



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **DOOLY CO & SIX CITIES**

RC: **RVRC** Click [HERE](#) to Select the RC

Submittal Type: **COMP UPDATE** Click [HERE](#) to Select the Submittal Type

Preparer: **RVRC** RC Local Government Consultant: Specify

Cover Letter Date: **9-16-22**

Date Submittal Initially Received by RC: **9-20-22**

Explain Unusual Time-lags (between RC Receipt and transmittal to DCA) or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- Notify DCA via email to **PLANNING@DCA.GA.GOV** that submittal has been transmitted. DCA may not initiate review if notification is not provided.
- COMBINE **ALL** INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO **ONE SINGLE, SEARCHABLE PDF** (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.
- REVISED SUBMITTALS **MUST INCLUDE THE ENTIRE DOCUMENT**, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS **WILL NOT** BE ACCEPTED FOR DCA REVIEW.
- ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.

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 L. Lester, Commissioner
District 2: David M. Mixon, Commissioner
District 3: Eugene Cason, Vice-Chairman
District 4: Timothy R. Robinson, Commissioner
District 5: David Barron, Chairman

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

September 16, 2022

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

The Dooly County Commission, working in conjunction with the cities of Byromville, Dooling, Lilly, Pinehurst Unadilla and Vienna, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact Linda Woodson, County Clerk, at woodson.linda@gmail.com or 229-645-3400.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Barron', followed by a long horizontal line extending to the right.

David Barron,
Chairman

**RESOLUTION OF ADOPTION
DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027**

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 Dooly County Comprehensive Plan 2023-2027 adequately addresses 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 Dooly County Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED this tenth day of November, 2022.

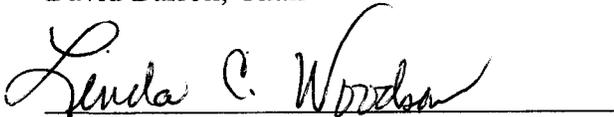
**BOARD OF COMMISSIONERS
DOOLY COUNTY, GEORGIA**

BY:

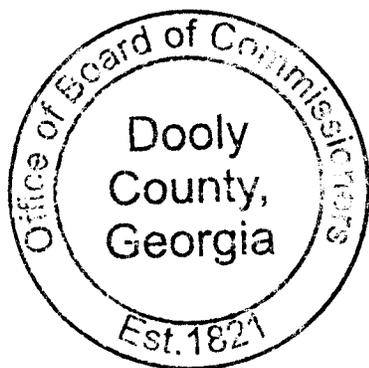


David Barron, Chair

ATTEST:



Linda C. Woodson, Clerk



RESOLUTION OF ADOPTION

DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027

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 Dooly County Comprehensive Plan 2023-2027 adequately addresses 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 Mayor and Council of the City of Byromville that the Dooly County Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED this eighth day of November, 2022.

CITY OF BYROMVILLE

BY: Keith Lamberth
Keith Lamberth, Mayor

ATTEST: Jangarika Mathis

RESOLUTION OF ADOPTION

DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027

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 Dooling has been notified that the most recent effort updating the Dooly County Comprehensive Plan 2023-2027 adequately addresses 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 Mayor and Council of the City of Dooling that the Dooly County Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED this fifteenth day of November, 2022.

CITY OF DOOLING

BY: Judy Volner Mayor
Judy Volner, Mayor

ATTEST: [Signature] clerk

RESOLUTION OF ADOPTION

DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027

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

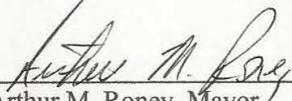
WHEREAS, the City of Lilly has been notified that the most recent effort updating the Dooly County Comprehensive Plan 2023-2027 adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by Mayor and Council of the City of Lilly that the Dooly County Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED this eighth day of November, 2022.

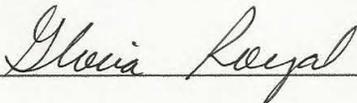
CITY OF LILLY

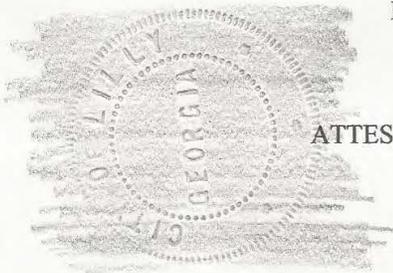
BY:



Arthur M. Roney, Mayor

ATTEST:





RESOLUTION OF ADOPTION

DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027

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 Dooly County Comprehensive Plan 2023-2027 adequately addresses 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 Mayor and Council of the City of Pinehurst that the Dooly County Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED this third day of November, 2022.

CITY OF PINEHURST

BY: Connie Christmas
Connie Christmas, Mayor

ATTEST: Jackie Fore-Chancy

RESOLUTION OF ADOPTION

DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027

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 Dooly County Comprehensive Plan 2023-2027 adequately addresses 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 Mayor and Council of the City of Unadilla that the Dooly County Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED this eighth day of December, 2022.

CITY OF UNADILLA

BY:



Myron Mixon, Mayor

ATTEST:



RESOLUTION OF ADOPTION

DOOLY COUNTY COMPREHENSIVE PLAN 2023-2027

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 Dooly County Comprehensive Plan 2023-2027 adequately addresses 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 Mayor and Council of the City of Vienna that the Dooly County Comprehensive Plan 2023-2027 be adopted.

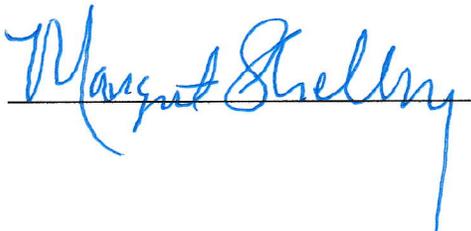
SO RESOLVED this fourteenth day of November, 2022.

CITY OF VIENNA

BY:


Eddie Daniels, Mayor

ATTEST:





TOWN OF
BYROMVILLE
448 Main St. P.O.Box 36
Byromville, Ga. 31007
Phone - 478-433-2002 Fax - 478-433-1066

September 16, 2022

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

The City of Byromville, working in conjunction with Dooly County and our sister cities of Dooling, Lilly, Pinehurst, Unadilla and Vienna, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact Tan Mathis, City Clerk, at clerk@townofbyromville.com or 478-433-2002.

Sincerely,

Keith Lamberth,
Mayor



Town of Dooling
3071 Main St.
Montezuma, Ga 31063
(478) 433-6889

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

The City of Dooling, working in conjunction with Dooly County and our sister cities Byromville, Lilly, Pinhurst, Unadilla and Vienna, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact me at volnerj46@gmail.com or 478-433-6888.

Sincerely,

A handwritten signature in blue ink that reads "Judy Volner". The signature is written in a cursive, flowing style.

Judy Volner,
Mayor

CITY OF LILLY

P.O. BOX 8
LILLY, GEORGIA 31051
229-268-6016

August 25, 2022

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

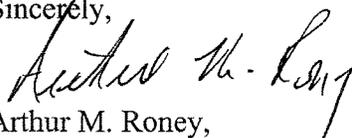
The City of Lilly, working in conjunction with Dooly County and our sister cities Byromville, Dooling, Pinehurst, Unadilla and Vienna, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact Gloria Royal, City Clerk, at gloriaroyal@gmail.com or 229-268-6016.

Sincerely,


Arthur M. Roney,
Mayor

City of Pinehurst

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

August 25, 2022

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

The City of Pinehurst, working in conjunction with Dooly County and our sister cities Byromville, Dooling, Lilly, Unadilla and Vienna, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact Jackie Fore-Chancy, City Clerk, at pinehurstga@yahoo.com or 229-645-3400.

Sincerely,



Connie Christmas,
Mayor

CITY OF UNADILLA

September 16, 2022

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

The City of Unadilla, working in conjunction with Dooly County and our sister cities Byromville, Dooling, Lilly, Pinehurst, and Vienna, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact Kim Doster, City Clerk, at kimberlylester@cityofunadillaga.com or 478-627-3002, ext. 104.

Sincerely,


Myron Mixon,
Mayor



City of Vienna

Post Office Box 436
203 West Cotton Street
Vienna, Georgia 31092
(229) 268-4744



September 16, 2022

Jim Livingston, Executive Director
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

RE: Submittal of Draft Comprehensive Plan 2023-2027

The City of Vienna, working in conjunction with Dooly County and our sister cities Byromville, Dooling, Lilly, Pinehurst, and Unadilla, has completed the draft update of our comprehensive plan for the period 2023-2027. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed the Upper Flint Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken both into consideration in developing our plan.

If you have any questions concerning this submittal don't hesitate to contact Margaret Shelley, City Clerk, at mshelley@cityofvienna.org or 478-268-4744

Sincerely,

Eddie Daniels,
Mayor

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

Comprehensive Plan 2023 - 2027

Dooly County
Byromville
Dooling
Lilly
Pinehurst
Unadilla
Vienna



October, 2022



Greater Dooly Comprehensive Plan 2023 - 2027

October, 2022

DOOLY COUNTY BOARD OF COMMISSIONERS

David Barron, Chairman
Eugene Cason Tony Lester
David Mixon Tim Robinson
Stephen C. Sanders, County Administrator

BYROMVILLE MAYOR AND CITY COUNCIL

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

TOWN OF DOOLING

Judy Volner, Mayor
Nancy Allen Darrell Coleman
Martha Lowery Genie Smith
Linda Russell, Town Clerk

CITY OF LILLY

Arthur M. Roney, Mayor
Paula Faye Coleman Alonzo Daniels
Frankie L. Daniels George Royal
Vernon Singley
Gloria Royal, City Clerk

CITY OF PINEHURST

Connie Christmas, Mayor
Jessica Butler Lee Cross
John Ilavsky Jan C. Peavy
Mark Peavy Joe C. Williams
Jackie Fore-Chancy, City Clerk

CITY OF UNADILLA

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

CITY OF VIENNA

Eddie Daniels, Mayor
Randall Almond Walter Brown
Albert King John T. Mathis
Michael Bowens, City Administrator

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

SITE LOCATION MAP



Table of Contents

Introduction	
Plan Development	
Plan Organization	
Steering Committee	
Stakeholders	
Demographic and Economic Data Tables	
Population	1
Housing	8
Economic Development	11
Needs and Issues, Opportunities	19
Dooly County	
Community Goals – General Vision Statement	22
Land Use	23
Work Programs	30
Community 2023-2027	31
Economic Development 2023-2027	32
Report of Accomplishments 2018-2022	33
Town of Byromville	
Community Goals – General Vision Statement	35
Land Use	36
Work Programs	40
Community 2023-2027	41
Economic Development 2023-2027	41
Report of Accomplishments 2018-2022	42
Town of Dooling	
Community Goals – General Vision Statement	43
Land Use	44
Work Programs	48
Community 2023-2027	49
Economic Development 2023-2027	50
Report of Accomplishments 2018-2022	51
City of Lilly	
Community Goals – General Vision Statement	52
Land Use	53
Work Programs	57
Community 2023-2027	58
Economic Development 2023-2027	59
Report of Accomplishments 2018-2022	58

City of Pinehurst	
Community Goals – General Vision Statement	60
Land Use	61
Work Programs	65
Community 2023-2027	66
Economic Development 2023-2027	67
Report of Accomplishments 2018-2022	67
City of Unadilla	
Community Goals – General Vision Statement	69
Land Use	70
Work Programs	75
Community 2023-2027	76
Economic Development 2023-2027	77
Report of Accomplishments 2018-2022	78
City of Vienna	
Community Goals – General Vision Statement	80
Land Use	81
Work Programs	86
Community 2023-2027	87
Economic Development 2023-2027	88
Report of Accomplishments 2018-2022	90
Broadband Element	93
Appendix	104
First Hearings	
Second Hearings	
Public Input Sessions	
Survey Summary	

Introduction

This comprehensive planning document has been prepared in compliance with the Georgia Planning Act of 1989 by Dooly County and all municipalities therein; Town of Byromville, Town of Dooling, City of Lilly, City of Pinehurst, City of Unadilla and the City of Vienna. The legislative intent and purpose of said Act, codified at O.C.G.A. 36-70-1, is as follows:

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governments to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

The Georgia Department of Community Affairs was charged with providing a framework for development, management and implementation of local comprehensive plans. The framework developed and published by the Department took the form of Minimum Standards and Procedures for Local Comprehensive Planning and has undergone revisions since passage of the 1989 Act. This update was prepared in compliance with the Minimum Standards and Procedures which took effect October 1, 2018.

The five required plan elements applicable to this document and the options selected, where applicable, are:

Community Goals Element

Of the four options available to address this element the community opted for a brief vision statement. The vision statement was not a focus of this update.

Needs and Opportunities Element

This document is an update of the previous plan prepared five years earlier, using the same format. The list of Needs and Opportunities (Issues) developed at that time was used as the foundation for this Element. Very little change made. Demographic and Economic Data are presented to help identify and/or quantify many of the Needs and Issues listed at the end of the data tables, which are supplemented with public input.

Community Work Program Element

This is the updated, customized list of specific activities and projects to be undertaken by each jurisdiction over the upcoming five years (2023-2027) to address needs and capitalize on opportunities identified during the plan update process. This section also includes a report of accomplishments revealing the status of projects included in the previous work programs, 2018-2022.

Economic Development Element

This element is required of local governments listed in Georgia Job Tax Credit Tier 1, a state incentive program offering income tax credits to businesses creating jobs in less developed local economies. Background economic and related statistics are identified in a

sub-element of the Demographic and Economic Data Element. With background data and community input received during plan development a work program unique to each jurisdiction was developed addressing the needs and opportunities with consideration given to the diversity of the economic base, quality of the local labor force and the effectiveness of local economic development agencies, programs and tools.

Broadband Services Element

A broadband amendment to the previous plan's work program was developed earlier in response to the state's Achieving Connectivity Everywhere Act (ACE, 2018) and the resulting Georgia Broadband Development Initiative (GBDI). That amendment was updated for inclusion here. ACE was enacted to facilitate extension of broadband service to unserved/underserved areas, and GBDI was developed to facilitate deployment of fixed, terrestrial broadband services with at least the specified minimum operating speeds. The original version was updated with the more current broadband service delivery information.

Land Use Element

This element is a requirement for local governments with zoning regulations. Although neither Dooling nor Pinehurst have a zoning ordinance both, nevertheless, prepared a land use element for the sake of overall plan consistency. Of the two allowable options for addressing this planning element, a future land use map or character area identification, the former is incorporated herein. An existing land use map was prepared as the foundation for use projecting future land uses. Both maps for every jurisdiction are included.

Beyond satisfying these planning requirements; however, is the higher need for the community to determine the quality of life it desires and how to achieve it. Decisions concerning the level and quality of public services to develop and sustain, where these services are to be provided and by whom, which resources are to be developed and which to preserve head the list of decisions to be made locally. Such decisions are beyond the authority of other levels of government and by design are to be made within the community. If not carefully planned and implemented, the ultimate financial and quality of life costs to the community will be higher than if a sound, customized plan is implemented.

Plan Development

Activity began with a separate meeting with the elected bodies of all seven jurisdictions to provide some general background information and a discussion of the plan development process. At this meeting separate public hearings were scheduled for and in each jurisdiction for data presentation and further solicitation of public input and participation. Regulations governing the plan development/update process permit joint hearings, but local hearings are preferred with the hope that greater convenience for residents will foster a higher level of public participation. The elected bodies preferred to hold these hearings in conjunction with their regular monthly meetings.

Immediately after the first round of public hearings two public outreach initiatives were launched. Public input sessions were held in each jurisdiction. The sessions were advertised jointly in the legal organ and supplemented by each jurisdiction via letter, utility billing or webpage. Stakeholders identified by the jurisdictions received direct notices of and invitations to these sessions. Additional meetings were held with representatives of the industrial development authority, the chamber of commerce and family connections. The second initiative was an easy-to-use web-based survey. It, too, was advertised in a joint notice in the legal organ and supplemented with separate letters, utility billings and webpages along with news about the public input sessions.

These methods were used to identify needs and issues confronting the community and to perform an assessment of strengths and weaknesses that describe the community, opportunities available or that need to be developed and threats that could limit the future for the community.

A second round of public hearings, again advertised jointly in the legal organ, was held in each jurisdiction at which time a draft of the plan was presented for final input and comment.

The steering committee consisted of elected officials of each jurisdiction, the chief appointed/administrative official and economic development staff. The committee constituted the core of stakeholders, which also included representation from planning and zoning, public works, family connections and citizens active in the community. Committee members and stakeholders are identified on the next three pages.

Plan Organization

This document was developed as a joint plan. After ±fifteen pages of Demographic and Economic Data Needs and Issues are presented as derived from the Data and public input. Needs and Issues are consolidated for all jurisdictions into page-size tables. These are followed by Community Goals (General Vision Statements), Land Use and Work Programs (Community and Economic Development) unique to each local government but combined by jurisdiction for greater utility. The Broadband Internet Services Element is the last in the package, the work program for which is incorporated into the separate Community and Economic Development Work Programs. The final document is available in two versions; (1) all elements combined into a single document as described here, and (2) the Demographic and Economic Data with consolidated Needs and Issues bound with the Vision Statements, Work Programs and Land Uses unique to each specific jurisdiction.

Steering Committee	
Dooly County	
David Mixon	County Commissioner
Stephen C. Sanders	County Administrator
Byromville	
Keith Lamberth	Mayor
Tan Mathis	City Clerk
Dooling	
Judith Volner	Mayor
Nancy Allen	Mayor Pro-Tem
Lilly	
Arthur Roney	Mayor
Paula Coleman	Mayor Pro-Tem
Gloria Royal	City Clerk
Pinehurst	
Connie Christmas	Mayor
Jessica Butler	City Council
Jackie Fore-Chancy	City Clerk
Unadilla	
Myron Mixon	Mayor
Meredith Lester	Mayor Pro-Tem
Greg Speight	Citizen
Don Shugart	Retired Fire Chief
Vienna	
Eddie Daniels	Mayor
Randall Almond	City Council
Michael Bowens	City Administrator
Arney Bryant	Planning and Zoning
Beth English	Woman's Club/Formers Council Member
Janet Joiner	Citizen/Formers Community Development Dir.
At Large	
Rhonda Lamb-Heath	Chamber of Commerce
Amanda O'Neal	Family Connections
Scotty Mashburn	Economic Development Council/IDA

Stakeholders	
Dooly County	
David Mixon	County Commissioner
Stephen C. Sanders	County Administrator
Joe Owens	Chairman, Recreation Board
Tony Turner	Chairman, Planning and Zoning
Bob Jeter	Chairman, Industrial Development Authority
Scotty Mashburn	Economic Development Council
Amanda O'Neal	Family Connections
Rhonda Lamb-Heath	Chamber of Commerce
Byromville	
Keith Lamberth	Mayor
Tan Mathis	City Clerk
Scotty Mashburn	Economic Development Council
Amanda O'Neal	Family Connections
Rhonda Lamb-Heath	Chamber of Commerce
Dooling	
Judith Volner	Mayor
Scotty Mashburn	Economic Development Council
Amanda O'Neal	Family Connections
Rhonda Lamb-Heath	Chamber of Commerce
Lilly	
Arthur Roney	Mayor
Paula Coleman	Mayor Pro-Tem
Gloria Royal	City Clerk
Scotty Mashburn	Economic Development Council
Amanda O'Neal	Family Connections
Rhonda Lamb-Heath	Chamber of Commerce
Pinehurst	
Connie Christmas	Mayor
Jackie Fore-Chancy	City Clerk
Jessica Butler	City Council
Lee Cross	City Council
Joe C. Williams	City Council
Josephine Greene	Citizen
Todd Keene	Citizen
Laurie Lowery	Citizen
Isela Ramos	Citizen
Andrea Seay	Citizen
Jessie Stinson	Citizen
John Vereen	Citizen
Scotty Mashburn	Economic Development Council
Amanda O'Neal	Family Connections
Rhonda Lamb-Heath	Chamber of Commerce

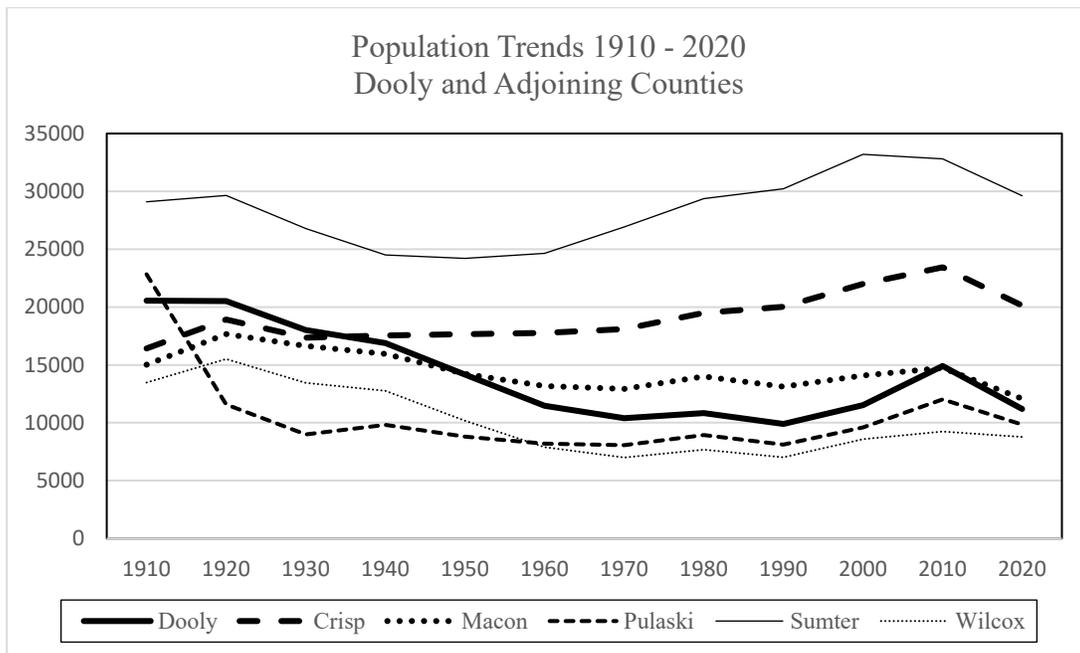
Stakeholders p. 2

Unadilla	
Myron Mixon	Mayor
Meredith Lester	Mayor Pro-Tem
Greg Speight	Citizen
Don Shugart	Retired Fire Chief
J. R. Goodroe	Citizen
Rhonda Lamb-Heath	Chamber of Commerce
Amanda O'Neal	Family Connections
Scotty Mashburn	Economic Development Council
Vienna	
Eddie Daniels	Mayor
Randall Almond	City Council
Michael Bowens	City Administrator
Rhonda Lamb-Heath	Chamber of Commerce
Arney Bryant	Planning and Zoning
Ann Stripling	Active Citizen
Shelia Almond	School System/Historic Preservation Comm.
Glenn Layson	County Zoning and Building Inspector
Yvon Hooks	Planning and Zoning
Monica Kears	School System CTAE Director
Amanda O'Neal	Family Connections
Robert Cooke	United Empowerment Zone
Beth English	Woman's Club/Former Council Member
Scotty Mashburn	Economic Development Council
Janet Joiner	Citizen/Former Community Development Dir.
Diane Couch	Housing Authority Director

Demographic and Economic Data Tables¹

Dooly County is surrounded by six counties in a rural, sparsely populated, heavily agricultural area of the state. Houston County is unique among the group of seven because it is home to Robins Air Force base, one of the service's three air logistics complexes. Within thirty years of the date the farming community was selected for development as a military base, the population growth generated from economic activity on and around the base earned the county status as a metropolitan statistical area (MSA). The vast majority of this population is concentrated in that area of Houston County most distant (north) from Dooly County, and the bulk of economic activity is shared with the contiguous Macon MSA to the north. The economy, population and land use in the south half of Houston is, however, much like that of Dooly and the other Area counties. Houston has two distinct economies reported in county totals, making county-to-county comparisons and even Area analyses herein difficult and of little value. For that reason, Houston County data is seldom cited in this plan.

In 1905, Dooly County was partitioned with Crisp County being created from the lower 40%. The only other geographical boundary change of note among the Area counties was an easterly extension of Macon County. Across the past 110 years (1910-2020) since Crisp's creation, the aggregate decennial population of the six-county Area (excluding Houston) netted a reported decrease of 26,000 (-22%). The Area's lowest point along this timeline was 1960 when the aggregate population was down 34,000 (-29%) from the 1910 Census. Dooly's net loss 1910-1960 (9,000/-45%) was surpassed only by Pulaski (13,000/-57%). The Area trendline turned positive after the '70 Census, led by the two largest counties and job and retail centers, Crisp (+4,000) and Sumter (+500).



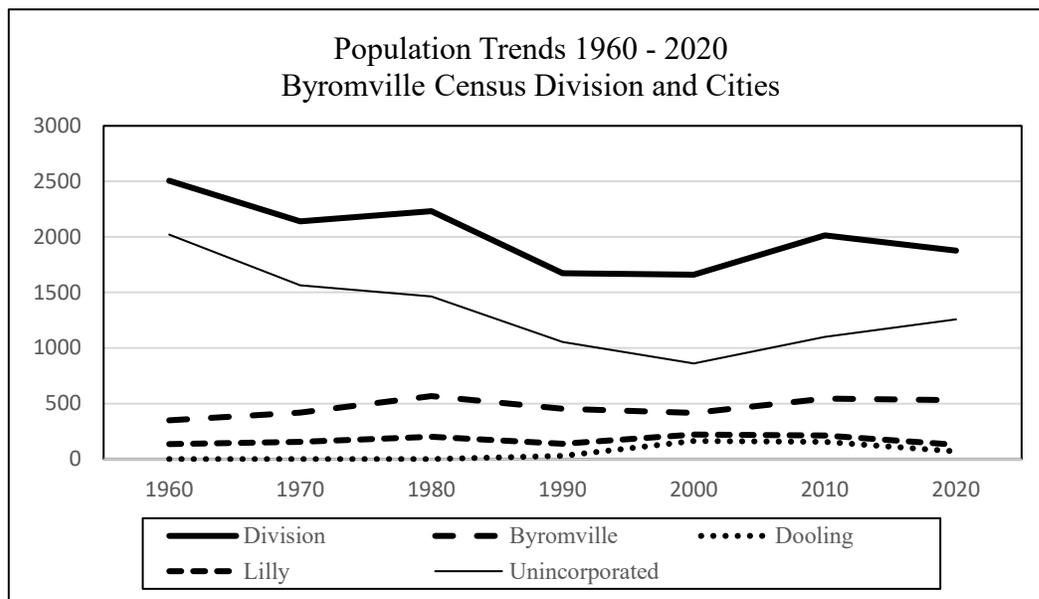
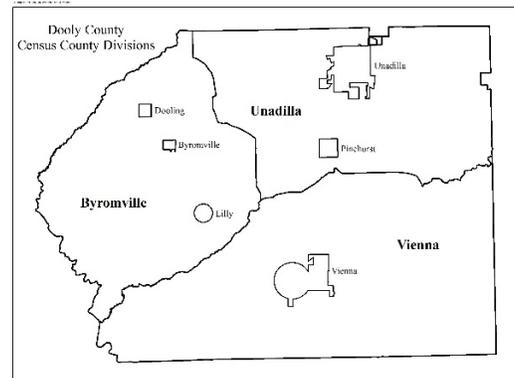
Dooly's lowest decennial population across this timespan was recorded in 1990, twenty and thirty years later than Area counties, but they all recorded their largest numerical increase the following decade. It was during this time the Georgia Department of Corrections constructed state prisons in the Area's four least populated counties. By the

¹ Because of the high margins of error associated with the numerous census small data sets, often exceeding the data value reported, very little data is presented for any of the participating municipalities.

time of the 2000 Census, state inmate populations in three of these counties exceeded the total census increase from 1990; in the fourth the inmate population accounted for 80% of the increase.²

To facilitate census collection, tabulation and analysis the U.S. Census Bureau divides counties into geographical subareas, census county subdivisions, each being named for largest municipality therein. There are three such divisions in Dooly.³

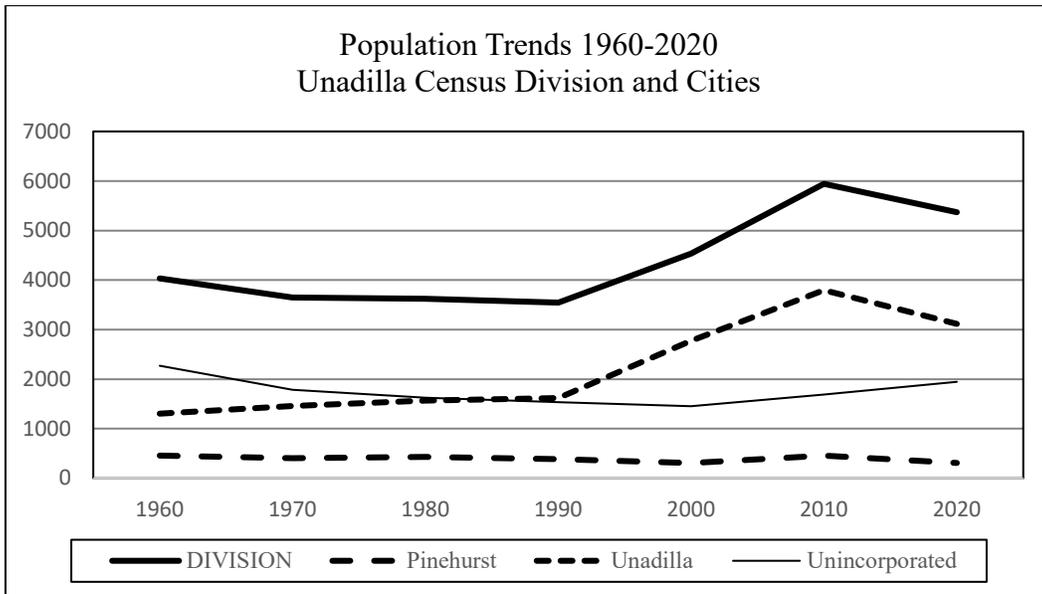
The Byromville Census Division is the westernmost and recorded a net decrease of 630 residents 1960-2020, averaging 18% of total county population. The aggregate municipal population (three jurisdictions) averaged 53% of the division total. This is the county's smallest census division in physical area, accounting for 28% of the county's 397 square miles.



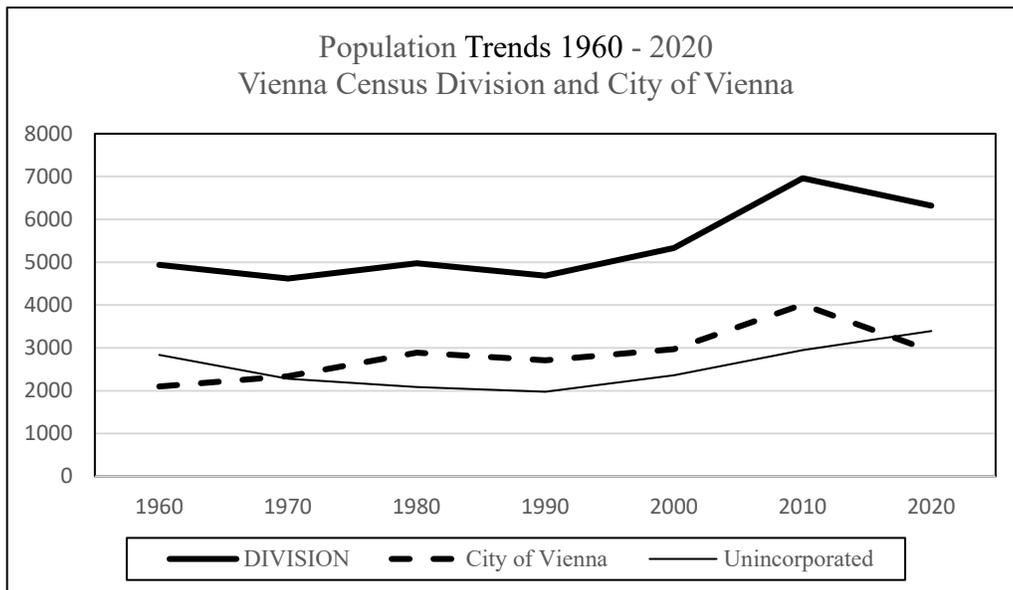
1960-1990 the Unadilla division averaged 35% of total county population; Pinehurst and Unadilla collectively accounted for 51% of the division. The division's average proportion of the county total increased to 42% 1990-2020, the result of an atypical development. Between 1990 and 2000 the Georgia Department of Corrections constructed and housed a population of ±1200 in Dooly State Prison in an expanded Unadilla corporate limit. The inmate population was itself greater than the census division's total population increase for the decade. A physical expansion of the prison between 2000 and 2010 increased the inmate population by 500, which accounted for more than a third of the division's total population increase that decade. Also constructed in this division after the 2000 Census, in the City of Pinehurst, was the county jail with a maximum capacity of 150 inmates. The 2010 Census credited the facility with an inmate population of 133. With these developments the 2020 Census reported the aggregate municipal population to be 64% of the division's total. The division's population decreased by almost 700 2010-2020, but as a result of a 3,700 decrease countywide the division's share increased to 48% of the county population. This is the second largest census division, accounting for 30% of total county area.

² During this period, the Georgia Department of Corrections constructed a state prison in each of the area's least populated counties: Dooly (1,700 beds), Macon (1,760beds), Pulaski (1,225beds) and Wilcox (1,825beds) totaling over 6,500 for the area.

³ CCDs are coterminous with the better-known census tracts which are identified by number: Unadilla-9701, Byromville-9702, Vienna-9703.



Between 1960 and 2020 the Vienna Census Division averaged 47% of total county population. Internally, the municipal share averaged 53%. The 2010 Census credited Vienna with a 1,000 resident increase which could not be explained locally, nor could the 1,000 resident decrease reported for 2020. Physically, this is the largest census subdivision accounting for 42% of total county area.



The smaller cities are most concentrated in the western, Byromville Census Division. Byromville, Dooling and Lilly are located within a ten-mile section of the same state highway and mainline railroad. This rail line makes regular use of sidetracks in Dooling and Lilly, frequently blocking vehicular traffic for hours in and through the cities and outlying areas. Blocked crossings delay timed commercial freight deliveries contributing to higher highway speeds. Weight restrictions on nearby county roads prohibit detours by industrial truck traffic. Local traffic experiences lengthy delays whether waiting for the crossing to clear or taking circuitous routes to intended destinations. Blocked crossings, detour delays can be especially costly to those needing emergency medical, fire and law enforcement response.

Pinehurst is in the Unadilla Census Division but shares similar characteristics with the smaller jurisdictions; size of incorporated area, small population, on major transportation corridors (state highway and mainline railroad), although not affected adversely by the railroad. Over the timeline shown in the table below, in aggregate they averaged 10% of the county's population (ranging from 8%-11%).

Population Dooly and Smaller Cities							
Jurisdiction	1960	1970	1980	1990	2000	2010	2020
Dooly County	11,474	10,404	10,826	9,901	11,525	14,918	11,208
Byromville	349	419	567	452	415	546	422
Dooling	-	-	-	28	163	154	68
Lilly	136	155	202	138	221	213	129
Pinehurst	457	405	431	388	307	455	309
unincorporated	7,129	5,627	5,174	4,567	4,674	5,743	4,234

Source: U. S. Decennial Census

Residents are not resentful of life in their small towns, rather preferring the calm, peace, low traffic, friendliness and familiarity of neighbors to the conveniences and opportunities often available in larger jurisdictions. Open to newcomers with similar preferences in sufficient numbers to help secure and sustain basic services and staples, residents are content to be a bedroom community in a rural setting. The value of this lifestyle is affirmed often by inquiries fielded by municipal officials from non-residents about available housing, the absence of which is the primary factor inhibiting an increase in population.

The county's two largest cities are in separate census subdivisions bearing their respective names. The cities are thirteen miles apart connected by the same U.S. highway, interstate and mainline railroad. Vienna is the only one of the cities which straddles both mainline railroads traversing the county. The thoroughfares linking these two cities (and Pinehurst) also provide the community direct connection to even larger population and employment centers out-of-county, to the north and south. Across the timeline shown below Unadilla has averaged 19% of the total county population, Vienna 25%, collectively 44%.

Population Dooly and Larger Cities							
Jurisdiction	1960	1970	1980	1990	2000	2010	2020
Dooly County	11,474	10,404	10,826	9,901	11,525	14,918	11,208
Unadilla	1,304	1,457	1,566	1,620	2,772	3,796	3,118
Vienna	2,099	2,341	2,886	2,708	2,973	4,011	2,928
unincorporated	7,129	5,627	5,174	4,567	4,674	5,743	4,234

Source: U.S. Census

Over the timeline shown in the preceding table the unincorporated area was credited with population increases of 100 between 1990-2000 and 1,100 between 2000-2010. As proportions of the county total, however, the percentages consistently decreased, from 62% to 38%; an average decrease of four points with each successive census.

Georgia’s official twenty-year population projection for Dooly is the basis for the projection presented in the following table.⁴ The state’s last projections that predated release of the 2020 Census (series 2021) used baseline data that exceeded the county’s reported 2020 Census, by 2,000 residents/17%. The projection is consistently negative and at the end of the twenty-year period, 2040, the state projection is higher than the county’s official 2020 Census. For present purposes the official 2020 Census is used as the county baseline and the numerical change between successive five-year periods reflected in the state’s projection are applied to generate Dooly’s twenty-year projection. This county projection is then used as the foundation for the individual municipal projections.

The state does not generate official projections for municipalities, so for present purposes they are generated as follows. The smaller jurisdictions have each maintained consistently proportionate shares of the county’s total resident population 1960-2020. Each decade Byromville’s share of the county total varied within a range of one-quarter of a percentage point, Pinehurst varied within a range of one-half percentage point. Dooling’s 1990 and 2020 undercounts preclude similar analysis. Population change has been virtually unnoticeable in the small town since the municipal charter was reactivated shortly before the 1990 Census, suggesting the resident count has been consistent with the official tallies of 2000 and 2010.

Population Projections 2020-2040					
Jurisdiction	2020 ¹	2025	2030	2035	2040
Dooly County	11,208	11008	10748	10433	10133
Byromville	422	458	447	434	422
Dooling	68	99	97	94	91
Lilly	129	163	159	154	150
Pinehurst	309	352	344	334	324
Unadilla	3,118	3461	3420	3369	3321
Vienna	2,928	3402	3390	3560	3840
Balance	4,234	3073	2891	2488	1985
Georgia	10.7M	11.2M	11.7M	12.2M	12.6M

¹ 2020 figures are all from the decennial census.
source: projections generated by the Governor’s Office for Planning and Budget-series 2021

Maintaining proportions has not generated population growth. Byromville has officially netted an additional seventy residents, Lilly is credited with a net loss of ten and Pinehurst a net loss of 150, all numbers rounded. In light of the state’s negative projections for Dooly County, Area counties and much of rural Georgia, the lack of housing to accommodate those who so frequently inquire of such, and the continued viability of much of the aged and deteriorating housing inventory, the low end of the respective proportions described above have been applied to county projections for the four smaller jurisdictions.

Unadilla’s resident population⁵ varied (1960-2020) between a low of 14.76% and high of 15.88%. The county seat was the only exception, increasing almost one percentage point (.8) on average with each succeeding census; 26.33%-30.43%. This netted an additional 160 residents 1960-2020. Vienna’s proportional share of the county total increased almost one percentage point (.8) with each successive census, increasing from 26.33% to 30.43% and amounting to over 800 additional residents. The high end of the proportional ranges just described have been applied to the state official county projections for Unadilla and Vienna. Group quarters are added to Unadilla’s population after the projections.

Unadilla’s location on the interstate and mainline railroad should continue to be assets for future development. While proximity to a larger employment center out of county to the north could inhibit investment locally, it could also

⁴ The Governor’s Office of Planning and Budget is the supplier of official demographic and statistical data for the state.

⁵ exclusive of group quarters, i.e., prison population

attract workers employed out of county in search of less expensive housing. The demand for housing in the adjoining county has greatly increased the cost of housing there. Vienna should also benefit from its location on the interstate and straddling two mainline railroads. Perhaps the greatest inducement for increased population in Vienna is new housing. 2022 will see the largest increase in new housing units come on the local market in a single year anywhere in the county in decades.

The consequence of applying this static methodology is that it locks the cities’ projections into the same trend as the county totals and in constant proportions, which is very descriptive of this demographic over the past sixty years, for all but Vienna.

Dooly’s negative population projection in the preceding table is not unique, it is the norm for much of rural south Georgia. State’s projections suggest half of the fifty counties comprising southwest Georgia will experience virtually uninterrupted population decrease to mid-century. This includes Dooly and all Area counties, except neighboring Houston. Among the fifty counties Houston was projected to experience the greatest numerical growth in both projections, approximately half of the southwest Georgia total.

Population Projections 2020-2040					
Jurisdiction	2020 ¹	2025	2030	2035	2040
Dooly County	11,208	12,974	12,714	12,399	12,099
Area	80,447	81,820	79,957	77,963	76,130
Georgia	10.7M	11.2M	11.7M	12.2M	12.6M

¹ 2020 figures are from the decennial census.
 source: projections generated by the Governor’s Office for Planning and Budget-series 2021

The greatest age differences shown in the following table are between Dooly and the state and at opposite ends of the age spectrum. Dooly is credited with a smaller proportion of children, six percentage points fewer, counterbalanced with a larger proportion of elderly, also by six points. These demographics are major contributors to a higher local median age than the state, again by six years. Ages of Area and state labor forces are very much in sync, sharing the same percentages among both younger and older workers. Dooly’s younger worker cohort is a couple points smaller than both the Area average and state proportion, and a couple points larger among older workers.

Population By Age Cohort - 2020					
Dooly, Area and Georgia					
Jurisdiction	Age Cohorts				Median Age
	0-19 yrs.	20-39 yrs.	40-64 yrs.	65+ yrs.	
Dooly	21%	25%	34%	20%	42.7
Area	23%	27%	32%	18%	39.5
Georgia	27%	27%	32%	14%	36.9

Source: U.S. Census American Community Survey 5-year Estimates 2016-2020, S0101

The measures of income presented in the following table depict “take home” pay; income after deductions. Median household income is the midpoint of the dataset; half of the incomes are higher and half lower. The data presented includes all households, family households and households with non-family occupants. Per capita income is sometimes referred to as the average income because it is calculated by dividing aggregate personal income of an area by the total population of that area. Per capita incomes are the lower of the two measures because children do not, and many senior adults no longer, contribute to the community aggregate income but both groups are included in this calculation as residents of the area.

Local and Area median household and per capita incomes were very similar, in 2010. The 2020 Census credited Dooly with jumps in both income measures that greatly exceeded those of the Area, state and the national inflation rate. Increases in local incomes purportedly exceeded the increase in inflation 2010-2020; \$10,000 above the median household and \$7,000 above per capita. Review of Georgia Department of Labor wage data presented in a later table supports the positive trend but nothing near the census data. But even after the big jump 2010-2020, local incomes were still only 78% of state levels.

Income Dooly, Area and Georgia					
Income Measure	Jurisdiction	2010	2020	Change '10 – '20	% Inflation 2010-2020 ¹
Median Household	Dooly	\$31,038	\$48,039	55%	22%
	Area	\$31,477	\$37,757	20%	
	Georgia	\$49,347	\$61,224	24%	
Per Capita	Dooly	\$14,871	\$25,198	69%	
	Area	\$15,368	\$20,938	36%	
	Georgia	\$25,134	\$32,427	29%	

¹ national inflation rate - Consumer Price Index
 source: 2010 Census, American Community Survey 5-Year Estimates DP03; 2020 Census, American Community Survey 5-Year Estimates DP03

The Area did not record any improvement in poverty rates over the most recent decennial decade. Dooly's family rate improved two points, the individual rate improved four. The state rates improved by one and two points, respectively. Relative to the state the local rate improved one and two points.

Poverty Rates - 2010-2020 Dooly, Area and Georgia			
Category	Jurisdiction	2010	2020
Families	Dooly	21%	19%
	Area	19%	19%
	Georgia	12%	11%
Individuals	Dooly	27%	23%
	Area	26%	26%
	Georgia	16%	14%

Source: 2010 Census American Community Survey 5-Year Estimates 2006-2010 DP03; 2020 Census American Community Survey 5-Year Estimates 2016-2020 DP03

Housing

Dooly maintains a high rate of homeownership, seven points above the state and exceeded by only one Area county, Wilcox at 77%. Macon and Peach rates are in the low 60s, Crisp and Sumter in the high 50s. It has been well documented that historically, the American Dream has been to own our place of residence. National surveys continue

to document the Dream still lives, even though the most recent generations have been more likely to delay that first purchase. Repeated national surveys document greater community stability, involvement in community civic engagements, local elections, and volunteer work by homeowners, presumably because of their vested interest in the community. It is a benefit to the community to offer home-buying workshops for first time home buyers to foster sustainable ownership and maintain high ownership. Rental housing is also an important component of a community’s housing stock. At any given time there are segments of the population that, for whatever reason, prefer to rent.

Housing Tenure and Age 2020			
Tenure	Dooly	Area	Georgia
Occupied Units	4,979	35,870	3.8M
Owner-occupied	71%	62%	64%
Renter-occupied	29%	38%	36%
Year Built	Dooly	Area	Georgia
≥2010	4%	3%	7%
2000-2009	8%	10%	21%
1990-1999	17%	18%	21%
1980-1989	10%	17%	17%
1970-1979	25%	18%	14%
< 1970	36%	34%	21%

Source: Tenure - U.S. Census American Community Survey 5-Year Estimates 2016-2020 Table B25014. Year Built - U.S. Census American Community Survey 5-Year Estimates 2016-2020 Table DP04

Dooly and the Area have similar proportions of “newer” housing, i.e., built since 2000. But they are both less than half the proportion statewide. At the other end of the age spectrum half of Dooly’s housing inventory was constructed prior to 1975, Area-1979, state-1989.

Very shortly after this document is adopted half of the local housing stock will be at least fifty years old. It is difficult for lower-income communities to avoid issues that often accompany older housing, i.e., physical deterioration that threatens the health and well-being of occupants, and deterioration leading to blight which threatens the health and well-being of the neighborhood and even the larger community. Such conditions lead to characteristics similar to those of brownfields complicating acquisition, expansion, redevelopment and reuse of property(ies) within and even beyond line-of-sight of the blight. Local government successes competing for, securing and implementing numerous carefully targeted, “single-year” housing projects have delayed much of the natural progression of such conditions. The successes are not permanent, however, as many of the overarching conditions contributing to deterioration and blight remain, affecting both the improved and other aging properties.

Many older units, however, add historical and/or architectural significance to housing stock. Byromville, Pinehurst and Vienna are credited with a sizable proportion pre-dating 1960. 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 these assets through designation of a residential historic district and creation of a historic preservation commission. There are numerous instances of out-of-state, even out-of-country, residents viewing local properties listed for sale online and executing purchases before visiting the community.

The local housing stock is heavily concentrated in the lowest value range; almost two-thirds of owner-occupied housing is “currently” valued below \$100,000, three times the statewide rate. Two surrounding counties are credited with rates higher than Dooly, both 68%. While there is not a 1:1 correlation between housing value and condition, the heavy concentration of the housing stock in the lower value range is a strong indication that housing conditions is an issue in the community. Middle value proportions among the three “jurisdictions” are very similar. On the other end of the value spectrum only ten percent of local owner housing is valued over \$200,000, one-fifth the statewide rate. Georgia’s median value is reported to be 2.25 times Dooly and the Area.

Local and Area rent costs are very similar. The median statewide rent is 65% higher than local and Area medians.

Housing Value and Cost Burdened -2020			
Dooly, Area and Georgia			
Value	Dooly	Area	Georgia
< \$100K	62%	57%	21%
\$100K-\$199,999	28%	28%	32%
≥ \$200,000	10%	15%	47%
Median	\$81,400	\$89,040	\$190,200
Gross Rent	Dooly	Area	Georgia
< \$500	29%	28%	8%
\$500-\$999	68%	62%	38%
≥ \$1,000	3%	10%	54%
Median	\$626	\$636	\$1,042
Cost Burdened ²	Dooly	Area	Georgia
Homeowners	16%	19%	20%
Renters	29%	52%	49%

¹ The high margins of error that accompany the small local and constituent Area survey data sets raise questions of data accuracy. This is among the tables where the greatest use of the information is a comparative analysis rather than basing local government action on full faith of data accuracy.

² expend 30% or more of household income on housing related costs

Source: US Census, American Community Survey 5-Year Estimates 2016-2020 DP04

Households are considered cost-burdened when housing and housing-related expenses exceed 30% of household income. Relevant statistics in the accompanying table are presented by tenure, but among all Dooly households 19% are reportedly cost-burdened, significantly lower, and better, than the 28% Area average and 31% statewide. Cost-burden is significantly higher among renters as evidenced in the statistics above. It is worth noting almost two-thirds of Dooly’s owner-occupied housing is in the lower value range, suggestive of a housing deficit and/or housing condition issues.

Local housing conditions have historically justified applications for competitive state- and federal-funded housing assistance/rehabilitation activities. As of this writing all but one local jurisdiction has implemented housing rehabilitation activities, some multiple times. Although the condition of housing across the community has benefitted significantly from these efforts, the housing need remains.

Economic Development

Highest Level of Education Attainment - 2020 Dooley, Area and Georgia			
Attainment Level	Dooley	Area	Georgia

A large proportion of the community’s adult population lacks a high school diploma. For the report year presented only two Area counties had higher rates. Yet, the state rate is rapidly approaching the single digit (proportion) level. Of the 26% of local adults who continuing their education out of high school, one-fourth attained a two-year certification, diploma or degree. Barely ten percent of the local adult population has a four-year college or higher degree, twenty points below the level statewide.

Less than High School Diploma	19%	20%	12%
High School Diploma/GED	42%	37%	28%
Some College or Associate Degree	26%	29%	28%
Bachelor’s Degree or Higher	13%	14%	32%

Adults 25 years of age and older
 Source: US Census 2020 American Community Survey 5-Year Estimates 2016-2020, DP02

Census data document a strong correlation between education attainment and earnings. After high school, earnings gaps compound locally and nationally with each higher level of attainment, yielding increasing benefits to the worker, worker’s family and community. As the work world continues to evolve, low education attainment can be expected to become increasingly disadvantageous to the worker and economy.

Median Earnings by Education Attainment Dooly County - 2020	
25 Years of Age and Over with Earnings	\$31,376
Less than High School Graduate	81%
High School Graduate/GED	89%
Some College or Associate’s Degree	116%
Bachelor’s Degree	149%
Graduate or Professional Degree	192%

Source: US Census American Community Survey 5-Year Estimates 2016-2020
 Earnings in the Past 12 Months S2001

Across the four most recent high school graduations, 85% of local seniors graduated “on time”, i.e., completed the four high school years, grades 9-10-11-12, in four years. (The last two years’ rates were both 88%.) The Area four-year average was 89%. “On-time” graduation improves the likelihood of higher attainment later and interruptions or delays, for whatever reason, increase the likelihood of dropping out. The 15% who did not finish “on time” is very suggestive of the 19% of the adult population lacking a high school diploma (earlier table).

Four-Year Cohort Graduation Rates Dooly, Area and Georgia					
Jurisdiction	2018	2019	2020	2021	4-yr. ave
Dooly	83%	83.3%	87.6%	87.8	85.4
Crisp	87.9%	87.7%	90.8%	85.8	88.1
Macon	86.9%	84.8%	77.4%	78.2	81.8
Pulaski	90.5%	87.6%	91%	94.4	90.9
Sumter	88.6%	86%	92.6%	92.3	89.9
Wilcox	93.7%	90.3%	95.4%	97.6	94.3
State	81.6%	82%	83.8%	83.7	82.8

Source: Georgia Department of Education

The graduation rate is also indicative of other performance issues confronting the school system in recent years. In response, the board of education has applied for participation in the Georgia Department of Education’s College and Career Academy program. The \$3M grant proposal will facilitate the high school more closely integrating formal instruction/education with practical application on-the-job. It will help “borderline” students come to a quicker understanding of the value of the classroom and their chosen place and value in the work world.

Census data have documented the recent trend of gradual increases in the proportion (and numbers) of workers working in the home county.

County of Work				
Workers 16 years of Age and Older...		2000	2010	2020
Who lived in Dooly...	...and worked in Dooly	58%	59%	62%
	...but worked elsewhere	42%	41%	38%

For the past twenty-five years Dooly has consistently maintained its strongest cross-county worker commuting relationship with the same three counties. For the four time periods shown below these counties collectively accounted for 70% of both in-commuting and out-commuting to these same three counties.

Dooly County Cross-County Worker Commuting Patterns								
Year	Ranked by County of Residence Largest Numbers In-commuters			Total In-	Ranked by County of Employment 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
2015	Crisp-451	Macon-221	Houston-173	1305	Crisp-712	Houston-458	Macon-255	2061

Respondents were asked to report their place of work for the week immediately preceding the survey.
Source: US Census-1990, STF S-5; 2000, U.S. Census 2010 Residence County to Work County Flow, American Community Survey 5-Year Estimates 2006-2010. U.S. Census 2015 Residence County to Work County Flow, American Community Survey 5-Year Estimates 2011-2015

The Georgia Department of Labor reported an increase of 1,000 jobs (+39%) in Dooly County 1990-2000. Shortly afterward the community was already experiencing economic decline when the U.S. and much of the world were caught up in the Great Recession of 2008. Beginning in 2002, annual job decreases locally were recorded nine out of twelve years. At the end of this decline the job count had returned to the 1990 level (2,650).

Technical measures of recession lasted only eighteen months during 2008-2009, but the first real sign of the state’s recovery was not seen until annual job growth was recorded in 2011. The state’s job counts between 2007 and 2011 revealed a 7% job decrease during the period of recession. Except for a blip in 2012, the first real annual return to job creation locally was not documented until 2014. Between 2007 and 2014 Dooly had recorded a job loss of 17% (-600).

The Georgia Department of Labor reported Dooly’s job count in 2020 was 370 (-10%) below the 2000 count. (The latest annual data available at this writing (2021) reports an even lower job count; -445 (-12%)). The job count reached a period peak of 3,700 in 2001 but entered a decade of decline to and through the nation’s Great Recession of 2008. That pushed the local job count to its lowest point (2,650) in 2013, which was the last year of the annual double-digit unemployment rates for the post recessionary period. 580 fewer jobs in 2010 receiving \$543 in weekly wages means the community payroll for that year was \$16M below what it would have been had the jobs been retained, 25%-30% of which would have been paid to workers who lived out of county. Dooly fared rather well in the battle of wages over inflation 2000-2020. Across the twenty-year timespan local wages grew 68%, the national inflation rate/consumer price index increased 50%. The Area and state fared even better; 70% and 72%, respectively.

Across twelve-	Jobs and Wages in Dooly ¹				the year	
	Year	Average Monthly Employment	Average Weekly Wages			
			Dooly	Area		Georgia
	2000	3,685	\$439	\$446	\$658	
	2010	3,105	\$543	\$567	\$844	
	2020	3,318	\$738	\$760	\$1,132	

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

timespan presented in the following table, Dooly was credited with the highest unemployment rate among Area

counties once. Local and Area twelve-year rates averaged 8.4%, two points higher than the state twelve-year average. The early double-digit rates are the peaks of unemployment caused by the Great Recession of 2008 and the elevated rates at the end of the period are labor market responses to Covid-19.

Annual Unemployment Rates												
Jurisdiction	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Dooly	11.7	12.9	11.3	11.4	9.6	7.7	5.9	5.1	4.7	3.9	9	7.3
Area ¹	13.1	12.6	11.7	11.1	9.4	8.2	7.1	6.2	5.5	4.5	7.5	6.3
Georgia	10.7	10.1	9	8.1	7.1	6.1	5.4	4.8	4	3.6	6.5	3.9

¹ Five counties data were aggregated for an Area total each year. Likewise, the 8.4% referenced in narrative is calculated from aggregated data. source: Georgia Department of Labor

Dooly’s labor force participation rate scored a significant increase 2010-2020, four points to 48%. Only Crisp and Sumter have higher rates (ten points) in 2020; Wilcox recorded 40% and Macon and Pulaski recorded 45%.

The recent decennial census reveals a high degree of balance in occupational distribution of the local labor force. Employment proportions in the Management..., Services and Production... sectors are virtually identical (highlighted), in aggregate accounting for 76% of workers. The Area and Georgia labor forces are more heavily weighted in the same two sectors but with greater ranges between the two. Earnings by individual subsector were reviewed for reference here but the margins of error compromised the value of the data.

Employment by Occupation - 2020 Dooly, Area and Georgia			
Sector	Dooly	Area	Georgia
Civilian Employment	5,075	32,723	4.9M
Management, Business, Science and Arts	26%	29%	39%
Services	26%	17%	16%
Sales and Office	15%	22%	22%
Natural Resources, Construction and Maintenance	10%	12%	9%
Production, Transportation and Material Moving	24%	20%	15%

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, DP03, Selected Economic Characteristics

Industrial employment is a measure of the number of jobs within the specified community at a given time (table follows, general descriptions of industrial categories on page 19). The job may be performed in the jurisdiction, such as a teacher or retail salesclerk, or it may be locally based in an accountant’s or construction office from which employees travel to work sites beyond that community.

Dooly’s bona fides as among the state’s leading agricultural producers is indicated in the level of employment relative to other counties. While Agriculture remains the economic base of the local economy, an overarching consequence of heavy mechanization within the industry is that this sector is no longer the county’s largest employment sector. The 1980 Census documented a broader goods-producing economy when Manufacturing became the largest sector with 23% of employment. Immediately thereafter, the census began revealing a more significant shift in the local economy to the point that the 2010 Census reported Education Services and Health Care and Social Assistance had become the largest sector (22%). With strong growth in Transportation, Warehousing and Utilities the 2020 Census reported half of the local job base was divided among these two goods-producing and two service-providing sectors.⁶

⁶ The reader will note in the accompanying table the Professional, Scientific, Management... and Public Administration subsectors are, like Agriculture..., credited with 10% employment levels. Numerically, Agriculture... is the largest of the three but the rise of the others further documents expansion of the service sector in the local economy.

Employment by Industry – 2020 Dooly, Area and Georgia			
Sector	Dooly	Area	Georgia
Civilian Employment	5,075	32,723	4.9M
Agriculture, forestry, fishing and hunting, and mining	10%	4%	1%
Construction	7%	5%	7%
Manufacturing	11%	17%	11%
Wholesale trade	4%	2%	3%
Retail trade	6%	12%	11%
Transportation, warehousing and utilities	12%	6%	7%
Information	1%	2%	2%
Finance, insurance, real estate and rental and leasing	2%	3%	6%
Professional, scientific, management, administrative and waste management services	10%	6%	13%
Educational services, health care and social assistance	18%	24%	21%
Arts, entertainment, recreation and accommodation and food services	7%	8%	9%
Other services, except public administration	2%	4%	5%
Public administration	10%	8%	5%

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, DP03, Selected Economic Characteristics

Only one Area county was credited with higher median earnings (\$5,000) than Dooly. Dooly’s median was reported to be 2% higher than the Area (7% in 2010) and equivalent to 80% of the state (77% in 2010). Earnings by individual subsector were reviewed for reference here but the margins of error compromised the value of the data.

Industrial Earnings 2020 Dooly, Area and Georgia			
Median Industrial Earnings	Dooly	Area ¹	Georgia
	\$37,462	\$36,648	\$46,648

¹ numerical average of the five county medians
US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates Detailed Tables B24041

As industries transition and economies evolve once critical structures often devolve into blight and brownfields. Ageing of facilities, changes in infrastructures needs, environmental concerns, loss of functionality or accessibility often render buildings prime in their day an economic detriment to the site and its surroundings. No longer usable they have become too expensive to repurpose or remove. There are local examples from virtually any of the industrial sectors shown above as well as public facilities and in residential neighborhoods.

In the competition for more jobs it is common practice for communities to offer financial incentives to business and industrial prospects as an inducement to develop locally. At the local level these most often take the form of property tax abatements, favorable financing, and at the state and even federal levels income tax credits, all of which typically have a delayed benefit to the business/industry. Often expecting a more immediate financial benefit for the promise of job creation, prospects typically delay site selection and even business expansion pending inducements from communities competing for the jobs promised.

Dooly County has had significant success in this realm, in financial packaging and developing and turning speculative industrial buildings. State employment incentive grants were sought and received for industrial loans, the subsequent proceeds from which capitalized a local revolving loan fund. In addition, well-planned, well-constructed and appropriately located industrial speculative buildings were occupied in short-order. This latter

activity was taking place as industrial speculative buildings were losing favor among economic developers because of bad experiences around the state.

These are examples of aggressive industrial recruitment and development efforts employed successfully for decades using critical resources that were available and those which had to be secured which advanced Dooly County to a national semi-finalist in competition for a major manufacturer that ultimately located out of state. A further example is securing purchase options on several thousand acres to accommodate the manufacturer.

There is a running need for liquid assets to facilitate flexible and timely application of resources to secure the jobs and employment variety and options needed in the community. Other long term needs to better capitalize on the unique package of industrial assets in the community are resources to develop the potential regional industrial park that nearly became the expansion site for the manufacturer mentioned above. A better equipped and easily accessed airport is needed to better market the community to state, national and international prospects that scope the community.

Presented below is the toolbox currently available for local use promoting economic development.

Economic Development Toolbox							
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

Façade Grant - Downtown							X
Freeport Exemption 100% (1-2-3)	X	X	X	X	X	X	X
Industrial Development Authority (with 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 (with 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

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 from page 14

- 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)

GREATER DOOLY NEEDS AND ISSUES p.1								
Category	Need or Issue	Jurisdiction						
		Dooly	Byromville	Dooling	Lilly	Pinchurst	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 p. 2

Category	Need or Issue	Jurisdiction						
		Dooly	Byromville	Dooling	Lilly	Pinhurst	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 all jurisdictions are 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.

Existing Land Use Narrative and Map

Covering 397 square miles total area (including municipalities) Dooly County ranks 60th in size Georgia's 159 counties. Dooly is among the state's leading agricultural producers, in large part because nine percent of total land area, developed/undeveloped, is classified as prime farmland. State and national proportions are 20% 15%, respectively. Thirty-six percent is in commercial timber, some growing on prime farmland. Agriculture/Forestry constitutes the overwhelming majority of the unincorporated area.

Dooly County (unincorporated) Existing Land Use Percentage of Land Area – July 1, 2020	
<u>Agriculture/Forestry</u>	93%
<u>Commercial</u>	<1%
<u>Industrial</u>	<1%
<u>Parks/Recreation/Conservation</u>	<1%
<u>Public/Institutional</u>	2%
<u>Residential</u>	2%
<u>Transportation/Communications/Utilities</u>	3%
<u>Vacant/Undeveloped</u>	<1%

among
fifty-
and

Most notable Commercial sites are campgrounds in northeast and southwest corners. Very little in the way of commercial businesses are outside the municipalities.

Source: River Valley Regional Commission

the

Industrial activity consists mostly of bulk farm commodity receiving, processing and storage points distributed in mid-county. Two other sites of significant size are an industrial plant and an asphalt plant immediately south of Vienna.

Although there are some pockets of development, Residential properties are distributed sparsely across the unincorporated area. As defined here these most typically exclude farm residences. The farmer can choose to live on or off the farm making the residence a secondary use to the farm enterprise.

The notable Parks/Recreation/Conservation use is a protected 175 acre conservation site between Unadilla and Pinehurst. Otherwise, parks and recreation sites are located in unincorporated areas.

The most common Public/Institutional use consists of churches, and church and unaffiliated cemeteries. Though these properties are numerous they are also small, in aggregate accounting for a small proportion of the category. The bulk of the acreage consists of two state properties, a wildlife management area (WMA) and tree nursery, both near the county's west boundary, and the elementary and middle school complex on Pinehurst's south boundary.

The largest component of Transportation/Communications/Utilities is road and railroad rights-of-way. Nineteen of seven hundred roadway miles are interstate highway, there are thirty-nine miles of (two) mainline railroads.

Vacant/Undeveloped sites are so numerous, and in many cases blend in with and consequently hard to distinguish from Agriculture/Forest that none are identified on the accompany map.

Designated Floodplains are so numerous and widespread that inclusion of such data in the accompanying maps would obscure other map information. Floodplain maps can be viewed separately at the county code enforcement office. Flooding is the nation's most frequently recurring and/or most expensive natural disaster, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. The county has adopted a flood damage prevention ordinance and is a participant in the National Flood Insurance Program, a federally funded, indirect insurance subsidy for owners of property located in floodplains.

Jurisdictional Wetlands and the Flint River Corridor are also not included in the accompanying maps. Many important specific wetland types have drier or more variable water systems than those familiar to the public, meaning the public would not recognize some areas as wetlands. Among local examples are vernal pools that form in the

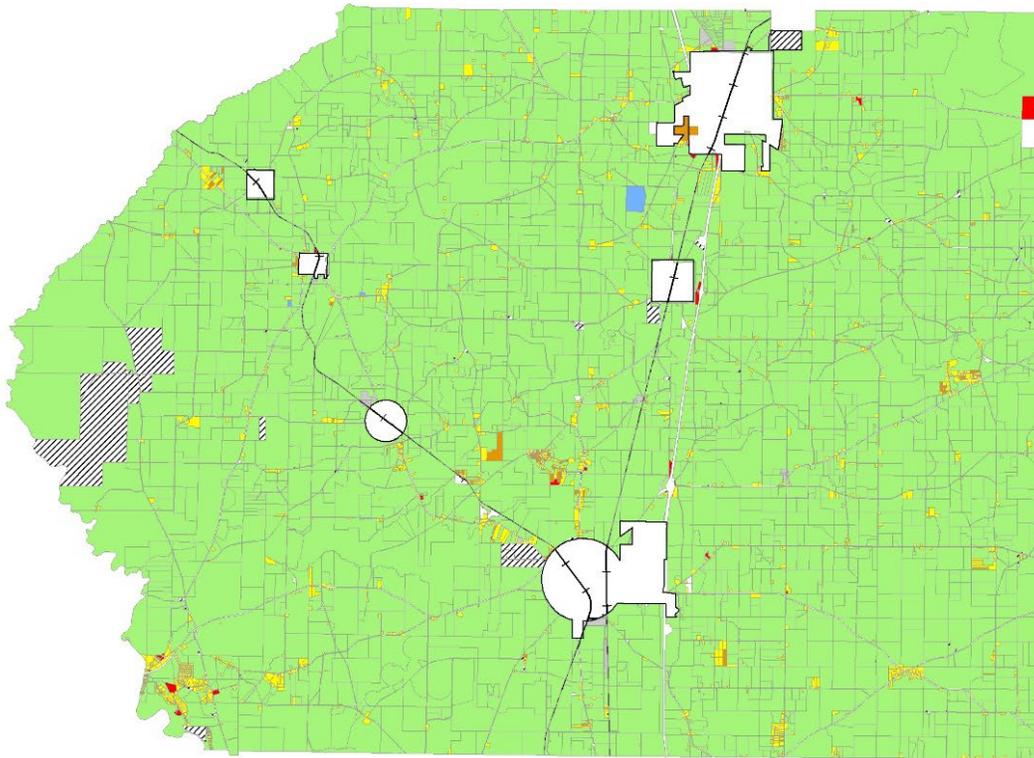
spring rains but are dry at other times of the year. Mapping this resource in the accompanying maps would obscure other map information but it can be viewed separately at the county code enforcement office. The river corridor is a prescribed setback from the waters' edge regulating soil disturbance to minimize/prevent riverine erosion and contaminant runoff. The corridor is so narrow and minutely detailed it would not be visible amidst other map detail but can be viewed separately at the county code enforcement office.

A third environmentally sensitive natural resource not mapped is Significant Groundwater Recharge Area. Although groundwater recharge occurs statewide, approximately one-quarter of the state is classified as an area of significant recharge. The presence of specific geologic features render groundwater particularly susceptible to contamination from surface and near-surface activities of man. Virtually all of Dooly overlies this sensitive area and mapping it herein would complicate map interpretation. Groundwater recharge Area maps can be viewed at the county code enforcement office.

These three environmentally sensitive natural resources are included among various environmental planning criteria in the Georgia Planning Act providing for their protection. The county has adopted a wetlands protection ordinance, river corridor protection ordinance and a significant groundwater recharge area protection ordinance.

There are two additional natural resources not addressed in the state's environmental planning criteria but which have been identified as Regionally Important Resources. Near the county's west boundary is the Flint River Wildlife Management Area (2,300 acres), one of several state-owned/managed wildlife management areas for hunting and (in this case river) fishing. Oak Bin Pond Preserve, in north-central Dooly, is described by its owner, The Nature Conservancy, as "...home to the largest and healthiest of the less than 20 documented worldwide populations of Canby's dropwort." These sites have a state-designated buffer triggers local government review of any development proposed within one mile of these resources.

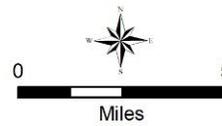
Dooly County Existing Land Use - July 1, 2022



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Legend:

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



Dooly County (unincorporated) Future Land Use Narrative and Map

Dooly recorded a net 8% (800 resident) population increase over the past half-century (1970-2020), a growth rate that equates to slightly more than one additional resident each month. The state's two most recent projections suggest decades of population decline, to mid-century, for Dooly and the five surrounding rural counties. Based on this history and official population projections, development pressures triggering significant land use changes are not expected.

With prime farmland accounting for only 15% of U.S. land area, Dooly's disproportionately large contribution to this critical national resource should increase in productive value in light of the world's growing population and demand for food. Despite the history and population projections which suggest little in the way of development, an example of a possible exception might be found in the development of solar farms.

Solar farms in the hundreds and thousands of contiguous acres are being developed in the state, even in two of the surrounding counties. As is the case with other types of development owners of solar farms have preferred sites: open, clear spaces near existing electrical substations, often fronting miles of roadway. One typical development could convert more land area, by several multiples, than has been developed in Dooly over several decades, and in so doing remove miles of road frontage critical to siting a prospective labor intensive industry. Sites of limited prime farmland acreage, which admittedly may be difficult to locate and secure, with minimal primary road frontage should be given priority to solar farm siting and development.

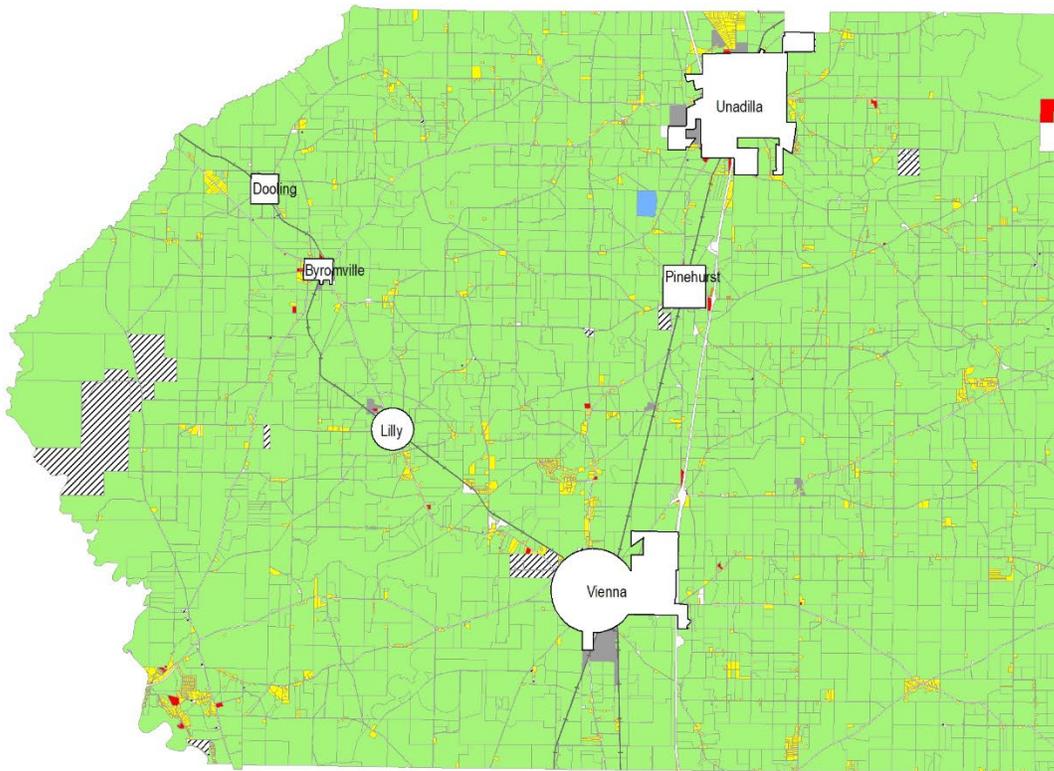
Areas with greatest development potential outside the municipalities are the municipal peripheries, primarily Unadilla and Vienna because of greater access to utilities and other services. These areas deserve careful consideration for land use protections to better manage the possibility of random development for uses which may be of lesser long term benefit to the community.

Beyond these limited areas is the ten-mile transportation corridor linking Unadilla, Pinehurst and Vienna. The corridor follows Norfolk Southern Railroad between Interstate 75 and U.S. Highway 41. Acreage between these highways would be of interest to industrial prospects, especially at/near the interstate exits. The convergence of CSX railroad with this corridor in Vienna greatly enhances the industrial value and marketability of a south corridor, where two of the nation's five largest (Class I) freight railroads are within one-half mile of each other. A site along this south corridor was among the final two being considered by a multi-million dollar manufacturer before deciding to locate out-of-state.

A site in west-central Dooly has been thoroughly surveyed and determined suitable for development as a linear water reservoir. Funding is needed to update favorable but dated environmental reviews and construct Turkey Creek Reservoir. The concept supports the recommended "High Priority Management Practice" found in the Upper Flint Regional Water Plan evaluation of storage options for supply and flow augmentation of the Flint River in dry periods.

The age of the county's zoning ordinance warrants wholesale review and update. The process of updating the zoning ordinance should be preceded by another, timely review of future land use in the event more current update/correction of the accompanying map is needed.

Dooly County Future Land Use - November 1, 2022



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Legend:

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



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 2023-2027**

Project	Fiscal Year	Funding		Responsible Party
		Cost	Sources	
Housing and/or housing related improvements (road/drainage)	2023 - 2027	≤\$1M	CDBG CHIP USDA LMIG TSPLOST	County Administrator
Support cities' efforts to facilitate housing development	2023 - 2027	TBD	SPLOST TSPLOST LMIG	BOC
Continue discussion with cities concerning creation of a land bank	2023 - 2024	Staff time	General fund	BOC
Enhance fire services (maintain and replace equipment and vehicles)	2023 - 2027	\$70K/year	SPLOST USDA General fund	Fire Chief
Upgrade recreation facilities and add new recreation programs	2024 - 2026	\$60K/year	SPLOST General fund GADNR	Recreation Director
Expand recreation services/offerings	2024 - 2026	TBD	SPLOST General fund GADNR	Recreation Director
Replace Sheriff patrol cars	2023 - 2027	\$100K/year	General fund USDA	Sheriff
Harden public works (and possibly other facilities) with storm-resistant features	2027	TBD	FEMA GEMA	Public Works Director
Develop a capital improvements budget	2025	Staff time	Staff time	County Administrator
Update zoning ordinance	2023	\$6K	General fund	Zoning Officer
Update the comprehensive plan and service delivery strategy	2027	Staff time	Staff time	County Administrator
Update the pre-disaster mitigation plan and otherwise protect county critical facility infrastructure	2027	Staff time	Staff time	Emergency Management Director
Seek DOT assistance resolving train-blocked railroad crossings	2023 - 2027	Staff time	Staff time	County Administrator
Secure Broadband Ready Community designation	2023	Staff time	Staff time	City Council
Pursue funding to facilitate enhanced broadband service availability	2023 - 2027	Staff time	Staff time	City Council

Dooly County Economic Development Work Program FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Sources	
Facilitate economic and residential development through financial packaging, incentive programs service delivery, etc.	2023 - 2027	TBD	CDBG GEFA USDA	County Administrator
Maintain an aggressive industrial marketing, recruitment and development program; development of speculative industrial building(s), property offerings, optioned properties, financing etc.	2023 - 2027	≥\$750K	OneGA USDA	Industrial Development Authority
Review state economic incentives and implement best option (Enterprise Zone, Opportunity Zone, Rural Zone, Georgia Ready for Accelerated Development et.al.)	2023 - 2027	Staff Time	GA DCA GDEcD et. al.	Industrial Development Authority
Expand the existing and create a new industrial area	2024 - 2027	TBD	OneGA IDB USDA CDBG-EIP	Industrial Development Authority
Revisit the community brand for possible update as part of an increased focus on developing agritourism	2024 - 2025	±\$50K	Industrial Development Authority EMC	Chamber of Commerce
Promote, encourage and facilitate participation in adult education classes	2023 - 2027	TBD	CGTC	Family Connections
Expand the school system’s career, technical and agricultural education (CTAE-vocational ed.) offerings and/or enrollment capacities	2023	±\$3M	GA DOE College and Career Acad. Grant	Dooly BOE
Pursue DOT support for an additional I-75 exit at mile marker 108 for future industrial development	2024 - 2027	TBD	DOT	Industrial Development Authority
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)	2023 - 2027	Staff time	General fund	BOC
Work with Vienna in pursuit of a truck route	2023 - 2027	Staff time	General fund	County Administrator
Pursue development of “Turkey Creek Reservoir” ¹	2027	TBD	TBD	Industrial Development Authority

¹ Formerly Lake Dooly

Dooly County Community Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway Until....	Postponed Until....	Not Accomplished
Housing and/or related improvements (road/drainage)			2023 - 2027 competitive application	
Enhance fire services (maintain equipment replacement program)	X			
Recruit volunteer firemen	X			
Expand recreation services/offerings			2024 - 2026 funding	
Support city's efforts to facilitate housing development			2023 - 2027 city request	
Meet with cities to examine the benefits and discuss the possible creation of a land bank authority	X			
Identify and pursue reclamation of brownfields	X			
Work with cities to incorporate road/street projects (paving/resurfacing) into joint bid process for more competitive bidding	X			
Maintain strong EMS as the only current substitute for a local hospital emergency room	X			
Initiate a community effort to attract an urgent (or higher level of) care facility				lost priority
Upgrade recreation facilities and add new recreation programs			2024 funding	
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				lost priority
Update the pre-disaster mitigation plan and otherwise protect county critical facility infrastructure	X			
Update the community work program element 2023 - 2027 of the comprehensive plan	X			
Identify options for housing Superior Court and the Superior Court Clerk and Probate Judge offices.	X			

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

Dooly County Economic Development Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway Until....	Postponed Until....	Not Accomplished
facilitate economic and residential development through financial packaging, service delivery, etc.	X		2023-2027 eligible project	
Work with Vienna in pursuit of a truck route			2023-2027 request	
Pursue the development of Lake Dooly ²			indefinitely funding	
Promote, encourage and facilitate participation in adult education classes	X			
Publicize resident worker achievements	X			
Expand the school system’s career, technical and agricultural education (CTAE-vocational ed.) offerings and/or enrollment capacities		2023 ³		
attract Small Business Development Center training programs focused on updated business and marketing models				lack of interest
Pursue DOT support for an additional I-75 exit at mile marker 108 for future industrial development			2024-2027 COVID-19	
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)			2023-2027 COVID-19	
Maintain an aggressive industrial marketing, recruitment and development program; development of speculative industrial building(s), property offerings, optioned properties, financing etc.	X			
Expand the existing, and create a new industrial area	X			
Revisit the community brand for possible update as part of an increased focus on developing agri-tourism			2024-2025 funding	

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² Referred to in Economic Development Work Program 2023-2027 as Turkey Creek Reservoir

³ pursuing Georgia College and Career Academy competitive grant funding

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:

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

Existing Land Use Narrative and Map

Byromville is located in Dooly’s northwest quadrant. Corporate limits are rectangular in shape with two annexations on the south boundary. The curvilinear routes of State Highways 90 and 230 and a north-south oriented rail line interrupt an otherwise tight grid street network.

Agriculture/Forestry land use has been reduced to the northeast corner and along the south-central boundary. Both sites are forested, prime soils. The northeast site is the west bank of a wet weather spring.

Commercial activity in the historic downtown consists of three service establishments, welding/repairs, propane gas and crop insurance, amidst the dozen historic storefronts that line two city blocks. At the west end of the two blocks are two retail establishments, a local convenience store, with the only local gasoline sales, and a recently opened (2020) national retail variety store. The largest commercial entity is a personal care/senior care facility in the northwest quadrant. Despite the large resident occupancy it is classified “commercial” because of the services it provides.

Industrial sites are located along the north and central portions of the railroad and extend into the southeast quadrant. The extreme southeast site is a manufacturer and assembler of electrical wiring. All other industrial activity is agriculture related.

There are two Parks/Recreation/Conservation sites, a passive city park immediately east of the downtown storefronts and a basketball court on the south corporate limit.

There are a few concentrations of Public/Institutional uses. Churches are in the northeast and northwest quadrants, a public works site on the west-central boundary while town hall, fire station, library and post office are in the heart of town.

Residential development is distributed throughout town, there are not any concentrations. The only exception to single-family housing is a twelve-unit complex of single/duplex apartments annexed onto to the south-central boundary.

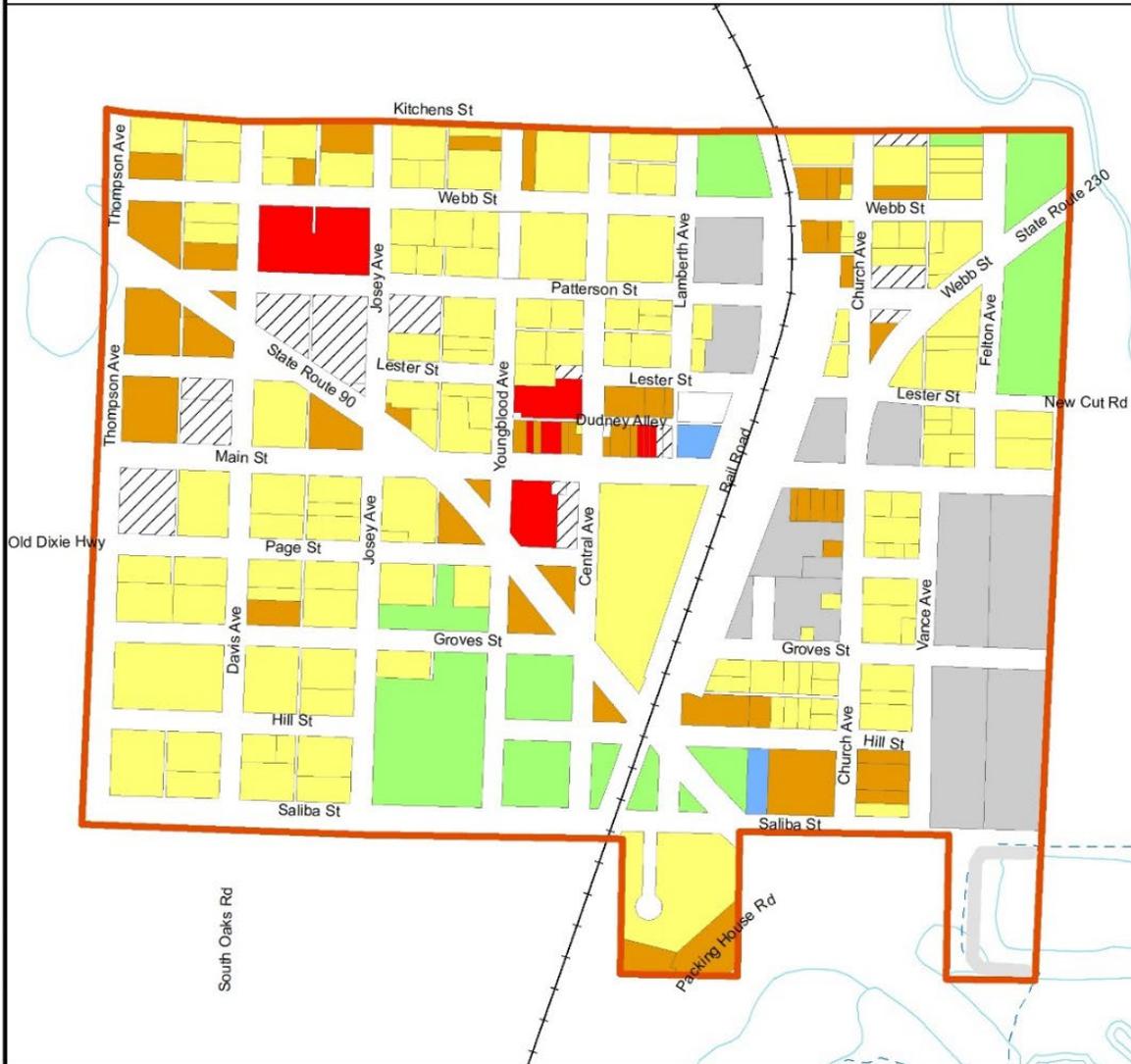
Road, street and railroad rights-of-way account for the vast majority of Transportation/ Communication/Utility land use. Much of the municipal water infrastructure is located adjacent to and northeast of the downtown storefronts. The municipal wastewater treatment plant in the very southeast corner is included in this category.

Undeveloped/Vacant properties are distributed widely, all of which are believed to have direct access to municipal water service.

Byromville Existing Land Use – July 1, 2022 Percentage of Land Area	
Agriculture/Forestry	7%
Commercial	2%
Industrial	8%
Parks/Recreation/Conservation	1%
Public/Institutional	3%
Residential	28%
Transportation/Communications/Utilities	43%
Vacant/Undeveloped	8%

Source: River Valley Regional Commission

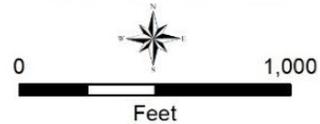
Town of Byromville Existing Land Use - July 1, 2022



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Legend:

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



Future Land Use Narrative and Map

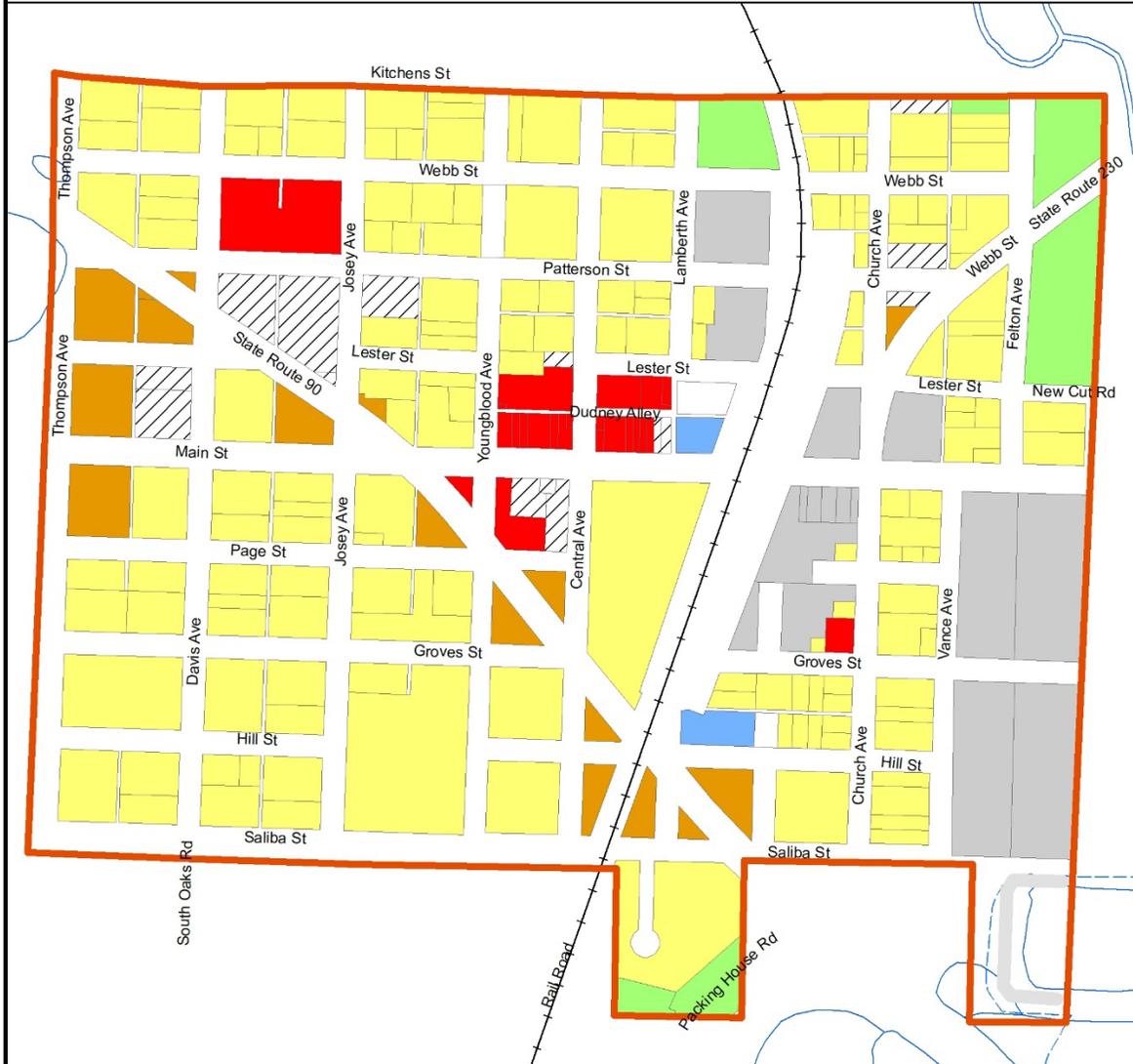
There is little in local history or projections of future population that would suggest significant changes in the town's population or land use. The population has fluctuated within a very narrow range for a century; between 275 and 575 residents and averaged less than 4% of the county total 1960-2020. The state's official projections suggest Dooly, the surrounding rural counties and much of rural south Georgia will gradually, but consistently, decline in population through mid-century.

In absence of population or development pressure the greatest potential for change will likely be infill development, primarily residential, and this is dependent upon owners' willingness to sell the undeveloped and vacant lots. Residential infill in a period of projected population decrease seems contradictory, but during the recent decade of population decrease town officials frequently received inquiries about housing.

There is minimal designated Floodplain acreage in Byromville. Because of its small scale and location its presence neither impedes nor is likely to be affected by any potential development. This, plus the fact there is no local history of flooding, a flood damage prevention ordinance has not been adopted. However, flooding is the nation's most frequently recurring and/or most expensive natural disaster, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. For this potential benefit Byromville should adopt said ordinance and participate in the National Flood Insurance Protection Program.

Byromville also has minimal Jurisdictional Wetland acreage. Because of its small scale and location its presence neither impedes nor is likely to be affected by any potential development. In addition, Byromville's town limits overlie Area of Significant Groundwater Recharge. Although groundwater recharge occurs statewide, approximately one-quarter of the state has been found to have specific geologic features that render groundwater particularly susceptible to contamination from surface and near-surface activities of man. Protection of both environmentally sensitive resources is addressed in environmental planning criteria of the Georgia Planning Act. At a minimum, Byromville should adopt policies protecting these resources, or preferably adopt a wetlands protection ordinance and groundwater recharge area protection ordinance. Both resources are also included among a list of Regionally Important Resources triggering local government review of all developments proposed within one mile of the resource.

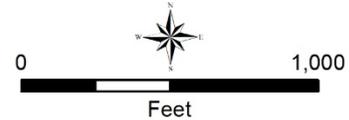
Town of Byromville Future Land Use - November 1, 2022



DOOLY\ELU FLU Maps\ByromvilleFLU2022.mxd

Legend:

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



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 2023-2027**

Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
Pursue housing and/or related public infrastructure improvements (water/ codes/ sanitary sewer/drainage/streets)	2024	\$700K	CDBG CHIP USDA	City Council
Capture water system components with GPS	2025	\$8K	GRWA	Public Works Sup
Assist fire department, as funding allows	2023 - 2027	\$2K	General fund	City Council
Acquire land, develop active (playground, skate park) and passive recreation site	2027	\$10K	General fund	City Council
Develop senior citizens center	2026	TBD	CDBG	City Council
Water tank/plant upgrades (storage, fire flow/tank elevation)	2023	\$750K	USDA	City Council
Rehabilitate sanitary sewer mains	2025	\$1.75M	USDA	Public Works Sup
Wastewater treatment plant upgrade	2027	\$700K	USDA GEFA	Public Works Sup
Monitor utility systems closely for emergent needs, e.g., replace lead pipes	2023 - 2027	Staff time	General fund	Public Works Sup
Adopt groundwater recharge area and wetlands protection policies	2024	Staff time	General fund	City Council
Retro-fit critical public infrastructure with “storm-resistant” features	2025 - 2027	TBD	FEMA GEMA	Public Works Sup
Update the pre-disaster mitigation plan and protection of critical facility infrastructure	2027	Staff time	General fund	City Clerk
Update the comprehensive plan	2027	Staff time	General fund	City Council
Secure Broadband Ready Community designation	2023	Staff time	General fund	City Council
Pursue funding to facilitate enhanced broadband service availability	2025 - 2027	Staff time	General fund	City Council
Economic Development Work Program				
Facilitate economic and residential development through financial packaging, incentive programs service delivery, etc.	2023 - 2027	TBD	CDBG CHIP USDA	City Council

**Byromville
Community Work Program Report of Accomplishments
FY 2018-2022**

Project	Complete¹	Underway Until....	Postponed Until...	Not Accomplished
Pursue housing and/or related public infrastructure improvements (<u>water/ codes/ sanitary sewer/ drainage/streets</u>)	<u>X</u>			
Capture water system components with GPS			2025 Funding	
Coordinate the timing of street paving/resurfacing with similar county activities occurring nearby				X ²
Assist fire department, as funding allows	X			
Employ night watchman			2027 ³	
Acquire land, develop active (playground, skate park) and passive recreation site			2027 Funding	
Develop senior citizens center			Funding	
Water tank/plant upgrades (storage, fire flow/tank elevation)		2023		
New municipal well	X			
Replace constricted/ <u>failing water mains</u> , install fire hydrants and cut off valves	<u>X</u>			
Rehabilitate leaking sanitary sewer mains ⁴			2025 Water priority	
Wastewater treatment plant upgrade			2027 Water priority	
Monitor utility systems closely for emergent needs	X			
Adopt groundwater recharge area and wetlands protection policies			2027 Low priority	
Identify and seek reclamation of brownfield sites				X Did not make regional list
Retro-fit critical public infrastructure with “storm-resistant” features			2023-2027 Funding	
Update the pre-disaster mitigation plan and protection of critical facility infrastructure	X			
Update the community work program 2023- 2027 in the comprehensive plan	X			

Economic Development Work Program Report of Accomplishments

Facilitate economic and residential development through financial packaging, service delivery, etc.			2023-2027 Competitive project	
Support Lake Dooly development proposal ⁵			2027 Funding	

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² Found not financially advantageous

³ Current agreement with sheriff's office working well

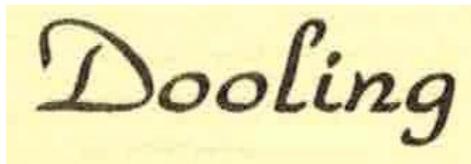
⁴ Reference to “Leaking” was a mistake and deleted from CWP

⁵ Identified as Turkey Creek Reservoir in CWP

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 a small, friendly town striving to transform its history into a brighter future for residents.

Land Use Element

Existing Land Use Narrative and Map

Located in the county’s northwest quadrant, Dooling is the least populated of the county’s six municipalities. Originally incorporated in 1907, the government became and 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.

Dooling is surrounded by thousands of acres of Agriculture/Forestry, both of which extend deep into the corporate limits from all directions. This land use accounts for almost three-quarters of the incorporated area.

Dooling Existing Land Use – July 1, 2022 Percentage of Land Area	
<u>Agriculture/Forestry</u>	73%
Commercial	0%
Industrial	0%
<u>Parks/Recreation/Conservation</u>	0%
<u>Public/Institutional</u>	1%
Residential	6%
<u>Transportation/Communications/Utilities</u>	12%
Vacant/Undeveloped	6%

Source: River Valley Regional Commission

The developed core is in the center of town in a tight grid street pattern with equal proportions of developed and vacant/undeveloped properties. This concentration of development is surrounded by Agriculture/Forest acreage.

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

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

Virtually all the developed core is Residential; all single-family

The transportation network accounts for the bulk of the Transportation/Communication/Utilities land use; 3.6 miles of road/street ROW and .75 mile of RR ROW. There is one N-S and one E-W arterial road. The E-W arterial links Dooling to the nearest state highway one-half mile southwest of the corporate limit. A mainline track of CSX Railroad, one of the nation’s five largest (Class 1) freight railroads, divides Dooling into an undeveloped west and developed east. 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 hours at the time. The other Transportation/Communication/Utilities land uses are the municipal water well, water treatment plant and elevated storage tank near the north corporate limits.

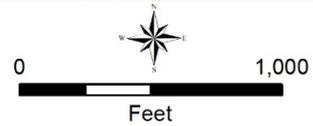
Town of Dooling Existing Land Use - July 1, 2022



DOOLY\ELU Maps\DoolingELU2022.mxd

Legend:

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



Future Land Use Narrative and Map

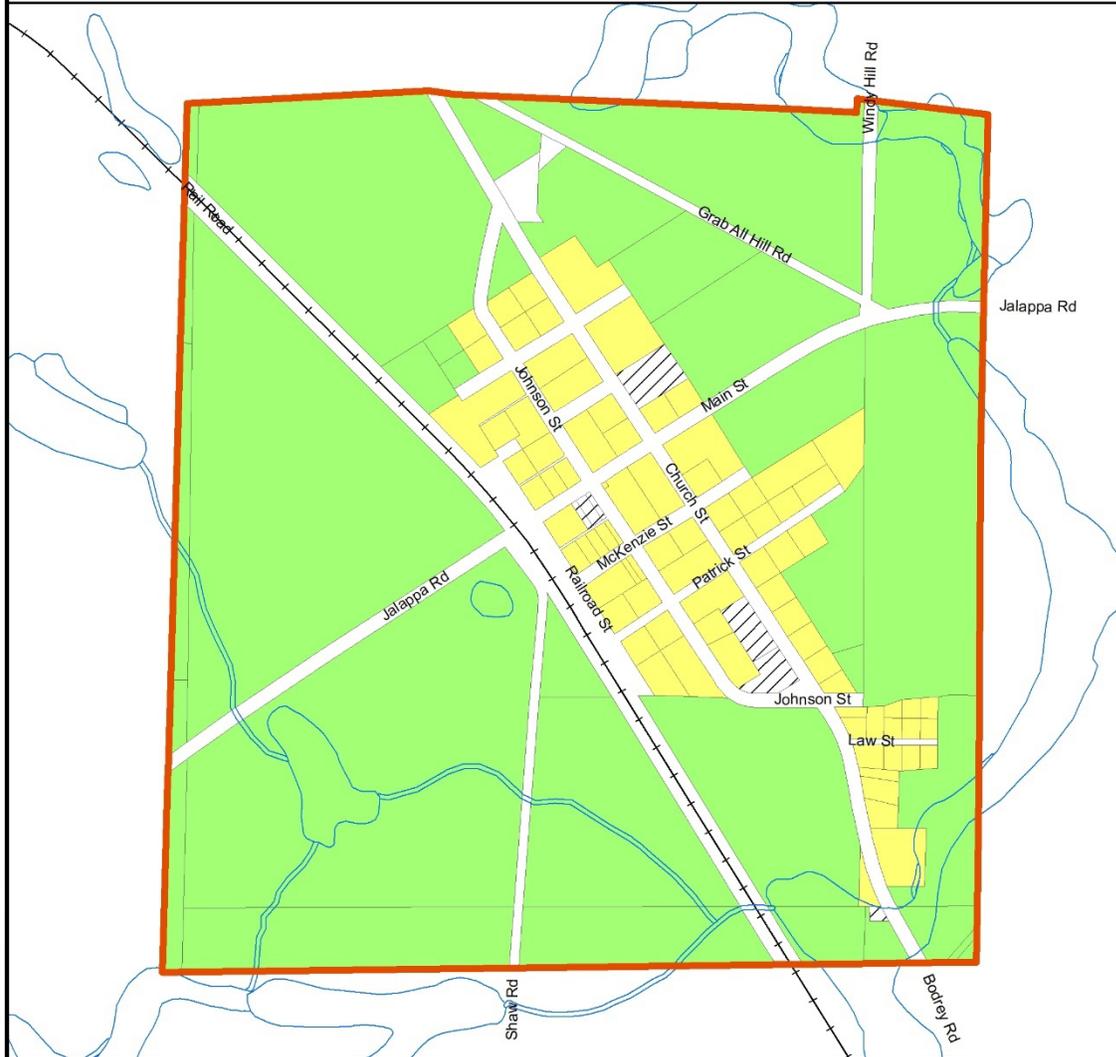
There is little in history or projections of future population that suggests significant changes in the town's population or land use. The population has never exceeded two hundred residents. Official projections suggest Dooly, the five surrounding rural counties and much of rural south Georgia will gradually, but consistently, decline in population through mid-century.

Aside from the need to infill the numerous Vacant/Undeveloped properties interspersed throughout the residential grid, significant alteration of the current land use pattern is not foreseen. There are two significant impediments to accomplishing infill; however. Sub-acre lot sizes are the norm, a feature in conflict with permit issuance for on-site sewage management systems (septic tanks), especially in areas of significant groundwater recharge. While reported septic problems have been few, in absence of a public wastewater collection/treatment system lots currently vacant are not developable for residential use in absence of lot consolidation. Residential infill is further impeded by property owners' unwillingness to sell land; not unusual in rural areas and certainly not unique to Dooling.

Dooling does not have any designated Floodplain, but flooding is the nation's most frequently recurring and/or most expensive natural disaster, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. For this potential benefit Dooling should adopt said ordinance and participate in the National Flood Insurance Protection Program.

Dooling does have limited Jurisdictional Wetland acreage, but because of the small scale and location its presence neither impedes nor is likely to be affected by any potential development. In addition, the town overlies Area of Significant Groundwater Recharge. Although groundwater recharge occurs statewide, approximately one-quarter of the state has been found to have specific geologic features that render groundwater particularly susceptible to contamination from surface and near-surface activities of man. Protection of both environmentally sensitive resources is addressed in environmental planning criteria of the Georgia Planning Act. At a minimum, Dooling should adopt policies protecting these resources, or preferably adopt a wetlands protection ordinance and groundwater recharge area protection ordinance. Both resources are also included among a list of Regionally Important Resources triggering local government review of all developments proposed within one mile of the resource.

Town of Dooling Future Land Use - November 1, 2022



DOOLY\ELU FLU Maps\DoolingFLU2022.mxd

Legend:

 Agriculture/Forestry	 Transportation/Communication/Utilities	
 Public/Institutional	 Wetlands	
 Residential	 Railroad	



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 2023-2027**

Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
Pursue housing and/or related public infrastructure improvements (water/drainage/streets)	2024 - 2027	\$600K	CDBG CHIP USDA	City Council
Continue water meter replacement	2024 - 2027	\$20K +Software	USDA Utility fund	Water Sup.
Service elevated water tank	2024	TBD	USDA GEFA	Water Sup.
Repair leaking water mains as needed	2023 - 2027	\$3K/Yr.	Utility fund	Water Sup.
Area drainage improvements/resolve remaining issues	2025	±\$35K	CDBG TIA	City Council
Petition CSX railroad and Georgia public service commission to eliminate prolonged blockage of street crossing	2023	Staff time	Staff time	City Council
Capture water system components with GPS	2025	\$1K	Utility fund	Water Sup.
Prioritized water system needs: 1. New iron plant 2. Backup high service pump 3. MCC electric cabinet	2023 - 2027	\$100K \$60K \$8K	USDA GEFA	Water Sup.
Monitor utility systems closely for emergent needs, e.g., replace lead pipes	2023 - 2027	Staff time	Staff time	Water Sup.
Develop park/playground	2025	TBD	General fund	City Council
Meet with the provider of local transit to arrange group subscription service	2023	Staff time	Staff time	Mayor
Adopt groundwater recharge area and wetlands protection policies	2027	Staff time	Staff time	City Council
Repair existing street signs; add 911 house number signs	2023	\$1K	TSPLOST	City Council
Repair potholes and replace speedbumps	2024	\$4K	TSPLOST LMIG	City Council
Update the comprehensive plan	2027	Staff time	General fund	City Clerk
Update the pre-disaster mitigation plan and protection of critical facility infrastructure	2027	Staff time	General fund	City Clerk
Secure Broadband Ready Community designation	2023	Staff time	Staff time	City Council
Pursue funding to facilitate enhanced broadband service availability	2023 - 2027	Staff time	Staff time	City Council

Economic Development Work Program				
Facilitate economic and residential development through financial packaging, incentive programs service delivery, etc.	2023 - 2027	TBD	CDBG GEFA USDA	City Council

Dooling Community Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway Until...	Postponed Until...	Not Accomplished
Pursue <u>housing</u> and/or related public infrastructure improvements (water/drainage/streets)	X			
Inspect elevated water tank	X			
Continue water meter replacement	X			
Replace leaking water mains as needed	X			
Area drainage improvements/resolve remaining issues			2025 Funding	
Petition CSX railroad and Georgia public service commission to eliminate prolonged blockage of street crossing	X			
Ask CSX to remove debris from drainage trestle south of city	X			
Capture water system components with GPS			2024 -2 027 Funding	
Reduce the number of abandoned buildings and unsightly property conditions	X			
Continue search for options for animal control			Indefinitely Funding	
Strengthen the code enforcement agreement with the county to eliminate blighting influences – structures, lots	X			
Prioritized water system needs: 1. New iron plant 2. Backup high service pump MCC electric cabinet			2023 - 2027 Funding	
Monitor water system closely for emergent needs	X			
Develop park/playground			2025 Funding	
Meet with the provider of local transit to arrange group subscription service			2023 Covid-19	
Adopt groundwater recharge area and wetlands protection policies			2027 No Growth	
Participate in the update of the pre-disaster mitigation plan and protection of critical facility infrastructure	X			
update the community work program 2023 - 2027 in the comprehensive plan	X			
Economic Development Work Program Report of Accomplishments				
facilitate economic and residential development through service delivery, financial packaging, etc.			2023-2027 eligible project	

¹ Activity may be completed for the period but part of a longer-term or repeated 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.

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

Existing Land Use Narrative and Map

Located in west-central Dooly, Lilly’s corporate limits are circular with a one-mile diameter. The off-center intersection of one of the nation’s five Class I railroads, CSX Transportation, and State Highway 90 (sole thoroughfare) drives the city’s atypical land development pattern.

The city is surrounded by thousands of acres of Agriculture/Forestry, both of which extend deep into the corporate limits from all directions, accounting for two-thirds of the incorporated area. Woodland areas are present but are predominantly aesthetic or natural growth, not planted for commercial value and constitute a minor share of the category. Conventional row-crop agriculture and pecan groves account for the bulk of this category.

Lilly Existing Land Use – July 1, 2022	
Percentage of Land Area	
Agriculture/Forestry	67%
Commercial	<1%
Industrial	2%
Parks/Recreation/Conservation	0%
Public/Institutional	1%
Residential	16%
Transportation/Communications/Utilities	9%
Vacant/Undeveloped	4%

source: River Valley Regional Commission

There is one Commercial use remaining, a convenience store, the only source of gasoline sales.

The only Industrial use is a farmer-owned agri-business in the southeast quadrant fronting the state thoroughfare.

Currently, there are no Parks/Recreation/Conservation sites in Lilly but a site has been acquired for development.

Public/Institutional uses include city hall, post office, community center, fire hall, three churches and the city cemetery.

Approximately thirty-five Residences dot the N/E side of the railroad intermixed with almost half that number of Vacant/Undeveloped parcels. Larger residential lots are more common in this area. Another twenty residences are located on the S/W side of the railroad with half that number of Vacant/Undeveloped parcels. The city’s only multi-family site is on this side of the railroad at the center of the city’s northwest quadrant.

Transportation/Communication/Utilities consist primarily of roadway (3 miles) and railroad (1 mile) rights-of-way, two railroad properties and site of the municipal water tower at the intersection of Highway 90 and Pope Street.

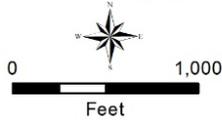
City of Lilly Existing Land Use - July 1, 2022



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Legend:

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



Future Land Use Narrative and Map

There is little in history or official projections of population that would suggest significant change in population or land use. Lilly's population fluctuated within a very narrow range for a century, between 130 and 260 residents, 2020 and 1920 respectively. The state's official county-level projections suggest Dooly, the five surrounding rural counties and much of rural south Georgia are likely to gradually, but consistently, decline in population through mid-century.

With seemingly limited development pressure the greatest potential for change in land use would seem to be in the form of infill development, primarily Residential. However, infill has two significant impediments. Property owners are usually unwilling to sell these properties. Second, lots undersized per health department standards are the norm, a feature which is problematic when needing permits for on-site sewage management systems (septic tanks), especially in areas of significant groundwater recharge. Although reported septic problems have been few, in absence of a public wastewater collection/treatment system individual lots currently vacant are not developable for residential use in absence of lot consolidation.

The city desires to restore economic activity to the Railroad Street/Wadley Street intersection. Incentives may be necessary to overcome issues related to undersized lots/septic permits and age/condition of buildings. The city acquired and renovated the large corner building for use as city hall, identified on both accompanying maps.

Not within the city's economic footprint but nevertheless significant, the city acquired, salvaged and stabilized a historic/vacant school building in east-central Lilly, which was later purchased and improved further as an event venue. Subsequently, the city purchased a vacant church building across the street, made renovations and is now using it as a community center.

A city-owned lot south of the railroad track near the city center has been designated for a playground, Parks/Recreation/Conservation.

Lilly does not have any designated Floodplain, but flooding is the nation's most frequently recurring and/or most expensive natural disaster, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. For this potential benefit the city should adopt said ordinance and participate in the National Flood Insurance Protection Program.

Lilly has Jurisdictional Wetlands and the corporate limits overlie Area of Significant Groundwater Recharge. Although groundwater recharge occurs statewide, approximately one-quarter of the state has been found to have specific geologic features that render groundwater particularly susceptible to contamination from surface and near-surface activities of man. Protections for both environmentally sensitive resources, Wetlands and Recharge, are addressed in environmental planning criteria of the Georgia Planning Act. At a minimum, Lilly should adopt policies protecting these resources, or preferably adopt a wetlands protection ordinance and groundwater recharge area protection ordinance. Both resources are also included among a list of Regionally Important Resources triggering local government review of all developments proposed within one mile of the resource.

The city's zoning ordinance warrants wholesale review and update. The process of updating the zoning ordinance should be preceded by another, timely review of future land use in the event more current update/correction of the accompanying map is needed.

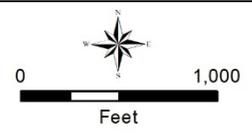
City of Lilly Future Land Use - November 1, 2022



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Legend:

- | | |
|--|---|
| Agriculture/Forestry | Residential |
| Commercial | Transportation/Communication/Utilities |
| Public/Institutional | Wetlands |
| Recreational | Railroad |



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:

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- Estimated cost (if any) of implementing the activity, and*
- Funding source(s), if applicable.*

Lilly Community Work Program FY 2023-2027				
Project	Years	Funding		Responsible Party
		Cost	Source	
Pursue housing and/or related public infrastructure improvements (water/streets/drainage)	2025 - 2027	\$600K	CDBG CHIP USDA	City Council
Phased replacement of water mains and valves	2023 - 2025	\$1K/year	ARPA GEFA USDA	Public Works
Capture water system infrastructure with GPS	2023 - 2024	\$8K	GRWA	Public Works
Assist fire department as funding permits	2023 - 2027	\$1K	General Fund	City Council
Street resurfacing and local transportation projects from regional transportation sales tax	2027	\$40K ¹	TSPLOST LMIG	City Council
Develop park facilities for both active and passive recreation ²	2025	\$25K	Dooley County Donations	City Council
ADA and other improvements to Lilly Community Center (former church building)	2024	\$10K	General Fund	City Council
Locate unmarked graves in city cemetery	2025	\$6K	General Fund	City Council
Secure Broadband Ready Community designation	2023	Staff time	City Council	Staff time
Pursue funding to facilitate enhanced broadband service availability	2023 - 2027	Staff time	City Council	Staff time
Update the pre-disaster mitigation plan	2027	Staff Time	General Fund	City Clerk
Update the comprehensive plan	2027	Staff Time	General Fund	City Clerk
Economic Development Work Program				
Project	Years	Funding		Responsible Party
		Cost	Source	
Facilitate economic and residential development through financial packaging, incentive programs service delivery, etc.	2023 - 2027	TBD	CDBG CHIP USDA	City Council

¹ Estimated accrual by 2027

² Carry over from Report of Accomplishments 2018-2022 labeled, "Acquire land and develop park facilities for both active and passive recreation". "Acquire land..." was completed 2018--2022.

Lilly
Community Work Program Report of Accomplishments
FY 2018-2022

Project	Complete¹	Underway...	Postponed...	Not Accomplished
Pursue housing and/or related public infrastructure improvements (water/streets/drainage)		2024 CHIP		
Phased replacement of water mains and valves			2023 - 2025 Funding	
Capture water system infrastructure with GPS			2023 - 2024 Funding	
Assist fire department as funding permits	X			
Street resurfacing	X			
Local transportation projects from regional transportation sales tax			2027 Must accrue TIA/LMIG	
Acquire land and develop park facilities for both active and passive recreation	X ²			
Support Lake Dooly development proposal				Lost priority
ADA and other improvements to Lilly Community Center (former church building)		2024 Funding		
Continue restoration of historic school building				Private venue
Locate unmarked graves in city cemetery		2025 Funding		
Construct drainage improvements to resolve flooding resulting from flat topography				No longer an issue
Update the community work program element 2022-2027 of the comprehensive plan	X			
Economic Development Work Program Report of Accomplishments				
Facilitate economic and <u>residential</u> development through service delivery, financial packaging, etc.	<u>X</u>			

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² "Acquire land" was completed this period, "...develop park facilities for both active and passive recreation" is carried over to 2023-2027.

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

Existing Land Use Narrative and Map

Pinehurst covers one square mile, 640 acres, amidst the heaviest concentration of prime farmland in the county. The city has two main transportation corridors, US Highway 41 (Georgia 7, Pine Avenue) and a mainline of one of the nation’s five Class 1 rail freight carriers, Norfolk Southern Railway. These corridors are parallel on a N-S orientation one thousand feet apart.

The predominant land use, Agriculture/Forestry, consists of conventional row crop agriculture on the north and east boundaries, pecan grove and row crop on the south and woodlands lining the west boundary. This land use category accounts for two-thirds of the city.

Pinehurst Existing Land Use – July 1, 2022 Percentage of Land Area	
<u>Agriculture/Forestry</u>	65%
<u>Commercial</u>	2%
<u>Industrial</u>	2%
<u>Parks/Recreation/Conservation</u>	2%
<u>Public/Institutional</u>	5%
<u>Residential</u>	9%
<u>Transportation/Communications/Utilities</u>	11%
<u>Vacant/Undeveloped</u>	4%

Source: River Valley Regional Commission

All but two Commercial uses are agri-business related; a daycare center on the north boundary and a dance studio in the southeast corner of the city.

All Industrial uses are farm related, consisting of warehousing and commodity buying and processing facilities. This includes a cotton gin on the east side of the railroad.

Park/Recreation/Conservation use is limited to a veterans memorial in the downtown median. The large parcel near the south boundary color-keyed for P/R/C is the athletic field complex for the school located across Horne Street to the north. In absence of more recreation opportunities the city approached the county elementary-middle school just beyond the south corporate limits about the possibility of possible dual use of the school’s playground and recreation facilities, but to no avail.

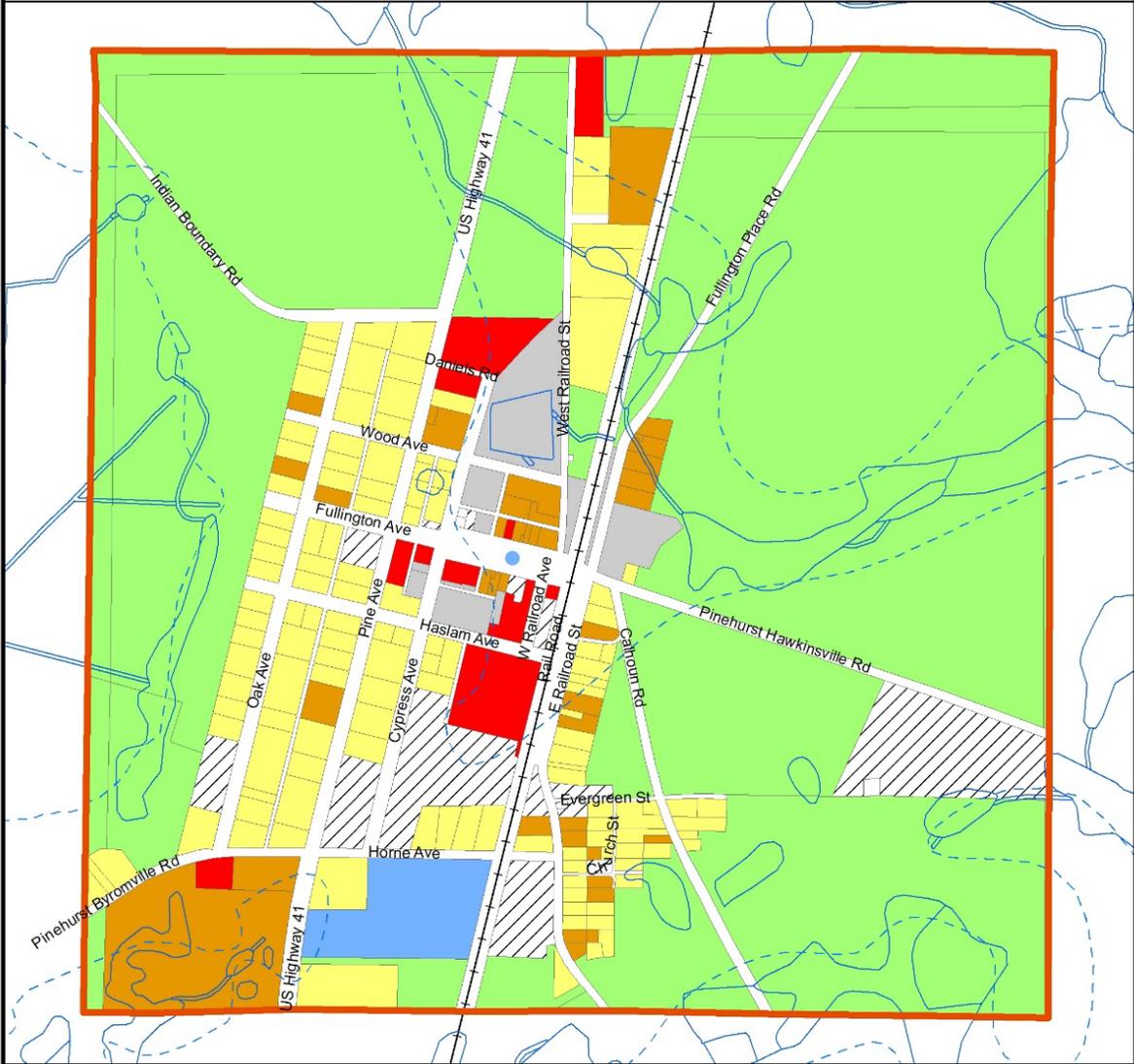
Public/Institutional land use consists of city hall fronting veterans memorial park on the downtown median, public works on the east end of the median and fire hall on the west end. The large complex in south-central Pinehurst is the local school (K-12). Further southeast across the railroad is the city cemetery. The county jail is on the east boundary and churches make up the balance of this category.

Residential lots are small, contiguous and most concentrated in the southwest quadrant.

Rights-of-way for local streets, state route and railroad constitute the vast majority of Transportation/Communication/Utilities land use, supplemented with a communications support facility on the northwest corner of the downtown median, elevated water tank mid-block of what would appear to be an extension to the west end of Fullington Ave. and components of the water system on grounds of the county jail.

Pinehurst has designated Floodplain. Flooding is the nation’s most frequently recurring and/or most expensive natural disasters, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. The city has adopted a flood damage prevention ordinance and participates in the National Flood Insurance Protection Program, thus qualifying owners of property located within floodplains for federally subsidized flood insurance.

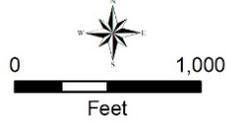
City of Pinehurst Existing Land Use - July 1, 2022



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Legend:

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



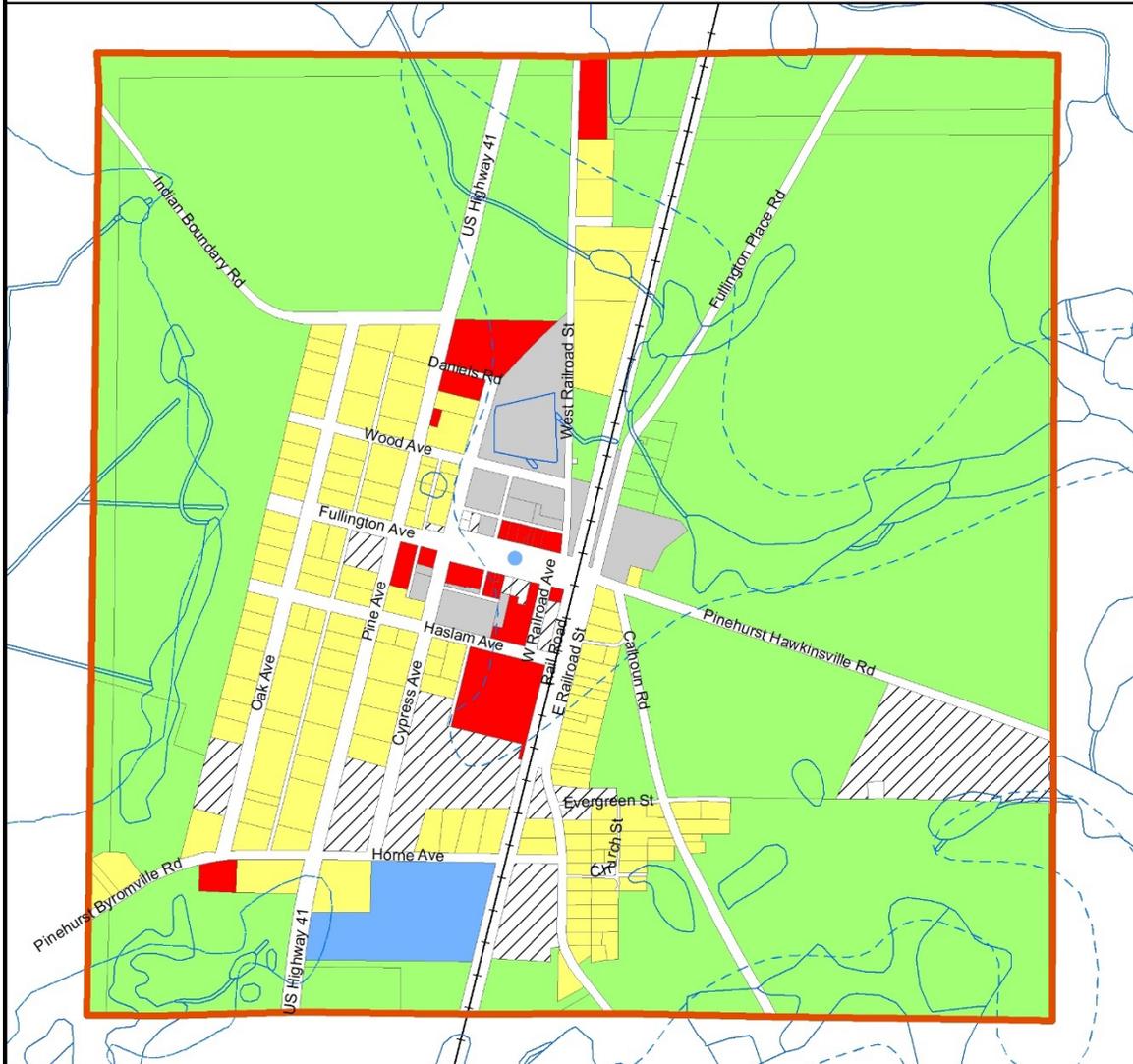
Pinehurst Future Land Use Narrative and Map

There is little in history or official projections of future population that would suggest significant change in population or land use. Pinehurst's population fluctuated within a very narrow range for a century, between 300 and 600 residents, averaging fractionally over 1% of total county population during the period. The state's official county-level projections suggest Dooly, the surrounding five rural counties and much of rural south Georgia are likely to gradually, but consistently, decline in population through mid-century.

With seemingly limited development pressure, the greatest potential for change would seem to be in the form of infill development, primarily residential, provided the undeveloped and vacant lots are available for development.

Pinehurst has Jurisdictional Wetlands and overlies Area of Significant Groundwater Recharge. Although groundwater recharge occurs statewide, approximately one-quarter of the state has specific geologic features that render groundwater particularly susceptible to contamination from surface and near-surface activities of man. Pinehurst is within that are of the state. Protections for both environmentally sensitive resources, Wetlands and Recharge, are addressed in environmental planning criteria of the Georgia Planning Act. At a minimum, the city should adopt policies protecting these resources, or preferably adopt a wetlands protection ordinance and groundwater recharge area protection ordinance. Both resources are also included among a list of Regionally Important Resources triggering local government review of all developments proposed within one mile of the resource.

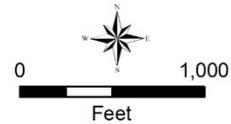
City of Pinehurst Future Land Use - November 1, 2022



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Legend:

- | | |
|--|---|
| Agriculture/Forestry | Public/Institutional |
| Commercial | Residential |
| Floodplains | Transportation/Communication/Utilities |
| Industrial | Wetlands |
| Park/Recreation/Conservation | Railroad |



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:

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- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

**City of Pinehurst
Community Work Program
FY 2023-2027**

Project	Years	Funding		Responsible Party
		Cost	Source	
Pursue housing rehabilitation assistance and/or public facility improvements: water/sanitary sewer/street/drainage	2023 - 2027	\$800K	CDBG CHIP USDA	City Council
Maintain code enforcement service agreement with the county for enhanced enforcement action against owners of blighted properties, possibly pursuing legal action	2023 - 2027	≤\$5K	General fund	City Council
Purchase trailer-mounted generator and hoist to maintain wells and wastewater pumps	2024	\$35K	Utility fund	Public Works
Water system improvements: 1. convert water disinfection from chlorine gas to sodium hydroxide.. 2. install radio read meters..... 3. install water meters at churches to monitor leaks..... 4. add shutoff valves to the water system	2023 2023 2023 2024	\$20K \$105K \$1K \$25K	ARPA Utility fund	Utility Sup.
Sanitary sewer improvements ¹ : 1. address inflow & infiltration 2. replace lift stations (#1- #2) 3. replace blowers 4. replace WWTP force main 5. replace mechanical bar screen ...	2024 2024 - 2025 2023 2024 2023	\$180K \$155-\$145 \$100K \$65K \$20K	ARPA Utility fund	Utility Sup.
Monitor utility systems closely for emergent needs, e.g., replace lead pipes	2023 - 2027	Staff time	General fund	Public Works
Replace maintenance vehicles	2024, 2026	\$30K each	Utility fund USDA	Public Works
Collect utility infrastructure using GPS	2025	\$10K	GRWA	Public Works
Resolve drainage problem originating outside of the city	2024	\$75K	General fund TIA	Public Works
Replace collapsed pipes under driveways	2023-2024	TBD	ARPA	Public Works
Develop a capital improvements budget	2027	Staff time	General fund	Mayor
Purchase 911 address signs	2023	\$2.5K	Residents	Public Works
Storm-harden public works barn	2023 - 2027	TBD	FEMA GEMA	Public Works
Replace fire truck	2026 - 2027	\$60K	USDA	DC Fire Chief
Beautification efforts in Van Peavy Memorial Park	2026 Funding	\$18K	General fund	Mayor

Acquire land for cemetery expansion	2027	\$10K	Cemetery fund	City Council
Secure Broadband Ready Community designation	2023	Staff time	General fund	City Council
Pursue funding to facilitate enhanced broadband service availability	2025-2027	Staff time	General fund	City Council
Update comprehensive plan	2027	Staff time	Staff time	Mayor
Update the pre-disaster mitigation plan	2027	Staff time	Staff time	Mayor

¹ Water system improvements carried over and supplemented.

City of Pinehurst Economic Development Work Program FY 2023-2027				
Project	Years	Cost Estimate	Funding Source	Responsible Party
Facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery	2023-2027	TBD	CDBG-EIP USDA GEFA	City Council

City of Pinehurst Community Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway Until....	Postponed Until....	Not Accomplished
Expand code enforcement service agreement with the county for enhanced enforcement action against owners of blighted properties, possibly pursuing legal action	X			
Collect utility infrastructure using GPS			2025 Funding	
Resolve drainage problem originating outside of the city			2023 Extra-territorial	
Pursue housing rehabilitation assistance and/or public facility improvements: water/sewer/street/drainage			2023 – 2027 Funding	
Maintain continuous maintenance on municipal waterlines, water tower and pump	X			
Add shutoff valves to the water system			2024 Funding	
Purchase trailer-mounted generator and hoist to maintain wells and wastewater pumps			2024 Funding	

Develop a capital budget/initiate upgrade to wastewater treatment system, e.g., replace effluent pumps..... add treatment plant auto dialer... address inflow/infiltration..... replace lift stations..... replace blowers..... convert disinfection from chlorine gas to sodium hydroxide ³	X ²			
Monitor utility infrastructure for emergent issues	X			
Storm-harden public works barn			2027 Funding	
Replace fire truck			2026 Funding	
Develop zoning ordinance				Suspended indefinitely
Beautification efforts in Van Peavy Memorial Park			2026 Funding	
Acquire land for cemetery expansion				Suspended indefinitely
Replace Christmas decorations	X			
Negotiate with BOE to implement a joint use policy allowing city use of school playground after school (playground in city is secondary option)				Deemed not feasible
Support public housing authority's renovation of local units				PHA Self sufficient
Update comprehensive plan work program (2023-2027)	X			

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² Only first items (effluent pumps and auto dialer) have been resolved, others carried over and supplemented.

³ Included with water system improvements in CWP.

City of Pinehurst Economic Development Report of Accomplishments FY 2018-2022				
Project	Complete ¹	Underway Until....	Postponed Until....	Not Accomplished
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery			2027 Request	
identify incentives to offer housing development prospect				Lost Priority
Identify best annexation options				Lost Priority

¹ Activity may be completed for the period but part of a longer-term or repeated 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

Existing Land Use Narrative and Map

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 of the time made this location attractive for development.

The city’s agricultural heritage is suggested by the dominant Agriculture/Forestry land use that remains. It 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.

As a land use category agriculture/forestry is more dominant than the accompanying map and table indicates. Applicable land use definitions stipulate such acreage fronted by utilities (water/sanitary sewer) be classified Vacant/Undeveloped. Vacant/Undeveloped properties are located throughout the developed area of the city but because of their large size are most obvious in the southwest quadrant on the accompanying map. Because of their size and location this area is intended for industrial use.

Residential development has stayed relatively contiguous, expanding in all directions from the city center. Spot or “leap frog” development has been very limited but average lot size increases with greater distance from the 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, cell phone tower, electrical power substation and two small solar farms, one on each side of the interstate.

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 a 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.

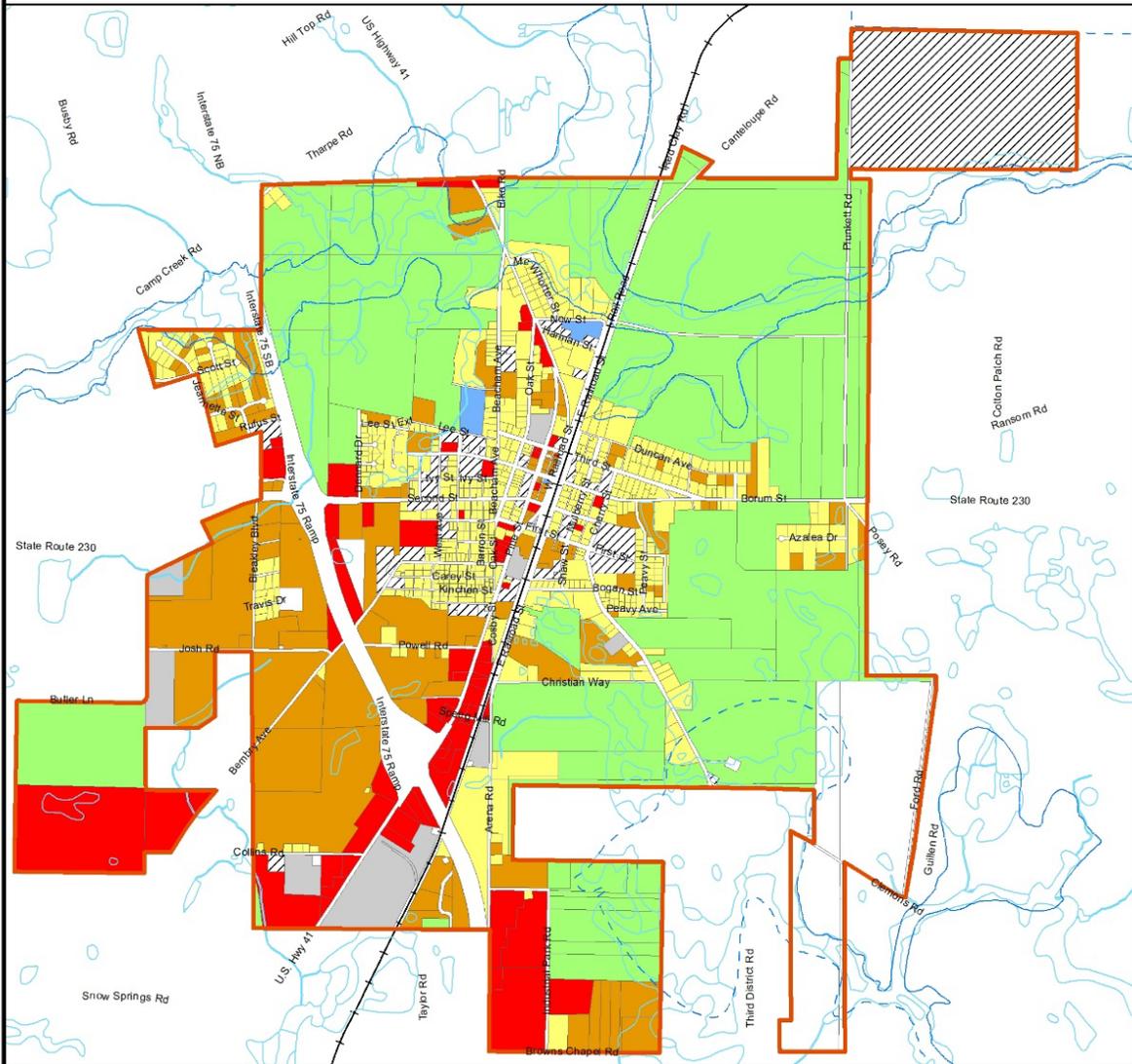
Unadilla Existing Land Use – July 1, 2022	
Percentage of Land Area	
Agriculture/Forestry	42%
Commercial	10%
Industrial	2%
Parks/Recreation/Conservation	<1%
Public/Institutional	5%
Residential	14%
Transportation/Communications/Utilities	13%
Vacant/Undeveloped	15%

Source: River Valley Regional Commission

Unadilla has designated Floodplains (mapped). Flooding is the nation’s most frequently recurring and/or most expensive natural disaster, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. The city has adopted a flood damage prevention ordinance and participates in the National Flood Insurance Protection Program. Municipal participation qualifies owners of property located within the floodplain for federally subsidized flood insurance.

Unadilla also has Jurisdictional Wetlands (mapped) and overlies Area of Significant Groundwater Recharge (not mapped). Although groundwater recharge occurs statewide, approximately one-quarter of the state has specific geologic features that render groundwater particularly susceptible to contamination from surface and near-surface activities of man. Unadilla is within that are of the state. Protections for both environmentally sensitive resources, Wetlands and Recharge, are addressed in environmental planning criteria of the Georgia Planning Act. The city has adopted a wetlands protection ordinance and a significant groundwater recharge area protection ordinance. Both of these resources have been designated Regionally Important Resources, triggering local review of any projects proposed for development within one mile of the resource.

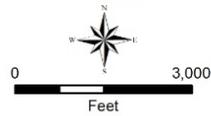
City of Unadilla Existing Land Use - July 1, 2022



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Legend:

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



Unadilla Future Land Use and Narrative

Significant changes in land use are projected, most significantly in the vicinity of I-75. A more robust Industrial presence is anticipated for the southwest quadrant, west of the interstate. At this writing these parcels are a mixture of occupied, vacant and farmland fronted with industrial-sized municipal services. As the previous version of this document was nearing completion five years ago a speculative industrial building was under construction in this area. Shortly after completion the building was and remains occupied.

Areas around both interstate exits, #121 (south) and #122 (north), are projected for Commercial expansion. A significant feature is a proposed Frontage Road connecting the two exits on the east side of the interstate. To compliment past streetscape improvements re-establishment of commercial activity in the historic downtown is projected, and expansion of commercial activity anchored by Southeastern Arena in the southernmost annexed area.

Conversion of large parcels of agriculture/forestry use to Residential are projected for east-central and south-central. This includes conversion of currently vacant properties with an agriculture character on the south corporate limits.

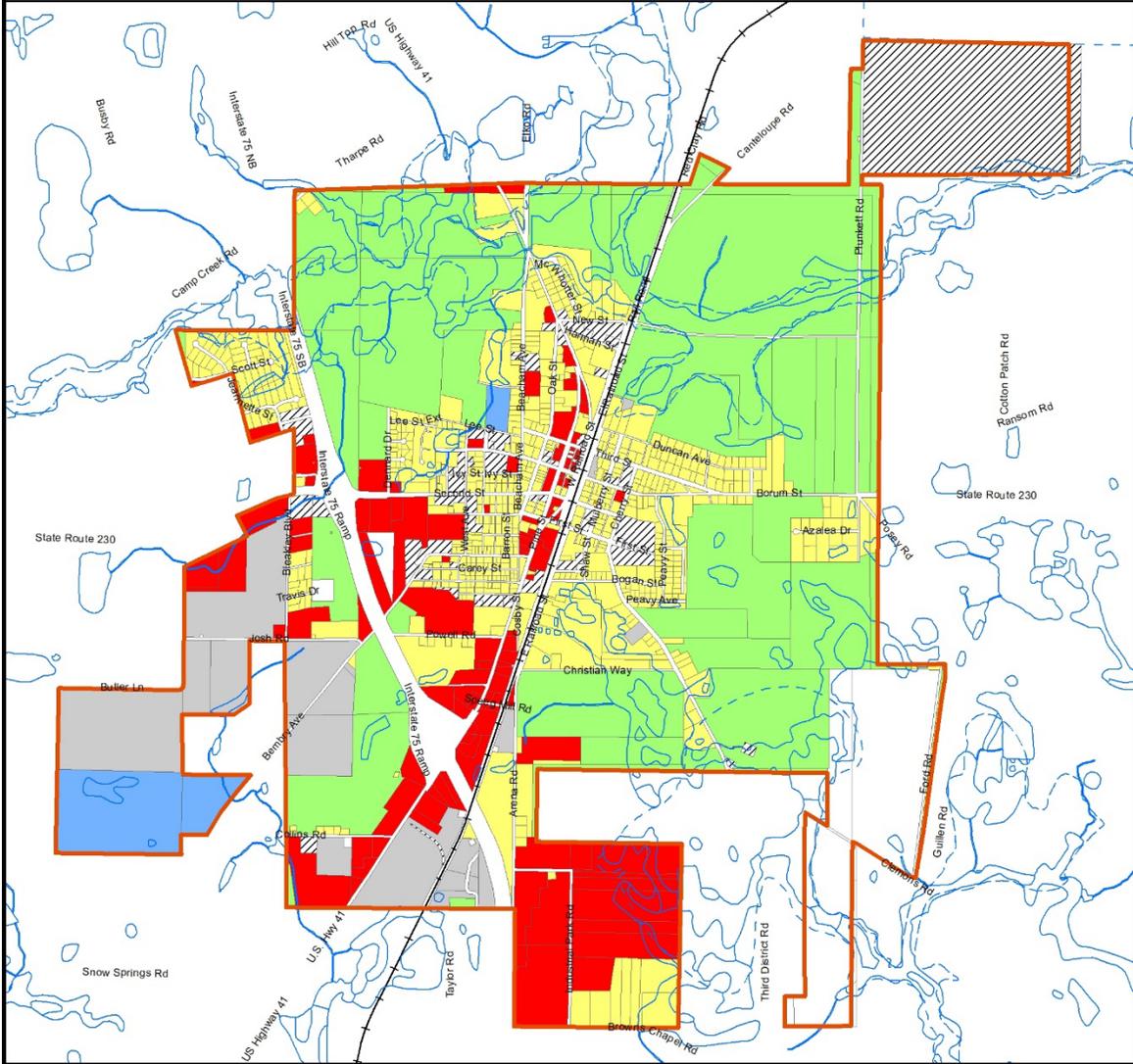
The only other significant change projected is conversion of currently Vacant/Undeveloped parcels to productive use. This will most often manifest itself in development/re-establishment of a use similar to the adjoining use; infill development.

The city's original, uniform corporate limits have been altered with piecemeal, random annexations that have created irregularity in the corporate boundary. This can create governance and service delivery issues and land use conflicts between the needs of a more physically developed and more densely populated municipal area and the adjoining rural/unincorporated area. City officials should consider whether a planned approach to annexation can help prevent the potential for such conflict.

Unadilla has Jurisdictional Wetlands and overlies Significant Groundwater Recharge Area. These resources are environmentally sensitive with protective measures prescribed in state and/or federal law. The city has adopted a wetland protection ordinance and a significant groundwater recharge area ordinance. Both resources are also identified as Regionally Important Resources which triggers local government review of proposed developments within one mile of the resources.

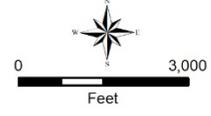
The city's zoning ordinance warrants wholesale review and update. The process of updating the zoning ordinance should be preceded by another, timely review of future land use in the event more current update/correction of the accompanying map is needed.

City of Unadilla Future Land Use - November 1, 2022



Legend:

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



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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 2023-2027**

Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
Pursue funding for aesthetic enhancements of both I-75 interchanges	2025 - 2026	\$100K	DOT Gateway	City Clerk
Pursue development of a frontage road along the east side of I-75 between exits 121 and 122	2026 - 2027	TBD	DOT TIA SPLOST	City Council
Continue search for, and acquire, land for active and passive recreation facilities	2025	\$10K Staff time	General fund	Staff Time
Work with county recreation department to expand recreational opportunities in the city	2023 - 2024	Staff time	Staff time	City Clerk
Upgrade basketball courts	2023	\$15K	General fund	PW Super
Upgrade city parks/playgrounds	2024	\$20K	General fund	PW Super
Meet with the provider of local transit to arrange subscription service around summer recreation program (and possible other needs)	2023 - 2027	Staff time	Staff time	City Council
Pursue housing rehabilitation assistance and/or public facility improvements (water / sanitary sewer/ street / drainage)	2023	≤\$1MK each	CDBG CHIP USDA-HPG	City Council
Stronger emphasis on code enforcement, specifically related to blight (brownfields)	2023 - 2027	\$5K/year	General fund	City Council
Meet with the county to examine the benefits and discuss the possible creation of a land bank	2023 - 2024	Staff time	Staff time	City Council
Increase wastewater collection and treatment capacity	2023 - 2024	\$12M	USDA	Utility Super
GPS utility infrastructure	2025	\$12K	GEFA	Utility Super
Monitor utility systems closely for emergent needs, e.g., replace lead pipes	2023 - 2027	Staff time	Staff time	Utility Super
Harden public works (and other critical facilities) to better withstand high winds	2025 - 2027	TBD	FEMA GEMA	PW Super
Develop a capital improvements budget	2025 - 2026	Staff time	Staff time	City Clerk
Perform wholesale review/update of zoning ordinance	2026 - 2027	\$10K	General fund	City Council
Initiate a community effort to attract an urgent (or higher level) care facility	2023	Staff time	Staff time	City Council
Update pre-disaster mitigation plan	2027	Staff time	Staff time	City Council
Update comprehensive plan work program (2023 - 2027) and Service Delivery Strategy	2027	Staff time	Staff time	City Council
Identify best annexation option for possible action	2024	Staff time	Staff time	City Council
Initiate a community effort to attract an urgent (or higher level) care facility	2023 - 2027	Staff time	Staff time	City Council

Replace police cruisers	2023 - 2027	\$40K/year	General fund USDA	Police Chief
Replace and upgrade fire vehicles and equipment	2023 - 2027	\$20K/year	General fund USDA	Fire Chief
Secure Broadband Ready Community designation	2023	Staff time	General fund	City Clerk
Pursue funding and/or provide services to facilitate enhanced broadband service availability	2023	Staff time	General fund	City Council

Unadilla Economic Development Work Program FY 2023-2027				
Project	Fiscal Year	Cost	Source	Responsible Party
Facilitate economic and residential development through financial packaging, incentive programs service delivery, etc.	2023 - 2027	TBD	CDBG GEFA	City Council
Promote, encourage and facilitate participation in adult education classes	2023 - 2027	TBD	CGTC	Family Connections
Expand the school system's career, technical and agricultural education (CTAE-vocational ed.) offerings and/or enrollment capacities	2023	±\$2M	Ga DOE College and Career Academy Grant	Dooly BOE
Refresh the community brand for enhanced economic promotion	2024 - 2025	±\$50K	EMC	Chamber of Commerce

City of Unadilla
Community Work Program Report of Accomplishments
FY 2018-2022

Project	Complete¹	Underway Until....	Postponed Until....	Not Accomplished
Pursue funding for aesthetic enhancements of both I-75 interchanges			2025 – 2026 Funding	
Continue search for, and acquire, land for active and passive recreation facilities			2025 Funding	
Work with county recreation department to expand recreational opportunities in the city			2023 – 2024 Funding	
Upgrade basketball courts		2023 COVID		
Pursue development of a frontage road along the east side of I-75 between exits 121 and 122.			2027 Lower priority	
Pursue housing rehabilitation assistance and/or public facility improvements (water / sewer / street / drainage)		2023 Priority		
Identify incentives for housing development				COVID altered priorities
Strengthen code enforcement	X			
Meet with the county to examine the benefits and discuss the possible creation of a land bank authority	X			
Perform wholesale review/update of zoning ordinance			2026 - 2027 Funding, lower priority	
Identify and pursue reclamation of brownfields	X ²			
Increase wastewater collection and treatment capacity		2023 Funding		
Incorporate road/ street projects (paving/resurfacing) into joint bid process for more competitive bidding	X ³			
Initiate a community effort to attract an urgent (or higher level) care facility				Deleted Lost priority
Upgrade city parks/playgrounds		2024 Funding		
GPS utility infrastructure	X			
Update pre-disaster mitigation plan	X			
Update comprehensive plan work program (2023-2027)	X			
Identify best annexation option for possible action		2025 Complicate d		
Meet with the provider of local transit to arrange subscription service around				COVID conflicts

summer recreation program (and possible other needs)				
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¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² Proposed sites were not approved or environmental assessment.

³ Joint bidding process proved not to be financially advantageous – not continued.

Unadilla				
Economic Development Work Program Report of Accomplishments				
FY 2018-2022				
Project	Complete¹	Underway Until....	Postponed Until....	Not Accomplished
Facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery			2023 - 2027 Eligible project	
Promote, encourage and facilitate participation in adult education classes	X			
Publicize resident worker achievements	X			
Expand the school system’s career, technical and agricultural education (CTAE- vocational ed.) offerings and/or enrollment capacities		2023 First application. not approved		
Attract Small Business Development Center training programs focused on updated business and marketing models				Insufficient local interest
Refresh the community brand for enhanced economic promotion			2024 - 2025 Funding	
Extend natural gas service area	X			

¹ Activity may be completed for the period but part of a longer-term or repeated 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:

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

Existing Land Use Narrative and Map

Vienna incorporated in 1841 with circular corporate limits two miles in diameter. Annexations were in response to extension of the interstate highway into the county in the 1960s, industrial park development on the south boundary, development of a truck stop across the interstate and expansion of the city wastewater treatment system northeast of the original circular boundary.

The city’s original 2,010 acres of prime farmland are surrounded by thousands of acres of the same. With some exceptions, sites categorized Agriculture/Forestry are tree-covered floodplain and wetlands entering the northeast and southeast, converging west of downtown and exiting the west-central boundary, and pecan groves mostly in the southeast.

However, there are “undercounted” acres. Despite being in cultivation three large parcels in the east panhandle are mapped as “vacant/undeveloped” for land use planning purposes, because public utilities front the properties.

Residential development is distributed widely across the city, most concentrated in the north half with the smallest footprint in the southwest quadrant. Overwhelmingly single-family, multi-family housing is distributed widely as well.

Transportation/Communications/Utilities accounts for the largest share of incorporated area. The majority of this acreage is the result of the city’s acquisition and subsequent annexation of land for a municipal wastewater spray irrigation field (northeast). The original wastewater treatment facility is on the periphery west-central corporate limit. The category includes rights-of-way of the transportation network; local streets, state, U.S. interstate highway and two mainline railroads. Also included are two small solar farms; adjacent to the railroad track near the northeast boundary and just north of the industrial park south.

Industrial sites include agri-related activities; cotton/peanut/grain receiving/ginning/processing and warehousing, manufacture of peanut drying trailers and water pump manufacturing, HVAC assembly, plastics recycling, and poultry processing. Most of the agri-related sites were first to be developed, preceding the presence of land use controls and are near residential and commercial areas. The more recent developments are most often in the outlying areas, along the south boundary, including the annexed industrial park, and on the east boundary for access to the interstate.

Public/Institutional land uses include the high school on the north boundary, city cemetery in north-central, American Legion just south of the city center, Oakdale Community Center (with playground), city hall, public works, fire station, etc., courthouse, county offices, health department/DFCS, emergency management agency and numerous churches.

The bulk of historic downtown Commercial is on the east side of courthouse square. Eighty percent of the awning-lined storefronts fronting this segment of Third Street, the N-S thoroughfare, retains much of the commercial activity while most storefronts on the E-W thoroughfare, Union Street, are vacant.

Parks/Recreation/Conservation sites consist of a neighborhood park and a natural/conservation area (adjacent to railroad track) in the northwest quadrant, baseball/football complex south, city park just east of the city center, venue

Vienna Existing Land Use – July 1, 2022	
Percentage of Land Area	
Agriculture/Forestry	21%
Commercial	4%
Industrial	11%
Parks/Recreation/Conservation	1%
Public/Institutional	5%
Residential	19%
Transportation/Communications/Utilities	32%
Vacant/Undeveloped	7%

Source: River Valley Regional Commission

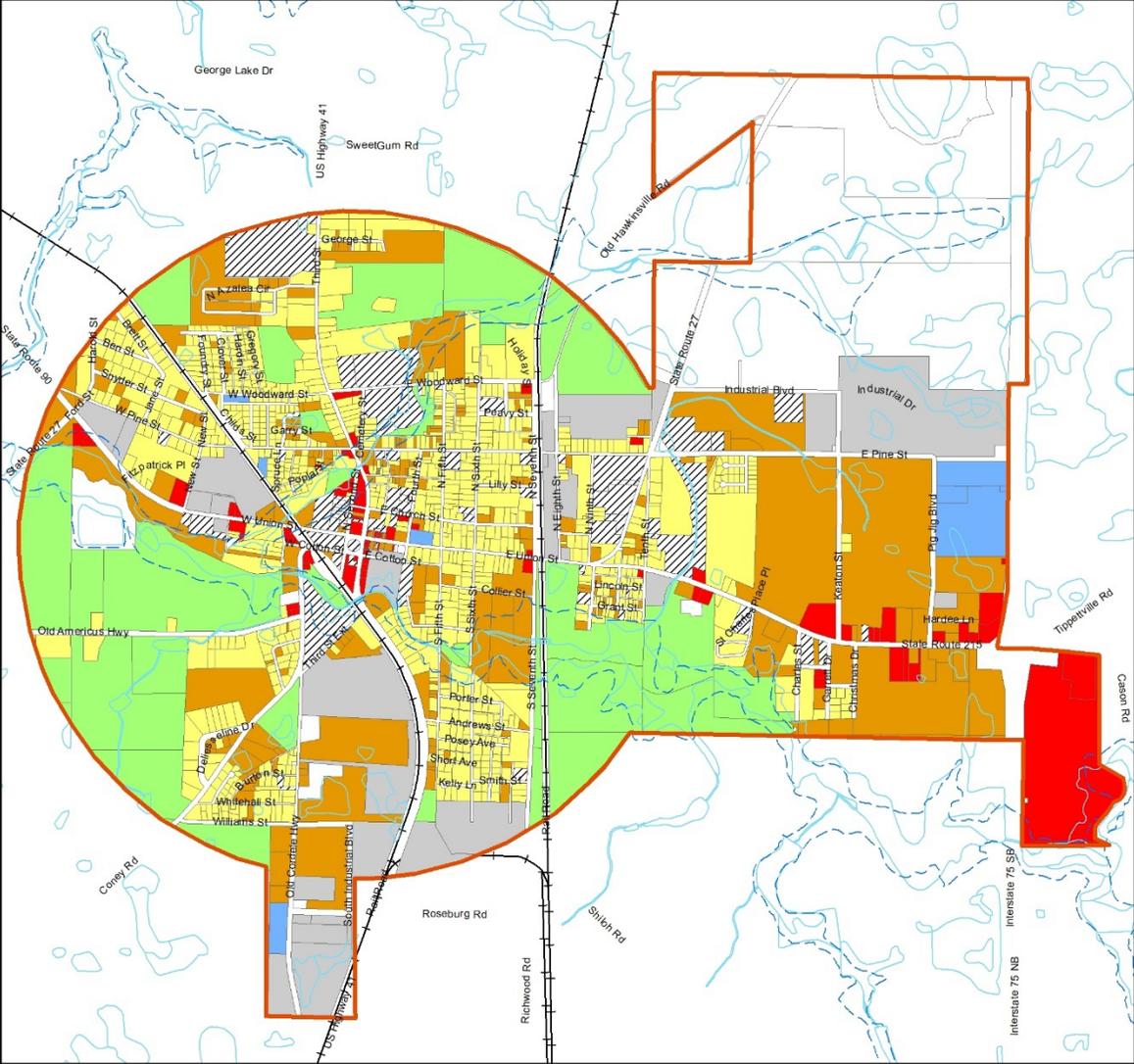
of the Georgia State Pork Barbecue Cookoff on the east boundary bordered on the north by a multi-field baseball complex.

Most of the larger Vacant/Undeveloped parcels have never been developed. The three large parcels in the east are actively farmed, but because of application of “land use” as a planning term they are included in this category because their location provides them direct access to municipal utilities. The balance are properties which have never developed, were developed in the past and are now abandoned or developed but vacant at the time of the survey.

Vienna has designated Floodplains (mapped). Flooding is the nation’s most frequently recurring and/or most expensive natural disaster, sometimes occurring in previously unaffected areas. To be eligible for state and federal mitigation assistance and/or even non-flood related post-disaster reclamation assistance, local governments are required to adopt and enforce pre-approved flood damage prevention ordinances. The city has adopted a flood damage prevention ordinance and participates in the National Flood Insurance Protection Program. Municipal participation qualifies owners of property located within the floodplain for federally subsidized flood insurance.

Vienna also has Jurisdictional Wetlands (mapped) and overlies Area of Significant Groundwater Recharge (not mapped). Although groundwater recharge occurs statewide, approximately one-quarter of the state has specific geologic features that render groundwater particularly susceptible to contamination from surface and near-surface activities of man. The full corporate limit is located in the significant area. Protections for both environmentally sensitive resources, Wetlands and Recharge, are addressed in the environmental planning criteria of the Georgia Planning Act. The city has adopted a wetlands protection ordinance and a significant groundwater recharge area protection ordinance. Both resources have been designated Regionally Important Resources, triggering local review of any projects proposed for development within one mile of the resource.

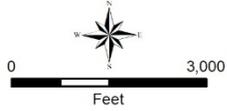
City of Vienna Existing Land Use - July 1, 2022



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Legend:

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



Future Land Use Narrative and Map

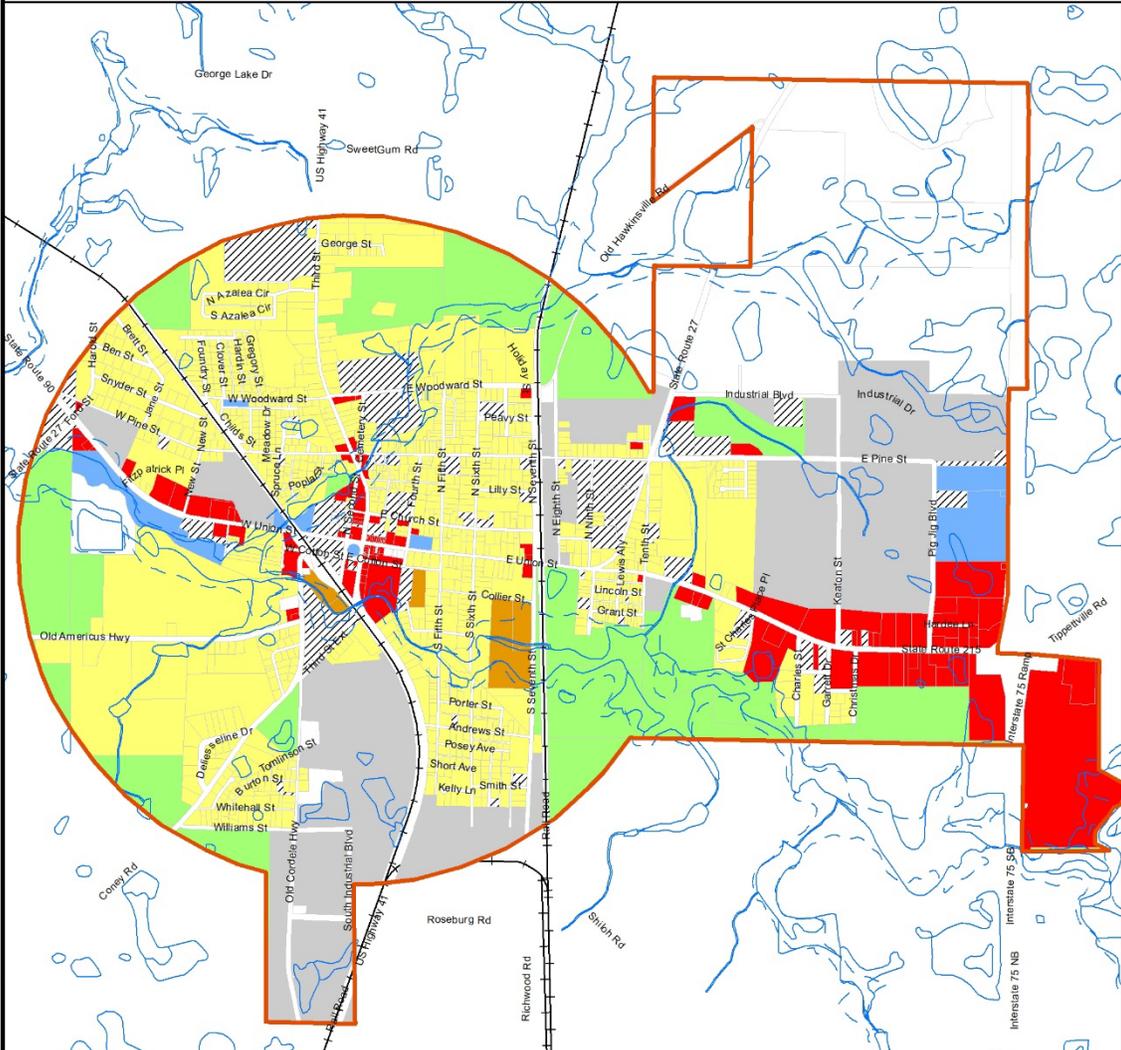
Over the past half-century Vienna netted a 25% increase in population; 585 additional residents, an average increase of almost one per month. With this history, official projections of the state suggest the county will decrease in population through mid-century, the city likely sharing in the loss. The surrounding five rural counties are projected to experience the same fate. The nearest county seat among surrounding rural counties reportedly decreased 8% (-1,000) 2010-2020. The nearest city in the adjoining metro county increased 49% (7,000); the county itself 17% (24,000) and is projected to increase this decade 9% (14,000). Historically, development is most often attracted to the larger jurisdictions with more amenities. Vienna is located between larger cities with more amenities, one with positive population projections, the other has negative projections. Whether recruiting industry collectively or competitively, Vienna is at a disadvantage in landing prospects; essentially negative momentum that needs to be overcome to attract development.

As this document is being finalized the city is on the verge of adding almost one hundred units of new housing. Two apartment complexes of rental housing and one subdivision with single-family, owner-occupied housing will be available on the city's east side, the largest one-time addition to housing in the county's history. Many of the units will no doubt house current city residents desiring a newer housing option, others will be taken by workers tired of the commute from out-of-county.

There are numerous vacant/undeveloped parcels throughout the city available for Residential infill.

The city's zoning ordinance warrants wholesale review and update. The process of updating the zoning ordinance should be preceded by another, timely review of future land use in the event more current update/correction of the accompanying map is needed.

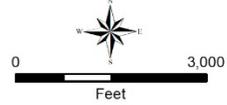
City of Vienna Future Land Use - November 1, 2022



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Legend:

- | | |
|---|--|
| ■ Agriculture/Forestry | ■ Residential |
| ■ Commercial | ■ Transportation/Communication/Utilities |
| Floodplains | ■ Vacant/Undeveloped |
| ■ Industrial | Wetlands |
| ■ Park/Recreation/Conservation | Railroad |
| Public/Institutional | |



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 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
Develop satellite facility for city emergency response/public safety services – storm-resistant	2027	\$500K	SPLOST GEMA USDA	City Administrator
Implement plans for a multi-purpose trail and greenway corridor along Pennahatchee Creek recommended in the Vienna Master Plan	2025	\$350K	SPLOST DNR – Trails DNR - LWCF	City Administrator
Pursue housing rehabilitation assistance and/or public facility improvements (water/sewer/ street/drainage)	2025	≥ \$1M	CDBG CHIP USDA	CD Dir.
Capitalize a RLF for construction of owner-occupied workforce housing	2023 - 2027	TBD	CDBG USDA	CD Dir.
Host homebuyer education workshops	2023 - 2027	Staff Time	General Fund	CD Dir.
Meet with the county to examine the benefits, and discuss the possible creation, of a land bank	2023 - 2024	Staff Time	General Fund	City Council
Replace city WWTP evaporation pond clay liner	2024	\$1.25M	USDA	City Administrator
Water and sanitary sewer improvements	CDBG 2021	\$560K	Utility Fund GEFA	Utility Superintendent
Water system improvements: 1 replace/extend water main 4 th St 2 replace water line Coney Rd 3 replace water line Hwy 41 4 replace radio read meters 5 replace wells 1 and 2	2024 2025 2026 >2027 >2027	\$140K \$240K \$540K \$750K \$775K	USDA CDBG General fund Utility fund GEFA	Utility Superintendent
Sanitary sewer improvements: 1 extend gravity sewer on W. Pine 2 bar screen @ I-75 station 3 bar screen @ Pimento St station	>2027	\$370K \$470K \$755K	USDA CDBG General Fund Utility Fund	Utility Superintendent
Monitor utility systems closely for emergent needs, e.g., replace lead pipes	2023 – 2027	Staff Time	Utility Fund	Utility Superintendent
Capture accurate locations of utility infrastructure components with GPS technology	2024 - 2026	\$35K	Georgia Rural Water Association	Utility Superintendent
Renovate and retrofit public works facility and other critical facilities with storm-resistant features	2027	TBD	FEMA/GEMA	City Administrator
Maintain sensitivity to the availability of brownfield assistance	2023 - 2027	TBD	EPA EPD	City Administrator
Facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery	2023 - 2024	TBD	GEFA USDA RVRC	City Council

Continue to build community pride in the school system with special, joint, community events	2023 - 2027	Staff time	Staff time	Chamber of Commerce
Upgrade city parks	2024, 2027	\$10K ea.	General fund	City Administrator
Replace patrol cars	2023-2027	\$35K each	General fund USDA	Police Chief
Update pre-disaster mitigation plan	2027	Staff time	Staff time	City Administrator
Update comprehensive plan	2027	Staff time	Staff time	City Administrator
Resurface Coney Rd.	2028	\$225K	TSPLOST	City Administrator
Complete the second and third (of four) phases of the city historic resources survey	2024, 2026	\$10 - \$12K each	DCA-HPD Local Funds	CD Dir.
Renovate/Repurpose Rosenwald School, Jenkins School, other historic properties in peril.	2023 - 2027	TBD	Private, grants, RLF, et al.	CD Dir.

City of Vienna Economic Development Work Program FY 2023-2027				
Project	Years	Cost Estimate	Funding Source	Responsible Party
Facilitate economic and residential development through financial packaging, incentive programs service delivery, etc.	2023 - 2027	TBD	CDBG OneGeorgia USDA	CD Dir
Promote, encourage and facilitate participation in adult education classes	2023 - 2027	Staff time	Staff time	Family Connections
Publicize success stories of GED graduates and work achievements	2023 - 2027	Staff time	Staff time	Family Connections
Expand the school system's career, technical and agricultural education (CTAE- vocational ed.) offerings and/or enrollment capacities	2023	±\$3M	College-Career Academy Grant	BOE
Pursue designation of a truck route	2023 - 2027	Staff time	Staff time	CD Dir
Pursue DOT support for an additional I-75 exit at mile marker 108 for future industrial development	2023 - 2027	TBD	DOT	Development Authority
Revisit the community brand for possible update as part of an increased focus on developing agritourism, heritage tourism	2024 - 2025	±\$50K	EMC Development Authority	Chamber of Commerce
Make lighting and other enhancements to the Georgia State Cotton Museum	2025	\$25K	General fund	CD Dir
Extend utilities to facilitate industrial development	2025	Staff time	Staff time	City Administrator
Develop plans for municipal annexation	2025	Staff time	Staff time	City Administrator

Encourage retail, dining and loft apartments downtown	2023 - 2027	TBD	Private, grants, RLF, et al.	CD Dir.
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¹ Activity may be completed for the period but part of a longer-term or repeated effort.

City of Vienna
Community Work Program Report of Accomplishments
FY 2018-2022

Project	Complete¹	Underway...	Postponed...	Not Accomplished
Develop satellite facility for city emergency response/public safety services – storm-resistant			2027 Funding	
Implement plans for a multi-purpose trail and greenway corridor along Pennahatchee Creek recommended in the Vienna Master Plan			2025 Application failed	
Convert former elementary school complex on 9 th Street to a multi-purpose cultural facility	X ²			
Encourage development of an urgent care medical facility, with after-hours availability	X			
Pursue development of Lake Dooly				X Funding
Pursue housing rehabilitation assistance and/or public facility improvements (water/sewer/street/drainage)	X			
Capitalize a RLF for construction of owner-occupied workforce housing			2023 – 2027 Funding	
Clear the former RedKap site and use the property to incentivize workforce housing development	X			
Identify additional incentives for housing development	X			
Host homebuyer education workshops	X			
Strengthen code enforcement	X			
Meet with the county to examine the benefits, and discuss the possible creation, of a land bank authority	X			
Make capital improvements to address land subsidence on western spray fields	X			
Replace city WWTP evaporation pond clay liner			2024 Application failed	
Stabilize wastewater collection lines with cure-in-place piping	X			
Monitor utility systems closely for emergent needs	X			

Capture accurate locations of utility infrastructure components with GPS technology			2024 – 2026 Funding	
Renovate and retro-fit public works facility with storm-resistant features			2027 Funding	
Identify and pursue reclamation of brownfields	X			
Facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery		X		
Work with the county to incorporate road/ street projects (paving/resurfacing) into joint bid process for more competitive bidding				Deleted ³
Initiate a community effort to attract an urgent (or higher level) care facility, preferably with extended hours				Deleted Lost priority
Continue to build community pride in the school system with special, joint, community events	X			
Make repairs to Vienna Cultural Center and stabilize the site	X			
Upgrade city parks	X			
Update pre-disaster mitigation plan	X			
Update comprehensive plan work program (2023-2027)	X			

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² Completed much needed apartment complex as substitute for cultural facility.

³ Proved to not be advantageous.

City of Vienna				
Economic Development Work Program Report of Accomplishments				
FY 2018-2022				
Project	Complete¹	Underway...	Postponed...	Not Accomplished
Facilitate economic and residential development with financial packaging/service delivery, etc.	X			
Promote, encourage and facilitate participation in adult education classes	X			
Publicize success stories of GED graduates and work achievements	X			
Expand the school system's career, technical and agricultural education (CTAE- vocational ed.) offerings and/or enrollment capacities		2023 ²		

Arrange Small Business Development Center training programs focused on updated business and marketing models	X			
Pursue designation of a truck route			2027 Loss of key staff	
Pursue DOT support for an additional I-75 exit at mile marker 108 for future industrial development			2025 Loss of key staff	
Revisit the community brand for possible update as part of an increased focus on developing agritourism			2025 Loss of key staff	
Make lighting and other enhancements to the Georgia State Cotton Museum			2025 Loss of key staff	
Extend utilities beyond corporate limits to facilitate industrial development			2025 Loss of key staff	
Develop plans for municipal annexation			2025 Loss of key staff	

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² BOE has submitted second application - \$3M.

³ Deleted "beyond corporate limits" from carry over.

Broadband Internet Services Element

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,000 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are in predominantly in rural communities. Over 30% of Georgia's rural communities do not have access to broadband service.⁷

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment. The purpose of including a broadband element in the comprehensive plan is to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community.

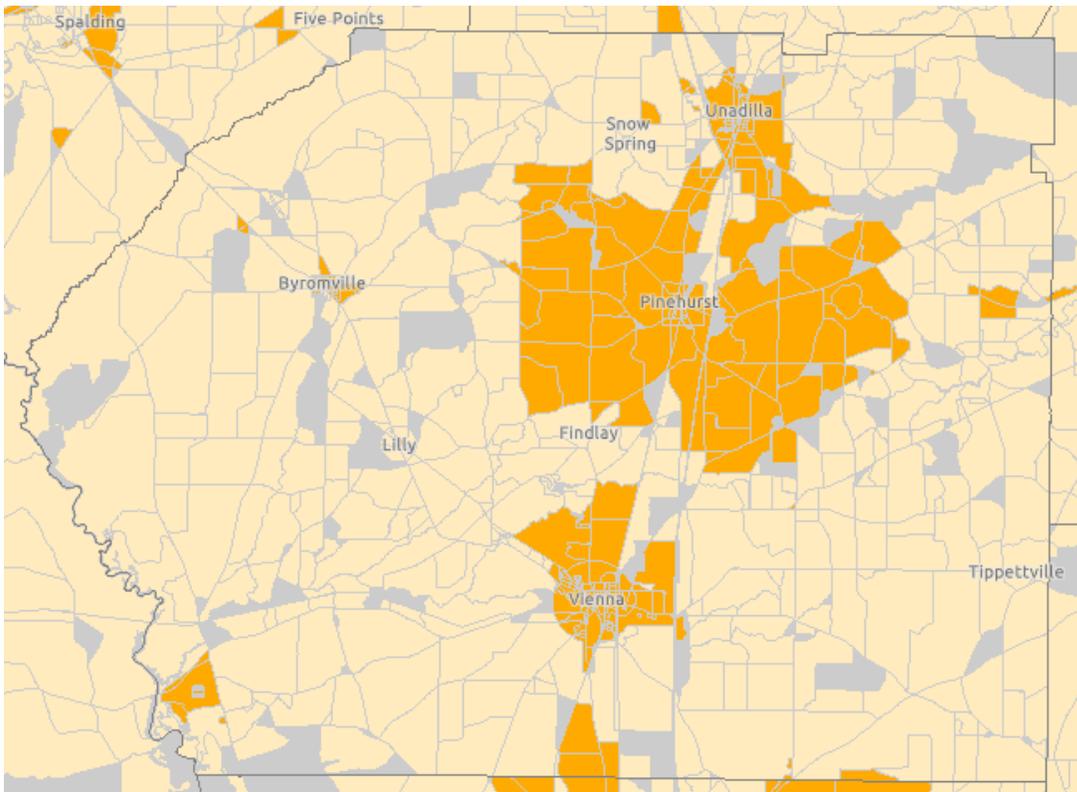
Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated in order to track changes in broadband availability for years to come. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The accompanying graphics represent areas which are and are not served at the Broadband Initiatives' threshold speed of 25 Mbps/3 Mbps in yellow. According to the 2022 Georgia Broadband Availability Map, Dooly County has 2,329 Census Blocks with no broadband service, and 40% of the population lives in unserved areas. There are 3,555 locations with broadband access at the minimum service level, primarily in the cities of Byromville, Dooling, Pinehurst, Vienna, and Unadilla. There is service in four blocks within the City of Lilly. The remaining served blocks are distributed in pockets, primarily to the east of Interstate 75.

⁷ Georgia Broadband Initiative's 2020 *Broadband Report*.

Broadband Availability in Dooly County



2022 Broadband Availability

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'.

The maps depict access to broadband, not subscription to broadband. Broadband data is provided by the various internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.

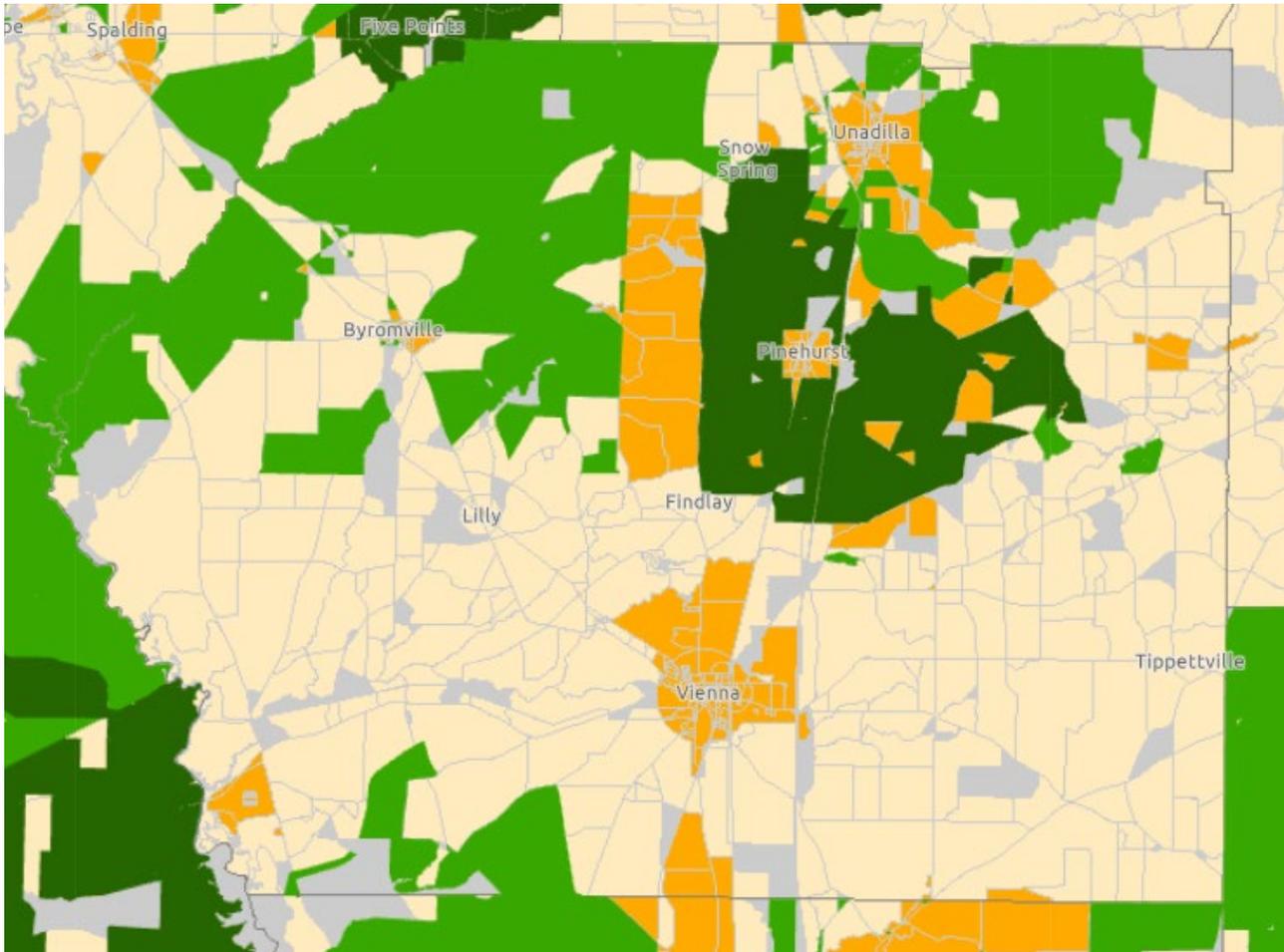
Census Block Status

 Served

 Unserved

 No Locations

Broadband Expansion Funding in Dooly County



Census Block Status

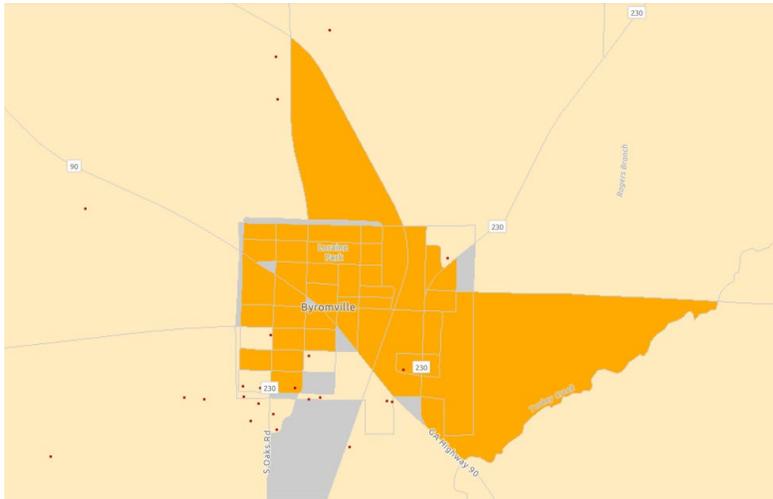
- Served
- Unserved
- No Locations

Broadband Funding Programs

- USDA Reconnect (Approved)
- FCC RDOF
- ARPA Grants

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.

Broadband Availability and Funding Status in Byromville



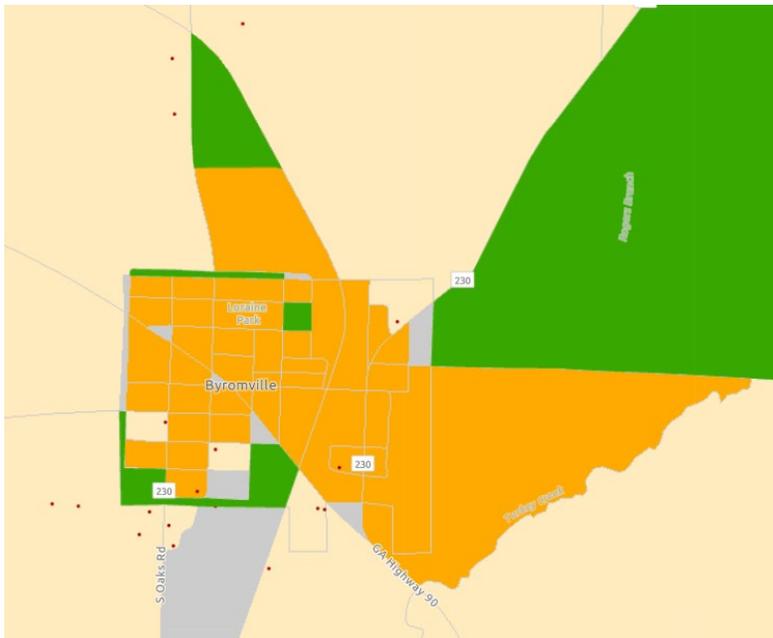
Census Block Status

- Served
- Unserved
- Unserved Locations
- No Locations

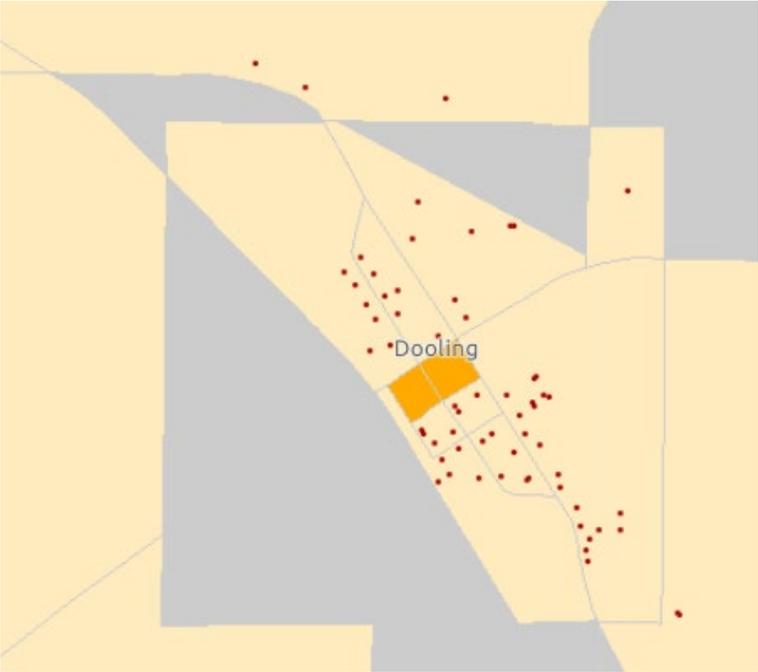
Broadband Funding Programs

- USDA Reconnect (Approved)
- FCC RDOF
- ARPA Grants

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.



Broadband Availability and Funding Status in Dooling



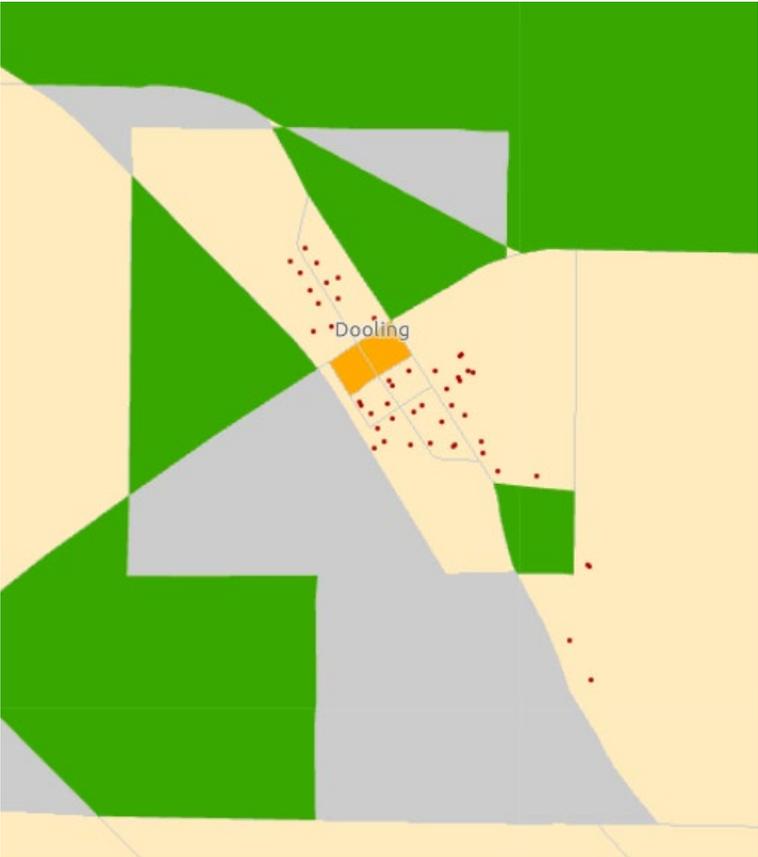
Census Block Status

- Served
- Unserved
- Unserved Locations
- No Locations

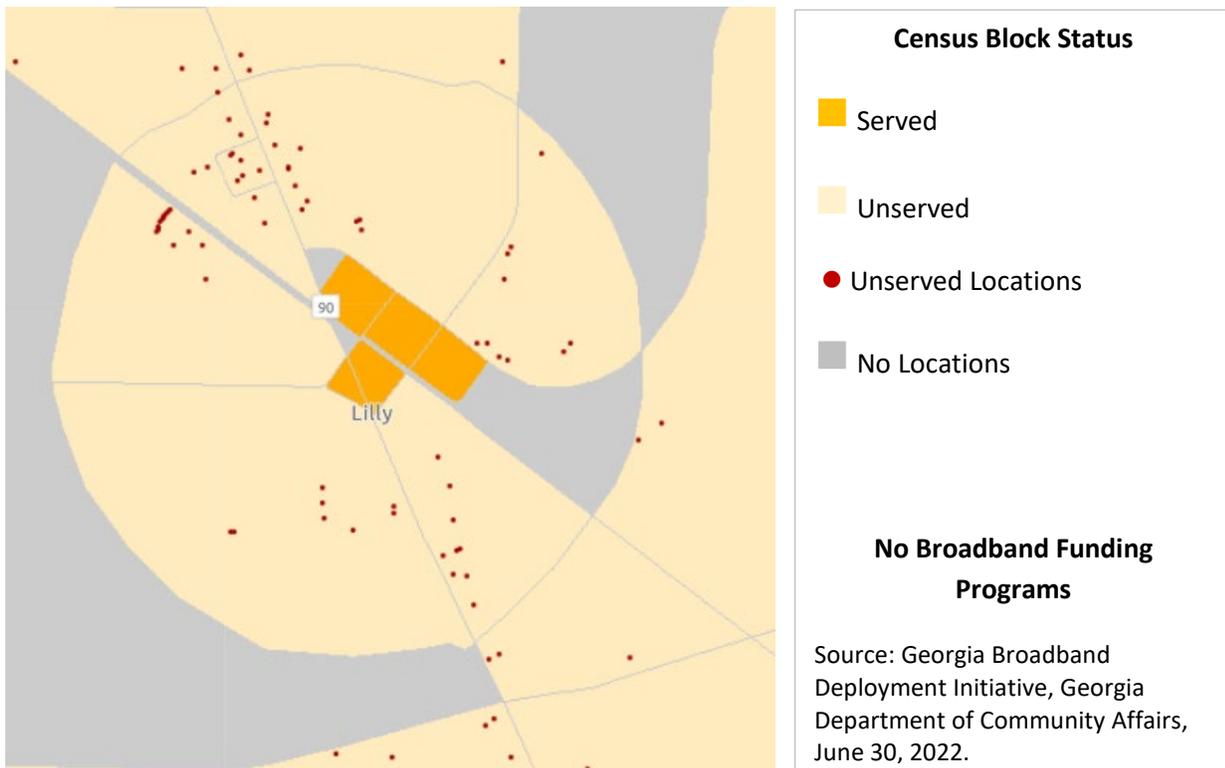
Broadband Funding Programs

- USDA Reconnect (Approved)
- FCC RDOF
- ARPA Grants

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.



Broadband Availability and Funding Status in Lilly



Broadband Availability and Funding Status in Pinehurst



Census Block Status

- Served
- Unserved
- Unserved Locations
- No Locations

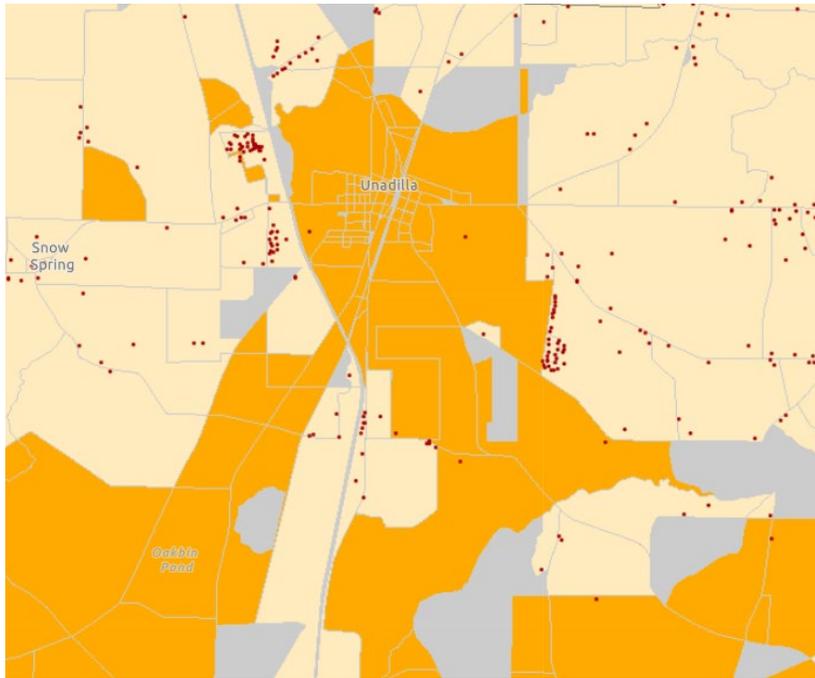


Broadband Funding Programs

- USDA Reconnect (Approved)
- FCC RDOF
- ARPA Grants

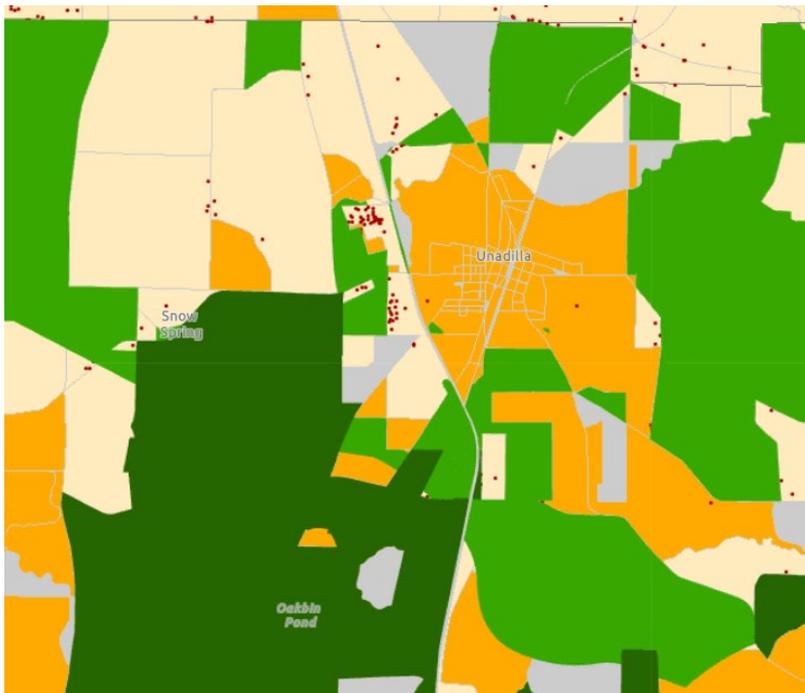
Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.

Broadband Availability and Funding Status in Unadilla



Census Block Status

-  Served
-  Unserved
-  Unserved Locations
-  No Locations

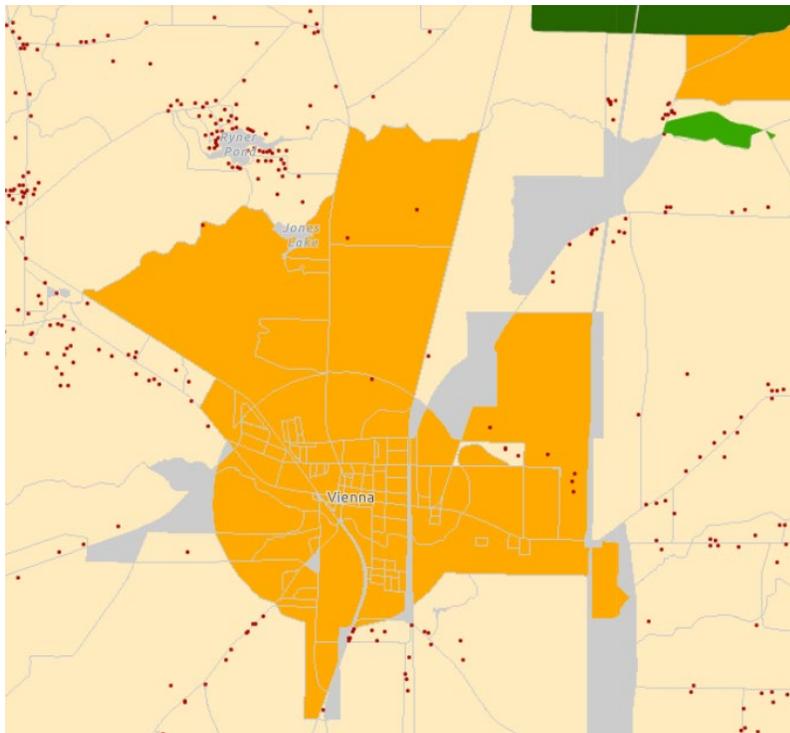
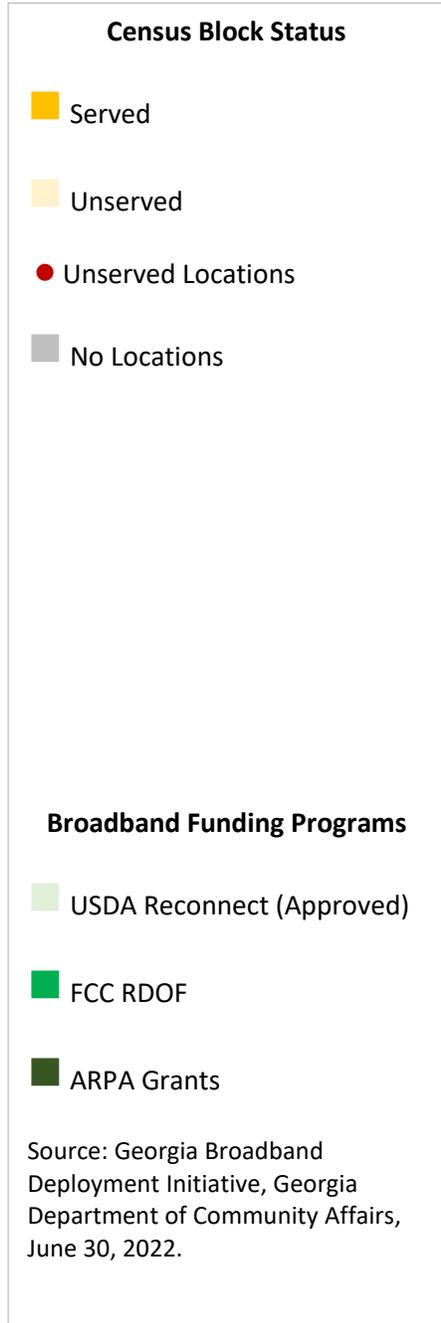
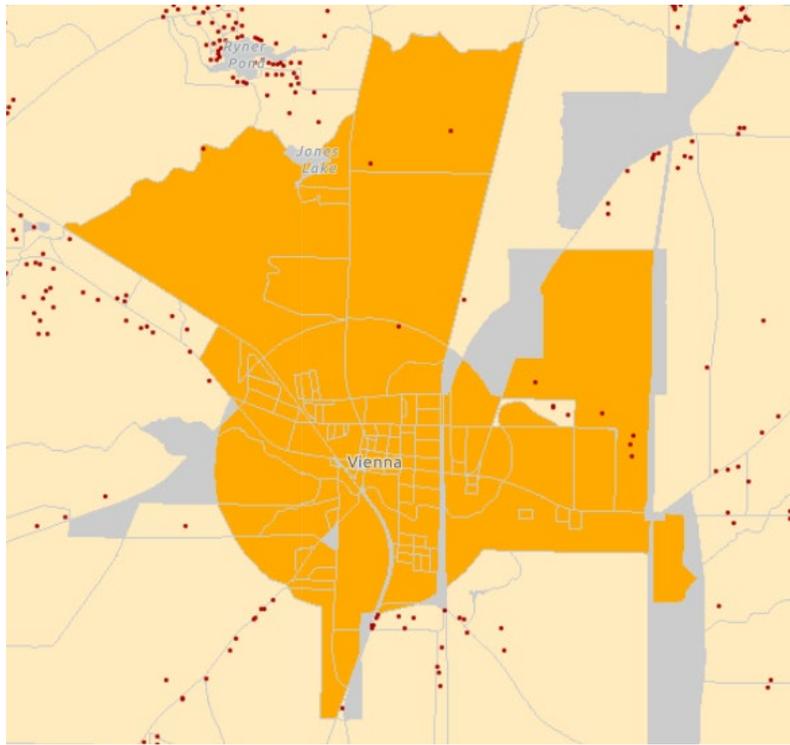


Broadband Funding Programs

-  USDA Reconnect (Approved)
-  FCC RDOF
-  ARPA Grants

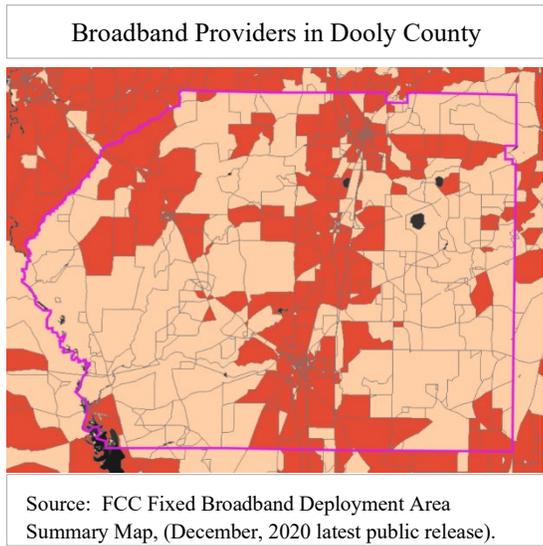
Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.

Broadband Availability and Funding Status in Vienna

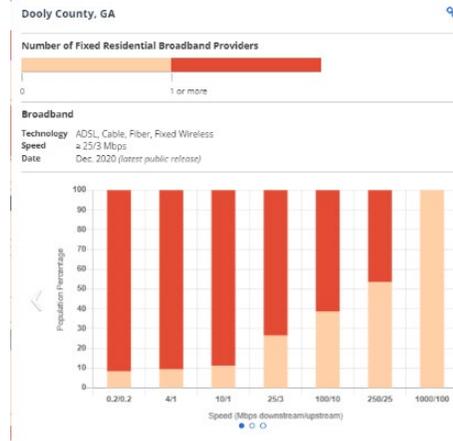


Broadband Providers in Dooly County

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2020) shows two satellite providers offer 25 Mbps/3 Mbps residential service to 100% of Dooly County. One also offers 2 Mbps /1.3 Mbps service to 100%. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the 25 Mbps/3 Mbps level is available to 25%



available to 25% the population three providers, from two providers, and from one provider. remaining 27% of

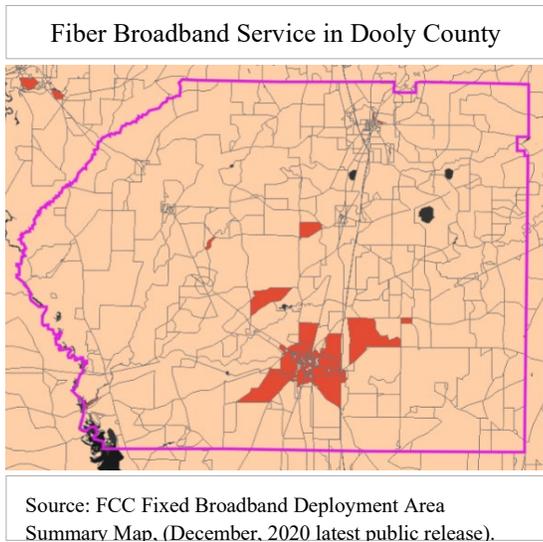


of from 16% 33% The the

population reside in locations with no fixed residential broadband service at the threshold level. While 99% of urban residents have access to broadband service at the minimum threshold, 46% of the residents in the unincorporated area have satellite only.

Asymmetric digital subscriber line (ADSL) broadband service is only available at the 25 Mbps/3 Mbps level to 24% of the population from a single provider. Even at slower, below-threshold speeds, ADSL is only offered by one provider. A single provider offers 100 Mbps/10 Mbps to 17% of the population and none offer 250 Mbps/25 Mbps service. ADSL is a type of digital subscriber line technology that enables faster data transmission over copper telephone lines than a conventional voiceband modem can provide.

One cable provider offers service to 48% of the population at the 25 Mbps/3 Mbps level, and 46% at 100/10 Mbps and 250 Mbps/25 Mbps. Two other cable providers deliver service above [100 Mbps/10 Mbps to less than one percent of the population](#). Cable internet service is provided over cable television infrastructure.



[One provider delivers fiber service at 100 Mbps/10 Mbps and below to 26% of the population, primarily in Vienna and Unadilla. Nearly 75% of the population lives in a Census Block with no fiber service. One provider delivers fiber to a single site with 1,000 Mbps/1,000 Mbps. One other delivers 200 Mbps/200 Mbps fiber service to another single site.](#) Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.

One provider offers fixed wireless service in limited areas covering 41% of Dooly County at 25 Mbps/3 Mbps. Fixed wireless service at slower speeds is accessible to fewer than two percent of Dooly County locations. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

Broadband Providers Reporting Service in one or more Dooly County Census Tracts			
Provider	Tech	Down (Mbps)	Up (Mbps)
Rural Route Broadband, LLC (Pivotal Wireless)	Fiber	1000	1000
Hargray Communications Group, Inc. (ComSouth)	Fiber	1000	50
Hargray Communications Group, Inc. (ComSouth)	Cable	1000	50
Mediacom Communications Corp.	Cable	1000	50
Windstream Holdings, Inc.	Fiber	200	200
Windstream Holdings, Inc.	ADSL	200	200
Windstream Holdings, Inc.	ADSL	100	100
Plant Telephone Company	ADSL	100	50
Citizens Telephone Company, Inc.	Fiber	100	10
Citizens Telephone Company, Inc.	Cable	100	10
Windstream Holdings, Inc.	ADSL	50	50
Windstream Holdings, Inc.	ADSL	50	15
ViaSat, Inc.	Satellite	35	3
Windstream Holdings, Inc.	ADSL	25	25
Windstream Holdings, Inc.	ADSL	25	15
Hughes Network Systems, LLC	Satellite	25	3
T-Mobile USA, Inc. (Deutsche Telekom AG)	Fixed Wireless	25	3
Plant Telephone Company (TiftNet)	ADSL	25	3
AT&T (BellSouth)	ADSL	25	2
Windstream Holdings, Inc.	ADSL	12	10
Windstream Holdings, Inc.	ADSL	12	0.768
Windstream Holdings, Inc.	ADSL	10	1
Citizens Telephone Company, Inc.	ADSL	10	1
Plant Telephone Company	ADSL	10	1
Citizens Telephone Company, Inc.	ADSL	10	1
Plant Telephone Company	ADSL	10	1
AT&T (BellSouth)	Fixed Wireless	10	1
Rural Route Broadband, LLC (Pivotal Wireless)	Fixed Wireless	8	6
AT&T (BellSouth)	ADSL	6	0.512
Windstream Holdings, Inc.	ADSL	6	0.768
Windstream Holdings, Inc.	ADSL	4	1
Windstream Holdings, Inc.	ADSL	4	1.5
Windstream Holdings, Inc.	ADSL	3	0.768
VSAT Systems, LLC	Satellite	2	1.3
Windstream Holdings, Inc.	ADSL	1.5	1.5

Source: Federal Communications Commission Fixed Broadband Deployment Location Summary Map, (December, 2020 latest public release). Note: Services not available from all providers in every Census Tract.

With so many residents not served by the Initiative’s minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

Appendix

First Public hearings

Second Public Hearings

Public Input Sessions

Survey

NOTICE OF PUBLIC HEARINGS

Dooly County, Byromville, Dooling, Lilly, Pinehurst, Unadilla and Vienna are initiating an update to their joint comprehensive plan. This is to maintain current lists of needs and opportunities, confirm community goals, confirm preferred land uses and update each jurisdiction's five-year community work program.

Local elected officials can 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 jurisdiction as follows:

- Byromville - 5:30 p.m. Tuesday, June 14, in city hall;
- Dooling - 6:00 p.m. Tuesday, June 21, in city hall;
- Lilly - 6:00 p.m. Tuesday, June 14, at fire station;
- Pinehurst - 6:30 p.m. Thursday, July 7, in city hall;
- Unadilla - 5:00 p.m. Tuesday, June 14, in city hall;
- Vienna - 5:30 p.m. Monday, June 13, in city hall;
- Dooly County - 6:00 p.m. Tuesday, June 14, in county offices at 113 North 3rd St, Vienna.

For additional information contact clerks' offices in each jurisdiction.

The public is encouraged to attend and participate in these important meetings and the update process.

PINEHURST

CONTINUED FROM 1A

regarding the amount of time that crossings are blocked, especially if it is the main thoroughfare as well as during peak hours. Maybe put a restriction on the amount of time that it's blocked. One of the railroad companies has agreed to that and they're trying to work with the other company as well. One of the problems is that a lot of these trains are two miles long and when it has to be sidetracked to let another train by, the side track is only about one mile long, so that causes a lot of backup issues, but officials are trying to get some help in that area."

She also suggested that it might be more accurate to have a city website, "You can

control the information that is out there and presented to the world. A website gives information residents can trust. They know that it's the official website, so they know that information is credible. We could also customize it for our city and maybe even showcase some of the businesses that are around." No action was taken.

A public hearing on the comprehensive plan was postponed and Mayor Christmas explained that, "Gerald Mixon (with the RVRC) was not able to get the notice into the newspaper in time for our meeting because they had lots of things going on. So, we are going to reschedule that input session for Thursday, July 7 at 6:30 prior to our July meeting. There is a run-off elec-

tion Tuesday, June 21 with early voting tentatively scheduled for June 13-June 17.

In other news:

- Christ Chapel is hosting its food drive again this Friday, June 17 from 11:00 a.m. until 1:00 p.m. The food pantry is scheduled for Saturdays, June 11 and June 25 from 10:00 a.m. until 12 Noon both days.
- At the May meeting, the council was updated on plans to open a restaurant in the old train depot building. Construction is still underway with a projected date sometime in September.
- The City of Pinehurst will be observing the Juneteenth holiday on Monday, June 20.

Unadilla Fire Rescue May Activity Report

Unadilla Fire Rescue had 15 calls for the month of May including two structure fires, two vehicle accidents, three grass-brush wildland fire calls. Also two road obstructions, one tree fire, one to provide extrication, one medical-Dooly County EMS assist-support call, two false alarms, and one canceled in enroute-good intent.

NOTICE OF COMPUTATION AND CANVASSING OF ELECTION RESULTS

PURSUANT TO O.C.G.A. §21-2-492, NOTICE IS HEREBY GIVEN THAT THE COMPUTATION AND CANVASSING OF THE RETURNS OF VOTES CAST IN THE JUNE 21, 2022, GENERAL PRIMARY/SPECIAL ELECTION RUNOFF WILL TAKE PLACE AT THE DOOLY COUNTY ELECTIONS & REGISTRATION OFFICE AT 402 HAWKINSVILLE ROAD, VIENNA, GA ON JUNE 21, 2022, FOR THE GENERAL PRIMARY/SPECIAL ELECTION RUNOFF BEGINNING AT 7:30 PM.

EARLY VOTING WILL START ON MONDAY, JUNE 13, 2022, THRU FRIDAY, JUNE 17, 2022, FROM 8AM TO 5PM AT THE DOOLY COUNTY ELECTION BUILDING AT 402 HAWKINSVILLE ROAD IN VIENNA, GEORGIA FOR ALL DOOLY COUNTY REGISTERED VOTERS. THERE WILL BE NO SATURDAY VOTING.

ON TUESDAY, JUNE 21, 2022, ALL DOOLY COUNTY VOTING PRECINCTS WILL BE OPEN FROM 7AM TO

STATE OF GEORGIA
COUNTY OF DOOLY

NOTICE OF LOGIC AND ACCURACY TESTING PUBLIC NOTICE

PURSUANT TO O.C.G.A. 21-2-379.6(C), NOTICE IS HEREBY GIVEN THAT THE LOGIC AND ACCURACY TESTING AND PREPARATION OF VOTING EQUIPMENT TO BE USED IN THE GENERAL PRIMARY ELECTION ON TUESDAY, June 21, 2022, WILL BEGIN AT 9:00 AM ON Wednesday June 8, 2022.

TESTING WILL CONTINUE FROM DAY TO DAY UNTIL COMPLETE. MEMBERS OF THE PUBLIC ARE ENTITLED TO BE PRESENT DURING TESTING. SAID TESTING AND PREPARATION WILL BE CONDUCTED AT DOOLY COUNTY ELECTIONS AND REGISTRATION

Greater Dooly Comprehensive Plan 2023-2027

1st Public Hearing

Dooly Administrative Offices (N.3rd St.)- Tuesday, June 14, 2022

6:00 p.m.

name	representing	telephone	e-mail
Stephen C. Sanders	Dooly County	229-268-4228	scsanders@doolycountyga.com
GM-RVRC			

Greater Dooly Comprehensive Plan 2023-2027

1st Public Hearing

Byromville City Hall Tuesday, June 14, 2022

5:30 p.m.

name	representing	telephone	e-mail
Terri Gregory	Town of Byromville	478-954-7806	tggregory0906@gmail.com
Tim Bragg	Town of Byromville	478-952-1152	Mergac 4005 A Valtov.com
Suzette Grantham	Town of Byromville	478-952-0738	Sgrantham@windstream.net
Tan Mathis	Town of Byromville	478-342-0334	clerk@townofbyromville.com
Selma Leggett	Town of Byromville		
Eoin Dawson	Town of Byromville		
Leon Clayton	Town of Byromville	229-406-1527	
Arthur M. Kenzie			

Greater Dooly Comprehensive Plan 2023-2027

1st Public Hearing

Dooling City Hall - Tuesday, June 21, 2022

6:00 p.m.

name	representing	telephone	e-mail
Hennien Smith	COUNCIL		
Nancy Ailes	COUNCIL		
Danae Coleman	COUNCIL		
Mary June			
Gloria J. Oliver			
Judith Volner	COUNCIL		
	GM/RRC		

Greater Dooly Comprehensive Plan 2023-2027

1st Public Hearing

Lilly Fire Station City Hall Tuesday, June 14, 2022

6:00 p.m.

name	representing	telephone	e-mail
Paula Coleman	Lilly - City Council	229-322-0677	paulacoleman89@yahoo.com
Georgia Roney ^{George}	Lilly City Council	229 938 9241	
Arthur Roney	Roney Farms	229-322-3750	genoroney@gmail.com
Gloria Royal	City Clerk	229-938-9221	gloriaroyal@gmail.com
Arthur Roney	Mayor	229-322-0097	arthurroney@gmail.com
Alonzo Daniels	Lilly Councilmen	229-942-1343	
Sylvester Gravelle	Lilly Co	478-244-20758	

Greater Dooly Comprehensive Plan 2023-2027

1st Public Hearing

Unadilla City Hall - Tuesday, June 14, 2022

5:00 p.m.

name	representing	telephone	e-mail
Justin Bridges	City of Unadilla	229-942-0468	
Mary-Ann	---	229-886-5225	
Tyrone Adkinson	---	229-406-9225	
Kimberly Doster	"	" 478-244-3709	Kimberlylester@cityofunadilla.ga.com
Dexter Whitaker	/// /	478-636-0513	dexterwhitaker14@gmail.com
Jammy Martini	"	478-244-2511	
Kenny Mercer		229-239-0500	Kenny Mercer 1983 @ gmail
Leon Lester			
Sam Franzen	News Observer	229-699-0475	
Clauha Lagarde	City of Unadilla	478-244-6085	
Sabrina Sinyard	''''	478-627-3000	sabrinasingard@cityofunadilla.ga.com
Meredith Lester	City of Unadilla	478-952-4104	meredithmlester@gmail.com
GM-RVRC			

Greater Dooly Comprehensive Plan 2023-2027

1st Public Hearing

Vienna City Hall - Monday, June 13, 2022

5:30 p.m.

name	representing	telephone	e-mail
Walter Brown	City of Vienna	229-938-7501	_____
Randall Almond	City of Vienna	(229) 947-3327	randalmond56@gmail.com
Cullent King	City of Vienna	229-712-0017	a.king5164@gmail.com
MICHAEL BOWEN	City of Vienna	229-268-4744	MICHAEL.BOWEN@CITYOFVIENNA.GA
Eddie Daniels	City of Vienna	229-815-5634	eddie.daniels732@yahoo.com
John Mathis	City of Vienna	478-244-0656	johnthomasmathis@gmail.com
Donte Grates	City of Vienna	229 406 0898	
Greg Glenn	City of Vienna	229-322-3799	

NOTICE OF PUBLIC HEARINGS

Dooly County, Byromville, Dooling, Lilly, Pinehurst, and Vienna have updated their joint comprehensive plan needs and opportunities, community goals, preferred land uses and five-year community work programs intended to guide policy and management decision concerning economic development and revitalization initiatives. Public hearings will be held to brief the community on plan contents, provide an opportunity for final suggestions, additions or revisions and to announce when the draft plan will be submitted for regional and state reviews. Hearing dates are:

Byromville - 5:30 p.m. Tuesday, August 9, in city hall;

Dooling - 5:30 p.m. Tuesday, August 16, in city hall;

Lilly - 6:00 p.m. Tuesday, August 9, at fire station;

Pinehurst - 6:30 p.m. Thursday, August 4, in city hall;

Vienna - 5:30 p.m. Monday, August 22, in city hall;

Dooly County - 9:30 a.m. Thursday, August 18, in county offices at 113 North 3rd St, Vienna. For more information contact clerks' offices in each jurisdiction. The public is encouraged to attend and participate.

5, hand sanitizer;

4th grade: folders with pockets and prongs, box of tissues, hand sanitizer/bottle soap;

5th grade: box of tissues, hand sanitizer, disinfecting wipes;

6th-8th grades: (1-inch) 3 ring binder, spiral and composition notebooks, loose leaf notebook paper, 1 pack of pencils, 1 pack of pens (black/blue), ruler, flash drive and hand sanitizer.

Remember school begins July 29.

Greater Dooly Comprehensive Plan 2023-2027

2ND Public Hearing

Dooly County - Thursday, August 17, 2022

9:30 a.m. 18 A.M.

name	representing	telephone	e-mail
Willie Granville	CITIZEN	478-244-4249	
Dennis Buckholts	CITIZEN	229/886/7156	
P. Borowick	CITIZEN	954-854-0864	
Rodney Hair	P.W. DIR	229-322-1795	
Brandon Christmas	CITIZEN	229-947-7520	
Dywanter Brownville	CITIZEN	478-244-8758	
Tim Franzen	News Observer	229-699-0475	
Neil McGhee	Cordele Dispatch	770 913 5198	
Marcus Clark	CITIZEN	229-947-2654	
Artavia Bryant	CITIZEN	229-947-1582	
All COUNTY COMMISSIONERS WERE PRESENT BUT DID NOT SIGN, FOR SAKE OF TIME - AT END OF HEARING & COMMISSION MEETING WAS TO CONTINUE. ALSO PRESENT COUNTY CLERK, ADMINISTATOR AND ATTORNEY - CHECK COMMISSION MINUTES OF THIS DATE. G.M			

Greater Dooly Comprehensive Plan 2023-2027
Second Public Hearing Session
Dooling City Hall – August 16, 2022 - 5:30 p.m.

name	representing	telephone	e-mail
Hennie Smith	Council		
Martha Lowery	Council		
Kim Gull	Clerk		
Fredrick Valner	Mayor		
D. Will COLEMAN	Council		
Nancy Allen	Mayor Pro-Tem		
Mary Jumper			

Greater Dooly Comprehensive Plan 2023-2027

2nd Public Hearing

Lilly - Tuesday, August 9, 2022

6:00 p.m.

name	representing	telephone	e-mail
Paula Coleman	City Council	229-322-0677	paulacoleman89@yahoo.com
Vernon Singler	City Council	229-322-5052	vsingler@oci.ga.gov
Subasta Braswell Sr			
Peter J. Lang		229-406-0010	
Frankie Daniels	City Council	229-322-0902	

Greater Dooly Comprehensive Plan 2023-2027

2ND Public Hearing

Pinehurst City Hall - Thursday, August 4, 2022

6:30 p.m.

name	representing	telephone	e-mail
Shelli Goolsby		404-408-6830	sgoolsby55@yahoo.com
Jesse Stinson		229 699 1664	JesseLStinson@yahoo.com
Jessica Butler		478-244-3259	jindsey54@outlook.com
Lee Cron		229-942-7321	
Joe C. Welch		229-986-9483	
Jackie Fore Chancy		478 319-7864	jfw444@gmail.com
Connie Christmas		229-322-6096	cpchristmas@hotmail.com
GM			

GREATER DOOLY COMPREHENSIVE PLAN
2ND PUBLIC HEARING
UMADUA CITY HALL - TUESDAY, AUGUST 23
5⁰⁰ P.M.

Justin Bridges	COUNCIL
Chester Thomas	COUNCIL
Maudette M. Foster	COUNCIL
Mayor	MAYOR
D. Whittell	COUNCIL
Kimberly Doster	CITY CLERK

I FAILED TO PREPARE SIGN-IN SHEET FOR HEARING.
OTHERS PRESENT WERE MAYOR'S ASSISTANT AND
PUBLIC WORKS SUPERINTENDENT, AMONG OTHERS.
GERARD MIXON

Greater Dooly Comprehensive Plan 2023-2027

2nd Public Hearing

Vienna - Tuesday, August 22, 2022

5:30 p.m.

name	representing	telephone	e-mail
Randall Almond			
Walter Brown			
Gullent King			
Margaret Shelby			
Walter Brown	COV		
Erin Fringer	NEWS OBSERVER		
Cathy R Jones			
Verlan Jones Jr	city		
Shantinika Felton	Byromville		
Jyria Felton	Byromville		
GM RIFAC			

NOTICE OF INPUT SESSIONS

Dooly County, Dooling, Lilly, Pinehurst and Vienna are updating their joint comprehensive plan. Each jurisdiction is hosting a public session for input identifying community issues and opportunities for improving the quality of live. With a plan in had it can be easier to secure funding assistance to help address needs identified. You are invited to a county-hosted session July 11 at 5:30 p.m. in the County Commissioners Meeting Room, 113 N. Third Street, Vienna; Lilly July 6 at the Lilly fire station; Pinehurst at City Hall July 7 at 6:30 p.m.; Dooling town hall July 12 20 at 9:00 a.m. and 5:30 p.m.; and Vienna City Hall July 12 at 5:30 p.m.. Contact the clerk's offices for more information. You may also offer input in a survey at www.surveymonkey.com/r/DoolyComp.

try prod at home and at events.
 events ti Monitor flocks for clinical
 security. signs consistent. With HPAI,
 Highly birds might become quiet,
 Influenza; not eat and/or drink, have di-
 to be a arrhea, and have discolored
 GDA r combs and feet.
 and rea Birds may also die suddenly

JULY 07, 2022

TO ADVERTISE
EMAIL
 Phyllis Keaton
 phyllis.keaton@
 yahoo.com

UBLIC HEARING

A publuded for the 19th day of July, 2022 at 5:30 p.m. at Viennat 203 West Cotton Street for the purpose of receiving citizens to discuss the following requests.

Zama application to rezone 105 East Church Street, currently zoned -1 Community Commercial. The purpose is to construct access to the one presently there for walk-up businesses.

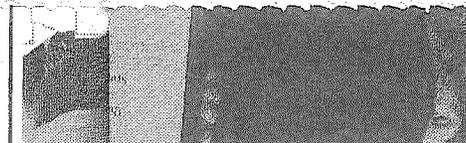
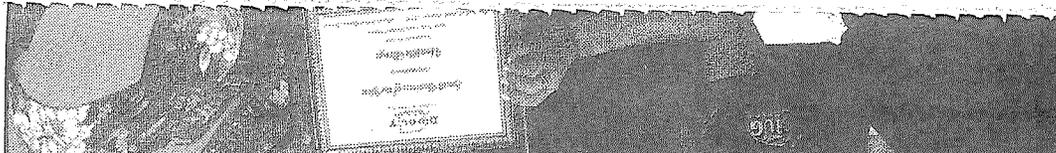
Steve an application for a Special Use Permit for 308 Kelly Lane. cate a doublewide manufactured home after removal of the pre

As seans with Disabilities Act of 1992, the City of Vienna does not disis of disability and will assist citizens with special needs given | working days).

The Equal opportunity provider and employer.

For nase call 229-268-4744.

Micha
 City c



Lamb-Heath announced, "I had the honor of present- ing a Lifetime Achievement Award to Hobby Strippling Sr.

Dooly County

The official website of Dooly County Georgia

Home County Directory Employment Opportunities Calendar Other Information Public Notices

Public Notices

Public Notices

Joint Comprehensive Plan Update

Dooly County and each of the cities are updating our Joint Comprehensive Plan. Resident input is needed to review and, where appropriate, revise community and economic development needs and opportunities, goals, and preferences in land use. Public input will also help to develop local government work programs to address each of these. The information will help us plan for and pursue our future as a community. It will also help justify the need for assistance we may request from funding agencies over the next five years. Please click on the following link and answer six easy questions no later than July 29:

<https://www.surveymonkey.com/r/DoolyComp> A I
conducted at the Dooly County Commissioners C

Click HERE for information about Road Closures in Dool

Click HERE for information about "Public Transp

Click HERE to see upcoming Zoning and Condi

2 • The News Observer

JUNE 30, 2022

Proficiency in Micro
Accepts applications
Establishes schedule
Diligently collects re
Maintains tenant file
Composes monthly t
Enters and complete
Assist maintenance i
Maintains a list of ne
Other duties as assign
Skills Required:
Ability to meet and d
Wide range of admin
Ability or organize w
Ability to make rent c
Ability to enter and n
Understand and insti
Ability to read and in
Implementing the ins
Ability to communica
Educational Requirement:
Minimum two years p
Resumes must be submitted BY
is an equal opportunity emplo

COMMUNITY SURVEY

Dooly County and cities are updating our joint comprehensive plan and need resident input concerning community needs, opportunities, goals, and preferences in land use. Your input will help us plan for and pursue our future as a community.

Using your electronic devise click on <https://www.surveymonkey.com/r/DoolyComp> to answer five easy questions.

Please respond no later than July 29, 2022.

have a nurse available to provide the shot that day. We are still seeing an increase in heat related emergencies in mainly people with respiratory type chronic diseases. The heat and humidity is causing them to have worsened conditions. So, please keep a check on all the elderly people in your community.

Also, if you're going to do any type of activity, make sure that you do that in short time frames and have breaks in between and continue to have fluid resuscitations. If you have any problems or questions, please give me a call: 229-947-0705.

CITY OF LILLY

P.O. BOX 8
LILLY, GEORGIA 31051
229-268-6016

June 29.2022

Dear Residents of Lilly:

Dooly County and all the cities are updating our joint comprehensive plan. Resident input is needed to review and where appropriate, revise community and economic development needs and opportunities, goals and preferences in land use. Your input will help to develop local government work programs to address each of these. The information will help us plan and pursue our future as a community. It will also help justify the need for assistance we may request from funding agencies over the next five years. Please go to the link below to take the survey no later than July 29, 2022. A public meeting will be held on Wednesday , July 6, 2022 at 5:30 at the Fire Station

<https://www.surveymonkey.com/r/DoolyComp>

Thank you for your assistance and time.

Gloria Royal

City Clerk

Your water bill is enclosed

Greater Dooly Comprehensive Plan 2023-2027

Public Input Session

Lilly Fire Hall - Wednesday, July 6, 2022

5:30 p.m.

name	representing	telephone	e-mail
Gloria Royal	City of Lilly	229-938-9221	gloriaroyal@gmail.com
George W. Royal	City of Lilly	229-938-9241	
Vernon Singley	City of Lilly	229-322-5252	Vsingley@ocel.ga.gov
LEWIS SANDERS		229-223-0077	Vister
Sigourney Monnell			
Monica McKella	City of Lilly	229-406-2816	Monicamckella09@gmail.com
Walter G. Long	City of Lilly	229-406-0010	
David Clark	City of Lilly	229-322-9020	
Emma Walker	City of Lilly	229-268-8902	
Eddy Walker	Lilly	478-244-2999	
Paula Coleman	City of Lilly	229-322-0677	paulacoleman89@yahoo.com
Tammy Morrell	City of Lilly	478-244-7169	Hmorrell70@gmail.com

City of Pinehurst

P O Box 118
Pinehurst, GA 31070
Phone 229-645-3400



SERVICE FROM 05/17/2022 TO 06/17/2022

Payment Due July 10, 2022

PRESENT READING	PRIOR READING	USAGE	PRIOR CREDIT BALANCE TYPE OF SERVICE	AMOUNT
999	997	2000	WATER	27.50
			SEWAGE	15.72
			GARBAGE	17.00
			MOSQUITO SPRAYING	3.00
Monthly TOTAL				63.22
PAST DUE				
TOTAL AMOUNT DUE				63.22

Please complete survey at the link below by July 29, 2022 to give input on the Dooly County Joint Comprehensive Pla
www.surveymonkey.com/r/DoolyComp

OFFICE HOURS; MONDAY THROUGH WEDNESDAY 8AM TO 5PM: ONE HOUR FOR LUNCH

MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO: CITY OF PINEHURST

CITY OF PINEHURST CANNOT ACCEPT PAYMENTS BY DEBIT OR CREDIT CARD-CORRECT CHANGE ONLY

1. \$5.00 penalty for non-payment after the 10th of each month.
2. Past due bills must be paid in FULL plus a \$25.00 Re-Connect Fee.
3. Non-payment within 40 days from the due date will result in the water being cut-off.
4. Full payment of the bill, penalties and current meter deposit are required prior to service.
5. Failure to receive a bill does not relieve you of your obligation to pay your bill.
6. For your convenience, you may use our drop box for payments by check or money order.

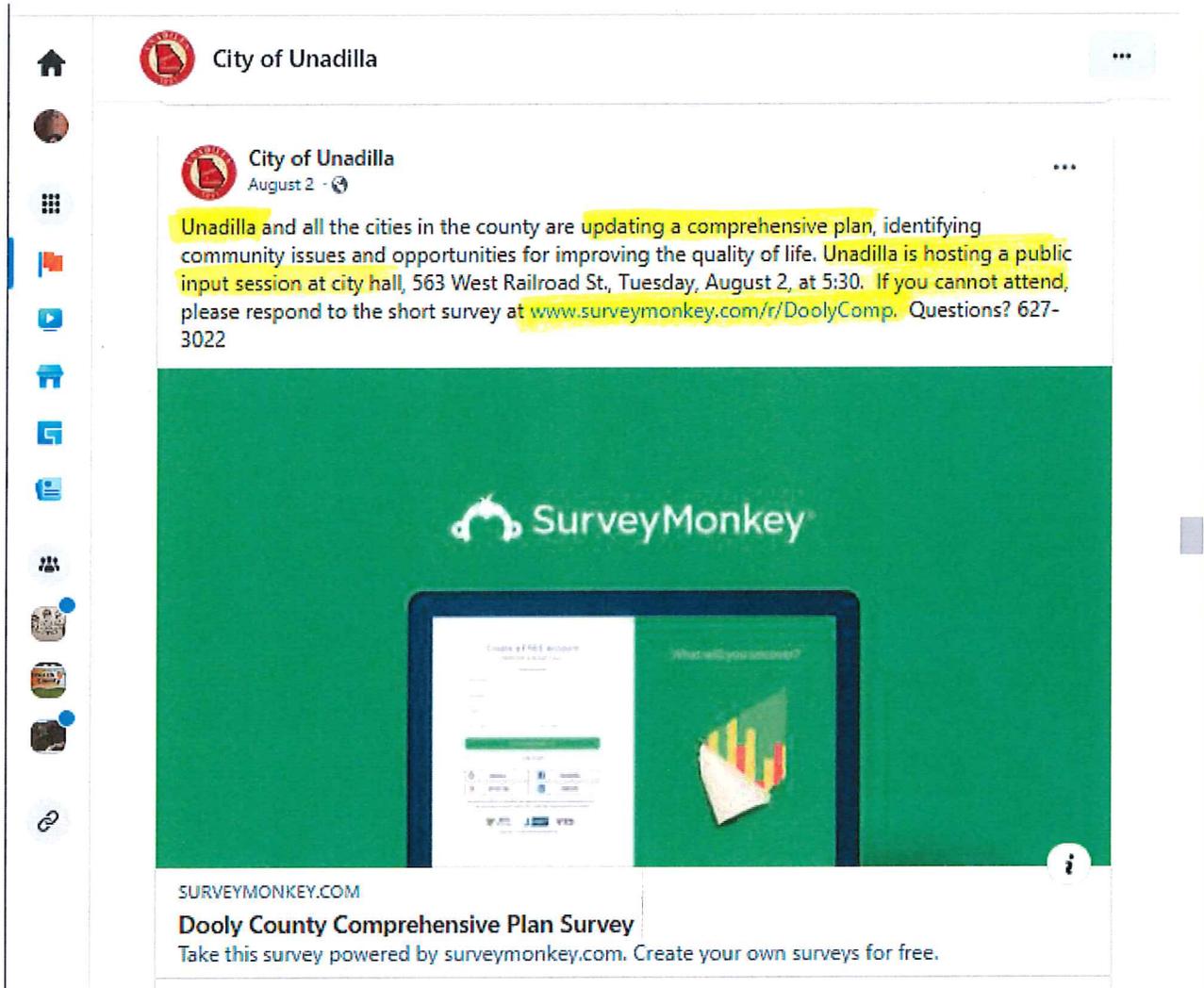
Greater Dooly Comprehensive Plan 2023-2027

Public Input Session

Pinehurst City Hall - Thursday, July 7, 2022

7:00 p.m.

name	representing	telephone	e-mail
John Ilavsky		229-938-2633	jilavsky@hotmail.com
Jessica Butter		478-244-3259	jlindsey54@outlook.com
Lee Cross		229-542-7321	None
Connie Christmas		229-322-6096	cchristmas@hotmail.com
Jan Peavy		229-942-0593	jpeavy@fullingtonacademy.com
Mark Crady		229-942-4164	mcr31@gmail.com
GM R/Rc			
JOE WILLIAMS (LATE ARRIVAL)	CITY COUNCIL		
NEWSPAPER REP (" ")			



Greater Dooly Comprehensive Plan 2023-2027

Public Input Session

Unadilla - Tuesday, August 2, 2022

5:30 p.m.

name	representing	telephone	e-mail
Kimberly Doster	City of Unadilla	478-627-3022	kimberlyester@cityofunadilla.ga.com
Sabrina Singard	COU	478-627-3022	sabrinasingard@cityofunadilla.ga.com
Claudia Fogarty	City of Unadilla	478-627-3022	ClaudiaBarra@cityofunadilla.ga.com

CITY OF VIENNA
P. O. Box 436 • Vienna, GA 31092

RETURN
SERVICE REQUESTED
CUSTOMER COPY
240502

FIRST-CLASS MAIL
U.S. POSTAGE
PAID 1 OZ.
PERMIT NO. 7

METERED SERVICE FROM: 05/20/2022 TO: 06/22/2022

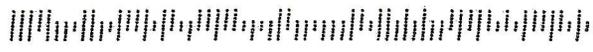
CODE	PREVIOUS	PRESENT	CONSUMPTION	AMOUNT	ACCOUNT NUMBER	
	PREVIOUS BALANCE			0.00	[REDACTED]	
W	627000	632000	5000	27.15	SERVICE ADDRESS [REDACTED]	
S	627000	632000	5000	37.56		
A	ADMIN CHARGE WATER			2.00		
					DATE OF BILL	BILL DUE BY
					07/01/2022	07/10/2022

TOTAL DUE
66.71

PLEASE COMPLETE SURVEY BY JUL 29

ACCOUNT NUMBER	www.surveymonkey.com/r/DoolyComp
2770	[REDACTED]
TOTAL DUE	[REDACTED]
66.71	[REDACTED]
DUE AFTER THE 10TH	[REDACTED]
76.72	[REDACTED]

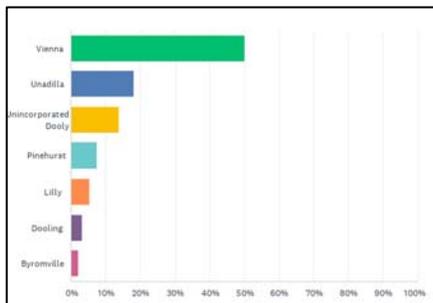
BANK DRAFT
ADDITIONAL INFORMATION ON BACK.
RETURN THIS STUB WITH PAYMENT.



Dooly County Community Input Survey: Strengths, Weaknesses, Opportunities & Threats

Dooly County and cities offered an online community input survey to increase the opportunities for residents to participate in the planning process. Newspaper advertisements for public input sessions in the *News Observer* also included a link to the questionnaire along with an invitation message explaining the process of updating the joint comprehensive plan. The invitation emphasized the importance of resident input concerning community needs, opportunities, goals, and preferences in land use. Where possible, the survey link and invitation were included on utility bills. The county posted the invitation and link on their website, and the City of Dooling included paper copies of the questionnaire in the envelopes with utility bills.

Six questions were developed to solicit input to help plan for and pursue for Dooly County's future as a community. Of the 94 respondents, half were residents of the county seat, Vienna, with 20 percent from Unadilla, 14 percent from the unincorporated rural areas, and less than 10 percent each from the towns of Byromville, Dooling, Lilly and Pinehurst.



Byromville residents find their hometown appealing because it is a “Small and safe community” and “it is peaceful and very quiet.” The town and the county as a whole, has a “lack of businesses,” a “lack of restaurants” and “more activities going on in the county.” “Crime” was the only threat to the quality of life mentioned for Byromville and Dooly County at large, and “more businesses” and “streetlights” were the only suggestions for improving the town and county.

Dooling residents noted the town's “peacefulness” was the principal appeal and “country living” the greatest appeal for Dooly County. The characteristics that detract from Dooling's appeal are the need for “more lighting”, for the “sheriff to circle the block at night,” a “playground for the kids” and “more houses.” Others expressed concern for the “condition of town,” “the roads, trash being on the road, water sitting on properties., and grass not being cut.” One respondent commented that “Dooly County is a place where I was born and raised, and where I planned to raise my kids, but it's just the unappealing things that's bothering me.” Litter was listed as the greatest threat to the quality of life for the town of Dooling and the county at large. Dooling residents believed the town could be better if others would “Stop throwing trash on people's property” and by “making Dooling look up to date” as the town “needs to be updated and fixed.” Infrastructure improvements were referenced as important pursuits to improve the quality of life in Dooling and throughout Dooly County.

The most appealing characteristic of the City of **Lilly** mentioned by residents were “people are friendly. low crime” and the “small town feel.” Lilly respondents felt the county as a whole has an “inexpensive cost of living” and that it is “mainly country” with “low crime.” The concerns that take away from Lilly's appeal were “trains blocking roads,” that “some people own houses but don't take care of them,” and

“not enough stores.” The county’s overall appeal is hindered by “not enough for kids, shopping, and jobs.” Threats to the quality of life in Lilly were “mobile homes being put in” and “closing stores” and threats to the county’s quality of life were “closing of schools, lack of jobs.” Lilly residents hope the town can “get grant money to upgrade downtown near the post office” and to attract “jobs.” They believe the county quality of life could be improved with “money to repair roads, especially the road leaving Lilly to Steele Road and beyond” as well as attracting jobs.

Pinehurst respondents consider the town’s appeal to be that it is “quiet and peaceful with very little to no crime” and “it’s country in between cities” and the appeal of the entire county to be “the sense of community—everyone comes together in times of need.” The unappealing characteristics in Pinehurst mentioned were no property available for housing, no restaurants and too many cats. They noted that the county as a whole has limitations on housing and dining options and that “adding stores or restaurants and entertainment options” could be pursued to make life better in Pinehurst and all other areas of Dooly County.

Unadilla residents noted interstate proximity and the two exits as an appealing characteristic of the community, but also remarked that a “country lifestyle is very important to me” and “the neighborhood is quiet and neighbors are friendly.” They referenced limited options for retail, restaurants and grocery stores as the leading unappealing characteristics of their hometown and the county at large. Blight conditions and limited housing options were concerns also described by Unadilla residents. Suggested community improvements also centered around the need for grocery stores, health care, retail and dining options, as well as the need for jobs and road improvements.

Vienna residents commented on the appeal of country living for the “quiet, friendly neighbors, slow pace” but appreciate that “there are stores within walking distance of my house” and that “it’s close to the interstate.” The unappealing aspects of Vienna noted include blight, “no medical doctors, eating places, jobs or stores.” “The occasional smell of Tyson” was also mentioned. Their concerns about the county as a whole were “There’s nothing here in the city for young adults nor teens to enjoy” but there is “land that can be created for more business” and “there is room for growth.” Threats to the future quality of life that concerned Vienna residents were “continued loss of population, businesses, tax base” as well as the lack of “quality internet service” and “low property maintenance by homeowners.” Vienna respondents noted many opportunities that should be pursued to make life better, ranging from “development along I-75 exits and in industrial parks” and increasing “downtown business” such as an “urgent care clinic.” Blight appeared in a number of comments, such as the need for “laws that don’t let buildings fall down.”

Residents of the **unincorporated areas** valued the appeal of “quietness and not being totally surrounded by people” and concern was expressed for “next door wanting to make an agriculture to commercial zone” and the “poor school system, high taxes, poor fire insurance rating, and poor roads.” There was concern expressed about septic and sewer capacity from recreational vehicle parks and the need to plan for future housing needs and to attract businesses. Specifically, an interest was expressed for “Lake Dooly (now called Turkey Creek Preserve) to have nice homes and businesses.”