation  
Railroad vs. traffic and access  
Development patterns not “connecting the dots”

## OPPORTUNITIES

Community involvement  
Expansion of education resources  
Interstate 75 – U.S. 41  
Utilities  
Railroad  
Empowerment zone  
Pig-Jig  
“Blank canvas”  
Maximize land and resources for recreation/redevelopment  
Lake Dooly  
Tourism/agricultural destinations

Historic districts  
Still in control of development (not sprawling...yet)  
Interstate highway exchanges – underdeveloped (control now!)  
Healthy existing industries  
Lake Dooly/Flint River  
Still affordable  
Basis for water infrastructure  
Served by two rail providers  
Character areas along Interstate 75 interchanges  
Development corridors along state routes leading into cities  
Opportunities for managed growth/open space/farms in amount of available land  
Downtown development and redevelopment  
Heritage tourism/historic preservation/agri-tourism  
Economic development tying in with Interstates/rail/lake-river  
Bio-mass (explore/expand) and University of Georgia (UGA) project  
Industrial infill (should be compatible): Rail, Interstate  
Salvageable town centers  
Historic resources: Agricultural, Downtowns  
Lake Dooly and potential “green” connections  
Interchange/gateways  
Hawkinsville – utilize what is going on there (horses)  
Development of agri-tourism  
Infill and redevelopment in downtown areas (such as train depot, bank, Vienna courthouse)  
More intensive development along Interstate-75 interchanges  
Capitalize on potential natural and man-made features recreational opportunities  
Create enrichment programs for children and youth

### **Consistency with Quality Community Objectives (QCO)**

The following listing of QCO’s was prepared by Georgia DCA as an assessment tool and guide in assisting local governments in evaluating their progress towards sustainable and livable communities. It is a very early step in the preparation of the Community Assessment and it is intended to help local governments generate additional ideas for potential issues and opportunities to be addressed later in the planning process. Analysis of consistency with the QCO’s is a required element of the Community Assessment portion of local Comprehensive Plans throughout the state, and every community in Georgia must respond to the same QCO’s as part of preparing Comprehensive Plans under the new planning standards. Below, is a listing of the QCO’s as well as Greater Dooly’s collective response to each one.

***(1) Regional Identity Objective: Regions should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.***

This QCO is mostly achieved. Greater Dooly exhibits the same general characteristics and patterns as those found in other rural counties in southern Georgia. These areas share a common traditional architecture, common history and presence of historical resources, and derive much of their economic livelihood from agricultural activities. Socio-economically, these areas are also much the same with



very little transition in the populations over time. This area of Georgia is distinctive unto itself and it recognizably different from more northern areas of the state.

**(2) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

This QCO is not yet fully achieved. Community infrastructure such as water, sewer and roads, is already in place in the areas where the municipalities are anticipating and promoting new growth. Municipal leaders realize that the public utilities and roads must already be present, and that there be sufficient capacity in the systems, to be competitive in attracting new growth. Therefore, all of the municipal utility systems intentionally have available capacity to as much as 50% in some cases. However, some municipalities such as Unadilla are currently seeking to still add even more capacity to their systems in hopes of attracting a large commercial or industrial uses to their community. There is some workforce training opportunities and programs available to the communities, but there is demonstrated need of still more. Growth management regulations are lacking in some communities and need to be re-written in others to better address anticipated growth patterns. There are various local development authorities in place to help with decisionmaking and provide additional leadership if/when the possibilities of new substantial growth arise.

**(3) 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, long-term sustainability, 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.**

This QCO is not yet achieved. Specific types of major employers and industries are not generally targeted in the community's marketing for new development and industrial recruitment. However, it is perceived that the industries and major employers that might be attracted to Greater Dooly, would be consistent with the types of business activities that are already here and would not be detrimental to local resources. Greater Dooly's wage rates and workforce skill levels are currently geared for mainly blue collar type jobs, and it would therefore be a difficult task to try and attract *significant* amounts of higher-skilled and high paying jobs. However, there is still a desire on the part of local officials to attract these higher classification jobs in order to achieve a more balanced mix in the local labor force.

**(4) 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.**

Greater Dooly lacks post-secondary (after high school) education facilities and local residents must travel outside the county to attend such facilities. Fortunately, the closest post-secondary facilities are in neighboring Crisp County (Cordele) and Sumter County (Americus). Also, the local SW Georgia United Empowerment Zone sponsors several education and special training programs that are beneficial to the local residents and improve their job skills.

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

This QCO is not achieved. With very small municipalities, the range of job types is very limited and there are not often very many opportunities to diversify the workforce. However, it is believed that the current mix of employment opportunities in each community is consistent with the skill level of the workforce already present. However, local officials are always looking for opportunities to better diversify the workforce and attract a little wider range of employers. With small municipalities and a sparse rural development pattern, Greater Dooly must band together to collectively create broader employment opportunities.

**(6) 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.*

This QCO is not yet achieved. Most of the municipalities have already begun the process of inventorying their historic resources and identifying potential historic districts. However, these processes have been very slow and they have not been completed. Currently, there are no significant local protection measures in place for these historic resources. In terms of protecting scenic or natural features (primarily in the unincorporated areas), there are also insufficient protection measures currently in place --- nothing to protect scenic viewsheds or to require preservation of a rural environment.

**(7) 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..*

This QCO is not yet achieved. None of the development regulations currently in place have designated open space requirements. Most of the new development throughout Greater Dooly has been relatively small in size (on individual parcels) which would have made the "set aside" of public open space unfeasible.

**(8) 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.*

This QCO is not yet achieved. Currently, there is nothing in the local development regulations to address adverse air quality, and there is very little to require protection of environmentally sensitive areas. So far, the environmental protection measures that have been put into place (such as wetlands buffers, etc...) have been mostly voluntary on the part of the developers.

**(9) Regional Cooperation Objective:** *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.*

This QCO is mostly achieved. There is an active sense of regionalism and multi-jurisdictional participation that is evident in Greater Dooly. The county and all of its municipalities are members of

the Middle Flint RDC. The RDC planning staff is participating in the preparation of this countywide Comprehensive Plan in addition to fulfilling its duties of being Plan reviewers at the end of the process. There are currently many joint services being provided among Dooly County and its municipalities, and the adopted Service Delivery Strategy (which clearly defines these services and their specific providers) will be updated consecutively to this planning process. Dooly County also participates with other neighboring counties in a multi-jurisdictional fashion regarding solid waste management, E911 service, special drug enforcement, and regional library system.

***(10) 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.***

This QCO is not yet fully achieved. With relatively small municipalities (all less than 3,000 people), a predominantly rural development pattern, and limited viable “destinations”, implementing a conventional mass transit system is unrealistic. However, there is a demand-response rural bus system serving Greater Dooly in conjunction with neighboring Crisp County (DCUTS – Dooly Crisp Unified Transit System). Alternative transportation pathways such as bicycle routes and even sidewalks, are very limited in even the built-up areas of Greater Dooly. However, the City of Vienna Master Plan from 2005 calls for the study and implementation of alternative pathways, including a possible greenway trail along Pennahatchee Creek.

***(11) Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.***

This QCO is mostly achieved. As evidenced by the already-adopted Service Delivery Strategy, there are numerous provisions of joint-government services within Greater Dooly, and also at the regional level which encompass Dooly County as well as some of the surrounding or nearby counties. Such services include solid waste management, fire protection, specialized police protection, E-911, EMS, roads maintenance, public transportation, economic development, Empowerment Zone activities, etc...

***(12) Housing Opportunities Objective: 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.***

This QCO is not yet fully achieved. Housing costs in Greater Dooly are generally within the ranges expected for its income and workforce levels. Persons working in Greater Dooly can certainly afford to live here. Within Greater Dooly, all forms of housing type are represented ranging from multi-family units, to mobile homes and all levels of single-family units. However, traditional single-family housing is by far the dominant housing type and there seems to be a lack of proper balance in the available housing mix in most communities. Particularly in Dooling, Unadilla and Vienna, there is an apparent lack of quality low income housing. Many of the low income housing areas are in a blighted condition. Also, there is a general shortage of *new housing* opportunities (at all levels) which becomes an increasing problem as the existing housing stock continues to age and possibly decline. Only the City of Vienna exhibits any forms of new occupied residential subdivisions, but much of this development is a result of the 1999 tornado aftermath.

**(13) 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.***

This QCO is not yet achieved. There is a wide disparity in the types of development regulations currently adopted or enforced throughout Greater Dooly. (Some of the communities do not even have development regulations.) The existing regulations in place do not address “neo-traditional neighborhood” development patterns or mixed use designs, and there are currently no adopted policies that encourage such types of development. However, in the communities without development regulations, there is nothing to legally prevent such types of development from occurring. The four (4) smaller municipalities are particularly well-situated to support such development patterns; low traffic volumes, relatively safe environments, and a mixture of land uses within walking distance of each other.

**(14) 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.***

This QCO is not yet achieved. All of Greater Dooly’s municipalities have their fair share of vacant lands in and around their core areas that are prime for infill development. However, the redevelopment process has been very slow to occur and consequently many of these properties have fallen into a dilapidated condition. This has seemingly caused a chain reaction in reducing the attractiveness of these and other nearby properties for potential redevelopment. With the very slow overall growth rates, there has also been a very limited amount of “any” new development throughout Greater Dooly --- particularly in the smaller municipalities. The main issue currently seems to be obtaining development of any kind, not just trying to direct more growth to infill areas. However, infill development is recognized as a priority need.

**(15) 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.***

This QCO is not yet achieved everywhere in Greater Dooly. Each of Greater Dooly’s communities have a strong “sense of place” associated with them in that they are all different in terms of their development patterns and visual appearance. Most of the visual distinctiveness is attributed to the different types of downtown areas they each have. As perhaps exceptions to this are the communities of Dooling and Lilly which have weaker downtown development patterns (lack of traditional downtown buildings). Elsewhere, the downtown areas are widely considered to be the community focal points, but some lack the sufficient activity needed to maintain a prosperous downtown environment. Of all 6 municipalities, only the City of Vienna has a truly active downtown environment. Efforts have been made to make this an attractive, pedestrian-friendly area with some success.

## Section 2

### Population

#### Total Population

An understanding of past and future population changes in Dooly County and each of the six (6) municipalities, provides insight about future needs in public services and facilities such as utilities, streets, schools, housing, parks, fire and police protection, and other such services. Table 2-1 depicts a comparison of total population figures for the Census years 1970-2000 for each local government of Dooly County (the county and each of its municipalities), as well as makes comparisons with the same figures for the Middle Flint Regional Development Center (RDC) region and the State of Georgia. The first part of the table depicts raw numbers, while the second part depicts various percentage changes through the Census years.

**Table 2-1  
Total Population Comparisons  
1970 - 2000**

	1970	1980	1990	2000
Byromville	419	567	452	415
Dooling	* 140	139	137	163
Lilly	155	202	204	221
Pinehurst	405	431	388	307
Unadilla	1,457	1,566	1,620	2,772
Vienna	2,341	2,886	2,708	2,973
* unincorporated area	5,487	5,035	4,392	4,674
Greater Dooly County	<b>10,404</b>	<b>10,826</b>	<b>9,901</b>	<b>11,525</b>
Middle Flint RDC region	86,778	92,651	92,337	102,910
State of Georgia	4,589,575	5,463,105	6,478,216	8,186,453

#### Numerical and Percentage Change

	1970 – 1980		1980 – 1990		1990 – 2000		1970 -- 2000	
	#	%	#	%	#	%	#	%
Byromville	148	35.3	- 125	- 22.0	- 37	- 8.2	- 4	- 1.0
Dooling	- 1	- 0.7	- 2	- 1.4	26	19.0	23	16.4
Lilly	47	30.3	2	1.0	17	8.3	66	42.6
Pinehurst	26	6.4	- 43	- 10.0	- 81	- 20.9	- 98	- 24.2
Unadilla	109	7.5	54	3.4	1,152	71.1	1,315	90.3
Vienna	545	23.3	- 178	- 6.2	265	9.8	632	27.0
* unincorporated area	- 452	- 8.2	- 643	- 12.8	282	6.4	- 813	- 14.8
Greater Dooly County	<b>422</b>	<b>4.1</b>	<b>- 925</b>	<b>- 8.5</b>	<b>1,624</b>	<b>16.4</b>	<b>1,121</b>	<b>10.8</b>
Middle Flint RDC region	5,873	6.8	- 314	- 0.3	10,573	11.5	16,132	18.6
State of Georgia	873,530	19.0	1,015,111	18.6	1,708,237	26.4	3,596,878	78.4

Source: US Bureau of the Census 1970-2000.

It should be noted that the Town of Dooling was an inactive municipality from the 1930's to 1989, and consequently there is no Census data available for Dooling from 1940 through 1980. For purposes of calculations within Dooly County and in order to make reasonable comparisons, Dooling is assumed to have a total population of 140 persons in 1970. Similar type assumptions are made about Dooling's demographics data throughout this Section for these same reasons.

In examining the data in this table for Greater Dooly (all of Dooly County combined), it is interesting to note that the total population increased by a modest amount between 1970 and 1980, then decreased significantly between 1980 and 1990, only to make a dramatic rebound between 1990 and 2000. A similar pattern is also found in the population figures for the Middle Flint RDC region; although the changes are not as dramatic. Such a "dip" in population is suspicious, particular when it is also reflected on a regional scale. There are no known causes for such a population shift in this region of the state. As explanation, it is possible that the 1990 Census was somewhat undercounted in this area of Georgia. It may also be possible that the 1980 Census reflected a slight overcount which would make any undercounts in 1990 seem a little more extreme. Therefore, one should exercise caution in examining Census population data very closely in comparing one decennial Census year to the next. It would be better to examine the trend data over the course of several Census periods such as from 1980 to 2000, or even a 1970 to 2000 comparison would likely be better.

When examining the long term growth trends of Greater Dooly from 1970 to 2000, there appears to be an overall pattern of steady growth (assuming some irregularities in the 1990 Census data), but Greater Dooly has lagged behind the overall growth percentage rates shown in the Middle Flint RDC region. The 30-year percentage growth in Greater Dooly is 10.8%, while the regional percentage growth is 18.6%. As a further comparison, Greater Dooly and the RDC region have both certainly lagged behind the statewide percentage growth in population during this same time period (18.6% versus 78.4%), which is attributed to the population explosion taking place in the Atlanta area from 1970 to 2000.

When examining the 30-year changes in total population from *within* Dooly County, it is interesting to note how Dooling, Lilly and Vienna grew a bit faster than the countywide average. Byromville did not grow at all, while Pinehurst and the unincorporated area lost a fair percentage of population. Unadilla nearly doubled in population with a very large increase coming between 1990 and 2000. It should be noted here that Unadilla's dramatic increase during the 1990's was primarily due to the construction and annexation of the Dooly State Prison which holds more than 1,000 prisoners --- now about 40% of Unadilla's total population. In fact, all of Unadilla's Census demographic data for 2000 is now heavily skewed (when making comparisons with prior Census years) because of the high percentage of population being in the prison. The demographics of these prisoners is not reflective of the demographics of the rest of Unadilla.

When ignoring the affects of the added prison, which is counted as a total population of 1,129 persons by itself, it is clear that there is actually very little change in the total population of Greater Dooly between 1970 and 2000. However, there appears to be a shifting of population within the county as some municipalities grew, some even lost population, and there was a marked loss of population in the unincorporated area. The reasons for these differences are likely to be a result of variations in the local economies *within* Dooly County, and the competitions for growth coming from outside communities.

As for projections of total population change into the future, Table 2-2 depicts these same numeric comparisons as Table 2-1 as they are predicted in an official database maintained by the Georgia Department of Community Affairs (DCA). However, there is no data included here for the Middle Flint RDC Region nor the State of Georgia. The methodology used here is to continue the same Census

trends from 1980 to 2000 into the future. With so many factors affecting total population growth over time, it is impossible to make long-term predictions with a great deal of accuracy. However, there is sound logic in using past trend data to make predictions for at least the short-term future.

**Table 2-2  
Total Population Projections  
2000 - 2030**

	2000	2010	2020	2030
Byromville	415	339	263	187
Dooling	163	* 177	* 192	* 209
Lilly	221	231	240	250
Pinehurst	307	245	183	121
Unadilla	2,772	3,375	3,978	4,581
Vienna	2,973	3,017	3,060	3,104
* unincorporated area	4,674	4,491	4,308	4,122
<b>Greater Dooly County</b>	<b>11,525</b>	<b>11,875</b>	<b>12,224</b>	<b>12,574</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

*NOTE: The projections are based on the average rate of change from 1980 to 2000. The base multiplier of "1" means that it will follow the same trend. The multiplier can be adjusted. For example, if the multiplier is changed to 1.5, the rate of change will be increased by 50% every 10 years. A multiplier of zero means no change. A negative value will mean a reverse in the trend.*

*It should also be noted that there is no official projection data available for Dooling and that these figures are based on ratio calculations equal to the changes in Dooling population between 1980 and 2000.*

### Age Groups and Median Age

One characteristic that influences population change is age composition, and how this breaks down into age grouping and median age. The following series of data tables (Tables 2-3 through 2-10) depict the breakdown of total population in age groups and median age as they have changed over time from 1970 to 2000 for Greater Dooly and each of the units of government within.

**Table 2-3  
Greater Dooly Population by Age Groups and Median Age  
1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	1,015	9.8	1,009	9.3	775	7.8	782	6.8
5 to 17	...	...	2,691	24.9	2,215	22.4	2,166	18.8
18 to 24	4,074	39.1	1,173	10.8	883	8.9	1,191	10.3
25 to 34	999	9.6	1,453	13.4	1,374	13.9	1,606	13.9
35 to 44	936	9.0	1,016	9.4	1,300	13.1	1,829	15.9
45 to 54	1,068	10.3	951	8.8	1,008	10.2	1,566	13.6
55 to 64	1,096	10.5	1,042	9.6	858	8.7	1,023	8.9
65 and over	1,216	11.7	1,491	13.8	1,488	15.0	1,362	11.8
<b>Median Age</b>	<b>26.1</b>		<b>28.1</b>		<b>32.8</b>		<b>35.1</b>	

Source: US Bureau of the Census 1970-2000.

**Table 2-4**  
**Byromville Population by Age Groups and Median Age**  
**1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	36	8.6	53	9.3	24	5.3	22	5.3
5 to 17	104	24.8	97	17.1	77	17.0	58	14.0
18 to 24	34	8.1	55	9.7	37	8.2	30	7.2
25 to 34	24	5.7	75	13.2	64	14.2	44	10.6
35 to 44	30	7.2	17	3.0	45	10.0	50	12.0
45 to 54	43	10.3	53	9.3	27	6.0	49	11.8
55 to 64	57	13.6	55	9.7	40	8.8	34	8.2
65 and over	91	21.7	162	28.7	138	30.5	128	30.9
<b>Median Age</b>	<b>39.7</b>		<b>41.8</b>		<b>43.5</b>		<b>45.6</b>	

Source: US Bureau of the Census 1970-2000.

**Table 2-5**  
**Dooling Population by Age Groups and Median Age**  
**1970 – 2000**

Age Group (years)	* 1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	14	10.1	14	10.1	13	9.5	17	10.4
5 to 17	33	23.8	33	23.8	34	24.8	47	28.8
18 to 24	16	11.5	16	11.5	15	11.0	16	9.9
25 to 34	18	12.9	18	12.9	17	12.4	19	11.7
35 to 44	24	17.3	24	17.3	23	16.8	23	14.1
45 to 54	22	15.1	21	15.1	19	13.9	20	12.3
55 to 64	6	4.3	6	4.3	8	5.8	11	6.7
65 and over	7	5.0	7	5.0	8	5.8	10	6.1
<b>Median Age</b>	<b>27.7</b>		<b>27.7</b>		<b>28.1</b>		<b>27.2</b>	

Source: US Bureau of the Census 1970-2000, and special surveys conducted by local officials 1990-1991. \* No 1970 Census data is available for Dooling, although the total population is believed to be 140. The 1980 data is repeated in this column (with one additional person age 45-54) in order to calculate unincorporated area figures more accurately.



**Table 2-6**  
**Lilly Population by Age Groups and Median Age**  
**1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	17	11.0	8	4.0	21	10.3	25	11.3
5 to 17	41	26.4	76	37.6	47	23.0	56	25.3
18 to 24	17	11.0	10	4.9	13	6.4	23	10.4
25 to 34	15	9.7	20	9.9	24	11.8	37	16.8
35 to 44	5	3.2	17	8.4	19	9.3	15	6.8
45 to 54	18	11.6	7	3.5	24	11.8	20	9.1
55 to 64	16	10.3	23	11.4	12	5.9	18	8.1
65 and over	26	16.8	41	20.3	44	21.5	27	12.2
<b>Median Age</b>	<b>29.3</b>		<b>30.4</b>		<b>31.8</b>		<b>26.8</b>	

Source: US Bureau of the Census 1970-2000 and special surveys conducted by local officials 1990-1991.

**Table 2-7**  
**Pinehurst Population by Age Groups and Median Age**  
**1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	41	10.1	44	10.2	23	5.9	9	2.9
5 to 17	124	30.6	96	22.3	93	24.0	52	17.0
18 to 24	29	7.2	58	13.5	36	9.3	25	8.1
25 to 34	38	9.4	60	13.9	49	12.6	35	11.4
35 to 44	34	8.4	30	7.0	52	13.4	37	12.1
45 to 54	35	8.6	39	9.0	39	10.0	51	16.6
55 to 64	38	9.4	45	10.4	38	9.8	40	13.0
65 and over	66	16.3	59	13.7	58	15.0	58	18.9
<b>Median Age</b>	<b>35.6</b>		<b>35.8</b>		<b>38.2</b>		<b>44.1</b>	

Source: US Bureau of the Census 1970-2000.

**Table 2-8  
Unadilla Population by Age Groups and Median Age  
1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	122	8.4	115	7.3	130	8.0	136	4.9
5 to 17	400	27.5	346	22.1	344	21.2	352	12.7
18 to 24	146	10.0	173	11.1	131	8.1	326	11.7
25 to 34	146	10.0	225	14.4	230	14.2	520	18.8
35 to 44	145	9.9	143	9.1	218	13.5	627	22.6
45 to 54	167	11.5	157	10.0	163	10.1	393	14.2
55 to 64	149	10.2	202	12.9	143	8.8	186	6.7
65 and over	182	12.5	205	13.1	261	16.1	232	8.4
<b>Median Age</b>	<b>32.9</b>		<b>34.8</b>		<b>35.5</b>		<b>35.7</b>	

Source: US Bureau of the Census 1970-2000.

**Table 2-9  
Vienna Population by Age Groups and Median Age  
1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	184	7.9	295	10.2	225	8.3	262	8.8
5 to 17	678	28.9	721	25.0	670	24.8	655	22.0
18 to 24	229	9.8	316	10.9	253	9.3	366	12.3
25 to 34	238	10.2	357	12.4	407	15.1	380	12.8
35 to 44	189	8.1	287	9.9	323	11.9	397	13.4
45 to 54	244	10.4	230	8.0	269	9.9	363	12.2
55 to 64	270	11.5	254	8.8	198	7.3	245	8.2
65 and over	309	13.2	426	14.8	363	13.4	305	10.3
<b>Median Age</b>	<b>28.2</b>		<b>28.9</b>		<b>29.8</b>		<b>30.4</b>	

Source: US Bureau of the Census 1970-2000.

**Table 2-10**  
**Dooly County (unincorporated) Population by Age Groups and Median Age**  
**1970 – 2000**

Age Group (years)	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
0 to 4	601	11.0	480	9.5	339	7.7	311	6.7
5 to 17	1,606	29.3	1,322	26.3	950	21.6	946	20.2
18 to 24	617	11.2	545	10.8	398	9.1	405	8.7
25 to 34	520	9.5	698	13.9	583	13.3	571	12.2
35 to 44	509	9.3	498	9.9	620	14.1	680	14.5
45 to 54	540	9.8	444	8.8	467	10.6	670	14.3
55 to 64	559	10.2	457	9.1	419	9.6	489	10.5
65 and over	535	9.7	591	11.7	616	14.0	602	12.9
<b>Median Age</b>	<b>30.2</b>		<b>31.3</b>		<b>34.9</b>		<b>36.1</b>	

Source: US Bureau of the Census 1970-2000.

In terms of projection data for the next 25 years, the following series of data tables (Tables 2-11 through 2-18) depict the breakdown of total population in age groups as they are predicted to change over time from 2000 to 2030 for Greater Dooly and each of the units of government within. Here again, these projections are supplied by the State of Georgia and they are based on the average rate of change from 1980 to 2000. *(The base multiplier of “1” means that it will follow the same trend. The multiplier can be adjusted. For example, if the multiplier is changed to 1.5, the rate of change will be increased by 50% every 10 years. A multiplier of zero means no change. A negative value will mean a reverse in the trend.)*

**Table 2-11**  
**Greater Dooly Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	782	6.8	669	5.6	555	4.5	442	3.5
5 to 17	2,166	18.8	1,904	16.1	1,641	13.4	1,468	11.6
18 to 24	1,191	10.3	1,201	10.1	1,209	9.9	1,219	9.6
25 to 34	1,606	13.9	1,683	14.2	1,759	14.4	1,836	14.5
35 to 44	1,829	15.9	2,236	18.8	2,642	21.7	3,049	24.1
45 to 54	1,566	13.6	1,874	15.8	2,181	17.8	2,489	19.6
55 to 64	1,023	8.9	1,014	8.5	1,004	8.2	995	7.9
65 and over	1,362	11.8	1,298	10.9	1,233	10.1	1,169	9.2

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 2-12**  
**Byromville Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	22	5.3	13	3.8	4	1.5	0	0
5 to 17	58	14.0	26	7.6	3	1.1	0	0
18 to 24	30	7.2	24	7.0	16	5.9	14	5.9
25 to 34	44	10.6	30	8.8	16	5.9	2	0.8
35 to 44	50	12.0	61	17.9	71	26.1	82	34.8
45 to 54	49	11.8	51	15.0	53	19.5	55	23.3
55 to 64	34	8.2	23	6.7	12	4.4	1	0.4
65 and over	128	30.9	113	33.2	97	35.6	82	34.8

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 2-13**  
**Dooling Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	17	10.4	n/a	n/a	n/a	n/a	n/a	n/a
5 to 17	47	28.8	n/a	n/a	n/a	n/a	n/a	n/a
18 to 24	16	9.9	n/a	n/a	n/a	n/a	n/a	n/a
25 to 34	19	11.7	n/a	n/a	n/a	n/a	n/a	n/a
35 to 44	23	14.1	n/a	n/a	n/a	n/a	n/a	n/a
45 to 54	20	12.3	n/a	n/a	n/a	n/a	n/a	n/a
55 to 64	11	6.7	n/a	n/a	n/a	n/a	n/a	n/a
65 and over	10	6.1	n/a	n/a	n/a	n/a	n/a	n/a

Source: US Bureau of the Census (2000 data), and Georgia DCA. There is no official Age projection data currently available for Dooling.

**Table 2-14**  
**Lilly Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	25	11.3	31	13.2	36	14.7	42	16.0
5 to 17	56	25.3	53	22.7	54	22.0	56	21.3
18 to 24	23	10.4	30	12.8	35	14.3	42	16.0
25 to 34	37	16.8	47	20.1	57	23.2	67	25.5
35 to 44	15	6.8	12	5.1	9	3.7	6	2.3
45 to 54	20	9.1	28	12.0	35	14.3	43	16.3
55 to 64	18	8.1	14	6.0	9	3.7	5	1.9
65 and over	27	12.2	19	8.1	10	4.1	2	0.7

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 2-15  
Pinehurst Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	9	2.9	0	0	0	0	0	0
5 to 17	52	17.0	24	9.4	7	3.1	0	0
18 to 24	25	8.1	18	7.0	18	7.9	19	8.8
25 to 34	35	11.4	26	10.2	16	7.0	7	3.2
35 to 44	37	12.1	36	14.1	34	14.8	33	15.3
45 to 54	51	16.6	59	23.0	66	28.8	74	34.2
55 to 64	40	13.0	36	14.1	32	14.0	28	13.0
65 and over	58	18.9	57	22.2	56	24.4	55	25.5

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 2-16  
Unadilla Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	136	4.9	147	4.4	157	3.9	168	3.7
5 to 17	352	12.7	358	10.6	363	9.1	369	8.0
18 to 24	326	11.7	400	11.8	474	11.9	548	11.9
25 to 34	520	18.8	668	19.8	815	20.6	963	21.0
35 to 44	627	22.6	869	25.7	1,111	27.9	1,353	29.5
45 to 54	393	14.2	508	15.0	622	15.6	737	16.1
55 to 64	186	6.7	182	5.4	177	4.5	173	3.8
65 and over	232	8.4	246	7.3	259	6.5	273	6.0

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 2-17  
Vienna Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
0 to 4	262	8.8	246	8.1	229	7.5	213	6.8
5 to 17	655	22.0	623	20.6	589	19.2	588	18.7
18 to 24	366	12.3	392	13.0	416	13.6	442	14.1
25 to 34	380	12.8	392	13.0	403	13.2	415	13.2
35 to 44	397	13.4	452	15.0	507	16.6	562	17.9
45 to 54	363	12.2	430	14.2	496	16.2	563	17.9
55 to 64	245	8.2	241	8.0	236	7.7	232	7.4
65 and over	305	10.3	245	8.1	184	6.0	124	4.0

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 2-18**  
**Dooly County (unincorporated) Age Group Projections, 2000 – 2030**

Age Group (years)	2000		2010 *		2020 *		2030 *	
	#	%	#	%	#	%	#	%
0 to 4	311	6.7	232	5.0	129	2.9	19	0.4
5 to 17	946	20.2	820	17.7	625	14.1	455	10.8
18 to 24	405	8.7	337	7.2	250	5.6	154	3.6
25 to 34	571	12.2	520	11.2	452	10.2	382	9.0
35 to 44	680	14.5	806	17.3	910	20.5	1,013	24.0
45 to 54	670	14.3	798	17.2	909	20.5	1,017	24.0
55 to 64	489	10.5	518	11.1	538	12.1	556	13.2
65 and over	602	12.9	618	13.3	627	14.1	633	15.0

Source: US Bureau of the Census (2000 data), and Georgia DCA.

\* The population of Dooling is included in these years since there is no official Age projection data currently available for Dooling.

### **Composition of Gender, Race and Ethnicity**

Other important features of demographics data include the composition of a population’s gender, race and ethnicity. Census data determines ethnicity of Hispanic or Latin origin, which can transcend through any racial background. In other words, persons of each identified “race” in the Census data can also be of Hispanic origin too, and therefore those persons claiming Hispanic origin are noted separately in the data. The following series of data tables (Tables 2-19 through 2-26) depict the breakdown of total population in terms of gender, race, and ethnicity for each of Greater Dooly’s local governments during the years 1970 to 2000. Table 2-27 shows these same data in regional and state comparisons for the years 1990 and 2000. For racial comparisons among Census years, it should be noted that in the 2000 data, persons were allowed to claim more than one race for themselves if they wanted and these persons are noted separately in the data. However, for ease of making comparisons between the Census years in these tables, those persons who claimed more than one race in Census 2000 are listed as part of their own line item. In these tables, their totals are not included in the calculated numbers and percentages shown for racial composition in the year 2000. The percentages shown for the “more than one race” item indicate the percentage of the *total population* that identified themselves with more than one race. It should also be noted that some data is not available for all the earlier years for all the governments.

**Table 2-19**  
**Greater Dooly Population by Gender, Race and Ethnicity, 1970 - 2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
Males	4,911	47.2	5,034	46.5	4,502	45.5	6,025	52.3
Females	5,493	52.8	5,792	53.5	5,399	54.5	5,500	47.7
White	n/a		5,520	51.0	4,991	50.4	5,298	46.4
Black	n/a		5,278	48.8	4,852	49.0	5,709	50.0
American Indian or Alaska Native	n/a		5	< 0.1	3	< 0.1	19	0.2
Asian or Pacific Islander	n/a		17	0.2	40	0.4	62	0.5
Other race	n/a		6	< 0.1	15	0.2	332	2.9
** More than one race							105	* 0.9
Hispanic or Latin Origin	n/a		123	1.1	77	0.8	537	4.7

Source: US Bureau of the Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.

**Table 2-20**  
**Byromville Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
Males	187	44.6	249	43.9	190	42.0	181	43.6
Females	232	55.4	318	56.1	262	58.0	234	56.4
White	n/a		241	42.5	218	48.2	177	43.0
Black	n/a		325	57.3	222	49.1	214	51.9
American Indian or Alaska Native	n/a		0	0	0	0	2	0.5
Asian or Pacific Islander	n/a		1	0.2	4	0.9	4	1.0
Other race	n/a		0	0	8	1.8	15	3.6
** More than one race							3	* 0.7
Hispanic or Latin Origin	n/a		8	1.4	16	3.5	22	5.3

Source: US Bureau of the Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.

**Table 2-21**  
**Dooling Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		* 1990		2000	
	#	%	#	%	#	%	#	%
Males	73	52.1	69	49.6	66	48.2	77	47.2
Females	67	47.9	70	50.4	71	51.8	86	52.8
White	n/a		n/a		33	24.1	47	29.0
Black	n/a		n/a		104	75.9	109	67.3
American Indian or Alaska Native	n/a		n/a		0	0	0	0
Asian or Pacific Islander	n/a		n/a		0	0	0	0
Other race	n/a		n/a		0	0	6	3.7
** More than one race							1	* 0.6
Hispanic or Latin Origin	n/a		n/a		0	0	7	4.3

Source: US Bureau of th Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.

NOTE: Dooling's total population was shown as "28" in the original 1990 Census, but later corrected to 137.

**Table 2-22**  
**Lilly Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		* 1990		2000	
	#	%	#	%	#	%	#	%
Males	84	54	75	37.0	98	48.0	106	48.0
Females	71	46	127	63.0	106	52.0	115	52.0
White	n/a		103	51.0	122	59.8	116	52.7
Black	n/a		99	49.0	81	39.7	96	43.6
American Indian or Alaska Native	n/a		0	0	0	0	0	0
Asian or Pacific Islander	n/a		0	0	1	0.5	1	0.5
Other race	n/a		0	0	0	0	7	3.2
** More than one race							1	* 0.5
Hispanic or Latin Origin	n/a		0	0	3	1.5	7	3.2

Source: US Bureau of the Census 1970-2000 and special surveys conducted by local officials 1990-1991.

NOTE: Lilly's total population was shown as "138" in the original 1990 Census, but later changed to 204 based on special surveys by local officials in 1990-1991. Therefore a multiplier of "1.478" was used to recalculate 1990 population figures to achieve a revised total of 204 persons.

**Table 2-23**  
**Pinehurst Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		* 1990		2000	
	#	%	#	%	#	%	#	%
Males	185	45.7	190	44.0	176	45.4	146	47.6
Females	220	54.3	241	56.0	212	54.6	161	52.4
White	n/a		188	43.6	206	53.1	153	50.2
Black	n/a		243	56.4	182	46.9	151	49.5
American Indian or Alaska Native	n/a		0	0	0	0	1	0.3
Asian or Pacific Islander	n/a		0	0	0	0	0	0
Other race	n/a		0	0	0	0	0	0
** More than one race							2	* 0.7
Hispanic or Latin Origin	n/a		8	1.9	5	1.3	6	2.0

Source: US Bureau of the Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.



**Table 2-24  
Unadilla Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
Males	669	45.9	705	45.0	710	43.8	1,855	66.9
Females	788	54.1	861	55.0	910	56.2	917	33.1
White	n/a		906	57.9	788	48.6	957	34.9
Black	n/a		653	41.7	815	50.3	1,722	62.7
American Indian or Alaska Native	n/a		0	0	0	0	6	0.2
Asian or Pacific Islander	n/a		7	0.4	17	1.1	15	0.5
Other race	n/a		0	0	0	0	46	1.7
** More than one race							26	* 0.9
Hispanic or Latin Origin	n/a		2	0.1	18	1.1	83	3.0

Source: US Bureau of the Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.

**Table 2-25  
Vienna Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
Males	1,044	44.6	1,330	46.1	1,184	43.7	1,368	46.0
Females	1,297	55.4	1,556	53.9	1,524	56.3	1,605	54.0
White	n/a		1,114	38.6	845	31.2	823	27.9
Black	n/a		1,765	61.1	1,854	68.5	1,988	67.3
American Indian or Alaska Native	n/a		0	0	1	< 0.1	6	0.2
Asian or Pacific Islander	n/a		2	0.1	7	0.3	25	0.8
Other race	n/a		5	0.2	1	< 0.1	112	3.8
** More than one race							19	* 0.6
Hispanic or Latin Origin	n/a		48	1.7	1	< 0.1	166	5.6

Source: US Bureau of the Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.

**Table 2-26**  
**Dooly County (unincorporated) Population by Gender, Race and Ethnicity, 1970 – 2000**

	1970		1980		* 1990		2000	
	#	%	#	%	#	%	#	%
Males	2,669	48.6	2,416	48.0	2,078	47.3	2,292	49.0
Females	2,818	51.4	2,619	52.0	2,314	52.7	2,382	51.0
White	n/a		n/a		2,779	63.3	3,025	65.4
Black	n/a		n/a		1,594	36.3	1,429	30.9
American Indian or Alaska Native	n/a		n/a		2	< 0.1	4	0.1
Asian or Pacific Islander	n/a		n/a		11	0.3	17	0.4
Other race	n/a		n/a		6	0.1	146	3.2
** More than one race							53	* 1.1
Hispanic or Latin Origin	n/a		n/a		34	0.8	246	5.3

Source: US Bureau of the Census 1970-2000, local Comprehensive Plan 1991, and Georgia DCA.

NOTE: These figures for 1990 reflect the adjustments made to the original 1990 data for Dooling and Lilly.

**Table 2-27**  
**Population by Gender, Race and Ethnicity --- Regional and State Comparisons**  
**1990 – 2000**

	Middle Flint RDC Region				State of Georgia			
	1990		2000		1990		2000	
	#	%	#	%	#	%	#	%
Males	42,720	46.3	49,731	48.3	3,144,503	48.5	4,027,113	49.2
Females	49,617	53.7	53,179	51.7	3,333,713	51.5	4,159,340	50.8
White	49,028	53.1	51,376	50.3	4,600,148	71.0	5,327,281	66.0
Black	42,704	46.2	48,391	47.4	1,746,565	26.9	2,349,542	29.1
American Indian or Alaska Native	181	0.2	227	0.2	13,348	0.2	21,737	0.3
Asian or Pacific Islander	229	0.3	562	0.6	75,781	1.2	177,416	2.2
Other race	195	0.2	1,563	1.5	42,374	0.7	196,289	2.4
** More than one race			791	* 0.8			114,188	* 1.4
Hispanic or Latin Origin	522	0.6	2,905	2.8	108,922	1.7	435,227	5.3
<i>Total Population</i>	92,337		102,910		6,478,216		8,186,453	

Source: US Bureau of the Census 1990-2000.

Racial and Ethnic Projections

In terms of projecting race and ethnic data for the next 25 years, the following series of data tables (Tables 2-28 through 2-35) depict the breakdown of racial and ethnic composition as they are predicted to change over time from 2000 to 2030 for Greater Dooly and each of the units of government within. Here again, these projections are supplied by the State of Georgia and they are based on the average rate of change from 1980 to 2000. *(The base multiplier of “1” means that it will follow the same trend. The multiplier can be adjusted. For example, if the multiplier is changed to 1.5, the rate of change will be increased by 50% every 10 years. A multiplier of zero means no change. A negative value will mean a reverse in the trend.)* It should be noted that these projections are based on data for “single-race” persons. Projections for those persons indicating to be of more than one race are included in the calculations for the “other race” category.

**Table 2-28  
Greater Dooly Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	5,298	46.0	5,187	43.7	5,076	41.5	4,965	39.5
Black	5,709	49.5	5,925	49.9	6,140	50.2	6,356	50.6
American Indian or Alaska Native	19	0.2	26	0.2	33	0.3	40	0.3
Asian or Pacific Islander	62	0.5	85	0.7	107	0.9	130	1.0
Other race	437	3.8	652	5.5	868	7.1	1,083	8.6
Hispanic or Latin Origin	537	4.7	744	6.3	951	7.8	1,158	9.2

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-29  
Byromville Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	177	42.7	145	42.7	113	42.9	81	43.3
Black	214	51.5	159	46.9	103	39.2	48	25.7
American Indian or Alaska Native	2	0.5	3	0.9	4	1.5	5	2.7
Asian or Pacific Islander	4	1.0	6	1.8	7	2.7	9	4.8
Other race	18	4.3	26	7.7	36	13.7	44	23.5
Hispanic or Latin Origin	22	5.3	29	8.6	36	13.7	43	23.0

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-30**  
**Dooling Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	47	28.8	n/a		n/a		n/a	
Black	109	66.9	n/a		n/a		n/a	
American Indian or Alaska Native	0	0	n/a		n/a		n/a	
Asian or Pacific Islander	0	0	n/a		n/a		n/a	
Other race	7	4.3	n/a		n/a		n/a	
Hispanic or Latin Origin	7	4.3	n/a		n/a		n/a	

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-31**  
**Lilly Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	116	52.5	123	53.2	129	53.7	136	54.4
Black	96	43.4	95	41.1	93	38.8	92	36.8
American Indian or Alaska Native	0	0	0	0	0	0	0	0
Asian or Pacific Islander	1	0.5	2	0.9	2	0.8	3	1.2
Other race	8	3.6	11	4.8	16	6.7	19	7.6
Hispanic or Latin Origin	7	3.2	11	4.8	14	5.8	18	7.2

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-32**  
**Pinehurst Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	153	49.8	136	55.5	118	64.5	101	83.5
Black	151	49.2	105	42.9	59	32.2	13	10.7
American Indian or Alaska Native	1	0.3	2	0.8	2	1.1	3	2.5
Asian or Pacific Islander	0	0	0	0	0	0	0	0
Other race	2	0.7	2	0.8	4	2.2	4	3.3
Hispanic or Latin Origin	6	2.0	5	2.0	4	2.2	3	2.5

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-33**  
**Unadilla Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	957	34.5	983	29.1	1,008	25.3	1,034	22.6
Black	1,722	62.2	2,257	66.8	2,791	70.2	3,326	72.6
American Indian or Alaska Native	6	0.2	9	0.3	12	0.3	15	0.3
Asian or Pacific Islander	15	0.5	19	0.6	23	0.6	27	0.6
Other race	72	2.6	107	3.2	144	3.6	179	3.9
Hispanic or Latin Origin	83	3.0	124	3.7	164	4.1	205	4.5

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-34**  
**Vienna Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	823	27.7	678	22.5	532	17.4	387	12.5
Black	1,988	66.9	2,099	69.6	2,211	72.2	2,323	74.8
American Indian or Alaska Native	6	0.2	9	0.3	12	0.4	15	0.5
Asian or Pacific Islander	25	0.8	37	1.2	48	1.6	60	1.9
Other race & multi-racial	131	4.4	194	6.4	257	8.4	320	10.3
Hispanic or Latin Origin	166	5.6	225	7.5	284	9.3	343	11.0

Source: US Bureau of the Census 2000, and Georgia DCA.

**Table 2-35**  
**Dooly County (unincorporated) Population Projections by Race and Ethnicity, 2000 – 2030**

	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
White	3,025	64.7	3,122	66.9	3,176	70.7	3,226	74.5
Black	1,429	30.6	1,210	25.9	883	19.6	554	12.8
American Indian or Alaska Native	4	< 0.1	3	< 0.1	3	< 0.1	2	< 0.1
Asian or Pacific Islander	17	0.4	21	0.5	27	0.6	31	0.7
Other race	199	4.3	312	6.7	411	9.1	517	11.9
Hispanic or Latin Origin	246	5.3	350	7.5	449	10.0	546	12.6

Source: US Bureau of the Census 2000, and Georgia DCA.

## Households

Another method of examining population and population change is using numbers of households rather than numbers of persons. This method is sometimes more useful for purposes of examining economic data in that a household is sometimes also considered the same as a spending unit. Another advantage for examining changes in household data is that it eliminates the Group Quarters segment of the population, which is often helpful if a large part of the Group Quarters population is institutionalized at facilities where they are unable to participate in the local economy or other aspects of the community.

Tables 2-36 and 2-37 depict the breakdown of Census household data in terms of total number of counted households, and average household size for Greater Dooly and each of the local governments within. These data are depicted for the Census years 1980 through 2000, and are projected ahead by decennial year to 2030. These projections are largely based on historical trends that are found in the existing data between 1980 and 2000.

**Table 2-36**  
**Total Number of Households Comparisons, 1980 - 2030**

	1980	1990	2000	2010	2020	2030
Byromville	159	140	128	113	97	82
Dooling	46	45	54	59	64	69
Lilly	64	54	82	91	100	109
Pinehurst	160	140	145	138	130	123
Unadilla	568	611	655	699	742	786
Vienna	940	978	1,068	1,132	1,196	1,260
* unincorporated area	1,592	1,589	1,777	1,867	1,960	2,050
<b>Greater Dooly County</b>	<b>3,529</b>	<b>3,557</b>	<b>3,909</b>	<b>4,099</b>	<b>4,289</b>	<b>4,479</b>

Source: US Bureau of the Census 1980-2000, and Georgia DCA.

**Table 2-37**  
**Average Household Size Comparisons, 1980 - 2030**

	1980	1990	2000	2010	2020	2030
Byromville	2.92	2.63	2.54	2.35	2.16	1.97
Dooling	3.02	3.04	3.02	3.01	2.99	2.95
Lilly	3.16	2.56	2.70	2.47	2.24	2.01
Pinehurst	2.69	2.77	2.12	1.84	1.55	1.27
Unadilla	2.76	2.58	2.49	2.36	2.22	2.09
Vienna	3.04	2.72	2.75	2.61	2.46	2.32
* unincorporated area	n/a	n/a	n/a	n/a	n/a	n/a
<b>Greater Dooly County</b>	<b>3.03</b>	<b>2.74</b>	<b>2.62</b>	<b>2.42</b>	<b>2.21</b>	<b>2.01</b>

Source: US Bureau of the Census 1980-2000, and Georgia DCA.

## Personal Income

Personal income data such as “per capita income” and “average household income” is often a linkage between the study of population data and the study of economic data. Tables 2-38 and 2-39 depict the available data concerning Per Capita Income and Average Household Income for Greater Dooly and each of the local governments within. These data are depicted for the Census years 1980 through 2000, and are projected ahead by decennial year to 2030. These projections are largely based on historical trends that are found in the existing data between 1980 and 2000.

**Table 2-38**  
**Per Capita Income (dollars) Comparisons, 1980 - 2030**

	1980	1990	2000	2010	2020	2030
Byromville	2,941	7,833	9,362	12,573	15,783	18,994
Dooling	n/a	3,600	8,976	n/a	n/a	n/a
Lilly	3,321	5,451	10,969	14,793	18,617	22,441
Pinehurst	3,310	8,039	15,673	21,855	28,036	34,218
Unadilla	5,393	7,587	8,897	10,649	12,401	14,153
Vienna	3,710	6,465	12,419	16,774	21,128	25,483
* unincorporated area	n/a	n/a	n/a	n/a	n/a	n/a
Greater Dooly County	<b>4,163</b>	<b>8,413</b>	<b>13,628</b>	<b>18,361</b>	<b>23,093</b>	<b>27,826</b>
Middle Flint RDC region	n/a	n/a	n/a	n/a	n/a	n/a
State of Georgia	n/a	<b>13,631</b>	<b>21,154</b>	n/a	n/a	n/a

Source: US Bureau of the Census 1980-2000, and Georgia DCA.

**Table 2-39**  
**Average Household Income (dollars) Comparisons, 1980 - 2030**

	1980	1990	2000	2010	2020	2030
Byromville	n/a	23,789	22,776	n/a	n/a	n/a
Dooling	n/a	4,999	20,469	n/a	n/a	n/a
Lilly	n/a	16,041	25,671	n/a	n/a	n/a
Pinehurst	n/a	23,334	36,761	n/a	n/a	n/a
Unadilla	n/a	19,259	30,834	n/a	n/a	n/a
Vienna	n/a	18,813	35,654	n/a	n/a	n/a
* unincorporated area	n/a	n/a	n/a	n/a	n/a	n/a
Greater Dooly County	n/a	<b>23,371</b>	<b>39,008</b>	n/a	n/a	n/a
Middle Flint RDC region	n/a	n/a	n/a	n/a	n/a	n/a
State of Georgia	n/a	<b>29,021</b>	<b>42,433</b>	n/a	n/a	n/a

Source: US Bureau of the Census 1990-2000, and Georgia DCA.

## Assessments

For the past 30 or more years, Greater Dooly’s resident population has grown at a much slower rate than the balance of the surrounding region, and particularly the State of Georgia. The 30-year growth

percentage in Greater Dooly is 10.8%, while the region as a whole grew 18.6%, and all of Georgia grew 78.4%. When factoring out the new Dooly State Prison (with 1,129 inmates), the 30-year growth for Greater Dooly is almost zero.

With the overall population of Greater Dooly growing very slowly and there being almost no net change in the total number of local residents, there has been an apparent shift going on among the municipalities and the unincorporated area. Some municipalities have grown at different periods, and at different rates, while others have declined. It is unclear whether or not the population is mostly moving around within Greater Dooly, or if there is in-migration and out-migration going on instead and the nearly net-zero change in total population is simply coincidental.

In terms of the median age, the population of Greater Dooly appears to be gradually aging and this is believed to be relatively consistent with perceived trends statewide and nationally. Implications here, as elsewhere, are that there will likely be increasing proportionate demands on services geared for senior citizens.

Greater Dooly's population breakdown by gender (male and female) is relatively the same and consistent with the data for the rest of the region and the state as a whole. However, for the City of Unadilla there is large shift in the gender demographic between the Census years of 1990 and 2000. The male percentage of the population increased from 43.8% in 1990 to 66.9% in 2000. This is very evidently a direct result of the construction and annexation of the new Dooly State Prison (all men) during the 1990's.

Greater Dooly's population breakdown by race indicates a slow gradual shift from white to non-white population to where the white population is now slightly less than half of the total. This is a little out of character with the region as a whole which has otherwise remained slightly above half the total population being white. However, it should be noted that the statewide average has remained at about 65-70% white population. Within Greater Dooly, the highest non-white populations are found in Vienna (72%), Dooling (71%), and Unadilla (65%).

Greater Dooly's Hispanic origin population has increased from less than 1% in 1990 to nearly 5% in 2000. This is a little higher than the nearly 3% regional average in 2000, but is consistent with the statewide average of 5.3% also in 2000. It is widely believed that the percentage increase between 1990 and 2000, found in most all communities, is because a higher proportion of the Hispanic community were not counted at all in 1990 and therefore the 2000 data is more indicative of the true Hispanic figures. Within Greater Dooly, the highest Hispanic percentages are found in Vienna, Byromville and the unincorporated area where the figures are all just over 5%.

Average household sizes in Greater Dooly reflect a slow gradual decrease over time and this is believed to be consistent with the same trends found elsewhere in the region and state. Within Greater Dooly, Dooling and Vienna seemed to have the largest average household size, while Pinehurst seems to have the smallest.

Per Capita Income and Household Income figures for Greater Dooly remain consistently below the statewide averages, and they are also likely to be a little below the averages found in the balance of the region. However, there is a general lack of available projection data for income levels based on local jurisdictions, and there needs to be a more comprehensive analysis done with these figures after they are converted to the same constant dollars.



## Section 3

### Housing

#### Housing Totals and Occupancy

An understanding of existing housing supply and past housing trends in Dooly County and each of the six (6) municipalities, will provide insight into the future housing needs of the community. Housing occupancy/vacancy rates are also a good indicator of the economic condition and adaptability of growth for a community. Table 3-1 depicts a comparison of total numbers of housing units, as well as vacancy rates, for each local government of Dooly County during the Census years 1990 and 2000. It also makes comparisons with the same figures for the Middle Flint Regional Development Center (RDC) region and the State of Georgia.

**Table 3-1  
 Housing Unit Occupancy Comparisons, 1990 - 2000**

	1990			2000		
	Total # Housing Units	# Vacant	% Vacant	Total # Housing Units	# Vacant	% Vacant
Byromville	152	12	7.9	150	22	14.7
Dooling	59	11	18.6	64	10	15.6
Lilly	59	5	8.5	93	11	11.8
Pinehurst	152	12	7.9	156	11	7.1
Unadilla	671	60	8.9	739	84	11.4
Vienna	1,065	87	8.2	1,180	112	9.5
* unincorporated area	1,845	259	14.0	2,117	340	16.1
Greater Dooly County	<b>4,003</b>	<b>446</b>	<b>11.1</b>	<b>4,499</b>	<b>590</b>	<b>13.1</b>
Middle Flint RDC region	<b>36,554</b>	<b>3,959</b>	<b>10.8</b>	<b>43,088</b>	<b>5,688</b>	<b>13.2</b>
State of Georgia	<b>2,638,418</b>	<b>271,803</b>	<b>10.3</b>	<b>3,281,737</b>	<b>275,368</b>	<b>8.4</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990, and Georgia DCA.

In comparing this housing unit data with the population data discussed in Section 2 Population, it is interesting to note that from 1990 to 2000, Greater Dooly's population increased by about 16.4% while the number of housing units only increased by about 12.4%. At the same time, the countywide vacancy rate increased from 11.1% to 13.1%. Part of the explanation is attributed to Unadilla's large increase in Group Quarters population (construction of Dooly State Prison) during this same time period, and this accounted for a 1,129 person increase. When factoring out the prison population, the population increase (for just housing units) was only about 5%. Here, the explanation is attributed to the increase in vacancy rate, and also to some degree from the slow decrease in the average household size; therefore requiring a few more housing units to accommodate the same population. In comparing Greater Dooly to the outside world, one sees that it has consistently held about the same vacancy rate as the rest of the Middle Flint region, and that the region's rate has been running a little higher than the rest of Georgia --- particularly in the year 2000.

## Housing Unit Types

Housing units throughout Greater Dooly are mostly site-built single-family homes. However, during the period 1980-2000, there has been a steady increase in the percentage of mobile homes. The following series of data tables (Tables 3-2 through 3-9) depict the breakdown of the different housing unit types from 1980 to 2000 for Greater Dooly and each of the units of government within.

**Table 3-2**  
**Greater Dooly Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	3,018	80.0	2,624	65.6	2,745	61.0
Single-family: attached	82	2.2	69	1.7	59	1.3
Duplex & Multi-family	269	7.1	352	8.8	370	8.2
Mobile Home	403	10.7	888	22.2	1,309	29.1
Other	0	0	70	1.7	16	0.4
<b>TOTAL Housing Units</b>	<b>3,772</b>	<b>100.0</b>	<b>4,003</b>	<b>100.0</b>	<b>4,499</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-3**  
**Byromville Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	153	78.0	111	73.1	96	64.0
Single-family: attached	18	9.2	2	1.3	0	0
Duplex & Multi-family	8	4.1	10	6.6	3	2.0
Mobile Home	17	8.7	25	16.4	51	34.0
Other	0	0	4	2.6	0	0
<b>TOTAL Housing Units</b>	<b>196</b>	<b>100.0</b>	<b>152</b>	<b>100.0</b>	<b>150</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-4**  
**Dooling Housing Unit Types, 1980 – 2000**

Housing Type	* 1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	39	66.0	39	66.0	30	46.9
Single-family: attached	0	0	0	0	0	0
Duplex & Multi-family	0	0	0	0	0	0
Mobile Home	20	34.0	20	34.0	34	53.1
Other	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>59</b>	<b>100.0</b>	<b>59</b>	<b>100.0</b>	<b>64</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-5  
Lilly Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	66	84.7	44	74.6	52	55.9
Single-family: attached	0	0	0	0	0	0
Duplex & Multi-family	9	11.5	0	0	12	12.9
Mobile Home	3	3.8	15	25.4	29	31.2
Other	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>78</b>	<b>100.0</b>	<b>59</b>	<b>100.0</b>	<b>93</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-6  
Pinehurst Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	150	77.7	107	70.3	106	67.9
Single-family: attached	0	0	1	0.7	0	0
Duplex & Multi-family	32	16.6	10	6.6	11	7.1
Mobile Home	11	5.7	29	19.1	37	23.7
Other	0	0	5	3.3	2	1.3
<b>TOTAL Housing Units</b>	<b>193</b>	<b>100.0</b>	<b>152</b>	<b>100.0</b>	<b>156</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-7  
Unadilla Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	469	76.5	406	60.5	462	62.5
Single-family: attached	33	5.4	18	2.7	23	3.1
Duplex & Multi-family	54	8.8	101	15.1	107	14.5
Mobile Home	57	9.3	137	20.4	147	19.9
Other	0	0	9	1.3	0	0
<b>TOTAL Housing Units</b>	<b>613</b>	<b>100.0</b>	<b>671</b>	<b>100.0</b>	<b>739</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-8**  
**Vienna Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	711	77.7	634	59.6	631	53.5
Single-family: attached	18	2.0	31	2.9	28	2.4
Duplex & Multi-family	91	9.9	190	17.8	227	19.2
Mobile Home	95	10.4	195	18.3	294	24.9
Other	0	0	15	1.4	0	0
<b>TOTAL Housing Units</b>	<b>915</b>	<b>100.0</b>	<b>1,065</b>	<b>100.0</b>	<b>1,180</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

**Table 3-9**  
**Dooly County (unincorporated) Housing Unit Types, 1980 – 2000**

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single-family: detached	1,430	83.2	1,283	69.6	1,368	64.5
Single-family: attached	13	0.8	17	0.9	8	0.4
Duplex & Multi-family	75	4.4	41	2.2	10	0.5
Mobile Home	200	11.6	467	25.3	717	33.9
Other	0	0	37	2.0	14	0.7
<b>TOTAL Housing Units</b>	<b>1,718</b>	<b>100.0</b>	<b>1,845</b>	<b>100.0</b>	<b>2,117</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, Middle Flint RDC 1990. Georgia DCA.

In terms of projection data for the next 25 years, the following series of data tables (Tables 3-10 through 3-17) depict the breakdown of the different housing unit types as they are predicted to change over time from 2000 to 2030 for Greater Dooly and each of the units of government within. These projections are supplied by the State of Georgia and they are based on the average rate of change from 1980 to 2000. (The base multiplier of “1” means that it will follow the same trend. The multiplier can be adjusted. For example, if the multiplier is changed to 1.5, the rate of change will be increased by 50% every 10 years. A multiplier of zero means no change. A negative value will mean a reverse in the trend.)

**Table 3-10**  
**Greater Dooly Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	2,745	61.0	2,609	53.6	2,472	47.3	2,336	41.8
Single-family: attached	59	1.3	48	1.0	36	0.7	25	0.4
Duplex & Multi-family	370	8.2	422	8.7	471	9.0	523	9.4
Mobile Home	1,309	29.1	1,762	36.2	2,215	42.4	2,668	47.7
Other	16	0.4	22	0.5	32	0.6	38	0.7
<b>TOTAL Housing Units</b>	<b>4,499</b>	<b>100.0</b>	<b>4,863</b>	<b>100.0</b>	<b>5,226</b>	<b>100.0</b>	<b>5,590</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-11**  
**Byromville Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	96	64.0	66	50.8	39	36.1	11	12.8
Single-family: attached	0	0	0	0	0	0	0	0
Duplex & Multi-family	3	2.0	3	2.3	2	1.9	2	2.3
Mobile Home	51	34.0	61	46.9	67	62.0	73	84.9
Other	0	0	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>150</b>	<b>100.0</b>	<b>130</b>	<b>100.0</b>	<b>108</b>	<b>100.0</b>	<b>86</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-12**  
**Dooling Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	30	46.9	29	42.0	28	37.3	26	31.7
Single-family: attached	0	0	0	0	0	0	0	0
Duplex & Multi-family	0	0	0	0	0	0	0	0
Mobile Home	34	53.1	40	58.0	47	62.7	56	68.3
Other	0	0	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>64</b>	<b>100.0</b>	<b>69</b>	<b>100.0</b>	<b>75</b>	<b>100.0</b>	<b>82</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-13**  
**Lilly Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	52	55.9	59	52.3	57	45.9	56	41.2
Single-family: attached	0	0	0	0	0	0	0	0
Duplex & Multi-family	12	12.9	12	10.6	12	9.7	12	8.8
Mobile Home	29	31.2	42	37.1	55	44.4	68	50.0
Other	0	0	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>93</b>	<b>100.0</b>	<b>113</b>	<b>100.0</b>	<b>124</b>	<b>100.0</b>	<b>136</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-14  
Pinehurst Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	106	67.9	103	66.9	84	59.6	68	53.1
Single-family: attached	0	0	0	0	0	0	0	0
Duplex & Multi-family	11	7.1	4	2.6	2	1.4	0	0
Mobile Home	37	23.7	47	30.5	55	39.0	60	46.9
Other	2	1.3	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>156</b>	<b>100.0</b>	<b>154</b>	<b>100.0</b>	<b>141</b>	<b>100.0</b>	<b>128</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-15  
Unadilla Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	462	62.5	497	58.9	517	56.2	544	54.6
Single-family: attached	23	3.1	15	1.8	10	1.1	5	0.5
Duplex & Multi-family	107	14.5	139	16.5	155	16.9	165	16.6
Mobile Home	147	19.9	192	22.8	237	25.8	282	28.3
Other	0	0	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>739</b>	<b>100.0</b>	<b>843</b>	<b>100.0</b>	<b>919</b>	<b>100.0</b>	<b>996</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-16  
Vienna Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	631	53.5	625	48.1	622	43.6	612	39.4
Single-family: attached	28	2.4	28	2.2	24	1.7	20	1.3
Duplex & Multi-family	227	19.2	254	19.5	288	20.2	332	21.3
Mobile Home	294	24.9	392	30.2	493	34.5	591	38.0
Other	0	0	0	0	0	0	0	0
<b>TOTAL Housing Units</b>	<b>1,180</b>	<b>100.0</b>	<b>1,299</b>	<b>100.0</b>	<b>1,427</b>	<b>100.0</b>	<b>1,555</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

**Table 3-17**  
**Dooly County (unincorporated) Housing Unit Projections, 2000 – 2030**

Housing Type	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Single-family: detached	1,368	64.5	1,230	54.6	1,125	46.3	1,019	39.1
Single-family: attached	8	0.4	5	0.2	2	0.1	0	0
Duplex & Multi-family	10	0.5	10	0.4	12	0.5	12	0.5
Mobile Home	717	33.9	988	43.8	1,261	51.8	1,538	59.0
Other	14	0.7	22	1.0	32	1.3	38	1.4
<b>TOTAL Housing Units</b>	<b>2,117</b>	<b>100.0</b>	<b>2,255</b>	<b>100.0</b>	<b>2,432</b>	<b>100.0</b>	<b>2,607</b>	<b>100.0</b>

Source: US Bureau of the Census (2000 data), and Georgia DCA.

### Age and Condition of Housing Units

Most housing units in Greater Dooly are reported to be in fair to good condition with 96-99% of the units having complete plumbing and kitchen facilities. This is particularly good for a predominantly rural area such as Greater Dooly. In 1990, greater than 20% of the housing units are more than 50 years old, and this decreased to a little less than 20% in the year 2000. Also in 1990, nearly half (about 48%) of the units were less than 20 years old and this decreased to about 40% in the year 2000. The following series of data tables (Tables 3-18 through 3-25) depict the breakdown of the different housing age categories, and those with complete plumbing and kitchen facilities in 1990 and 2000 for Greater Dooly and each of the units of government within. The Town of Dooling has little or no data comparative data available for housing unit age or condition in 1990 and 2000, and therefore its figures are included in the totals for the unincorporated area.

**Table 3-18**  
**Greater Dooly Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	4,003	100.0	4,499	100.0
Built 1980-2000	909	22.7	1,795	39.9
Built 1970-1979	1,010	25.2	962	21.4
Built 1960-1969	747	18.7	585	13.0
Built 1950-1959	480	12.0	323	7.2
Built 1940-1949	305	7.6	280	6.2
Built 1939 or earlier	552	13.8	554	12.3
Units with complete <b>plumbing</b> facilities	3,871	96.7	4,420	98.2
Units with complete <b>kitchen</b> facilities	3,908	97.6	4,418	98.2

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 3-19**  
**Byromville Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	152	100.0	150	100.0
Built 1980-2000	24	15.8	43	28.7
Built 1970-1979	37	24.3	16	10.7
Built 1960-1969	33	21.7	32	21.3
Built 1950-1959	21	13.8	22	14.7
Built 1940-1949	3	2.0	2	1.3
Built 1939 or earlier	34	22.4	35	23.3
Units with complete <b>plumbing</b> facilities	152	100.0	148	98.7
Units with complete <b>kitchen</b> facilities	152	100.0	150	100.0

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 3-20**  
**Dooling Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	59	100.0	64	100.0
Built 1980-2000	n/a	n/a	n/a	n/a
Built 1970-1979	n/a	n/a	n/a	n/a
Built 1960-1969	n/a	n/a	n/a	n/a
Built 1950-1959	n/a	n/a	n/a	n/a
Built 1940-1949	n/a	n/a	n/a	n/a
Built 1939 or earlier	n/a	n/a	n/a	n/a
Units with complete <b>plumbing</b> facilities	n/a	n/a	60	93.8
Units with complete <b>kitchen</b> facilities	n/a	n/a	60	93.8

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 3-21**  
**Lilly Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	59	100.0	93	100.0
Built 1980-2000	6	10.2	24	25.8
Built 1970-1979	9	15.3	23	24.7
Built 1960-1969	14	23.7	10	10.8
Built 1950-1959	2	3.4	8	8.6
Built 1940-1949	3	5.1	6	6.4
Built 1939 or earlier	25	42.3	22	23.7
Units with complete <b>plumbing</b> facilities	59	100.0	93	100.0
Units with complete <b>kitchen</b> facilities	59	100.0	93	100.0

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.



**Table 3-22**  
**Pinehurst Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	152	100.0	156	100.0
Built 1980-2000	29	19.1	34	21.8
Built 1970-1979	26	17.1	31	19.9
Built 1960-1969	24	15.8	32	20.5
Built 1950-1959	18	11.8	14	9.0
Built 1940-1949	22	14.5	12	7.7
Built 1939 or earlier	33	21.7	33	21.1
Units with complete <b>plumbing</b> facilities	151	99.3	155	99.4
Units with complete <b>kitchen</b> facilities	152	100.0	155	99.4

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 3-23**  
**Unadilla Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	671	100.0	739	100.0
Built 1980-2000	189	28.2	213	28.8
Built 1970-1979	141	21.0	203	27.5
Built 1960-1969	134	20.0	91	12.3
Built 1950-1959	90	13.4	76	10.3
Built 1940-1949	33	4.9	51	6.9
Built 1939 or earlier	84	12.5	105	14.2
Units with complete <b>plumbing</b> facilities	669	99.7	734	99.3
Units with complete <b>kitchen</b> facilities	668	99.5	730	98.8

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 3-24**  
**Vienna Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	1,065	100.0	1,180	100.0
Built 1980-2000	175	16.4	488	41.3
Built 1970-1979	210	19.7	233	19.7
Built 1960-1969	276	25.9	147	12.5
Built 1950-1959	138	13.0	107	9.1
Built 1940-1949	119	11.2	68	5.8
Built 1939 or earlier	147	13.8	137	11.6
Units with complete <b>plumbing</b> facilities	1,048	98.4	1,160	98.3
Units with complete <b>kitchen</b> facilities	1,060	99.5	1,147	97.2

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 3-25**  
**Dooly County \*(unincorporated) Age and Condition of Housing Units, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
** Total Housing Units	1,904	100.0	2,181	100.0
Built 1980-2000	486	25.5	993	45.5
Built 1970-1979	587	30.8	456	20.9
Built 1960-1969	266	14.0	273	12.5
Built 1950-1959	211	11.1	96	4.4
Built 1940-1949	125	6.6	141	6.5
Built 1939 or earlier	229	12.0	222	10.2
Units with complete <b>plumbing</b> facilities	1,792	94.1	2,130	97.7
Units with complete <b>kitchen</b> facilities	1,817	95.4	2,143	98.3

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA. \* Includes data for Town of Dooling.

Despite relative inconsistencies in the data, it appears in general that Greater Dooly is slowly losing its older housing units (those built before 1940), and that the housing stock is being steadily replaced with newer units. For the City of Vienna, there is a very noticeable increase in the number and percentage of new housing units reflected in the data between 1990 and 2000. This is mainly due to Vienna's devastating tornado of April 1999 which resulted in many older homes being destroyed and then a lot of new homes being added back to the damaged neighborhoods.

### Housing Costs

Table 3-26 depicts a comparison of housing costs among the local government areas in Dooly County. The Census Bureau does not separate out such data for the unincorporated area and it cannot be accurately determined based on the given data. However, based on the countywide figures, it can be seen that the unincorporated area has consistently maintained the highest median property value in both 1990 and 2000. However, median rent figures seem to vary a great deal from one jurisdiction to the other and there is no consistent pattern between 1990 and 2000.

**Table 3-26**  
**Housing Costs Comparisons, 1990 -- 2000**

	Median Property Value (\$)		Median Rent (\$)	
	1990	2000	1990	2000
Byromville	23,100	39,800	244	325
Dooling	n/a	55,000	175	321
Lilly	31,300	48,300	194	285
Pinehurst	38,200	45,400	169	225
Unadilla	36,800	47,900	198	233
Vienna	31,300	54,800	216	323
* unincorporated area	n/a	n/a	n/a	n/a
Greater Dooly	37,200	62,300	215	313

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

## **ASSESSMENTS:**

Housing vacancy rates in Greater Dooly have been a little higher than the regional and state averages, and they have increased since 1990. There would therefore seem to be plenty of available housing within Greater Dooly. However, such housing vacancies may not be as evident in all forms of housing types or price ranges. There is a perception that much of the vacant housing is undesirable.

For Greater Dooly between 1980 and 2000, the percentage of site-built single-family homes has steadily decreased and the percentage of manufactured housing (mobile homes) has steadily increased. This seems to be reflective of similar regional trends around the state. The percentage of multi-family residences has remained very low (particularly in communities other than Unadilla and Vienna) and has fluctuated slightly. There appears to be a need for more multi-family type development as one means of providing an alternative to have more affordable housing instead of the continuing shift to mobile homes.

In terms of condition, the existing housing stock seems to be in generally good condition with most all units having complete plumbing and kitchen facilities. However, with the slow population growth there is a general lack of new residential construction and the data points to a continual "aging" of the housing stock. Though not a seemingly major issue now, the existing housing stock will need to undergo a system of gradual replacement or otherwise be addressed through strong historic preservation initiatives.

Housing values and rental costs have generally risen dramatically since 1990 (50% or more increase) and this seems to be indicative of general changes in the real estate throughout the southern United States. However, it draws even more attention to the need for providing housing that is truly affordable for all residents of Greater Dooly.

## Section 4

### Economic Development

The following economic development data provides insight in the labor force and economic base of the Greater Dooly community. It also provides the basis for deriving policies concerning future economic development activities, and making informed decisions regarding the enhancement and maintenance of good quality of life for Greater Dooly residents and local businesses.

#### Labor Force Characteristics

Historically, the economy in Greater Dooly has been largely based on agricultural production and processing. Dooly County continues to lead the State of Georgia in cotton production. Greater Dooly's labor force and employment statistics are typical of rural communities in southern Georgia. The following series of data tables (Tables 4-1 through 4-8) depict the breakdown of the various labor force components Greater Dooly and each of the units of government within. It should be noted that the Town of Dooling has mostly no economic development data from the 1990 time period. Therefore the 1990 figures for Dooling are included in the data for the unincorporated area.

**Table 4-1**  
**Greater Dooly Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
<i>Total Population</i>	9,901		11,525	
# Persons <b>eligible</b> for labor force ( <i>age 16 +</i> )	7,152	72.2	8,924	77.4
Persons in labor force	4,105	57.4	4,568	51.2
Persons "NOT" in labor force	3,047	42.6	4,356	48.8
Civilian labor force ( <i>% total labor force</i> )	4,099	99.9	4,552	99.6
Civilian employed ( <i>% civilian labor force</i> )	3,713	90.6	4,261	93.6
Civilian "unemployed" ( <i>% civilian labor force</i> )	386	9.4	291	6.4
In Armed Forces (military service)	6	0.1	16	0.4
Portion of labor force with location data	3,669	89.4	4,160	91.1
Worked <b>within</b> Dooly County	2,364	64.5	2,399	57.7
Worked <b>outside</b> Dooly County ( <i>but within GA</i> )	1,285	35.0	1,749	42.0
Worked <i>outside of Georgia</i>	20	0.5	12	0.3

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-2  
Byromville Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Total Population	452		415	
# Persons <b>eligible</b> for labor force (age 16 +)	354	78.3	304	73.3
Persons in labor force	156	44.1	114	37.5
Persons "NOT" in labor force	198	55.9	190	62.5
Civilian labor force (% total labor force)	156	100.0	114	100.0
Civilian employed (% civilian labor force)	150	96.2	110	96.5
Civilian "unemployed" (% civilian labor force)	6	3.8	4	3.5
In Armed Forces (military service)	0	0	0	0
Portion of labor force with location data	144	92.3	105	92.1
Worked <b>within</b> Byromville	26	18.1	17	16.2
Worked elsewhere in Dooly County	43	29.8	33	31.4
Worked <b>outside</b> Dooly County (but within GA)	75	52.1	55	52.4
Worked <i>outside of Georgia</i>	0	0	0	0

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-3  
Dooling Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Total Population	137		163	
# Persons <b>eligible</b> for labor force (age 16 +)	n/a		124	76.1
Persons in labor force	n/a		83	66.9
Persons "NOT" in labor force	n/a		41	33.1
Civilian labor force (% total labor force)	n/a		83	100.0
Civilian employed (% civilian labor force)	n/a		72	86.7
Civilian "unemployed" (% civilian labor force)	n/a		11	13.3
In Armed Forces (military service)	n/a		0	0
Portion of labor force with location data	n/a		64	77.1
Worked <b>within</b> Dooling	n/a		0	0
Worked elsewhere in Dooly County	n/a		25	39.1
Worked <b>outside</b> Dooly County (but within GA)	n/a		36	56.2
Worked <i>outside of Georgia</i>	n/a		3	4.7

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-4  
Lilly Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
<i>Total Population</i>	204		22.1	
# Persons <b>eligible</b> for labor force ( <i>age 16 +</i> )	112	54.9	133	60.2
Persons in labor force	45	40.2	74	55.6
Persons "NOT" in labor force	67	59.8	59	44.4
Civilian labor force ( <i>% total labor force</i> )	45	100.0	74	100.0
Civilian employed ( <i>% civilian labor force</i> )	43	95.6	61	82.4
Civilian "unemployed" ( <i>% civilian labor force</i> )	2	4.4	13	17.6
In Armed Forces (military service)	0	0	0	0
Portion of labor force with location data	43	95.5	61	82.4
Worked <b>within</b> Lilly	2	4.7	7	11.5
Worked elsewhere in Dooly County	33	76.7	39	63.9
Worked <b>outside</b> Dooly County ( <i>but within GA</i> )	8	18.6	15	24.6
Worked <i>outside of Georgia</i>	0	0	0	0

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-5  
Pinehurst Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
<i>Total Population</i>	388		307	
# Persons <b>eligible</b> for labor force ( <i>age 16 +</i> )	298	76.8	282	91.9
Persons in labor force	179	60.1	140	49.6
Persons "NOT" in labor force	119	39.9	142	50.4
Civilian labor force ( <i>% total labor force</i> )	177	98.9	140	100.0
Civilian employed ( <i>% civilian labor force</i> )	172	97.2	136	97.1
Civilian "unemployed" ( <i>% civilian labor force</i> )	5	2.8	4	2.9
In Armed Forces (military service)	2	1.1	0	0
Portion of labor force with location data	174	98.3	133	95.0
Worked <b>within</b> Pinehurst	28	16.1	20	15.0
Worked elsewhere in Dooly County	102	58.6	65	48.9
Worked <b>outside</b> Dooly County ( <i>but within GA</i> )	44	25.3	48	36.1
Worked <i>outside of Georgia</i>	0	0	0	0

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-6  
Unadilla Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Total Population	1,620		2,772	
# Persons <b>eligible</b> for labor force (age 16 +)	1,195	73.8	2,374	85.6
Persons in labor force	695	58.2	659	27.8
Persons "NOT" in labor force	500	41.8	1,715	72.2
Civilian labor force (% total labor force)	695	100.0	659	100.0
Civilian employed (% civilian labor force)	611	87.9	616	93.5
Civilian "unemployed" (% civilian labor force)	84	12.1	43	6.5
In Armed Forces (military service)	0	0	0	0
Portion of labor force with location data	602	86.6	590	89.5
Worked <b>within</b> Unadilla	340	56.5	199	33.7
Worked elsewhere in Dooly County	85	14.1	164	27.8
Worked <b>outside</b> Dooly County (but within GA)	170	28.2	225	38.2
Worked <i>outside of Georgia</i>	7	1.2	2	0.3

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-7  
Vienna Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Total Population	2,708		2,973	
# Persons <b>eligible</b> for labor force (age 16 +)	1,891	69.8	2,228	74.9
Persons in labor force	899	47.5	1,288	57.8
Persons "NOT" in labor force	992	52.5	940	42.2
Civilian labor force (% total labor force)	895	99.5	1,288	100.0
Civilian employed (% civilian labor force)	795	88.8	1,162	90.2
Civilian "unemployed" (% civilian labor force)	100	11.2	126	9.8
In Armed Forces (military service)	4	0.5	0	0
Portion of labor force with location data	790	88.3	1,137	88.3
Worked <b>within</b> Vienna	384	48.6	614	54.0
Worked elsewhere in Dooly County	124	15.7	206	18.1
Worked <b>outside</b> Dooly County (but within GA)	269	34.1	317	27.9
Worked <i>outside of Georgia</i>	13	1.6	0	0

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

**Table 4-8**  
**Dooly County (unincorporated) Labor Force Characteristics, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Total Population	4,392		4,674	
# Persons <b>eligible</b> for labor force (age 16 +)	3,302	75.2	3,479	74.4
Persons in labor force	2,131	64.5	2,210	63.5
Persons "NOT" in labor force	1,171	35.5	1,269	36.5
Civilian labor force (% total labor force)	2,131	100.0	2,194	99.3
Civilian employed (% civilian labor force)	1,942	91.1	2,104	95.9
Civilian "unemployed" (% civilian labor force)	189	8.9	90	4.1
In Armed Forces (military service)	0	0	16	0.7
Portion of labor force with location data	1,916	89.9	2,070	94.3
Worked <b>within</b> Dooly County	1,197	62.5	1,010	48.8
Worked <b>outside</b> Dooly County (but within GA)	719	37.5	1,053	50.9
Worked <i>outside of Georgia</i>	0	0	7	0.3

Source: US Bureau of the Census 1990-2000 (SF-3) via Georgia DCA.

### Employment By Industry

Employment categories are another method of analyzing the composition of the labor force, and it gives an indication of the main types of economic producing activity for which the population is engaged. The following series of data tables (Tables 4-9 through 4-16) depict the breakdown of employment by work category for the labor force residing in Greater Dooly and each of the units of government within during the period 1980-2000. Please note that this is data about the "residents" of Greater Dooly, no matter where they work, and it is not reflective of the employees within Greater Dooly (some of whom may commute from outside communities). It should be noted that much of this type of Census data is based on "sample data" (from Census SF-3 files) and therefore the totals are not to be construed as absolutely accurate. Not all persons identified as being part of the civilian labor force (totals in the above group of tables) were classified into one of the following industry categories, and therefore the total labor force figures in this group of tables may be a little different. It should also be noted that the category for "information" employment was not used by the Census until 2000, and it was not used beforehand in 1990 and 1980. Therefore, since "information" laborers were assigned to other categories in 1980 and 1990, caution should be used when making comparisons between 2000 and other Census years for a particular category.

The next two tables are for like comparisons with Georgia and United States data. Then, the subsequent series of data tables (Tables 4-19 through 4-26) depict the breakdown of the same types of data but as projections out to the year 2030 for Greater Dooly and all the local governments within. Again, the projection methodology comes from the State of Georgia and is derived by projecting the mathematical trends that were evident from 1980 to 2000, into the next 30 years.



**Table 4-9  
Greater Dooly Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	633	15.7	483	13.0	417	9.8
Construction	228	5.6	194	5.2	315	7.4
Manufacturing	937	23.2	726	19.5	927	21.7
Wholesale Trade	111	2.8	156	4.2	145	3.4
Retail Trade	592	14.7	590	15.9	423	9.9
Transportation, Warehousing, Utilities	150	3.7	188	5.1	187	4.4
Information					54	1.3
Finance, Insurance, Real Estate	91	2.2	179	4.8	198	4.6
Professional, Scientific, Management, Administrative	83	2.1	119	3.2	131	3.1
Educational, Health, Social Services	566	14.0	528	14.2	812	19.1
Arts, Entertainment, Recreation, Lodging, Food	224	5.6	18	0.5	165	3.9
Other Services	111	2.8	273	7.4	196	4.6
Public Administration	308	7.6	259	7.0	291	6.8
<b>TOTAL:</b>	<b>4,034</b>	<b>100.0</b>	<b>3,713</b>	<b>100.0</b>	<b>4,261</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-10  
Byromville Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	16	7.8	27	18.0	5	4.6
Construction	13	6.4	11	7.3	4	3.6
Manufacturing	52	25.5	39	26.0	24	21.8
Wholesale Trade	10	4.9	9	6.0	2	1.8
Retail Trade	20	9.8	19	12.7	17	15.5
Transportation, Warehousing, Utilities	12	5.9	4	2.7	9	8.2
Information					0	0
Finance, Insurance, Real Estate	7	3.4	0	0	2	1.8
Professional, Scientific, Management, Administrative	7	3.4	0	0	8	7.3
Educational, Health, Social Services	55	27.0	30	20.0	24	21.8
Arts, Entertainment, Recreation, Lodging, Food	4	2.0	0	0	2	1.8
Other Services	2	1.0	0	0	1	0.9
Public Administration	6	2.9	11	7.3	12	10.9
<b>TOTAL:</b>	<b>204</b>	<b>100.0</b>	<b>150</b>	<b>100.0</b>	<b>110</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-11  
Dooling Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	n/a		n/a		4	5.6
Construction	n/a		n/a		13	18.0
Manufacturing	n/a		n/a		12	16.7
Wholesale Trade	n/a		n/a		7	9.7
Retail Trade	n/a		n/a		9	12.5
Transportation, Warehousing, Utilities	n/a		n/a		3	4.2
Information					0	0
Finance, Insurance, Real Estate	n/a		n/a		0	0
Professional, Scientific, Management, Administrative	n/a		n/a		6	8.3
Educational, Health, Social Services	n/a		n/a		13	18.0
Arts, Entertainment, Recreation, Lodging, Food	n/a		n/a		0	0
Other Services	n/a		n/a		3	4.2
Public Administration	n/a		n/a		2	2.8
<b>TOTAL:</b>					<b>72</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-12  
Lilly Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	2	4.3	12	27.9	6	9.8
Construction	5	10.9	7	16.3	6	9.8
Manufacturing	11	23.9	4	9.3	7	11.5
Wholesale Trade	3	6.5	0	0	0	0
Retail Trade	8	17.4	6	13.9	13	21.4
Transportation, Warehousing, Utilities	0	0	0	0	1	1.6
Information					0	0
Finance, Insurance, Real Estate	0	0	0	0	3	4.9
Professional, Scientific, Management, Administrative	3	6.6	2	4.7	2	3.3
Educational, Health, Social Services	12	26.1	5	11.6	8	13.1
Arts, Entertainment, Recreation, Lodging, Food	0	0	0	0	0	0
Other Services	0	0	0	0	6	9.8
Public Administration	2	4.3	7	16.3	9	14.8
<b>TOTAL:</b>	<b>46</b>	<b>100.0</b>	<b>43</b>	<b>100.0</b>	<b>61</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-13  
Pinehurst Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	32	17.4	18	10.4	16	11.8
Construction	6	3.3	6	3.5	4	2.9
Manufacturing	30	16.3	34	19.8	21	15.5
Wholesale Trade	14	7.6	17	9.9	0	0
Retail Trade	21	11.5	34	19.8	29	21.3
Transportation, Warehousing, Utilities	7	3.8	2	1.2	6	4.4
Information					3	2.2
Finance, Insurance, Real Estate	12	6.5	9	5.2	9	6.6
Professional, Scientific, Management, Administrative	1	0.5	4	2.3	2	1.5
Educational, Health, Social Services	26	14.1	22	12.8	22	16.2
Arts, Entertainment, Recreation, Lodging, Food	14	7.6	2	1.2	6	4.4
Other Services	2	1.1	14	8.1	0	0
Public Administration	19	10.3	10	5.8	18	13.2
<b>TOTAL:</b>	<b>184</b>	<b>100.0</b>	<b>172</b>	<b>100.0</b>	<b>136</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-14  
Unadilla Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	67	10.3	39	6.4	20	3.3
Construction	35	5.4	26	4.3	50	8.1
Manufacturing	129	19.8	146	23.9	170	27.6
Wholesale Trade	21	3.2	22	3.6	21	3.4
Retail Trade	132	20.3	146	23.9	69	11.2
Transportation, Warehousing, Utilities	28	4.3	32	5.2	17	2.8
Information					4	0.6
Finance, Insurance, Real Estate	30	4.6	17	2.8	31	5.0
Professional, Scientific, Management, Administrative	27	4.2	20	3.3	13	2.1
Educational, Health, Social Services	62	9.5	45	7.4	72	11.7
Arts, Entertainment, Recreation, Lodging, Food	42	6.5	11	1.8	55	8.9
Other Services	9	1.4	67	10.9	48	7.8
Public Administration	68	10.5	40	6.5	46	7.5
<b>TOTAL:</b>	<b>650</b>	<b>100.0</b>	<b>611</b>	<b>100.0</b>	<b>616</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-15**  
**Vienna Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	23	2.3	36	4.5	51	4.4
Construction	53	5.3	46	5.8	60	5.2
Manufacturing	250	24.9	179	22.5	311	26.7
Wholesale Trade	17	1.7	26	3.3	23	2.0
Retail Trade	145	14.5	144	18.1	104	9.0
Transportation, Warehousing, Utilities	52	5.2	53	6.7	42	3.6
Information					13	1.1
Finance, Insurance, Real Estate	13	1.3	20	2.5	57	4.9
Professional, Scientific, Management, Administrative	11	1.1	27	3.4	28	2.4
Educational, Health, Social Services	200	20.0	134	16.9	294	25.3
Arts, Entertainment, Recreation, Lodging, Food	103	10.3	0	0	67	5.8
Other Services	65	6.5	52	6.5	41	3.5
Public Administration	69	6.9	78	9.8	71	6.1
<b>TOTAL:</b>	<b>1,001</b>	<b>100.0</b>	<b>795</b>	<b>100.0</b>	<b>1,162</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-16**  
**Dooly County (unincorporated) Employment By Industry, 1980 - 2000**

Industry Category	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	493	25.4	351	18.1	315	15.0
Construction	116	5.9	98	5.1	178	8.5
Manufacturing	465	23.9	324	16.7	382	18.1
Wholesale Trade	46	2.4	82	4.2	92	4.4
Retail Trade	266	13.6	241	12.4	182	8.6
Transportation, Warehousing, Utilities	51	2.6	97	5.0	109	5.2
Information					34	1.6
Finance, Insurance, Real Estate	29	1.5	133	6.8	96	4.6
Professional, Scientific, Management, Administrative	34	1.7	66	3.4	72	3.4
Educational, Health, Social Services	211	10.8	292	15.0	379	18.0
Arts, Entertainment, Recreation, Lodging, Food	61	3.1	5	0.3	35	1.7
Other Services	33	1.7	140	7.2	97	4.6
Public Administration	144	7.4	113	5.8	133	6.3
<b>TOTAL:</b>	<b>1,949</b>	<b>100.0</b>	<b>1,942</b>	<b>100.0</b>	<b>2,104</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

State and National Comparisons

The following two tables depict comparisons of the same data as above, but for Georgia and the United States during Census years 1990 and 2000. As expected, Greater Dooly has a much higher percentage in the “agriculture, forestry, etc...” category.

**Table 4-17**  
**Georgia Employment By Industry, 1990 - 2000**

Industry Category	1990		2000	
	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	82,537	2.7	53,201	1.4
Construction	214,359	6.9	304,710	7.9
Manufacturing	585,423	18.9	568,830	14.9
Wholesale Trade	156,838	5.1	148,026	3.9
Retail Trade	508,861	16.5	459,548	12.0
Transportation, Warehousing, Utilities	263,419	8.5	231,304	6.0
Information			135,496	3.5
Finance, Insurance, Real Estate	201,422	6.5	251,240	6.5
Professional, Scientific, Management, Administrative	248,562	8.0	362,414	9.4
Educational, Health, Social Services	461,307	15.1	675,593	17.7
Arts, Entertainment, Recreation, Lodging, Food	31,911	1.0	274,437	7.1
Other Services	168,587	5.4	181,829	4.7
Public Administration	167,050	5.4	193,128	5.0
<b>TOTAL:</b>	<b>3,090,276</b>	<b>100.0</b>	<b>3,839,756</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-18**  
**United States Employment By Industry, 1990 - 2000**

Industry Category	1990		2000	
	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	3,838,795	3.3	2,426,053	1.9
Construction	7,214,763	6.2	8,801,507	6.8
Manufacturing	20,462,078	17.8	18,286,005	14.1
Wholesale Trade	5,071,026	4.4	4,666,757	3.6
Retail Trade	19,485,666	16.8	15,221,716	11.7
Transportation, Warehousing, Utilities	8,205,062	7.1	6,740,102	5.2
Information			3,996,564	3.1
Finance, Insurance, Real Estate	7,984,870	6.9	8,934,972	6.9
Professional, Scientific, Management, Administrative	9,246,158	8.0	12,061,865	9.3
Educational, Health, Social Services	19,316,187	16.7	25,843,029	19.8
Arts, Entertainment, Recreation, Lodging, Food	1,636,460	1.4	10,210,295	7.9
Other Services	7,682,060	6.6	6,320,632	4.9
Public Administration	5,538,077	4.8	6,212,015	4.8
<b>TOTAL:</b>	<b>115,681,202</b>	<b>100.0</b>	<b>129,721,512</b>	<b>100.0</b>

Source: US Bureau of the Census 1980-2000, via Georgia DCA.

**Table 4-19**  
**Greater Dooly Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	417	9.8	309	7.2	201	4.6	93	2.1
Construction	315	7.4	359	8.3	402	9.2	446	10.0
Manufacturing	927	21.7	922	21.4	917	20.9	912	20.4
Wholesale Trade	145	3.4	162	3.8	179	4.1	196	4.4
Retail Trade	423	9.9	339	7.9	254	5.8	170	3.8
Transportation, Warehousing, Utilities	187	4.4	206	4.8	224	5.1	243	5.4
Information	54	1.3						
Finance, Insurance, Real Estate	198	4.6	252	5.9	305	7.0	359	8.0
Professional, Scientific, Management, Administrative	131	3.1	155	3.6	179	4.1	203	4.5
Educational, Health, Social Services	812	19.1	935	21.7	1,058	24.1	1,181	26.4
Arts, Entertainment, Recreation, Lodging, Food	165	3.9	136	3.2	106	2.4	77	1.7
Other Services	196	4.6	239	5.6	281	6.4	324	7.3
Public Administration	291	6.8	283	6.6	274	6.3	266	6.0
<b>TOTAL:</b>	<b>4,261</b>	<b>100.0</b>	<b>4,297</b>		<b>4,380</b>	<b>100.0</b>	<b>4,470</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Table 4-20**  
**Byromville Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	5	4.6	0	0	0	0	0	0
Construction	4	3.6	0	0	0	0	0	0
Manufacturing	24	21.8	10	14.5	0	0	0	0
Wholesale Trade	2	1.8	0	0	0	0	0	0
Retail Trade	17	15.5	16	23.2	14	29.8	13	26.5
Transportation, Warehousing, Utilities	9	8.2	8	11.6	6	12.8	5	10.2
Information								
Finance, Insurance, Real Estate	2	1.8	0	0	0	0	0	0
Professional, Scientific, Management, Administrative	8	7.3	9	13.0	9	19.1	10	20.4
Educational, Health, Social Services	24	21.8	9	13.0	0	0	0	0
Arts, Entertainment, Recreation, Lodging, Food	2	1.8	1	1.5	0	0	0	0
Other Services	1	0.9	1	1.5	0	0	0	0
Public Administration	12	10.9	15	21.7	18	38.3	21	42.9
<b>TOTAL:</b>	<b>110</b>	<b>100.0</b>	<b>69</b>	<b>100.0</b>	<b>47</b>	<b>100.0</b>	<b>49</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Table 4-21**  
**Dooling Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	4	5.6	n/a		n/a		n/a	
Construction	13	18.0	n/a		n/a		n/a	
Manufacturing	12	16.7	n/a		n/a		n/a	
Wholesale Trade	7	9.7	n/a		n/a		n/a	
Retail Trade	9	12.5	n/a		n/a		n/a	
Transportation, Warehousing, Utilities	3	4.2	n/a		n/a		n/a	
Information								
Finance, Insurance, Real Estate	0	0	n/a		n/a		n/a	
Professional, Scientific, Management, Administrative	6	8.3	n/a		n/a		n/a	
Educational, Health, Social Services	13	18.0	n/a		n/a		n/a	
Arts, Entertainment, Recreation, Lodging, Food	0	0	n/a		n/a		n/a	
Other Services	3	4.2	n/a		n/a		n/a	
Public Administration	2	2.8	n/a		n/a		n/a	
<b>TOTAL:</b>	<b>72</b>	<b>100.0</b>						

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Table 4-22**  
**Lilly Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	6	9.8	8	11.0	10	12.6	12	13.2
Construction	6	9.8	7	9.6	7	8.9	8	8.8
Manufacturing	7	11.5	5	6.9	3	3.8	1	1.1
Wholesale Trade	0	0	0	0	0	0	0	0
Retail Trade	13	21.4	16	21.9	18	22.8	21	23.1
Transportation, Warehousing, Utilities	1	1.6	2	2.7	2	2.5	3	3.3
Information								
Finance, Insurance, Real Estate	3	4.9	5	6.9	6	7.6	8	8.8
Professional, Scientific, Management, Administrative	2	3.3	2	2.7	1	1.3	1	1.1
Educational, Health, Social Services	8	13.1	6	8.2	4	5.1	2	2.2
Arts, Entertainment, Recreation, Lodging, Food	0	0	0	0	0	0	0	0
Other Services	6	9.8	9	12.3	12	15.2	15	16.5
Public Administration	9	14.8	13	17.8	16	20.2	20	21.9
<b>TOTAL:</b>	<b>61</b>	<b>100.0</b>	<b>73</b>	<b>100.0</b>	<b>79</b>	<b>100.0</b>	<b>91</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Table 4-23**  
**Pinehurst Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	16	11.8	8	6.8	0	0	0	0
Construction	4	2.9	3	2.5	2	2.0	1	1.0
Manufacturing	21	15.5	17	14.4	12	12.0	8	8.2
Wholesale Trade	0	0	0	0	0	0	0	0
Retail Trade	29	21.3	33	28.0	37	37.0	41	42.3
Transportation, Warehousing, Utilities	6	4.4	6	5.1	5	5.0	5	5.2
Information	3	2.2						
Finance, Insurance, Real Estate	9	6.6	8	6.8	6	6.0	5	5.2
Professional, Scientific, Management, Administrative	2	1.5	3	2.5	3	3.0	4	4.1
Educational, Health, Social Services	22	16.2	20	16.9	18	18.0	16	16.5
Arts, Entertainment, Recreation, Lodging, Food	6	4.4	2	1.7	0	0	0	0
Other Services	0	0	0	0	0	0	0	0
Public Administration	18	13.2	18	15.3	17	17.0	17	17.5
<b>TOTAL:</b>	<b>136</b>	<b>100.0</b>	<b>118</b>	<b>100.0</b>	<b>100</b>	<b>100.0</b>	<b>97</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Table 4-24**  
**Unadilla Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	20	3.3	0	0	0	0	0	0
Construction	50	8.1	58	9.7	65	10.8	73	11.4
Manufacturing	170	27.6	191	31.9	211	35.0	232	36.1
Wholesale Trade	21	3.4	21	3.5	21	3.5	21	3.3
Retail Trade	69	11.2	38	6.4	6	1.0	0	0
Transportation, Warehousing, Utilities	17	2.8	12	2.0	6	1.0	1	0.2
Information	4	0.6						
Finance, Insurance, Real Estate	31	5.0	32	5.3	32	5.3	33	5.1
Professional, Scientific, Management, Administrative	13	2.1	6	1.0	0	0	0	0
Educational, Health, Social Services	72	11.7	77	12.8	82	13.6	87	13.5
Arts, Entertainment, Recreation, Lodging, Food	55	8.9	62	10.3	68	11.3	75	11.7
Other Services	48	7.8	68	11.3	87	14.5	107	16.7
Public Administration	46	7.5	35	5.8	24	4.0	13	2.0
<b>TOTAL:</b>	<b>616</b>	<b>100.0</b>	<b>600</b>	<b>100.0</b>	<b>602</b>	<b>100.0</b>	<b>642</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.



**Table 4-25**  
**Vienna Employment By Industry Projections, 2000 – 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	51	4.4	65	5.3	79	6.1	93	6.8
Construction	60	5.2	64	5.3	67	5.2	71	5.2
Manufacturing	311	26.7	342	27.9	372	28.7	403	29.3
Wholesale Trade	23	2.0	26	2.1	29	2.2	32	2.3
Retail Trade	104	9.0	84	6.9	63	4.9	43	3.1
Transportation, Warehousing, Utilities	42	3.6	37	3.0	32	2.5	27	2.0
Information	13	1.1						
Finance, Insurance, Real Estate	57	4.9	79	6.4	101	7.8	123	9.0
Professional, Scientific, Management, Administrative	28	2.4	37	3.0	45	3.5	54	3.9
Educational, Health, Social Services	294	25.3	341	27.8	388	29.8	435	31.7
Arts, Entertainment, Recreation, Lodging, Food	67	5.8	49	4.0	31	2.4	13	0.9
Other Services	41	3.5	29	2.4	17	1.3	5	0.4
Public Administration	71	6.1	72	5.9	73	5.6	74	5.4
<b>TOTAL:</b>	<b>1,162</b>	<b>100.0</b>	<b>1,225</b>	<b>100.0</b>	<b>1,297</b>	<b>100.0</b>	<b>1,373</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Table 4-26**  
**Dooly County (unincorporated) Employment By Industry Projections, 2000 - 2030**

Industry Category	2000		2010		2020		2030	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing, Hunting and Mining	315	15.0	228	8.9	112	5.0	0	0
Construction	178	8.5	227	8.9	261	11.6	293	13.1
Manufacturing	382	18.1	699	27.4	319	14.1	268	11.9
Wholesale Trade	92	4.4	115	4.5	129	5.7	143	6.4
Retail Trade	182	8.6	152	5.9	116	5.1	52	2.3
Transportation, Warehousing, Utilities	109	5.2	141	5.5	173	7.7	202	9.0
Information	34	1.6						
Finance, Insurance, Real Estate	96	4.6	128	5.0	160	7.1	190	8.5
Professional, Scientific, Management, Administrative	72	3.4	98	3.8	121	5.4	134	6.0
Educational, Health, Social Services	379	18.0	482	18.9	566	25.1	641	28.6
Arts, Entertainment, Recreation, Lodging, Food	35	1.7	22	0.9	7	0.3	0	0
Other Services	97	4.6	132	5.2	165	7.3	197	8.8
Public Administration	133	6.3	130	5.1	126	5.6	121	5.4
<b>TOTAL:</b>	<b>2,104</b>	<b>100.0</b>	<b>2,554</b>	<b>100.0</b>	<b>2,255</b>	<b>100.0</b>	<b>2,241</b>	<b>100.0</b>

Source: US Bureau of the Census 2000 data, projections via Georgia DCA.

**Aggregate Income**

Analysis of aggregate income, whether on a household level or on a per capita level, can give some insights into the amount of money that may be flowing through a local economy, as well as determine the relative sources of that money based on various categories. The following series of data tables (Tables 4-27 through 4-34) depict the breakdown of aggregate annual income (in dollars) by source category for the persons/households residing in Greater Dooly and each of the units of government within during the period 1990-2000. Please note that these are unadjusted Census figures in that the 1990 data reflects 1989 dollar values, and the 2000 data reflects 1999 dollar values. Therefore, appropriate caution should be used when making comparisons between the 1990 and 2000 data. However, good comparisons can be made between the Census years when analyzing the percentages for each category.

**Table 4-27  
Greater Dooly Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	56,524,636	68.0	111,349,900	73.0
Self-Employment	10,128,246	12.2	11,076,600	7.3
Interest, Dividends, Net Rental	3,609,095	4.3	7,349,200	4.8
Social Security	6,545,111	7.9	8,652,700	5.7
Other Retirement Income	3,486,093	4.2	7,379,900	4.8
Public Assistance	2,018,353	2.4	2,742,400	1.8
Other Income	819,020	1.0	3,931,500	2.6
<b>TOTAL:</b>	<b>83,130,554</b>	<b>100.0</b>	<b>152,482,200</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-28  
Byromville Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	2,634,865	79.0	2,047,100	70.2
Self-Employment	23,595	0.7	82,800	2.8
Interest, Dividends, Net Rental	83,852	2.5	88,400	3.0
Social Security	288,130	8.7	298,600	10.2
Other Retirement Income	257,286	7.7	309,900	10.6
Public Assistance	86,221	2.6	76,100	2.6
Other Income	6,688	0.2	12,400	0.4
<b>TOTAL:</b>	<b>3,330,447</b>	<b>100.0</b>	<b>2,915,300</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-29**  
**Dooling Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	n/a		1,337,200	84.6
Self-Employment	n/a		20,000	1.3
Interest, Dividends, Net Rental	n/a		128,000	8.1
Social Security	n/a		18,100	1.1
Other Retirement Income	n/a		900	0.1
Public Assistance	n/a		66,600	4.2
Other Income	n/a		9,600	0.6
<b>TOTAL:</b>	n/a		<b>1,580,400</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-30**  
**Lilly Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	436,793	50.4	1,498,700	71.2
Self-Employment	142,371	16.4	188,500	9.0
Interest, Dividends, Net Rental	29,045	3.4	102,900	4.9
Social Security	145,134	16.8	170,100	8.1
Other Retirement Income	78,018	9.0	78,400	3.7
Public Assistance	30,882	3.6	42,500	2.0
Other Income	3,984	0.5	23,900	1.1
<b>TOTAL:</b>	<b>866,227</b>	<b>100.0</b>	<b>2,105,000</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-31**  
**Pinehurst Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	2,399,243	73.4	3,593,600	67.4
Self-Employment	190,190	5.8	188,800	3.5
Interest, Dividends, Net Rental	132,376	4.1	284,900	5.3
Social Security	189,660	5.8	510,300	9.6
Other Retirement Income	238,385	7.3	582,000	10.9
Public Assistance	77,154	2.4	55,100	1.0
Other Income	39,748	1.2	115,800	2.2
<b>TOTAL:</b>	<b>3,266,756</b>	<b>100.0</b>	<b>5,330,500</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-32**  
**Unadilla Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	8,064,206	68.5	14,626,200	72.4
Self-Employment	658,879	5.6	882,000	4.4
Interest, Dividends, Net Rental	688,260	5.8	679,000	3.4
Social Security	1,112,218	9.5	1,672,900	8.3
Other Retirement Income	617,612	5.2	1,070,800	5.3
Public Assistance	491,367	4.2	659,800	3.3
Other Income	134,897	1.1	605,300	3.0
<b>TOTAL:</b>	<b>11,767,439</b>	<b>100.0</b>	<b>20,196,000</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-33**  
**Vienna Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	14,022,963	76.2	29,680,500	77.9
Self-Employment	106,015	0.6	1,472,400	3.9
Interest, Dividends, Net Rental	626,192	3.4	580,100	1.5
Social Security	1,918,600	10.4	2,182,800	5.7
Other Retirement Income	685,724	3.7	1,361,000	3.6
Public Assistance	744,903	4.0	957,700	2.5
Other Income	294,315	1.6	1,843,800	4.8
<b>TOTAL:</b>	<b>18,398,712</b>	<b>100.0</b>	<b>38,078,300</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

**Table 4-34**  
**Dooly County (unincorporated) Aggregate Annual Personal Income By Type, 1990 -- 2000**

Category	1990		2000	
	#	%	#	%
Wages or Salary	28,966,566	63.8	58,566,600	69.8
Self-Employment	9,007,196	19.8	8,445,100	10.1
Interest, Dividends, Net Rental	2,049,370	4.5	5,485,900	6.5
Social Security	2,891,369	6.4	3,799,900	4.5
Other Retirement Income	1,609,068	3.5	5,337,900	6.4
Public Assistance	587,826	1.3	884,600	1.1
Other Income	339,388	0.7	1,320,700	1.6
<b>TOTAL:</b>	<b>45,450,783</b>	<b>100.0</b>	<b>83,840,700</b>	<b>100.0</b>

Source: US Bureau of the Census 1990-2000, via Georgia DCA.

## **ASSESSMENTS**

Greater Dooly's economy is largely based on agricultural production and related processing activities. Its labor force and employment composition are typical of rural communities in southern Georgia.

Most all of Greater Dooly's labor force is civilian employed (non-military) with unemployment rates that are consistent with the southern Georgia area. These rates have decreased from 9.4% in 1990 to 6.4% in 2000.

In 1990, 35% of Greater Dooly's working residents commuted to work sites outside of Dooly County. By 2000, this figure had increased to 42%. This increase is attributed to a little stronger economic growth in the surrounding counties which contain larger urban centers.

Aggregate personal income is mainly from wages and salaries (73% in 2000) which indicates Greater Dooly to be a working class community. Proportionate income from public assistance and social security remains low (combined total of 7.5% in 2000) and is on a decreasing trend (10.3% in 1990).

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## Section 5

### Natural Resources

#### **Introduction**

Consideration of natural resources is an important item in planning future growth patterns for any community. For Greater Dooly County, the characteristics of the natural environment including soils, topography, climate, water supply, and wildlife habitats is essential information in defining the county's existing attributes and possible shortcomings. An understanding of these will guide county and city leaders in maintaining a high quality of life and protecting the community's future.

Dooly County is located in south-central Georgia and has a land area of approximately 252,480 acres, or about 395 square miles. Most of the land is well-drained and most of the county is well-suited for agriculture. The physical landscape is fairly homogenous with no outstanding physical features. Much of the land is used for agricultural purposes, including commercial timber production. The following natural resource areas have been examined and surveyed as they pertain to Dooly County.

#### **Physical Environment**

Dooly County is located within the Southern Coastal Plain physiographic province. The county's land surface is nearly level to gently sloping and is dissected by numerous shallow rivers and streams which generally flow east and west, although the overall drainage pattern is from north to south. The largest of these is the Flint River which forms the southern half of the western county boundary with neighboring Sumter County.

Dooly County's lowest elevations are at about 240 feet along the county's southwestern border where the Flint River flows southward into Lake Blackshear, and also a little less than 250 feet near the northeastern corner of the county where Big Creek flows eastward into Pulaski County. The highest elevations are greater than 450 feet on broad hilltops in the northern third of the county, as well as in portions of the southeastern quadrant of the county where the highest elevations reach more than 490 feet in some places. In Byromville, the lowest elevations are about 300 feet along Turkey Creek in the southeastern part of the town, while the downtown area is about 360 feet, and the highest elevations are near 390 feet in the western portions of town. In Dooling, the central area of town is about 370 feet while the highest elevation is a small hilltop at 400 feet in the northwestern portion. Lilly is a little more flat with elevations ranging from 340 to 360 feet throughout, with the downtown area at about 350 feet. Pinehurst is also relatively flat with a benchmark elevation in the downtown area of 378 feet. Elevations in Vienna range from a lowest point of near 300 feet along the Pennahatchee Creek in the southwestern part of the city, to more than 350 feet in many other areas of the city. The downtown area has a benchmark elevation of 338 feet and the city's highest areas include 360 feet at the Dooly County High School and 370 feet at the Dooly County Fairgrounds. The downtown area of Unadilla is near 395 feet with some parts of the city ranging over 400 feet. The highest elevation is a benchmark near the Exit #122 interchange along I-75 at 433 feet. Elevations in the outlying rural communities include Drayton at 298 feet, Findlay at 372 feet, Richwood at 340 feet, Snow Spring at 461 feet, and Tippettville at 351 feet.

The county's topography is such that notable views and vistas are not present. There are no steep slopes or mountainous areas and there are no coastal resources. The Flint River consists of a broad floodplain with dense tree canopy, and is considered scenic by some. The river flows into Lake Blackshear whose beginnings are at the southwestern corner of Dooly County. This would perhaps be the most scenic view in Dooly County and it would be noteworthy if it were accessible by a means other than from the lake itself. However, there are multitudes of scenic vistas across agricultural areas that some would consider aesthetically pleasing, but these are not of any significant scale nor do any exhibit unique qualities that are not found in other counties of south-central Georgia.

Dooly County's bedrock is composed of Pliocene-Miocene-Oligocene sedimentary rocks which were formed mostly during the Cenozoic Era (up to 70 million years ago). Below this, the rocks are Eocene and Paleocene sedimentary rocks. The sediments which formed these rocks originated in the "ancient" Appalachian Mountains which have been eroded to form the present day Piedmont and remnant mountains.

Dooly County's climate is classified as humid-mesothermal (Cfa) according to the Köppen climate classification system. Winters are short and mildly cool with periodic cold spells moderating in 1-2 days. Summers are hot and humid. Annual precipitation typically ranges from 45 to 50 inches and is spread evenly throughout the year (2-5 inches each month). Measurable snowfalls are very rare with a less than 5% probability each year. When they occur, snowfall amounts are most always less than one inch and melt quickly. In winter, the average minimum daily temperature is 38 degrees. In summer, the average maximum daily temperature is 92 degrees. Dooly County's growing season ranges from 8-9 months with an average of 260 days that have daily minimum temperatures greater than 32 degrees. The first winter freeze typically occurs in early November and the last freeze typically occurs in mid-March.

### **Water Resources**

Annual precipitation runoff for Dooly County is about 10-11 inches, which equals approximately 9.62 billion cubic feet (71.98 billion gallons) of water. This represents the volume of water directly entering the county's rivers and streams each year. The remaining water either evaporates or is absorbed by the ground. Surface drainage within Dooly County is directed by a dendritic (branching tree-like) pattern which flows generally southward but with most streams exiting the county along the eastern and western borders. The county can be divided into 3 major drainage basins for major rivers in south Georgia: Alapaha, Flint, and Ocmulgee. Map 5-1 depicts these drainage basins within Dooly County. The Flint River forms part of Dooly County's western border and it drains the western two-thirds of the land area. The Flint River flows southward through Lake Blackshear and eventually to Lake Seminole where the water enters the Apalachicola River in Florida and empties into the Gulf of Mexico. Major tributaries of the Flint River in Dooly County include Hogcraw Creek, Turkey Creek, and Pennahatchee Creek. Most of the eastern third of Dooly County drains eastward into Pulaski and Wilcox counties through various streams to the Ocmulgee River which flows southeastward and eventually into the Atlantic Ocean. The larger of these Ocmulgee tributaries include Big Creek, South Prong Creek, and Cedar Creek. The remaining major river basin is that of the Alapaha River whose headwaters are actually in the southeastern portion of Dooly County. The Alapaha flows southward into Florida where it empties into the Suwannee River and eventually into the Gulf of Mexico. It is interesting to note that one of the main drainage divides in the United States (dividing the river basins for the Atlantic Ocean and Gulf of Mexico) runs through the middle of Dooly County.

Typical of coastal plain areas, most of Dooly County's consumer water comes from underground aquifers which are porous underground rock layers containing water. The main aquifers beneath Dooly County are the Floridan and Claiborne aquifer systems which consist of confined limestone, dolostone, and calcareous sand. These aquifers serve as the water supply watershed for all of Dooly County's municipal water systems as well as many agricultural irrigation systems. There are no surface water supply watersheds within Dooly County. The Floridan aquifer is principally recharged immediately south of the Fall Line which stretches across central Georgia from Columbus to Macon to Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line, therefore this is where most aquifer water originates. Recharge can also occur at other points where the aquifer updips to become closer to the surface allowing water from streams, sink holes, and ponds to permeate through more shallow ground into the aquifer. Approximately 85% of Dooly County overlies recharge areas of these aquifer systems, and most of the county is considered susceptible to groundwater pollution. Compared with other counties in central and southern Georgia, Dooly County has a particularly large percentage of recharge area. Map 5-2 depicts the locations of these groundwater recharge areas in Dooly County. Unfortunately, there have yet been no additional protection measures (local ordinances) for groundwater recharge areas adopted by any of the local governments in Greater Dooly.

### **Prime Agricultural and Forest Lands**

Prime farmland is defined by the US Department of Agriculture as being that land best suited to producing food, feed, forage, fiber, and oil seed crops. It produces the highest yields with minimum inputs of energy and money, and farming it results in the least damage to the environment. This natural resource is of major importance in satisfying the nation's short-and long- range needs for food and fiber. Approximately 150,000 acres (59%) of Dooly County is classified as "prime farmland". As comparison, only 21% of Georgia and only 15% of the United States are classified as prime farmland. An additional 55,500 acres (22%) of Dooly County is considered farmland of "statewide importance". Therefore, approximately 81% of Dooly County's land area is considered good for agricultural production. Map 5-3 depicts the Prime Farmland areas within Dooly County. Prime farmland areas are so prevalent throughout the county that it is easier to describe areas where they are least common --- areas along the Flint River floodplain and in portions of the southeastern quadrant of the county.

Forest areas in Dooly County comprise about 101,000 acres or about 40% of the total land area. Most of the forest areas are in narrow bands along creeks and streams throughout the county and there are no State Forests or National Forests here. Perhaps the greatest concentration of forests in the county is in the southeastern portion. The three most common forest types in Dooly County are hardwood (61%), pine (35%), and oak-pine combination (4%).

### **Soil Types**

The USDA Soil Survey for Dooly County contains mapping and information for 30 different soil series. The most prevalent of these are: Dothan (43,665 acres), Tifton (42,560 acres), Faceville (27,690 acres), Bibb and Kinston (21,465 acres), and Nankin (19,100 acres). These five soil series comprise a total of 154,480 acres, or about 61% of the county's total land area. Perhaps more importantly, these are predominantly loamy soils accounting for 116,200 acres, or about 78% of the county's prime farmland.



Also, with the exception of Bibb and Kinston, these have only slight to moderate limitations for physical non-agricultural development.

### **Wetlands**

Freshwater wetlands are defined by federal law to be "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under certain circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include bogs, marshes, wet prairies, and swamps of all kinds. Under natural conditions, wetlands help maintain and enhance water quality by filtering out sediments and certain pollutants from adjacent land uses. They also store water, reduce the speed and magnitude of flood waters, and serve as an important and viable habitat for plant and animal species.

Wetlands play an important role in mankind's environment and should be preserved for this purpose. A draft National Wetlands Inventory (NWI) by the U.S. Department of the Interior, Fish and Wildlife Service has been completed for Dooly County. Wetlands cover nearly 30% of Dooly County. Most of the wetlands acreage is undeveloped and currently in agricultural use. Most of the wetlands areas are in small pockets and along the numerous streams. However, some larger expanses of wetlands are located in association with the Flint River floodplain. Map 5-4 depicts the location of NWI wetlands areas for Greater Dooly County. Map 5-5 depicts these for the Byromville Area, Map 5-6 for Dooling, Map 5-7 for Lilly, Map 5-8 for Pinehurst, Map 5-9 for Unadilla, and Map 5-10 Vienna. Developing parcels that are within these depicted areas, or suspected of having wetlands, should have a detailed wetlands survey and follow all applicable requirements under Section 404 of the Federal Clean Water Act.

Over the past several decades, expansion of both agricultural and urban development has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of flood waters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. Efforts should be made to protect remaining wetlands areas.

### **Floodplains**

Flood hazards along the major rivers and streams typically occur in late winter and early spring. The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRMs) for Dooly County and the Cities of Pinehurst, Unadilla and Vienna. These local governments are participants in the National Flood Insurance Program (NFIP), however their mapping is seemingly out of date. The FIRM maps for Dooly County and Pinehurst date back to 1976 and the ones for Unadilla and Vienna date back to 1982. The technology and methodologies used in determining these floodplain areas has changed since the date of these maps. Since 1976 and 1982, there has also been further urban development (and therefore more water runoff potential) in these areas as well as upstream communities outside of Dooly County. The Flint River flood of 1994 has also yielded some valuable information as to the hydrodynamics of the Flint River drainage basin, and the possible impacts of severe flooding on Dooly County. These floodplain maps should therefore be updated to reflect more recent techniques in floodplain delineation and current thinking regarding the true nature of potential flooding throughout Dooly County.

The municipalities of Byromville, Dooling, and Lilly have never been officially mapped for possible flood hazards. Though perhaps lesser in scope than other communities of Greater Dooly, potential flood

hazards do exist in these communities. Therefore, they should also be included in the updated mapping that is needed for all of Dooly County.

### **Protected River Corridors**

In Dooly County, the only designated river segment requiring protection under Georgia's River Corridor Protection Act, is that portion of the Flint River north of Lake Blackshear. In compliance with the Act, Dooly County adopted a River Corridor Protection Plan and ordinance during the 1990's, and there have been no amendments to this since then.

### **Plant and Animal Habitats**

Five species of plant life which are either endangered or threatened have been documented in portions of Dooly County: (1) Canby Dropwort, (2) Harperella, (3) Cow-bane, (4) Hooded Pitcher Plant, and also (5) the Obidiant Plant. In particular, the Canby Dropwort has been identified at the Oakbin Pond Preserve site, which has been recently purchased by the Nature Conservancy, and is discussed in further detail in the "Significant Natural Areas" section below. Dooly County also contains habitat for five animal species which are listed as either endangered, threatened or protected. These include: (1) Barbour's Map Turtle, (2) American Alligator, (3) Southern Bald Eagle, (4) Red Cockaded Woodpecker, and (5) Wood Stork. Most of these animals would perhaps be typically found in the county's wetlands areas and along the major floodplains of the Flint River.

### **Significant Natural Areas**

The only designated significant natural areas in Dooly County are the Oakbin Pond Preserve and the Flint River Wildlife Management Areas (WMA). Elsewhere, there are no truly significant natural areas within Dooly County when compared to such areas elsewhere in Georgia. However, at the Dooly County scale, there are 5 natural areas that could be considered significant. Foremost is Lake Blackshear which was built between 1928 and 1930 for hydroelectric power generation and has a secondary use as a recreational lake. The other natural areas that could be considered locally significant are Hogcrawl Creek, Turkey Creek, Pennahatchee Creek, and the flowing part of the Flint River north of Lake Blackshear. The significance of these other areas is that they have always been relatively undisturbed by development

#### **Oakbin Pond Preserve**

This is a 221-acre site located about 2 miles southwest of Unadilla, and it was recently purchased by the Nature Conservancy. About 175 acres of this site (80%) is a cypress pond containing a large healthy population of the Canby Dropwort; one of less than 20 documented site populations in the world. This site is not open to the general public and visitations must be arranged in advance through the Nature Conservancy.

#### **Flint River WMA**

This area consists of approximately 2,300 acres and it is located in western Dooly County to the west of River Road along the Flint River. It is managed by the Game Management Section of the Georgia Department of Natural Resources as primarily a hunting preserve.

## **ASSESSMENTS**

Greater Dooly's climate and physical environment, especially soils, is such that the area is very well-suited for cropland and other agricultural activities. More than 80% of the total land area is classified by USDA as either "prime farmland" or "farmland of statewide importance". This is one of Greater Dooly's greatest resources and it should therefore be protected.

Protection measures do not appear to have been adopted for all of the Part V environmental planning criteria. Only the protected river corridor along the Flint River has been put in place, and there are no special protection measures in place for wetlands or groundwater recharge areas.

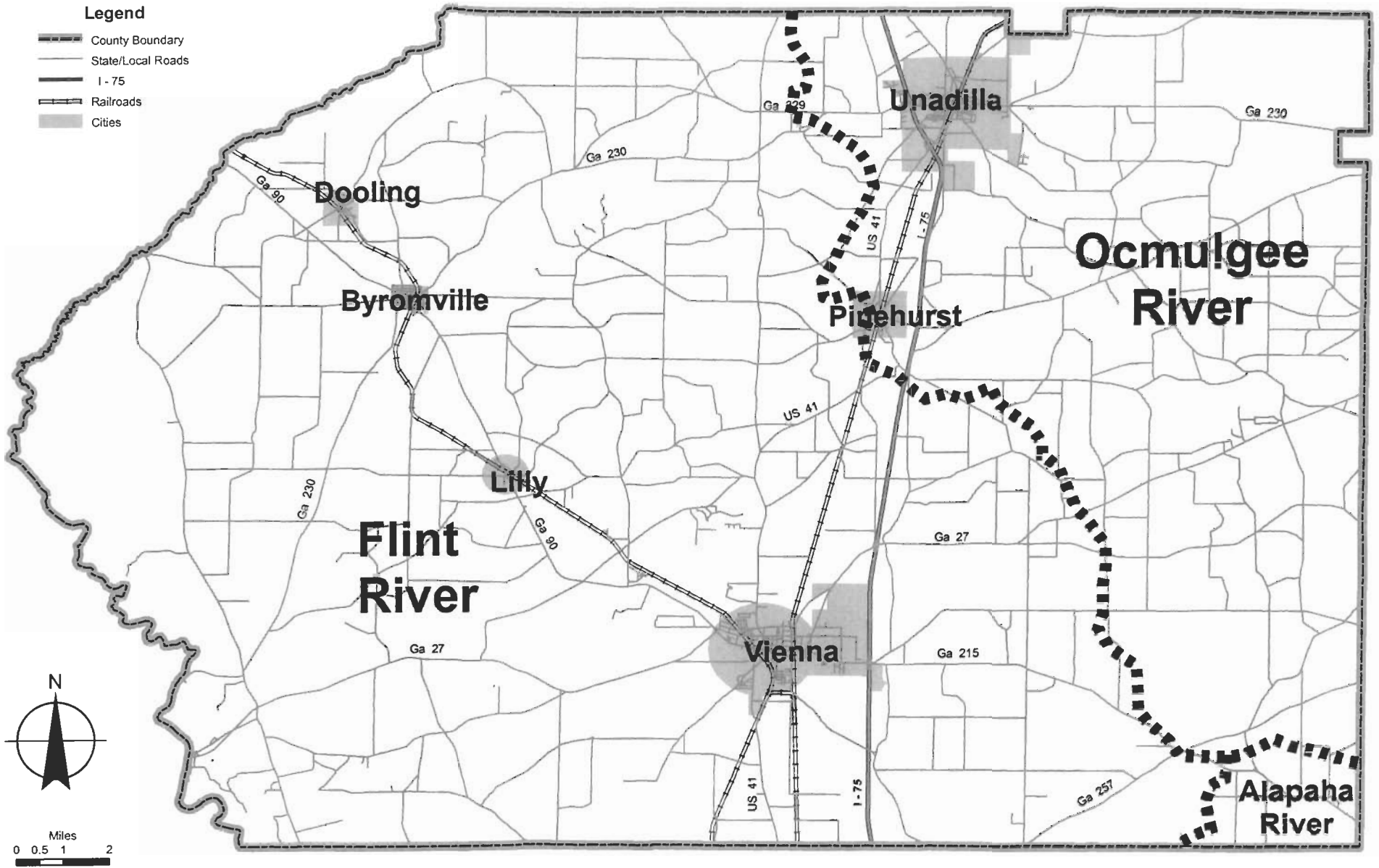
Groundwater recharge areas are important in that all of Greater Dooly's consumer water comes from underground aquifers. Potential groundwater pollution sources should therefore be monitored and reduced where appropriate. These include higher concentrations of septic tanks, and excessive surface water runoff from industrial and agricultural activities in the recharge areas.

Only the Flint River is a designated Protected River Corridor and the minimum required protection measures were put in place by Dooly County. However, it has now been about 10 years since then and it may be time for another evaluation of the Corridor and possible amendments to its protection criteria.

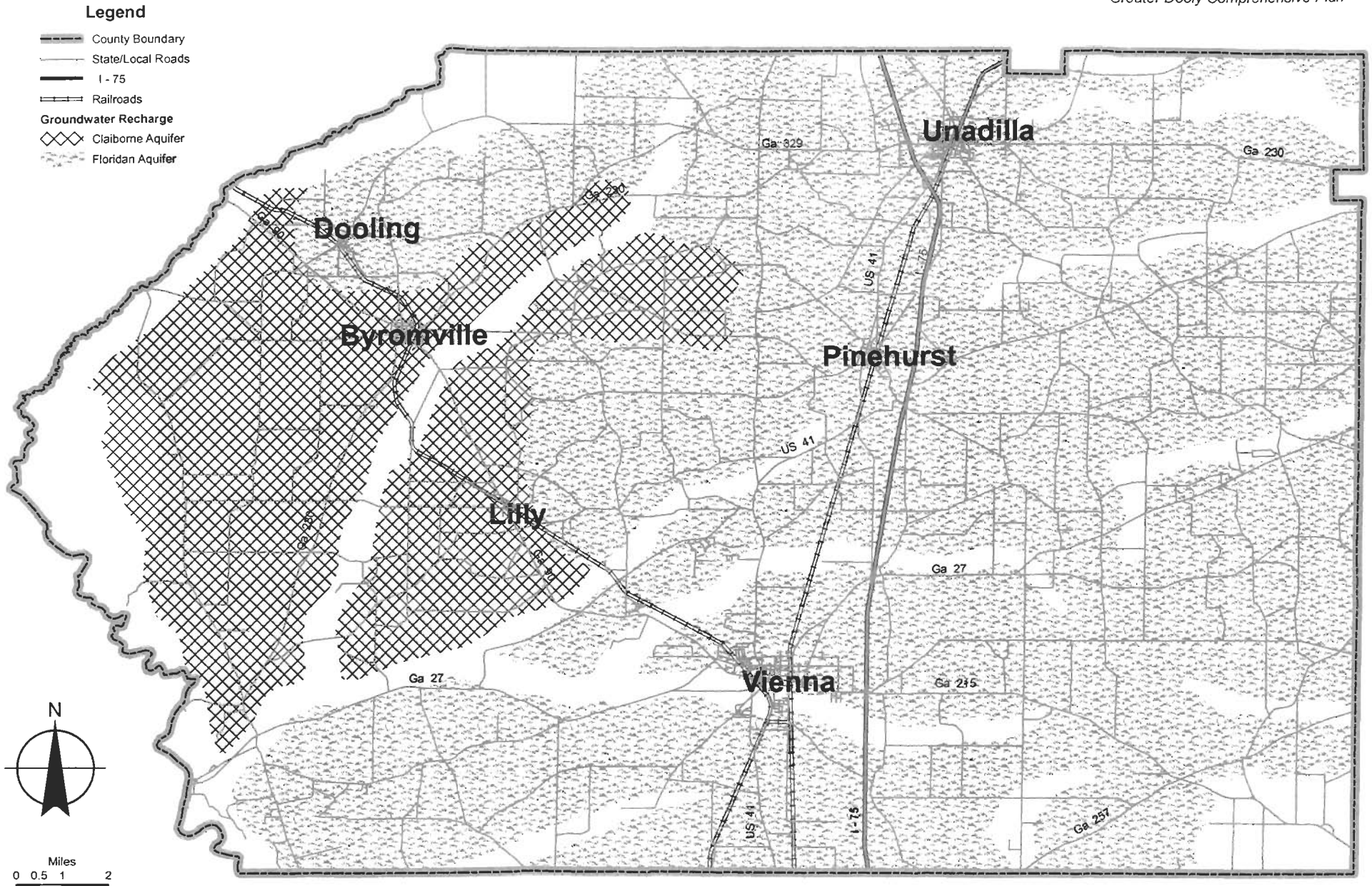
Wetlands cover nearly 30% of Dooly County and these are primarily located in small pockets and along the numerous streams -- mainly in the unincorporated areas. The greatest expanse of wetlands is associated with the Flint River floodplain along the western borders of the county. All 6 municipalities contain some wetlands areas, but these are generally very minor in scope and either undeveloped or in agricultural use. Wetlands are important to the continued environmental health of Greater Dooly and other areas, and they should be protected from adverse activities of man.

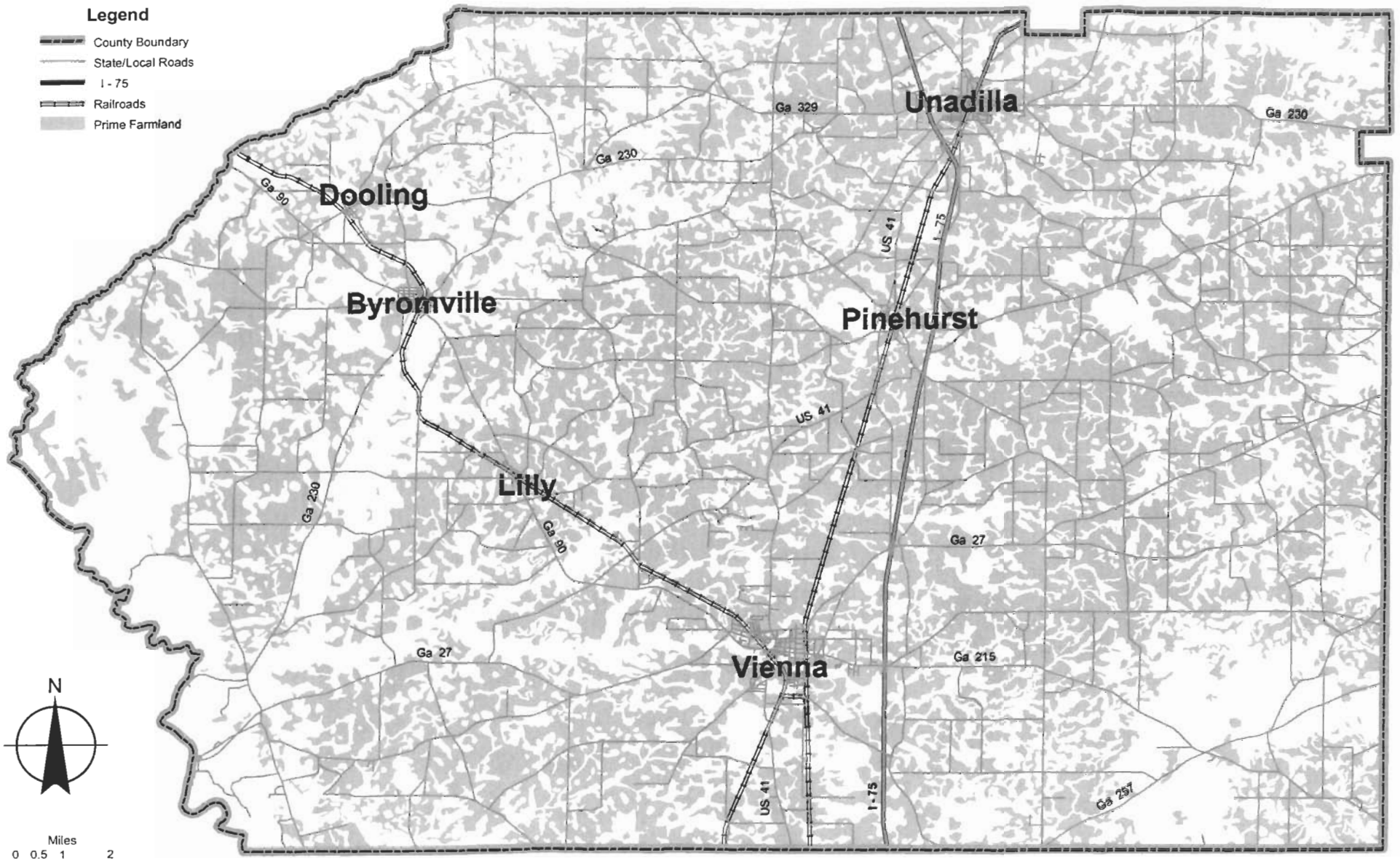
Floodplains have been mapped for all of Dooly County except for the communities of Byromville, Dooling and Lilly. However, even the existing maps are outdated in that the maps were prepared 25-30 years ago. FEMA should be petitioned to prepare updated floodplain (FIRM) maps for all of Dooly County.

Oakbin Pond Preserve and the Flint River WMA are the only designated significant natural areas in Greater Dooly, and efforts should be made to reduce possible negative impacts on them. Their existence is an asset to Greater Dooly and there is potential for eco-tourism associated with them.



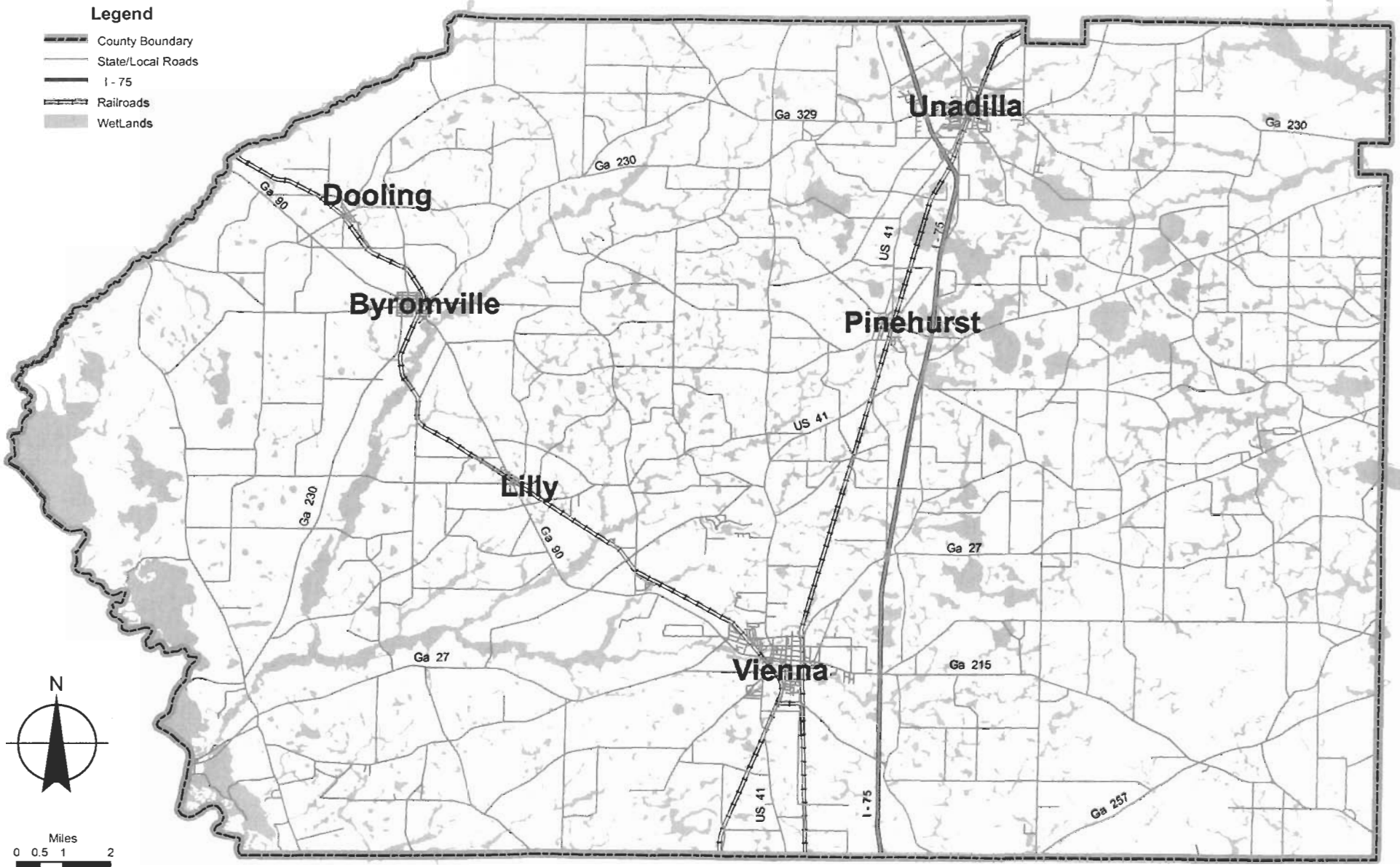
**Map 5-1**  
**Dooly County Major Drainage Basins**





**Map 5-3  
Prime Farmland Soils**

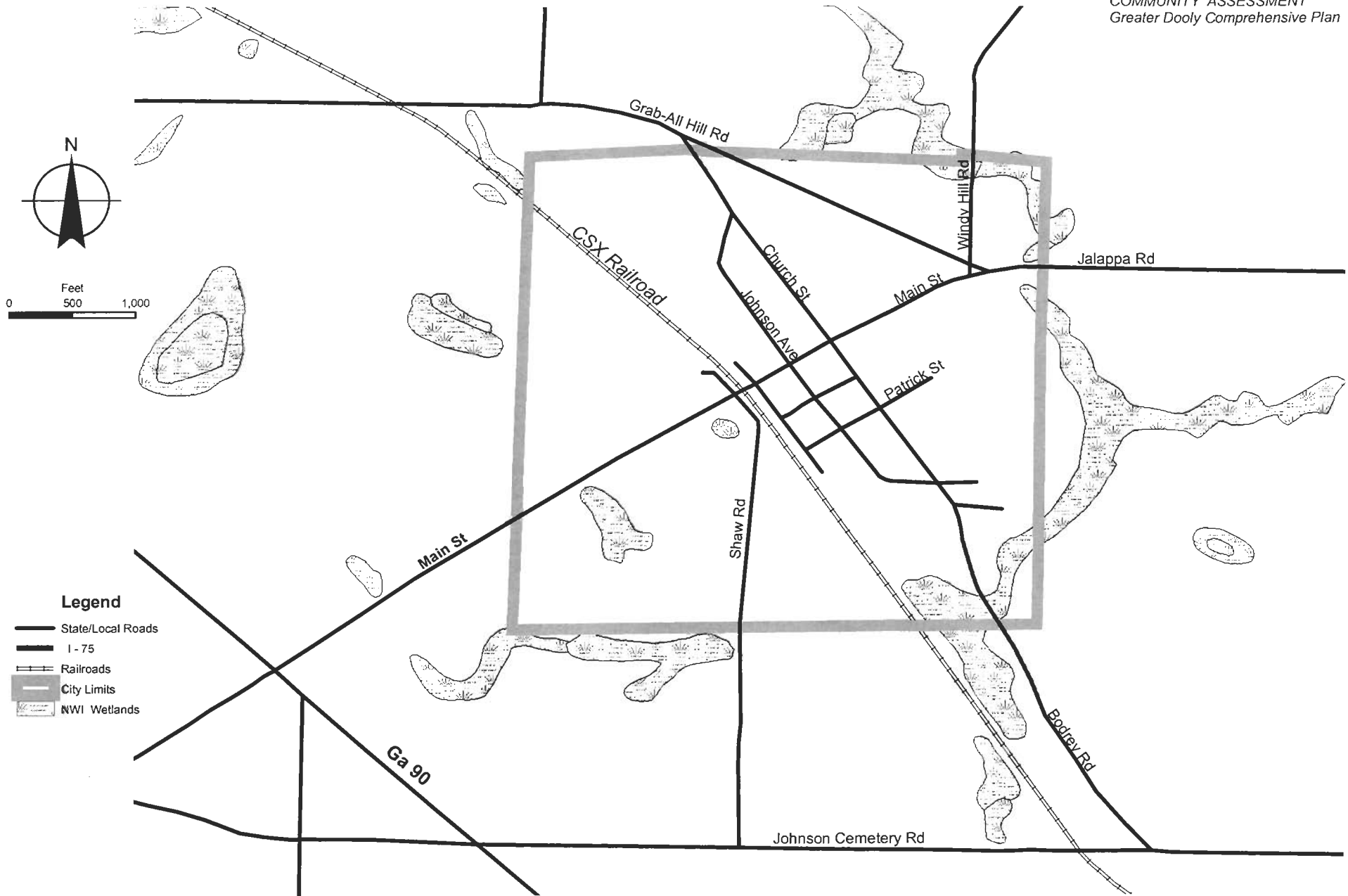




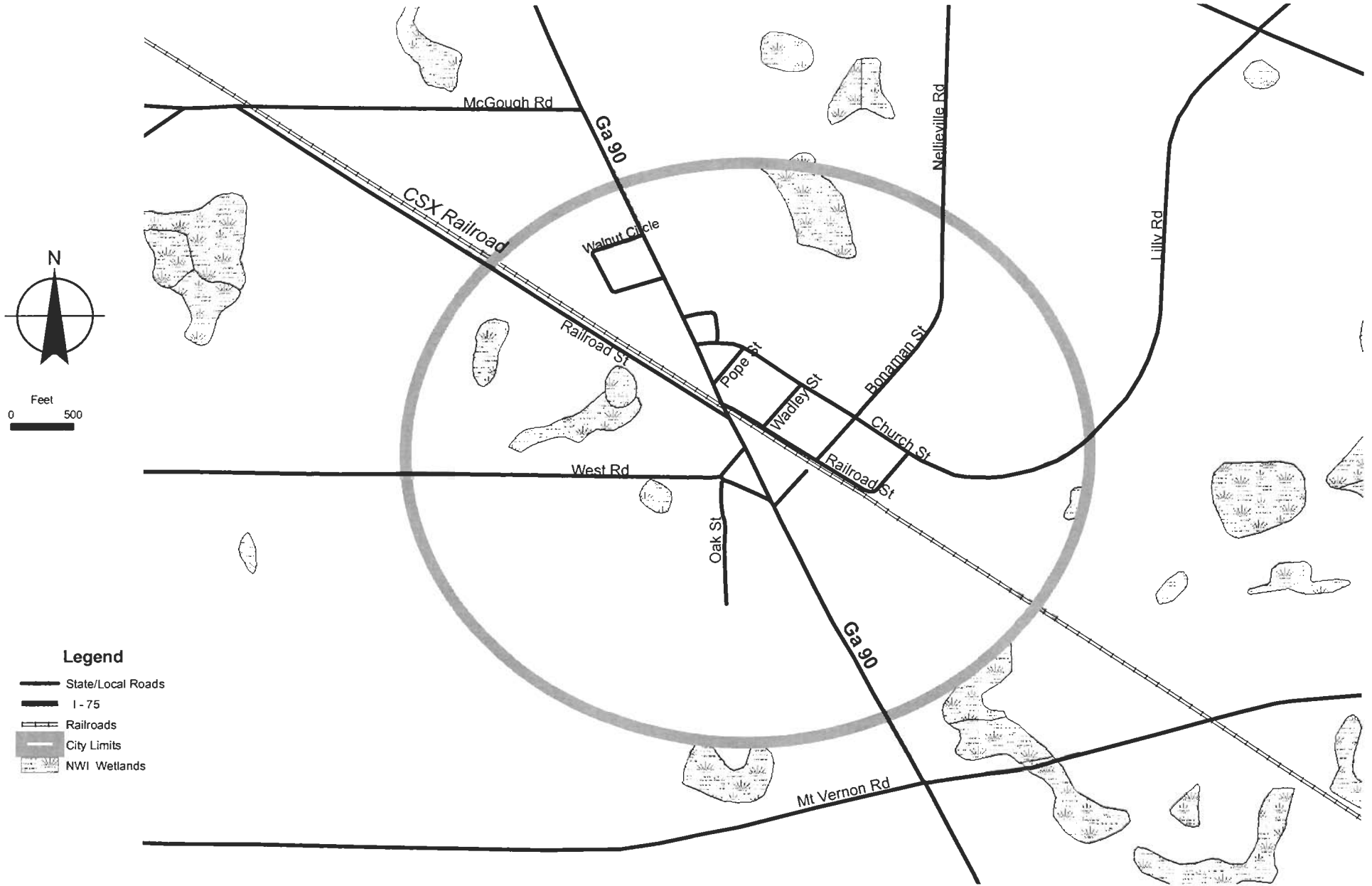


**Map 5-5  
NWI Wetlands -- Byromville Area**



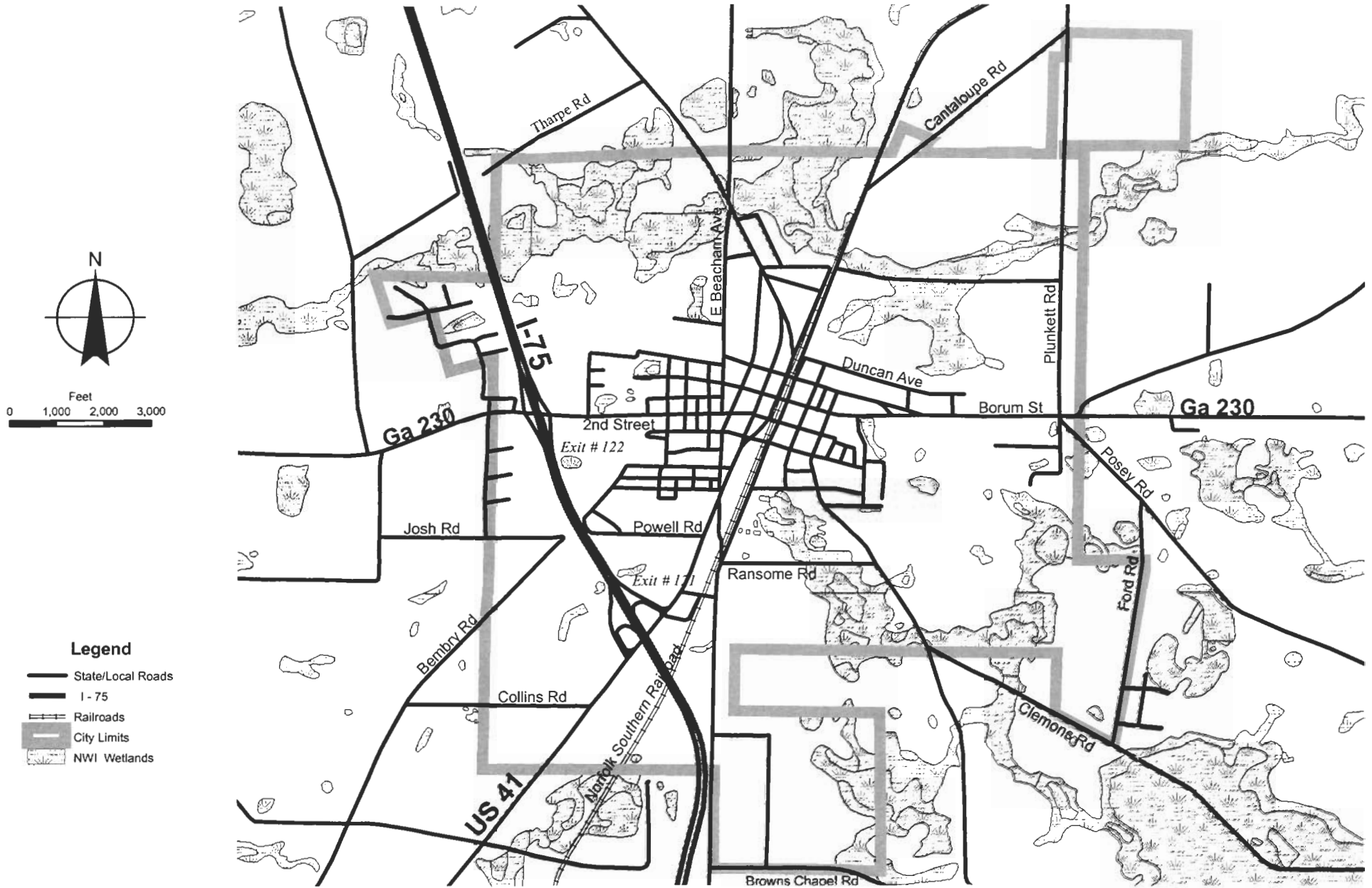


**Map 5-6**  
**NWI Wetlands -- Dooling Area**










**Map 5-8**  
**NWI Wetlands -- Pinehurst Area**



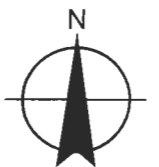
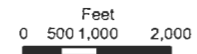
**Map 5-9**  
**NWI Wetlands -- Unadilla Area**



**Legend**

-  State/Local Roads
-  I - 75
-  Railroads
-  City Limits
-  NWI Wetlands

**Map 5-10**  
**NWI Wetlands -- Vienna Area**



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## Section 6

### Historic & Cultural Resources

The preservation and enhancement of historic and cultural resources can have positive impacts on Dooly County's quality of life, visual appeal, tourism, and overall economic development potential. In addition, the preservation and enhancement of such resources is an important aspect of maintaining a community's sense of place and pride. Continued interest in local heritage is also an important factor in retaining a community vision and understanding its past.

#### Historical Sketch of Dooly County

Dooly is an old county rich in history. Before the time European settlers, the area of today's Dooly County was occupied by the Creek Indian Nation. After numerous treaties between the Creek Indians and the United States government during the early 1800's, the Creeks were relocated to areas farther west. As a result of the "Treaty of Indian Springs" in 1821, the Creeks had ceded the land between the Ocmulgee and Flint Rivers, and the Georgia General Assembly then created 5 large counties out of this new territory: Fayette, Henry, Houston, Monroe, and Dooly. Dooly County was named after Revolutionary War hero Colonel John Dooly (ca 1740-1780). John Dooly commanded a regiment at the Battle of Kettle Creek in 1779 and he helped prosecute Torres that same year. He was eventually murdered by them at his home the following year in 1780. Dooly County was laid out under the "Land Lottery Act of 1821" as Georgia's overall 22<sup>nd</sup> county. Today, Dooly County is approximately one-third (1/3) of its original land area. Portions of the original county were later used to form all or part of the counties of Crisp, Macon, Pulaski, Turner, Wilcox, and Worth.

Dooly County's first "county seat" was established in 1823 at the community of Berrien on the Flint River. Ten years later, the community name was changed to Drayton. In the 1840's, the county seat was moved to another new town named Berrien which was later called Centerville, and then subsequently called Vienna.

#### Town of Byromville

The Town of Byromville was incorporated on August 19, 1905 and was named for William H. Byrom who was an early settler and credited as the town's founder. Originally, the area of land that is today called Byromville (approximately 202.5 acres), was granted by the State of Georgia to John Williams, Jr. on January 1, 1854. A few weeks that same year on January 23<sup>rd</sup>, he sold the land to John Adams, who in turn sold it to N. Thomas Swearington on January 6, 1829. Swearington built a house and dug a well on the land, which became a stagecoach stop for watering the horses and getting drinking water. Some years later on November 23, 1852, Swearington sold the land to William Byrom who later became the town founder. On July 1, 1853, the first post office was opened here and William Byrom was the first postmaster. In 1859, Byrom built what is now called the "old Byrom House". In 1903, the Atlanta and Birmingham Railroad completed a rail line to the growing community. The town was laid out in 1903 and the community was later incorporated in 1905 as its own official town.

### Town of Dooling

Dooling was incorporated as a town on August 13, 1907. It was founded by Pernal Cornelius Patrick and the town was named after his wife, Laura Dooling Patrick. During the 1930's, the town government went inactive and was no longer officially recognized as a separate town. In December 1989, the town government became active again and the town charter was reactivated.

### City of Lilly

Lilly was first settled in 1902 by 3 Lilly brothers (John, Frank and Robert) who owned all the land surrounding the present-day city. The Lilly brothers built the first store and the first residence. The City was chartered in 1907 and it was first named Midway because it was midway between Cordele and Montezuma. After the railroad line arrived and freight was passing through from all around Georgia, the local people learned there was already another city called Midway, Georgia. Therefore, the people changed the name to Lilly in honor of the founding brothers and first settlers.

### City of Pinehurst

Pinehurst was incorporated on December 16, 1895 and sits on land that was originally owned by John and G.W. (Doc) Fullington. However, during the 1860's, a few simple homes were first built here and they formed a rural village called Fullington. When the town was planned and organized, many appropriate names were suggested. Pond Town and Pinehurst were two of those names, and Pinehurst was ultimately chosen.

### City of Unadilla

Unadilla was chartered in 1894 on lands that were originally owned by Alexander Borum. In 1887 and 1888, the railroad was built through the community, which at that time only contained 3 houses. The town was named after the company that was laying the tracks.

### City of Vienna

Vienna was originally called Berrien, then Centerville, and then incorporated under its present name in 1841. The City was named after the capital of Austria, but it is pronounced locally "Vy-enna". The Vienna town plan was laid out in 1841 and featured a central courthouse square surrounded by a grid of streets. Economic prosperity came to Vienna in 1888 with the arrival of the Georgia & Florida Railroad, which is now called the Norfolk Southern Railroad. With this arrival came the first telegraph office, the first waterworks, and electric lights in 1903. As the city grew, residential neighborhoods were established along with public schools, churches and a variety of public buildings. Restaurants, an opera house, interest group clubs, professional offices and various stores offered a wide assortment of businesses. In 1903, a Board of Trade was organized to manage retail as well as wholesale operations. The Vienna Fire Company was also established in 1903 to help protect the City's resources. With the arrival of I-75 in the early 1960's, new commercial growth and annexation began shifting to the east of the original city to be closer to the new highway.

### Other Communities

There were several other communities which contributed to the county's early development. The communities of Drayton, Bakerfield, Findlay, Smyrna, Richwood, Snow Springs, Shiloh, and

Tippetville were one thriving rural communities, but today are little more than footnotes to the county's history. These communities should be taken into consideration in future planning and development. The locations of these remnant communities are depicted on Map 6-1.

Famous Persons from Dooly County

**Walter F. George.** He was a lawyer from Vienna and served as a US Senator from 1922 until his death in 1957. He served as President Pro Tem of the Senate and chaired the Senate's Finance Committee and also the Foreign Relations Committee. His former law office has been relocated, renovated and converted into a museum.

**George Busbee.** He was born and raised in Dooly County and was also the Governor of Georgia from 1975 to 1983. A city park near downtown Vienna is named in honor of him.

**Roger Kingdom.** He was an Olympic gold medalist in the high hurdles in both the 1984 and 1988 Olympic games.

**Jody Powell.** He was President Jimmy Carter's "press secretary".

Inventory of Historic Resources

A countywide preliminary historic resources inventory was conducted in 1991, which identified 705 potentially historic structures and sites throughout Greater Dooly that were not already listed on the National Register of Historic Places. Table 6-1 lists the numbers and locations of these potential historic resources by local government jurisdiction.

**Table 6 - 1**  
**Numbers of Potentially Historic Structure or Sites**

<b>Jurisdiction</b>	<b># of Potential Historic Structure or Sites</b>
Byromville	59
Dooling	15
Lilly	20
Pinehurst	42
Unadilla	116
Vienna	137
* unincorporated area	316
<b>Greater Dooly County (total)</b>	<b>705</b>

*Source: 1991 Survey of Historic Resources in Dooly County.*

As can be seen, 316 (45%) of these potential historic resources are located in the unincorporated area. These are not concentrated in any few areas, but rather they are scattered and widespread in all portions of Dooly County.



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### National Register Listings

The following structures and districts within Greater Dooly have been identified as being listed on the National Register of Historic Places, and each of these is within the City of Vienna:

- (1) Dooly County Courthouse
- (2) Stovall-George-Woodward House
- (3) Downtown Vienna National Register District

There are perhaps others that have been nominated but were not identified, and likely still more that are eligible for the Register but have not yet been nominated.

### Historic Preservation Activities

Since the early 1990's (and before), there has been some discussion concerning historic preservation in many of the municipalities. A few more detailed surveys have been conducted for locations and condition of historic structures, and in some cases, proposed boundaries have been drawn for locally designated historic districts and even discussion about creating local historic preservation commissions. However, except for Vienna, none of these processes are yet complete and there has not been any Historic Preservation Commissions formed. The City of Vienna has already adopted a Historic Preservation Ordinance to coincide with a local historic district (that is also listed on the National Register), and the city is now a "Certified Local Government" (CLG) as recognized by the State of Georgia Historic Preservation Office.

Some local citizens are aware of their heritage and through a strong volunteer base within the different communities have been responsible for much of the individual progress that has been achieved to date. The preservation efforts have thus far been supported financially from private funding, the Governors Discretionary Fund, volunteer, and in-kind services. However, the majority of preservation efforts have been concentrated in the City of Vienna.

Generally, historic structures are in a rural area are vulnerable to neglect and deterioration. In the urban setting historic structures are vulnerable to developmental pressures, increase in land values, incompatible developments, spot zoning, neglect, and insensitive rehabilitation which can destroy the integrity of the resource.

A historic driving tour now exists in Vienna with its own organized route and tourist brochure. There has been some discussion to expand this to other communities in Dooly County or even create a rural route driving tour of historic places. This and similar ideas are discussed further in Section 4: Economic Development.

### Archaeological Resources

All counties in Georgia contain prehistoric and historic archaeological resources. There are 21 documented, archaeological sites in Dooly County. However, like many other counties within the state, Dooly has not been extensively surveyed for archaeology. By virtue of its location, Dooly should theoretically be rich in historic and prehistoric information. But for the reason that the information is "hidden" below the surface, this data is not readily available or documentable.

The following are areas that have been documented as areas of historic and prehistoric significance; the Flint River, Hogcrawl Creek, Turkey Creek, and Pennahatchee Creek. There is also the “Slosheye Indian Trail” which is reported to be a major Indian trail passing through what is now the rural areas of Dooly County from the Flint River northeastward to Pulaski County. Ironically, many of the trail segment areas are still used today for human travel (both paved and unpaved roads). The approximate location of this trail is depicted on Map 6-1.

### Vulnerability of Local Archaeology

Due to looting and vandalism, archaeological resources can be easily damaged or destroyed. Given that 96% of Georgia's history, pre 1540 A.D., is contained exclusively in the archaeological record, information about these resources must be protected. Artifacts bring very high prices in the antiquities market. Therefore, information about archaeological resources, especially about location and content, must be restricted so they may not be easily found by looters. Access to the State Archaeological Site Files at the University of Georgia must be controlled to protect information about these nonrenewable resources.

### Cultural Resources -- Libraries

#### Dooly County Library

This is a 7,000 square foot facility located in Vienna on East Union Street. It was built in 1978 and replaced a smaller facility in downtown Vienna. The current inventory consists of more than 40,000 volumes of general circulation as well as many reference materials. Average monthly circulation is 1,800 volumes. The library is part of the Lake Blackshear Regional Library System. Various reading and story programs are provide for preschool and elementary school age children. Support for the library by citizens and local civic groups is good, as evidenced by the donation of books and funds to purchase additional reading materials. The library is also a display area for various small collections, including an arrowhead collection of ones found in Dooly County. There are rooms within the library that are available for meetings and reading groups.

#### Elizabeth Harris Library

This is a 4,000 square foot library in Unadilla that has been in operation since September 1985. The current inventory consists of approximately 3,600 volumes with a monthly circulation of 300. Library services include reference materials, large supply of audio/video equipment, a talking book program, story hour for children, and a summer reading program. The library is part of the Lake Blackshear regional library system and is supplemented by a number of private citizens and civic organizations. However, the library has difficulty expanding its current book inventory. The library must depend upon donations and revenue generated from equipment to purchase magazines, books and additions to the reference section. The library does not receive financial support from the city. This facility is the first of its kind in Unadilla, and utilization has been less than expected.

### Byromville Library

This is an 800 square foot facility located in the Town Hall complex. In addition to the circulation provided by the Lake Blackshear Regional Library system, the Byromville Library has a large selection of books that have been donated by local residents. Total circulation is now more than 1,000 volumes.

### Cultural Resources – Other Facilities

#### Georgia Cotton Museum

This museum is located in the eastern part of Vienna, between downtown and I-75. It presents the history of cotton, and includes a collection of artifacts such as a bale of real cotton, farm tools, cotton balls and periodicals. There is also a small patch of cotton growing outside the museum.

#### Walter F. George Law Museum

This museum is located just to the east of downtown Vienna. The City is the home of this former US Senator who died in 1957. This building was the Senator's first law office and it contains artifacts from the Senator's career and private life; photos, newspaper clippings, furniture, campaign items, etc... The law office was relocated from its original location to its present site adjacent to George Busbee Park, and then renovated and converted into a museum.

#### Dooly Campground

This is a meeting site for the United Methodist Church located off State Route 90, a few miles to the west of Vienna. It was started as a special meeting place for churches in the 1800's, and is still used for such purposes today. The facility also serves as the meeting site for the Heart of Georgia Walk to Emmaus and Chrysalis weekend experiences. The facility includes a large open-air tabernacle (built in 1875) and several other potentially historic structures.

#### Southeastern Arena

This is a large agricultural indoor arena in the southern part of Unadilla adjacent to I-75. It contains seating for more than 2,500 people and is most noted for its horse shows.

### Cultural Resources – Local Festivals, etc..

#### Big Pig Jig

Since 1982, this annual festival takes place in October at the Dooly County Fairgrounds located in the eastern part of Vienna, adjacent to I-75. It features the MIM sanctioned barbecue cooking contest which is considered to be the "Georgie Barbecue Cooking Championship". The festival also includes a midway area with arts and crafts vendors, games and specialty foods vendors, hog calling contest, and concerts featuring regional and nationally-recognized entertainment groups. Attendance at the festival continues to grow each year, and the event has become nationally recognized and receiving numerous awards. The festival now has expanded activities on additional days to include a parade, sidewalk art contest, , 5K Hog Jog, QuizFest academic scholarship competition, and a scholarship golf tournament.

### Turkey Creek Festival -- Byromville

This annual festival takes place each May near the center of Byromville. It includes a parade, arts and crafts vendors, food vendors, small fleamarket, live entertainment, local artisans exhibit, kids activities, car show, etc...

### Unadilla

A special festival site has recently been developed through private investors in a former farm field in the extreme western part of Unadilla. It is planned to host 4-5 events per year with the very first event (motorcycle rally) being planned for late April 2006. The facility includes RV campsites with utility hookups, and features a replicated old-west "town" that can house more than 50 vendors, along with an outdoor stage and amphitheater. Attendance at the first event is anticipated to exceed 10,000 people.

## **ASSESSMENTS**

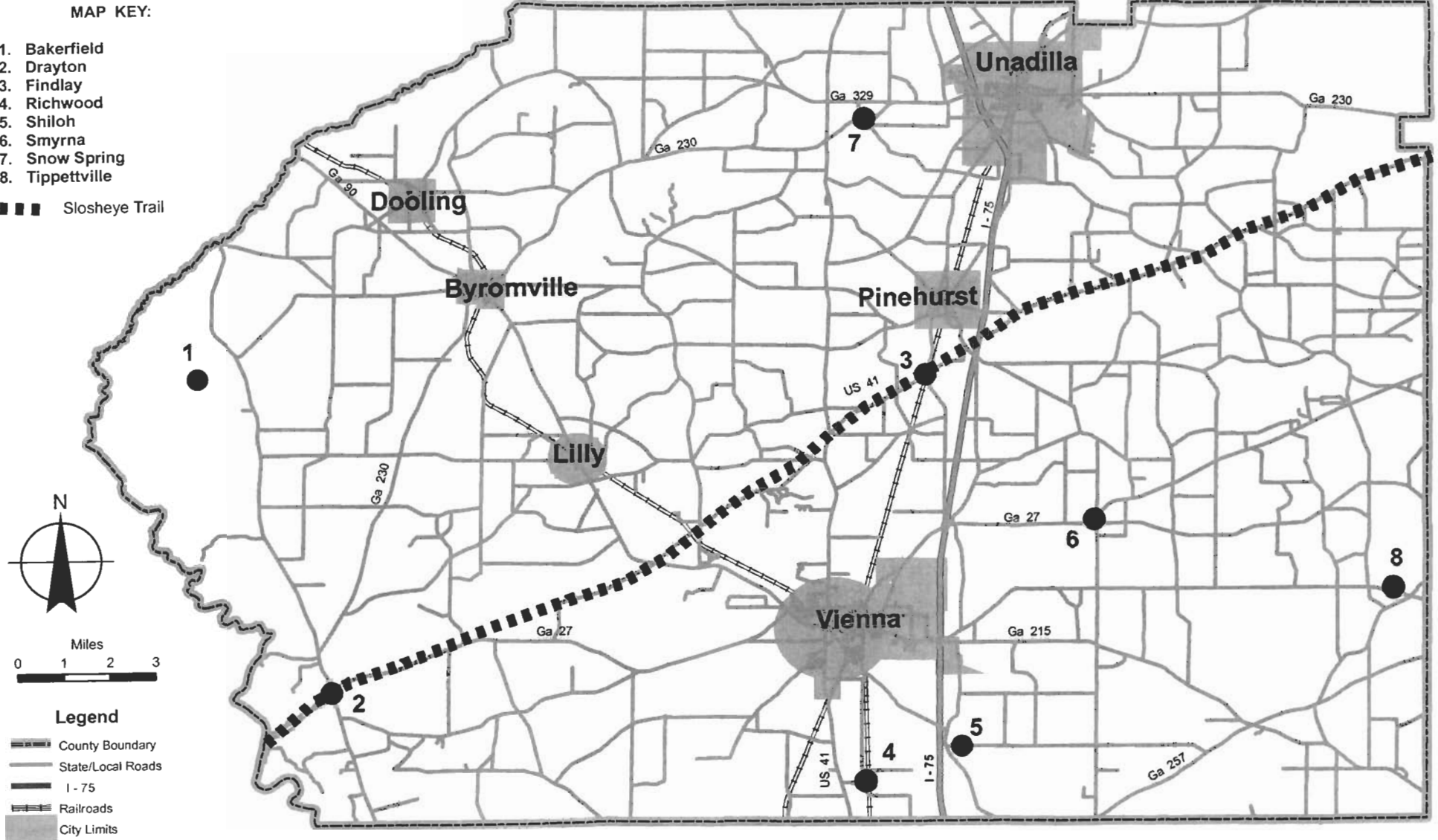
Preliminary historic resource surveys have already been done throughout Dooly County and each of the municipalities. Proposed (potential) historic district lines have even been drawn in Byromville, Lilly, Pinehurst, and Unadilla. Concerted efforts should be made to complete this processes and go ahead and establish the local historic districts in each of these communities along with the local Historic Preservation Commissions, protective guidelines, etc...

Structures in the Town of Dooling have not retained enough continuity in style, house type, location or concentration of numbers to warrant its own historic district. However, there are still some historic resources present in Dooling and efforts should be made to preserve these.

The existing libraries in Greater Dooly appear to be in good physical condition and continue to have good support from the Lake Blackshear Regional Library system. The only suggested needs appear to be in staffing and research materials.

The Big Pig Jig festival in Vienna is major asset to the community but the site is used for little else during the remainder of the year. The site has potential for other community uses during the rest of the year and such ideas need to be explored.

Vienna already has its own scenic driving tour and similar efforts should be considered for the surrounding countryside and other municipalities in Greater Dooly.



**Map 6-1**  
**Slosheye Trail and Remnant Rural Communities**

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## Section 7

### Development Patterns & Existing Land Use

#### Introduction

Consideration of development patterns and existing land use is very important to planning future growth patterns for any community. For Greater Dooly County, existing development patterns have been studied and existing land uses have been inventoried. This information will enable community leaders to further refine goals and strategies for future growth patterns, as well as protect/preserve vulnerable natural and historic resources, enhance community attributes, and promote the local economy while respecting individual property rights. Existing development patterns have a direct impact on determining a community's *future* growth, as well as provide a good starting mechanism in developing a community's overall vision. In the case of a multi-jurisdictional planning process, analysis and comparison of the different development patterns in each community is an important key in better understanding the interactions and relationships between the communities.

#### General Development Patterns

Greater Dooly has always been dominated by a mostly agricultural land use pattern and still has more than 92% of the total land area devoted to agricultural and forestry uses. Though limited in overall scale, there are indeed some urbanized areas (more traditional urban character) within Greater Dooly and these are generally reflected in the six (6) municipalities. There is a clear visual distinction between these and the surrounding rural areas; particularly in the case of Unadilla and Vienna which exhibit the most urban mass.

Greater Dooly's development growth pattern has been mainly dictated by two factors. First, there is the Flint River floodplain along most of the county's western border which poses a true physical barrier to the expansion of both agricultural and non-agricultural types of development. In addition to the obvious flood hazard potential, it is a significant wetlands area that cannot be developed or cleared, and there are only two "pathways" across it ---- the Ga 27 bridge into Sumter County, and the Ga 90 bridge across the large tributary Hog Crawl Creek into Macon County. Secondly, but more significant, there is the presence of I-75 which crosses through the center of Greater Dooly on a north-south axis. Three of the six municipalities (Pinehurst, Unadilla, and Vienna) are situated along the I-75 corridor. Most all of the new urban growth for the past several decades has been in these 3 communities, and I-75 has been a major economic factor in the development of these more urbanized areas.

In comparison with the rest, the two Cities of Unadilla and Vienna are certainly the largest and most dominating of all of them. These two are similarly-sized in terms of total population and quantity of development, and each of them is nearly ten times the size (in population) of any of the other cities. Vienna serves as the county seat and contains most of Greater Dooly's government facilities. It also has the most industrial development and is the only one of the cities that is served by *both* of Greater Dooly's railroads.

## **Existing Land Use Inventory**

### **Methodology & Definitions**

During April 2006, a land use inventory was conducted for all of Dooly County, including the Towns of Byromville and Dooling, and the Cities of Lilly, Pinehurst, Unadilla and Vienna. In the 6 municipalities and the more developed areas of the county, a field (windshield) survey was utilized to verify all land uses parcel-by-parcel using the latest Dooly County parcel maps. These maps contain 2005 aerial photography overlaid with current tax parcel boundaries. For the more rural areas of the county, the method was by aerial photography interpretation and assumptions based on the tax parcel database as well as some information from the 1990 existing land use inventory in the prior Comprehensive Plans.

Upon completion of the inventory, the land uses were encoded into the tax parcel Geographic Information System (GIS) database where they can be analyzed and graphically depicted in combinations with other mapping data. The collected data was fully analyzed and assessed to include tabulated acreages for each land use category in each municipality and unincorporated Dooly County. During the assessment, special consideration was given to historical factors and development conditions which have led to current land use patterns, blighted and transitional areas, incompatible mixtures of land use in a given area, and areas of environmentally sensitive land. Physical areas of a community that warrant special attention, as revealed by this land use inventory process, are discussed later in this Section.

For purposes of analysis, land use inventory data was classified into eight (8) major categories which are based on standards currently established by the Georgia Department of Community Affairs ("Minimum Standards and Procedures for Comprehensive Planning", as amended May 2005). The major land use categories are defined as follows:

**RESIDENTIAL:** Land primarily used for single-family and/or multi-family dwelling units. Farm houses and other singular dwelling units that are secondary to other land uses, and share the same parcel of land, are classified with the other land use.

**COMMERCIAL:** Land primarily used for non-industrial business uses, including retail sales, office, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together as part of a commercial complex.

**INDUSTRIAL:** Land primarily used for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**PUBLIC / INSTITUTIONAL:** Land primarily used for institutional type uses, as well as certain state, federal or local government uses. This category includes uses such as schools, churches, cemeteries, hospitals, etc... It also includes government uses such as city halls, police and fire stations, libraries, prisons, post offices, military installations, and other government building complexes. Facilities which are publicly owned, but would be more accurately classified in another land use category are not included in this category.

**TRANSPORTATION / COMMUNICATION / UTILITIES:** Land that is primarily used for street rights-of-way, railroads, public/private utilities, transmission towers, airports, or other similar uses.

**PARKS / RECREATION / CONSERVATION:** Land primarily used for active or passive recreational uses. These may be either publicly or privately owned, and may include playgrounds, public parks, nature preserves, wildlife management areas, national or state forests, golf courses, recreation centers, or other similar uses.

**AGRICULTURE / FORESTRY:** Land primarily used for farming purposes (fields, pastures, animal lots, farmsteads, livestock production, specialty farms, etc...), commercial timber or pulpwood production, natural tree stands, or other general forms of agriculture.

**UNDEVELOPED / VACANT:** Land that is cleared but not developed for a specific non-agricultural use, or land that was developed for a particular use but which has been abandoned for that use. This includes undeveloped portions of platted subdivisions and industrial parks, and parcels containing structures that have been vacant for some time and allowed to become deteriorated or dilapidated. This category is for land that is served by typical urban public services such as water, sewer, etc...

Greater Dooly County

As previously mentioned, Greater Dooly’s land use pattern is completely dominated by agriculture and forestry uses which comprise more than 92% of the total land area. Developed lands comprise about 7% of the total land area, and a significant portion of this is for street and railroad right-of-way. Total acreages for commercial and industrial development remain very low in comparison to other land use categories. Of particular note is that even the Undeveloped/Vacant category has more total acreage than either the Commercial or Industrial category. The total acreages in the Parks/Recreation/Conservation, and the Public/Institutional categories appear unusually large and this is primarily due to some large individual facilities in each of these categories located in the unincorporated area of the county. Map 7-1 depicts the existing land use pattern for Greater Dooly. Table 7-1 depicts the breakdown of existing land use acreages for all of Greater Dooly combined.

**Table 7-1  
Greater Dooly Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	5,491.5	31.3	2.2
Commercial	278.4	1.6	0.1
Industrial	486.9	2.8	0.2
Public / Institutional	1,585.1	9.0	0.6
Parks / Recreation / Conservation	2,688.4	15.3	1.1
Transportation / Communication / Utilities	7,037.4	40.0	2.8
<b>Total Developed, Non-Ag/Forest Land</b>	<b>17,567.7</b>	<b>100.0</b>	<b>7.0</b>
Agriculture / Forestry	234,416.1		92.8
Undeveloped / Vacant	496.2		0.2
<b>GRAND TOTAL</b>	<b>252,480.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.



Dooly County (unincorporated)

Despite its predominantly rural nature, a fair amount of Greater Dooly’s developed lands are in the unincorporated area. This includes about 77% of Greater Dooly’s total residential acreage, although the unincorporated area only has about 40% of the total population. The explanation here is the difference in average residential density (lot size) between the unincorporated area and the municipalities. At lower densities, it takes more acreage to accommodate more population. However, the unincorporated area is vast in that it occupies more than 96% of the total land area, and the developed lands are generally scattered along the county’s numerous roadways. It should be noted here that there is more acreage used for roadways in the unincorporated area than there is for residential, commercial, and industrial combined. The unincorporated area has more acreage in the Parks/Recreation/Conservation and the Public/Institutional categories than all of the municipalities combined, and this is primarily due to Flint River Wildlife Management Area and the Flint River Nursery which occupy a lot of acreage and are assigned to this category. Table 7-2 depicts the breakdown of existing land use acreages for the unincorporated area of Dooly County, and these patterns are also depicted on Map 7-1.

**Table 7-2  
 Dooly County (unincorporated area) Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	4,236.6	30.9	1.7
Commercial	57.4	0.4	< 0.1
Industrial	92.1	0.7	< 0.1
Public / Institutional	1,170.0	8.5	0.5
Parks / Recreation / Conservation	2,645.3	19.3	1.1
Transportation / Communication / Utilities	5,507.4	40.2	2.3
<b>Total Developed, Non-Ag/Forest Land</b>	<b>13,708.8</b>	<b>100.0</b>	<b>5.6</b>
Agriculture / Forest	230,326.9		94.4
Undeveloped / Vacant	87.3		< 0.1
<b>GRAND TOTAL</b>	<b>244,123.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

Municipalities

Greater Dooly’s municipalities only occupy a little more than 3% of the total land area, but together they contain a sizeable portion of the developed urban lands. Most notable is the fact that about 79% of the commercial acreage and 81% of the industrial acreage is in the municipalities. Unadilla and Vienna are each larger in population than all the other municipalities combined, and this is even more the case in terms of land use acreages. In comparing just these two larger municipalities, Vienna has more acreage in the Residential, Industrial, and Parks/Recreation/Conservation categories. Unadilla has more acreage in the Commercial and Public/Institutional categories. Vienna has nearly twice as much acreage in the Transportation/Communication/Utilities category, but this is attributed to Vienna’s much larger acreages in sewer treatment and sprayfields – mainly for the Tyson chicken facility. In terms of street and railroad acreages, the two municipalities are about the same. Tables 7-3 through 7-8 depict the

breakdown of existing land use acreages for each municipality. Table 7-9 gives a summary comparison of land use acreages for all of Greater Dooly. Maps 7-2 through 7-7 depict these land use patterns for each of the municipalities as well as their immediate surrounding areas.

**Table 7-3**  
**Byromville Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	69.2	40.2	30.9
Commercial	1.5	0.9	0.7
Industrial	26.9	15.6	12.0
Public / Institutional	6.1	3.5	2.7
Parks / Recreation / Conservation	4.4	2.6	2.0
Transportation / Communication / Utilities	63.9	37.2	28.5
<b>Total Developed, Non-Ag/Forest Land</b>	<b>172.0</b>	<b>100.0</b>	<b>76.8</b>
Agriculture / Forest	41.9		18.7
Undeveloped / Vacant	10.1		4.5
<b>GRAND TOTAL</b>	<b>224.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

**Table 7-4**  
**Dooling Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	25.1	37.2	8.5
Commercial	0	0	0
Industrial	0	0	0
Public / Institutional	2.0	3.0	0.7
Parks / Recreation / Conservation	0	0	0
Transportation / Communication / Utilities	40.3	59.8	13.6
<b>Total Developed, Non-Ag/Forest Land</b>	<b>67.4</b>	<b>100.0</b>	<b>22.7</b>
Agriculture / Forest	220.1		74.1
Undeveloped / Vacant	9.5		3.2
<b>GRAND TOTAL</b>	<b>297.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

**Table 7-5  
 Lilly Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	69.3	51.9	13.8
Commercial	0.7	0.5	0.1
Industrial	10.7	8.0	2.1
Public / Institutional	4.0	3.0	0.8
Parks / Recreation / Conservation	0	0	0
Transportation / Communication / Utilities	48.7	36.5	9.7
<b>Total Developed, Non-Ag/Forest Land</b>	<b>133.4</b>	<b>100.0</b>	<b>26.5</b>
Agriculture / Forest	355.7		70.7
Undeveloped / Vacant	13.9		2.8
<b>GRAND TOTAL</b>	<b>503.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

**Table 7-6  
 Pinehurst Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	66.5	29.1	10.3
Commercial	8.3	3.6	1.3
Industrial	22.6	9.9	3.5
Public / Institutional	30.9	13.5	4.8
Parks / Recreation / Conservation	2.0	0.9	0.3
Transportation / Communication / Utilities	98.3	43.0	15.2
<b>Total Developed, Non-Ag/Forest Land</b>	<b>228.6</b>	<b>100.0</b>	<b>35.4</b>
Agriculture / Forest	403.5		62.6
Undeveloped / Vacant	12.9		2.0
<b>GRAND TOTAL</b>	<b>645.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

**Table 7-7  
 Unadilla Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	431.5	34.1	13.0
Commercial	127.1	10.0	3.8
Industrial	65.2	5.1	2.0
Public / Institutional	201.2	15.9	6.1
Parks / Recreation / Conservation	7.9	0.6	0.2
Transportation / Communication / Utilities	434.6	34.3	13.1
<b>Total Developed, Non-Ag/Forest Land</b>	<b>1,267.5</b>	<b>100.0</b>	<b>38.2</b>
Agriculture / Forest	1,897.8		57.2
Undeveloped / Vacant	152.7		4.6
<b>GRAND TOTAL</b>	<b>3,318.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

**Table 7-8  
 Vienna Existing Land Use Acreages**

Land Use Category	# Acres	% Developed, Non-Ag/Forest Land	% Total Land
Residential	593.3	29.8	17.6
Commercial	83.4	4.2	2.5
Industrial	269.4	13.5	8.0
Public / Institutional	170.9	8.6	5.1
Parks / Recreation / Conservation	28.8	1.4	0.9
Transportation / Communication / Utilities	844.2	42.5	25.0
<b>Total Developed, Non-Ag/Forest Land</b>	<b>1,990.0</b>	<b>100.0</b>	<b>59.1</b>
Agriculture / Forest	1,170.2		34.7
Undeveloped / Vacant	209.8		6.2
<b>GRAND TOTAL</b>	<b>3,370.0</b>		<b>100.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

**Table 7-9  
Existing Land Use Acreage Comparisons**

	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna	* Unincorp. Area	GREATER DOOLY
Residential	69.2	25.1	69.3	66.5	431.5	593.3	4,236.6	5,491.5
Commercial	1.5	0	0.7	8.3	127.1	83.4	57.4	278.4
Industrial	26.9	0	10.7	22.6	65.2	269.4	92.1	486.9
Public / Institutional	6.1	2.0	4.0	30.9	201.2	170.9	1,170.0	1,585.1
Parks / Recreation / Conservation	4.4	0	0	2.0	7.9	28.8	2,645.3	2,688.4
Transp. / Communication / Utilities	63.9	40.3	48.7	98.3	434.6	844.2	5,507.4	7,037.4
<b>TOTAL DEVELOPED: Non - Agriculture/Forestry Land</b>	<b>172.0</b>	<b>67.4</b>	<b>133.4</b>	<b>228.6</b>	<b>1,267.5</b>	<b>1,990.0</b>	<b>13,708.8</b>	<b>17,567.7</b>
Agriculture / Forestry	41.9	220.1	355.7	403.5	1,897.8	1,170.2	230,326.9	234,416.1
Undeveloped / Vacant	10.1	9.5	13.9	12.9	152.7	209.8	87.3	496.2
<b>GRAND TOTAL</b>	<b>224.0</b>	<b>297.0</b>	<b>503.0</b>	<b>645.0</b>	<b>3,318.0</b>	<b>3,370.0</b>	<b>244,123.0</b>	<b>252,480.0</b>

Source: 2006 Dooly County aerial Tax Maps and field surveys by Planning Edge, Inc., April 2006.

### Areas Requiring Special Attention

In examining Greater Dooly’s development patterns and trends, and performing the existing land use inventory, certain areas were identified as requiring special attention in accordance with the following State guidelines.

- (a) Areas where rapid development or change of land uses is likely to occur.
- (b) Areas where pace of development may outpace availability of community facilities or services.
- (c) Areas where development is likely to impact significant natural or cultural resources.
- (d) Declining or unattractive areas in need of redevelopment (including strip commercial corridors).
- (e) Large abandoned structures or sites, including those that may be environmentally contaminated.
- (f) Areas with significant infill development opportunities, including scattered vacant sites.

### Byromville

The Town of Byromville has a traditional style historic downtown area that sets itself apart visually from the rest of the community. This area has had seemingly limited economic activity in recent years and there are several vacant storefronts. Strategies for redevelopment or adaptive reuse of the existing buildings for businesses that are compatible with a small commercial downtown, are needed to help prevent the area from falling into a more blighted condition.

### Dooling

Dooling is a very tiny community that is in need of a “center area” on which to focus the beginnings of any new potential growth. The community currently has no commercial or industrial land use. There

are only remnants in the form of a few small deteriorating non-residential buildings in what was formerly the center of town just to the northeast of the railroad crossing. Any new development or redevelopment activities that are non-residential, should first occur in this area to help build back a sense of community identity. Such development efforts will be affected by the long-term plans, and possible future expansions of the railroad and upgrades to the railroad crossing.

### Lilly

Lilly also lacks an easily recognizable downtown area but it has a few more remaining existing structures from the former center of the city. These structures are in fair condition, some with historical significance, but they are still in need of rehabilitation. There are also some vacant lands in proximity to these that could accommodate new development which is compatible with a small downtown setting. Strategies are needed for concentrating new development and redevelopment activities in this downtown area.

### Pinehurst

Pinehurst has an existing historic downtown area with a unique design of a central oval-shaped park area with a gazebo, and downtown storefronts that are more rustic and a little reminiscent of an old west town. However, most of the downtown structures are along the north side of the center park area and there is a perceived need for more similar type development along the south side. There are also numerous vacant storefronts and some adjacent vacant lands that need redevelopment.

Pinehurst also has its own interchange along I-75 which serves as a primary gateway to the community with tremendous potential for economic commerce. Lands immediately around this interchange already have some commercial development, but these lands are presently “not” part of the City although they already receive City utilities. These lands are likely to be annexed soon (and should be), and this will help Pinehurst to prepare and implement needed strategies for further development of this gateway corridor.

### Unadilla

Unadilla also has a historic downtown area, but it has fallen into a severe blighted condition with most all of the storefronts being empty. The City has already purchased many of these properties and has begun the process of cleanup and restoring them to safe condition. However, these buildings are in dyer need of tenants or new owners to use them in ways that are conducive to a downtown environment. Strategies are needed to foster new development in the downtown area and preserve the downtown buildings which are a vital link to the community’s past.

Unadilla also has two of its own interchanges along I-75 which serve as primary gateways to the community. These gateways currently contain most of the City’s commercial development, however these areas still have numerous vacant properties as well as some that have fallen into a dilapidated condition. The southern interchange (US 41 corridor) is more congested and currently less visually appealing than the other one. In order to garnish more economic activity from I-75 (especially repeated visits by travelers), strategies are needed to enhance the visual attractiveness and traffic access capabilities in these gateway areas.

## Vienna

Vienna also has a historic downtown area that includes a mixture of numerous commercial and government uses, as well as some residential and industrial uses as well. The community needs to complete the process of officially designating this area and putting the correct protection measures into place. The Ga 90/127 corridor through downtown is narrow without feasible possibility for adding more traffic lanes. Eventually, more traffic is anticipated in the downtown area and this potential future problem needs to be addressed.

Vienna also has two of its own interchanges along I-75, but only one of them is currently in the city limits. Both of these function as important gateways to the city, but with perhaps more emphasis being placed on the Ga 215 corridor (Exit #109). This is currently a 2-lane roadway with a mixture of commercial development but also a lot of vacant and even some abandoned properties. Ideas for addressing this corridor were included in the “City of Vienna Master Plan” that was prepared in 2005, and such ideas need to be pursued.

Pennahatchee Creek was identified in the 2005 Master Plan as a potential greenways corridor. Currently, there are no existing greenways anywhere else in the community and such an idea is very worthy of consideration. The Pennahatchee Creek corridor is an important drainageway for the City and it is largely undisturbed with very few places of public access. Major vacant facilities in Vienna include the former elementary school and the former Dooly Medical Center. These have been vacant for several years now and are in strong need of an adaptive re-use.

## Dooly County (Unincorporated Area)

The proposed “Lake Dooly” development is the largest pending development issue in the unincorporated area. The proposal is to dam up the Turkey Creek and Pennahatchee Creek watersheds near the point where they enter the Flint River in the southwestern corner of the county and create a man-made lake for the area that is entirely within Dooly County. It has not yet been determined whether or not the hydro-geology of the area would support such a lake, and if so, to what size and configuration it would be. Without this basic physical information on such a proposed lake, there has yet been no master planning as to layout or design, or even what types of uses to promote or exclude from such a development. If the project were to move forward and be constructed, it could have potentially major impacts on Greater Dooly in terms of both physical environment and economic development. Such a development would require very careful planning with all aspects of the development being considered.

## **Recommended Character Areas**

With major community input being provided at DCA’s local planning workshop held in Vienna in early February 2006, and followed up by a comprehensive land use inventory and analysis, several proposed Character Areas have been identified. 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 may have in common. This will help prioritize the needs of such areas on a countywide basis and help foster the county and municipalities to enter into joint discussions regarding them and work together in implementing their plans. It is intended that after these initial Character Areas are successfully identified and their specific plans are put into place, that additional Character Areas may be identified at a later date on a more local scale that is specific to each

municipality or rural area of the county. For now, Greater Dooly's proposed Character Areas are delineated and depicted as follows, and they are graphically depicted on Map 7-8.

### Historic Downtown

These areas are characterized by existing historic buildings in various degrees of condition or need for rehabilitation, and are in very deteriorated condition. They include a mixture of both residential and non-residential land uses, but they are dominated primarily by commercial and public/institutional type uses. This character area is identified in each of Greater Dooly's municipalities except Dooling. In Byromville, this area includes the corridor of historic buildings along Main Street and extends about one city block further around in all directions. In Lilly, this areas includes the 2 city blocks in the center of the city which are bounded by Pope Street, Bonaman Street, Church Street and the CSX railroad. In Pinehurst, this area includes the old downtown area centered on the oval-shaped park area, and running one block north and south, and between US 41 and the Norfolk-Southern railroad. In Unadilla, this is the old downtown area generally centered along the Norfolk-Southern railroad, starting at Duncan Avenue on the north and running 5 city blocks south, and bounded on the west by US 41 and running eastward to include the properties along the east side of the railroad. In Vienna, this area is square-shaped and encompasses all of the downtown area and immediately surrounding neighborhoods. It was previously identified in the City of Vienna Master Plan prepared in 2005.

### Interstate Gateway

These areas are characterized by commercial and industrial development, both existing and potential, that is oriented toward interstate traffic and commerce along I-75. They also serve as major entrances for the urban communities of Unadilla, Pinehurst and Vienna, and function as a means of linkage to the historic downtowns and central portions of these cities. These character areas are located 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 then along the intersecting highway corridors (1,000 feet wide) to each of the respective downtown areas. In the case of Vienna, the character areas for these two interchanges join together where the corridors to downtown meet (intersection of Ga 27 and Ga 215), and also include the industrial business park area that contains the Tyson chicken processing facility, Big Pig Jig site, etc... All of these areas have been identified as visual eyesores and potentially problematic with regard to future economic development efforts. They are plagued with vacant commercial buildings and lots, and have poor site designs with inadequate access. They are in need of redevelopment strategies to improve their image and usefulness as gateways to Greater Dooly's more urban communities.

### Urban Community

These areas are 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. They primarily function as Greater Dooly's centers of urban development and activity, and offer employment opportunities and government services that are not necessarily found in the other municipalities or the rest of unincorporated area. Examples of uses and activities unique to these character areas would be higher density residential neighborhoods and apartment complexes, shopping centers and office complexes, major employers and areas of multiple retail services, manufacturing centers and industrial parks, and various state and federal government offices.



### Rural Community

These areas are also characterized by a mixture of land use types but at a much more limited scale that is conducive for the needs of a rural environment. Building sizes are typically smaller and concentrations of these uses in a given area are more limited. Residential areas are less expansive and typically at much lower densities. Employment centers are fewer and much smaller. These character areas are found in the municipalities of Byromville, Dooling, Lilly and Pinehurst. They are defined as the remaining portions of the respective city limits that are not already included in the Historic Downtown character areas.

### Lake Dooly Area

This area is located in the southwestern corner of the county adjacent to the Flint River, and upstream along portions of Turkey Creek and Pennahatchee Creek. The area is still characterized by mainly agricultural and forestry type uses, and is essentially the same as the rest of the unincorporated area. However, the proposed lake that is being contemplated for this area (along these tributary creeks) would have drastic affects on the *future* land use and development patterns of this portion of the county that would extend beyond the outside shoreline areas of the proposed lake. The project is still in its exploratory and preliminary planning phases, and the possible boundaries of the proposed lake are not yet known. It is also entirely possible that the project will be later deemed unfeasible and the lake never constructed. However, for purposes of this Comprehensive Plan, this particular character area is based on a possible major development concept with long-term impacts. Its area is depicted very broadly in the southwestern portion of the county on purpose to help ensure that most scenarios of a future lake configuration are included. Such a lake would also have very strong linkages to the development pattern of nearby Lake Blackshear, and therefore this character area includes the land up to the Flint River itself and the westernmost portion of the boundary with Crisp County.

### Environmental Conservation

These areas are characterized as primarily agricultural and forestry type uses, but are located in proximity to significant environmentally sensitive lands --- particularly river floodplains and wetlands. The largest of these includes much of Dooly County's Flint River floodplain and along the major tributary of Hog Crawl Creek. Its defined as those areas north of the Lake Dooly Character Area, between the Flint River (county boundary) and River Road, and extending in a corridor northeastward along Hog Crawl Creek to Rock Dam Road at a width of about 1,000 feet. Included within this area are the Flint River Wildlife Management Area (WMA) and a portion of the designated Flint River Protected River Corridor. The second one of these character areas is a corridor along the portion of the Pennahatchee Creek with the city limits of Vienna. This particular area was previously identified in the City of Vienna Master Plan prepared in 2005, with the proposal that this area be developed into a special greenway corridor. The third one of these character areas is the Oakbin Pond Preserve which was purchased by the Nature Conservancy to protect a biological community of the Canby Dropwort, which is a rare and federal endangered plant species. This particular area is 221-acre site containing a cypress pond and is located to the southwest of Unadilla.

### Rural Corridor

These areas are characterized as transportation corridors linking some of the outlying municipalities to each other, as well as to I-75. These corridor areas include the highway segments linking Vienna with Lilly (along Ga 90), Lilly with Byromville (along Ga 90), Byromville with Unadilla (along Ga 230), and

also a looping corridor through eastern Dooly County that links Pinehurst with Vienna (along Calhoun Road and Tippettsville Road). These areas are still characterized by mainly agricultural and forestry type uses, and are essentially the same as the rest of the unincorporated area. However, this group of character areas is based on a contemplated *future* plan to create a rural areas driving tour for purposes of promoting agricultural tourism and limited economic development in the rural communities and areas of Dooly County. Under such a future plan, these areas would need to be protected from incompatible or inappropriate land uses that are out of character with a rural farming environment. The viewsheds along these corridors would also need to be taken into consideration.

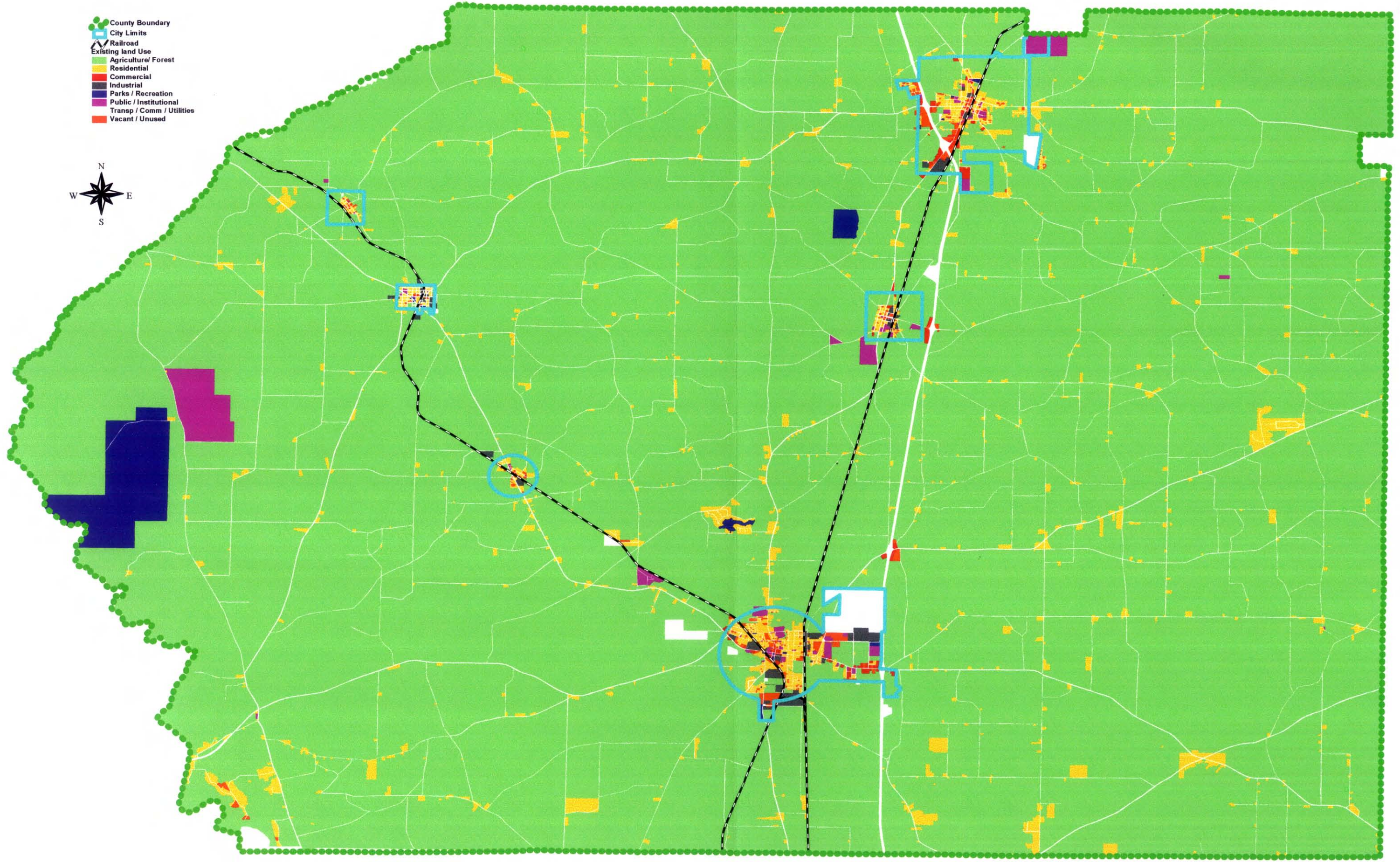
#### Special Tourism Corridor

These areas are also characterized as transportation corridors and they are also based on contemplated future plans. These are narrow corridors along segments of US 41 which link Unadilla with Houston County to the north, Unadilla with Pinehurst, Pinehurst with Vienna, and Vienna with Crisp County to the south. These areas are still characterized by mainly agricultural and forestry type uses, and are essentially the same as the rest of the unincorporated area. However, there has been local discussion of possibly creating an alternative *tourism route* running parallel to I-75 (along US 41) which would serve as another mechanism to draw economic benefits from tourists traveling through on I-75. Under such a future plan, these areas would need to be protected from incompatible or inappropriate land uses that are out of character with a rural scenic route.

#### Rural Preservation Area

This represents the remaining balance of the vast unincorporated area which is still characterized by mainly agricultural and forestry type uses. Although there are some scattered residences and other uses on smaller lots, the existing development density here is extremely low in comparison to the Urban Community and Rural Community character areas. The planning emphasis here would be to preserve the low density pattern, and to enhance the vitality of the agricultural and forestry uses.





**Map 7-1**  
Dooly County Existing Land Use



- City Limits
- Railroad
- Existing land Use**
- Agriculture/ Forest
- Residential
- Commercial
- Industrial
- Parks / Recreation
- Public / Institutional
- Transp / Comm / Utilities
- Vacant / Unused

# Map 7-2

## Byromville Area Existing Land Use



-  City Limits
-  Railroad
- Existing land Use**
-  Agriculture/ Forest
-  Residential
-  Commercial
-  Industrial
-  Parks / Recreation
-  Public / Institutional
-  Transp / Comm / Utilities
-  Vacant / Unused

# Map 7-3

## Dooling Area Existing Land Use



-  City Limits
-  Railroad
- Existing land Use
-  Agriculture/ Forest
-  Residential
-  Commercial
-  Industrial
-  Parks / Recreation
-  Public / Institutional
-  Transp / Comm / Utilities
-  Vacant / Unused

# Map 7-4

## Lilly Area Existing Land Use

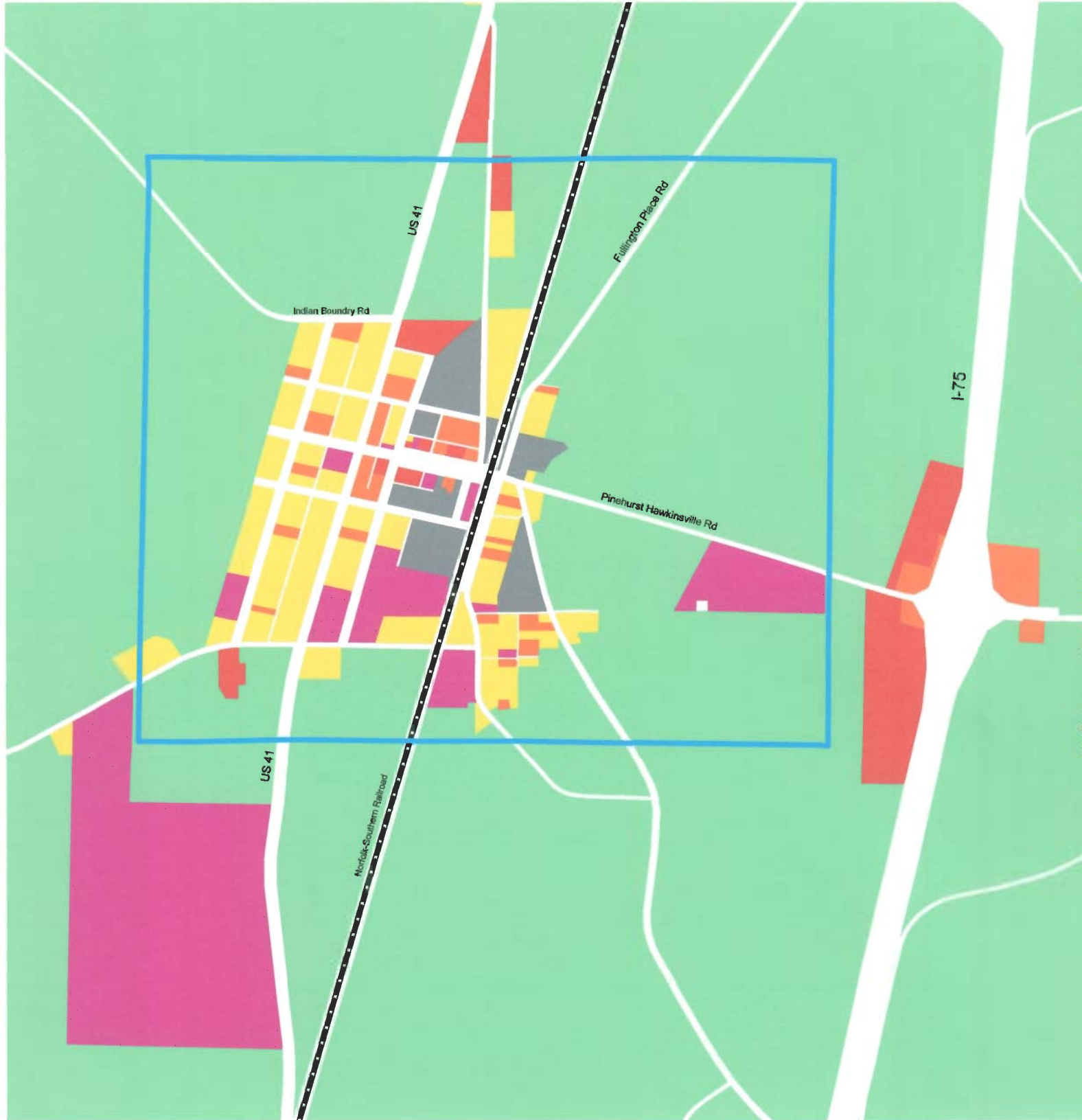




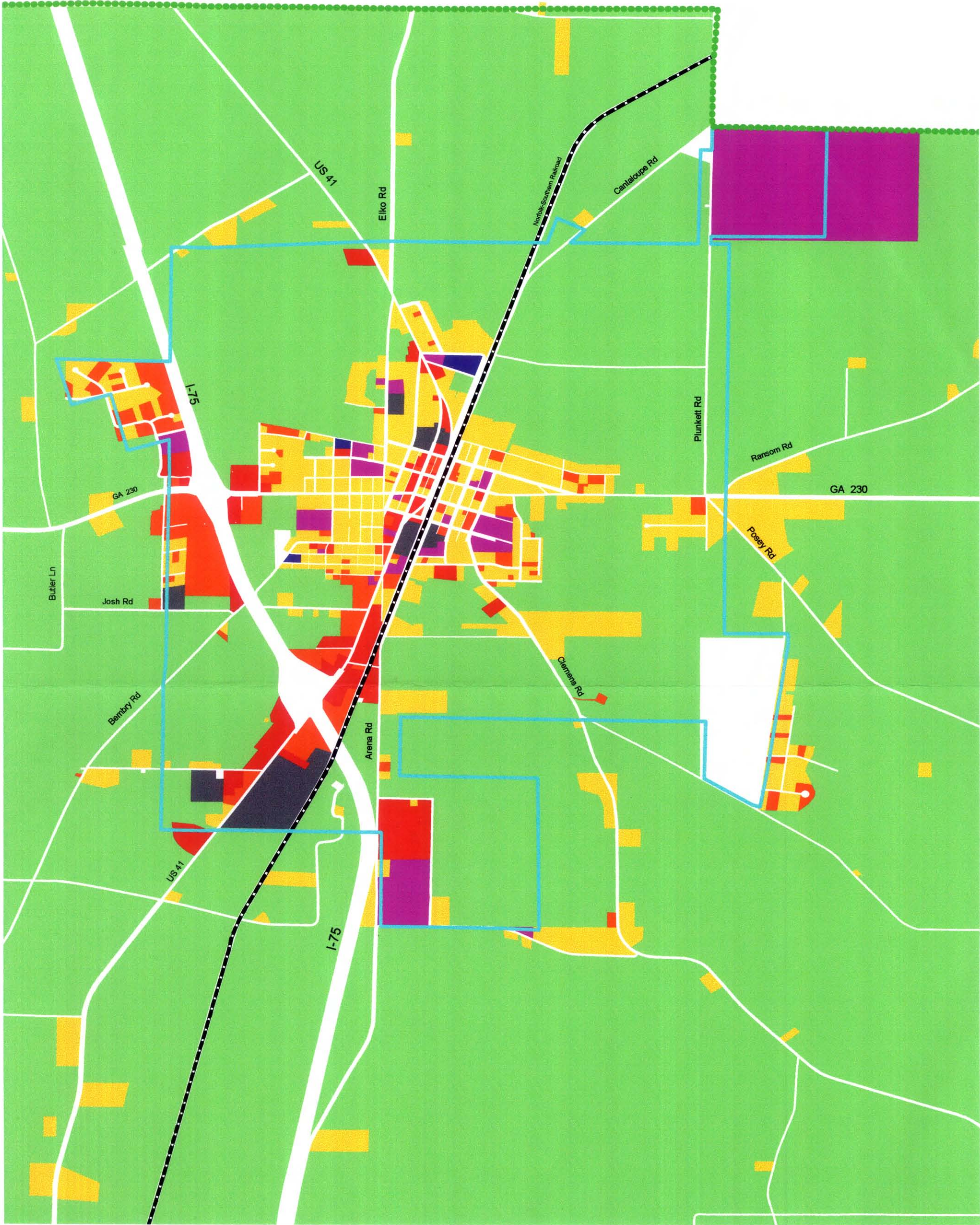
- City Limits
- Railroad
- Existing Land Use**
- Agriculture/ Forest
- Residential
- Commercial
- Industrial
- Parks / Recreation
- Public / Institutional
- Transp / Comm / Utilities
- Vacant / Unused

# Map 7-5

## Pinehurst Area Existing Land Use





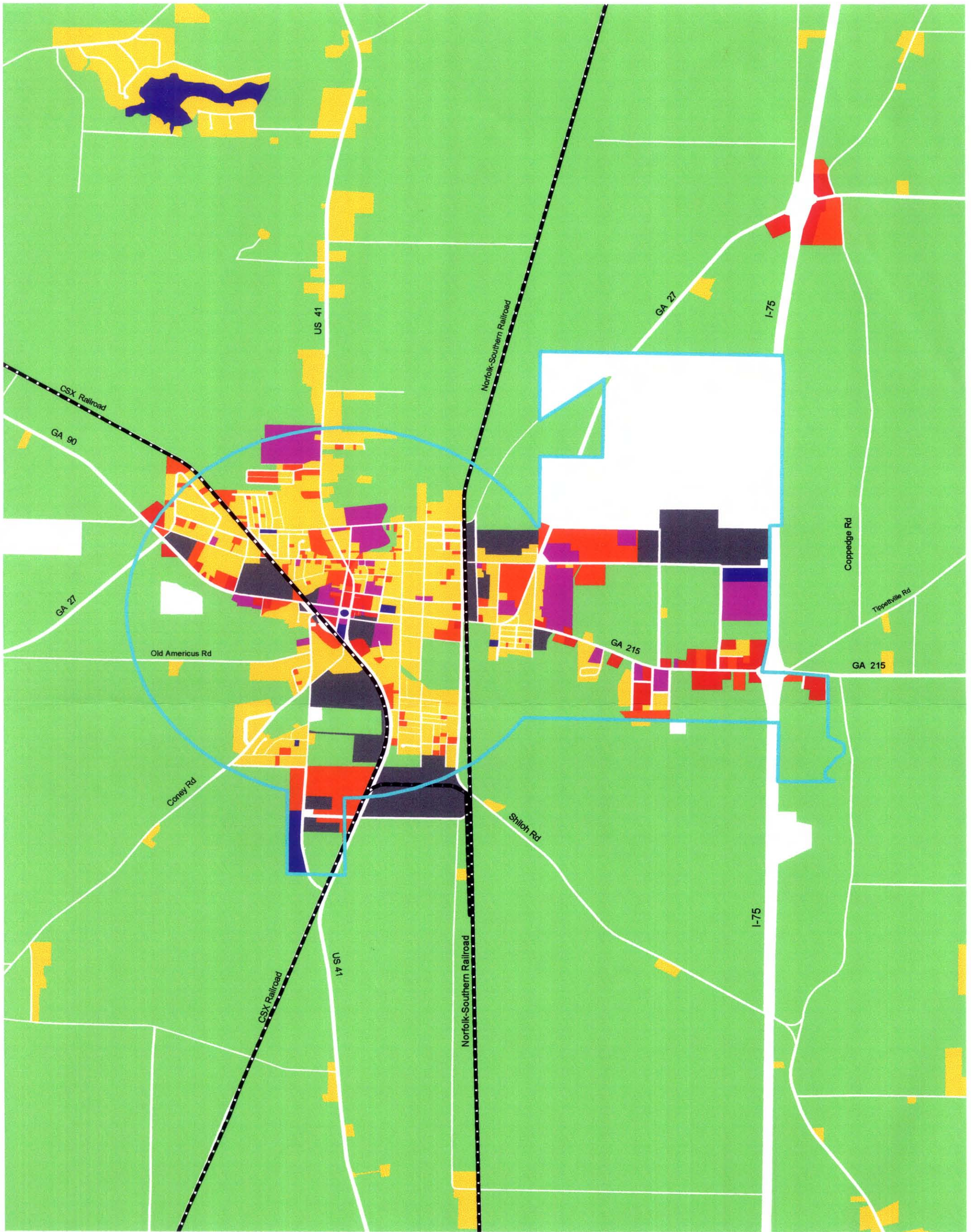


-  County Boundary
-  City Limits
-  Railroad
- Existing land Use**
-  Agriculture/ Forest
-  Residential
-  Commercial
-  Industrial
-  Parks / Recreation
-  Public / Institutional
-  Transp / Comm / Utilities
-  Vacant / Unused

**Map 7-6**  
Unadilla Area Existing Land Use







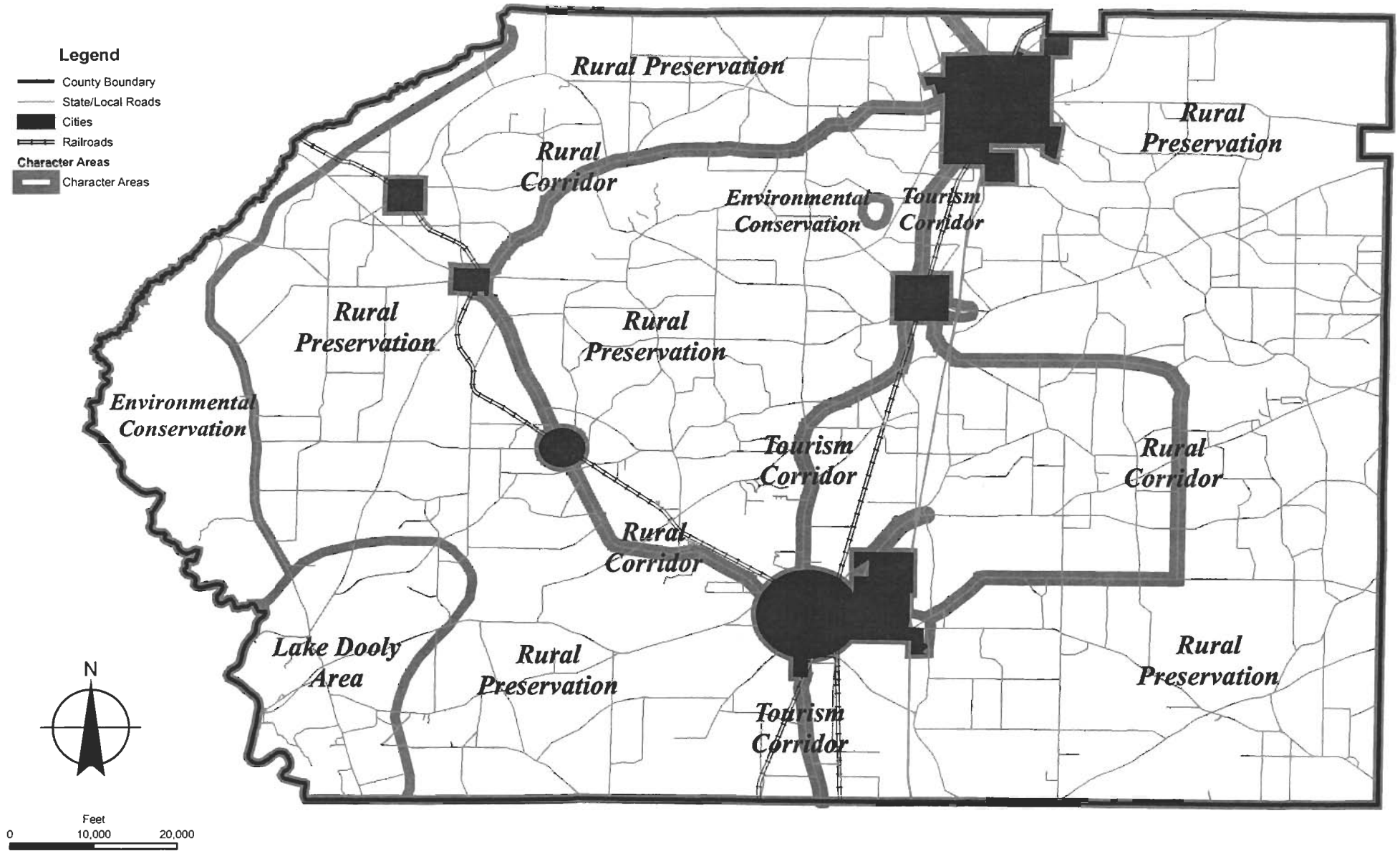
- City Limits
- Railroad
- Existing land Use
- Agriculture/ Forest
- Residential
- Commercial
- Industrial
- Parks / Recreation
- Public / Institutional
- Transp / Comm / Utilities
- Vacant / Unused

**Map 7-7**  
Vienna Area Existing Land Use

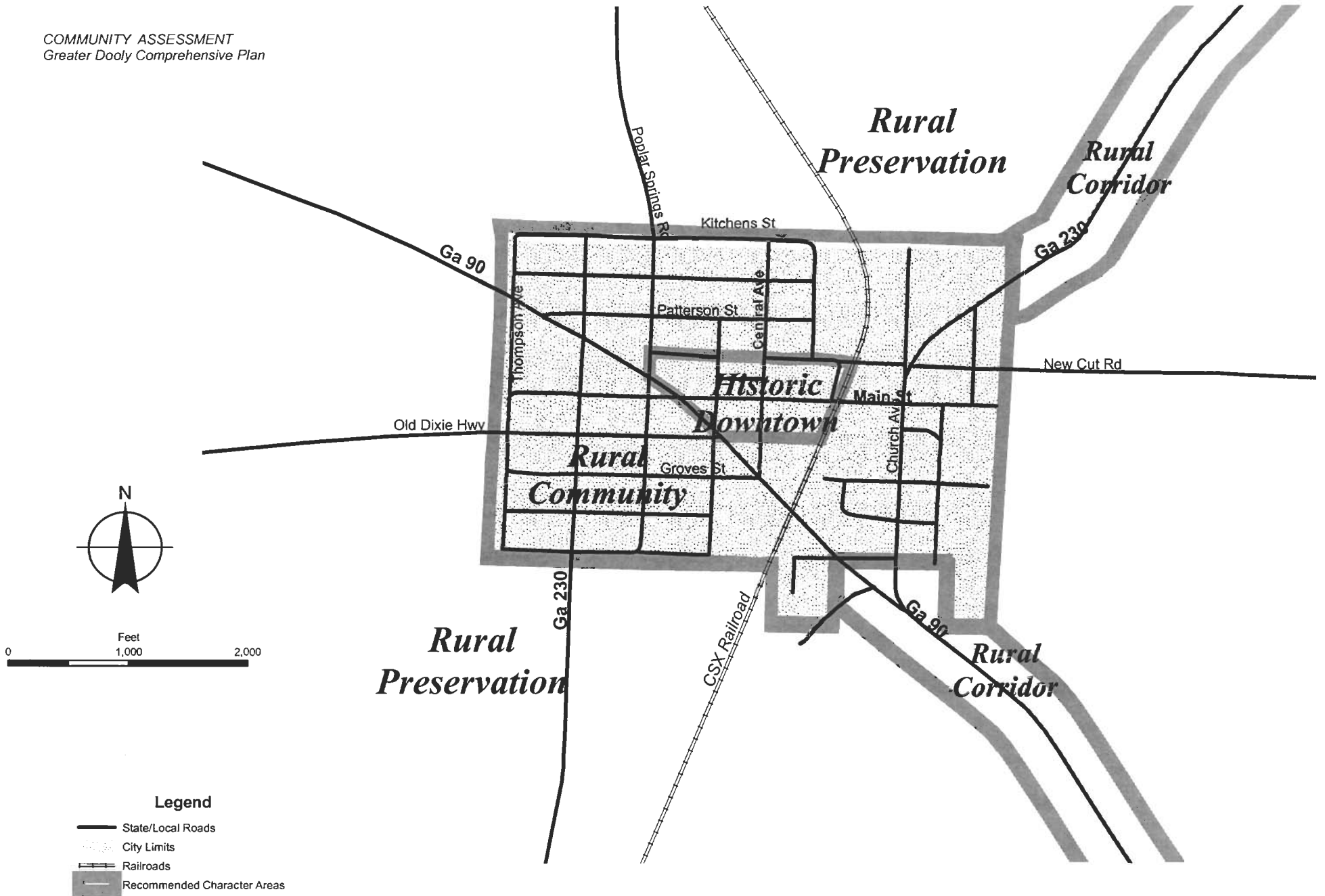




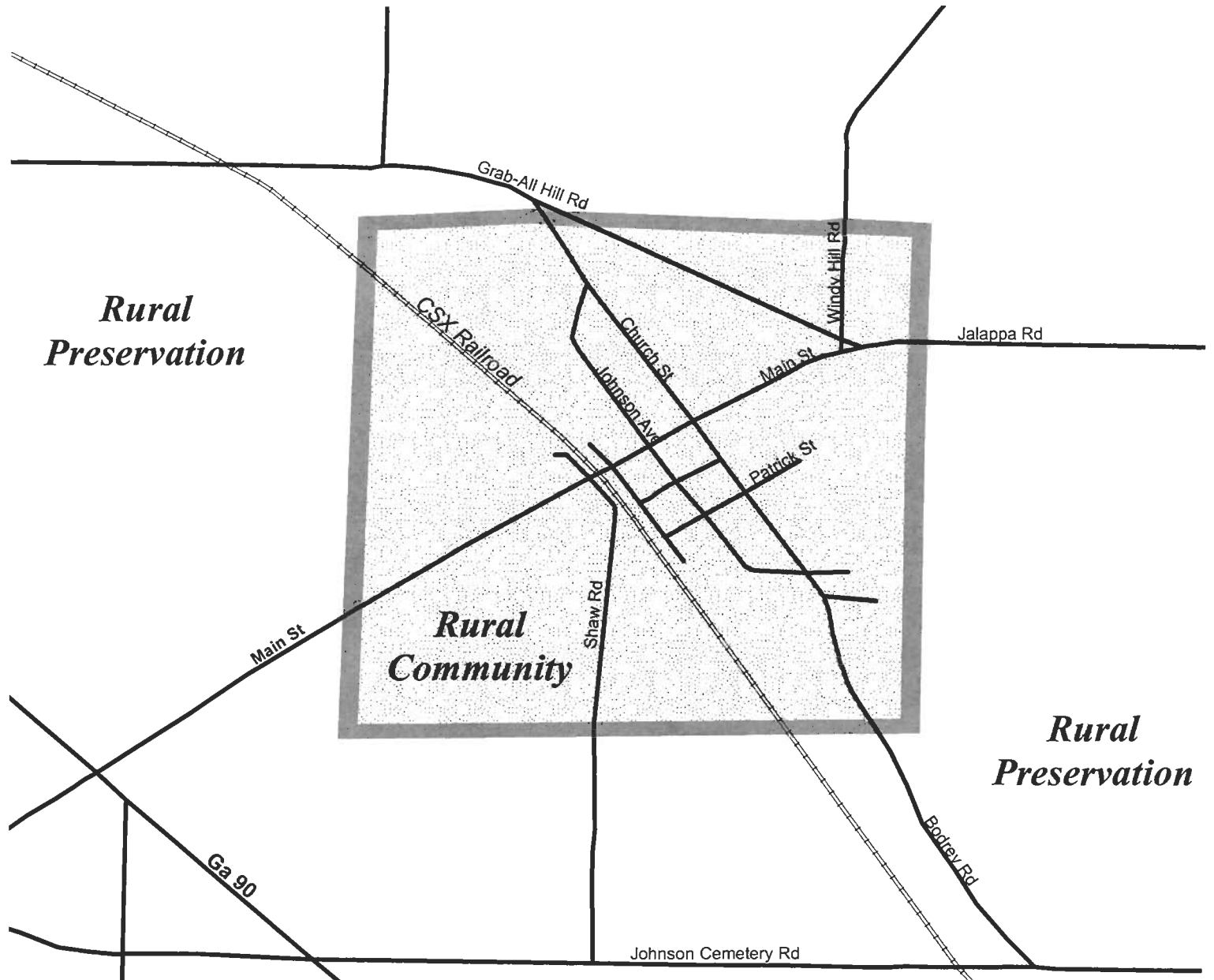
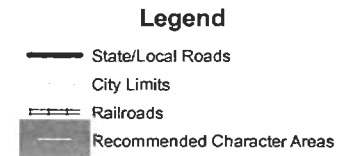
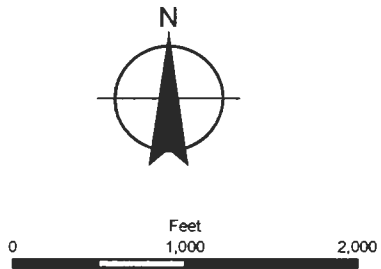
- Legend**
- County Boundary
  - State/Local Roads
  - Cities
  - Railroads
  - Character Areas
  - Character Areas



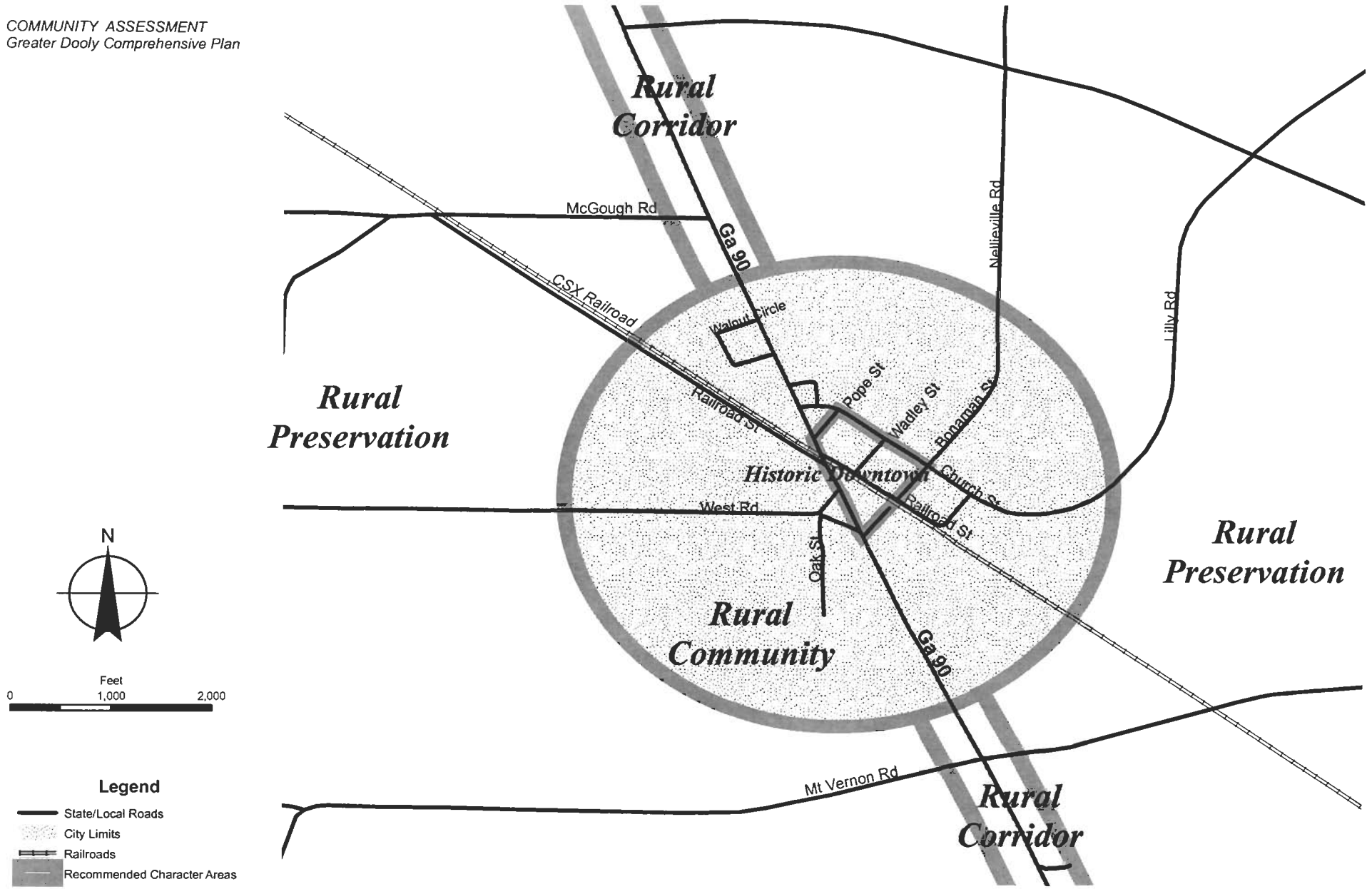
**Map 7-8**  
**Dooly County Recommended Character Areas**



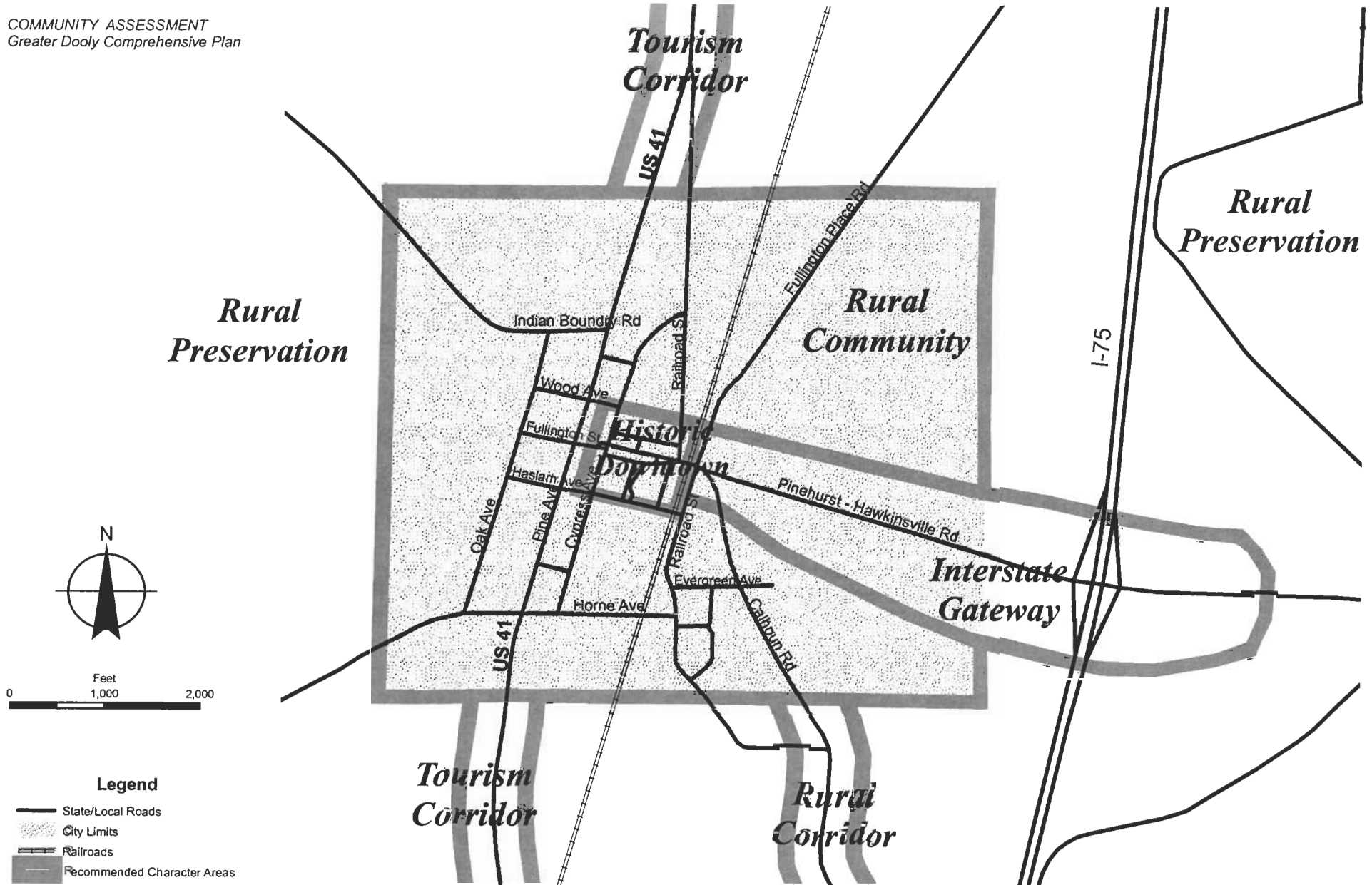
**Map 7-9**  
**Byromville Recommended Character Areas**



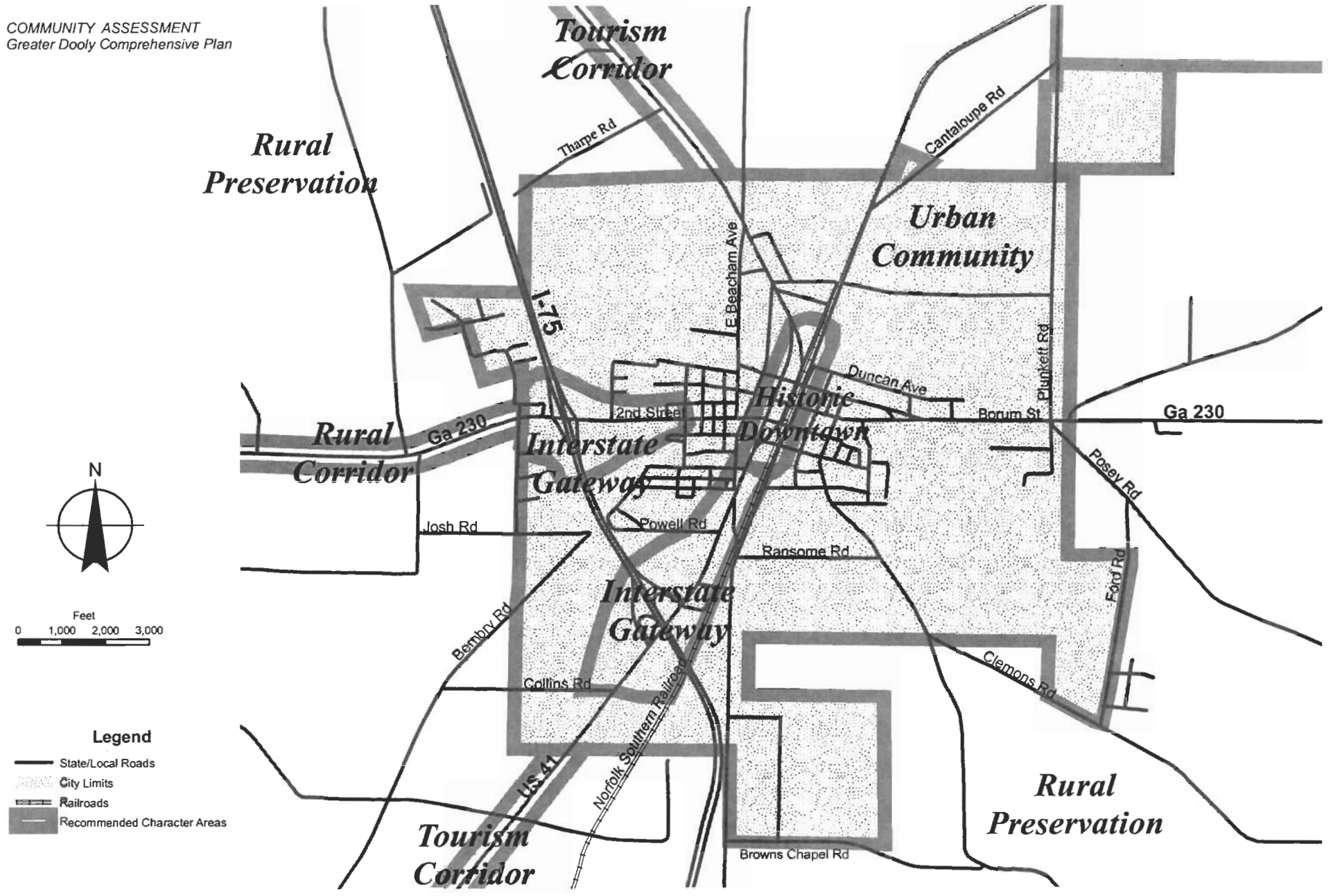
**Map 7-10**  
**Dooling Recommended Character Areas**



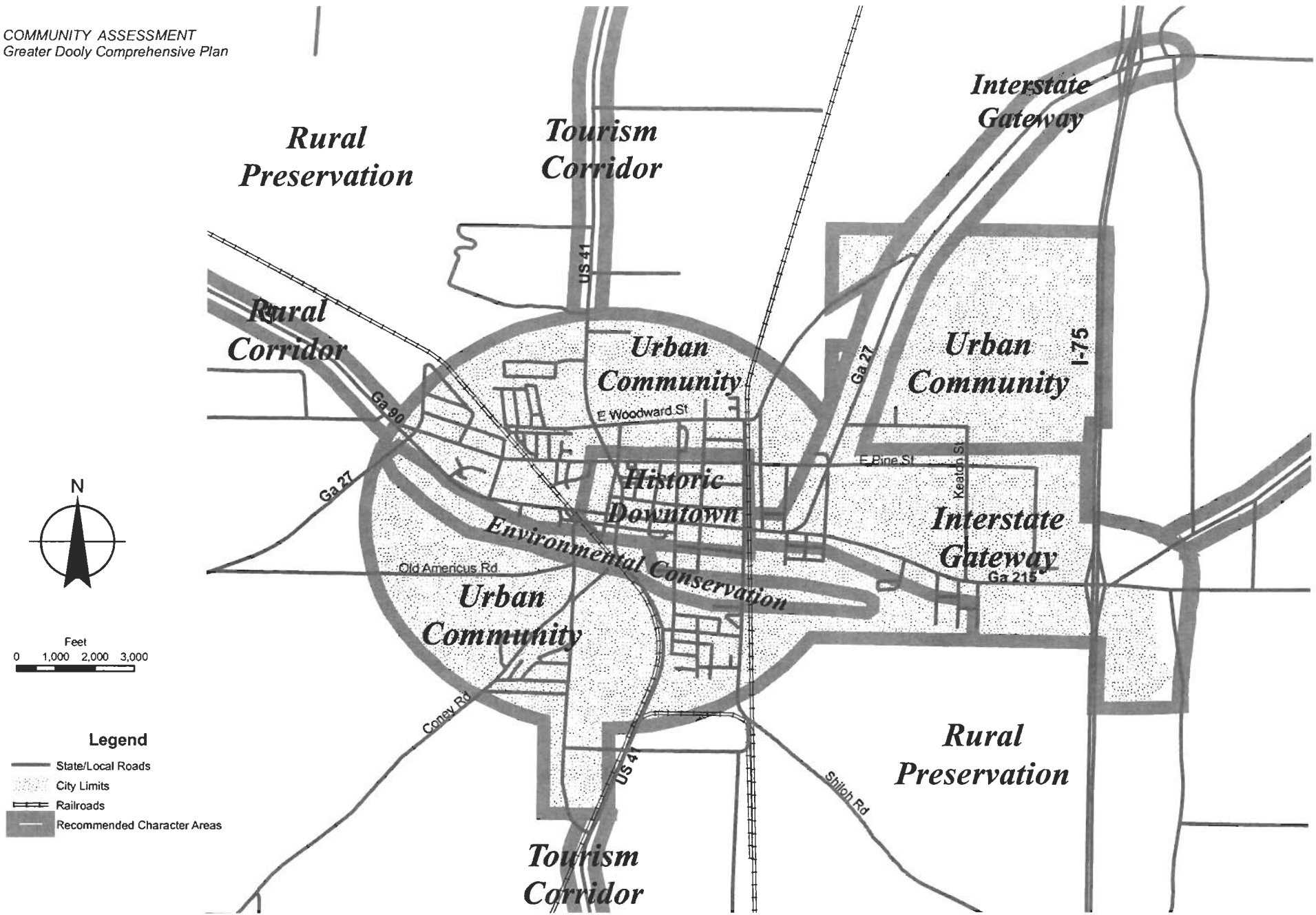
**Map 7-11**  
**Lilly Recommended Character Areas**



**Map 7-12**  
**Pinehurst Recommended Character Areas**



**Map 7-13**  
**Unadilla Recommended Character Areas**



**Map 7-14**  
**Vienna Recommended Character Areas**



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## Section 8

# Community Facilities and Services

### Introduction

The quality and availability of community facilities, both publicly and privately operated, play a major role in attracting positive economic development and maintaining desirable development patterns. Community facilities not only enhance the wellbeing of the area's existing residents, but also determine the "liveability" of the community when it is being considered by prospective new residents and new businesses or industries. Therefore, the planning for expansion and improvement of community facilities is an important element of the comprehensive planning process.

Community facilities and services are defined herein as those facilities, usually public or semipublic in nature, which primarily serve residents with such services as schools, parks, government administrative offices, libraries, hospitals, water and sewer systems, police and fire protection, etc... The various facilities in this chapter are analyzed in relation to such factors as location, condition, capacity, present demands, and future needs. The individual locations of government community facility buildings, and other specified community facilities, are depicted on various maps at the end of this chapter. Those facilities located in the City of Vienna area are depicted on Map 4-1, those in the Town of Byromville are on Map 4-2, those in the Town of Dooling are on Map 4-3, those in Lilly are on Map 4-4, those in Pinehurst are on Map 4-5, those in Unadilla are on Map 4-6, and those elsewhere in the County's unincorporated area are depicted on Map 4-7.

### Service Delivery Strategy (SDS)

In 1997, the Georgia General Assembly adopted the "Service Delivery Strategy Act" (OCGA 36-70) which required all cities and counties of Georgia to prepare and adopt Service Delivery Strategy (SDS) plans on an agreed countywide basis. Such SDS plans were to be approved and adopted by July 1, 1999. The stated intent of all this was to provide a flexible framework within which local governments in each county developed a service delivery system that was both efficient and responsive to citizens in their county. The General Assembly recognized that the unique characteristics of each county throughout the state precluded a mandated legislative outcome for the delivery of services in every county. The outcome of the SDS preparation process was intended to minimize inefficiencies resulting from duplication of services and competition between local governments. It was also to provide a mechanism to resolve disputes over local government service delivery, funding equity, and land use. The SDS preparation process was intended to result in the reduction of incompatible land use plans, as well as to establish a simple and concise agreement describing which local governments would provide which service in specified areas within a county and how provision of such services would be funded.

Dooly County and each of its municipalities all participated in a countywide SDS process with the requisite documents being adopted by all units of government in 1999. A standard listing of local government services was compiled, and agreements were made as to which local government would provide such services, and to which areas. Table 4-1 depicts summary matrix of these services as they were delineated in 1999. As a result of the preparation of this new "Greater Dooly Comprehensive Plan", the SDS process is automatically re-triggered and each local government in Dooly County will complete this process again during the Spring and Summer of 2006.

**Table 8-1**  
**Service Delivery Strategy (SDS) Summary of Services -- 1999**

Service	Unit of Government Providing The Service						
	Dooly County	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Animal Control / Dangerous Dog Officer	X						X
Ag Extension Service	X						
Building Code Enforcement	X						
Coroner	X						
Courts	X						
Economic Development	X						
Emergency Management	X						
Emergency Medical	X						
Fire Protection (volunteers)	X	X			X	X	X
Health Department	X						
Hospital Authority	X						
Indigent Defense	X						
Library (local)	X	X				X	X
Planning & Zoning	X					X	X
Police Protection (Law Enforcement)	X	X			X	X	X
Recreation	X						
Roads Maintenance	X	X	X	X	X	X	X
Seniors Program	X						
Solid Waste Management	X						
Street Lighting	X	X	X	X	X	X	X
Tax Assessor & Property Appraiser	X						
Tax Collection	X	X	X	X	X	X	X
Voter Registration	X						
Water System		X	X	X	X	X	X
Wastewater System (Sanitary Sewer)		X			X	X	X

Source: Dooly County Service Delivery Strategy documents, 1999.

**Public Water Systems**

Dooly County itself does not operate any form of public water system, but such systems do exist within each of the 6 municipalities. In some instances, these municipal water services do extend very short distances into the unincorporated areas. Map 8-8 depicts the locations of the public water systems within Dooly County. Most all of the residents in the unincorporated areas of the County are served by individual private wells. Water consumption in the unincorporated area is largely for agricultural purposes and this subject is addressed more fully in Chapter 5.

### Byromville Water System

The Town of Byromville operates a water system consisting of two wells, an elevated storage tank and approximately three miles of 2" and 6" distribution lines. The older well has a 100 gallon per minute (gpm) pumping capacity from a depth of 300 feet deep, and the second has a 250 gpm pumping capacity from a depth of 500 feet. The elevated tank has a storage capacity of 100,000 gallons. The system is operated by a full-time employee who is also responsible for the sanitary sewer system. The overall condition of the water system is still good and no major repairs or expansions are anticipated in the near future. However, the system will be continually monitored and will be periodically evaluated for future needs.

### Dooling Water System

The Town of Dooling obtained a water system in 1991 through a joint CDBG-FHA financing agreement. The water system consists of a 6" well with 90 gpm pumping capacity, and a distribution system of about 3.5 miles of water lines to serve the entire town. Approximately 3,100 linear feet of this extend short distances beyond the town limits to serve nearby customers. The system is served by a 50,000 gallon elevated storage tank and chlorine treatment system. The system is still relatively new and in good condition. No major repairs or expansions are anticipated in the near future. However, the system will be continually monitored and will be periodically evaluated for future needs.

### Lilly Water System

The City of Lilly operates a water system composed of two wells that operate on a rotating basis, one elevated storage tank and 4 miles of water main ranging in size from 2" to 6". Both wells operate from a depth of 250 feet and perform at peak capacities of 100 and 200 gallons per minute (gpm) respectively. Water is drawn from the Claiborne Aquifer and treated with chlorine, lime, fluoride and hexametaphosphate for disinfection, pH control and iron suspension. The overall condition of the water system is still good and no major repairs or expansions are anticipated in the near future. However, the system should be continually monitored and periodically evaluated for future needs.

### Pinehurst Water System

The City of Pinehurst's public water system consists of 2 deep wells, 3 elevated storage tanks with chlorine treatment system, and approximately 3.5 miles of distribution lines. One of these storage tanks was added in recent years to the eastern portion of the city when the Dooly County Justice Center was constructed there. The water system is in generally fair condition with water line segments showing signs of leakage which is causing damage to the road base in some areas. An evaluation of the overall system is needed and a series of repairs is needed in the near future.

### Unadilla Water System

The City of Unadilla public water system consists of 3 deep wells with a combined pumping capacity of 1,250,000 gallons per day. There are also 3 elevated storage tanks with two of them having capacities of 250,000 gallons, and one tank having capacity of 100,000 gallons. Water is treated with chlorine and lime and distributed to more than 750 customers through approximately 10 miles of distribution lines. Citywide usage of water is estimated to be about 50% of total system capacity. A major feature of the water system is the well and storage tank located across from the Dooly State Prison facility in the

extreme northeastern part of the city. This tank and well were installed to primarily serve the prison, which is also by far the largest water customer in the city. However, this tank and well also serve as an important backup to remainder of the City's system. Many portions of the City's distribution system have been replaced in recent years, however there are still portions of the system that are more than 40 years old and these are becoming a maintenance burden. A more comprehensive evaluation of the system and systematic approach to maintenance and replacement is warranted.

### Vienna Water System

Vienna's public water system services the entire city plus a few very small areas immediately outside the current city limits. There are a total of 1,076 residential and 109 non-residential customers. This represents a 16% increase from the total 1,022 customers in 1990. The water system currently consists of 5 wells, 2 water treatment plants, 3 elevated storage tanks, and approximately 19 miles of distribution lines. The 3 older wells (installed before 1990) have pumping capacities of 750, 600, and 400 gallons per minute (gpm). The 2 newer wells (installed after 1990) each have pumping capacities of 1,500 gpm. The elevated storage tanks have capacities of 150,000 gallons, 250,000 gallons, and 400,000 gallons. The 2 treatment plants have a combined permitted capacity of treating 2.5 million gallons of water per day (gpd). However, the current usage only averages about 1.5 million gpd, which is only about 60% of capacity.

### Sanitary Sewer Systems

Dooly County itself does not operate any form of public sewer collection system or treatment facilities. The Town of Dooling and the City of Lilly do not have any form of public sewer system either. However, such services do exist within the Town of Byromville and Cities of Pinehurst, Unadilla and Vienna. In some instances, these municipal sewer services do extend very short distances into the unincorporated areas. Map 8-9 depicts the locations of the public sewer systems within Dooly County. Most all of the residents in the unincorporated areas of the County, as well as the residents in the other 3 municipalities are served by individual septic tanks.

### Byromville Sewer System

The Town of Byromville operates a sanitary sewer system consisting of a lift station, 5.1 acre oxidation pond and treatment facility, and nearly 5 miles of 8" gravity sewer and force main. The treatment facility has a designed capacity of 103,500 gallons per day (gpd) and current usage is below the total capacity. The system is reported to be in fair condition. No major expansions are anticipated in the near future, however the system should be continually monitored and periodically evaluated for potential inflow and infiltration problems as well as capacity issues for portions of the system that serve the nursing home.

### Pinehurst Sewer System

During the 1990's, a public sewer collection system was installed in the City to replace the usage of individual septic tanks. Sewage was sent by force main a few miles north to the City of Unadilla for treatment. Pinehurst has since constructed its own sewer treatment facility (oxidation pond and sprayfield) just to the north of the City along the route of the force main, and it no longer relies on Unadilla. The current system is fairly new with plenty of remaining capacity.

### Unadilla Sewer System

The City of Unadilla operates a sanitary sewer system consisting of 8 lift stations and more than 8 miles of gravity sewer and force mains. The treatment facility consists of two ponds; a 1.2 acre aeration basin with 4 aerators, and a 2.9 acre polishing pond from which effluent is pumped to a 120-acre sprayfield for tertiary treatment. The system was expanded during the 1990's to accommodate the construction of a 1,000 bed state prison as well as to provide sewer service to the City of Pinehurst to the south. As a result, additional capacity was added to the system which now operates at about 75% of its permitted capacity. In anticipation of future growth and the desire to keep the system's capacity well above usage levels, the City has already purchased additional acreage for future sprayfield operations and is currently in the process of seeking funding to assist in these and other future expansions. Some portions of the system are still very old and experiencing potential inflow and infiltration problems, and the system is in need of an overall evaluation.

### Vienna Sewer System

Vienna's sanitary sewer system services the entire city plus a few very small areas immediately outside the city limits. There are a total of 949 residential and 92 non-residential customers. This represents about a 7% increase from the total 975 customers in 1990. The sewer system currently consists of 5 lift stations and 16.5 miles of gravity sewer pipes. The City's main sewage treatment facility is located on the west side of town and includes a 10.5 acre oxidation pond, a 3.2 acre holding and polishing pond and a 94-acre spray irrigation field. This facility has a permitted total capacity of 750,000 gallons per day (gpd), but average usage is only about 500,000 gpd which is only about 67% of capacity. There is an additional sewage treatment plant that was constructed during the 1990's especially for the Tyson Chicken processing plant in the City's northeastern industrial area. This facility includes its own spray irrigation field and it has a total permitted treatment capacity of 1.2 million gpd. Operation of this facility is contracted out to a private operating company.

### Solid Waste Management

Dooly County provides household and general garbage collection service countywide, including all of the municipalities, and further details of this are found in the County's "Solid Waste Management Plan". Solid waste was previously disposed at the Dooly County Landfill site (29 acre facility), but is now transported to Houston County under the terms of a special contract. Dooly County, along with Macon and Peach Counties, are participants in a new multi-jurisdictional landfill that has already been permitted but has not yet been constructed. It has presently been deemed more cost-efficient to export Dooly's solid waste to Houston County, rather than pursue the new landfill construction at this time. Local recycling operations are still currently handled at the Dooly County landfill site. Some of the municipalities offer the service of picking up yard debris and delivering these materials to inert landfill sites in various parts of the county.

In terms of hosting a possible future landfill site in Dooly County, most of the local land area has been determined to be geotechnically poorly suited for siting of a sanitary landfill. Those few locations which are considered suitable, are generally too small in size for cost-effective construction of a sanitary landfill facility.

## **Natural Gas Service**

Dooly County is part of a regional system of natural gas distribution pipelines in southern Georgia. The Cities of Unadilla and Vienna (and Pinehurst – via Unadilla) currently offer natural gas service to their residents and commercial and industrial customers. There is a major trunk line running north-south through the center of the county which connects the Cities of Unadilla and Vienna to the City of Cordele and the rest of the regional system to the south. There is also a portion of a trunk line crossing through the SW corner of the county where the line is traversing the area around the north side of Lake Blackshear. Map 8-10 depicts the approximate location of this trunk line and the locations of the cities providing the natural gas service.

### **Unadilla (& Pinehurst) Natural Gas System**

The City of Unadilla provides natural gas service throughout its city as well as to the City of Pinehurst. The system has more than 500 customers and a local distribution system of more than 26 miles of pipeline. The system is considered to be in good overall operating condition.

### **Vienna Natural Gas System**

The City of Vienna provides natural gas service throughout the city and has about 575 customers and a local distribution system of more than 19 miles of pipeline. Total consumption is about 90,000 cubic feet per year. It should be noted here that after the Vienna's destructive tornado in April 1999, many affected natural gas customers did not reconnect to the City's system, and consequently the overall customer base is now lower than before. Vienna's system is also considered to be in good overall operating condition.

## **Other Utilities**

Electrical service in Dooly County is provided by both Georgia Power and Middle Georgia EMC. Telecommunication service providers include Citizens Telephone Company, Plant Telephone Company, Mediacom cable, and various wireless telecommunications companies.

## **Transportation – Streets and Roads**

Greater Dooly County consists of nearly 800 miles of public roads, of which approximately half of the mileage is still unpaved. Most of the road mileage in the cities is paved, while less than half is paved in the unincorporated areas of the county. Most of the total road mileage however (more than 700 miles), is located in the unincorporated areas of the County. Major roads in Dooly County include I-75 which traverses the middle of the county on a north-south axis for about 19 miles. There is also US 41 which generally parallels I-75 along this same axis. Both of these highways are part of the Federal Highway System and are maintained by the State of Georgia. Also in terms of state-maintained roadways, there is also Georgia state routes 26, 27, 90, 215, 230, 257, and 329. Most of these routes however, generally traverse the county in an east-west direction. I-75 is currently a 6-lane facility and all the other paved roadways currently consist of 2 travel lanes. Table 8-2 below depicts a more detailed breakdown of road mileages by category within Dooly County and the various cities and towns.

**Table 8-2  
 Road Mileage by Category**

	State Routes	County Routes		City Streets		Total Mileage
		Paved	Unpaved	Paved	Unpaved	
Byromville	1.87	.49	0	4.77	.19	<b>7.32</b>
Dooling	0	1.74	.87	1.14	.04	<b>3.79</b>
Lilly	.97	1.58	.42	1.27	0	<b>4.24</b>
Pinehurst	1.06	2.85	.58	2.05	.30	<b>6.84</b>
Unadilla	6.87	4.44	1.98	15.14	1.24	<b>29.67</b>
Vienna	5.84	4.33	.31	18.09	1.37	<b>29.94</b>
* unincorporated area	115.24	211.72	368.67	0	0	<b>695.63</b>
<b>Greater Dooly County</b>	<b>131.85</b>	<b>227.15</b>	<b>372.83</b>	<b>42.46</b>	<b>3.14</b>	<b>777.43</b>

Source: Georgia Department of Transportation.

Dooly County operates a roads maintenance department through its Public Works Maintenance facility located near the center of the county on Pinehurst-Byromville Road. The County has more than 20 pieces of various road-maintaining equipment and these are periodically replaced as necessary through a lease/buy-back program. Dooly County maintains all of the local roads in the unincorporated areas of the County, as well as the designated “county roads” within the municipalities. As requested and negotiated on an individual project basis, Dooly County may assist the various municipalities in maintaining their roads --- especially in the smaller municipalities which have not road maintenance programs of their own. The Cities of Unadilla and Vienna each have their own road maintenance programs, and they will occasionally call upon the County for assistance.

The State of Georgia maintains all of its roads in Dooly County through the Georgia Department of Transportation (Ga DOT). All local governments in Dooly County participate in Ga DOT’s “Local Assistance Road Program (LARP) which provided periodic re-surfacing of local roads.

The highest traffic volumes in Dooly County are certainly on I-75 which is a major thru-traffic facility which connects major population centers in Florida and Georgia. Elsewhere, automobile traffic throughout the County and municipalities is typical for rural and semi-rural environments and there are currently no major points of significant congestion. Several of Greater Dooly’s industries and businesses generate truck traffic, but the system of local roads appears more than adequate to handle the demands. However, there seems to be a lot of other thru truck traffic in portions of Dooly County --- particularly on Ga Route 90 to the west of Vienna. This route is a 2-lane facility that traverses Vienna’s historic downtown area, and this where truck traffic congestion is the most noticeable. (Downtown Vienna has the County’s “only” traffic signal at the intersection of US 41 and Ga 90.) It is anticipated that such traffic will gradually increase. There have been some discussions in Vienna concerning the construction of a bypass road to move traffic more effectively from Ga Route 90 to I-75 without traversing the downtown area. Such a bypass route could be very beneficial in terms of both traffic management and economic development, but it would need to be very carefully planned and coordinated with economic development activities of the community.

Other potential areas of concern for long-term traffic management involve all the I-75 interchange areas (5 of them in Dooly County). These interchanges reflect typical designs for 2-lane roads that intersect

I-75 with limited traffic volumes, and have minimal accommodations for commercial or industrial development. As the three municipalities along I-75 (Pinehurst, Unadilla, Vienna) continue to grow and develop, so too will the traffic and development pressures at these interchanges continue to increase.

Existing sidewalks and bicycle paths in all of Greater Dooly's communities are limited and in a state of disrepair in many places. New such facilities are needed in many places to give local residents an alternative form of moving about their community, as well as provide another safe means of exercise.

### **Transportation – Railroad Service**

Dooly County contains approximately 48 miles of railroad on two major rail lines. Norfolk-Southern operates a north-south lines that runs generally parallel to I-75 and traverses the Cities of Unadilla, Pinehurst, and Vienna. This is one of the major rail lines that connect the major cities of Atlanta and Jacksonville FL, and carries more than 20 million gross tons of freight per year. The other is CSX Railroad whose line runs on a NW-SE axis, and traverses the Towns of Byromville and Doolling as well as the Cities of Lilly and Vienna. This is also a major rail line connecting Atlanta and Jacksonville, but it also has convenient connections to major rail centers in Columbus and Waycross. This line carries more than 50 million gross tons of freight per year and is one of the busiest rail segments in Georgia.

### **Transportation – Other Services**

#### **Aviation**

There are no commercial passenger airports within Dooly County, and the nearest such airports are in Albany (55 miles southwest) and Macon (55 miles north). In terms of major passenger airports, the closest one is in Atlanta (130 miles north). However, there are several private airstrips within the county and these are generally used by cropdusting operations.

#### **Mass Transit Services**

There is a jointly-operated local transit system in both Crisp and Dooly Counties that is called "Dooly Crisp Unified Transit System (DCUTS)". It consists of several vans that respond to individual user needs and it has won several national awards for service.

### **Public Safety and Law Enforcement**

#### **Dooly County Sheriff**

The Dooly County Sheriff's Department is the main law enforcement agency in the county serving the entire unincorporated area as well as giving support to the various municipal police departments as needed. The department maintains its own fleet of vehicles, and has a staff of more than 20 which includes the sheriff, deputies, investigators, jailers, dispatchers, and secretaries. The department is housed in the relatively new Dooly County Justice Center which is located in the City of Pinehurst near I-75 and this is a central location from which to serve Dooly County. The Justice Center is a relatively new building that also contains the county jail facility which houses more than 50 prisoners. The



Sheriff's Department formerly handled the E-911 service and dispatch for the county's fire departments, emergency medical service, and the police departments in Unadilla and Vienna. However, all of the E-911 services for the County and municipalities is now handled by an 8-county regional E-911 system.

The Sheriff's Department is also the lead local agency in anti-drug task force activities. These are directed at interrupting the flow of illegal drugs within the county and also along I-75 where such activities are also coordinated with the counties to the north. The task forces are regarded as separate entities, with their own funding sources and staffing, but they receive assistance as necessary from the local law enforcement agencies. Funding comes from not only from the participating local governments, but also from money and vehicles that are confiscated in drug enforcement activities.

The Sheriff's Department also provides a service of computer generated telephone calls to local senior citizens. Participating residents can be called any number of times each day, as programmed, to respond to a computer inquiry as to their well-being. A negative response entered on the phone will trigger a follow-up call by departmental personnel. This service is also available to parents of latch-key children.

#### Byromville Police

The Town of Byromville's Police Department consists of a Police Chief, a separate night watchman, and its own fleet of vehicles. The Department is headquartered in a separate area of the Town Hall complex.

#### Dooling and Lilly

The Town of Dooling has no police department of its own and relies on the Dooly County Sheriff's Department for local patrols and response to calls for assistance. Additional streetlights were installed during the 1990's to help improve night-time visibility and security.

The City of Lilly has no police department. A councilman is a post certified officer on the Vienna police force and when off duty responds to local calls. Otherwise the city is patrolled by the Dooly County Sheriff's Department as part of its countywide responsibilities.

#### Pinehurst Police

The City of Pinehurst has a full-time Police Chief who provides local law enforcement and night patrol services to the City. Partly due to the presence of the Dooly County Justice Center (including the Sheriff's Department headquarters) in Pinehurst, the Sheriff's Department also patrols regularly and responds to calls for assistance as needed.

#### Unadilla Police

Unadilla's Police Department consists of its own Chief, certified officers and inspectors, support staff, and fleet of vehicles. It is housed within the City Hall complex whose structure is less-than-ideal for the holding of prisoners and other police operations.

### Vienna Police

The Vienna Police Department formerly operated out of City Hall but now has its own headquarters facility (adjacent to City Hall), a Police Chief, a number of certified officers and inspectors, and a small fleet of patrol cars. Dispatch for the police department is conducted through the regional E-911 Center.

### Dooly State Prison

This is a “medium security level” adult male prison operated by the Georgia Department of Corrections. It is located in extreme northeastern Unadilla in a remote setting surrounded by farmlands. The facility was built in 1993, opened in 1994, and has a listed capacity of 1,129 inmates. The function of this facility is to house medium security general population prisoners who may not be suitable for a county institution due to their offense of physical limitations. The facility consists of an administrative complex, dining and recreation facilities, 9 dormitory units, an isolation unit, and even its own fire department which is used as part of its vocational training offerings. Like other state prisons, the facility has a full assortment of staff personnel and it is one of the larger employers in the Unadilla area. This prison participates in area work details, and services have been provided to: the Georgia National Fairgrounds, City of Warner Robins, Houston County, Dooly County, City of Unadilla, recycling and farm operations, and also the Georgia State Patrol. Water and sewer services for the prison are provided by the City of Unadilla, and these include its own water storage tank. The prison site was annexed into the City upon its construction, and the inmate population gave Unadilla a significant boost in total population between the 1990 and 2000 census years.

### **Fire Protection**

Dooly County operates a countywide Emergency Management Agency (EMA) which is a combined volunteer fire department (VFD) and emergency response service. There are 8 fire stations located throughout the county with stations located in every municipality except Dooling. The rural area fire departments are located in the Drayton community, Tippettville community, and the Harmony Church community. The department consists of a paid full-time Fire Coordinator, as well as more than 125 volunteer fire fighters. Most of these are assigned to the fire departments in the larger population centers of Unadilla and Vienna.

### Byromville Fire Protection

Fire protection services in Byromville are provided by the Dooly County VFD through a fire station located adjacent to the Byromville Town Hall. Fire department vehicles and equipment are provided by both Byromville and Dooly County. Approximately 25 volunteer firefighters are assigned to this station which is responsible for fire protection services in all of northwestern Dooly County, including the municipalities of Dooling and Lilly.

### Dooling Fire Protection

The Town of Dooling has no fire department facilities nor fire protection equipment of its own. However, Dooling is within the 5-mile protection radius of the County VFD station in Byromville, which also responds to fire calls in Dooling.

### Lilly Fire Protection

Fire protection services in Lilly are provided by the Dooly County VFD through a fairly new fire station located near the water tower in the center of the City. This particular fire station did not exist in 1991 and consequently was not inventoried in the original Comprehensive Plan. There is no currently available data concerning this fire station, however it is believed to be comparable to that currently found in nearby Byromville.

### Pinehurst Fire Protection

Fire protection services in Pinehurst are provided by the Dooly County VFD through a fire station located in the center of the City. Fire department vehicles and equipment are provided by both Pinehurst and Dooly County. Approximately 20 volunteer firefighters are assigned to this station with most all of them either living or working in Pinehurst. This station currently has a fire ISO rating of 7.

### Unadilla Fire Protection

The City of Unadilla has one full-time paid Fire Chief and about 20 volunteer firefighters with the Dooly County VFD who provide fire protection services from 2 fire stations in the main part of the City, as well as an additional fire station located at Dooly State Prison. Unadilla has been recently working to improve its firefighting capabilities with upgrades to equipment and personnel training, and has been successful in reducing its fire ISO rating to class "5".

### Vienna Fire Protection

The City of Vienna also has a full-time Fire Chief and about 30 volunteer firefighters with the Dooly County VFD who provide fire protection services from a station located in downtown Vienna. With the addition of some newer fire trucks and other equipment in recent years, the City's fire ISO rating is now a class "4".

## **Health Care**

### Hospitals and Clinics

The Dooly Medical Center was located in the eastern part of Vienna, but it closed several years ago. It was originally constructed in 1969 and was a 38-bed general acute care facility with a medical staff of 16 and support staff of 85. During the 1990's, hospital operations were converting to more of an out-patient service with fewer and shorter in-patient hospital stays, and this led to continual staff reductions and eventual closure of the facility. Currently, the closest hospital services to Dooly County are in Crisp County (Cordele) to the south, and Macon County (Montezuma) to the northwest.

### Emergency Medical Services (EMS)

Dooly County provides a countywide EMS service which is staffed by 14 certified employees and has its own fleet of vehicles and equipment. The EMS is still headquartered in a temporary structure next to the former Dooly Medical Center and is in need of a more permanent facility.

## **Parks and Recreation**

Dooly County provides a limited countywide recreation program with facilities scattered in various places throughout the county. Clear updated information is not currently available on the status of individual recreation facilities, and the County does not own or maintain any public (passive) parks. However, some of the municipalities (particularly Unadilla and Vienna) own and maintain a series of public parks and some of these have very limited recreation facilities such as open basketball courts or ballfields. There are also some private recreation facilities in some communities. Notable among these is the Little League Association ballfield complex located in eastern Vienna, adjacent to the Dooly County Fairgrounds (Big Pig Jig site).

There are no state or federally owned parks or recreation areas anywhere within Dooly County.

## **Educational Facilities & Services**

Dooly County has a countywide public school system with a total enrollment of approximately 2,000 students from Pre-K through high school. Total employment is about 290 with half of these being certified for teaching. Approximately 95% of the students are transported by a fleet of more than 25 school buses. Both the county school board offices and vehicle maintenance facilities are located in Vienna. The county participates in a Special Education program with Crisp County and these students are transported by a special bus to and from Cordele.

The County school system operates a Pre-K and Elementary School in Pinehurst, a Middle School in Vienna, and a High School in Vienna. There were formerly separate elementary schools in both Unadilla and Vienna, but these were consolidated into the new elementary school in Pinehurst which is more centrally located. The former elementary school in Vienna is still abandoned, and the former elementary school in Unadilla has been converted to local government offices – including the Unadilla City Hall.

There are also two private schools currently operating in Dooly County. The largest of these is the Fullington Academy school which is located in Pinehurst. It has a staff of about 30 and a total enrollment of about 340 students in grades K-12. The facility consists of 5 structures situated on 6 acres of land. Then there is the Faith Christian School which is located in Vienna. It has a staff of 5 and an enrollment of about 30 in grades K4 through 12. It is located in the old historic Jenkins Elementary School near downtown Vienna.

## **General Government Buildings and Other Services**

### **Dooly County Courthouse**

This building is listed on the National Register of Historic Places and some detailed information about the building itself is included in “Section 6: Historic and Cultural Resources” in this Community Assessment. The building still contains the upstairs original courtroom, and houses all the court-related offices such as Superior Court, Probate Court, etc... The building is still in excellent condition and serves as a focal point in downtown Vienna.

### Byromville Town Hall

This building houses the Town Clerk's office, the Town Council chambers, the local police station, and an 800 square foot public library. The structural condition of the building is good, and it is open for town business from 9am to 2pm during the work week.

### Dooling Town Hall

This building is the Dooly County voting precinct building for the Dooling community, and it also serves as the local Town Hall. The Town Clerk only works part-time and the Town Hall is only open for town business on Saturday mornings from 9am to noon.

### Lilly Town Hall

This is a small building near the center of Lilly and is the only administrative type building owned by the City of Lilly. The building is in need of renovation and it is only open for city business on Wednesdays 8:30 – 5:00.

### Pinehurst City Hall

Pinehurst City Hall is housed in an old brick structure, facing the downtown square, that formerly housed an old retail establishment. It is in relatively good condition and is open for City business during the weekday morning hours through the 15<sup>th</sup> day of the month.

### Unadilla City Hall

The City of Unadilla's administrative offices (City Hall) are located in the former Unadilla Elementary School building which was vacated and purchased by the City in 1985. The previous City Hall was located in the historic downtown area facing the railroad tracks, but was too small and fell into disrepair. The current City Hall complex also includes the City Police Department, Head Start program, and the Northside Seniors Center which is operated by Dooly County. The City Hall complex is in fair condition. The City of Unadilla also has a separate facility for utilities and maintenance (public works) operations which is located along US 41 to the south of downtown.

### Vienna City Hall

This building is located across the street to the north from the County Courthouse and it houses all the City's administrative functions, including the clerk/administrator office and utilities billing/collections. This building is in good condition with adequate space for the administrative functions.

## **Intergovernmental Coordination**

Dooly County is predominantly rural and partners with many of the other rural counties in the area for a variety of coordinated and consolidated services.

First of all, Dooly County is part of the Middle Flint Regional Development Center (MF-RDC) which is headquartered in Americus, in neighboring Sumter County to the west. The Middle Flint RDC is one of Georgia’s 16 Regional Development Centers, and its region consists of 8 counties with a total population of 102,910. Dooly County comprises about 11% of the region’s total population. Adjacent counties within the Middle Flint RDC region include Crisp, Macon and Sumter. The other adjacent counties, which are in different RDC regions, include Houston, Pulaski and Wilcox.

As previously mentioned, Dooly County’s “Service Delivery Strategy” was negotiated and prepared in 1999, and is now beginning its required update process. Dooly County itself provides many services on a truly countywide basis. In addition to the services mentioned earlier in this section, other services that are shared among one or more of Dooly County’s local governments include: a planning commission, zoning administration, building permitting and inspections, and economic development. In addition to the services of the Middle Flint RDC, Dooly County also participates in a host of other outside “multi-jurisdictional” services and authorities. Table 8-3 depicts a listing of these.

**Table 8-3**  
**Dooly County Multi-Jurisdictional Participations**

<b>Name or Description</b>	<b>Other Participating Counties</b>
Middle Flint RDC	Crisp, Macon, Marion, Schley, Sumter, Taylor, Webster
Middle Flint Council on Aging	Crisp, Macon, Marion, Schley, Sumter, Taylor, Webster
Solid Waste Management	Macon, Peach
E-911 Service	Macon, Marion, Schley, Sumter, Taylor, Webster
SW Georgia United Empowerment Zone	Crisp

Source: Georgia Department of Community Affairs, Dooly County government.

Within Dooly County, there are also a series of local governmental “authorities” who set policies and budgets, and in many ways function as their own form of local government. Most of these consist of either local citizen appointees or local elected officials themselves who serve as board-like members. Table 8-4 depicts a listing of these authorities that are currently registered with the State of Georgia.

**Table 8-4**  
**Dooly County’s Registered Local Government Authorities**

<b>Name of Authority</b>	<b>Method of Creation</b>
Dooly County Industrial Development Authority	Local constitutional amendment
Hospital Authority of Dooly County (inactive)	General statute
Middle Georgia Regional Solid Waste Management Authority	General statute
City of Vienna Development Authority	General statute
City of Vienna Downtown Development Authority	General statute
City of Vienna Housing Authority	General statute
City of Unadilla Housing Authority	General statute
Dooly County Board of Education	General statute

Source: Georgia Department of Community Affairs, Middle Flint Regional Development Center.

## **ASSESSMENTS:**

### Assessments -- Water Systems

The unincorporated areas of Dooly County are too sparsely developed to consider the implementation of a separate County water system. Such a system would be cost-prohibitive.

Byromville's system is reported to be in relatively good condition with sufficient remaining capacity to accommodate any foreseeable growth in the coming years. However, as the current system ages and portions will require eventual replacement, a more comprehensive evaluation of the system will be needed to more accurately forecast the timing and magnitude of needed repairs and replacements.

Dooling's system is still relatively new and also reported in good condition with sufficient capacity to accommodate any foreseeable growth in the coming years. However, the system will still need to be professionally monitored and periodically evaluated to determine possible needs for repair or perhaps replacement of some portions.

Lilly's system is also reported to be in relatively good condition with sufficient remaining capacity to accommodate any foreseeable growth in the coming years. However, as the current system ages and portions will require eventual replacement, a more comprehensive evaluation of the system will be needed to more accurately forecast the timing and magnitude of needed repairs and replacements.

Pinehurst's system is reported to be in fair condition with some known problems of leakage in the distribution lines which is causing some damage to local roads. An evaluation of the overall system is needed, but there are also some immediate repairs needed in a few specific areas.

Unadilla's system is reported to be in relatively good condition in most places, and there is plenty of available capacity to accommodate any foreseeable growth in the coming few years. However, parts of the system are still very old and in need of closer evaluation. A more comprehensive evaluation of the entire system will be needed to more accurately forecast the timing and magnitude of needed repairs and replacements, as well as to help the city plan and design future expansions to the water system.

Vienna's system is reported to be in relatively good condition with plenty of available capacity to accommodate any foreseeable growth in the coming few years. However, parts of the system are old and in need of closer evaluation. A more comprehensive evaluation of the entire system will be needed to more accurately forecast the timing and magnitude of needed repairs and replacements, as well as to help the city plan and design future expansions to the water system.

Several of the municipal water systems extend short distances into the unincorporated areas to serve adjacent customers. Although this arrangement is apparently acceptable to the County (who has no water system of its own), there are currently no written interlocal agreements to formalize this arrangement. Such agreements need to be put into place, and also addressed more specifically in the next update of the countywide Service Delivery Strategy.

### Assessments – Sanitary Sewer Systems

Byromville’s system is reported to be in fair condition with sufficient remaining capacity to accommodate any foreseeable growth in the coming years. However, as the current system ages and portions will require eventual replacement, a more comprehensive evaluation of the system will be needed to more accurately forecast the timing and magnitude of needed repairs and replacements.

The Town of Dooling has no community sewer collection or treatment system. Sanitary sewage disposal is served by individual septic tanks. The community’s small size and remote location make a municipal-type system cost-prohibitive and the Town should continue relying on individual septic tanks.

The City of Lilly has no community sewer collection or treatment system. Sanitary sewage disposal is served by individual septic tanks. The community’s small size and remote location make a municipal-type system cost-prohibitive and the Town should continue relying on individual septic tanks.

Pinehurst’s system is still pretty new and there is still plenty of remaining treatment capacity to accommodate any projected growth. However, the system will need to be monitored and periodically evaluated for potential problems.

Unadilla’s system is reported to be in relatively good condition with sufficient capacity to accommodate immediate growth needs. However, the City desires to have plenty of reserve capacity for purposes of industrial recruitment and economic development marketing. There have been lots of recent expansions to the system. However, portions of the system are still old and there is need of a comprehensive evaluation of the entire system to prioritize needed repairs and upgrades and also to maximize the effectiveness of any additional expansions.

Vienna’s system is reported to be in relatively good condition with plenty of capacity to accommodate anticipated future growth. Some portions of the system are older than others and there needs to be an overall evaluation of the entire system for prioritization of needed repairs and upgrades, and also to maximize the effectiveness of any additional expansions.

The unincorporated areas of Dooly County are too sparsely developed to consider the implementation of a separate sanitary sewer system in the unincorporated area. Sanitary sewage disposal is served by individual septic tanks and this is the most logical solutions for such sparsely developed areas.

Several of the municipal sewer systems extend short distances into the unincorporated areas to serve adjacent customers. Although this arrangement is apparently acceptable to the County (who has no public sewer system of its own), there are currently no written interlocal agreements to formalize this arrangement. Such agreements need to be put into place, and also addressed more specifically in the next update of the countywide Service Delivery Strategy.

### Assessments – Solid Waste Management

Dooly County provides countywide garbage collection service and the garbage is currently transported to a landfill site in Houston County. Although Dooly County is part of a 3-county multi-jurisdictional approved landfill, it has yet to be constructed. Currently, it is more cost-effective to export the solid



waste under contract to Houston County than to take part in building the new landfill. This strategy should be followed as long as Dooly County has this cost-saving advantage. However, this economic situation should be closely monitored and the details of this arrangement should be carefully reflected in the impending update to the County's Solid Waste Management Plan. Recycling operations are currently in practice in Dooly County and such activities should be promoted more in order to reduce the overall waste stream of the community.

### Assessments – Transportation

Dooly County and Vienna share most of the responsibility in maintaining the public roads in Dooly County. The road system seems to be functioning well and is able to meet demands in the immediate future. However, all of Dooly's local governments should continue to participate in Georgia DOT's LARP program and look for opportunities of outside funding sources for continued enhancement of local roads.

Transportation master planning is needed for the possible development of new roads to address long-term traffic flow issues. These include a possible bypass road for Vienna as well as the enhancement of the roads and access points at the I-75 interchanges. Any such planning or new road construction activities should be coordinated through Georgia DOT. All of this merits a traffic management and new roads feasibility study to be conducted by a transportation engineer.

More pedestrian and bicycle facilities are needed in all of the municipal communities of Dooly County -- particularly in proximity to local parks, schools, and other facilities that are likely to generate pedestrian and bicycle interest. Off-road facilities such as special bikepaths, greenways trails and the like should also be pursued and considered not only as an enhancement of the local transportation system, but also an amenity enhancement for the residents of the community.

Both of Dooly County's rail lines are very busy with moving freight through Dooly County and it places Dooly County along a major railway corridor which is good for industrial development marketing. However, it places a little extra burden on the local transportation system in that railroad crossings must be more actively maintained and there are more interruptions of local street traffic due to more train passings. It also raises higher concerns for public safety issues around these railroad crossings and busy rail lines in areas that are more heavily populated. All the local governments should maintain an open dialogue and actively cooperate with the two railroad carriers in finding ways to maintain and improve the rail system.

Some mass transit services are present in Dooly County. Efforts should be made to ensure the survival of this service as well as to seek ways in making this type of service available to all segments of the community.

### Assessments – Public Safety and Law Enforcement

Police protection services are provided by all the municipalities except Dooling and Lilly, and the balance of the County is served by the Dooly County Sheriff's Department. The current level of police protection and its ancillary services (such as jail and anti-drug task force) appear adequate for the

foreseeable future. However, efforts should be made to maintain an appropriate level of officer training and state of the art communications and equipment.

Both Dooling and Lilly have relatively small municipal budgets and are too small in population to warrant having their own police departments. However, volunteer night watchmen, increased street lighting, and special programs such as Neighborhood Watch should be encouraged in these communities.

#### Assessments – Fire Protection

The countywide system of volunteer fire departments works well and there is good fire protection coverage in all parts of the county, with slightly higher levels of protection (more volunteers, more advanced equipment) being found in the larger urban centers of Unadilla and Vienna. With the differing capabilities of each department, and different response times, the ISO ratings vary from community to community. Efforts should be made to always strive for even better (lower) ISO ratings in all of the departments. Eventually in the future, the Greater Dooly community may want to consider the conversion of some of these departments to permanent non-volunteer status with full-time firefighters.

#### Assessments – Health Care

The loss of the Dooly Medical Center was a significant blow to the provision of health care services available to Greater Dooly and residents must often now travel (or be transported by ambulance) larger distances to receive needed health care. This was also a major economic loss to the community as well. Reasons for the closure of the medical center should be carefully analyzed. Efforts should then be made to consider reinstating a medical center facility, and/or perhaps even enhancing existing medical clinics, that are responsive to the medical needs of the community.

#### Assessments – Parks and Recreation

Even in the larger urban communities of Unadilla and Vienna, local public parks and recreation facilities are very limited. In the rural areas and smaller communities, such facilities are mainly non-existent. Efforts should be made to enhance the facilities (better equipment, better maintenance, more recreational programs) at existing locations as well as establish more such facility locations where they are most needed. Continued operation of passive parks may be best left to the individual local governments, but a pooling of resources by all member governments may be needed in furthering a countywide recreational system.

#### Assessments – Education

Most of the currently public school facilities are still fairly new and therefore reflect modern design and good physical condition. There is adequate room for expansion to accommodate a slowly growing population for many years to come. However, some of the former school facilities have not been adaptively “re-used” for something else, and they are sitting as vacant structures and are an eyesore in

their surrounding community. Purposeful and logical adaptive-reuse plans need to be implemented for these former facilities.

Some adult education services are currently offered through the programs of the SW Georgia United Empowerment Zone, and such activities should be enhanced even further to reach the needs of the local population.

#### Assessments – General Government Buildings and Other Services

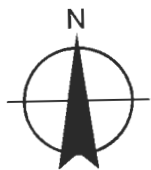
Particularly in the larger communities of Unadilla and Vienna, many of the local government buildings and offices are in scattered locations and some have inadequate size. Efforts should be made to maximize the efficiency of existing government building spaces and even consolidate such activities into more central locations or new buildings.

#### Assessments – Intergovernmental Coordination

Greater Dooly seems to have strong intergovernmental coordination and numerous services that are jointly provided. These are all being evaluated separately with the current update of Dooly County's "Service Delivery Strategy" and as a result, some changes or even the addition of new services may be recommended. Efforts should always be made to consolidate governmental services where it is deemed to be more efficient and more beneficial to the residents of Greater Dooly.

**Legend**

- State/Local Roads
- I - 75
- Railroads
- City Limits



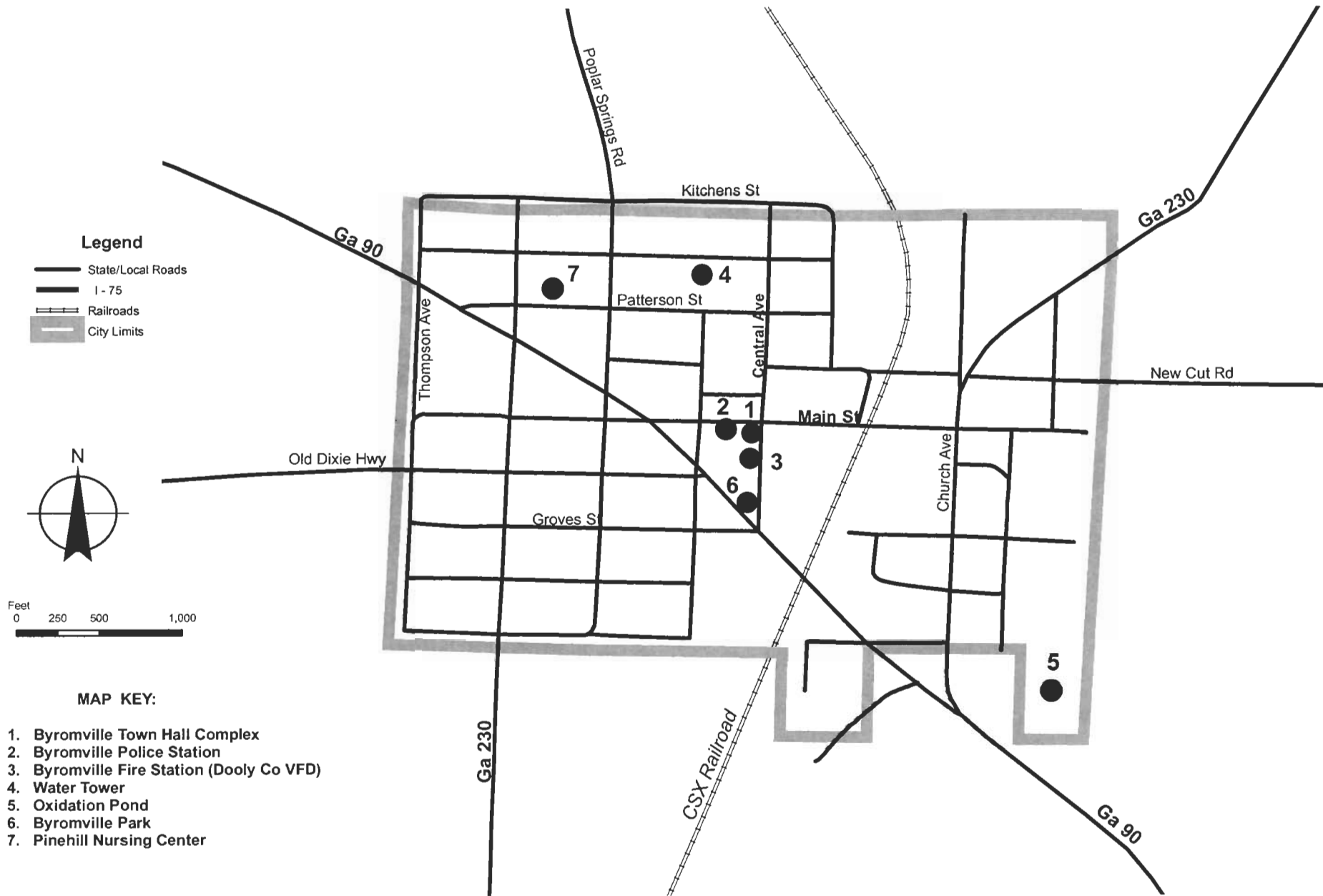
Feet  
0 1,000 2,000 3,000

**MAP KEY:**

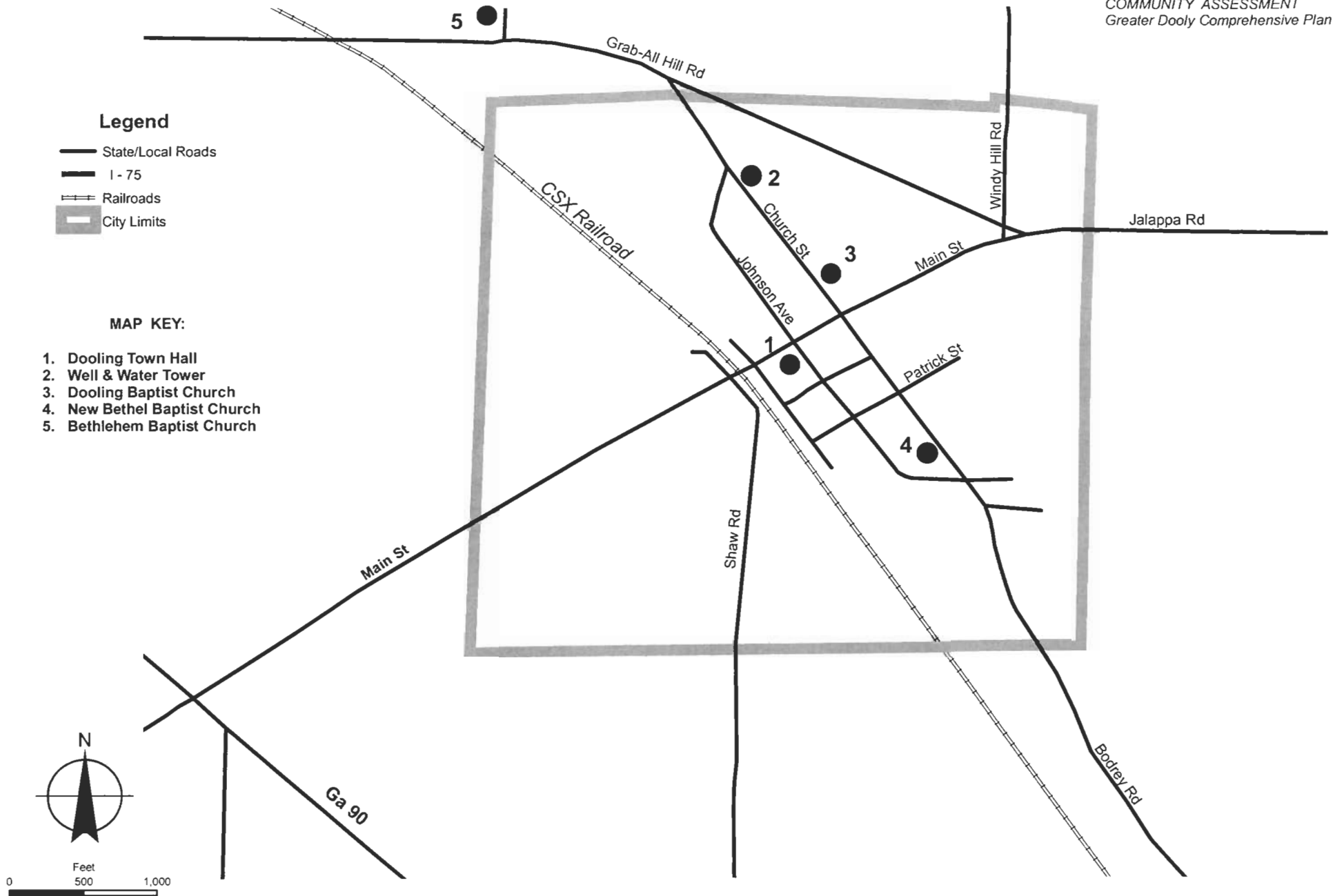
1. Dooly County Courthouse & Annex
2. Dooly VFD; Vienna Fire Station
3. Vienna City Hall
4. Dooly County Health Dept
5. Dooly County EMS
6. Big Pig Jig Site
7. Dooly County Library
8. Dooly County School Bus Shop
9. Dooly County Board of Education
10. Faith Christian School
11. Dooly Co. Economic Devel Training Center
12. Little League Field
13. Vienna Cemetery
14. Dooly County High School
15. Busbee Park
16. Anthony Bowens Park
17. Free Providence Park
18. Oakdale Park



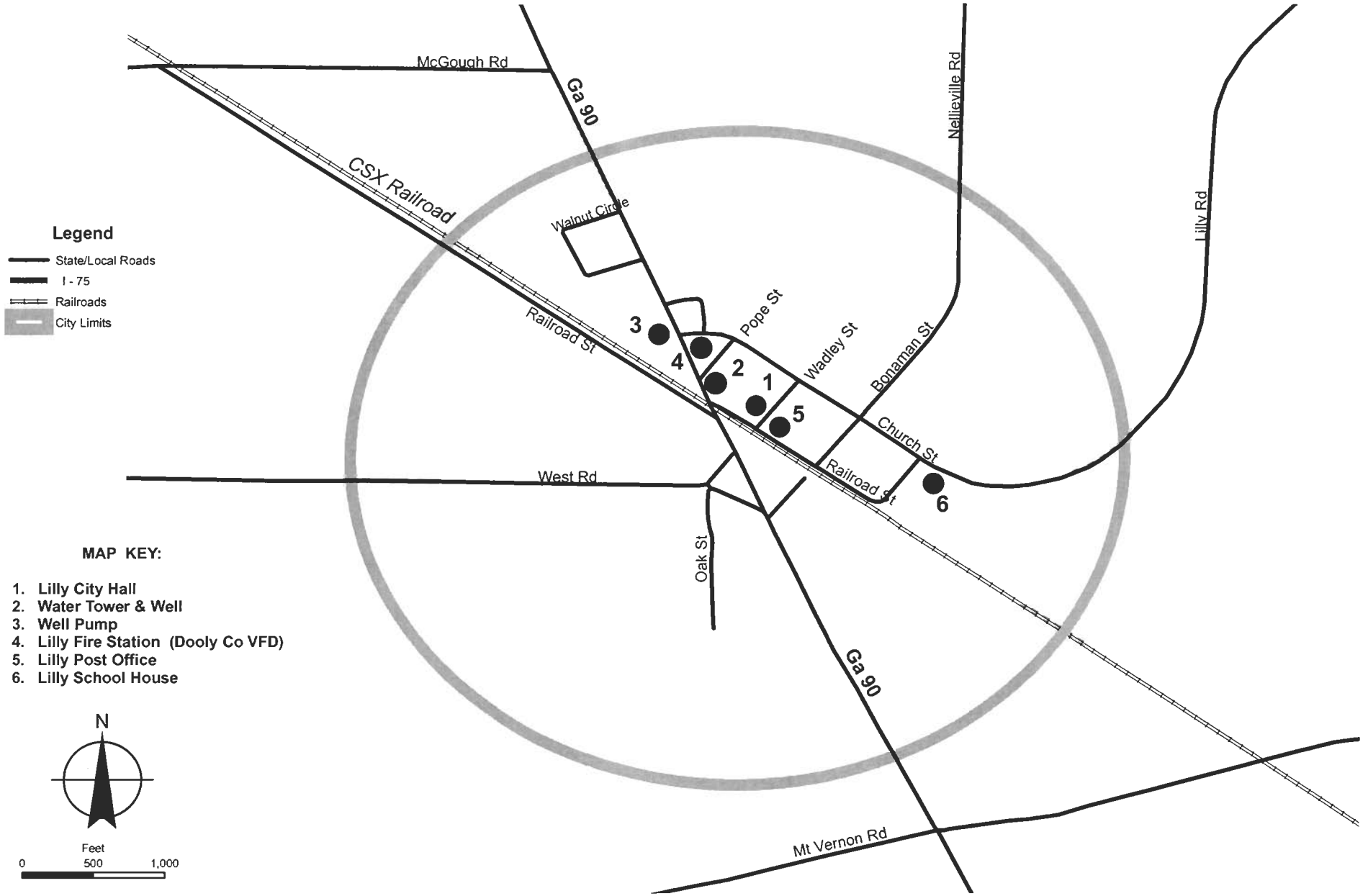
**Map 8-1  
Community Facilities Locations -- Vienna Area**



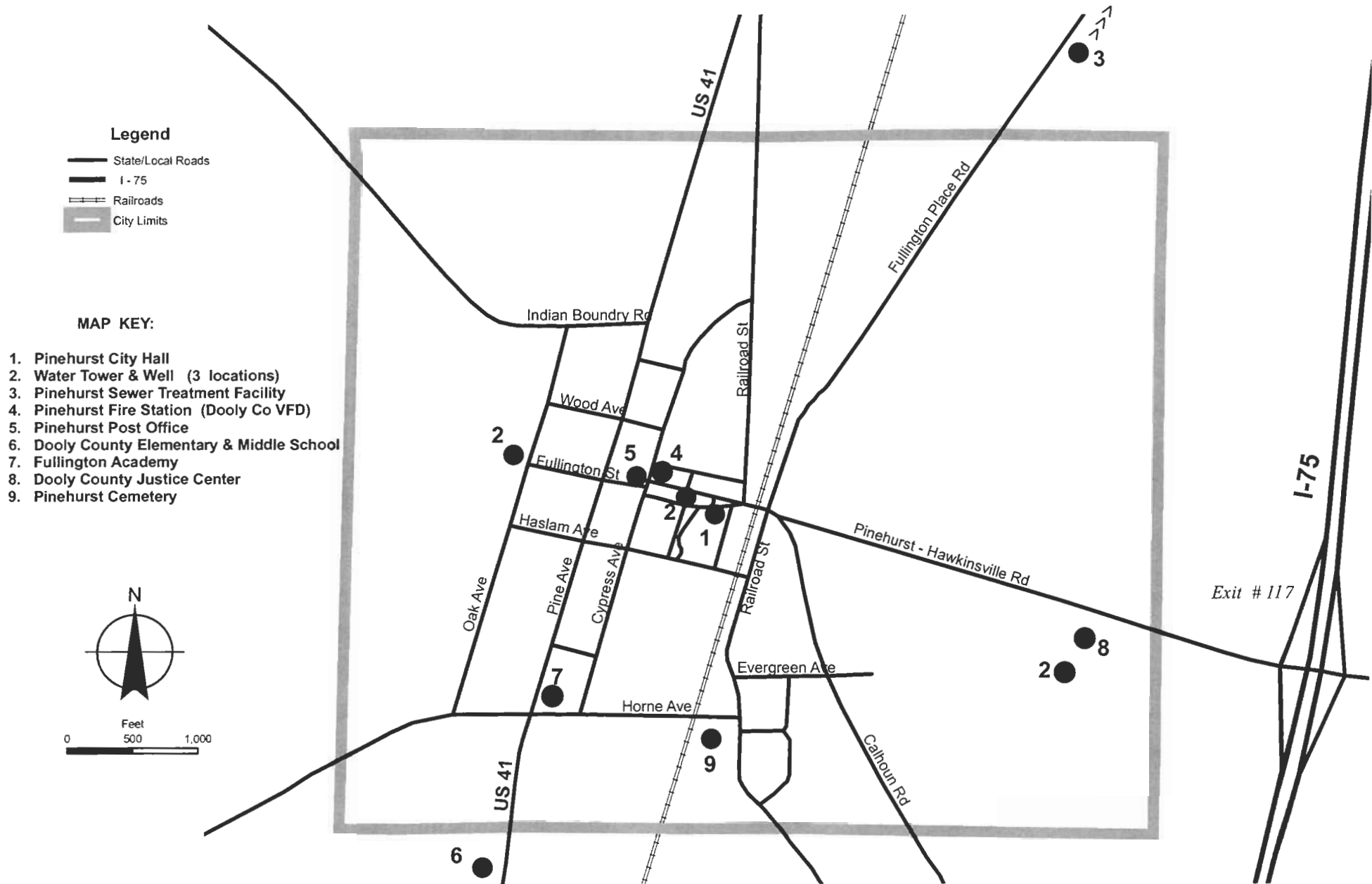
**Map 8-2  
Community Facilities Locations -- Byromville**



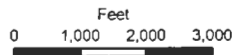
**Map 8-3**  
**Community Facilities Locations -- Dooling**



**Map 8-4**  
**Community Facilities Locations -- Lilly**







**Legend**

- State/Local Roads
- I-75
- Railroads
- City Limits

**MAP KEY:**

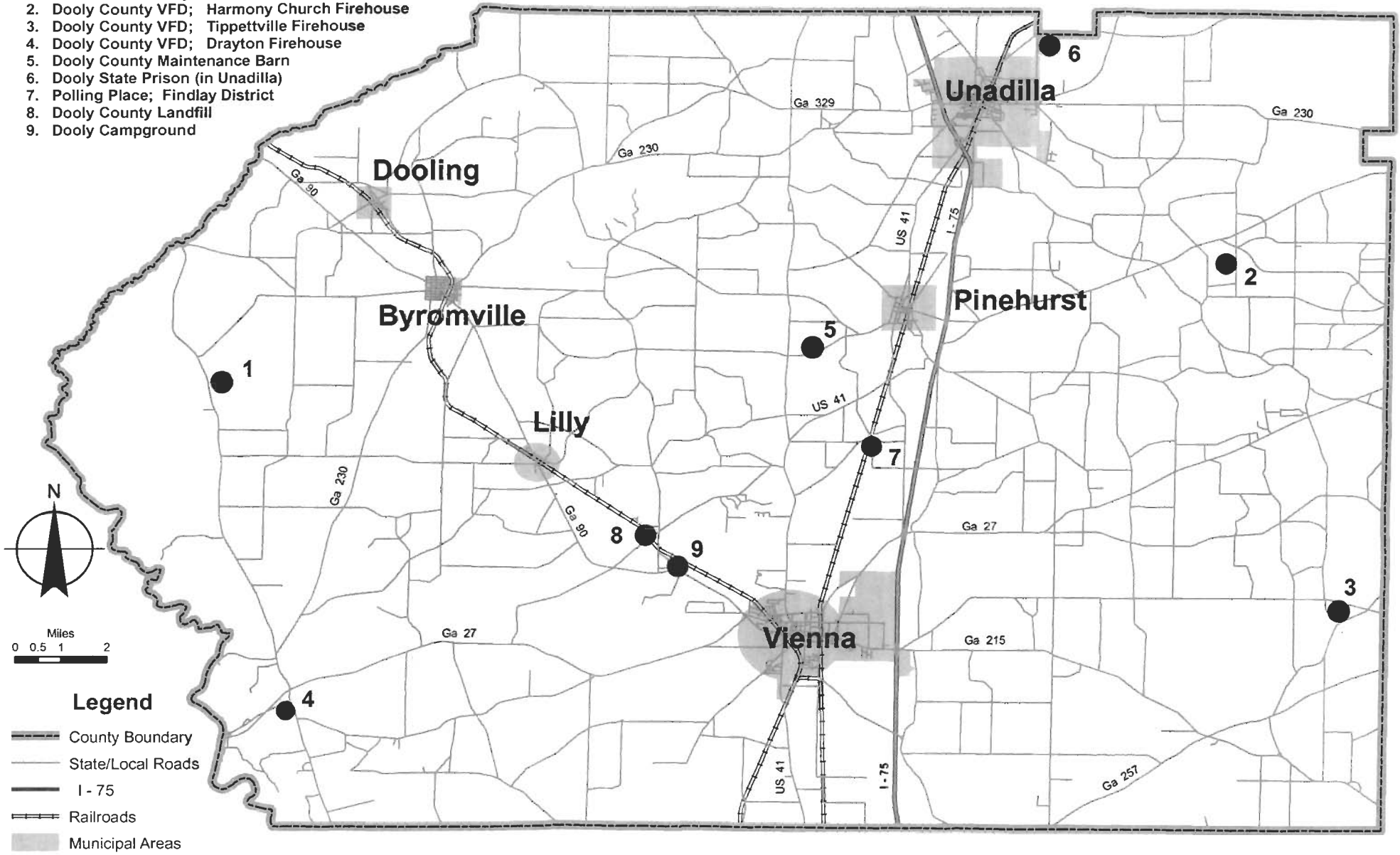
1. Unadilla City Hall Complex
2. Utilities Department
3. Sewer Treatment Facility
4. Unadilla Fire Stations (Dooly Co VFD)
5. Unadilla Post Office
6. Elizabeth Harris Library
7. Unadilla Cemetery
8. Southeastern Arena
9. Tybee Park
10. Dooly State Prison



**Map 8-6**  
**Community Facilities Locations -- Unadilla Area**

MAP KEY:






1. Flint River Nursery -- Ga Forestry Commission
2. Dooly County VFD; Harmony Church Firehouse
3. Dooly County VFD; Tippetville Firehouse
4. Dooly County VFD; Drayton Firehouse
5. Dooly County Maintenance Barn
6. Dooly State Prison (in Unadilla)
7. Polling Place; Findlay District
8. Dooly County Landfill
9. Dooly Campground

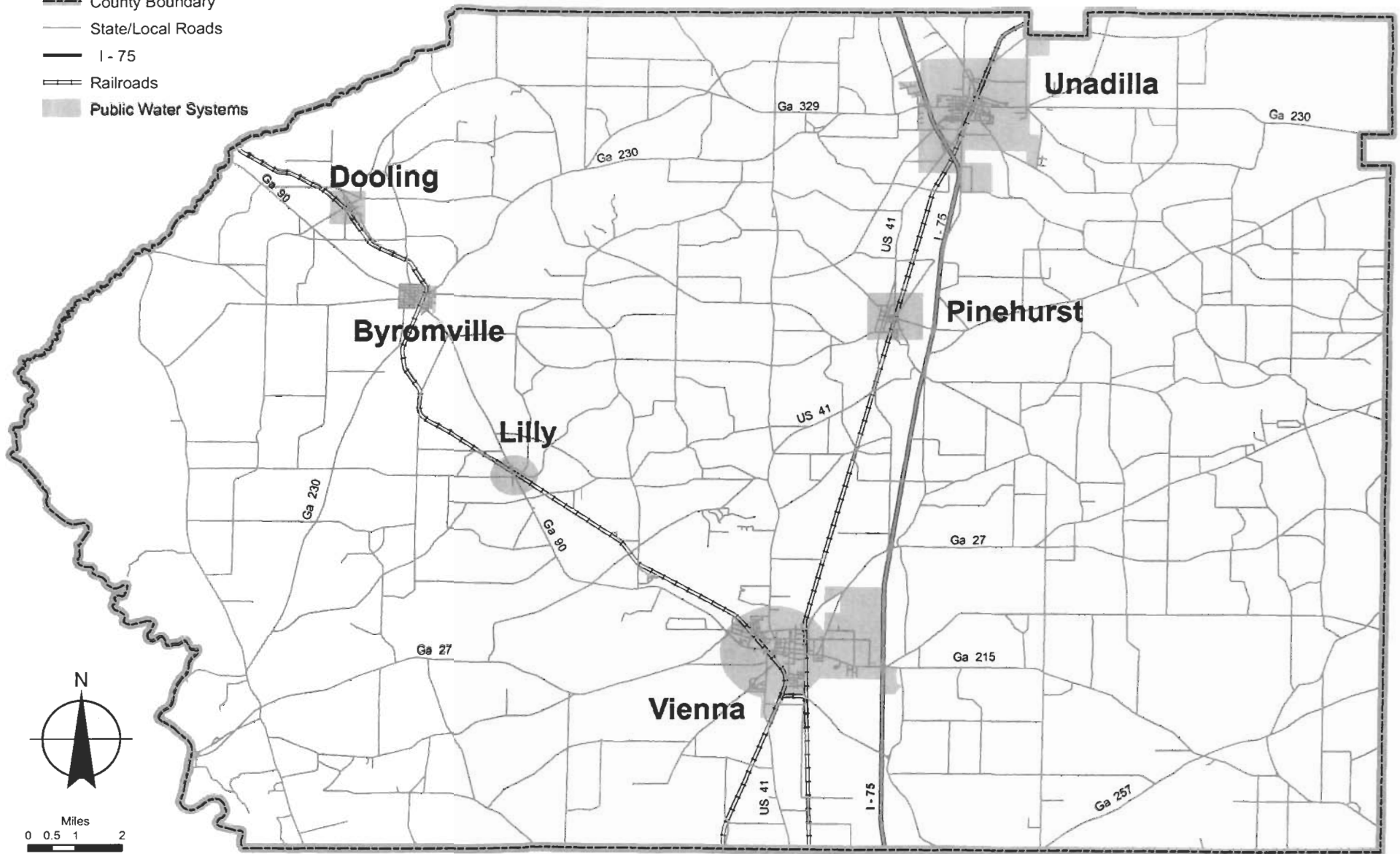


Map 8-7

Community Facilities Locations -- Dooly County Unincorporated Area






**Legend**

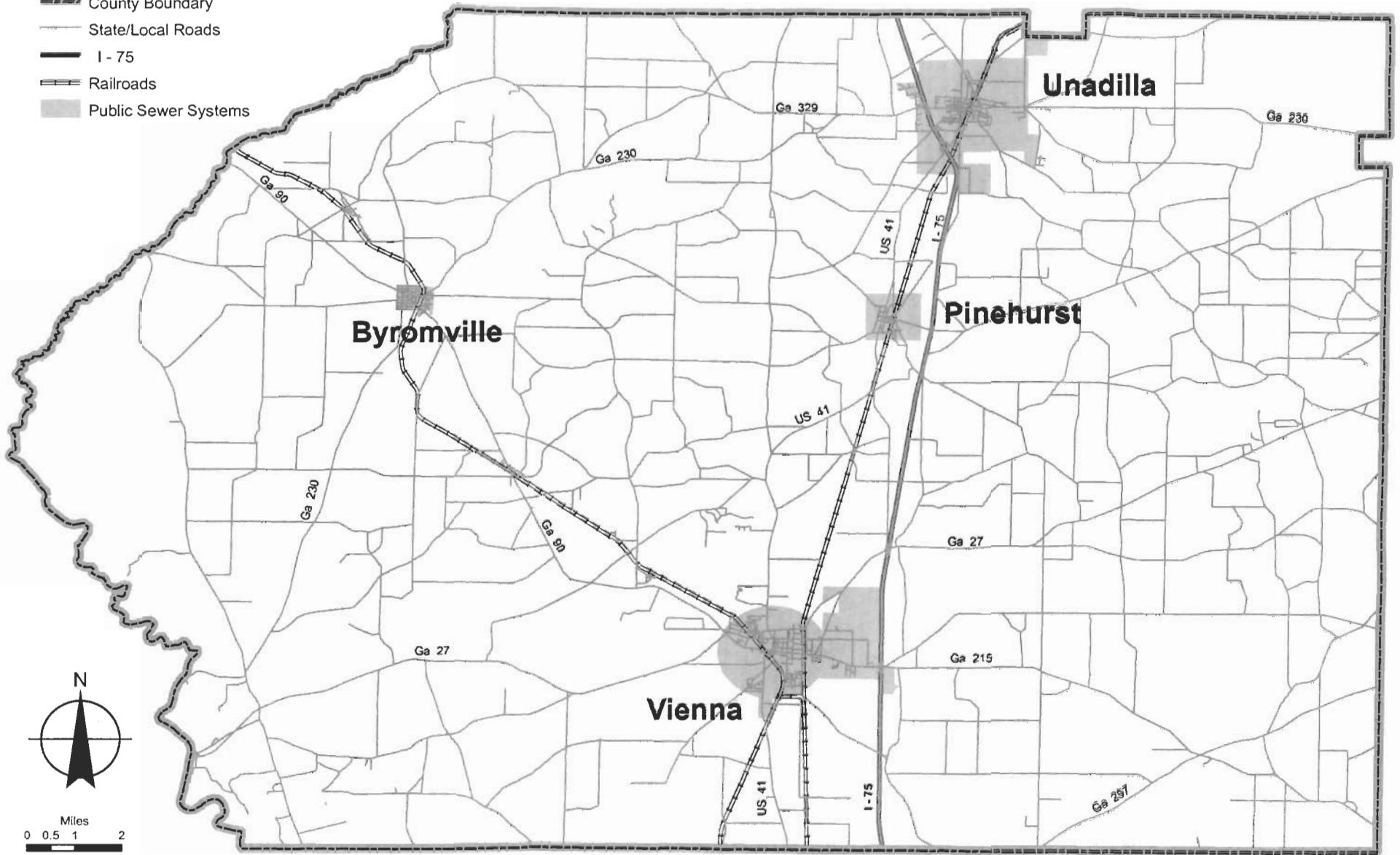
-  County Boundary
-  State/Local Roads
-  I - 75
-  Railroads
-  Public Water Systems



**Map 8-8  
Public Water System Locations**







**Legend**

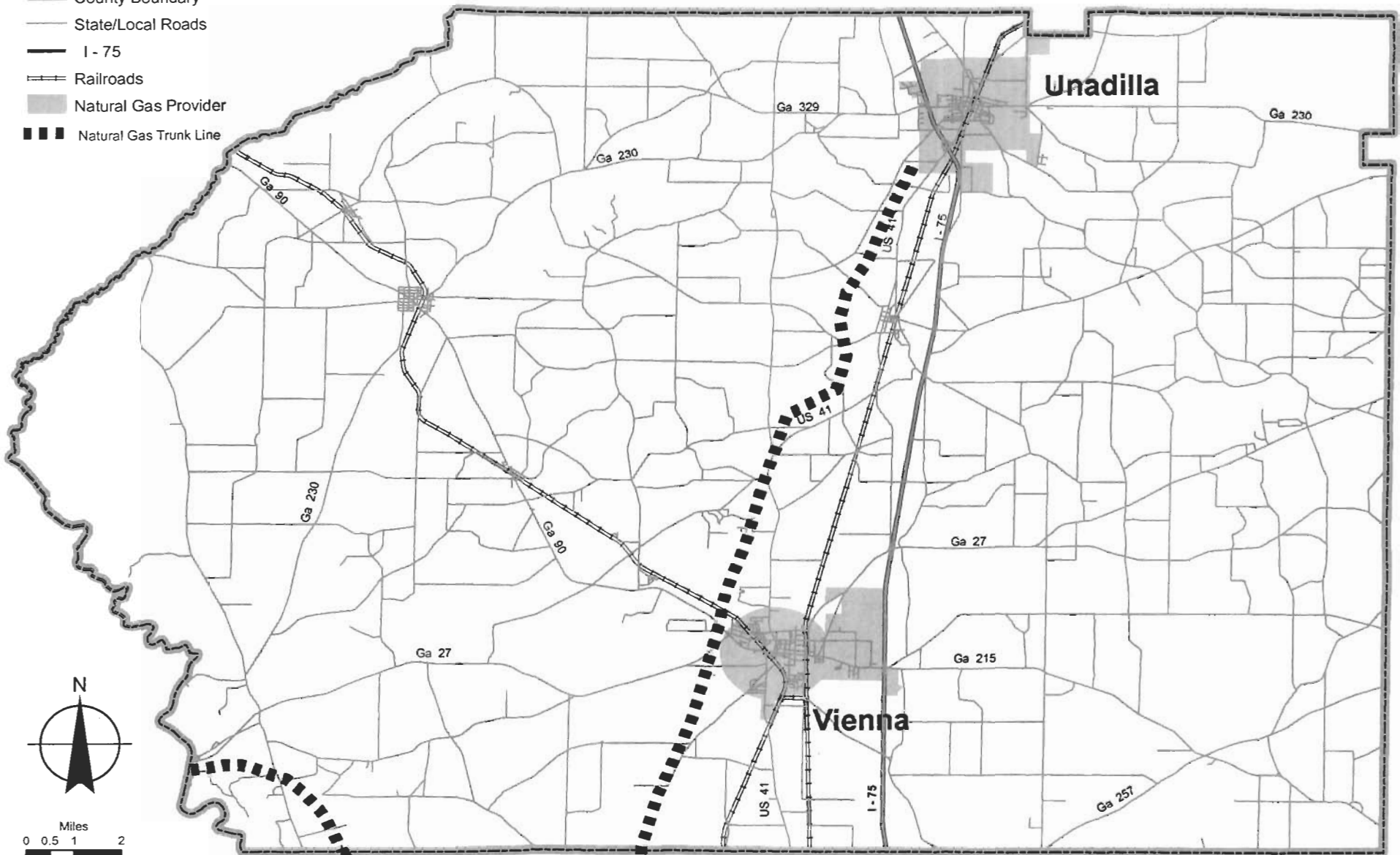
-  County Boundary
-  State/Local Roads
-  I - 75
-  Railroads
-  Public Sewer Systems



**Map 8-9**  
**Public Sewer System Locations**

### Legend

-  County Boundary
-  State/Local Roads
-  I - 75
-  Railroads
-  Natural Gas Provider
-  Natural Gas Trunk Line



**Map 8-10**  
**Natural Gas Service Providers**