

Greater Dooly County Comprehensive Plan 2018-2027

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

October, 2017

Dooly County Commissioners

113 N. THIRD STREET | ROOM #1 | VIENNA, GA 31092

229-268-4228 PHONE \ 229-268-4230 FAX

www.doolycountyga.com

District 1: Tony Lester, Commissioner
District 2: Terrell Hudson, Chairman
District 3: Eugene Cason, Commissioner
District 4: Harry Ward, Commissioner
District 5: David Barron, Vice-Chairman

Administrator: Stephen C. Sanders
County Attorney: William H. Gregory II
County Clerk: Linda Woodson
Deputy Clerk: Hulda Fuller

RESOLUTION OF ADOPTION GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

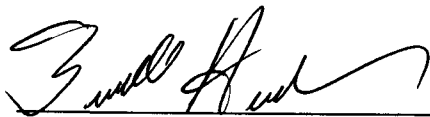
WHEREAS, Dooly County has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Dooly County Board of Commissioners that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

SO RESOLVED, this 6th day of October, 2017.

BOARD OF COMMISSIONERS
DOOLY COUNTY, GEORGIA

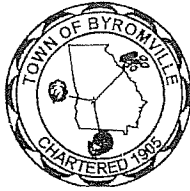
BY:



Terrell Hudson, Chairman

ATTEST:





TOWN OF
BYROMVILLE

448 Main St. P.O.Box 36
Byromville, Ga. 31007

Phone - 478-433-2002 Fax - 478-433-1066

RESOLUTION OF ADOPTION
GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989, to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the Town of Byromville has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and Council of Byromville that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

SO RESOLVED, this 10th day of October, 2017.

TOWN OF BYROMVILLE

BY:

Cheryl Foster, Mayor

ATTEST:

Town of Dooling
3071 Main Street
Dooling, Georgia 31063
Phone (478) 433-6888
Fax (478) 433-6888

We are an equal opportunity facility

Mayor Jean T. Weeks

RESOLUTION OF ADOPTION
GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989, to institute local comprehensive planning by city and county governments throughout the state, and

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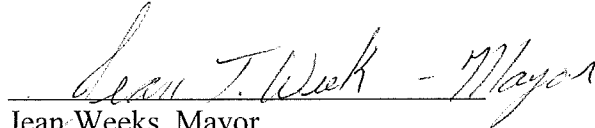
WHEREAS, the Town of Dooling has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and Council of Dooling that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

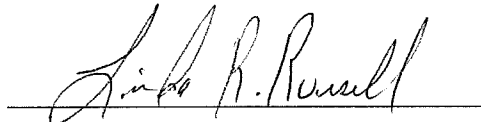
SO RESOLVED, this 9th day of October, 2017.

TOWN OF DOOLING

BY:


Jean Weeks, Mayor

ATTEST:



CITY OF LILLY

P.O. BOX 8
LILLY, GEORGIA 31105
229-2268-6016

**RESOLUTION OF ADOPTION
GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989, to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Lilly has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Lilly that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

SO RESOLVED, this 10th day of October, 2017.

CITY OF LILLY

BY: Arthur M. Roney
Arthur M. Roney, Mayor

ATTEST: Gloria Roper

City of Pinehurst

P. O. Box 118
Pinehurst, Georgia 31070
(229) 645-3400
Fax (229) 645-3793

RESOLUTION OF ADOPTION GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989, to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Pinehurst has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Pinehurst that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

SO RESOLVED, this 5th day of October, 2017.

CITY OF PINEHURST

BY: Connie Christmas
Connie Christmas, Mayor

ATTEST: Mary Ellen Lucas

RESOLUTION OF ADOPTION
GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989, to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Unadilla has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Unadilla that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

SO RESOLVED, this 10th day of October, 2017.

CITY OF UNADILLA

BY:



Myron Mixon, Mayor

ATTEST:





City of Vienna

P. O. Box 436
203 W. Cotton Street
Vienna, Georgia 31092
229-268-4744
229-268-6172 fax



RESOLUTION OF ADOPTION GREATER DOOLY COUNTY COMPREHENSIVE PLAN 2018-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989, to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Vienna has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Vienna that the Greater Dooly County Comprehensive Plan 2018-2027 be adopted.

SO RESOLVED, this 9TH day of October, 2017.

CITY OF VIENNA

BY:


Hobby Stripling, Mayor

ATTEST:



www.cityofvienna.org

Our Mission Statement

To Deliver to the Citizens and Others High Quality Municipal Services
An Equal Opportunity Provider and Employer/Drug Free Workplace

DOOLY COUNTY BOARD OF COMMISSIONERS

Terrell Hudson, Chairman
Eugene Cason David Barron
Harry Ward Tony Lester
Stephen C. Sanders, County Administrator

BYROMVILLE MAYOR AND CITY COUNCIL

Cheryl Foster, Mayor
Keith Lamberth Mary B Oglesby
Conshelloah Clayton Eddie J. Walker, Sr.
Suzette Grantham Terri Gregory
Tan Mathis, City Clerk

TOWN OF DOOLING

Jean T. Weeks, Mayor
Genie Smith Darrell Coleman
Judy Ross Nancy Rodgers
Linda Russell, Town Clerk

CITY OF LILLY

Arthur M. Roney, Mayor
Frankie L. Daniels George Royal
Alonzo Daniels Paula Faye Coleman
Lawrence D. Dunmon, Jr.
Gloria Royal, City Clerk

CITY OF PINEHURST

Connie Christmas, Mayor
Joe C. Williams Lee Cross
Jan C. Peavy Larry Blackshear
Bradley Burk Mark Peavy
Kim Rhodes, City Clerk

CITY OF UNADILLA

Myron Mixon, Mayor
Tyrone Adkinson Meredith Lester
Dexter Whitaker Chester Thomas
Lurry Brown Justin Bridges
Sabrina Sinyard, City Clerk

CITY OF VIENNA

Hobby Striping, Mayor
Randall Almond Walter Brown
Albert King Beth English
Michael Bowens, City Administrator

Assisted by River Valley Regional Commission
228 West Lamar St. 710 Front Ave.
Americus Columbus

SITE LOCATION MAP



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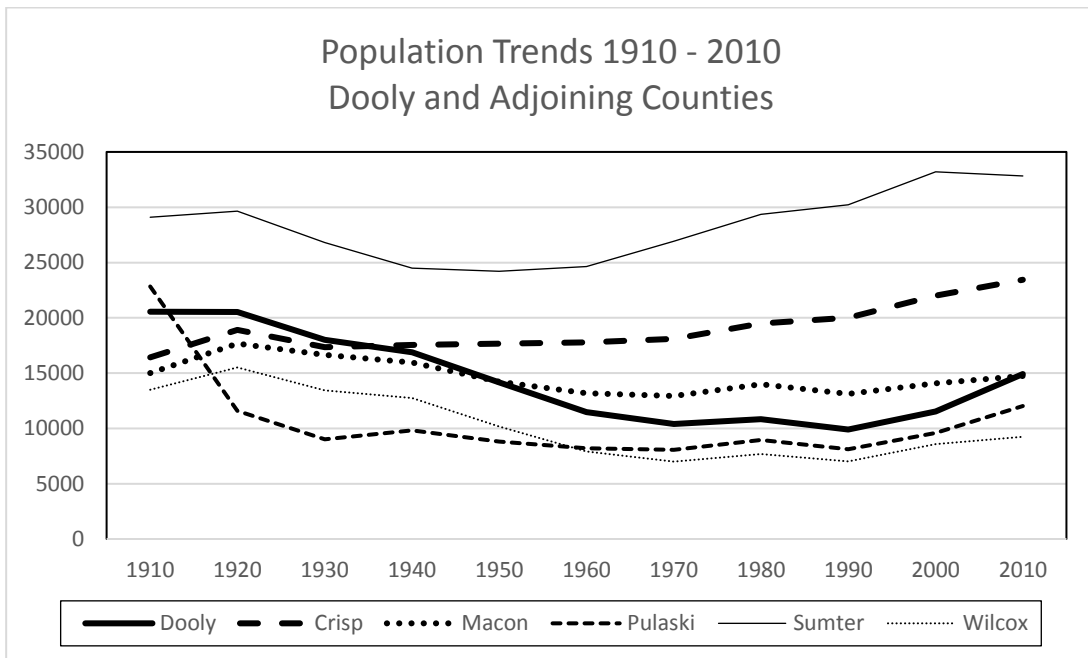
Data Tables and Analysis

Dooly County is located in a rural, sparsely-populated, heavily agricultural area of the state, bordered by six adjoining counties. One of these six, Houston County, is unique by virtue of the fact it is home to a military base. Within thirty years of the date the site was selected for development, population growth earned the county status as a metropolitan statistical area (MSA). The vast majority of this population is concentrated in that area most distant (north) from Dooly County, and the bulk of economic activity is shared with the MSA bordering it on the north. Despite the fact that the south half of the county is much like Dooly and their mutual adjoining counties, it is, nevertheless, so dissimilar from the rest of the area it is seldom mentioned elsewhere in this plan.

In 1905, the lower ±40% of Dooly County was carved off to create neighboring county, Crisp. The only other significant geographical boundary changes among the area counties was an eastward expansion of Macon County's east boundary. Otherwise, the counties have retained smaller, "rural" populations within essentially the same jurisdictional boundaries.

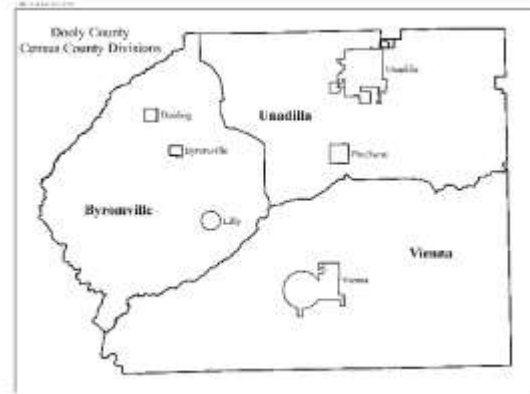


Over the course of the past century (1910-2010) the aggregate population of the six county area (excluding Houston) netted a decrease of 10,000 (-9%). The only increases in aggregate population were recorded after 1960, at which time the population was down 34,000 (-29%) from the 1920 Census. Dooly's net loss for the century was 5,600 (-27%), having rebounded from its lowest point in 1990 (-10,600/-52%). Two area counties recorded larger losses across the century; Pulaski (-47%) and Wilcox (-31%). Macon County's loss was reported at only -275 (-2%). The only net increases for the century were credited to Crisp (+43%) and Sumter (+13%).

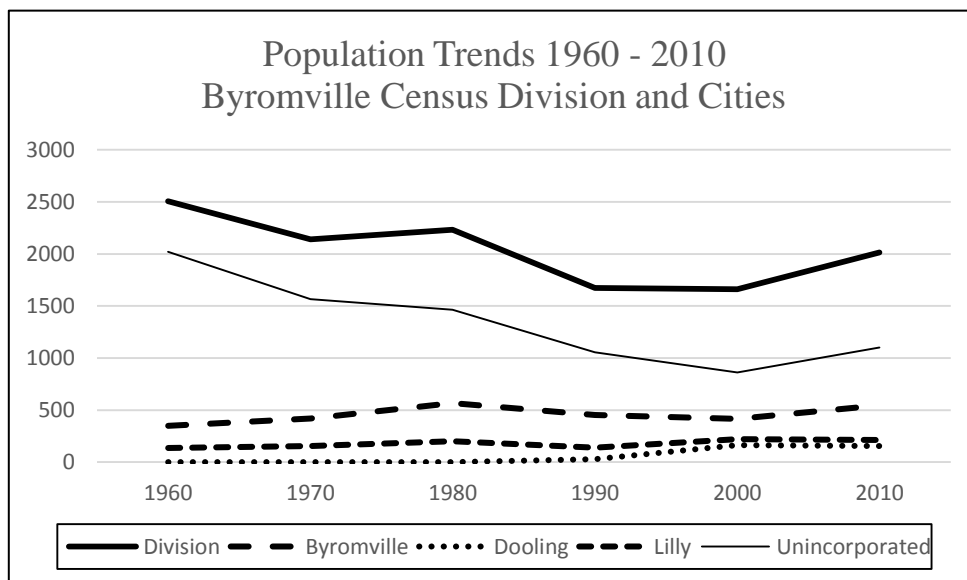


More recent trends are drastically different. The largest losses across the span of the century, Dooly, Pulaski and Wilcox, all with populations below 10,000, recorded the largest percentage increases 1990-2010; 51%, 48% and 32%, respectively. Crisp, Macon and Sumter increased 17%, 12% and 9%, respectively. The same trend continued 2000-2010. Dooly, Pulaski and Wilcox recorded increases of 29%, 25% and 8%. Crisp and Macon increased 7% and 5%, while Sumter was credited with the only decrease; -1%, 380 residents.¹

To facilitate census collection, tabulation and analysis counties are divided into geographical areas, Census County Subdivisions, each being identified by a/the city located therein. There are three such divisions in Dooly.



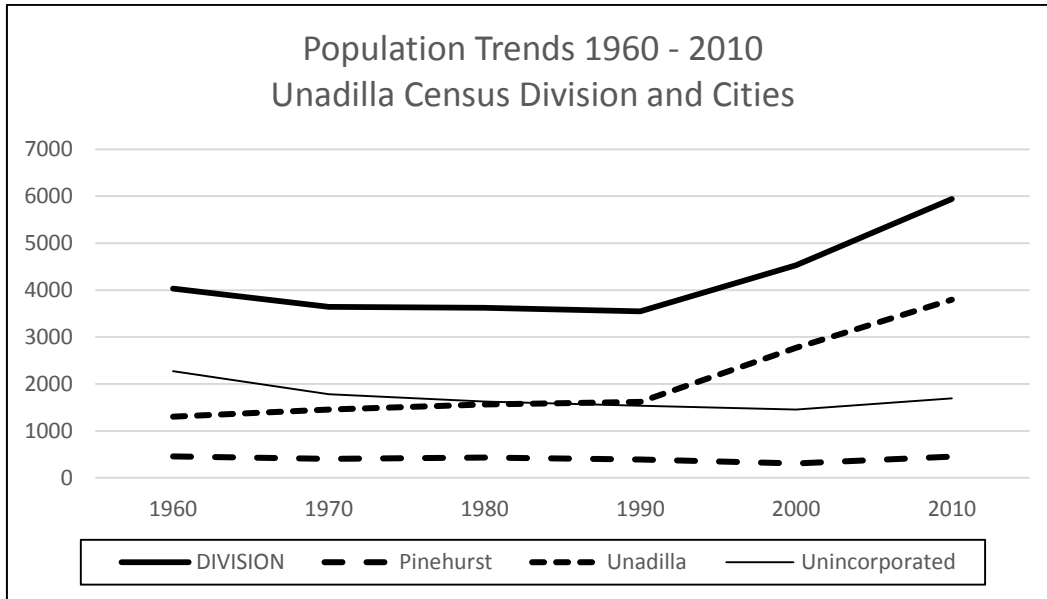
Over the past half century (1960-2010) the Byronville census division averaged 18% of the county's total population, ranging between 13% (2010) and 22% (1960). The municipal population averaged one-third of the area total with the immediately surrounding unincorporated area accounting for the balance. The municipal proportion increased from 19% to 45% (+430). Conversely, the unincorporated share decreased from 81% to 55% (-900). There was a population spread of only 850 between the period high (1960) and low (2000). This is the county's smallest census division in area and physical size, accounting for 28% of 397 square miles.



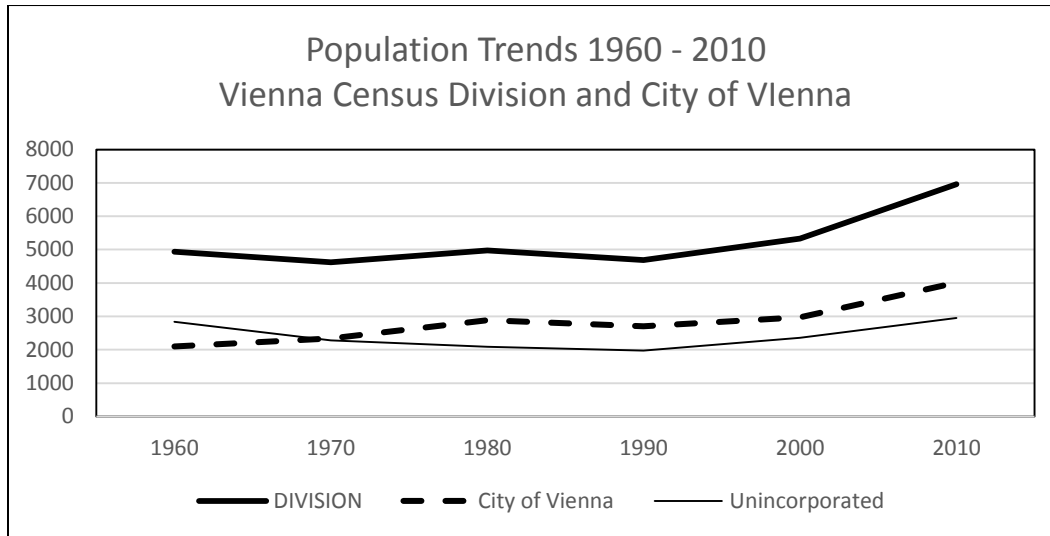
The Unadilla division averaged 37% of total county population, ranging between 33% (1980) and 40% (2010). Population in this division has trended upward since 1990, an increase attributable to the addition of a significant institutional population. Dooly State Prison was constructed between 1990 and 2000 with an inmate population of 1,100-1,200. This exceeded the area's total increase during the decade. Prison expansion between 2000 and 2010 increased the inmate population by 500, more than a third of the area's

¹ Georgia State Correctional facilities constructed in the early 1990s and expanded after the 2000 Census bolstered the populations of four area counties: Dooly (1,700), Macon (1,760), Pulaski (1,225) and Wilcox (1,825) totaling over 6,500 for the area.

total increase during that decade. Also constructed in this area after the 2000 Census, in the City of Pinehurst, was the county jail with a maximum capacity of 150 inmates. The 2010 Census credited this facility with an institutionalized population of 133. The area’s municipal proportion, which included both inmate populations, increased from 44% to 72% (+2,500) of the division’s total. The unincorporated share decreased from 56% to 28% (-600). By a slim margin this area recorded the county’s greatest extreme shift in population. The difference between the population low (1990) and high (2010) was 2,400 residents. This is the second largest census division, accounting for 30% of total county area.



Between 1960 and 2010 the Vienna census division averaged 45% of the county total, ranging between 43% (1960) and 47% (2010). Within this division the (only) municipal share averaged 54%, the unincorporated balance 46%. The municipal proportion of the area increased from 43% to 58% (+1,900), the unincorporated share decreased from 57% to 42% (+100). The area’s population extreme differed by 2,350 residents between the numerical low (1970) and high (2010). This is the largest census subdivision covering 42% of the county.



The community's smaller cities are concentrated in the western, or Byromville, Census Division. Byromville, Dooling and Lilly are located within a ten mile section of the same state highway and mainline railroad. The railroad makes regular use of side tracks within Dooling and Lilly, frequently blocking vehicular traffic flow in and through the cities for hours. Although this area has contributed significantly to the community's rich agricultural heritage, the more productive soils are most heavily concentrated in the other two divisions. This area has less interior roadway connectivity and the state thoroughfare linking these cities provides direct access to the population center of an adjoining county. Pinehurst is located in the Unadilla Census Division but shares some of these same characteristics; one of the county's smaller cities, on a major transportation corridor (railroad and U.S. highway), impacted by a mainline railroad and side track. Over the past half century these four cities, in aggregate, averaged 10% of the county's population (ranging from 8%-11%).

Population Dooly and Smaller Cities						
Jurisdiction	1960	1970	1980	1990	2000	2010
Dooly County	11,474	10,404	10,826	9,901	11,525	14,918
Byromville	349	419	567	452	415	546
Dooling	-	-	-	28	163	154
Lilly	136	155	202	138	221	213
Pinehurst	457	405	431	388	307	455

Source: U. S. Census

Each of these cities maintained relatively consistent shares of county totals across the decades. Byromville averaged 4% (range 3%-5%). Although the 28 residents credited to Dooling in 1990 is official, it is known to be a significant undercount. For 2000 and 2010 the city accounted for 1.4% and 1%, respectively, of the county total. Lilly averaged 1.5% (range 1%-2%), and Pinehurst averaged 3.5% (range 3%-4%).

Residents are not resentful of living in a small city, preferring the calm, peace, low traffic, friendliness and familiarity of neighbors to the many conveniences and opportunities available in larger jurisdictions. Open to similarly-minded newcomers in sufficient numbers to help secure and maintain basic services and staples, and modern communications, residents are content to be a bedroom community in a remote setting. These cities receive inquiries regularly about availability of housing.

The community’s two largest cities are located in separate census subdivisions, twelve miles apart connected by a state/U.S. highway, interstate and mainline railroad. Vienna straddles both mainline railroads traversing the county. The thoroughfares linking these two cities (and Pinehurst) also provide the community direct connection to larger population and economic centers out-of-county both north and south. Over the past half century Unadilla and Vienna, in aggregate, have accounted for an average of 43% of the county’s population (ranging from 30%-52%).

Population Dooly and Larger Cities						
Jurisdiction	1960	1970	1980	1990	2000	2010
Dooly County	11,474	10,404	10,826	9,901	11,525	14,918
Unadilla	1,304	1,457	1,566	1,620	2,772	3,796
Vienna	2,099	2,341	2,886	2,708	2,973	4,011
unincorporated	7,129	5,627	5,174	4,567	4,674	5,743

Source: U.S. Census

The cities experienced much greater variation and increasing shares of total county population than the smaller jurisdictions. Unadilla averaged 18% (range 11%-25%). Vienna averaged 25% (range 18%-27%). The unincorporated area averaged 48% as the proportion declined from 62% to 38% across the period.

Recent annual estimates of the Census Bureau indicate a downward population trend. Through July, 2016, the county and all six cities had reportedly decreased in population each year since 2010. The county’s estimated decrease averaged 192 annually. The 2016 estimate was 13,763; 8% / 1,150 below 2010. This negative trend is not unique to Dooly, as surrounding counties experienced the same. Crisp and Wilcox were each credited with one increase during the six years. Estimates for Houston County and the state increased each year.

The state’s official twenty-five year (2010-2035) population projection for Dooly County is presented in the following table.² The state does not generate official projections for municipalities. For present purposes municipal projections have been derived by: (1) totaling the decennial populations from 1990, 2000 and 2010 for all seven jurisdiction separately,³ (2) the single number this generated for each municipality was divided by the single total for the county, yielding each city’s average proportion of total county population across the twenty-year period 1990-2010, and (3) each municipal percentage was then applied to the state’s twenty-five year projection for the county. Steps (1) and (2) were also performed using decennial censuses 1960-2010 to determine the average proportion over a longer history. The twenty-year and fifty-year proportional shares for Byromville, Dooling, Lilly and Pinehurst differed by less than one-half percentage point. Their higher proportions were applied against the county projections. The result of applying this static methodology is that it locks the cities’ projections into the

² The Governor’s Office of Planning and Budget is the supplier of official demographic and statistical data for the state.

³ for Dooling 2000 and 2010 only

same trend as the county totals and in constant proportions, which in this instance is very descriptive of what happened over the past twenty and fifty years.

Unadilla’s twenty-year proportional average, influenced heavily by the influx of a large institutional population, is 4.5 percentage points higher than the fifty-year average. Census annual estimates 2010-2016 indicate the city experienced a 5% net loss over the period. To mitigate the skewing effect the recent addition of an institutional population would have on the projection, the longer, fifty-year trend history is utilized. Vienna’s twenty year proportional average, influenced by an unusually high, one-time, 35% increase 2000-2010, is two points higher than the fifty-year history. Census annual estimates 2000-2016 indicate a net loss of 8% during the period. To mitigate the skewing effect of what is here considered an anomaly (the one-time increase of 35%) the city’s lower proportion from the longer trend history is utilized in the twenty-five year projection.

Population Projections 2010-2035 Dooley and Cities						
Jurisdiction	2010 ¹	2015	2020	2025	2030	2035
Dooley County	14,918	14,160 ²	13,797	13,412	12,978	12,477
Byromville	546	562	548	532	515	495
Dooling	154	123	120	117	113	109
Lilly	213	222	217	211	204	196
Pinehurst	455	500	487	473	458	440
Unadilla	3,796	2,566	2,501	2,431	2,352	2,261
Vienna	4,011	3,488	3,398	3,303	3,196	3,073
Unincorporated balance	5,743	6,699	6,526	6,345	6,140	5,903

¹ 2010 figures are from the decennial census.

² The Census estimate for 2015 was 13,923

source: County projections generated by the Governor’s Office for Planning and Budget; all city projections reflect their respective average shares of the recent county populations.

These projected losses are not unusual, for this part of the state they are the norm. Of the ring of six surrounding counties only Houston is projected to grow by 2035, 2050.⁴ Among the fifteen counties in the second ring four are projected to experience some growth, two show a numerical increase, the other nine are projected to decrease in population. A strong majority of the fifty counties in the southwest quadrant of the state are projected to decrease in population to 2035 and 2050.

All four age cohorts increased in size between 2000 and 2010 in virtually all seven jurisdictions, but the strongest trend was among older workers (40-64 yrs.). The six percentile increase (30% to 36%) equated to 1,900, the other three cohorts’ aggregate increase totaled 1,500. The increase in older workers was led by Unadilla (600), the unincorporated area (400) and Vienna (400). In aggregate, the total working age population (20-39 and 40-64) increased by 2,500, from 59% to 62%. Statewide these two cohorts maintained a 61% share of the total population. The only cohort losses were recorded by Dooling and Lilly among school age and younger workers, and Byromville’s senior population.

⁴ Crisp County is projected to increase in numbers by 250 over twenty-five years, but by 2040 is projected to be below the 2010 Census.

Population By Age 2000, 2010

Dooly, Cities and Georgia

Jurisdiction	Age Cohorts							
	0-19 yrs.		20-39 yrs.		40-64 yrs.		65+ yrs.	
	2000	2010	2000	2010	2000	2010	2000	2010
Dooly	29%	24%	29%	26%	30%	36%	12%	14%
Byromville	21%	26%	22%	24%	26%	31%	31%	19%
Dooling	44%	31%	26%	15%	23%	38%	6%	16%
Lilly	38%	35%	28%	25%	22%	28%	12%	12%
Pinehurst	21%	18%	24%	35%	36%	31%	19%	16%
Unadilla	20%	16%	39%	38%	32%	39%	8%	8%
Vienna	35%	31%	27%	26%	27%	30%	10%	13%
unincorporated	29%	23%	25%	19%	32%	40%	13%	18%
Georgia	30%	29%	32%	28%	29%	33%	10%	11%

Source: U.S. Census

The three measures of income presented in the following table represent “take home” pay; monies received from over twenty Census-identified sources after deductions for personal income taxes. The median values represent the income midpoint with half of reported incomes higher and half lower. Per capital income is the average obtained by dividing aggregate personal income of an area by the total population of that area.

The data are based on a sample, not 100%, of the population and are subject to sampling variability. With this comes a degree of uncertainty in the data reported which the Census Bureau uses statistical methods to minimize. For example, there is a 90% probability that the true value, i.e., Byromville’s actual median family income, in 2015, was within the range of \$13,000 below and \$13,000 above the \$37,083 presented. For larger jurisdictions the margin of error is lower. For Dooly there is a 90% probability that the true value of the county’s 2015 median family income was between \$4,000 below and \$4,000 above the \$36,779 published by the Census Bureau. The reader should be mindful of these margins in reviewing data in all tables.

Income Dooly and Smaller Cities						
Income Measure	Jurisdiction	2000	2010	2015	% Change 2000-2015	% Inflation 2000-2015
Median Family	Dooly Co.	\$35,337	\$39,622	\$36,779	+4%	39%
	Byromville	\$23,333	\$48,750	\$37,083	+59%	
	Dooling	\$21,719	\$18,250	n/a	n/a	
	Lilly	\$45,313	\$17,083	\$21,875	-48%	
	Pinehurst	\$43,000	\$30,417	\$41,250	-4% %	
Median Household	Dooly Co.	\$27,980	\$31,038	\$28,696	+3%	
	Byromville	\$21,765	\$38,750	\$24,167	+11%	
	Dooling	\$20,469	\$6,635	\$35,644	+74%	
	Lilly	\$27,639	\$17,083	\$20,665	-25%	
	Pinehurst	\$25,000	\$30,833	\$29,250	+17%	
Per Capita	Dooly Co.	\$13,628	\$14,871	\$14,295	+5%	
	Byromville	\$9,362	\$15,778	\$13,227	+41%	
	Dooling	\$8,976	\$3,291	\$10,662	+19%	
	Lilly	\$10,969	\$12,905	\$9,783	-11%	
	Pinehurst	\$15,673	\$17,401	\$16,275	+4%	

source: 2000 Census DP-3 Profile of Selected Economic Characteristics SF-4; 2010 Census DP03, Selected Economic Characteristics 2006-2010 ACS 5-Year Estimates; 2015 Census DP03, 2011-2015 Selected Economic Characteristics 2011-2015 ACS 5-Year Estimates

Resident incomes did not fare well during this fifteen-year period relative to the national inflation rate. The only jurisdictions credited with income growth exceeding national inflation were small, recorded the greatest fluctuations in incomes and inherently have greater margins of error. The unincorporated populations of the census subdivisions most often had higher income levels than their cities. The multi-year impacts of the 2008 Recession are reflected in the 2015 incomes, in that the majority are lower than in 2010. Dooly was the only county in the area to record increases of less than 10% in all three income measures. The state recorded increases of 17% (MHI), 21% (MFI) and 22% (Per Capita).

Income Dooly and Larger Cities						
Income Measure	Jurisdiction	2000	2010	2015	% Change 2000-2015	Inflation ¹ 2000-2015
Median Family	Dooly Co.	\$35,337	\$39,622	\$36,779	+4%	39%
	Unadilla	\$24,779	\$32,656	\$33,402	+35%	
	Vienna	\$30,574	\$35,398	\$29,589	-3%	
Median Household	Dooly Co.	\$27,980	\$31,038	\$28,696	+3%	
	Unadilla	\$22,250	\$23,201	\$30,156	+36%	
	Vienna	\$24,276	\$25,400	\$24,250	-.1%	
Per Capita	Dooly Co.	\$13,628	\$14,871	\$14,295	+5%	
	Unadilla	\$8,897	\$6,819	\$8,445	-5%	
	Vienna	\$12,419	\$15,116	\$14,130	+14%	

¹ national inflation rate-The Inflation Calculator

source: 2000 Census DP-3 Profile of Selected Economic Characteristics SF-4; 2010 Census DP03, Selected Economic Characteristics 2006-2010 ACS 5-Year Estimates; 2015 Census DP03, 2011-2015 Selected Economic Characteristics 2011-2015 ACS 5-Year Estimates

The poverty rate among local families reportedly increased by seven percentage points since 2000; three points 2000-2010 and another four points at mid-decade countywide. This equates to an additional 325 families living in poverty. All cities recorded increases. The municipal rates are generally higher than their respective census subdivisions, indicating lower poverty levels outside the cities. All three census subdivisions (cities included) were credited with the highest rate at one of these three times. At the state level the increases totaled four points; two each period. Local poverty among individuals also increased by seven points; the state by six.

Poverty Rates				
Category	Jurisdiction	2000	2010	2015
Families	Dooly Co.	18%	21%	25%
	Byromville	26%	7%	29%
	Dooling	27%	100%	57%
	Lilly	8%	42%	53%
	Pinehurst	14%	9%	24%
	Unadilla	25%	27%	31%
	Vienna	25%	27%	34%
	Georgia	10%	12%	14%
Individuals	Dooly Co.	22%	27%	29%
	Byromville	28%	12%	32%
	Dooling	34%	96%	48%
	Lilly	22%	55%	54%
	Pinehurst	17%	20%	22%
	Unadilla	30%	30%	30%
	Vienna	29%	30%	43%
	Georgia	13%	16%	19%

Source: U.S. Census 2000 SF 4; 2010 ACS 5-year Estimates S1702; 2015 ACS 5-Year Estimates S1702.

Housing

Between 2000 and 2015 Dooly's total housing increased 39% (1,740 units), a rate which outpaced all surrounding counties (including Houston). The increase was limited to 2000-2010; however, as Dooly and neighbors (excluding Houston) recorded reduced counts 2010-2015. The community's occupied housing also increased across the period, but lagged the net increase in total housing resulting in increased vacancy rates; 13%-16%-20%.

The community is part of the nationwide trend of declining homeownership. In 2000, homeownership at the county level was reported to be 71%, four and five points higher than state and national rates, respectively. By 2015 it had declined to the state (63%) and national (64%) rates. Dooly's seven point decrease was average for the surrounding area. In 2015 only two area counties were reported to have homeownership rates higher than Dooly.

Byromville, Dooling and Pinehurst are retaining historically high rates. The margin of error and size of the data field gives reason to question Lilly's comparatively low rate. The rates from earlier dates were 65% (2000) and 79% (2010). Homeownership in Unadilla is reportedly down ten points from 2000 and 2010; Vienna, down eight points. Lower home ownership rates are not unusual in more heavily

populated areas. Larger jurisdictions usually have a larger short-term or transient population need for rental housing. This need attracts developers/investment in multi-family/apartment housing and even single-family housing, which is purchased as in investment and converted from owner-occupied housing.

Local governments must monitor the gradual change in tenure as the transition to increased renter-occupied housing typically results in increased code violations. Renters generally have less attachment to the property they occupy and are less attentive to proper use and care, and when conditions deteriorate they can more easily relocate than if they own the property. The investor often delays maintenance or neglects repairs because the revenue stream from the property is insufficient to cover associated costs as the property ages.

Housing – 2015							
Tenure and Age							
Tenure	Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Total Units	6,239	194	122	116	179	1,081	1,832
Occupied	80%	83%	83%	84%	87%	80%	81%
Owner	64%	78%	72%	50%	74%	55%	50%
Renter	36%	22%	28%	50%	26%	45%	50%
Vacant	20%	17%	17%	16%	13%	20%	19%
Year Built	Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
≥ 2000	8%	6%	8%	5%	10%	2%	7%
1980-1999	41%	27%	67%	42%	20%	36%	39%
1960-1979	28%	24%	11%	38%	36%	46%	16%
< 1960	23%	43%	14%	15%	33%	15%	38%

Source: US Census Selected Housing Characteristics 2011-2015, American Community Survey 5-Year Estimates, DP04

Dooly is credited with the area’s smallest proportion of recently-constructed housing, 8% in 2000 or later, and the largest proportion constructed in the 1980-2000 timeframe, 41%. Similar numbers of units were added in the 1980s (1,200) and 1990s (1,300). Half of the county’s housing inventory was constructed after 1978.

Similar percentages of housing in Dooly and the surrounding area pre-date 1960. Many of these local units, and indeed many constructed more recently, have deteriorated through neglect, abandonment and/or financial limitations of the owner. The concentrations of such properties or even their scattered presence in the city cast a blighting influence beyond their physical location. Just as a contagious disease can be spread via indirect contact, the existence of such properties affects property values and the quality of life beyond the line-of-sight of the blighted property. The community is confronted with these problems and the numerous difficulties of overcoming them.

Many of these older units, however, add historical and/or architectural significance to the community or are simply aesthetically appealing community assets, helping retain residents and attract non-residents. Byromville, Pinehurst and Vienna are credited with a significant proportion pre-dating 1960. But despite the small percentages attributed to Lilly and Unadilla, both cities have an attractive “collection” of such

assets. Vienna is the only jurisdiction which has taken action to preserve such assets through designation of a residential historic district and creation of a historic preservation commission.

The median values of owner-occupied housing in surrounding counties range from \$65,000 to \$101,000; two counties are lower and three higher than Dooly. Dooly’s median is reported (2015) to be half the state level. Among Dooly’s housing units with a mortgage, 34% of households are reportedly paying at least 35% of household income on housing costs. This is five points higher than any surrounding county and ten points higher than the state level. Median gross rent among area counties ranges between \$478 and \$634. Only one area county was credited with a lower median (\$20) than Dooly, which was 56% of the state median. A lower percentage (46%) of Dooly’s renter households are paying 35% or more on housing costs than any area county.

Housing – 2015							
Value							
Value	Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
< \$100K	68%	93%	43%	92%	90%	84%	76%
\$100K-\$199,999	22%	4%	56%	8%	8%	4%	17%
≥ \$200,000	9%	3%	1%	0%	2%	12%	7%
Median	\$73,000	\$48,400	\$129,200	\$53,800	\$63,300	\$64,000	\$82,000
Gross Rent	Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
< \$500	50%	24%	50%	73%	67%	74%	54%
\$500-\$999	46%	76%	50%	27%	33%	26%	40%
≥ \$1,000	4%	0%	0%	0%	0%	0%	6%
Median	\$499	\$725	\$500	\$282	\$319	\$295	\$490

Source: US Census Selected Housing Characteristics 2011-2015, American Community Survey 5-Year Estimates, DP04

Economic Development

One-quarter of Dooly’s adult population lacks a high school diploma/GED. Only one area county recorded a higher percentage. Across the surrounding counties 23% lacked the diploma. Statewide attainment is evenly distributed among the three higher attainment levels. Dooly has among the area’s lowest proportions with a four-year college degree, less than one-third the state level.

Highest Level of Educational Attainment 2015							
Dooly, Surrounding Counties and Georgia							
Attainment Level	Dooly	Crisp	Macon	Pulaski	Sumter	Wilcox	Georgia
Less than HS diploma	25%	22%	28%	19%	24%	22%	15%
HS diploma/GED	43%	36%	38%	44%	31%	50%	28%
Some college or Associate’s Degree	22%	28%	26%	25%	26%	19%	28%
Bachelor’s degree or higher	9%	15%	8%	12%	19%	9%	29%

Adults 25 years of age and older

The margins of error for the lower geographies (census division and city) were so large they were not considered useful.

Source: US Census 2015 American Community Survey

Median Earnings – Dooly County	
By Educational Attainment - 2014	
25 Years and Over with Earnings	\$25,493
Less than HS Graduate	86%
HS Graduate/GED	97%
Some College or Associate’s Degree	104%
Bachelor’s Degree	140%
Graduate of Professional Degree	177%

Source: US Census 2010-2014 American Community Survey 5-Year Estimates, Earnings in the Past 12 Months - 2014 Inflation-Adjusted Dollars, \$2001

Dooly County’s “on-time” public high school graduation rate was second highest among area counties in 2013, even higher than the state. The local rate was essentially unchanged over the two following years, meaning one-quarter of local students were not completing grades 9-12 in four years. Performance in surrounding counties improved to the point that in 2015 senior classes in all surrounding counties recorded higher “on-time” graduation rates than Dooly. “Timely” graduation improves the likelihood of higher attainment, but an interruption or delay increases the likelihood of dropping out. With one-quarter of current high school students not graduating “on-time”, those who do drop out may need some incentive to complete their basic education.

Four-Year Cohort Graduation Rates			
Dooly and Surrounding Counties			
Jurisdiction	2013	2014	2015
Dooly	73.6%	73.4%	74.4%
Crisp	61.4%	70.5%	78.8%
Houston	78.8%	77.3%	84.9%
Macon	61.0%	73.4%	76.9%
Pulaski	73.4%	72.3%	77.5%
Sumter	65.9%	83.7%	86.8%
Wilcox	65.3%	63.4%	85.7%
State	72%	73%	79%

Source: Georgia Department of Education

Across the state, 41% of workers were employed outside their county of residence in 2000 and 2010. Dooly County reached that level of out-commuting in 2000/2010, an increase from 36% in 1990. Yet, across these time periods 35% of jobs in the community were filled by in-commuters; 29%/39%/35%, chronologically. The numbers of workers (employed locally and out-commuting) have exceeded the number of jobs in the community by an average of 300; 330/216/347, again, chronologically.

Place of Work				
Workers 16 years of Age and Older		1990	2000	2010
Who lived in Dooly...	...and worked in Dooly	2364	2399	2554
	...but worked elsewhere	1306	1761	1741

Source: U.S. Census

Cross-county worker flow is greatest between three surrounding counties. Crisp is home to over one-third of in-commuters, Houston 25%-30% and a consistent 10% have come from Macon. The greatest out-commuting is to Crisp, averaging 42%; 43%/37%/46%, chronologically. The second most common work destination has been either Houston or Macon County, accounting for 16% of out-commuting. A consistent 12% have traveled to either Macon or Houston County.

Dooly County Cross-County Worker Commuting Patterns								
Year	Place of Residence Ranked Largest Numbers In-commuters			Total In-	Place of Employment Ranked Largest Numbers Out-commuters			Total Out-
	1 st	2 nd	3 rd		1 st	2 nd	3 rd	
1990	Crisp-327	Houston-290	Macon-100	976	Crisp-565	Houston-185	Macon-180	1306
2000	Crisp-515	Houston-404	Macon-154	1545	Crisp-646	Macon-278	Houston-220	1761
2010	Crisp-531	Houston-352	Macon-143	1394	Crisp-801	Houston-283	Macon-209	1741

Respondents were asked to report their place of work for the week immediately preceding the survey.

Source: US Census-1990, STF S-5; 2000

The Georgia Department of Labor reported an increase of 1,000 (39%) jobs in Dooly County 1990-2000.⁵ The next decade saw a decrease of almost 600. Beginning in 2002 annual job decreases were recorded nine out of twelve years. At the end of this decline (2013) the job count had fallen to the 1990 level (2,650). With constant annual increases afterwards (9%, 16% and 9%) the 2016 job count (3,666) had reached levels not seen since 2001.

The community was already experiencing a period of economic decline when the U.S. and much of the world experienced the Great Recession of 2008. Technical measures of the recession lasted only eighteen months during 2008-2009, and Georgia's recovery from the after effects were seen with the first annual job growth in 2011. The state's job count between 2007 and 2011 revealed a 7% job decrease during the period of recession. Despite a blip in 2012 the first real annual return to job creation was not documented in the local economy until 2014. Between 2007 and 2014 Dooly had recorded a 17% (600) job loss.

⁵ Official job data is not created below the county level

The Georgia Department of Labor reported the number of jobs in the county decreased by 326 (-9%) 2000-2015 and that the average weekly wage increased by 38%. This wage increase fell short of the national inflation rate (39%) by six dollars. Calculating annual payrolls from these employment levels and wages with an adjustment for national inflation reveals a decrease in community purchasing power of \$11.25 million.⁶ Among the surrounding counties only Crisp had a smaller job loss rate (-7%); others ranged from -14%/15% to -32%. Only Wilcox recorded a smaller wage increase (+35%). Macon recorded a 38% increase in average weekly wages while others ranged between 46% and 51%. Statewide, average weekly wages increased 45% 2000-2015.

Jobs in Dooly County ¹		
Year	Average Monthly Employment	Average Weekly Wages
2000	3,685	\$439
2010	3,105	\$543
2015	3,359	\$605

¹ Jobs covered by unemployment insurance laws, or approximately 96% of wage and salary civilian jobs.
 source: Georgia Department of Labor, Employment and Wages

Across the timespan presented in the following table local unemployment averaged 1.24 points higher than the state. This statistic was inflated by the Great Recession which first manifested itself in the 2008 unemployment rates. At its worst the local rate was 2.3 points higher than the state, in 2012, 2013 and 2.5 points higher in 2014. The most recent annual rate reveals the most favorable position vis-à-vis the state since 2000.

Annual Unemployment Rates									
Jurisdiction	2000	2002	2004	2006	2008	2010	2012	2014	2016
Dooly County	4.8%	5.7%	6.0%	5.6%	6.7%	11.6%	11.5%	9.6%	5.8%
River Valley Region	4.8%	5.6%	5.7%	5.6%	6.6%	10.7%	10.2%	8.5%	6.8%
Georgia	3.5%	4.8%	4.7%	4.7%	6.3%	10.5%	9.2%	7.1%	5.4%

source: Georgia Department of Labor

Industrial employment is a measure of the number of jobs in the community at a given time (table follows, general descriptions on page 18). The job may itself be performed in the jurisdiction, such as a furniture-maker, or it may be based in a surveyor's or construction office from which employees travel to job sites beyond Dooly. The community's strongest recent trend, 2000-2015, in industrial employment is the relative consistency of the two largest sectors. Manufacturing, and Education Services and Health Care and Social Assistance were the largest employment sectors in 2000 and 2010, respectively, each with 22% of all jobs, and alternatively the second largest sector. Though both were credited with the largest proportion (18%) in 2015, numerically, Manufacturing was larger by thirty jobs. Together, these sectors accounted for ± 40% of local jobs during this period. The third largest sector alternated between Agriculture... (range 10%-8%) Retail Trade (range 11%-8%) and Public Administration (range 7%-11%); only the latter consistently increased proportional share during the period. In 2000, 2010 and 2015 the three largest sectors accounted for ±50% of the jobs in the community.

In the surrounding counties Education Services... was the largest local sector followed very closely by Manufacturing. In very few instances Retail Trade or Public Administration replaced Manufacturing. Statewide, Education Services... was dominant, between 2000-2010 Retail Trade replaced Manufacturing as second largest.

⁶ 2000 - \$439 X 52 weeks = \$22,828 annual wage per 3,685 workers = \$84,121,180 X 1.39 inflation adjustment = \$116,928,440
 2015 - \$605 X 52 = \$31,460 X 3,359 = \$105,674,140.

Unadilla and Vienna are the community's employment centers, so it is not surprising the great majority of the jobs in the largest industrial sectors are concentrated in these locales, and even at larger proportions than in county level data. The balance of employment in Unadilla and Vienna is more widely distributed among the other eleven sectors than is the case across the county, with Retail Trade and Public Administration leading at the much lower level. The same two sectors dominate in Byromville followed very closely by Public Administration. Among the other sectors double digit proportions were rare 2000-2015. As reported, the same few sectors already mentioned are generally most prevalent in Dooling, Lilly and Pinehurst, but at lower levels. However, strong fluctuations within the sectors and Census Bureau reported margins of error frequently comparable to and often exceeding published data, including to a lesser degree in Byromville, make employment by industry in these smallest jurisdictions highly suspect. For example, there is little-to-no evidence of most of the jobs credited to Dooling.

Employment by Industry - 2015							
Sector	Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Civilian Employment	4,895	153	107	71	136	724	1,319
Agriculture, forestry, fishing and hunting, and mining	8%	12%	0	23%	13%	3%	7%
Construction	7%	3%	29%	10%	6%	14%	2%
Manufacturing	18%	21%	4%	16%	13%	28%	32%
Wholesale trade	7%	2%	0	0	11%	4%	4%
Retail trade	8%	2%	6%	6%	22%	5%	5%
Transportation and warehousing, and utilities	5%	4%	1%	10%	0%	7%	1%
Information	<1%	0%	0%	0%	0%	0	0%
Finance and insurance, and real estate and rental and leasing	5%	1%	0%	0%	10%	2%	0%
Professional, scientific, and management, and administrative and waste management services	5%	1%	39%	0%	4%	5%	1%
Educational services, and health care and social assistance	18%	30%	8%	17%	6%	21%	26%
Arts, entertainment, and recreation, and accommodation and food services	5%	0%	8%	0%	2%	6%	9%
Other services, except public administration	4%	4%	1%	1%	4%	0%	5%
Public administration	11%	20%	4	18	10	6	10

Source: US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, DP03, Selected Economic Characteristics

The county's industrial median earnings in 2015 was \$30,305, \$500 below the 2010 median. Median earnings in the largest sector, as mentioned above by thirty jobs, Manufacturing, was \$4,000 below the industrial median; in the second largest sector, Education..., \$350 below the industrial median.

Collectively, they accounted for 36% of the jobs in the county. The highest earnings, \$11,000 above the county median, were attributed to Agriculture... and Transportation.... Collectively, these two sectors accounted for twelve percent of jobs in the county.

Median earnings of the largest sector in 2010, Education..., with 22% of jobs, was \$5,000 above the county's industrial median. Medians for Manufacturing (15% of jobs) and Retail Trade (11% of jobs) were \$7,500 and \$9,100, respectively, below the industrial median. The two sectors recording the highest earnings, Wholesale Trade and Transportation..., were \$20,000 above the industrial median and collectively accounted for 7% of jobs in the community.

As the economy has transitioned over the decades through major industrial employers, Agriculture-Manufacturing-Services, critical infrastructure needs have changed. Not all structures required by one sector are easily, reasonably or safely adaptable for reuse. Cyclical shifts within the economy has rendered some unique structures vacant with few/any alternative uses. Many of these are large structures which have become blighting influences on a jurisdiction and the larger community.

The community's median occupational earnings in 2015 was reported to be \$30,300, 74% of the state median, having fallen from 77% in 2010. Among the five occupational sectors the lowest employee median earnings in 2015 was credited to the largest employer, Production... with 1,390 employees. Median earnings in this sector were 81% of the occupational median. The Management... sector was credited with employing the second largest number (1,065) and the highest employee earnings, 40% above the occupation median. While the other four sectors have fluctuated significantly Management... has been the most stable locally in terms of employment level, highest in 2000 and second highest in 2010 and 2015, and earnings.

Employment by Occupation - 2015							
Sector	Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Civilian Employment	4,895	153	107	71	136	724	1,319
Management, Business, Science, and Arts	22%	22%	17%	25%	27%	12%	14%
Service	18%	24%	18%	4%	10%	16%	19%
Sales and Office	20%	20%	32%	14%	32%	18%	21%
Natural Resources, Construction, and Maintenance	12%	11%	13%	9%	18%	18%	7%
Production, Transportation, and Material Moving	28%	24%	21%	48%	14%	37%	39%

Source: US Census 2015 American Community Survey

Economic Development Tools and Resources ¹							
Tools and Resources	Dooly	Byrom-ville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Chamber of Commerce	X	X	X	X	X	X	X
Downtown Development Authority		X	X	X	X	X	X
Facade Grant - Downtown							X
Freeport Exemption 100% (1-2-3)	X	X	X	X	X	X	X
Industrial Development Authority (bonding capacity)	X	X	X	X	X	X	X
Industrial Park						X	X
Industrial Sites Available	X	X	X	X	X	X	X
Joint (multi-county) Development Authority (bonding capacity)	X	X	X	X	X	X	X
Rail Access (Dual)	(X)	X	X	X	X	X	(X)
River Valley Regional Commission (workforce development, loan packaging, RLF, grantsmanship/administration)	X	X	X	X	X	X	X
Revolving Loan Fund							X
Tax Abatement (new businesses)							X
Tax Credits: Tier 1 Community Federal Empowerment Zone	X	X	X	X	X	X	X
Tax Freeze, Local (Historic Properties)							X
Transportation Investment Act (TSPLOST)	X	X	X	X	X	X	X
Website	X				X	X	X

¹ This list is not all-encompassing. Numerous state and federal resources generally available to all jurisdictions are not shown. The local jurisdictions generally have sole discretion/authority over the tools and resources listed.

General Description of Industrial Categories

- Agriculture, Forestry, Fishing and Hunting, Mining
 - Crop Production (NAICS 111)
 - Animal Production (NAICS 112)
 - Forestry and Logging (NAICS 113)
 - Fishing, Hunting and Trapping (NAICS 114)
 - Support Activities for Agriculture and Forestry (NAICS 115)
 - Oil and Gas Extraction (NAICS 211)
 - Mining (except Oil and Gas) (NAICS 212)
 - Support Activities for Mining (NAICS 213)

- Construction
 - Construction of Buildings (NAICS 236)
 - Heavy and Civil Engineering Construction (NAICS 237)
 - Specialty Trade Contractors (NAICS 238)

- Manufacturing
 - Food Manufacturing (NAICS 311)
 - Beverage and Tobacco Product Manufacturing (NAICS 312)
 - Textile Mills (NAICS 313)
 - Textile Product Mills (NAICS 314)
 - Apparel Manufacturing (NAICS 315)
 - Leather and Allied Product Manufacturing (NAICS 316)
 - Wood Product Manufacturing (NAICS 321)
 - Paper Manufacturing (NAICS 322)
 - Printing and Related Support Activities (NAICS 323)
 - Petroleum and Coal Products Manufacturing (NAICS 324)
 - Chemical Manufacturing (NAICS 325)
 - Plastics and Rubber Products Manufacturing (NAICS 326)
 - Nonmetallic Mineral Product Manufacturing (NAICS 327)
 - Primary Metal Manufacturing (NAICS 331)
 - Fabricated Metal Product Manufacturing (NAICS 332)
 - Machinery Manufacturing (NAICS 333)
 - Computer and Electronic Product Manufacturing (NAICS 334)
 - Electrical Equipment, Appliance, and Component Manufacturing (NAICS 335)
 - Transportation Equipment Manufacturing (NAICS 336)
 - Furniture and Related Product Manufacturing (NAICS 337)
 - Miscellaneous Manufacturing (NAICS 339)

- Wholesale Trade
 - Merchant Wholesalers, Durable Goods (NAICS 423)
 - Merchant Wholesalers, Nondurable Goods (NAICS 424)
 - Wholesale Electronic Markets and Agents and Brokers (NAICS 425)

- Retail Trade
 - Motor Vehicle and Parts Dealers (NAICS 441)
 - Furniture and Home Furnishings Stores (NAICS 442)
 - Electronics and Appliance Stores (NAICS 443)
 - Building Material and Garden Equipment and Supplies Dealers (NAICS 444)
 - Food and Beverage Stores (NAICS 445)
 - Health and Personal Care Stores (NAICS 446)
 - Gasoline Stations (NAICS 447)
 - Clothing and Clothing Accessories Stores (NAICS 448)

Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)
General Merchandise Stores (NAICS 452)
Miscellaneous Store Retailers (NAICS 453)
Nonstore Retailers (NAICS 454)

- Transportation, Warehousing and Utilities

Air Transportation (NAICS 481)
Rail Transportation (NAICS 482)
Water Transportation (NAICS 483)
Truck Transportation (NAICS 484)
Transit and Ground Passenger Transportation (NAICS 485)
Pipeline Transportation (NAICS 486)
Scenic and Sightseeing Transportation (NAICS 487)
Support Activities for Transportation (NAICS 488)
Postal Service (NAICS 491)
Couriers and Messengers (NAICS 492)
Warehousing and Storage (NAICS 493)

- Information

Publishing Industries (except Internet) (NAICS 511)
Motion Picture and Sound Recording Industries (NAICS 512)
Broadcasting (except Internet) (NAICS 515)
Internet Publishing and Broadcasting (NAICS 516)
Telecommunications (NAICS 517)
Data Processing, Hosting, and Related Services (NAICS 518)
Other Information Services (NAICS 519)

- Finance and Insurance, Real Estate and Rental and Leasing

Monetary Authorities - Central Bank (NAICS 521)
Credit Intermediation and Related Activities (NAICS 522)
Securities, Commodity Contracts, and Other Financial Investments and Related Activities
Insurance Carriers and Related Activities (NAICS 524)
Funds, Trusts, and Other Financial Vehicles (NAICS 525)
Real Estate (NAICS 531)
Rental and Leasing Services (NAICS 532)
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (NAICS 533)

- Professional, Scientific, and Technical Services, Management of Companies and Enterprises, Administrative and Support, and Waste Management and Remediation Services

Administrative and Support Services (NAICS 561)
Waste Management and Remediation Services (NAICS 562)

- Educational Services, Health Care and Social Assistance

Ambulatory Health Care Services (NAICS 621)
Hospitals (NAICS 622)
Nursing and Residential Care Facilities (NAICS 623)
Social Assistance (NAICS 624)

- Arts, Entertainment, and Recreation, Accommodation and Food Services

Performing Arts, Spectator Sports, and Related Industries (NAICS 711)
Museums, Historical Sites, and Similar Institutions (NAICS 712)
Amusement, Gambling, and Recreation Industries (NAICS 713)

Accommodation (NAICS 721)
Food Services and Drinking Places (NAICS 722)

- Other Services (except Public Administration)

Repair and Maintenance (NAICS 811)
Personal and Laundry Services (NAICS 812)
Religious, Grantmaking, Civic, Professional, and Similar Organizations (NAICS 813)
Private Households (NAICS 814)

- Public Administration

Executive, Legislative, and Other General Government Support (NAICS 921)
Justice, Public Order and Safety Activities (NAICS 922)
Administration of Human Resource Programs (NAICS 923)
Administration of Environmental Quality Programs (NAICS 924)
Administration of Housing Programs, Urban Planning, and Community Development
Administration of Economic Programs (NAICS 926)
Space Research and Technology (NAICS 927)
National Security and International Affairs (NAICS 928)

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GREATER DOOLY NEEDS AND ISSUES								
Category	Need or Issue	Jurisdiction						
		Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Blight	We have unkempt properties; occupied, vacant and abandoned (residential, et. al.)	√	√	√	√	√	√	√
	Dilapidated housing/structures are public nuisances/health hazards and limit housing opportunities	√	√	√	√	√	√	√
	Heir properties impede/preclude code enforcement/revitalization efforts	√	√	√	√	√	√	√
	Suspected brownfield sites are detrimental to development	√	√				√	√
	Lack proper ordinances and enforcement	√	√	√	√	√	√	√
Housing	We have residents occupying substandard housing	√	√	√	√	√	√	√
	Housing choices are essentially nonexistent (current/prospective residents, owners/renters, single/multi-family, new/existing housing)	√	√	√	√	√	√	√
	Land owners are often reluctant/unwilling to sell property for housing development	√	√	√	√	√	√	√
	Bad credit	√	√	√	√	√	√	√
Economic Development	More jobs are needed	√	√	√	√	√	√	√
	Greater employment diversity	√	√	√	√	√	√	√
	New/more development/investment	√	√	√	√	√	√	√
	Small retail market limits consumer variety and economic viability							√
	More local businesses should embrace newer economic models	√					√	√
	Quality of the work force (education/skills/work ethic/drug use)	√	√	√	√	√	√	√
	There is insufficient commercial exposure on the interstate	√					√	√
	Undeveloped sites fronting the interstate are over-valued, hindering new investment and development	√					√	√
	Rest stops on the interstate provide some limited opportunities but interfere with sales at local businesses	√						√
	The community is essentially devoid of eating establishments	√						√

GREATER DOOLY NEEDS AND ISSUES								
Category	Need or Issue	Jurisdiction						
		Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Economic Development	The community lacks overnight accommodations to develop a transient-oriented economy (tourists)	√					√	√
	An additional I-75 interchange (exit 108) is needed to entice industrial development	√						√
	In-town provider of basic staple goods			√	√	√		
	Need vocational educational curriculum CTAE	√	√	√	√	√	√	√
Infrastructure Facilities Services	The community is without a hospital or even an urgent care facility	√	√	√	√	√	√	√
	EMS transport of patients, often to distant out-of-county facilities, reduces availability for other emergency calls	√	√	√	√	√	√	√
	Recreation facilities need upgrades	√	√	√	√	√	√	√
	Establish and designate bike routes							
	Recreation program needs to be more comprehensive and age-inclusive	√	√	√	√	√	√	√
	The additional time required to satisfy volunteer fireman certification is whittling away at the ranks of local departments, and hampering recruitment of replacement/ additional fireman	√	√	√	√	√	√	√
	The economic climate hampers local government ability to maintain public infrastructure	√	√	√	√	√	√	√
	Cell phone and internet services are spotty in certain areas of the community							√
Promote stand-alone ER	√	√	√	√	√	√	√	
Transportation	Roadway paving/resurfacing	√	√	√	√	√	√	√
	Designated truck route							√
	After hours transit service	√	√	√	√	√	√	√
	Community pride/attitude	√	√	√	√	√	√	√
	Animal control	√						

GREATER DOOLY OPPORTUNITIES								
Category	Opportunities	Jurisdiction						
		Dooly	Byromville	Dooling	Lilly	Pinehurst	Unadilla	Vienna
Housing	Undeveloped/vacant sites for infill	√	√	√	√	√	√	√
	Possible creation of land bank authority	√	√	√	√	√	√	√
Economic Development	Favorable location for development: community straddles two mainline railroads, general aviation airports on all four sides of the county, proximate to the state's largest inland port, 19 mile exposure to I-75 with five interchanges	√				√	√	√
	Undeveloped commercial corridor between Vienna and I-75							√
	Vacant industrial acreage with utilities	√					√	√
	Additional acreage available for industrial development	√				√	√	√
	Existing industries to support, generate spin-off enterprises	√					√	√
	Vacant downtown buildings for retail/ services and eating establishments		√			√	√	√
	Parking downtown available						√	√
	Agri-tourism potential	√	√	√	√	√	√	√
	hunter potential	√	√	√	√	√	√	√
	The large tourist population opens the window of opportunity for a variety of eating establishments	√				√	√	√
	Vocational education in schools	√	√	√	√	√	√	√
	Underutilized venues (Big Pig Jig, Southeast Arena, Angel City)	√					√	√
	Vacant commercial sites fronting interstate						√	√
	Attractive sites for motel development	√					√	√
	Facility to promote entrepreneurs (incubator)							√
Flint River	√	√	√	√	√	√	√	
Infrastructure Facilities Services	Potential community center complex							√
	Strong EMS to rely on in absence of hospital or urgent care facility	√	√	√	√	√	√	√

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

Dooly desires to capitalize on its favorable location in a rural setting to expand its industrial and commercial presence, enabling the provision of high quality public services and facilitating a healthy economic climate for a desirable and sustainable quality of life.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

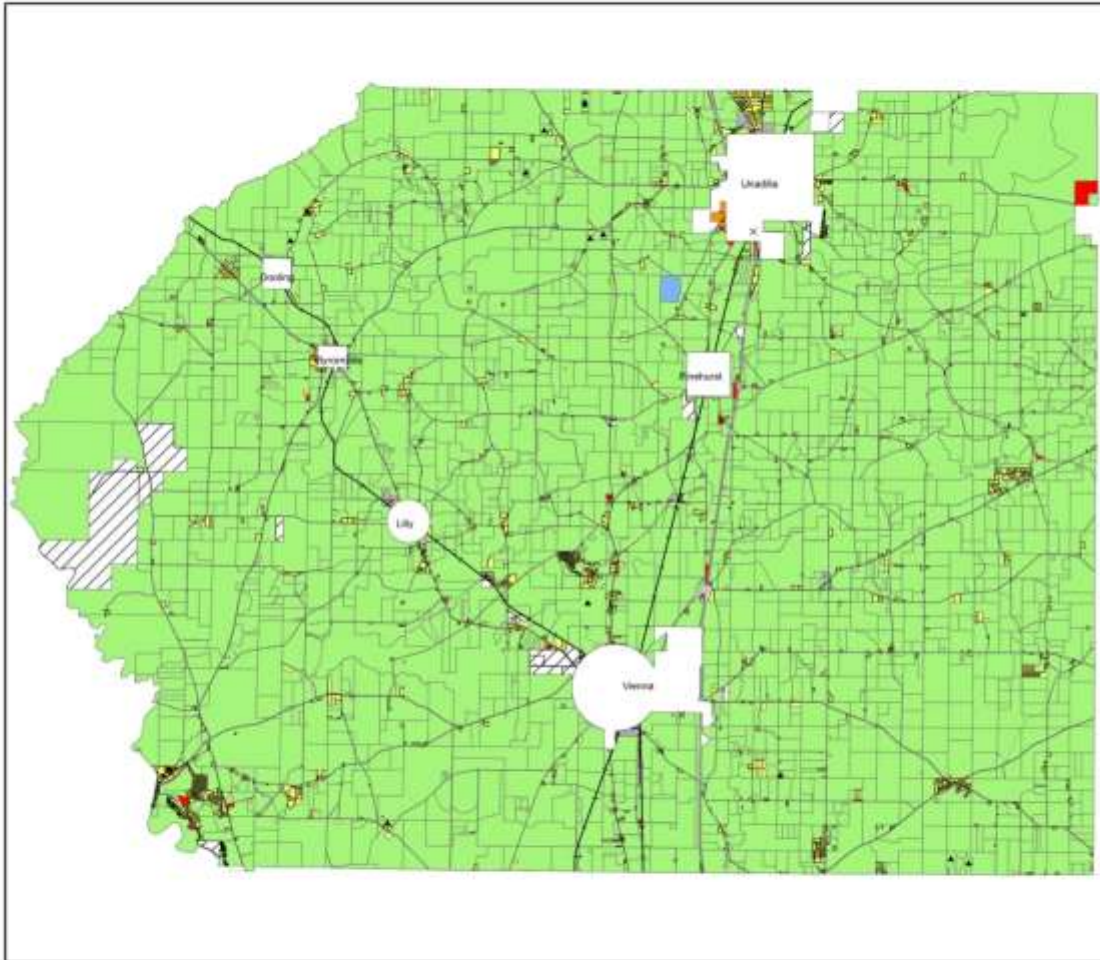
Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

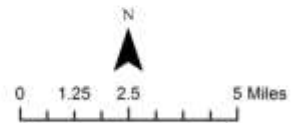
Dooly County Existing Land Use - July 1, 2017



Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Public/Institutional
- Recreational
- Residential
- Transportation/Communication/Utilities
- Vacant/Undeveloped

- Rails
- Chicken Houses (12 sites)
- Cell Towers (11 sites)



Dooly County Existing Land Use	
Percentage of Land Area	
Agriculture/Forestry	93%
Commercial	<1%
Industrial	<1%
Parks/Recreation/Conservation	<1%
Public/Institutional	2%
Residential	2%
Transportation/Communications/Utilities	3%
Vacant/Undeveloped	<1%

Dooly County is among the state’s leading agricultural producers. Fifty-nine percent of the land area is classified as prime farmland. Thirty-six percent of land area is in commercial timberland. These two resources are not mutually exclusive; they do not collectively account for 95% of the unincorporated area. Nevertheless, Agriculture/Forestry makes up the overwhelming majority. Prime farmland is so widespread that for virtually any other development to occur some of this resource must be converted to a use other than agriculture.

Single-family Residential development is distributed sparsely across the county. As defined here these most typically exclude farm residences which are considered a use secondary to the farm. The farmer can choose to live on or off the farm so the primary use is defined as that made of the land regardless of the presence of a residence.

The most common Public/Institutional use consists of churches and church cemeteries. Because they consist individually of small acreages, even their aggregate total accounts for a small proportion of the category. The bulk of the acreage consists of a state wildlife management area and a state tree nursery, both near the west county boundary, and the elementary and middle school immediately southwest of Pinehurst.

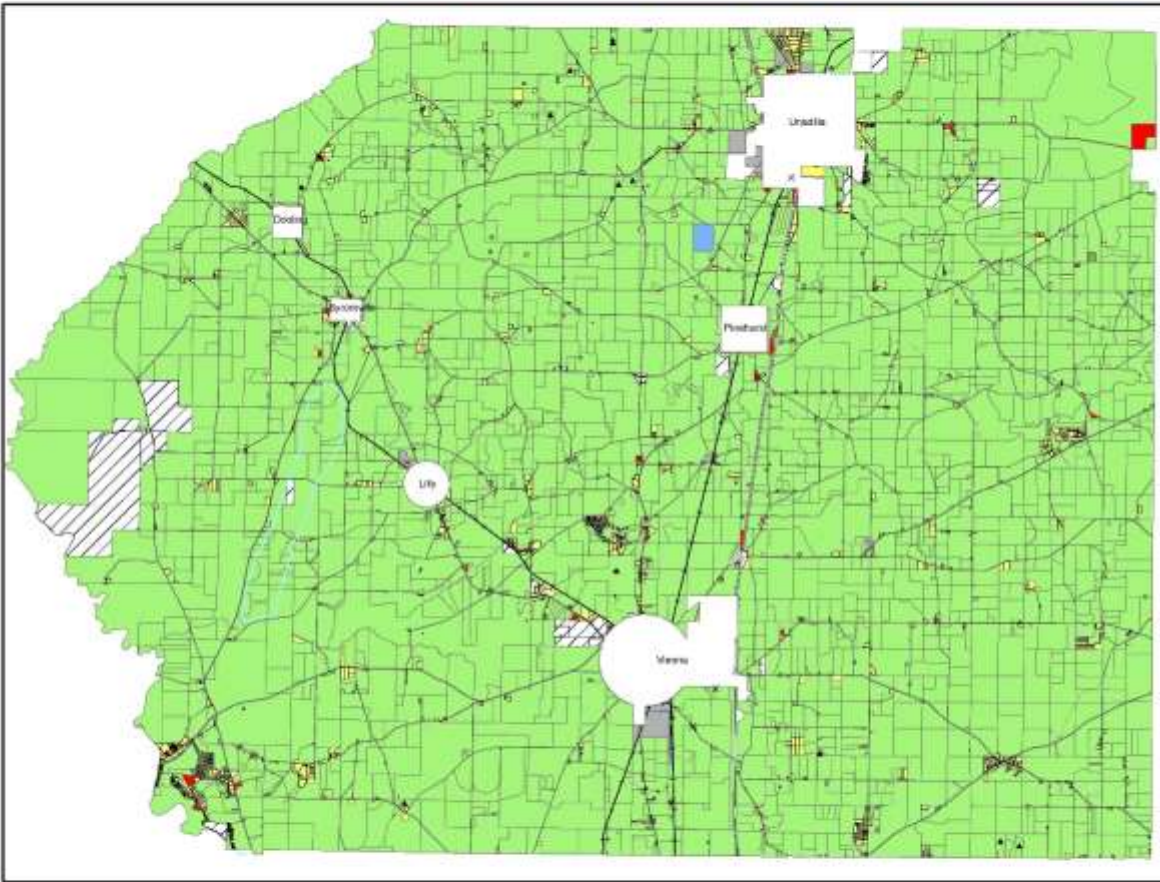
The notable Parks/Recreation/Conservation site is a conservation site between Unadilla and Pinehurst.

The notable Commercial site is a campground in the northeast corner. Other uses in this category are very few in number and include farm services and general sales and services. Very little in the way of commercial businesses are outside the municipalities.

Industrial activity consists mostly of bulk farm commodity receiving and processing points. Two other sites of significant size are an industrial plant site in ownership transition and an asphalt plant, both immediately south of Vienna.

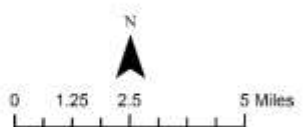
The largest component of the Transportation/Communications/Utilities is road and railroad rights-of-way. In addition to local roads, streets and state highways present in every county, a nineteen mile segment of interstate highway traverses the county north-south, and a total of thirty-nine miles of two mainline railroads cross the county.

Dooly County Future Land Use - November 1, 2017



Legend

- | | | |
|---|--|---|
| Agriculture/Forestry | Transportation/Communication/Utilities | ★ Chicken Houses (12 sites) |
| Commercial | Vacant/Undeveloped | × Cell Towers (11 Sites) |
| Public/Institutional | Lake Dooly Vicinity | Rails |
| Industrial | | Roads |
| Parks/Recreation/Conservation | | |
| Residential | | |



Dooly County Future Land Use and Narrative

Significant changes in land use are not anticipated in unincorporated Dooly. The only population increase after 1910 was of a low level and not documented until the 1990 Census, and then the population was below, and has not again reached, the 1910 level. Population projections generated by the state suggest population decline in this area of the state to mid-century. Based on history and official projections population-driven development pressures are not expected.

There will continue to be a demand for the abundant natural resource which has driven the county's historically dominant land use. Fifty-nine percent of Dooly is classified as prime farmland; state and national proportions are 20% and 15%, respectively. Prime farmland is a critical national resource and recent technological advancements in agricultural productivity are meant to enhance and supplement, not supplant, the need for prime farmland.

Nevertheless, sparse, single-family Residential development at road-side and infill of existing subdivisions are expected. With the exception of Unadilla's wastewater spray field east of the city, new developments of significant number and size are expected to be in, or on the periphery of, the cities along the transportation corridor; Unadilla, Pinehurst and Vienna.

At this writing, the potential for two long-term developments of significance are foreseen. There is potential for industrial development in and along the transportation corridor. The more conventionally-sized industrial developments will continue within or on the periphery of the cities where utility services are available. The greatest manifestation of the community's industrial potential will be development of a mega-industrial or regional industrial park along the corridor south of Vienna.

The second long-term potential development is "Lake Dooly", a linear reservoir along Turkey Creek in west-central Dooly. The potential site has already been the subject of environmental studies, though more are needed. The "Lake Dooly" concept supports the recommended "High Priority Management Practice" found in the Upper Flint Regional Water Plan 2011, and 2017 update, to evaluate storage options that can provide for supply and flow augmentation of the Flint River in dry periods. The reservoir vicinity is identified on the future land use map.

Dooly overlies significant groundwater recharge area, has significant jurisdictional wetlands acreage and a protected river, the Flint, for its western boundary. The county is also the site of the Flint River Wildlife Management Area and Oakbin Pond Preserve, a conservation area for rare and imperiled plants and animals. The county has adopted Part V Environmental Planning Criteria and/or other measures affording protection for these resources, all included among the official listing of Regionally Important Resources.

The county has adopted a flood damage prevention ordinance in response to the presence of floodplains.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Dooly County Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
housing and/or related improvements (road/drainage)	X	X	X	X	X	\$750K \$250K \$125K	CDBG CHIP USDA	County Administrator
Enhance fire services (maintain equipment replacement program)	X	X	X	X	X	\$100K/yr	General fund SPLOST	Fire Chief
Recruit volunteer firemen	X	X	X	X	X	Staff time	Staff time	Fire Chief
Expand recreation services/offerings	X	X	X	X	X	\$50K/yr	General fund SPLOST	Recreation Director
New Work Program projects								
Support city's efforts to facilitate housing development	X	X	X	X	X	Staff time	Staff time	Zoning administrator
Meet with cities to examine the benefits and discuss the possible creation of a land bank authority	X					Staff time	Staff time	Board of Commissioners
Identify and pursue reclamation of brownfields	X	X				Staff time	Staff time	Zoning administrator
Work with cities to incorporate road/street projects (paving/resurfacing) into joint bid process for more competitive bidding	X	X	X	X	X	Staff time	Staff time	County administrator
Maintain strong EMS as the only current substitute for a local hospital emergency room	X	X	X	X	X	As needed	Fees TSPLOST	EMS Dir.
Initiate a community effort to attract an urgent (or higher level of) care facility	X	X	X			Staff time	Staff time	EMS Director County Nurse Manager
Upgrade recreation facilities and add new recreation programs	X	X	X	X	X	\$50K/yr	General fund SPLOST	Recreation Director

Demonstrate to the Georgia Firefighters Standards and Training Council that increasingly stringent volunteer firefighter training standards are effectively depleting the ranks of volunteer fire departments because of the addition training time required to retain firefighter certification	X					Staff time	Staff time	Fire Chief
Update the pre-disaster mitigation plan and otherwise protect county critical facility infrastructure			X			Staff time	Staff time	County administrator
update the community work program element 2023- 2027 of the comprehensive plan					X	Staff time	Staff time	County administrator
Identify options for housing Superior Court and the Superior Court Clerk and Probate Judge offices.	Long Term					Staff time	Staff time	County Administrator

Dooly County Economic Development Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
facilitate economic and residential development through financial packaging, service delivery, etc.	X	X	X	X	X	TBD	CDBG CHIP USDA	EDC Director
Work with Vienna in pursuit of a truck route	X	X	X	X	X	Staff time	Staff time	EDC Director
Pursue the development of Lake Dooly	X	X	X	X	X	Staff time	Staff time	EDC Director
New Work Program projects								
Promote, encourage and facilitate participation in adult education classes	X	X	X	X	X	Staff time	Staff time	Family Connections Dir
Publicize resident worker achievements	X	X	X	X	X	Staff time	Staff time	Chamber of commerce
Expand the school system's career, technical and agricultural education (CTAE- vocational ed.) offerings and/or enrollment capacities	X	X	X			Staff time	Staff time	Board of Education
attract Small Business Development Center training programs focused on updated business and marketing models	X	X				Staff time	Staff time	Chamber of commerce
Pursue DOT support for an additional I-75 exit at mile marker 108 for future industrial development	X	X	X	X	X	Staff time	Staff time	EDC Director
Request of the Department of Transportation that any budget cuts in "interstate hospitality" be directed to closure of I-75 rest stops in Dooly County (meet with DOT district board member)	X	X				Staff time	Staff time	Economic Development Council Dir.
Maintain an aggressive industrial marketing, recruitment and development program; development of speculative industrial building(s), property offerings, optioned properties, financing etc.	X	X	X	X	X	As needed	OneGa EDA USDA General Funds	Economic Development Council Dir.
Expand the existing, and create a new, industrial area	X	X	X			TBD	OneGa GaDec DEDA	Economic Development Council Dir.
Revisit the community brand for possible update as part of an increased focus on developing agri-tourism	X	X				Staff time	Staff time	Chamber of commerce

Dooly County
Report of Accomplishments 2013-2017

PROJECTS	Complete ¹	Underway, to Be Completed...	Postponed Until...	Not Accomplished
Housing and/or related public infrastructure improvements		FY '17 CDBG in review		
Begin update of comprehensive plan	X			
Construct multi-purpose community center	X			
Construct/equip EMS facility (including ambulance)	X ²			
Road paving	X			
Road resurfacing	X			
Transportation improvements (local projects TBD)	X			
US 41 passing lanes (regional project)	X			
Assist fire department with equipment/vehicle needs	X			
Narrow banding and communications upgrades	X			
Pursue recreation enhancements	X			
Continue demolition of courthouse annex	X ³			
Facilitate economic and(/or) residential development through service delivery, financial packaging, etc.			... '18-'22, have prospect	
Work with Vienna in pursuit of a truck route around the city			... '18-'22, higher priorities to date	
Promote Lake Dooly development			... '18-'22, funding	

¹ Project may be completed for the period but part of a longer-term, continuing or ongoing effort.

Community Goals Element

Plan Requirement

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Vision Statement:

Byromville is proud of our small town character, preferring the quiet, the peace, the friendly, familiar neighbor with minimal traffic over the more numerous conveniences available in larger jurisdictions. Accommodating to those attracted to our community, we don't go courting those whose heart is in a different place. We have some vacant spaces and welcome new faces interested in preserving the many pleasures of small town America.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

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





Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Town of Byromville Existing Land Use - July 1, 2017



Legend

- | | |
|---|--|
|  Agriculture/Forestry |  Public/Institutional |
|  Commercial |  Residential |
|  Industrial |  Transportation/Communication/Utilities |
|  Parks/Recreation/Conservation |  Vacant/Undeveloped |
| |  Railroad |



Byromville Existing Land Use Percentage of Land Area Occupied	
Agriculture/Forestry	4%
Commercial	2%
Industrial	8%
Parks/Recreation/Conservation	<1%
Public/Institutional	3%
Residential	28%
Transportation/Communications/Utilities	43%
Vacant/Undeveloped	12%

Byromville's streets form a tight grid pattern, despite interruptions by two state highways and the railroad. The city's land use map looks quite different from those of the county's other incorporated areas in the relative absence of Agriculture/Forestry acreage. Applicable land use definitions stipulate that acreages fronted by utilities (water/sanitary sewer) be classified Vacant/Undeveloped. In accordance with this standard (utilities available) properties along the south-central and west-central boundaries are mapped as vacant but are either heavily wooded (south) or in a farming state (west), though not actively farmed. Limited wooded acreage is also on the city limits in the northeast quadrant.

With very limited exceptions Commercial development is confined to the historic downtown area. The major exception being a nursing home in the northwest quadrant.

Residential lots are distributed widely through the city with larger lots concentrated in the western half. The only exception to single-family housing is the multi-family complex on the south corporate limits.

All Industrial activity is agriculture related, buying/storing agricultural commodities in bulk, with the exception of a lighting assembly plant covering one city block in the southeast corner.

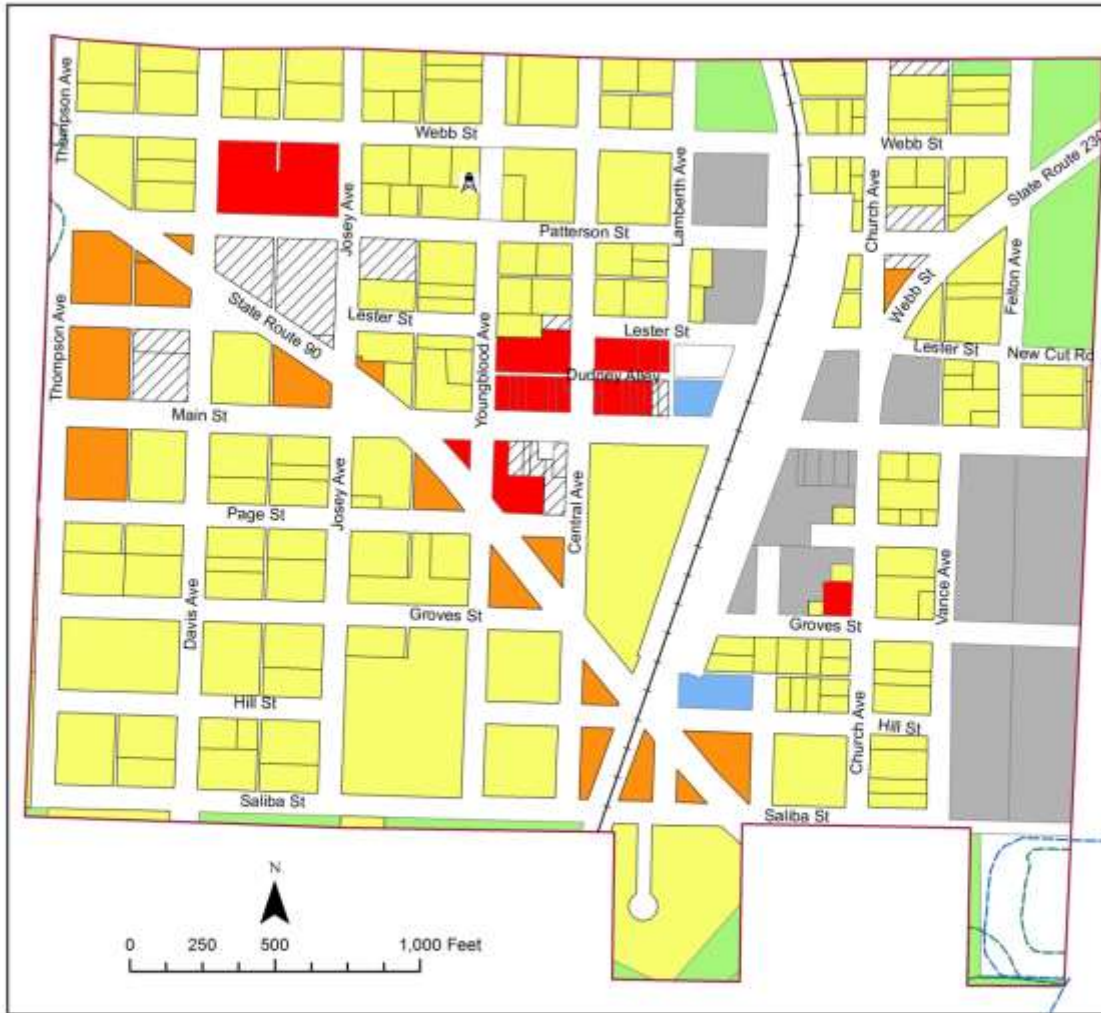
A passive Park is located immediately east of city hall on Main Street.

Public/Institutional land used include churches, fire station, library/community center and city hall.












Transportation/Communication/Utilities consist primarily of road, street and railroad rights-of-way, the wastewater treatment pond annexed onto the southeast corner and a telephone switching station downtown.

Undeveloped/Vacant properties are intermixed heavily with residential properties and among commercial properties in the historic downtown.

Town of Byromville Future Land Use - November 1, 2017



Legend

- | | |
|---|--|
|  Agriculture/Forestry |  Residential |
|  Commercial |  Transportation/Communication/Utilities |
|  Industrial |  Vacant/Undeveloped |
|  Parks/Recreation/Conservation |  Floodplain |
|  Public/Institutional |  Wetlands |
| |  Railroad |



Future Land Use Narrative

No significant changes in land use are projected. The most common changes are expected to be infill development most often conforming to the adjoining developed use.

Residential infill is projected throughout the city.

Commercial infill is projected for historic downtown and extending toward the major thoroughfare, State Route 90.

Industrial infill is projected for undersized and undeveloped lots adjacent to an existing industry.

There are several small, irregularly shaped, Vacant/Undeveloped parcels along State Route 90 too small for development. Their best use will be for beautification.

The city overlies significant groundwater recharge area which has protective measures prescribed in state law. The city needs to adopt appropriate measures affording protection of this resource because all future developments are affected by it. The only mapped wetlands areas have already been developed. There are not any other officially designated Regionally Important Resources in the city or in the vicinity.

There is an officially designated floodplain in the city and it includes the city's wastewater treatment plant, indicating it is susceptible to flooding. To be eligible for federal mitigation assistance and/or post-disaster reclamation assistance, the federal government requires local governments to adopt and enforce pre-approved flood damage prevention ordinances mitigating local exposure or susceptibility to flooding. The city needs to adopt an appropriate flood damage prevention ordinance for participation in the National Flood Insurance Program.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Byromville Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
pursue housing and/or related public infrastructure improvements (water/codes/sanitary sewer/drainage/streets)	X			X		\$600K	CDBG CHIP USDA	city council
Work with other jurisdictions to incorporate road/street projects (paving/resurfacing) into joint bid process for more competitive bidding		X		X		\$35K/ project	TIA LMIG ¹	mayor
capture water system components with GPS		X				\$3K	USDA	public works super.
employ night watchman	X					\$12K/yr	General fund	city council
acquire land, develop active (playground, skate park) and passive recreation site			X			\$5K	General Fund	city council
develop senior citizens center	X	X				TBD	TBD	city council
assist fire department, as funding allows	X	X	X	X	X	\$3K/yr.	General fund	city council
New Work Program projects								
Rehabilitate leaking sanitary sewer mains	X					\$1.5M	USDA	public works super.
Wastewater treatment plan upgrade			X			\$500K	USDA	
Elevated water tank/water plant upgrades (storage, fire flow/tank elevation)		X				\$600K	USDA CDBG OneGa	public works super.
New municipal well					X	\$400K	USDA CDBG OneGa	public works super.
Replace constricted/failing watermains, install fire hydrants and cut off valves				X		\$750K	USDA CDBG	public works super.
monitor utility systems closely for emergent needs	X	X	X	X	X	Staff time	Staff time	public works super.
adopt groundwater recharge area and wetlands protection policies	X					Staff time	Staff time	city council
identify and seek reclamation of brownfield sites	X	X	X	X	X	Staff time	Staff time	city council
update the pre-disaster mitigation plan and protection of critical facility infrastructure			X			Staff time	Staff time	city council

Byromville Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
New Work Program Projects								
monitor utility systems closely for emergent needs	X	X	X	X	X	Staff time	Staff time	Public works super.
adopt groundwater recharge area and wetlands protection policies	X					Staff time	Staff time	City council
identify and seek reclamation of brownfield sites	X	X	X	X	X	Staff time	Staff time	City council
update the pre-disaster mitigation plan and protection of critical facility infrastructure			X			Staff time	Staff time	City council
retro-fit critical public infrastructure with "storm-resistant" features					X	TBD	FEMA/GEMA	City council
update the community work program 2023-2027 in the comprehensive plan					X	Staff time	Staff time	City council
monitor utility systems closely for emergent needs	X	X	X	X	X	\$3K/yr.	General fund	city council

<p style="text-align: center;">Byromville Economic Development Work Program FY 2018-2022</p>								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
facilitate economic and residential development through financial packaging, service delivery, etc.	X	X	X	X	X	TBD	CDBG USDA OneGA	city council
Support Lake Dooly development proposal	X	X	X	X	X	≤\$1.5M	EDA	Dooly Econ Dev Council

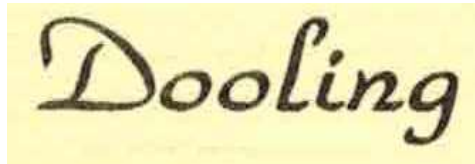
Byromville				
Report of Accomplishments 2013-2017				
PROJECTS	Complete¹	Underway	Postponed Until...	Not Accomplished
Housing and/or related public infrastructure improvements				required external funding but city was out of compliance with mandated reporting
Begin update of comprehensive plan	X			
Road resurfacing				required external funding but city was out of compliance with reporting ²
Local transportation projects from regional transportation sales tax (TSPLOST)	X			
Capture utility infrastructure with GPS			'18-'22 pending \$	
Assist fire department, as funding permits	X			
Consider hiring a night watchman for public safety efforts after hours.			'18-'22 pending \$	
Acquire additional land and create park facilities for both active and passive recreation.	merged in CWP		'18-'22 pending \$	
Recreation enhancements (playground, skate park)			'18-'22 pending \$	
Provide Senior Citizens Center			'18-'22 pending \$	
Facilitate economic and residential development through service delivery, financial packaging, etc.			... have request from reputable prospect	
Support Lake Dooly development proposal			'18-'22 pending \$	

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Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

Dooling is proud of our small town character, preferring the quiet, the peace, the friendly, familiar neighbor with minimal traffic over the more numerous conveniences available in larger jurisdictions. Accommodating to those attracted to our community, we don't go courting those whose heart is in a different place. We have some vacant spaces and welcome new faces interested in preserving the many pleasures of small town America.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Town of Dooling Existing Land Use - July 1, 2017



Dooling Existing Land Use Percentage of Land Area	
Agriculture/Forestry	73%
Commercial	0%
Industrial	0%
Parks/Recreation/Conservation	0%
Public/Institutional	1%
Residential	6%
Transportation/Communications/Utilities	14%
Vacant/Undeveloped	6%

Located in Dooly County’s northwest quadrant, Dooling is the least populated of the six municipalities. Originally incorporated in 1907, the government was inactive for decades until a new municipal charter was written and a city council sworn in December, 1989. The first census thereafter credited the city with 28 residents. Local officials documented 137 and contested the official tally, but to no avail.

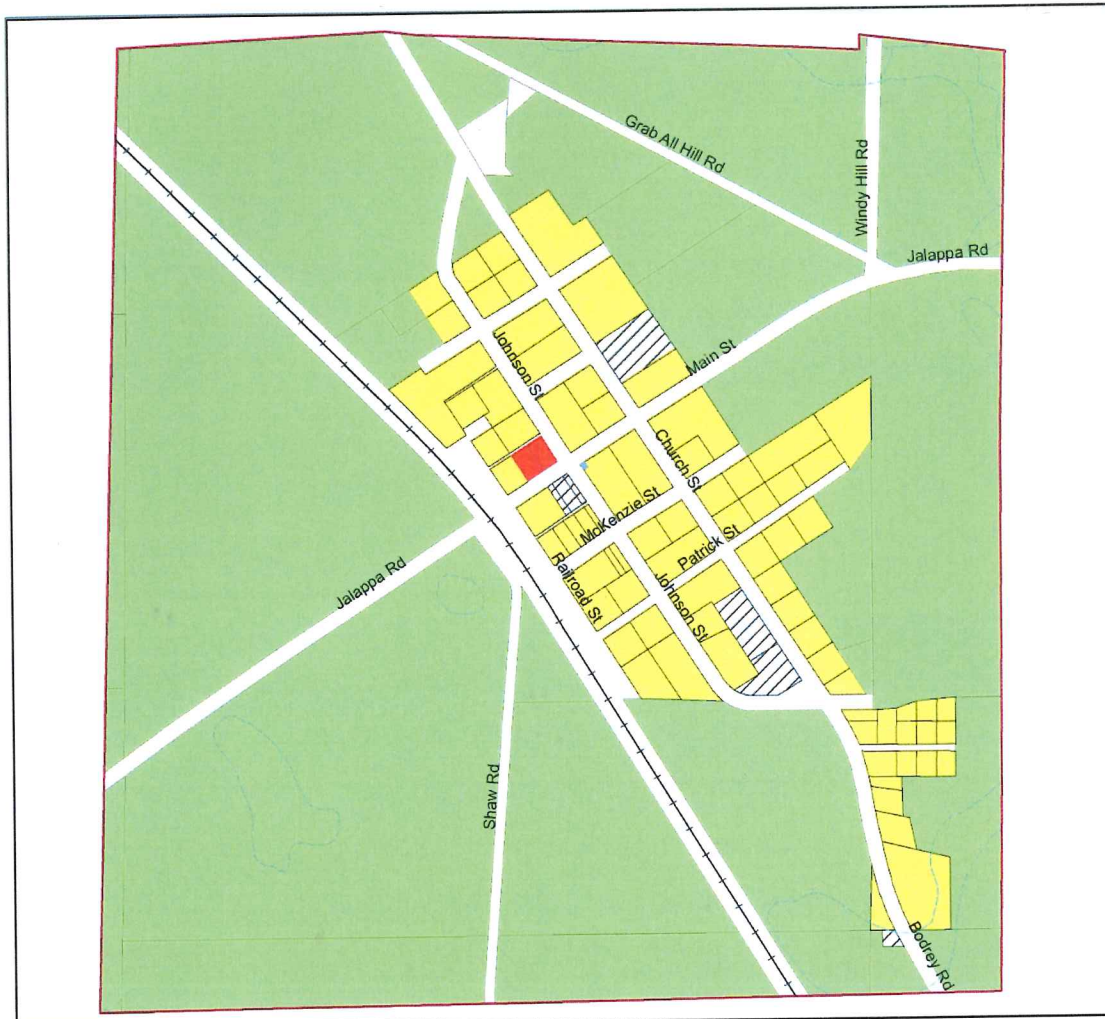
The developed core of the city is in a tight grid pattern comprised of equivalent numbers of Residential and Vacant lots. All residential use is single-family. Surrounding the central grid and extending outward to the corporate limits are commercial timber and cultivated/pasture lands of predominantly large acreages. Applicable land use definitions stipulate much of this acreage on the east side of the railroad be classified vacant/undeveloped because it is fronted by the municipal water system. Because these are disproportionately large parcels, and in productive agricultural use, not abandoned, they are classified here as Agriculture/Forestry.

Public/institutional properties consist of city hall in the geographic center of the city, a cemetery in the southeast corner and two churches.

The smallest contributors to the Transportation/Communication/Utilities land use category are the municipal water well, water treatment plant and elevated storage tank near the north corporate limits. The largest elements are right-of-way. There is one east-west arterial road and one north-south collector street, all other roadways are classified as local streets. A mainline track of CSX Railroad divides the city into undeveloped west and developed east sections. This is among the heaviest rail freight routes in the state. Of the +thirty trains that pass through the city daily it is not uncommon for one to “park” on the sidetrack blocking vehicular ingress and egress to the city for hours at the time.

There are not any Commercial, Industrial, or Parks/Recreation/Conservation land uses in Dooling.

Town of Dooling Future Land Use - November 1, 2017



Legend

- | | | |
|---|--|--|
|  Agriculture/Forestry |  Residential | 
 |
|  Commercial |  Transportation/Communication/Utilities | |
|  Industrial |  Vacant/Undeveloped | |
|  Parks/Recreation/Conservation |  Floodplain | |
|  Public/Institutional |  Wetlands | |
| |  Railroad | |



Future Land Use Narrative

Aside from the need to infill the numerous Vacant/Undeveloped properties interspersed amidst the residential grid, significant alteration of the current land use pattern is not foreseen. There are impediments to accomplishing infill, however.

Undersized lots are common in the city, a feature in conflict with permit issuance for on-site sewage management systems, and especially in areas of significant groundwater recharge. Failure to resolve these issues preclude the kind of redevelopment desired and will likely contribute to continued/increased blight. That will, in turn, necessitate strict enforcement of nuisance and blighting ordinances. Residential infill assumes additional local importance because of property owners' unwillingness to sell land for any new development.

Commercial infill is projected for the site of the city's most recent commercial activity on Main Street. As is the case with residential infill, this area also consists of undersized lots.

One very small parcel on Main Street, across the side street from city hall, is projected for future Parks/Recreation/Conservation, likely taking the form of a pocket park.

There are not any current projections for Industrial, Public/Institutional, or Transportation/Communication/Utilities developments, and in absence of any such developments beyond the current development footprint Agriculture/Forestry acreage is not anticipated to change.

Although not indicated on the accompanying map the city overlies an area of significant groundwater recharge. Presence of this natural resource takes on greater significance in communities that do not have a public wastewater collection and treatment system. Jurisdictional wetlands acreage is also present and mapping indicates the greatest potential conflict between wetlands and development may be sites projected for residential infill in the southeast corner of the city. Protective measures for both of these resources are prescribed in state law. Because of their environmental significance they are included in a list of officially designated Regionally Important Resources (RIR). The city should adopt appropriate measures affording protection of both resources. There are not any other RIR in or in the vicinity of the city.

Officially designated floodplain acreage is also present. To be eligible for federal mitigation assistance and/or post-disaster reclamation assistance, the federal government requires local governments to adopt and enforce pre-approved flood damage prevention ordinances mitigating local exposure or susceptibility to flooding. The city needs to adopt an appropriate ordinance and participate in the National Flood Insurance Protection Program.

This map should be reviewed closely for correction and update as part of any future effort to develop a zoning ordinance or other land use regulation.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

**Dooling
Community Work Program
FY 2018-2022**

Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
pursue housing and/or related public infrastructure improvements (water/drainage/streets)	X		X			\$600K	CDBG CHIP USDA	city council
inspect elevated water tank	X					\$2K	general fund	water super.
continue water meter replacement	X	X	X	X	X	\$200/yr	general fund	water super.
replace leaking water mains as needed	X	X	X	X	X	\$5K/yr	general fund	water super.
area drainage improvements/resolve remaining issues				X		±\$35K	CDBG TIA	city council
petition CSX railroad and state regulatory agency to eliminate prolonged blockage of street crossing	X					Staff time	Staff time	city council
ask CSX to remove debris from drainage trestle south of city (contributes to flooding)	X					Staff time	Staff time	city council
capture water system components with GPS		X				\$1K	GRWA	water super.
reduce the number of abandoned buildings and unsightly property conditions	X	X				\$80K	CDBG	city council
						Component of CDBG		
continue search for options for animal control	X	X				Staff time	Staff time	city council
New Work Program projects								
strengthen the code enforcement agreement with the county to eliminate blighting influences – structures, lots	X					Staff time	Staff time	city council
Prioritized water system needs: 1. new iron plant 2. high service pump 3. MCC electric cabinet		X		X	X	\$35K \$15K \$12K	USDA GEFA	water super.
monitor water system closely for emergent needs	X	X	X	X	X	Staff time	Staff time	water super.
Develop park/playground		X				\$1K	general fund	city council
Meet with the provider of local transit to arrange group subscription service	X					staff time	staff time	mayor
adopt groundwater recharge area and wetlands protection policies	X					Staff time	Staff time	city council

¹ The city receives <\$6k/yr from TIA.

Dooling Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
New Work Program Projects (cont'd).								
Participate in the update of the pre-disaster mitigation plan and protection of critical facility infrastructure			X			Staff time	Staff time	city council
update the community work program 2023- 2027 in the comprehensive plan					X	Staff time	Staff time	city council

Dooling Economic Development Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
facilitate economic and residential development through service delivery, financial packaging, etc.	X	X	X	X	X	TBD	CDBG CHIP USDA	city council

Dooling
Report of Accomplishments 2013-2017

PROJECTS	complete ¹	Underway, complete in...	postponed until...	not accomplished
pursue housing and/or related public infrastructure improvements (water/drainage/streets)		FY '17 CDBG in review		
begin update of the comprehensive plan	X			
inspect elevated water tank			'18 ²	
continue water meter replacement	X			
replace leaking water mains as needed	X			
area drainage improvements				delayed indefinitely legal issues
petition CSX railroad and Georgia public service commission to eliminate prolonged blockage of street crossing			'18	
ask CSX to remove debris from drainage trestle south of city			'18	
capture water system infrastructure with GPS			'18-'22 pending \$	
reduce the number of abandoned buildings and unsightly property conditions		FY '17 CDBG in review		
investigate options for animal control	X			
facilitate economic and residential development through service delivery, financial packaging, etc.			...have request from reputable prospect.	

¹ project may be completed for the period but part of a longer-term, continuing or ongoing effort.

² new well took priority

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.

LILLY

Vision Statement:

Lilly is proud of our small town character, preferring the quiet, the peace, the friendly, familiar neighbor with minimal traffic over the more numerous conveniences available in larger jurisdictions. Accommodating to those attracted to our community, we don't go courting those whose heart is in a different place. We have some vacant spaces and welcome new faces interested in preserving the many pleasures of small town America.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

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Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

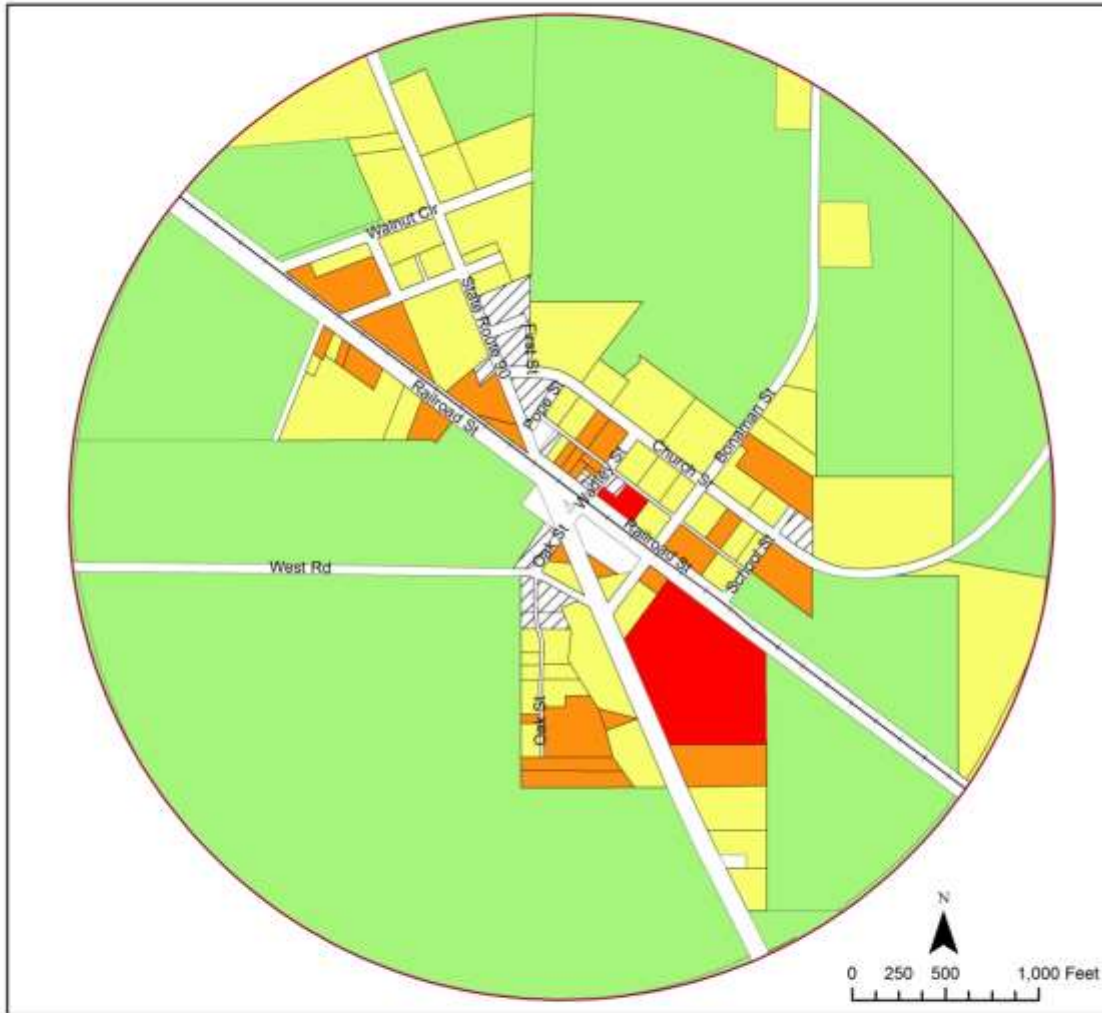
Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

City of Lilly Existing Land Use - July 1, 2017



Legend

- | | |
|---|--|
| Agriculture/Forestry | Transportation/Communication/Utilities |
| Commercial | Vacant/Undeveloped |
| Public/Institutional | Railroad |
| Residential | |



Lilly Existing Land Use Percentage of Land Area	
Agriculture/Forestry	66%
Commercial	2%
Industrial	0%
Parks/Recreation/Conservation	0%
Public/Institutional	1%
Residential	16%
Transportation/Communications/Utilities	10%
Vacant/Undeveloped	4%

Lilly's corporate limits are circular in shape with a one mile diameter. The geographic core of development exhibits a loose grid pattern, but beyond that very confined area transportation and development are much less symmetrical. The development pattern was forced by the presence of State Route 90 and a main track of CSX Railroad. Both of these routes bisect the city in a NW-SE direction but they are not parallel. The point at which they intersect creates two sharp angles/triangles near the center of the city, affecting the geometry of the balance of the incorporated area.

Before Lilly was created the site consisted of 502 acres of prime farmland, much of which remains in its original use. Small woodland areas exist but not large enough to be of commercial value.

Agriculture/Forest not only dominate the outer reaches of the city and surround the developed core but retains a presence near the geographic heart of the city.

Approximately thirty-five Residences dot the northeast side of the railroad intermixed with half that number of Vacant/Undeveloped parcels. The city's larger residential lots are concentrated in this area.

Another twenty residences are located southwest of the railroad with slightly fewer Vacant/Undeveloped parcels. The city's only multi-family housing site is on this side of the railroad north of West Road.

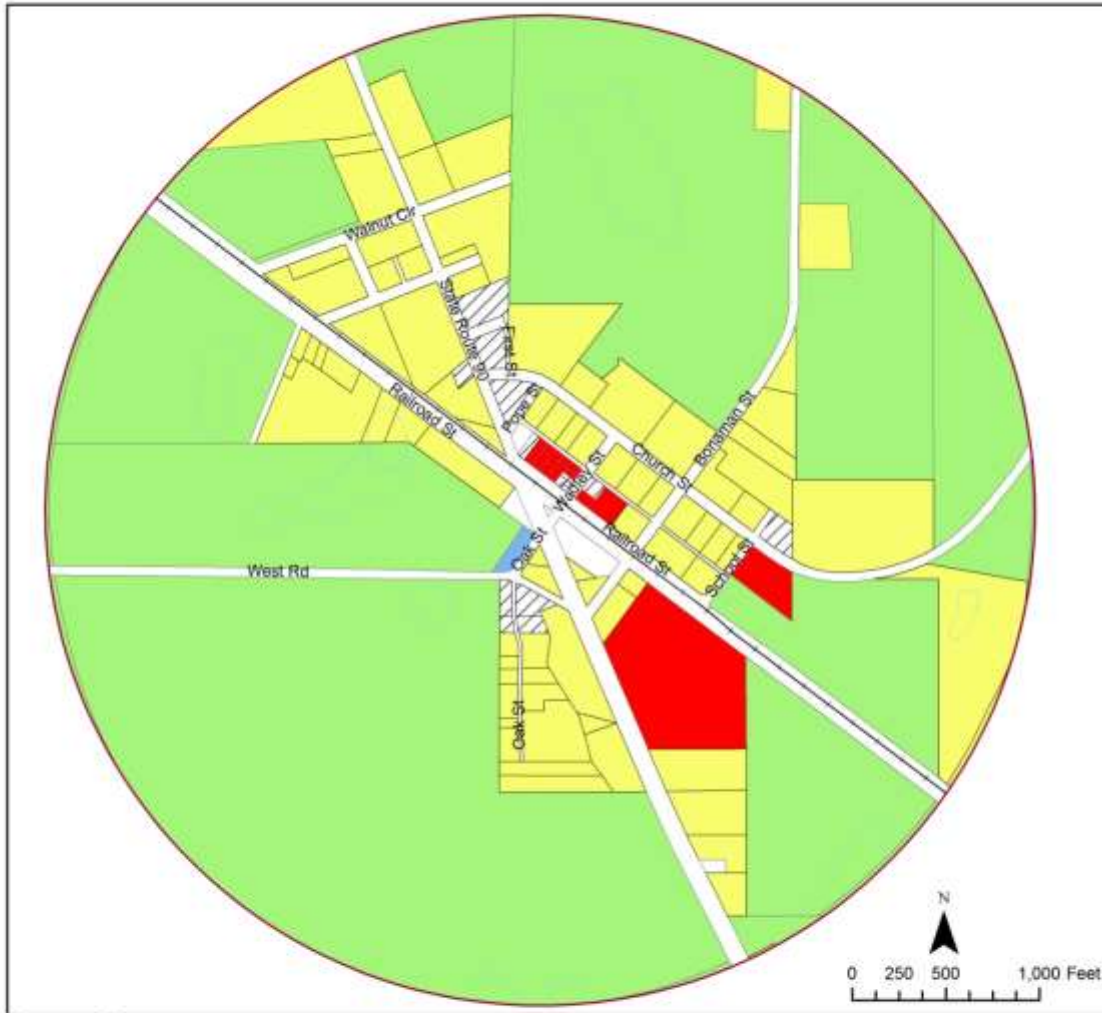
There are two Commercial uses, a convenience store near the city center and a farmer-owned agri-business in the southeast quadrant. The historic downtown store fronts have been vacated.

Public/Institutional uses include one city property and two churches southwest of the railroad, and in the northeast city hall, post office, community center, fire hall, city cemetery and church.

Transportation/Communication/Utilities consist primarily of roadway and railroad rights-of-way and two adjoining railroad properties, and smaller acreages for the municipal water tower at the intersection of State Route 90 and Pope Street.

There are not any Parks/Recreation/Conservation or Industrial sites in Lilly.

City of Lilly Future Land Use - November 1, 2017



Legend

- | | |
|---|--|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Floodplain |
| Public/Institutional | Wetlands |
| | Railroad |



Future Land Use Narrative

No significant alteration in the land use footprint is projected. The biggest change is expected to be conversion of Vacant/Undeveloped lots to Residential use; infill. But there are impediments to accomplishing infill.

Undersized lots are common in the city, a feature in conflict with permit issuance for on-site sewage management systems, and especially in areas of significant groundwater recharge. Although not indicated on the accompanying map the city, and virtually all of the county, overlies area of significant groundwater recharge. While reported septic problems have been minimal, many of the lots currently vacant will not be developable for residential use in absence of lot consolidations. The city should adopt minimum lot size standards and natural resource protection measures for groundwater recharge. Failure to resolve these issues prevents the kind of development/redevelopment desired and will likely contribute to blight. That will, in turn, necessitate strict enforcement of nuisance and blighting ordinances. Residential infill assumes additional local importance because of property owners' unwillingness to sell land for any new development.

Currently vacant buildings in the center of the city fronting Railroad Street are what remain of historic downtown. The city desires to restore Commercial activity to this city block. Incentives may be necessary to overcome issues related to undersized lots/septic permits and age of buildings, but there have been successes. The city renovated the corner building for use as city hall, and most recently a non-resident investor purchased one of these buildings for future commercial use. Redevelopment of a historic/vacant school building in east-central Lilly, on School Street, into an event venue is anticipated. Over the course of two decades the city stabilized the unique, two-story school to the point that it attracted a non-resident investor who purchased it and is developing it for commercial use. The city purchased a vacant church building across the street for use as a community center.

A city-owned lot south of the railroad near the city center has been designated for Parks/Recreation/Conservation. A park/playground will be constructed here.

No changes in the other land use categories are anticipated.

The city overlies significant groundwater recharge area and has jurisdictional wetlands present. Both natural resources are environmentally sensitive with protective measures prescribed in state and/or federal law. The city needs to adopt relevant measures of protection which will incorporate review for these resources into its permitting process. Presence of the recharge area alone affects all future development. There are not any other officially designated Regionally Important Resources in or in the vicinity of the city.

This map should be reviewed closely for correction and update as part of a review and update of the zoning map and ordinance.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Lilly Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
pursue housing and/or related public infrastructure improvements (water/streets/drainage)	X			X		\$600K	CDBG CHIP USDA	city council
Phased replacement of water mains and valves		X				TBD	USDA CDBG	utility super.
Capture water system infrastructure with GPS		X				\$3K	USDA OneGa	utility super.
Assist fire department as funding permits	X		X		X	\$1K/yr	General fund	city council
Work with other jurisdictions to incorporate road/ street projects (paving/resurfacing) into joint bid process for more competitive bidding			X			\$25K/ project	TIA LMIG SPLOST	city council
develop park facilities for both active and passive recreation		X				\$20K	General fund donations	city council
Support Lake Dooley development proposal					X	≤\$1.5M	EDA	Dooley Econ Dev Council
ADA and other improvements to Lilly Community Center	X					\$5K	General fund	city clerk
Maintain drainage channels to facilitate storm flow	X	X	X	X	X	\$1K/yr	General fund	utility super.
New Work Program projects								
adopt groundwater recharge area and wetlands protection policies	X					Staff time	Staff time	city council
Update the pre-disaster mitigation plan providing for protection of critical facility infrastructure			X			Staff time	Staff time	city council
update the community work program element 2023- 2027 of the comprehensive plan					X	Staff time	Staff time	city council

¹ The city receives approximately \$5K/yr from TIA, \$3K/yr. from LMIG .

<p style="text-align: center;">Lilly Economic Development Work Program FY 2018-2022</p>								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
Facilitate economic and residential development through service delivery, financial packaging, etc.	X	X	X	X	X	TBD by project	USDA OneGa CDBG	city council

Lilly				
Report of Accomplishments 2013-2017				
PROJECTS	Complete₁	Underway, to be completed...	Postponed until...	Not Accomplished
Housing and/or related public infrastructure improvements	X ²			
Begin update of comprehensive plan	X			
Phased replacement of water mains and valves	X ²			
Capture water system infrastructure with GPS			... '18-'22 need funding	
Assist fire department as funding permits	X			
Street resurfacing			...2019 Banking TIA LMIG for economical project	
Local transportation projects from regional transportation sales tax			...2019 banking TIA funds for economical project	
<u>Acquire land</u> and (create park facilities for both active and passive recreation)	<u>X</u>	(...2019)		
Facilitate economic and residential development through service delivery, financial packaging, etc.			... '18-'22 need funding	
Support Lake Dooly development proposal		 '18-'22 need funding	
Continue restoration of historic school building	X ³			
ADA and other improvements to Lilly Community Center (formerly a church)		...2018		
Locate unmarked graves in city cemetery				Lost priority
Construct drainage improvements to resolve flooding resulting from flat topography	X			

¹ project may be completed for the period but part of a longer-term, continuing or ongoing effort.

² replacement performed as needed during reporting period but not yet as part of a planned program

³ City sold the property to an individual who is not restoring the building for commercial use

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.

Pinehurst

Vision Statement:

Pinehurst is proud of our small town character, preferring the quiet, the peace, the friendly, familiar neighbor with minimal traffic over the more numerous conveniences available in larger jurisdictions. Accommodating to those attracted to our community, we don't go courting those whose heart is in a different place. We have some vacant spaces and welcome new faces interested in preserving the many pleasures of small town America.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

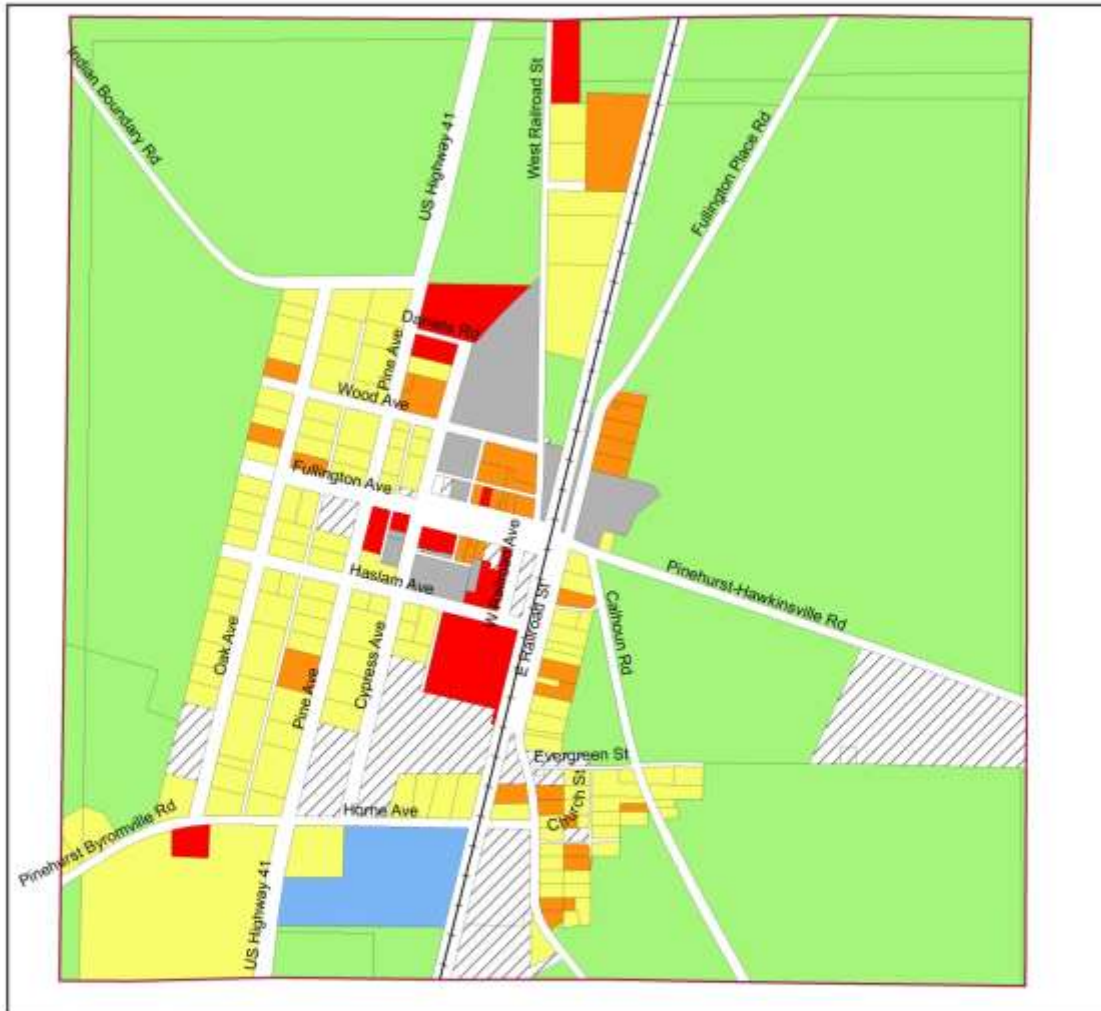
Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

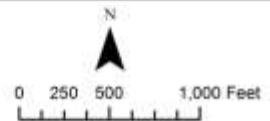
Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

City of Pinehurst - Existing Land Use July 1, 2017



Legend

- | | |
|---|---|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Railroad |
| Public/Institutional | |



Pinehurst Existing Land Use Percentage of Land Area Occupied	
Agriculture/Forestry	63%
Commercial	2%
Industrial	2%
Parks/Recreation/Conservation	2%
Public/Institutional	5%
Residential	13%
Transportation/Communications/Utilities	11%
Vacant/Undeveloped	2%

Pinehurst covers one square-mile, 640 acres, amidst the heaviest concentration of prime farmland in the county. Commercial woodland lines the city’s west boundary, but row-crop agriculture spills over the city’s north, east and south boundaries. There is also some commercial pecan production on the south boundary. Agriculture/Forestry is, by far, the largest land use in the city.

The city has two main transportation corridors; U.S. Highway 41 (Ga. 7/Pine Avenue) and a main freight track of Norfolk-Southern Railway. These parallel routes run north-south. Residential development is concentrated along both sides of the highway with considerable consistency in lot size and configuration. Proximate to the railroad this development yields in favor of publicly- and commercially-oriented land uses but again becomes the dominant developed land use east of the railroad. The only multi-family housing is among the small concentration in the north-central part of the city.

Downtown for Pinehurst is a single block on Fullington Avenue, a street that is boulevard-like in appearance with a wide, grassed, median separating eastbound and westbound traffic. The northeast corner is lined with vacant, century-old storefronts. Eastward from there the “boulevard” is ringed with an empty lot, warehouse, fire hall, telephone switching station, post office, a couple agri-businesses, vacant lot, Masonic Lodge and city hall and the city public works shop is adjacent to the railroad. The surrounding ring of Industrial sites is all farm-related: warehousing, farm commodity buying and processing point and on the east side of the railroad a cotton gin. With one exception, the Commercial properties are all agri-business: farm equipment, supplies or services. A dance school is in the southwest corner of the city.

Most of the Public/Institutional uses not identified on the downtown square are located in the south half of the city; three churches, school, city cemetery and the county jail on the eastern city limit.

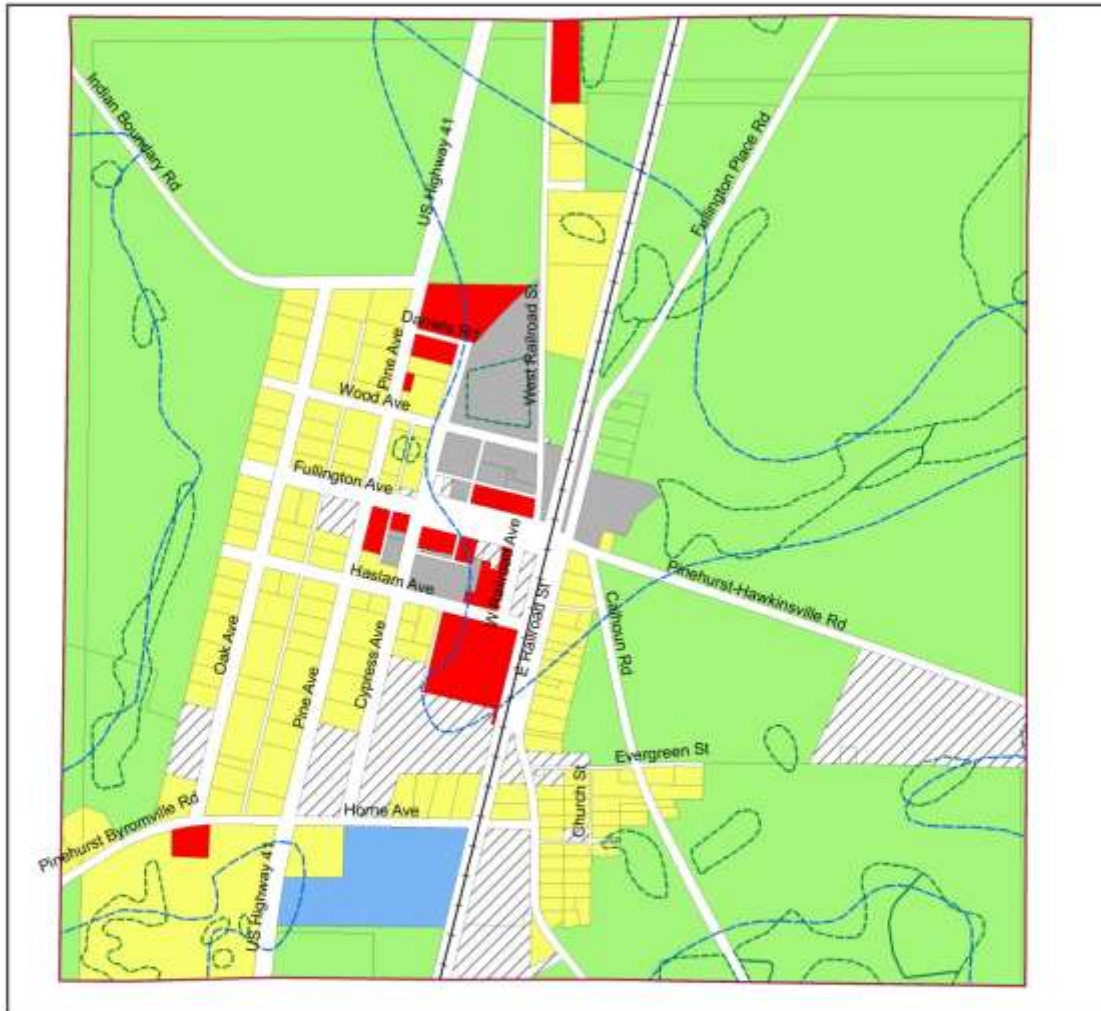
The second most prevalent land use in Pinehurst is Residential. The largest area of residential development is in the gridded area west of downtown. There is also another residential area in the southern half of the city east of East Railroad street, though this residential area has more Vacant/Undeveloped lots than the larger one. There is also a small cluster of multi-family/duplex Residential development north of downtown along West Railroad Street.

The sole parcel in Parks/Recreation/Conservation use is the local school’s ball field complex on the south side of Horne Avenue near the south corporate limits.

Two small parcels currently fall under the Transportation/Communication/Utilities use: the phone company on Fullington Avenue downtown and the water tower on Oak Avenue at Fullington Avenue.

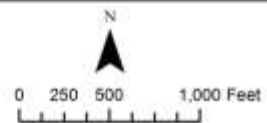
Vacant/Undeveloped properties are most concentrated in the downtown area where businesses and industries vacated. There are also significant vacant properties in residential areas along East Railroad Street and in the residential area west of downtown.

City of Pinehurst - Future Land Use November 1, 2017



Legend

- | | |
|-------------------------------|--|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Floodplain |
| Public/Institutional | Wetlands |
| | Railroad |



Future Land Use Narrative

Pinehurst's plan for future land use does not require any major changes from the current uses. Much of the agriculture/forestry land lies within wetlands and floodplains, so it is not suitable for development in other uses. While there still is some developable land in the outskirts of the city, there is not a very high demand for new development in Pinehurst, so greenfield development is not advised. Most planned changes in the city's land use are infill development of vacant properties.

Vacant/Undeveloped properties downtown on Fullington Avenue are planned for infill commercial development. In the blocks north of Fullington Avenue, the Vacant properties are intended for future industrial use.

A Vacant cluster of former residences on East Railroad Street north of Hawkinsville Road is planned for future Agriculture/Forestry use; its isolation from other residential areas and proximity to industrial development make it unfavorable to return to Residential use.

Another vacant lot on West Railroad Street, north of Hawkinsville Road, is planned for Agriculture/Forestry use as well.

A vacant service station on US Highway 41 is planned for future commercial use. The rest of the vacant properties in the city are located within residential areas, and they are planned for future residential use.

This map should be reviewed closely for correction and update as part of any future effort to develop a zoning ordinance or other land use regulation.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

City of Pinehurst								
Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program								
expand code enforcement service agreement with the county for enhanced enforcement action against owners of blighted properties, possibly pursuing legal action	X	X				TBD	staff time	City council
Collect utility infrastructure using GPS	X	X	X	X	X	\$2,500	general fund	PW Super.
resolve drainage problem originating outside of the city			X			\$75K	USDA General fund	City council
New Projects								
pursue housing rehabilitation assistance and/or public facility improvements: water/sewer/street/drainage	X	X	X	X	X	≤\$800K	CDBG CHIP USDA	City clerk
maintain continuous maintenance on municipal waterlines, water tower and pump	X	X	X	X	X	\$10K	general fund	PW Super.
add shutoff valves to the water system		X				\$15K	USDA GEFA	PW Super.
purchase trailer-mounted generator and hoist to maintain wells and wastewater pumps		X				\$25K	utility fund	PW Super.
develop a capital budget/initiate upgrade to wastewater treatment system, e.g., replace effluent pumps..... add treatment plant autodialer... address inflow/infiltration..... replace lift stations..... replace blowers..... convert disinfection from chlorine gas to sodium hydroxide.....	X	X	X	X	X	\$100K \$ 15K \$500K \$100K \$100K \$ 20K	USDA GEFA Local	City council
monitor utility infrastructure for emergent issues	X	X	X	X	X	staff time	staff time	PW Super.
storm-harden public works barn					X	TBD	GEMA	PW Super.
Replace fire truck		X				\$150K	USDA	Fire Chief
develop zoning ordinance	X					\$5K	general fund	City council
beautification efforts in Van Peavy Memorial Park	X	X				staff time	staff time	Pinehurst Dev. Cmte.

City of Pinehurst								
Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
New Projects (cont'd.)								
acquire land for cemetery expansion		X				TBD	cemetery fund	City council
replace Christmas decorations		X				\$5K	general fund	City clerk
negotiate with BOE to implement a joint use policy allowing city use of school playground after school (playground in city is secondary option)	X					staff time	staff time	City council
support public housing authority's renovation of local units	X	X	X	X	X	staff time	staff time	City council
update comprehensive plan work program (2023-2027)					X	staff time	staff time	City clerk

City of Pinehurst								
Economic Development Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery	X	X	X	X	X	TBD	CDBG USDA OneGa	City council
identify incentives to offer housing development prospect	X					staff time	staff time	City council
Identify best annexation options for possible action		X				staff time	staff time	City council

Pinehurst				
Report of Accomplishments 2013-2017				
PROJECTS	Complete¹	Underway, to Be completed...	Postponed Until...	Not Accomplished
Update comprehensive plan	X			
Cleanup abandoned properties (Code Enforcement)			early 2018 - must resolve policy conflict	
Collect utility infrastructure using GPS			'18-'22 pending funding	
Street resurfacing	X			
Transportation improvements (local projects to be decided) TIA/TSPLOST	X			
Continue street signage replacement program		2017		
Support for Fire Department	X			
Construct concrete retaining wall at West Railroad lift station to block stormwater entry	X			
Construct new Oak Avenue well house	X			
Fence Oak Ave well and Budget Inn lift station	X			
Repair bar screen at wastewater facility	X			
Replace aged equipment at water and wastewater facilities	X			
Water/Wastewater system general improvements (maintenance)	X			
Purchase new mower	X			
Pursue housing and/or related <u>public facility improvements (water/sewer/street/drainage, etc.)</u>	<u>X</u>			
Resolve drainage problem originating outside of city		2018		
Facilitate economic and residential development through service delivery, financial packaging, etc.			...have request from reputable prospect	

¹ Project may be completed for the period but part of a longer-term, continuing or ongoing effort.

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

Unadilla desires to be the best full-service small town in Georgia; to expand our industrial footprint, restore economic activity downtown, increase our presence on the interstate, all to facilitate an improved quality of life.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

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- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

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Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

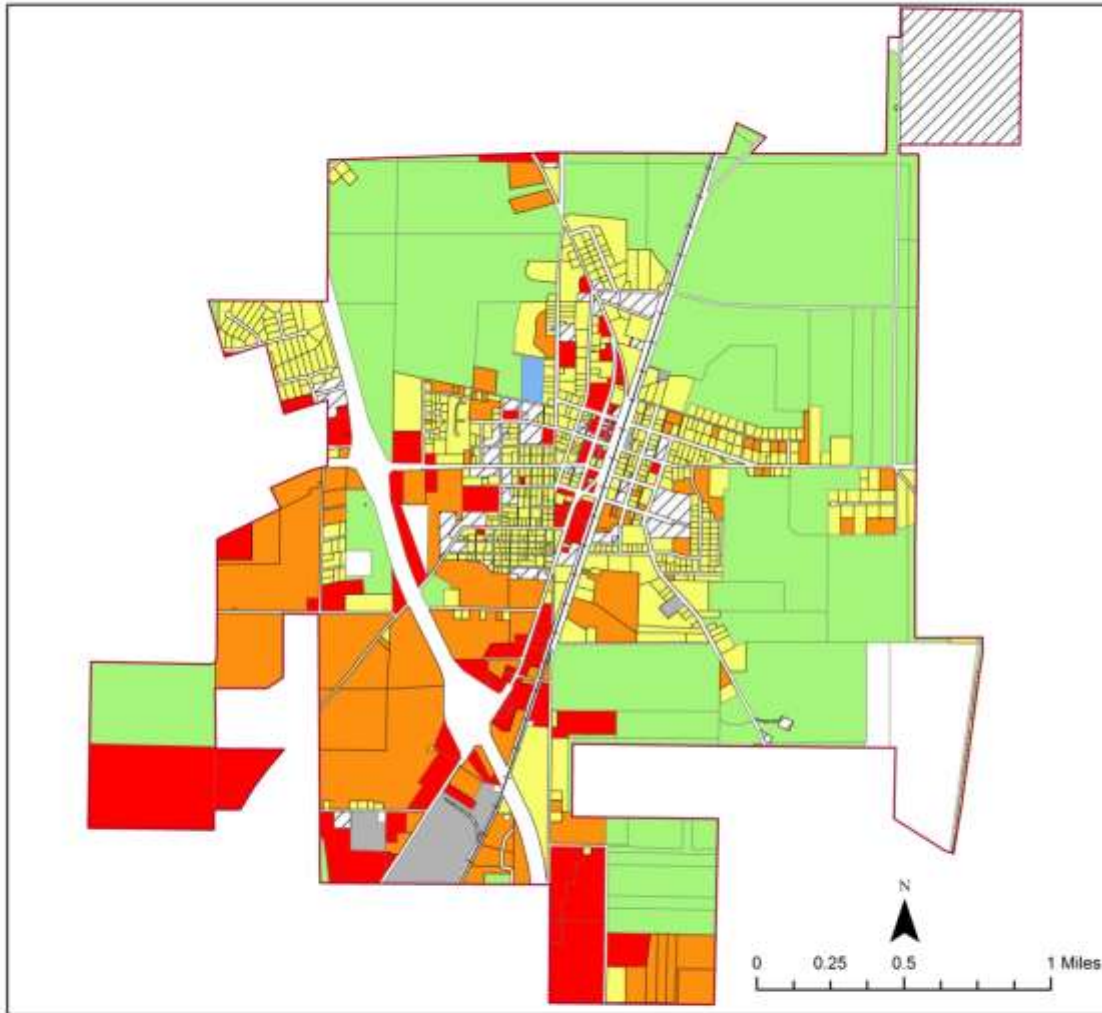
Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

City of Unadilla

Existing Land Use - July 1, 2017



Legend

- | | |
|---|--|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Railroad |
| Public/Institutional | |



Unadilla Existing Land Use Percentage of Land Area	
Agriculture/Forestry	42%
Commercial	10%
Industrial	2%
Parks/Recreation/Conservation	<1%
Public/Institutional	5%
Residential	14%
Transportation/Communications/Utilities	13%
Vacant/Undeveloped	15%

Unadilla was incorporated on a plateau of prime farmland. Convergence of two man-made resources, routes of one of the state’s earliest railroads and one of the state’s (and U. S.) most significant north-south highways made this location all the more attractive for development. The community’s agricultural heritage is evident by the dominant Agriculture/Forestry land use that remains in the incorporated area. This is characterized by a majority wooded acreage in the northwest quadrant, yielding to a heavy cropland presence in the northeast and majority cropland in the southeast quadrant. This land use category is actually more dominant than the accompanying map indicates. The majority of the Vacant/Undeveloped acreage in the southwest quadrant could be classified as Agriculture/Forestry, but applicable land use definitions stipulate such acreage fronted by utilities (water/sanitary sewer) be classified Vacant/Undeveloped.

The large Vacant/Undeveloped parcels west of I-75 have services available to accommodate industrial development. Similarly classified properties east of I-75 have not been developed for a specific use or were developed for a specific use that has since been abandoned, or the property was without occupant/tenant at the time surveyed. The majority of these larger properties have never been developed.

Residential development has stayed relatively contiguous, expanding in all directions from the city center. Spot or “leap frog” development has been very limited. Average lot size increases with greater distance from the city core. There is one apartment complex and four sites of duplex housing; the balance is single-family.

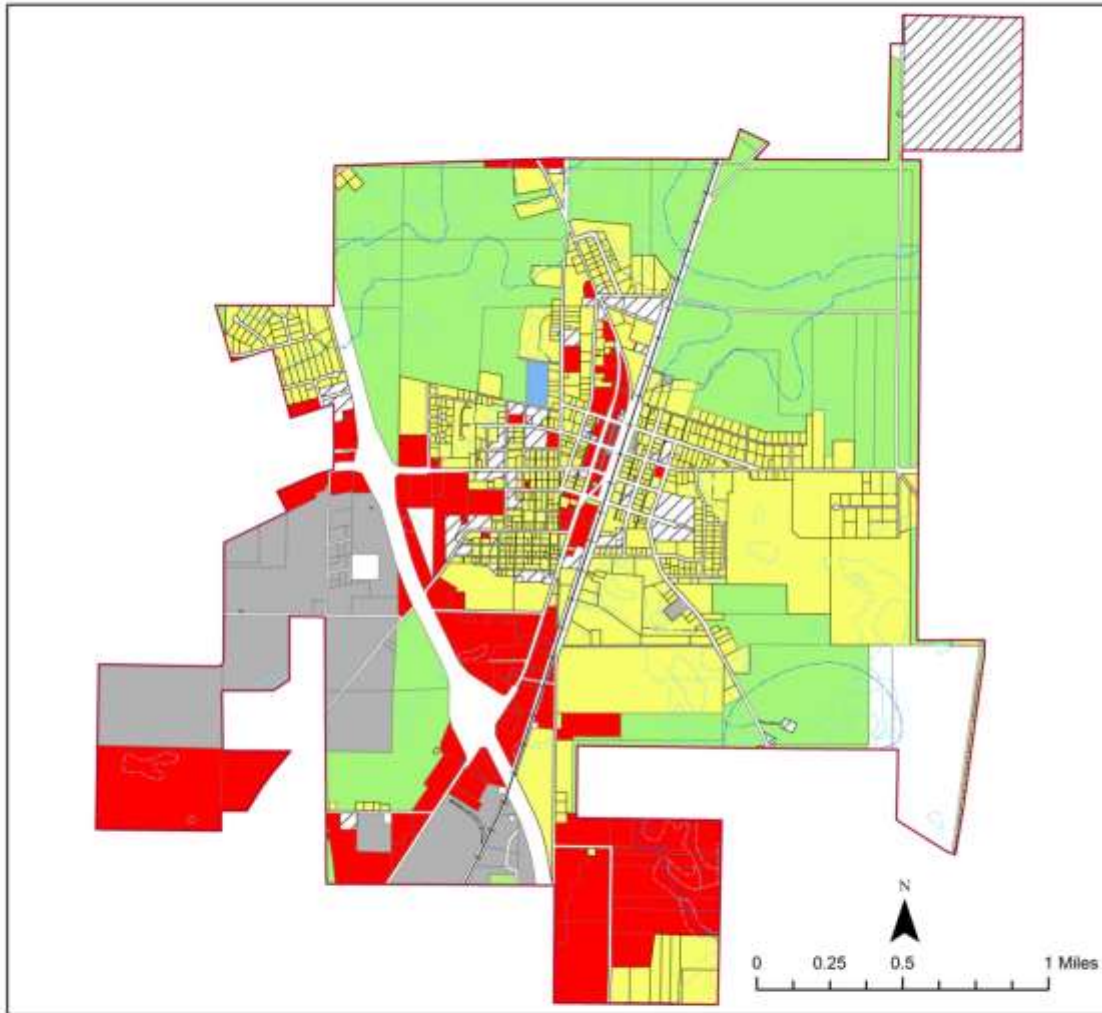
Transportation/Communications/Utilities use includes rights-of-way for the transportation network; streets and highways, including a two-mile segment of interstate, and railroad. The scattered sites include various components of the water and wastewater collection and treatment systems, a cell phone tower, electrical power substation and two small solar farms, one on each side of I-75.

Commercial development has followed the nationwide trend, transforming from a concentration of small, hometown stores and shops in and around the historic downtown to a trail of single-site franchise establishments with individualized parking near the interstate. The largest of this category, and unique from the rest, are on the south corporate limits; from west to east is an outdoor special event venue, tractor dealership and horse arena bordered on the north by a campground.

The largest contributor to the Public/institutional category is Dooly State Prison annexed into the northeast corner. Other significant acreages include the library in north-central and the city cemetery east-central. Numerous small parcels include city hall, other municipal/government-owned properties and several churches.

City of Unadilla

Future Land Use - November 1, 2017



Legend

- | | |
|---|--|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Floodplain |
| Public/Institutional | Wetlands |
| | Railroad |



Future Land Use Narrative

Significant changes in land use are projected, most significantly in the vicinity of I-75. A heavier Industrial presence is anticipated for the southwest quadrant west of the interstate. Some of these large lots are currently occupied, some are currently vacant and others are still farmland. All, however, have industrial-sized municipal services available. An industrial spec building is currently being developed on an adjoining, unincorporated parcel. Some features of the large agriculture/forestry parcel fronting the interstate will increase development cost, but these can be overcome and when done will complete a large industrial area.

The areas around both interstate exits, #121 (south) and #122, are projected for Commercial expansion. The most significant feature is a proposed Frontage Road to connect the two exits on the east side of the interstate. Re-establishment of more activity in the historic downtown area is projected, via infill and footprint expansion, and expansion of commercial activity anchored by Southeastern Arena in the southernmost annexed area.

Conversion of large parcels of current agriculture/forestry use to Residential are projected in east-central and south-central Unadilla. The specific types of development in these areas should be reviewed closely as part of an update of the zoning ordinance. This includes conversion of currently vacant properties (with an agriculture character) on the south corporate limits.

The only other significant change projected is conversion of currently Vacant/Undeveloped parcels to productive use. This will most often manifest itself in development/re-establishment of a use similar to the adjoining current use: infill development. Otherwise, nominal changes in land use are anticipated.

The city overlies significant groundwater recharge area and has jurisdictional wetlands present. Both natural resources are environmentally sensitive with protective measures prescribed in state and/or federal law. The city needs to adopt relevant measures of protection which will incorporate review for these resources into the permitting process. Presence of the recharge area alone affects all future development. There are not any other officially designated Regionally Important Resources in the city or immediate vicinity. The city does have floodplains and in response has adopted a flood damage prevention ordinance.

The city's original, uniform corporate limits have been altered with piecemeal, random annexations over time that have created irregularity in the corporate boundary. This can create governance and service delivery issues, along with land use conflicts between the needs of a more physically developed and more densely populated municipal area and the adjoining rural/unincorporated area. These problems can be exacerbated where the city limits have expanded to surround unincorporated areas and the governing jurisdictions have different levels of land use protection. City officials should consider whether a planned approach to annexation can help prevent the potential for such conflicts.

This map should be reviewed closely for correction and update as part of a review and update of the zoning map and ordinance.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

City of Unadilla Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program.								
pursue funding for aesthetic enhancements of both I-75 interchanges	X				X	\$100K	DOT Gateway	City clerk
continue <i>search</i> for, and <u>acquire</u> , land for active and passive recreation facilities	X					Staff Time \$10K	General fund	Staff Time
work with county recreation department to expand recreational opportunities in the city	X	X	X	X	X	Staff Time	Staff Time	City clerk
upgrade basketball courts			X			\$15K	General fund	PW Super
pursue development of a frontage road along the east side of I-75 between exits 121 and 122.	X	X	X	X	X	TBD	DOT TIA SPLOST	City council
New Work Program Projects								
pursue housing rehabilitation assistance and/or public facility improvements (water/sewer/street/drainage)	X			X		≤\$750K each	CDBG CHIP USDA-HPG	City council
identify incentives for housing development	X	X	X	X	X	Staff Time	Staff Time	City council
strengthen code enforcement	X	X				TBD	General fund	City council
Meet with the county to examine the benefits and discuss the possible creation of a land bank authority	X					Staff Time	Staff Time	City Council
Identify and pursue reclamation of brownfields	X	X				Staff Time	EPA	City Clerk
Work with the other jurisdictions to incorporate road/street projects (paving/resurfacing) into joint bid process for more competitive bidding	X	X	X	X	X	Staff Time	Staff Time	City clerk
Meet with the provider of local transit to arrange subscription service	X					staff time	staff time	City clerk
Increase wastewater collection and treatment capacity	X	X	X			\$12M	USDA	Utility Super
Monitor utility infrastructure for emergent needs and issues	X	X	X	X	X	staff time	staff time	Utility Super
GPS utility infrastructure		X				\$12K	GEFA	Utility Super

<p style="text-align: center;">City of Unadilla Community Work Program FY 2018-2022</p>								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program.								
Upgrade city parks/playgrounds		X			X	\$20K	General fund	PW Super
Perform wholesale review/update of zoning ordinance		X				\$8K	General fund	Planning Commission
Initiate a community effort to attract an urgent (or higher level) care facility	X					Staff Time	Staff Time	City council
Identify best annexation option for possible action	X	X				staff time	staff time	City council
Update pre-disaster mitigation plan			X			Staff Time	Staff Time	City Council
update comprehensive plan work program (2023-2027)					X	Staff Time	Staff Time	City council

Unadilla
Economic Development Work Program
2018-2022

Project	Fiscal Year					Funding		Responsible Party*
	'18	'19	'20	'21	'22	Cost	Source	
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery	X	X	X	X	X	TBD	CDBG EIP USDA OneGa	City clerk
Promote, encourage and facilitate increased enrollment in adult education classes (GED)	X	X	X	X	X	Staff Time	Staff Time	Family Connections
Publicize resident worker achievements (GED)		X	X	X	X	Staff Time	Staff Time	Family Connections
Expand the school system's career, technical and agricultural education (CTAE- vocational ed.) offerings and/or enrollment capacities	X	X				Staff Time	Staff Time	Board of Education
attract Small Business Development Center training programs focused on updated business and marketing models	X	X	X	X	X	Staff Time	Staff Time	Chamber of Commerce
Refresh the community brand for enhanced economic promotion	X	X				Staff Time	Staff time	Chamber of commerce
Extend the natural gas service area	X	X				TBD	OneGa GEFA	EDC Dir.

Unadilla
Report of Accomplishments 2013-2017

PROJECTS	Complete ¹	Underway, to be Completed...	Postponed Until...	Not Accomplished
relocate city hall	X			
procure vehicle for use of office staff	X			
employ staff to enhance code enforcement			...2018/2019 funding limitations	
launch city promotion/David Ragan Day	X			
perform drainage study				Lost priority
install backup water well for Dooly State Prison.	X			
install backup sewage lift station for Dooly State Prison.	X			
pursue funding for aesthetic enhancements of both I-75 interchanges		2018		
continue search for, and acquire, land for active and passive recreation facilities		2018		
work with county recreation department to expand recreational opportunities in the city		2018-2022		
upgrade basketball courts		2020		
replace lift station	X			
upgrade wastewater treatment facility	X			
expand LAS spray field	X			
street resurfacing	X			
paving/resurfacing and other transportation-related projects	X			
pursue housing and/or related <u>infrastructure</u> improvements (water/ <u>sewer</u> /drainage/street)	X			
extend natural gas service to Birdsong			...2018/2019 funding limitations	
continue phased replacement of natural gas meters.	X			

Unadilla
Report of Accomplishments 2013-2017

PROJECTS	Complete¹	Underway, to be Completed...	Postponed Until...	Not Accomplished
pursue development of a frontage road along the east side of I-75 connecting exits 121 and 122.			...2018-2022 funding limitations	
capture utility infrastructure with GPS			...2019 funding limitations	
pursue health clinic	X			
facilitate economic and residential development through service delivery, financial packaging, etc.				X ²
pursue Better Hometown designation				not a priority during the period
complete downtown streetscape Phases II and III	X			

¹ Project may be completed for the period but part of a longer-term, continuing or ongoing effort.

² no applicants during the period

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

The city will develop a more diverse economy and facilitate growth to better support quality-of-life features that will make life in the community even more satisfying to residents and enticing to prospective residents.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

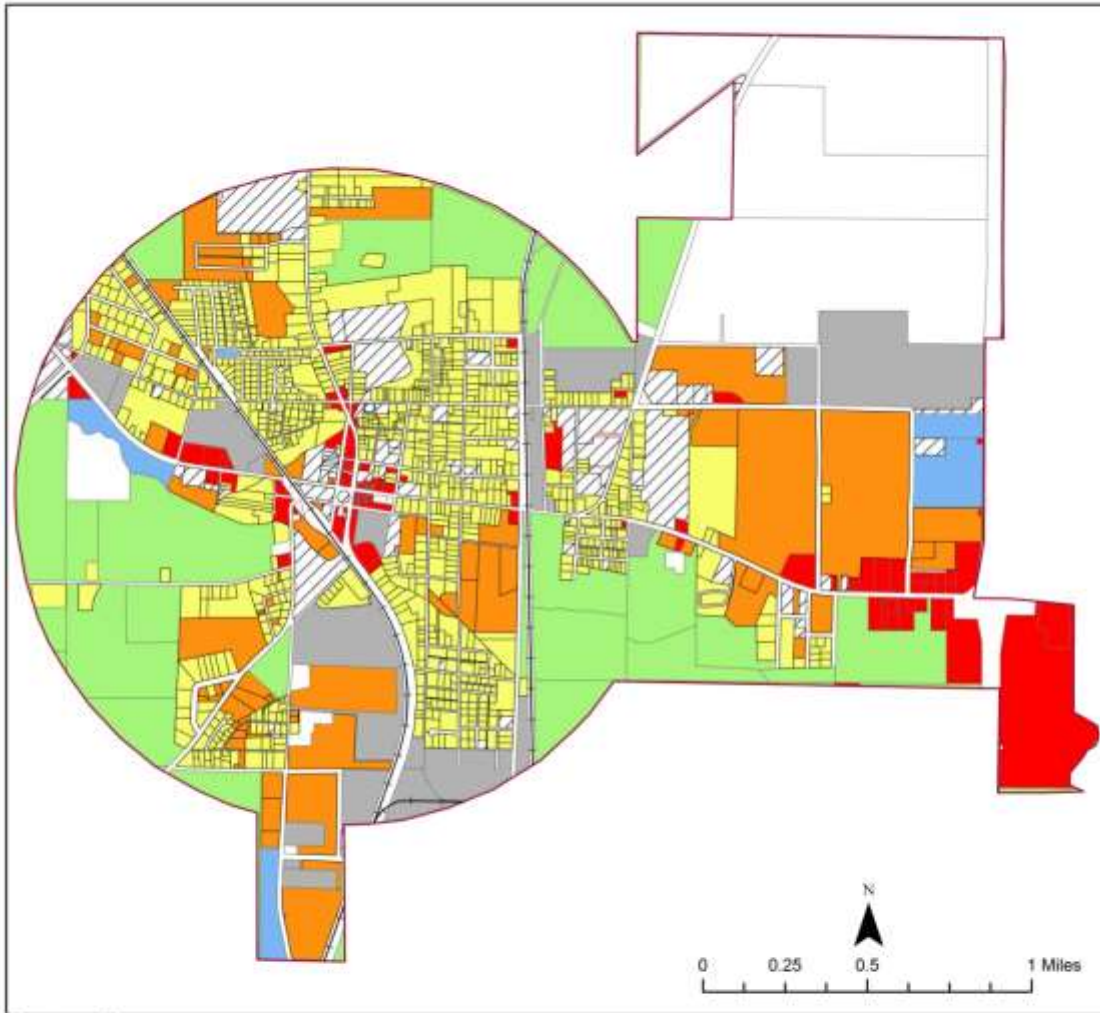
Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

City of Vienna - Existing Land Use July 1, 2017



Legend

- | | |
|---|---|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Railroad |
| Public/Institutional | |



Vienna Existing Land Use

Percentage of Land Area	
Agriculture/Forestry	19%
Commercial	5%
Industrial	8%
Parks/Recreation/Conservation	2%
Public/Institutional	6%
Residential	19%
Transportation/Communications/Utilities	26%
Vacant/Undeveloped	14%

Vienna incorporated with circular corporate limits two miles in diameter. Subsequent annexations were in response to extension of the interstate into the county in the late 1960s, industrial park development on the south boundary, development of a truck stop across the interstate and expansion of the municipal wastewater treatment system northeast of the original boundary.

Settlement of the community occurred amidst a heavy concentration of prime farmland. The agricultural heritage is evident from the presence of Agriculture/Forestry land use that still rings the outer limits of the city and numerous agriculture-related industrial sites. This land use is more extensive than the accompanying map and table indicate. Applicable land use definitions stipulate that lots or tracts of land that are served by typical urban public services but have not been developed for a specific use be classified Vacant/Undeveloped. The larger parcels in the south-central, south and east sections of the city classified Vacant/Undeveloped are being farmed or are in a farm state.

Residential development is distributed widely across the city but most concentrated in the north-central area. Multi-family housing is present on the larger parcels in northwest and northeast quadrants, southeast quadrant and the lower portion of the eastern annexed territory.

Transportation/Communications/Utilities accounts for the largest share of incorporated area because of acquisition and subsequent annexation of land in the northeast for a municipal wastewater spray irrigation field. A wastewater treatment facility is across town near the west corporate boundary. This category includes rights-of-way of the transportation network; local streets, state, U.S. and interstate highways and two mainline railroads. Most of the other properties in this category are elements of the municipal water system in the north, east and south, a telephone office, an electrical power substation and two solar field sites. A third solar field is considered part of the on-site industrial use.

Industrial activity is distributed across the city, most of this activity is agriculture related; buying points and warehousing/storage of raw agriculture products, and processing and packaging poultry.

Public/Institutional land uses consist primarily of the high school on the north boundary, city cemetery in north-central, Family and Children Services, health department, numerous churches and city and county properties.

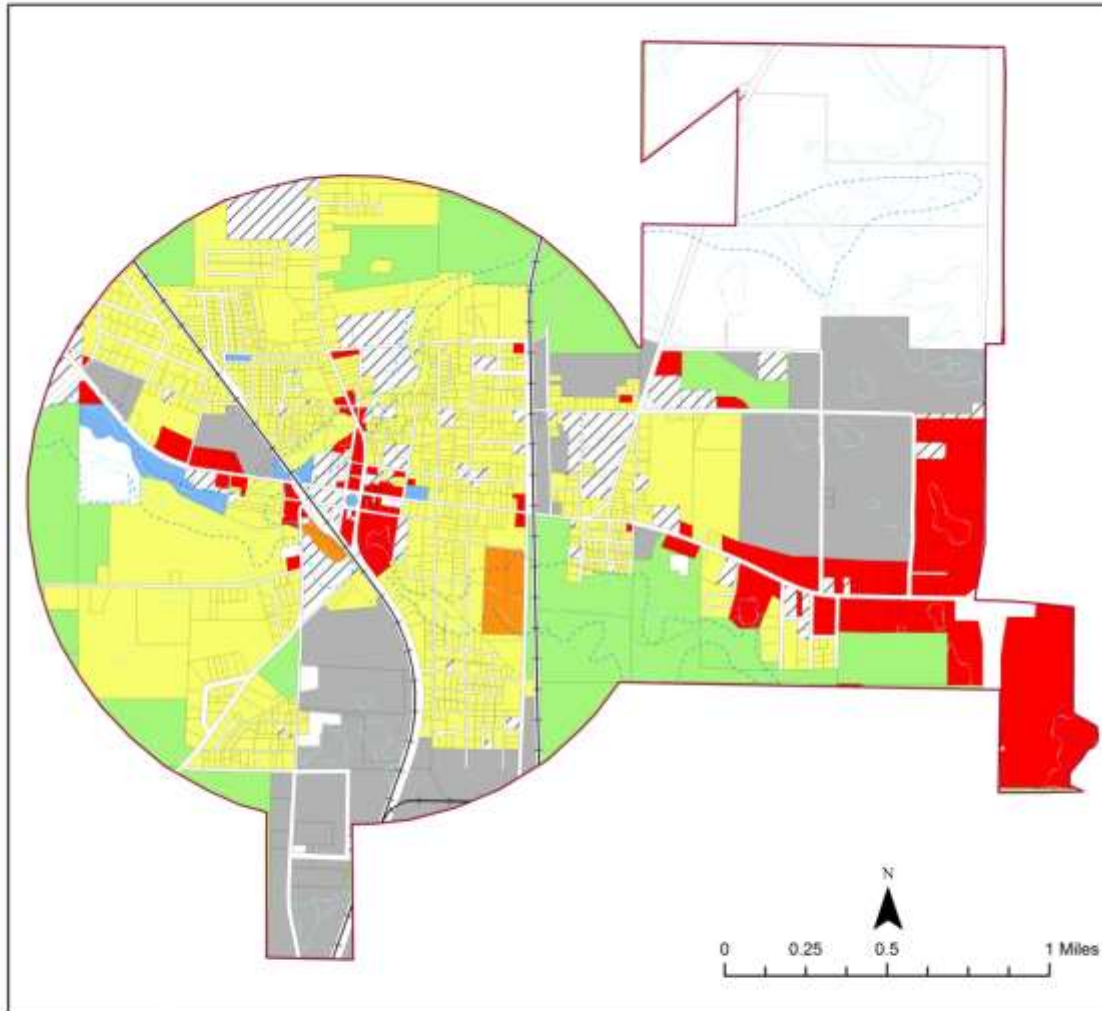
An active, historic, downtown Commercial core remains with a preponderance of zero lot line storefronts. A second concentration with larger parcels is concentrated around the I-75 interchange.

Parks/Recreation/Conservation sites consist of a conservation area in west-central and neighborhood park in the northwest quadrant, baseball/football complex south, city park just east of the city center, and an outdoor event venue and adjoining baseball complex on the east boundary.

Most of the larger Vacant/Undeveloped parcels have never been developed. The two large lots in the east are actively farmed, but in accordance with applicable land use definitions are included in this category because of direct access to municipal utilities. The balance of properties have never been developed,

were developed but later abandoned or were vacant at the time surveyed.

City of Vienna - Future Land Use November 1, 2017



Legend

- | | |
|-------------------------------|--|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Industrial | Vacant/Undeveloped |
| Parks/Recreation/Conservation | Floodplain |
| Public/Institutional | Wetlands |
| | Railroad |



Future Land Use Narrative

A significant increase in Residential land use is projected, much of it being converted from its current vacant/undeveloped status; infill development. This will be accomplished through stringent code enforcement, adoption and implementation of new development/redevelopment tools to eliminate blighted conditions, and development of incentives to facilitate development of properties not currently contributing to the community. As stated, success with this will greatly reduce the existence of Vacant/Undeveloped acreage currently distributed widely across the city. Residential development is also projected for previously “untouched”, agricultural areas of the city, most notably in west-central and the southwest quadrant. A smaller portion of this development is projected for east-central Vienna. The specific types of development in these areas should be reviewed closely as part of an update of the zoning ordinance.

Industrial infill is projected to complete the industrial park, south/south-central, capitalizing on earlier public investments in land and utility infrastructure designed and constructed to meet industrial needs. This includes a roughly equivalent acreage in east-central Vienna, better located to accommodate the need of some industrial prospects for direct access to the interstate.

Projected development will reduce Agriculture/Forestry acreage, which is to be expected in incorporated areas. But greenspace has value in urban settings and much of that which will remain has development limitations, primarily access and environmental. The projected loss will be mitigated with additional Parks/Recreation/Conservation lands by development of Pennahatchee Creek Park, a ±25 acre linear park in west-central Vienna for active and passive recreation and environmental education.

Commercial infill is proposed for historic downtown, including the conversion of significant acreages in warehouse use on the south side (currently industrial) for expanded commercial activity. The commercial footprint will also expand in the vicinity of the I-75 interchange, with sales and services targeted primarily for interstate traffic.

No expansion of the Public/Institutional or Transportation/Communication/Utilities infrastructures are projected at this writing.

Vienna overlies significant groundwater recharge area and has jurisdictional wetlands, and has already adopted Part V Environmental Planning Criteria and/or other measures affording protection for these important natural resources. There are not any other officially designated Regionally Important Resources in or in the vicinity of the city.

This map should be reviewed closely for correction and update as part of a review and update of the zoning map and ordinance.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity,*
- Legal authorization for the activity, if applicable,*
- Timeframe for initiating and completing the activity,*
- Responsible party for implementing the activity,*
- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

City of Vienna Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Projects delayed or rolled-over from previous work program.								
develop satellite facility for city emergency response/public safety services – storm-resistant			X	X		\$150K	General fund	City administrator
Implement plans for a multi-purpose trail and greenway corridor along Pennahatchee Creek recommended in the Vienna Master Plan		X				\$350K	LWCF General Fund	CD Director
clear the former RedKap site and use the property to incentivize workforce housing development	X	X	X			TBD	General fund	City administrator
Convert former elementary school complex on 9 th Street to a multi-purpose cultural facility				X	X	\$2.5M	USDA GEFA OneGa	CD Director
Encourage development of an urgent care medical facility, with after-hours availability	X	X				TBD	OneGa	Mayor and Council
Support Lake Dooly development proposal	X	X	X	X	X	TBD	EDA EPD	EDC Dir.
New Work Program Projects								
pursue housing rehabilitation assistance and/or public facility improvements (water/sewer/street/drainage)	X	X	X	X	X	≤\$800K	CDBG CHIP USDA-HPG	CD Dir.
capitalize a RLF for construction of owner-occupied workforce housing	X	X				±\$250K	CDBG	CD Dir.
identify additional incentives for housing development	X					Staff time	Staff time	CD Dir.
Host homebuyer education workshops	X	X	X	X	X	Staff time	Staff time	Family Connections
strengthen code enforcement	X	X	X	X	X	Staff time	Staff time	City administrator
Meet with the county to examine the benefits and discuss possibly creating a land bank authority	X	X				Staff time	Staff time	City council
Make capital improvements to address land subsidence on western spray fields			X	X		±\$1M	USDA GEFA	City administrator
Replace city WWTP evaporation pond clay liner				X	X	±\$1M	USDA GEFA	City administrator

City of Vienna Community Work Program FY 2018-2022								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
New Work Program Projects (cont'd)								
Stabilize wastewater collection lines with cure-in-place piping			X	X	X	±\$500K	USDA GEFA	City administrator
monitor utility systems closely for emergent needs	X	X	X	X	X	Staff time	Staff time	Public Works Dir
capture accurate locations of utility infrastructure components with GPS technology			X			\$15K	USDA GEFA	Utility Super.
Renovate and retro-fit public works facility with storm-resistant features	X	X				\$250K	General fund	City administrator
identify and pursue reclamation of brownfields	X	X	X	X	X	Staff time	EPA	City administrator
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery	X	X	X	X	X	TBD	CDBG USDA	City administrator
work with the county to incorporate road/ street projects (paving/resurfacing) into joint bid process for more competitive bidding	X	X	X	X	X	Staff time	TIA SPLOST LMIG	City administrator
Initiate a community effort to attract an urgent (or higher level) care facility, preferably with extended hours	X					Staff time	Staff time	EMS Director
continue to build community pride in the school system with special, joint, community events	X	X	X	X	X	Staff time	Staff time	Chamber of commerce
Make repairs to Vienna Cultural Center and stabilize the site	X					≤\$10K	Donations	HPC Chair
Upgrade city parks		X		X		\$12K	General fund	City administrator
Update pre-disaster mitigation plan			X			Staff time	Staff time	Emergency Mgt. Dir.
update comprehensive plan work program (2023-2027)					X	Staff time	Staff time	CD Dir.

<p style="text-align: center;">Vienna Economic Development Work Program 2018-2022</p>								
Project	Fiscal Year					Funding		Responsible Party
	'18	'19	'20	'21	'22	Cost	Source	
Pursue designation of a truck route	X	X						CD Dir
Pursue DOT support for an additional I-75 exit at mile marker 108 for future industrial development	X	X	X	X	X	Staff Time	Staff time	EDC
facilitate economic and residential development with financial packaging/service delivery, etc.	X	X	X	X	X	TBD	CDBG USDA GEFA	CD Dir
Promote, encourage and facilitate increased enrollment in adult education classes (GED)	X	X	X	X	X	Staff Time	Staff time	Family Connections
Publicize success stories of GED graduates and work achievements	X	X	X	X	X	Staff Time	Staff time	Family Connections
Expand the school system's career, technical and agricultural education (CTAE- vocational ed.) offerings and/or enrollment capacities	X	X	X			Staff Time	Staff time	BOE
arrange Small Business Development Center training programs focused on updated business and marketing models	X	X	X	X	X	Staff Time	Staff time	EDC
Revisit the community brand for possible update as part of an increased focus on developing agri-tourism	X	X				Staff Time	Staff time	Chamber of commerce
Make lighting and other enhancements to the Georgia State Cotton Museum	X					\$15K	General fund	City administrator
develop plans for municipal annexation	X	X				Staff Time	Staff time	City administrator

Vienna				
Report of Accomplishments 2013-2017				
PROJECTS	Complete ¹	Underway, to Be Completed	Postponed Until...	Not Accomplished
Housing and/or related public infrastructure improvements	X			
Begin update of comprehensive plan	X			
Acquire land for Inert Landfill				Delayed indefinitely, lost priority
Acquire land for wastewater LAS expansion	X			
Pursue <u>truck route</u> and possible linkage with a new I-75 <u>interchange</u> (<u>separated</u> in new EconWP)			2018-2022 funding limitations	
Construct new public safety complex	X			
Develop satellite facility for city emergency response/public safety services			2020-2021 funding limitations	
Implement the plans for a multi-purpose trail and greenway corridor along Pennahatchee Creek as recommended in the Vienna Master Plan			2019	
Renovate Red Cap building (expanded description in CWP)		2019		
Install sprinkler systems in city parks	X			
Convert former elementary school complex to a multi-purpose cultural and regional civic center type facility			2021-2022 funding limitations	
Encourage development of an urgent care medical facility, with after-hours availability	X			
Actively promote local tourism facilities such as the Cotton Museum and Walter George Law Museum	X			
Capture utility infrastructure with GPS/create GIS data base			2020 funding limitations	
Street resurfacing	X			

Vienna				
Report of Accomplishments 2013-2017				
PROJECTS	Complete¹	Underway, to Be Completed	Postponed Until...	Not Accomplished
Transportation improvements (local projects-sidewalks, etc.)	X			
Assist VFD equipment, tool and vehicle purchases	X			
Sewer System Infiltration project	X			
Coordinate with the county in pursuit of recreation enhancements	X			
Urban Redevelopment Plan	X			
Facilitate economic and residential development through service delivery, financial packaging, etc.	X			
Support Lake Dooly development proposal			2018-2022 funding limitations	

¹ Project may be completed for the period but part of a longer-term, continuing or ongoing effort.

Appendix

Public Hearing Notices, Sign-In Sheets and Additional Public Notifications

First Public Hearing and Sign-in Sheets
Alphabetical by Jurisdiction

STATE BOARD OF EDUCATION
Distributed By Email To:
Mr. Mike Brown (via email to mike@
mikebrownlaw.net & Gerrie@
mikebrownlaw.net)

Mr. Thomas G. Sampson (via email to
t.sampson@tkslaw.com)
Ms. Meka B. Ward (via email to
m.ward@tkslaw.com)

IN THE SUPERIOR COURT OF
DOOLY COUNTY
STATE OF GEORGIA
STATE OF GEORGIA
ex rei

BRADFORD L. RIGBY
DISTRICT ATTORNEY
CORDELE JUDICIAL CIRCUIT
CIVIL ACTION NO.
PLAINTIFF

vs.
FIFTEEN THOUSAND TWO
HUNDRED EIGHTY-THREE
DOLLARS (\$15,283.00) OF UNITED
STATES CURRENCY

TWO THOUSAND NINETY-TWO
DOLLARS (\$2,092.00) OF WESTERN
UNION
MONEY ORDERS
DEFENDANT IN REM
RE PROPERTY OF

SHAQUILLE TASHA WN MILIEN
TAMECIA LACHE AUGUSTINE
PURPORTED OWNER(S)
NOTICE OF PROCEEDINGS
TO: ALL PERSONS HAVING AN
INTEREST IN SAID PROPERTY

You are hereby notified that the above-
styled action seeking the forfeiture of
the above:

scribed property was filed in the said
Court on the 8 day of September 2016,
pursuant
to O.C.G.A. §§ 9-16-16, 16-9-4 and 16-
13-49.

Said action alleges that you may have an
interest in said property. You are further
notified that by reason of an order for
publication by Notice of Proceedings
entered by the Court on the 21st day of
2016, you are hereby commanded and
required to file with

the Clerk of said Court and serve upon
Bradford L. Rigby, District Attorney,
Post Office Box
5510, Cordele, GA 31010 an Answer to
the complaint within thirty (30) days of
the date of the

second publication. If you fail to do so,
judgment pursuant to O.C.G.A. § 9-16-
16 will be taken
for the relief demanded in the
Complaint. If you have been personally
or notoriously served with

the complaint and summons, the
foregoing does not apply and you
should respond within the
time specified in the summons.
Witness the Honorable, Judge of said
Court.

Dooly County Tax Commissioner

Georgia records, having been last sold,
assigned, transferred and conveyed to
Cenlar FSB by Assignment and said
Security Deed having been given to
secure a note dated March 29, 2002,
in the amount of \$63,000.00, said note
being in default, the undersigned will
sell at public outcry during the legal
hours of sale before the door of the
courthouse of Dooly County, Georgia,
on December 6, 2016, the following
described real property (hereinafter
referred to as the "Property"):
**IMPROVED RECTANGULAR
PARCEL CONTAINING
APPROXIMATELY 1.99 ACRES
SITUATE IN THE CITY OF LILLY,
DOOLY COUNTY, GEORGIA, AND
BEING A PART OF LOT OF LAND
NO. 178 IN THE SEVENTH LAND
DISTRICT OF SAID COUNTY,
SAID PARCEL FRONTING ON
ITS SOUTHEASTERLY SIDE THE
NORTHWESTERLY SIDE OF
PAVED PUBLIC STREET KNOWN
AS BONAMAN STREET, ALSO
KNOWN AS MCGOUGH ROAD,
310 FEET, AND FRONTING ON
THE SOUTHWESTERLY SIDE
THE NORTHEASTERLY SIDE
OF PAVE CHURCH STREET, 280
FEET; THE WITHIN DESCRIBED
PARCEL BEING THE WHOLE OF
THE 1.99 ACRE PARCEL SHOWN
AND DELINEATED IN SURVEY
PLAT OF LILLIAN R. ASPINWALL
AND JERRY W. ASPINWALL,
DATED 18 NOVEMBER 1997,
PREPARED BY EARL D. RAINES,
GEORGIA REGISTERED LAND
SURVEYOR NO. 1512, COPY OF
WHICH PLAT IS RECORDED IN
THE OFFICE OF THE CLERK OF
THE SUPERIOR COURT OF
DOOLY COUNTY, GEORGIA, IN
PLAT RECORD 10, AT PAGE 299,
SAID PLAT AND THE RECORD
THEREOF BEING BY REFERENCE
INCORPORATED HEREIN.** The
debt secured by the Security Deed and
evidenced by the Note and has been,
and is hereby, declared due and payable
because of, among other possible events
of default, failure to make the payments
as required by the terms of the Note. The
debt remaining is in default and this sale
will be made for the purposes of paying
the Security Deed, accrued interest,
and all expenses of the sale, including
attorneys' fees. Notice of intention to
collect attorneys' fees has been given
as provided by law. To the best of the
undersigned's knowledge, the person(s)
in possession of the property is/are
JERRY W ASPINWALL. The property,
being commonly known as 147 Church
St, Vienna, GA, 31092 in Dooly
County, will be sold as the property of
JERRY W ASPINWALL, subject to any
outstanding ad valorem taxes (including
taxes which are a lien and not yet due

real estate delineated in
survey plat for H. Fred
Moore, Jr., prepared by
Earl D. Raines, Georgia
Registered Land Surveyor
No. 1512, bearing plat
date of 7 November 1994,
recorded in Clerk's office,
Dooly Superior Court,
Plat Book 11, page 75, said
plat being by reference
thereto incorporated
herein for a more complete
description. Said property
being the same real
estate described in and
conveyed by Deed from H.
F. Moore, Jr. to John M.
Penney dated 15 December
1994, and recorded in
aforementioned Clerk's
office, Deed Book 198,
pages 187 and 188.
The indebtedness secured by said
Security Deed has been and is hereby
declared due and payable because
of, among other possible events of
default, non-payment of the monthly
installments as required by said Note
and Security Deed. The debt remaining
in default, this sale will be made for
the purpose of paying the same and all
expenses of this sale, as provided in the
Security Deed and by law, including
attorney's fees (notice of intent to collect
attorney's fees having been given) and
all other payments provided for under
the terms of the Security Deed and Note.
Said property will be sold subject
to any outstanding ad valorem taxes
(including taxes which are a lien, but
not yet due and payable), any matters
which might be disclosed by an accurate
survey and inspection of the property,
any assessments, liens, encumbrances,
zoning ordinances, restrictions,
covenants, and matters of record
superior to the Security Deed first set
out above.
The sale will be conducted subject
(1) to confirmation that the sale is not
prohibited under the U.S. Bankruptcy
Code and (2) to final confirmation and
audit of the status of the loan with the
holder of the security deed. Pursuant
to O.C.G.A. Section 9-13-172.1,
which allows for certain procedures
regarding the rescission of judicial
and non-judicial sales in the State of
Georgia, the Deed Under Power and
other foreclosure documents may not
be provided until final confirmation
and audit of the status of the loan as
provided immediately above.
The entity that has full authority to
negotiate, amend, and modify all
terms of the mortgage with the debtor
is: CARRINGTON MORTGAGE
SERVICES, LLC, 1600 South Douglass

ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE
FOR WEBTRELOAN.COM INC.,
dated 10/31/2006, recorded in Deed
Book 381, Page 258, Dooly County,
Georgia records, as last transferred
to U.S. Bank National Association,
as Trustee for Residential Asset
Securities Corporation, Home Equity
Mortgage Asset-Backed Pass-Through
Certificates, Series 2007-KS1 by
assignment recorded or to be recorded
in the Dooly County, Georgia records
conveying the after-described property
to secure a Note in the original principal
amount of Fifty Thousand and 00/100
DOLLARS (\$50,000.00), with interest
thereon as set forth therein, there will
be sold at public outcry to the highest
bidder for cash at the usual place for
conducting Sheriff's sales in Dooly
County, Georgia, within the legal hours
of sale on the first Tuesday in November
2016, the following described property:
THE FOLLOWING DESCRIBED
REAL PROPERTY SITUATE IN THE
CITY OF VIENNA, COUNTY OF
DOOLY, AND STATE OF GEORGIA,
TO WIT:
ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN THE
COUNTY OF DOOLY OF THE STATE
OF GEORGIA
ALL THAT TRACT OR PARCEL OF
LAND SITUATE, LYING AND BEING IN
THE CITY OF VIENNA, DOOLY
COUNTY, GEORGIA, FRONTING
ON ITS EAST THE WEST SIDE OF
HARGROVE STREET EXTENSION
100 FEET, AND EXTENDING
WESTERLY ON A BEARING SOUTH
78 DEGREES, 49 MINUTES WEST
BETWEEN PARALLEL LINES TO
PENNAHATCHEE CREEK, SAID
LOT COMPRISING THE WHOLE
OF SUBDIVISION LOT NO. 6
DELINEATED IN A SURVEY OF
PLAT OF HARGROVE STREET
EXTENSION DATED APRIL 24, 1971
PREPARED BY EARL D RAINES,
SURVEYOR, A COPY OF WHICH
IS RECORDED IN PLAT BOOK
4, PAGE 21, CLARK'S OFFICE,
DOOLY SUPERIOR COURT. SAID
PLAT AND THE RECORDED COPY
THEREOF ARE INCORPORATED
HEREIN BY REFERENCE
THERE TO FOR ALL PURPOSES.
THE SOUTHEAST CORNER OF
THE WITHIN DESCRIBED PLAT
WHICH IS LOCATED ON THE
WESTERLY SIDE OF HARGROVE
STREET EXTENSION WITH THE
WEST SIDE OF FIFTH STREET.
THENCE RUN ALONG THE WEST
SIDE OF HARGROVE STREET
EXTENSION DUE WEST 420 FEET,
THENCE RUN ALONG THE WEST
SIDE OF HARGROVE STREET
EXTENSION NORTH 11 DEGREES
11 MINUTES WEST 50.9 FEET
TO THE AFOREMENTIONED
SOUTHEAST CORNER OF THE
AFOREMENTIONED LOT 6, BY FEE

One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326
Our File# 017237-008180 Notice
is here by given that an application
has been filed by Latta Patel - Vienna
Travel Plaza LLC with the Mayor and
City Council of Vienna, Georgia for
a beer/wine license. The address of
the proposed location of the premises
whereon said business is to be conducted
at: 1525 E Union Street Vienna, Georgia
31092
Said application is to be acted upon by
the Mayor and City council of Vienna,
Georgia at its regular meeting to be
held at the council chambers in the City
Hall of Vienna, Georgia on the 28th day
of November, 2016 at 6 o' clock p. m.
NOTICE TO DEBTORS AND
CREDITORS
STATE OF GEORGIA
COUNTY OF DOOLY
All Creditors of the estate of Talmadge
Larry Gunter, deceased, late of Dooly
County, Georgia, are hereby notified to
render their demands to the undersigned
according to law, and all persons
indebted to said estate are required
to make immediate payment to the
undersigned. Andrea Gail Youngblood
and Brent Talmadge Gunter, co-
Executors of the Estate of Talmadge
Larry Gunter, 7251 Hwy 41 N,
Vienna, GA 31092
Andrea Gail Youngblood
PO Box 37
Roberta, GA 31078
4 7 8 - 9 5 7 - 8 1 7 2
PUBLIC HEARING
A public hearing is scheduled for the
17th day of November, 2016 at 6:00
p.m. at Vienna City Hall located
at 203 West Cotton Street for the
purpose of receiving citizens input and
comments to discuss the following re-
zoning request. Wim Stoffers of 509
North 3rd Street, Vienna, GA has filed
an application to rezone 432 North
3rd Street which is currently zoned
R-1 Single Family Residential to C-1
Community Commercial for the purpose
of operating a solar sales and service
business. As set forth in the Americans
with Disabilities Act of 1992, the City
of Vienna does not discriminate on the
basis of disability and will assist citizens
with special needs given proper notice
(seven working days).
The City of Vienna is an equal
opportunity provider and employer.
For more information, please call 229-
268-4920.
Janet P. Joiner
Planning and Zoning Officer
City of Vienna

NOTICE OF PUBLIC
HEARINGS

Dooly County, Byromville,
Dooling, Lilly, Pinehurst,
Unadilla and Vienna are
initiating an update to
their joint comprehensive
plan. This effort is an
attempt to identify needs
and opportunities, establish
community goals, identify
preferred land uses and
develop a five-year
community work program.
Local elected officials will
use the finished document to
guide policy and management
decisions directed toward
implementing important
economic development and
revitalization initiatives.
Initial public hearings will
be held to begin the process
in each of the jurisdictions as
follows:
Byromville at 6:30 p.m.
Tuesday, November 15, in
city hall;
Dooling at 6:30 p.m. Monday,
November 14, in city hall;
Lilly at 5:00 p.m. Thursday,
November 17, Lilly fire hall;
Pinehurst at 7:30 p.m.
Thursday, November 03, in
city hall;
Unadilla, at 6:00 p.m. Xday,
November xx, in city hall;
Vienna at 6:00 p.m. Monday,
November 14, in city hall;
Dooly County at 11:00
a.m. Thursday, November
17, in county offices at 113
North 3rd St, Vienna. For
additional information
contact the clerks' offices
in each jurisdiction. The
public is encouraged to
attend and participate in
these important meetings
and the plan update

A-3

Greater Dooly Comprehensive Plan 2018-2027
 Public Hearing – BOC Office – Vienna
 November 17, 2016 – 11:00 a.m.

name	representing	telephone	e-mail
Stephen C. Sanders	Dooly County	229-268-4228	scsanders@doolycountyga.com
EUGENE CASON	Dooly County	229/268-2800	eugene.cason@citizensagency.net
Charles ANDERSON	Dooly County	478-293-7754	AndersonTVSales@windstream.net
Walter Hudson	Dooly County/Comm	478/244-4867	walterhudson@hotmail.com
Walter Hudson	Dooly County	478/244/0767	Janie Baron@yahoo.com
Walter Hudson	Dooly County	229-322-1795	RHARR58@gmail.com
Chris Flynn	Dooly County	229-322-5818	doolysw@gmail.com
A-4			

Greater Dooly – Dooling Comprehensive Plan 2018-2027
 Public Hearing – Dooling City Hall
 Monday, November 14, 2016 – 6:30

name	representing	telephone	e-mail
Judith Volner		478-954-2084	
Hennie m Smith		478-433-6756	
Jean T. Truch		478-957-6319	
Danell Coleman		229-942-3016	
Dana Rogers		478-244-9651	
Linda Russell		478-244-4004	
A-6			

Greater Dooly – Pinehurst Comprehensive Plan 2018-2027
 Public Hearing – Pinehurst City Hall
 November 3, 2016 – 7:30 pm

name	representing	telephone	e-mail
Jan Peavy	Pinehurst	229-942-0593	jpeavy@pullingtonacademy.com
Mark C. Peavy	Pinehurst	229-942-4164	mcpv31@gmail.com
Fany Black Shear	PINEHURST	229-322-3351	
Joe C. Williams	Pinehurst	229-886-9483	williams.phomas@gmail.com
Kim Rhodes	Pinehurst	229-938-1523	kimbrhodes@gmail.com
Joyce Rhodes	PINEHURST	229-938-7547	
Lee Crow	Pinehurst	229-942-7321	
Mary Ellen Luca	Pinehurst	229-591-3398	grandma31070@yahoo.com
Cennie Christmas	Pinehurst	229-322-6096	cpchristmas@hotmail.com
HEARING DOUBLED AS A WORK SESSION			

Greater Dooly – Vienna Comprehensive Plan 2018-2027
 Public Hearing – Vienna City Hall
 Monday, November 14, 2016 – 6:00

name	representing	telephone	e-mail
Randall R. Almond	city of Vienna	(229) 947-3327	randalmond56@gmail.com
WALTER F. BROWN	CITY OF VIENNA	229-938-7501	WALTER BROWN @ EMAIL.COM
Hobby Stripling	City of Vienna	229-938-7320	hobbystrip12932@gmail.com
Albert King	CITY OF VIENNA	229-268-4337 229-412-0017	Albert King @ CITY VIENNA.COM
Beth English	City of Vienna	229-268-4977	benglish@swgg-easterseals.org
MICHAEL BOWEN	CITY OF VIENNA	229-268-4744	MICHAEL.BOWENS@CITYOFVIENNA.ORG
Margaret Shelley	City of Vienna	229-268-4744	mshe1ley@cityofvienna.org
Jacet Joiner	City of Vienna	229-268-4920	jjoiner@sawga.net
Larista Thompson	City of Vienna	229-268-4920	larista.thompson@cityofvienna.org
Tim Frantz	News OBSERVER	229-699-0475	timdee3819hushes.net
COZIE Lay	Vienna Police Dept	229-268-7033	Captain COZIE Lay@gmail.com
Hansell Vonter	Vienna Police Dept	229-268-7033	Hankvon@gmail.com
NATHAN JORDAN	CITY OF VIENNA	229-947-0743	nathan.jordan@cityofvienna.org
HENRY JOHNSON	CITY OF VIENNA	478-952-7617	HENRY JOHNSON@.COM

Sign-in Sheets Collected at Most Work Sessions

Greater Dooly – Pinehurst Comprehensive Plan 2018-2027
 Work Session – Pinehurst City Hall
 December 1, 2016 – 7:30

name	representing	telephone	e-mail
Larry Blackshear	COUNCIL		
Mark C Peavy	COUNCIL		
Joe C. Williams	COUNCIL		
Brad Burk	COUNCIL	229 938 0055	
Kee Cross	COUNCIL	279-942-7321	
Kim Rhodes	INCOMING CLERK		
Dan Lucas	CURRENT CLERK		
Harvey Seeg			
Connie Christmas	MAYOR		
David West	Pinehurst Fire Dept.	229-947-0370	pinehurstfirechief@gmail.com

Greater Dooly – Dooling Comprehensive Plan 2018-2027
 Work Session - Dooling City Hall
 Monday, December 5, 2016 – 6:00

name	representing	telephone	e-mail
Dorell Coleman	COUNCIL		
David Turner			
Frank Frazier			
Bernie Smith	COUNCIL		
Gen. J. Dyer	MAYOR		
Judith Volner	COUNCIL		
Gloria J. Wiggins			
David Smith		478-244-1895	
John Wiggins			
Theresa Lewis			
Brenda Burden			
Linda R. Russell	CLERK		
Nancy Rogers	COUNCIL		

Greater Dooly Comprehensive Plan 2018-2027
Dooly Work Session – BOC Office
January 5, 2017 – 6:00

name	representing	telephone	e-mail
Statty Mashburn	Dooly County EDC	706-483-3824	StattyMashburn@yahoo.com
Gary Houston	Dooly Co. Zoning	229-268-6696	inspectorhouston@gmail.com
Terrill Hudson	Dooly Co Comm	478-244-4861	Walterthudson@hotmail.com
Mavis Power	Dooly Co Coroner	229-805-0585	medic4165@yahoo.com
Jacob Joiner	Dooly Co. Recreation Dept.	229-268-9176	jjoiner@doolyrec.com
Don Williford SR	Dooly County EMS	229-947-0705	gaemsdon@hotmail.com
Linda Woodson	Dooly Co. Commissions	229-268-4228	Woodson.linda@gmail.com
Steve Sanders	Dooly Co. Commissioners	229-268-4228	scsanders@doolycountyga.com
Kenny Calhoun	Dooly Co EMA/Fire	229-268-4395	Kennycalhounfire@gmail.com
EUGENE CASON	Dooly Co. Commissioners	229-938-4795	EugeneCason@CitizensAgency.net
TOMY Lester	Dooly Co. Commissioner	478-627-9017	tlester0902@gmail.com
Brenetta Childs	Dooly Co. Elections	229-268-9023	dooly.county.elections@gmail.com

Greater Dooly – Pinehurst Comprehensive Plan 2018-2027
 Work Session – Pinehurst City Hall
 June 15, 2017 – 7:00

name	representing	telephone	e-mail
Brad Burk	COUNCIL		
Jan Peary	COUNCIL		
Mark Conway	COUNCIL		
Joe Williams	COUNCIL		
Kel Crow	COUNCIL		
Connie Christmas	MAYOR		
Kim Rhodes	CLERK		
A-16 GM			

Greater Dooly – Dooling Comprehensive Plan 2018-2027
 Community Meeting - Dooling City Hall
 Monday, June 19, 2017 – 6:00

name	representing	telephone	e-mail
Jedrick Volner		478-954-2084	
Dennison Smith		478-433-6756	
Ray D. Weeks		478 433 2602	
Linda Russell		478-244-4104	
A-17			

Greater Dooly – Vienna Comprehensive Plan 2018-2027
 Community Input – Vienna City Hall
 Tuesday, June, 2017 – 6:00

6-20-17

name	representing	telephone	e-mail
Amanda O'neal	Dooly County Family Connection	229-947-2788	doolycountyfamilyconnection@gmail.com
Rhonda Lamb-Heath	Dooly Co Chamber	229-268-8275	rhonda@bigpigjig.com
Velvet Layfield	City of Vienna	229-805-3652	COVAnimalControl@gmail.com
Larista Thompson	Vienna Main St.	229-268-4921	larista.thompson@cityofvienna.org
MICHAEL BOWENS	CITY OF VIENNA	229-268-4744	MICHAELBOWENS@CITYOFVIENNA.ORG
MIKE PEPPER	GEORGIA POWER	" 322-0566	wmroper@southernco.com
Margaret Shelley	City of Vienna	229-268-4744	mshelley@cityofvienna.org
ELS ROMBAUT	Fruits of Vienna B&B	229-947-3401	els@fruitsofvienna.com
WIM REESSE	REESS SOLAR	229 947 9586	wreesse@reesse-solar.com
Hobby Stripling	City of Vienna	229-938-7320	Hobbystripling32@gmail.com
WALTER BROWN	CITY OF VIENNA	229-938-7501	
Randall R. Almond	City of Vienna	(229) 947-3327	randalmond56@gmail.com
Janet Joiner	City of Vienna	229-268-4920	janet.joiner@cityofvienna.org
Gerald Nixon	RVRC		

}

Greater Dooly Comprehensive Plan 2018-2027
 Community Input – BOC Office – Vienna
 July 13, 2017 – 6:30 p.m.

name	representing	telephone	e-mail
Robert M. Teter	Teacher's Union Authority	229-788-4531	Bob.Teter.cdc@gmail.com
Stotty Mashburn			
Jony Lester	County Commissioner	478-622-4017	tlester0902@gmail.com
Tim Franzen	News Observer	229-6699-0475	timdee381@hughes.net
Cheryl Card	Dooly Co. Chamber	229-268-8225	office.manager@doolychamber.com
Amanda Oneal	Dooly Co. Family Connection	229-947-2738	doolycountyfamilyconnection@gmail.com
Don Will. Ford SR	Dooly Co. EMS		
Linda Woodson	County Commissioner	229-268-4228	woodson.linda@gmail.com
Harry Ward	Dooly Co. Commissioner	229-268-4273	hward715@gmail.com
Betty Ward			
Robert Cooke	SWGA United	229-273-8582	robert.cooke@swga.org
Gary Houston	Dooly Co.	229-268-6696	inspectorhouston@gmail.com
Steve Sanders	Dooly Co	229-268-4228	scsanders@doolycountyga.com
Eugene Cason	Dooly Co.	229-268-2900	EugeneCason@doolycountyga.com
Terrill Hudson	Dooly Co	478/244-4361	W.1teithudson@hotmail.com
David Baron	Dooly County	478-244-6167	davidbaron@yahoo.com

Greater Dooly – Vienna Comprehensive Plan 2018-2027
 Work Session – Vienna City Hall
 Monday, February 27, 2017 – 6:30

name	representing	telephone	e-mail
Velvet Layfield	COV	229 805 3652	cdvanimalcontrol@gmail.com
MIKE TROPER	GPC	229-942-1014	wmroper@southwestga.com
Connie Christmas	City of Pinehurst <small>MAYOR</small>	229-322-6096	pinehurstga@yahoo.com
Tim Franzen	News Observer	229- 099 0475	findee381@hughes.net
Terrill Hudson	Dooly Co Comm	478/ ⁶⁹⁹ 244-4561	walterhudson@hotmail.com
Robert B Cooke	SW GA United	229-268-7592	Robert.Cooke@swgaunited.org
Michael Ramsey	Vienna	229-322-1656	mikeram@aol.com
William Wreesse	REESE SOLAR LLC	229-947-9506	wreesse@reesesolar.com
NATHAN JORDAN <small>PW DIR</small>	COV <small>PW</small>	229 947 0743	nathan.jordan@cityofvienna.org
Brenetta Childs	Dooly Co <small>ELEC SUPER COUNCIL</small>	229-268 9023	dooly.county.elections@gmail.com
WALTER BROWN	COV	229- 322 938-7501	
HOBBSY STRIDLING <small>MAYOR</small>			
BETH ENGLISH <small>COUNCIL</small>			
JANET JOINER			
MICHAEL BOWENS <small>ADMIN</small>			
DEBRA SPRING <small>CITY CLERK</small>			
RANDALL ADAMS <small>COUNCIL</small>			
ALBERT KING <small>COUNCIL</small>			
ELS ROMBAULT			
VERLIN JONES <small>CITY ATTY</small>			

Second Public Hearing and Sign-in Sheets
Alphabetical by Jurisdiction

NOTICE OF PUBLIC HEARINGS

Dooly County, Byromville, Dooling, Lilly, Pinehurst, Unadilla and Vienna are nearing completion of an update to their joint comprehensive plan. Identified in the draft plan are needs and opportunities, goals, preferred land uses and community work programs. The finished document will be used to guide policy and management decisions implementing important economic development and revitalization initiatives. The initial round of public hearings will be held at the following locations, dates and times to brief the community on plan contents, provide an opportunity for residents to make final suggestions, additions or revisions and to provide information about the regional and state review processes.

Byromville 9:00 a.m. Tuesday, July 11, community center, Main St.

Dooling at 5:00 p.m. Thursday, July 13, city hall, Main St.

Lilly at 7:00 p.m. Monday, July 17, Lilly fire hall, Hwy 90.

Pinehurst at 6:30 p.m. Thursday, July 6, city hall, Fullington Ave.

Hearing dates for Unadilla, Vienna and the county should be announced in the next couple weeks. For additional information contact the clerks' offices in each jurisdiction.

The public is encouraged to attend and participate in these meetings.

Less Rollbacks (LOST)	4,500	4,500	4,500	4,500	4,500	4,500
Net M&O Millage	4,500	4,500	4,500	4,500	4,500	4,500
Total City Taxes Levied	\$31,745	\$33,170	\$29,227	\$31,814	\$29,811	\$31,767
Net Taxes \$ Increase	\$4,400	\$1,425	-\$3,943	\$2,587	-\$2,003	\$1,956
Net Taxes % Increase	18.09%	4.49%	-11.89%	8.85%	-6.30%	6.56%

Request for Quotes Advertisement

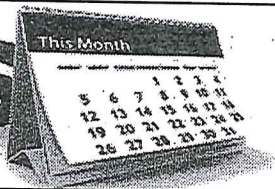
West Central Georgia Community Action Council, Inc. is accepting Request for Quotes (RFQ) for the Weatherization Assistance Program. Please contact Sharonda Ladd at (478) 472-3607 to request the RFQ General Instructions and Application Package. West Central Georgia Community Action Council, Inc. encourages M/WBE, and Labor Surplus Area Firms to apply. The deadline to request General Instructions and Application Packages is Thursday, July 6, 2017. All completed application packages must be received by West Central Georgia Community Action Council, Inc. by the close of business Monday, July 24, 2017. Late RFQs will not be considered.6/28/1x

SURPLUS VEHICLE FOR SALE:

The Dooly County Commissioners have declared the following vehicle as "surplus property": 1993 Ford L9000 cab/chassis, VIN # 1FDZU90LXPVA37284. The vehicle is listed for sale on the GovDeals Online Auction Website (www.govdeals.com). Anyone interested in bidding on this vehicle may go to website and submit a bid. Bids will be accepted through 3:00 PM on Friday, July 7th. If additional information is needed, contact County Administrator Stephen C. Sanders at 229-268-4228.

A-22

UPCOMING EVENTS



ADONATIONS NEEDED:
 Flint Humane Society is requesting financial assistance for dog food, spay and maintenance, vaccinations as well help to pay the cost of spaying and ringing of the canines dogs for the shelter. To help with the day-to-day operations, volunteers are needed at the facility located at 3759 Eye Trail Road to walk dogs, assist in feeding and cleaning out the pens. If you would like to make a donation, please visit the Flint Humane Society GoFundMe account at this link: <http://www.gofundme.com/d89zw0>. Visit petfinder.com/shelters/flint.html to see all of the dogs up for adoption at the shelter. For more information, please contact the Flint Humane Society at flinthumaneforeverhome@gmail.com or call FHS Director La'El at 229-268-7030.az

A CASA VOLUNTEER:
 There is always a need for volunteers to serve as advocates for children in foster care. Sowega Children is looking for individuals that can serve Crisp, Dooly, Ben and Wilcox counties. If you are interested in becoming

a CASA Volunteer, please contact Ms. Rosie Dean at www.sowegachildren.org or call 229-931-4488 to connect to the CASA program in your community today.

• UNADILLA YARD OF THE MONTH: Every month from April to August, the City of Unadilla will honor one Yard of the Month to one of our residents who takes pride in their yards and landscaping. Winners will receive a YOM sign and gift. Winners will also have their yards published in the News Observer. Nominations are accepted up to the 15th of each month. Nominating a yard is easy. All you have to do is call City Hall at 478-627-3022 or email Mrs. Sinyard at sabrinasinyard@cityofunadillaga.com or stop by City Hall in person.

• DCHS CANNING PLANT:
 Dooly County High School Canning Plant
 Located on Hwy 27 - Hawkinsville Road
 Operating Hours: 8:00 a.m. to 4:00 p.m.
 No Processing After 2:00 p.m.
 Dates of Operation: Monday thru Thursday
 May 30 to June 15
 June 26 to July 6

July 13 to July 20
 By appointment otherwise, CLOSED when both Agriculture Teachers are not available.
 Shelling - \$4 per Bushel
 Blanching - \$1 per Bushel
 Canning - \$0.90 per can / jar
 For More Information:
 Contact Mr. Roger Teeple at 828-391-0537 or
 Dr. David West at 229-947-0370

• KIDS FISHING RODEO: Dooly County High School will be hosting a Kids Fishing Rodeo on Saturday, August 5 from 9 a.m. until 12 noon with registration beginning at 8:30 a.m. The event is open to children 12 years of age and under. Each child must be accompanied by an adult and should bring their own fishing gear and bait. Prizes will be given for the first fish caught and the most fish caught. (The pond will be closed immediately after the fishing rodeo has ended.)

• MEETING: Dooly County Board of Elections and Registration Elections Division Change of Location For July 27, 2017
 Notice is hereby given that the Dooly County Board of Elections and Registration Regular Scheduled Meeting for Thursday, July 27, 2017 at 6:00 pm
 The Dooly County Board of Election will meet At the Byromville Voting Precinct
 526 Central Avenue
 Byromville, Georgia
 Unless otherwise posted all schedule meetings thereafter will be the 4th Thursday of each month at 6:00 pm in the Dooly County Economic Building, Vienna, Georgia 31092
 All interested parties are invited to attend.
 For more information, please call 229-268-9023.

Position Available

The Dooly County Commissioners are accepting applications for General Laborer for the Public Works Department. The normal work schedule is 7:00 AM – 5:30 PM Monday-Thursday. Requirements: HS Diploma, Valid Georgia driver's license, Must pass the following: a pre-employment background check, Motor Vehicle Record check, and drug test. Good Benefit package. Pay rate \$9.50 per hour. Applications are available at the Dooly County Commissioners Office, at 113 N. Third Street in Vienna or on the website at www.doolycountyga.com. We are an Equal Opportunity Employer. Deadline for applications is 5:00 PM on Monday, August 7, 2017.

NOTICE OF PUBLIC HEARINGS

Dooly County, Byromville, Dooling, Lilly, Pinehurst, Unadilla and Vienna are nearing completion of an update to their joint comprehensive plan. Identified in the draft plan are needs and opportunities, goals, preferred land uses and community work programs. The finished document will be used to guide policy and management decisions implementing important economic development and revitalization initiatives. The last public hearing will be held at Unadilla city hall, 563 W. Railroad St., 10:00 a.m. Thursday, August 3, to brief the community on plan contents, provide an opportunity for residents to make final suggestions, additions or revisions and to provide information about the regional and state review processes. For additional information contact city hall at 478-627-3022. Hearing dates for all other participating jurisdictions were announced earlier. The public is encouraged to attend and participate in this meeting.

BIRD DOGS for Sale.

Bloodline-Amosmoslev.

Greater Dooly Comprehensive Plan 2018-2027
 2nd Public Hearing – BOC Office – Vienna
 July 20, 2017 – 10:00 a.m.

name	representing	telephone	e-mail
<i>Paul B.</i>	Commissioner	478-244-0667	
<i>Harvey Ward</i>	Commissioner	268-4723	
<i>Will Hod</i>	Commissioner	478/244-4961	
<i>Jonny Hester</i>	Commissioner	478-627-9017	thester0902@gmail.com
<i>Eugene Caser</i>	Commissioner	229/932-4795	eugencaser@doolycountyga.com
<i>Stephen C. Sanders</i>	Dooly County Commissioner	229-268-4228	scsanders@doolycountyga.com
<i>William H. Gregory II</i>	County Attorney	229-268-4915	bert@whglaw.com
A-25			
	PAGE 1 of 2		

Greater Dooly Comprehensive Plan 2018-2027
 2nd Public Hearing – BOC Office – Vienna
 July 20, 2017 – 10:00 a.m.

name	representing	telephone	e-mail
Robert M. Teter	Dooly Co. IDA		
Scotty Mashburn	Dooly Co EDC		
Hughesville Granville	Lilly RESIDENT		
Grant Jones	City of Vienna		
Lynn O'Neal	DC Public works		
Chris Flynn	DC Public works		
Rodney Hair	DC Public works		
Sary Houston	D.C. zoning		
Welli Danule			
Shanal Young			
Tim Franzen	News Observer		
	PAGE 2 OF 2		

Greater Dooly – Pinehurst Comprehensive Plan 2018-2027
 Public Hearing – Pinehurst City Hall
 July 7, 2017 – 6:30

name	representing	telephone	e-mail
Larry Blackshear	PINEHURST	229-322-3351	Larry Blackshear@aol.com
Jan Peavy	Pinehurst	229-942-0593	jpeavy@fullingtonacademy.com
Mark Peavy	Pinehurst	229-942-4164	mcpr31@gmail.com
Debra Williams	Pinehurst	229-886-9483	williams Pharms@gmail.com
Lee Cross	Pinehurst	229-942-7321	
Connie Christmas	Pinehurst	229-322-6096	cpchristmas@hotmail.com
Kim Rhodes	Pinehurst	229-938-1523	Kimbrhodes@gmail.com
Brad Burk	Pinehurst	229 938 0055	burkfarms2@yahoo.com

Greater Dooly – Unadilla Comprehensive Plan 2018-2027
2nd Public Hearing – Unadilla City Hall
August 3, 2017 – 10:00 a.m.

name	representing	telephone	e-mail
Kimberly Doster		478.	
Sabrina Singard			
A-29			

Greater Dooly – Vienna Comprehensive Plan 2018-2027
 2nd Public Hearing – Vienna City Hall
 Monday, July 24, 2017 – 5:00 p.m.

name	representing	telephone	e-mail
Tim Franzen			
Larista Thompson			
MIKE ROPER	GPC		
MICHAEL BOWEN	CITY OF VIENNA		
Velvet Layfield			
Margaret Shelley	City of Vienna		
Randall Almond	City of Vienna		
A.S. Met Joice	" " "		
HOBEN STRIPLING G.M	MAYOR		

Additional Public Notifications
Chronological Order



VIENNA CITY H

HOURS

MONDAY - FRID

8:30 A.M. - 5:00 P.

NOTICE OF PUBLIC HEARINGS

Dooly County, Byromville, Dooling, Lilly, Pinchurst, Unadilla and Vienna are initiating an update to their joint comprehensive plan. This effort is an attempt to identify needs and opportunities, establish community goals, identify preferred land uses and develop a five-year community work program. Local elected officials will use the finished document to guide policy and management decisions directed toward implementing important economic development and revitalization initiatives. Initial public hearings will be held to begin the process in each of the jurisdictions as follows:

Byromville at 6:30 p.m. Tuesday, November 15, in city hall;

Dooling at 6:30 p.m. Monday, November 14, in city hall;

Lilly at 5:00 p.m. Thursday, November 17, Lilly fire hall;

Pinchurst at 7:30 p.m. Thursday, November 03, in city hall;

Unadilla at 6:00 p.m. Thursday, November 03, in city hall;

Vienna at 6:00 p.m. Monday, November 14, in city hall;

Dooly County at 11:00 a.m. Thursday, November 17, in county offices

at 113 North 3rd St, Vienna. For additional information contact the

clerk's offices in each jurisdiction. The public is encouraged to attend

and participate in these important meetings and the plan update.



City of Vienna
P. O. Box 436
Vienna, Georgia 31092



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- [Public Hearing Notice 510 Brett Street](#)
- [Public Hearing Notice 432 N. Third Street](#)
- [Public Hearing Notice Comprehensive Plan](#)
- [Public Works](#)
- [Site Map](#)
- [Tree City USA](#)
- [Vienna Main Street](#)
- [Vienna Police Department](#)

Calendar

PUBLIC HEARING - JOINT COMPREHENSIVE PLAN

Event Location Vienna City Hall
Start Date 11/14/2016 06:00 PM
End Date 11/14/2016 07:00 PM

NOTICE OF PUBLIC HEARINGS

Dooly County, Byromville, Dooling, Lilly, Pinehurst, Unadilla and Vienna are initiating an update to their joint comprehensive plan. This effort is an attempt to identify needs and opportunities, establish community goals, identify preferred land uses and develop a five-year community work program. Local elected officials will use the finished document to guide policy and management decisions directed toward implementing important economic development and revitalization initiatives.

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- **Dooling** at 6:30 p.m. Monday, November 14, in city hall;
- **Lilly** at 5:00 p.m. Thursday, November 17, Lilly fire hall;
- **Pinehurst** at 7:30 p.m. Thursday, November 03, in city hall;
- **Unadilla**, at 6:00 p.m. Thursday, November 03, in city hall;
- **Vienna** at 6:00 p.m. Monday, November 14, in city hall;
- **Dooly County** at 11:00 a.m. Thursday, November 17, in county offices at 113 North 3rd St, Vienna.

For additional information contact the clerks' offices in each jurisdiction. The public is encouraged to

Contact Name Janet Joiner
Contact Phone 229-268-4920
Contact Email janet.joiner@cityofvienna.org

Suspects In Custody After 'Small Crime Wave'



but there are no water restrictions are in effect at this time.

City leaders approved a bid on the recommendation of Sowega Engineering totaling \$28,800 from Utility Asset Management, Inc. (UAM) from Reynolds, Ga. to repair the deteriorated Pine Street Storm culvert. The project will not require any digging up of

a planning and zoning commission recommendation for a special exception use request to allow a Bed and Breakfast at 212 East Union Street. Officials also agreed to donate right of way property owned by the city in front of the fire station building to be used for Phase II of the streetscape project.

A public hearing was also held with Gerald Mixon, a representative from the River Valley Regional Commission who presented an overview of elements that need to be included in the City of Vienna Comprehensive Plan. He stated in particular that some of the key components are setting and listing community goals required for all local governments. Also setting the needs and opportunities of the community as well as a work program required of all local governments, capital improvements element, economic

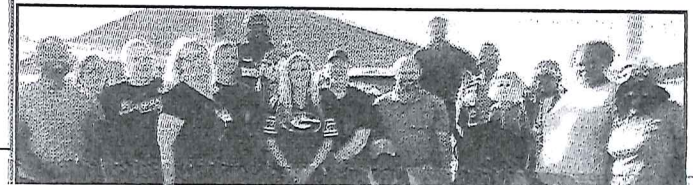
development land use element, general vision statement, community policies, character areas and a defining narrative. Mr. Mixon stressed the need for community involvement, a list of stakeholders, participation techniques and consideration of the regional water plan and environmental planning criteria. A second public hearing is required once the plan has been drafted and made available for public review.

Vienna Main Street Director Larista Thompson reminded the council of the upcoming 'Shop Small' Saturday, Nov. 26. The free limb and yard debris pickup is going now through this Friday, Nov. 18, part of the Keep Vienna Clean as Whistle campaign.

The Christmas Tree Lighting Ceremony is Friday, Dec. 2 in Busbee Park with food vendors lined up at 3:30 p.m. and the tree lighting at 6 p.m. with festive music planned. City Hall will be closed for Thanksgiving Nov. 24 and 25. Kids Yule Love will be holding a hat and glove giveaway on Dec. 13 from 4 p.m. until 5 p.m. Residents who signed up for heating bill assistance will be held Dec. 1 at Southwest Georgia United Building from 8:30 a.m. until 4:30 p.m.

Due to the Thanksgiving holiday deadline for submissions will be Friday November 18, 2016 by 5pm. Please email to thenewsobervereditor@gmail.com Thank you!

season. Please donate only new items and do not wrap gifts for adult men and women only. Among the items needed include clothing, including underwear, footwear and socks, caps, hats, pants, jeans. There is a need for hygiene items for men and women like toothpaste, shampoo-conditioner, deodorant, baby powder, and shaving cream. Items like hard candy, DVD movies handheld electronic games, board games, stationary-note cards and felt tip pens, CD's and CD players and new magazines and books among others would be appreciated. Checks should be made out to West Central Georgia Regional Hospital Patient Benefit Fund. For more information, contact West Central Georgia Regional Hospital in Columbus at 706-568-5000. The mailing address is 3000 Schatulga Road, Columbus, Ga. 31907-3117 or at P.O. Box 12435 Columbus, Ga. 31917-2435.



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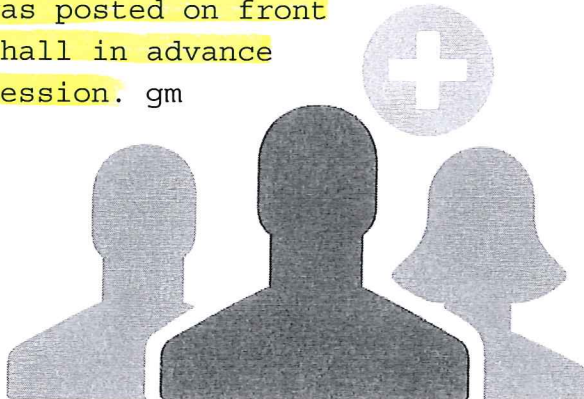
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City of Unadilla
2 hrs ·

The City of Unadilla will be hosting a Work Session for the City's Comprehensive Plan with River Valley Regional Commission on Wednesday, November 16, 2016 at 5:00pm in the Council Chambers located at 563 West Railroad Street.

Same notice was posted on front door of city hall in advance of the work session. gm



Like Comment

City of Unadilla added an event.
October 3 ·

Public Utility · Government Organization · City Hall in Unadilla, Georgia

4.2 Open Now

Search for posts on this Page

PEOPLE

541 likes
4,161 visits

ABOUT



563 West Railroad Street
Unadilla, GA 31091

(478) 627-3022

Open
Today 8:00AM - 4:30PM

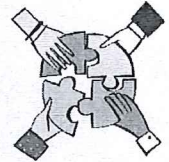
http://www.unadillacity.org/

PHOTOS

Plan to Attend This Community Planning Session

By Janet Joiner, Community Development Director

Updates to the **Greater Dooly Comprehensive Plan** are due by October 2017. In order to make this plan a true community planning document, a series of hearings and work sessions will be held to gather input from the public. **The first Vienna work session is scheduled for Monday, February 27, 2017 at 6:30 - 8:00 p.m.** at Vienna City Hall immediately following the Vienna City Council Meeting. Community business leaders, residents and property owners are invited to attend this session. We need your input.



The Mission Statement of the City of Vienna

To deliver to the citizens of Vienna and others high quality municipal services.

Our Purpose

To be dedicated to the citizens' quality of life, planning and preparation that will ensure development and growth for our community. To provide Public Services that exceed the expectation of Citizens. To be creative and innovative in our approach to the needs of Citizens, recognizing the trust and confidence that our Citizens place in us as caretakers of Governmental Services.

City of Vienna Joins Tornado Relief Efforts

The City of Vienna is joining in the relief efforts after severe storms swept through neighboring areas last Saturday and Sunday. Vienna knows what the wrath of a tornado can do – looking back to 1999 when we were hit; the City wants to assist our neighbors like so many of them came to our rescue.

Needed items include but are not limited to:

- Food (canned and boxed items only)
- Toiletries, first aid items, feminine products
- Baby items (formulas, bottles, diapers, etc.)
- Blankets, jackets, caps
- Inflatable mattresses and sleeping bags
- Bottled Water
- Batteries and Flashlights
- Books, games and puzzles
- Small toys
- Cleaning supplies, paper towels
- Walmart Gift Cards
- Monetary Donations
- NO Clothing at this time, please.


Tornado
RELIEF
EFFORTS

Items may be dropped off at Vienna City Hall, 203 W. Cotton Street, Vienna, GA; Monday – Friday, 8:30 a.m. until 5:00 p.m. Thank you!

City of Pinehurst

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NEWS

 line_pblue.png

Comprehensive Plan Community Work Session

- Water Conservation and Mosquito Tips: [Download Here](#)
6-15-17
- Comprehensive Plan Community Work Session 2017: [Download Here](#)

P. O. Box 118 277 Fullington Avenue
Pinehurst, GA 31070

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p: (229) 645-3400

pinehurstga@yahoo.com

POSTED AT: CITY HALL
POST OFFICE
CITYOFPINEHURSTGA.COM

2018 Pinehurst Budget

Public Hearing

And

Dooly County

Comprehensive Plan

Community Work

Session

June 15, 2017

7:00pm

Pinehurst City Hall



City of Vienna
P. O. Box 436
Vienna, Georgia 31092



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- [Vienna Main Street](#)
- [Vienna Police Department](#)
- [Vienna Volunteer Fire Department](#)

Calendar

Greater Dooly Comprehensive Plan Community Work Session


Event Location Vienna City Hall
Start Date 6/20/2017 06:00 PM
End Date 6/20/2017 08:00 PM

Greater Dooly Comprehensive Plan Community Work Session

Tuesday,
June 20, 2017
6:00 p.m.
Vienna City Hall
203 W. Cotton Street, Vienna

The Greater Dooly Comprehensive Plan is due for an update in 2017. This is a document in which each city in Dooly County determines its community development goals and aspirations.

Join us for this community work session!





203 West Cotton Street
P O Box 436
Vienna, Georgia 31092
www.cityofvienna.org

(229) 268-4744 City Hall

(229) 268-6172 Fax

Elected Officials

Hobby Stripling, Sr., *Mayor* hobbystripling32@gmail.com
Cell Phone: (229) 938-7320 Home Phone: (229) 268-4374
Beth English, *Mayor Pro Tem* benglish@swga-easterseals.org
Randall Almond, *Councilman* randall.almond@cityofvienna.org
Walter Brown, *Councilman* walter.brown@cityofvienna.org
Albert King, *Councilman* albert.king@cityofvienna.org

City Hall Phone: (229) 268-4744

Michael Bowens – *City Administrator* michael.bowens@cityofvienna.org
Debra Spring – *City Clerk / Accountant* debra.spring@cityofvienna.org
Margaret Shelley – *Accounting Clerk* margaret.shelley@cityofvienna.org
Shondra Zanders – *Utility Billing Clerk* shondra.zanders@cityofvienna.org
Michelle Lawson – *Cashier* michelle.lawson@cityofvienna.org

Community Development

Janet P. Joiner – *Community Development Director*
jjoiner@sowega.net Phone: (229) 268-4920
Larista F. Thompson – *Vienna Main Street Director, Keep Vienna
Beautiful Director & Georgia State Cotton Museum Curator*
larista.thompson@cityofvienna.org Phone: (229) 268-4921
Velvet S. Layfield – *Code Enforcement Officer*
covanimalcontrol@gmail.com Phone: (229) 805-3652

Public Works Department

Phone: (229) 268-4429 Office After Hours Phone: (229) 322-5250
Nathan Jordan – *Superintendent* nathan.jordan@cityofvienna.org
Jeffrey Priest – *Assistant Superintendent* vienna.gas@cityofvienna.org

Vienna Police Department

Phone: (229) 268-7033

In an emergency, please call 911.

Cozie Ray – *Police Chief*

Jeri Williams – *Admin. Assistant / Municipal Court Clerk*
vienna.police@cityofviennapd.org

Michelle Lawson – *Municipal Court Deputy Clerk*
michelle.lawson@cityofvienna.org

Velvet S. Layfield – *Animal Control Officer*
covanimalcontrol@gmail.com Phone: (229) 805-3652

Vienna Volunteer Fire Department

In case of fire, please call 911.

Michael Causey – *Fire Chief*

Phillip Warren – *Assistant Fire Chief*
viennafire1902@gmail.com

**June 2017
Calendar of City Meetings**

(Dates & Times are Subject to Change)

June 12

6:00 p.m.



Vienna City Council Meeting
City Hall

June 13

6:00 p.m.



**Vienna Event Planning
Committee Meeting**
City Hall

June 14

11:30 a.m.



**Dooly County Chamber
Board Meeting**

Please call (229) 268-8275 to RSVP

June 18

Father's Day



June 20

6:00 p.m.



**Comprehensive Plan
Community Work Session**

Vienna City Hall

June 21

First Day of Summer



June 26

6:00 p.m.



Vienna City Council Meeting

The News Observer

The Vienna News and The Unadilla Observer

The Legal Organ of Dooly County; serving Byromville, Dooling, Lilly, Pinehurst, Unadilla and Vienna.

Volume 115 • Number 12 • 50¢

Thursday, June 29, 20



Becky Crissman/The News Observer

Gerald Mixon, Planning Director with River Valley Regional Commission addressed Unadilla Council Tuesday night.

Unadilla Council discusses comprehensive plan

UNADILLA — Council members here held their regular meeting Tuesday night to discuss the business of the city.

Gerald Mixon, Planning Director for River Valley Regional Commission, addressed the board in regards to the city's comprehensive plan. Mixon shared the importance of having a plan in place.

"Plans are a decision-making tool," he said. "They are necessary to maintain eligibility for state loans and grants."

He advised council members to set up public meetings in order to gain citizens input on the comprehensive plan. Mayor Myron Mixon asked Mr. Mixon to work with the office in getting those meeting dates in place.

The comprehensive plan is also necessary when it comes to applying for certain permits and is a necessity when applying for the Community Development Block Grant (CDBG) which has provided a lot of funding to the city for numerous projects.

Mr. Mixon said the draft of the comprehensive plan should be in place no later than the first half of August. The deadline for completion of the plan is October 31.

See Unadilla Page 3

Inland Press
CDBG
MADAME E
222 W. 11th
AMERICAN
STREET ST

A hero's welcome: 60 years in the making

By BECKY CRISSMAN
Managing Editor

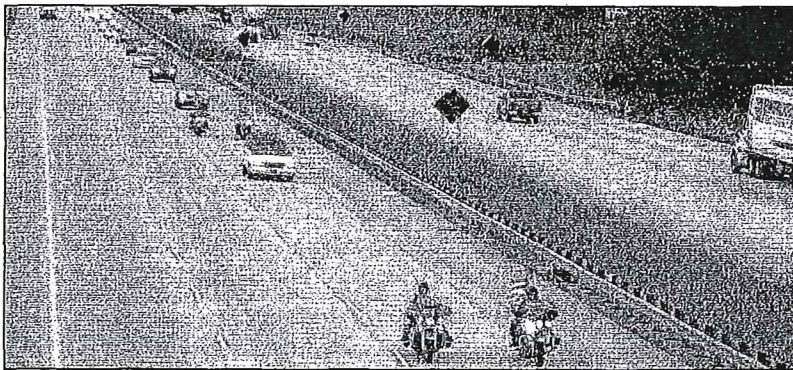
VIENNA — A Korean War hero was finally laid to rest over the weekend after being missing for over 60 years.

Funeral services for Corporal Leslie Royal "Leroy" Sutton were held Saturday in his hometown of Rochelle.

Sutton was a member of Battery C, 99th Field Artillery Battalion and 1st Cavalry Division during the Korean War. Citizens of Dooly County, including members of the local volunteer fire department turned out Thursday to pay their respects to a fallen soldier from the Korean War. He was listed Missing in Action near the Pusan Perimeter on November 2, 1950 and later officially declared deceased in 1953.

For years his family was

See Hero Page 3



Becky Crissman/The News Observer

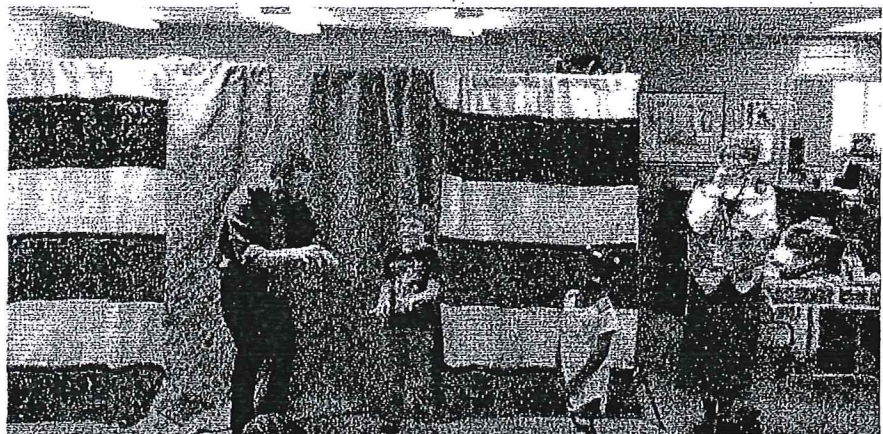
Top photo: Dooly County citizens and members of the local volunteer fire department paid their respects to fallen soldier Corporal Sutton (above right). Flags waved from the Shiloh Bridge in Dooly County as the procession, led by members of the Patriot Guard (above left) traveled thro Dooly County on Interstate 75 on Thursday.

Theatre group entertains at Elizabeth Harris Library

The Vacation Reading Program, "Build a Better World" concluded this Wednesday at Elizabeth Harris Library in Unadilla, but last week, Library Manager Rhonda Bartlett talked about the program that was held June 21.

"We really enjoyed "Building Stories" with Jack and Sophie from Bright Star Theater Group. The performance was energetic and the children were captivated!"

All programs were held at 4 p.m. and June 28, Scott Douglas presented his annual program: Music Around the World and Certificate Party.



The News Observer

The Vienna News and The Unadilla Observer

The Legal Organ of Dooly County; serving Byromville, Dooling, Lilly, Pinehurst, Unadilla and Vienna.

Volume 115 • Number 12 • 50¢

Thursday, July 20, 2017

County officials host community work session for comprehensive plan

By TIM FRANZEN
The News Observer

Commissioners along with Gerald Mixon with the River Valley Regional Commission hosted a work session last Thursday to encourage input on the list of needs, issues, goals and opportunities to the comprehensive plan from each of the county's municipalities.

The plan will be submitted later this year for the FY period-2018-2022. One of the positive aspects of Dooly County expressed was its access to the Flint River and to the potential development of Lake Dooly including possible bicycle routes, etc.

Mr. Bob Jeter, Executive Director of the County-Economic-Development-Council reported, "There are some side benefits to the Dooly Reservoir Project; to protect the water resources in this area." On the subject of the development of Lake Dooly he said, "The final cost for the design and construction of the lake itself would be (around) \$1.5

million." Residents have also expressed concerns over blight and housing choices, Mr. Robert Cooke, Executive Director with Southwest Georgia United stated, "The issued that we run into isn't so much people getting financing than it is the credit scores of potential buyers."

Crisp and Dooly County either one, there's no one-building (Speculative housing)." There is also need for more economic development including more jobs and greater employment diversity. One of the set backs expressed was over the rest stops along the interstate in both directions interfering with commercial activity.

Emergency Medical Services Director Don Williford addressed patient transports to distant out of county facilities due to the lack of a hospital urgent care facility, "Our problem is not so much equipment, it's the way the system is set up because there stand alone ER's. You could call your state representatives and senators and get that legislation passed. It would reduce the overflow of these hospitals that would get us back in service much quicker. If you put (stand alone ER's) throughout the larger metropolitan areas, it would reduce the patient impact at your hospitals so we could utilize those facilities to help get us back in service much quicker. We also need more allocations to rural South Georgia areas of trauma funding because we're the ones that are having to transport these patients 60 plus miles and provide care. The majority of that allocated money is going to (larger metro areas in the state.)"

Amanda O'Neal, Family Connection Coordinator noted, "People that don't

UNADILLA — There was much to celebrate here as officials with the city and county officially broke ground for Dooly County Industrial Authority's 30,000 sq. ft. Industrial Building.

Bob Jeter says, "For the Industrial Authority it is all about job creation. This will be the Authority's

fourth Spec. Building in the County; They all have been a great asset for Dooly County."

"We have been successful attracting small business because of the availability of spec buildings. The businesses have been on a 90 day startup schedule and that's difficult to do without

available, land and buildings. With the Business Development Center functioning and spec buildings available you now have a roadmap for growing Dooly County," stated County Chairman Hudson.

"Unadilla has now started moving in the right direction to attract new business

prospects that will benefit everybody in our area." says Mayor Mixon.

Deputy Director Scotty Mashburn says, "Spec Buildings are a great marketing tool for Dooly County to have. Providing a building for prospects to come to Dooly County to look at can

See Vienna Page 3



Perdue Appointed Secretary of Agriculture

Photo: Submitted

President Donald Trump has appointed George Ervin "Sonny" Perdue III as the 31st United States Secretary of Agriculture. Perdue served as the 81st Governor of Georgia from 2003 to 2011. A commission ceremony was held in his honor on Sunday, July 9 at the Second Baptist Church in Warner Robins under the leadership of Pastor Jim Perdue. Pictured are Rep. Buddy Harden, Cordele, Rep. Patty Bentley, Butler, Sonny Perdue, U.S. Agriculture Secretary, Rep. Robert Dickey, Roberta, and Rep. Calvin Smyre, Columbus.

Resolution read honoring 60th Anniversary of Easter Seals

Kenneth Cutts presents the resolution that Congressman Sanford Bishop read into the Congressional Record in recognition of Easterseals Southern Georgia's 60th Anniversary.

Pictured with Cutts is Executive Director Beth English and Mrs. Mildred Huie Wilcox, daughter of the local founder, Mildred Nix Huie. Over 75 individuals were on hand to celebrate the "Founders and Friends" events. Local residents included Steve English, Diane Couch, Janet Joiner and Janet Rasher. Doni Cole of Cordele, gave closing remarks and was accompanied by his wife, Leslie



Lillian R. Brantley/Photo/Observer
 C003
 MADALE FLINT REG. DEV. CENTER
 228 W. LAUREL ST.
 AMERICUS GA. 31709-3545
 3-DIGIT 347

See County Page 3

BOE

Continued From PG 1

children can learn despite the high rate of poverty here in Dooly County? Can we be a high performing, high poverty school? I'd like to answer my own rhetorical question by saying, yes we can. We have a motto that was born for the high school and it's believe in achievement."

A student a DCHS, Ms. Shimaya Burke was recently inducted into the National Physician Organization with expectations of entering the medical professional. She recently traveled to Boston and spoke to the school board; "It gave me opportunities to determine whether I wanted to be nurse or doctor. I did change my curriculum to radiology or anesthesiology. I would like

to maybe travel to Mexico or another country where we can work hands on at hospitals with different doctors helping people and furthering our education and career in the process."

DCSS Director of Curriculum and Assessment Mrs. Jean Thompson provided an update on the summer Georgia Milestone results and announced that, "One student who attended our summer program finished a course that he needed for graduation and was able to receive his diploma; he is a 2017 graduate. In third grade, 11 out of 28 of our students moved to grade level or above reading status. In fifth grade, 5 out of 40 students moved to grade level or above reading status. In fifth grade math, the highlight was that we had six percent of our students moved into the accelerated learning category in operations in algebraic thinking.

In grade eight, four of our students moved to grade level or above reading status."

The following personnel decisions were approved by the board-Recommendations-New hires: Kieron Zanders Health Instructor at DCMS, Renita Wade as bookkeeper in the Central office, Special Ed-Para Professional Tori Towns to DCHS. The following resignations were accepted: Robert Smith as a Science Teacher at DCMS, Arthur Killings from the Transportation Department from the Bus Shop, Burvelyn Jolly from the Maintenance and Transportation Department, Kennesha Davis as Media Paraprofessional at DCMS and Nasthilia Lawton as Secretary at DCHS. There was also one Rescind-Withdrawal-Brenice Brown from the Math Department at DCHS.

DCRD

Continued From PG 1

tax lien because it's costing us \$87 that we reflect back to whomever we are collecting from to use every time that we sue in the magistrate court. If we just send a registered letter and file a tax lien, that will be saving the county that \$87 and also be saving the resident that \$87. They still have a legal recourse, but now they have to take that legal recourse to superior court as opposed to magistrate court." Mr. Gerald Mixon with the River Valley Regional Commission provided a comprehensive plan update during a public hearing. He closed his remarks

by saying, "It will be a couple more weeks before the full document goes into the state and a mandatory review process, we're looking at being in position to adopting the final document possibly as early as the last September meeting. It maybe early October before we actually are ready to adopt the plan."

A request from Bob Jeter and the Industrial Development Authority was that there be motion that was approved to exempt Dooly County IDA projects from permit fees. He also added that, "Thanks to the road department, helping us with the sand, (we'll have) our fourth industrial building located in Unadilla. All the ground development

there has been completed and we're about to move on the actual construction of the spec. building." The Dooly County Recreation Department seven and eight-year-old boys baseball all-star team were in attendance. The club recently won the 2017 Georgia Recreation and Parks Association Class C Baseball Tournament in Hawkinsville. The players participating were Quintez Alexander, Quan Brown, Jaquan Burke, Payton Chadwick, Jha'Mard Cobb, Himori Dawson, Keveon McCray, Joseph Owens, Carson Stevens, Thomas Stewart and Jamonte Taylor. The coaches were Brent Owens, Martavious Brown and Chad Chadwick. Also

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<p>Harmony Baptist Church Unadilla, GA Healing and Deliverance Church Unadilla, GA Liberty Baptist Church Pinehurst, GA 229-645-3584 Lily Baptist Church Lily, GA Lily Methodist Church Lily, GA 229-433-5691 Macedonia Baptist Church Vienna, GA 229-268-1582 Little Poplar Baptist Church Byromville, GA Living Water Baptist Church Unadilla, GA</p>	<p>Mare Hill Baptist Church Vienna, GA 229-268-6785 Midway Independent Methodist Church Vienna, GA Mt. Olive Baptist Church Byromville, GA Mt. Moriah Baptist Church Unadilla, GA Mt. Vernon Baptist Church Vienna, GA Mt. Pleasant Baptist Church Vienna, GA New Bethel Baptist Church Unadilla, GA 478-627-3775 Mt. Zion CME Vienna, GA 229-268-6013 Northside Missionary Baptist</p>	<p>Mare Hill Baptist Church Vienna, GA 229-268-6785 Midway Independent Methodist Church Vienna, GA Mt. Olive Baptist Church Byromville, GA Mt. Moriah Baptist Church Unadilla, GA Mt. Vernon Baptist Church Vienna, GA Mt. Pleasant Baptist Church Vienna, GA New Bethel Baptist Church Unadilla, GA 478-627-3775 Mt. Zion CME Vienna, GA 229-268-6013 Northside Missionary Baptist</p>	<p>Trail of Faith Deliverance Holiness Church Vienna, GA 229-268-4377 Turkey Creek Baptist Church Lily, GA Unadilla First Baptist Church Unadilla, GA 478-627-3515 Unadilla United Methodist Church Unadilla, GA 478-627-3330 Vienna Congregation Vienna, GA Vienna First Baptist Church Vienna, GA 229-268-4388 Vienna United Methodist Church Vienna, GA 229-268-4207</p>

in attendance at the commission meeting was Athletic Coordinator Joe Willis. This was the first ever tournament win in the eight and under age division in the recreation department's baseball program's history.

In other news:
• A proposal for a line of credit for less than \$500,000 from South Georgia Banking Company was given a 'green light'.

• District Attorney Brad Rigby spoke to the board to request an increase from \$596 to \$1,788 a month for his office. The commissioners took no action.
• A funding request of a little over \$31,370 from the office of the public defender of the Cordele Judicial Circuit for FY 2017-2018 was approved.
• A request was given

the thumbs up from the board for the chief superior court judge to renew the contract with Judicial Alternatives of Georgia providing probation services for Dooly County Superior Court.
• The board approved the appointment of Dino Lemmon to the Advisory Council of the River Valley Regional Commission Area Agency on Aging.

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