

GREEN AND GROWING JEWEL: REGIONAL HUB OF COMMERCE, HOME, HERITAGE AND HEALTH



A Joint Comprehensive Plan for Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz, Georgia



August, 2014

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Dudley, East Dublin, Montrose and Rentz, Georgia

A Joint Comprehensive Plan for Laurens County, the Town of Cadwell, the Town of Dexter, the
City of Dublin, the City of Dudley, the City of East Dublin, the Town of Montrose, and the
Town of Rentz, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum
Planning Standards and Procedures established by the Georgia Department of Community
Affairs with an effective date of March 1, 2014



Prepared By:

The Laurens County Joint Comprehensive Plan Coordination Committee
The Laurens County Local Governments

Heart of Georgia Altamaha Regional Commission

August, 2014



Laurens County Courthouse



Dublin City Hall



Cadwell Baptist Church



Dexter Methodist Church



Dudley Little League Field



East Dublin City Hall



Historic residence, Montrose



Rentz Town Hall

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INTRODUCTION AND EXECUTIVE SUMMARY

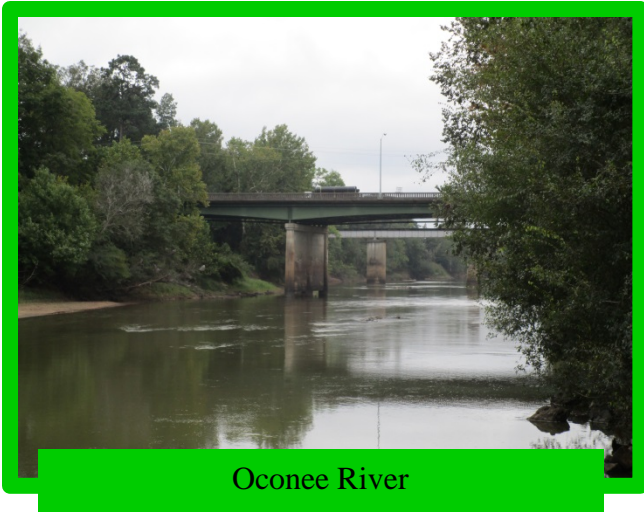
Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage and Health
-- **The Laurens County Joint Comprehensive Plan** is a comprehensive plan prepared under the new Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of January 1, 2013, and after minor changes, an effective date of March 1, 2014. It is a joint plan for Laurens County and its municipalities – the Town of Cadwell, the Town of Dexter, the City of Dublin, the City of Dudley, the City of East Dublin, the Town of Montrose, and the Town of Rentz.

Laurens County is a regional leader and economic engine for a large rural region of south central and southeast Georgia, strategically located in Georgia's Upper Coastal Plain along I-16 half-way between Savannah and Atlanta. The county has a population of almost 50,000 persons (48,434 at 2010 Census), and is a Census designated micropolitan statistical area. The State of Georgia recognizes Laurens County's labor market area as nine counties with a labor force of over 60,000 and having nearly 53,500 persons employed. Laurens County alone accounts for over one-third of these totals. Within the Heart of Georgia Altamaha Region, Laurens County accounts for about one-sixth of population, labor force, and employment. It is home to the Region's only retail mall, and has per capita retail sales slightly larger than Georgia as a whole. The community is also home to a large Veterans Administration Medical Center and a local regional hospital which is one of the Region's top ten employers. While agriculture and forestry have always been important to Laurens County and remain so today, the community has transitioned itself to its regional leader status in commerce, health care, and logistics and distribution industries.

Despite its population and economic status, Laurens County remains a rural county. It is a large county geographically with 818.5 total square miles, ranking as Georgia's fourth largest county in size. More than 90 percent of this large land area remains in forest/agricultural use,

with over 75 percent just in forest use. This translates to a physically green county with low population density. Laurens County's 59.2 persons per square mile is only about one-third that of Georgia (168.4/sq. mile) and about two-thirds that of the U.S. total (87.4/sq. mile). The community remains Georgia's leader in forestry farm gate value, and is home to the beautiful blackwater Oconee River, two state wildlife management areas, and other scenic areas of great natural beauty. The community slogan is "Green and Growing," and this phrase truly has much meaning in multiple senses. The community has much heritage and history, with significant ongoing preservation, utilization, and celebration. Dublin has a locally designated historic district, has a history as a rural leader in culture and the arts which continues today and has a vibrant, award-winning downtown revitalization program. Dublin is also home to a large month-long celebration of St. Patrick's Day, nationally recognized as the largest in rural America. As a whole, the community is home to a number of well-known national and international business firms, and is enjoying much recent success in attracting international firms to locate their first plants in Dublin, including a German solar firm. Laurens County truly is "green and growing," and does offer much and a high quality of life in a tranquil, verdant landscape of outstanding beauty to those who want to live, work, visit, or do business.

While Laurens County is "green and growing" and a rural Georgia leader in many areas, there are issues requiring attention. Almost 16 percent of Laurens Countians are 65 or older, compared to 12 percent in Georgia. Nearly a quarter of the population lives below the poverty line, compared to 17 percent in Georgia. Per capita money income in the county, as measured by the Census Bureau from 2008-2012, (\$18,936) is about 75 percent of that of Georgia (\$25,309). Similarly, the county median household income for the same period (\$35,912) is only about 72 percent that of Georgia (\$49,604). Unemployment in the county was over 10 percent (10.5) as an annual average in 2013, compared to Georgia's 8.2 percent. Dublin City Schools had the lowest graduation rate in 2011 within the Region, while Laurens County Schools were in the Region mid-range. Statistics like these have resulted in Georgia ranking Laurens County for 2014 as in Job Tax Credit Tier 1. While this ranking is for Georgia's bottom 40 percent or so of counties needing economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Laurens County.



Oconee River



Dublin Riverwalk



Historic Carnegie Library, Dublin



Historic Fred Roberts Hotel, Dublin



St. Patrick's Day Festival, Downtown Dublin



Erdrich USA Dublin Plant

Dublin and Laurens County is indeed a special place and hub for living and commerce. It is indeed a jewel which is “green and growing” with a location, and many economic, service, cultural and natural assets and amenities to offer to business, industry, residents, and visitors alike. The community has much to offer to all, and is a profile in excellence within rural Georgia and an extraordinary landscape of natural beauty and heritage. The Laurens County of the future will continue its development as a special, warm, and green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. This growth and development will be of sound quality growth planned and managed to be complementary and protective of the outstanding green environment, rural character, and excellent quality of life.

The new DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Laurens County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. “Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage and Health” captures reference to Laurens County’s agricultural heritage and development, its natural beauty, its family oriented outlook, its success in regional and rural development and economic transition, and to its future aspirations. This certainly should generate more curiosity and interest, and hopefully, more ownership and utilization, than the more bland “The Joint Laurens County Comprehensive Plan.” The Laurens County community wants to protect its rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate even more businesses and compatible jobs; nurture its existing businesses and services; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to continue to be a thriving and intriguing “Green and Growing Jewel” and “Regional Hub.”

Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1993, while the second comprehensive plan was adopted in 2008. Both of these plans were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. All of these plans should remain, at least in hard copy, available from the Laurens County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan and partial update are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Laurens County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The new DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Laurens County, its municipalities, or any other jurisdiction is quickly accessed at quickfacts.census.gov which provides a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, www.statsamerica.org, which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, www.georgiastats.uga.edu, where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The

Georgia Department of Community Affairs has available data for cities and counties under “Community Planning Resources,” and will also prepare community data reports when requested under “Other Resources.” The State of Georgia has official labor and economic data and other links to state data at georgiafacts.org. Additional state sponsored economic data is available at www.georgialogistics.com. Excellent overall private data sources include www.city-data.com, and www.usa.com; while www.headwaterseconomics.org is an excellent source for socioeconomic information, including data and interpretation.

Population Projections. As noted earlier, the official 2010 Census population of Laurens County was 48,434, up 7.9% from 2000’s 44,874. This growth was only about one half that of Georgia’s 18.3% and a little more than 81 percent of the national U.S. rate of 9.7%. Laurens County’s location along I-16 half-way between Savannah and Atlanta; its existing business, service, health care base; and its many natural and cultural amenities have helped. U.S. Census Bureau estimate for 2013 Laurens County population is 47,999, a decline of 435 persons from 2010. This suggests limited current growth, but there has been much ebb and flow economically in the county the last few years. Prospects remain bright. The high mark of population in Laurens County is now, but it took until 1990 to again reach 1920’s 39,605. Growth in the county had peaked in the 1890s and 1900s because of railroads. Laurens County’s location, existing businesses, its extraordinary quality of life, its easy interstate access, its many cultural and natural amenities, and its recent successful international industrial recruitment are extremely positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB’s official projections for Laurens County were contained in the Upper Oconee Regional Water Plan and showed growth to 63,812 in 2030, extrapolated to 71,358 in 2040. Current OPG projections for Laurens County, as shown on the www.georgiastats.uga.edu website, are 55,287 persons in 2030. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC’s population projections for Laurens County, as noted in the 2013 Regional

Assessment of its Regional Plan, show lower expected population levels than the Regional Water Plan (overestimated 2010), but higher expected levels than current OPB projections. These include 14,192 in 2030 and 15,936 in 2040.

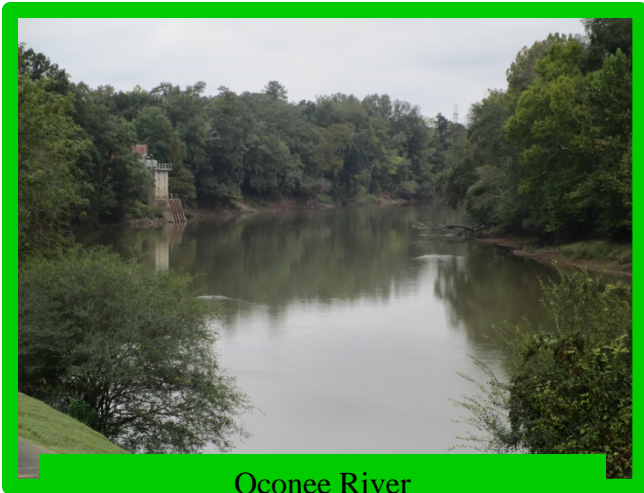
Population Projections, Laurens County

	2010	2015	2020	2025	2030	2035	2040
OPB, Water Plan	48,434		56,383		63,812		71,358
OPB, georgiastats	48,434	50,453	52,183	53,787	55,287		
Regional Commission	48,434	51,142	53,651	56,284	59,046	61,943	64,983

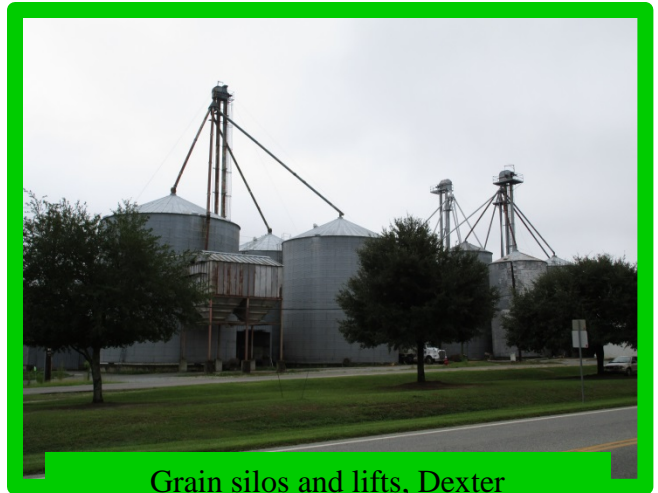
Sources: Upper Oconee Regional Water Plan, 2011, www.altamahacouncil.org; www.georgiastats.uga.edu (county by county analysis, population, estimates and projections, State Office of Planning and Budget); Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013.

Coordination with Other Plans. Laurens County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan’s preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Laurens County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

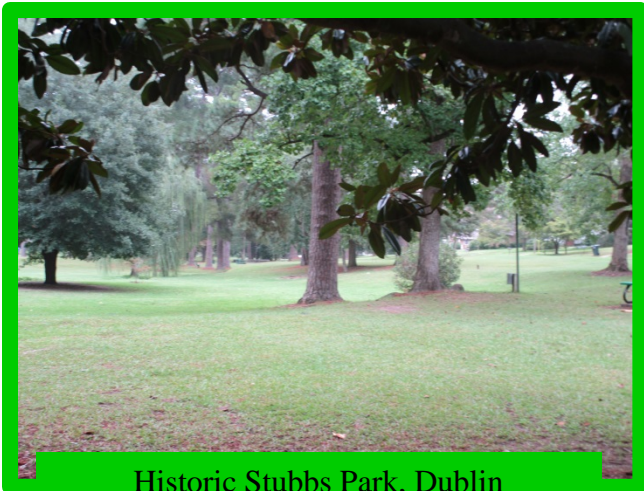
The Laurens County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission’s Comprehensive Economic Development Strategy. The Strategy’s goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Laurens County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.



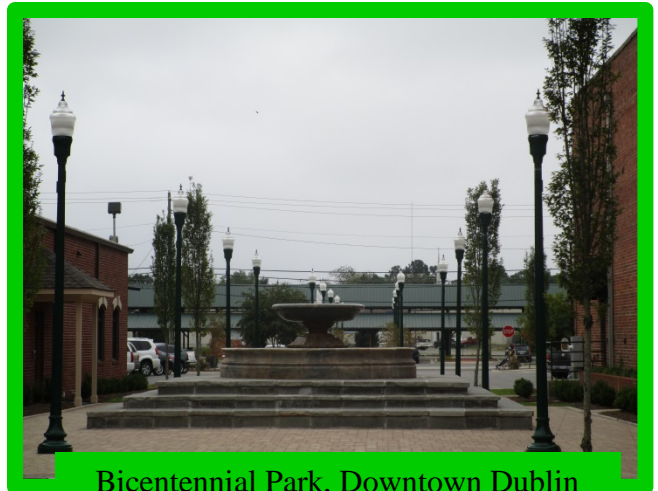
Oconee River



Grain silos and lifts, Dexter



Historic Stubbs Park, Dublin



Bicentennial Park, Downtown Dublin



Downtown Dublin streetscape



Dublin-Laurens County Chamber of Commerce

Regional Water Plan and Environmental Planning Criteria Consideration. Laurens County is part of the Upper Oconee Regional Water Planning Council. The adopted regional water plan, *Upper Oconee Regional Water Plan (2011)*, was considered by the Laurens County Local Plan Coordination Committee and the local governments in preparation of this plan. The water plan's goals to ensure management practices balance economic development, recreation and environmental interests, to protect/conservate natural and water resources, to enhance access to data/information, intergovernmental coordination and government/efficiencies, and upgrade local infrastructure, strategies, and technologies all help implement, and maintain consistency with, this comprehensive plan. The comprehensive plan's community goals and long term policies are supportive of and consistent with the regional water plan. The vision of the regional water plan, "to manage water as a critical resource vital to our health, economic, social, and environmental well-being," is inherent in this comprehensive plan's community vision and goals. In the Regional Water Planning Council's 2014 implementation report, Dublin's and Dexter's CDBG projects for water improvements, and East Dublin's CDBG project for sewer improvements, are specifically cited as supportive implementation activities.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Laurens County, including Laurens County, the Town of Cadwell, the Town of Dexter, the City of Dublin, the City of Dudley, the City of East Dublin, the Town of Montrose, and the Town of Rentz, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinances in 1999.

Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Laurens County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive

plan has goals to achieve a brighter future and better community for Laurens County, which is consistent with a quality community and the DCA Quality Community Objectives. The Laurens County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement. As noted earlier, the Laurens County local governments clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Laurens County and all its municipalities. To accomplish this, they created a steering committee, the Laurens County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, recreate, and learn. This committee did include members from the governing authorities, local economic development practitioners, and local government staff, as well as others concerned with community and economic development within the entire community. This Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal.

“Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage and Health” is truly a locally developed guide to, and framework for, future growth and development of Laurens County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Laurens County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and a Community Vision which essentially and succinctly summarizes the community’s aspirations and plan’s objectives.



Best Buy Distribution Center, Dublin



Historic Garrett House, Dublin



Confederate Monument, Downtown Dublin



Carl Vinson VA Medical Center, Dublin

COMMUNITY GOALS

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Laurens County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, separate municipal descriptions/visions, listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also outline guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

COMMUNITY VISION

Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health

Laurens County is a regional leader and economic engine for a large rural region of south central and southeast Georgia. It is strategically located in the Upper Coastal Plain of Georgia along I-16 exactly half-way between Savannah and Atlanta. Laurens County is Georgia's fourth largest county in size, and nearly two-thirds of its land area remains forested with thousands of acres of green southern pines. Agriculture has always been important to Laurens County. In 1911, a Laurens County farm had the highest per acre corn yield in the U.S. The county once had Georgia's most acreage in peach trees, and was a top cotton producer for many years. As late as 1930, only one county in Georgia had more farms. Agriculture was the mainstay of the economy until World War II. The county now ranks 72nd in agricultural farm gate value, but remains Georgia's leader in forestry farm gate value. Since WWII, Laurens County has transitioned itself into a regional leader in commerce, health care, and logistics and distribution industries. It is now home to several nationally and internationally known companies, including YKK AP America, Inc.; a Best Buy distribution center; Fred's Southeastern Distribution Center; Farmers Home Furniture; the U.S. home of the German alternative technology firm, MAGE SOLAR; the first U.S. plant of German automotive supplier Erdrich Umformtechnik; the first U.S. plant for the Danish industrial exhaust and emission systems supplier firm Dinex; Parker Aerospace CSD, an aircraft flight control systems manufacturer for the global firm Parker Hannafin; along with many other firms. In recognition of Laurens County's strategic and well-served location for business and industry, a private firm is currently developing one of Georgia's premier industrial mega sites along I-16 in the county. The City of Dublin is a continuously expanding regional shopping center, and home to the only mall in the Region. Laurens County, along with its smaller dependent neighbor, Johnson County, is a U.S. Census Bureau designated micropolitan statistical area, the Dublin, Georgia Micropolitan Statistical Area, in recognition of its population size and economic influence.



Laurens County cotton field



Southern Pines Ag and Expo Center, Dublin



Downtown Dublin streetscape



Oconee Fall Line Technical College, Dublin Campus



Best Buy Distribution Center, Dublin



Erdrich USA Dublin Plant

The community has always been an important home for Georgia citizens and leaders, from the earliest Mississippian mound builders, to the later so-called Creek Indians, to early settlers of Georgia, to modern day rural Georgia. The county and its leaders were heavily involved in the frontier skirmishes and last Indian wars of Georgia. Governor George M. Troup, Georgia's first governor elected by popular vote, lived in and had a number of plantations in Laurens County. The community was also important in the railroad development history of Georgia as all of its current municipalities were established or rapidly grew as railroad stations. Dublin, while being established as a central county court seat along an Oconee River bluff, was once the crossing point of five railroads. It is still served by two Class I railroads today. Dublin and Laurens County is one of the few officially recognized communities in Georgia to have a certified American Association of Retirement Communities "Seal of Approval" as a retirement-friendly community.

Laurens County's heritage and history is long, acclaimed, and well-preserved. Its important river heritage and natural beauty is maintained through important ferry crossings, the Dublin Riverwalk, Buckeye Park in East Dublin, the Hugh Gillis Public Fishing Area, two state-owned Wildlife Management Areas (Beaverdam and River Bend), and a planned Oconee River Greenway. The community has two large designated historic districts on the National Register of Historic Places, as well as a locally designated historic district, and has preserved important landmarks, including its Carnegie Library, Dublin Theater, and Fred Roberts Hotel. There are ongoing plans underway to rehabilitate its renowned old First National Bank "skyscraper," a seven-story building and the tallest in Georgia between Macon and Savannah. Dublin's pedestrian and residential friendly downtown revitalization is garnering widespread notice and award. The community has always been a beacon of culture in rural Georgia, historically hosting Chautauqua gatherings with nationally known speakers, the traveling Grand Ole Opry, and professional baseball games, including those with the New York Yankees. The first public speech of Dr. Martin Luther King, Jr., at the age of 15, was made at the First African Baptist Church in Dublin in 1944 during the state convention of the Black Elks Clubs. This impressive support of cultural opportunities continues today as Dublin and its Carnegie Library has been selected by the State of Georgia as one of three statewide locations for a travelling art exhibit,

and the Dublin Theater is receiving statewide recognition for its varied events. Dublin's month-long St. Patrick's Day Celebration is now the longest celebration of Irish heritage in the United States, and the largest outside of a metropolitan area. This outstanding family celebration of Irish craic will celebrate its 50th festival in 2015.

Dublin is now a regional healthcare leader. It is home to Fairview Park Hospital, a state-of-the-art 190-bed acute care facility, providing a wide range of healthcare facilities to the community and surrounding counties, including a 24-hour Emergency Room and both inpatient and outpatient surgery. Fairview has been recognized as one of the top hospitals in Georgia providing quality care for the nation's Medicare and Medicaid programs. The community is also home to the large Carl Vinson Veterans Administration Medical Center, one of only three VA medical centers in Georgia. This VA medical center has been in the community since 1948 when it began as a naval hospital. It serves veterans, and veterans outpatient clinics, throughout middle and south Georgia. In addition to these medical centers and many other related medical care facilities and offices, the community is also home to a multi-million dollar lifestyle community, Moore Station Village, which has the gamut of residential choices and recreational amenities for seniors, including an assisted living facility. The community has a number of other health care facilities for seniors, including three nursing homes, five retirement living centers, and adult day care.

Dublin and Laurens County is indeed a special place and hub for living and commerce of almost 50,000 persons located in central Georgia with many economic, service, cultural, and natural assets and amenities to offer to business, industry, residents, and visitors alike. This jewel with many and varied offerings is nestled in rural Georgia along I-16 in a tranquil and pastoral environment of green Georgia pines, rolling hills, and peaceful blackwater rivers. It is located about equal distance from Atlanta, the bustling capital of the new South, and Savannah, the serene city of Southern charm, living heritage, and moss-laden live oaks. Dublin's moniker is "The Emerald City." This community truly has something for all, offering a profile in excellence which belies its size and rural location amid an extraordinary quality of life and tapestry of pastoral and natural beauty.



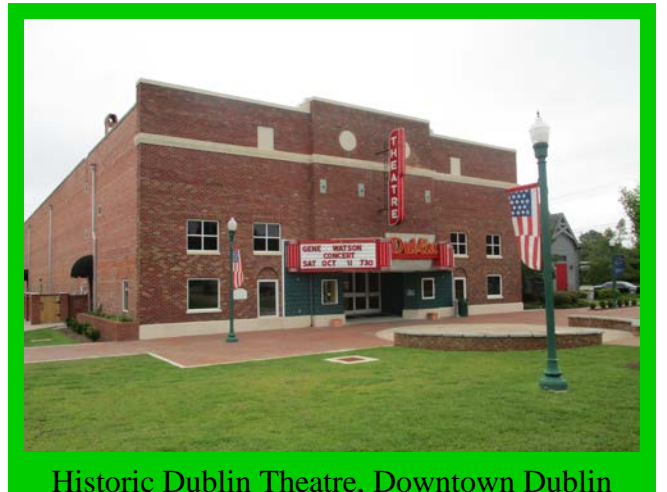
Oconee River



Indian mound near Fish Trap Cut



Historic Dublin skyscraper



Historic Dublin Theatre, Downtown Dublin



St. Patrick's Day Festival, Downtown Dublin



Carl Vinson VA Medical Center, Dublin

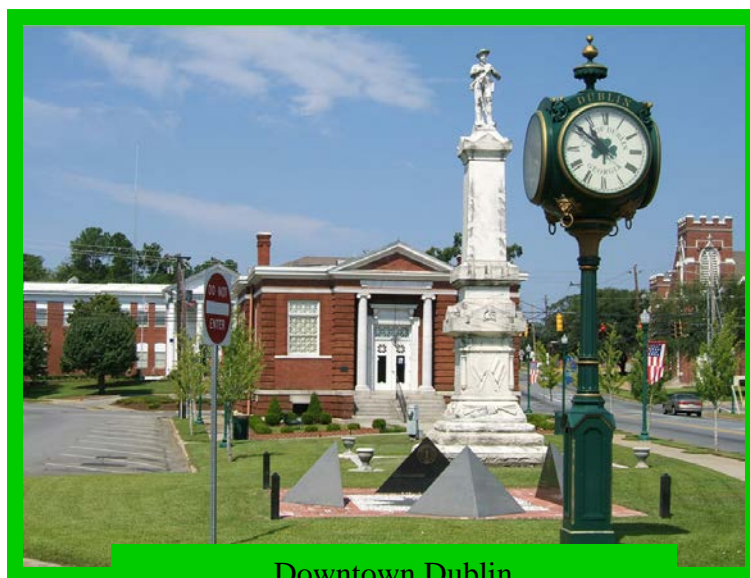
The Chamber of Commerce has as its slogan “Green and Growing,” and it truly is. The community has facilities which would be the envy of much larger population centers. These include ample water, sewer, and technology capacity; a modern airport with a 6,600 foot runway; an award-winning landfill and recycling/composting program; a large and expanding regional hospital with many health care offerings and providers; an expanding Veteran’s Administration Hospital with a long track record of service; an expanding unit of the University System of Georgia – Middle Georgia State College/Dublin Campus, which is seeking university status; a technical college with an over 30,000 square feet state-of-the-art business and industry training center; two local public school systems and a private school with excellent facilities and programs, including outlying community schools; exemplary local recreational facilities and activities for all ages, including the 120 acre Southern Pines Regional Park and many other venues; many available and developed lands for growth of all kinds; a well-developed and expanding retail and service sector; and easy access to multi-laned highways of I-16 and U.S. 441, as well as U.S. 80 and U.S. 319. The community’s outstanding telecommunications network is on par with that of almost anyone, including the availability of broadband/DSL countywide and wireless networking citywide in Dublin. The community has several museums, several historic districts which remain everyday components of business and residential life, a large and vibrant historic downtown, and many other cultural amenities. Despite this well-developed and continually progressing community, a vast majority of its total land area is in forestry or agricultural use, most in evergreen Georgia yellow pines. The picturesque Oconee River meanders through the county including through Dublin and East Dublin. This scenic paradise can be accessed through an expanding riverwalk in Dublin, and a large riverside regional park in East Dublin. A longer Oconee River Greenway is in the planning stages. For sportsmen and other nature lovers, the unprecedented countryside beauty can be utilized through two public wildlife management areas, a state public fishing area, and through many other private lands and hunting clubs. The community is also known for its many and varied community festivals and celebrations which provide fun for the entire family while celebrating the community’s heritage. The community also maintains ties to its agrarian heritage through an active and expansive Ag and Expo center and a local farmers market, Market on Madison in downtown Dublin, where fresh, local farm produce can be found.

Laurens County is a warm and inviting place of unique charm and many amenities, which its citizens are willing to share with others. The community constructed a locally funded welcome center at the U.S. 441/I-16 interchange which has welcomed over 38,000 visitors from all 50 states and a number of other countries. Local community success and cooperation has been recognized through many awards, including being a Georgia Signature Community and one of Georgia's first recognized Communities of Excellence. There is local appeal for many types of residential living. Want to live or retire in an urban environment with numerous cultural, shopping, dining, educational, and housing choices? Dublin has that and more. Want to live in a community looking to improve the housing and other opportunities of its lower income and minority citizens? Dublin has an innovative and active comprehensive Southside Neighborhood Revitalization Program. Want to live in a historic house which is well maintained and part of a locally protected historic district? Dublin is for you. Want to live in a slightly less dense urban environment? East Dublin is immediately adjacent to Dublin with a large riverside park and county schools within its limits, but has a current population of less than 3,000 persons. Want to live in an even smaller town? Laurens County has the municipalities of Cadwell, Dexter, Dudley, Montrose, and Rentz -- none with a population of more than 600, but all with surprising facilities, including outlying local public schools within their borders or located nearby. Want to live in the undeveloped countryside on your own farm or mini-farm with teeming wildlife for neighbors? Laurens County has lots of that too. The community has an enviable quality of life supporting well-rounded living which nurtures and draws strength from a warm, comforting countryside and environment which locals want conserved and respected while continuing to better and improve their lives.

The Laurens County of the future will continue its development as a special and warm, green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. It will continue to demonstrate the progressive leadership, unrelenting cooperation and coordination, and advancing facilities and services development to let it be known far and wide not only as the "Green and Growing Jewel" hub of rural Georgia, but as the "Green and Growing Jewel" of all Georgia. This growth and development will be sound, quality growth planned and managed to be respectful and protective of its outstanding green environment and countryside and of its excellent quality of life. The community will be a

certified retirement friendly community, a certified entrepreneur friendly community, a certified business and industry location, a certified work ready community, a community with a growing university campus, but most of all a safe, aesthetically pleasing environmentally and family friendly community.

Development will be asked to locate in the community's many existing areas already prepared and developed with infrastructure, and to respect the current type, scale, density, and patterns of development, as well as the environment. Growth will be managed and encouraged to locate in areas designated and prepared for growth. All growth will be steered to first infill in existing developed areas with available services and infrastructure, and then to other appropriate sites within the Greater Dublin/East Dublin area or small municipal growth areas, as suitable. The natural functioning and scenic beauty of the countryside will be protected and encouraged to remain unspoiled. The outstanding quality of life and the special rural character of the current community will be continued and enhanced. Community connectivity, particularly for pedestrians and bicyclists, and aesthetics will continue to be improved. The community will remain a regional hub and leader for telecommunications, agriculture, education, employment, health care, shopping, solid waste/recycling, recreation, and retirement. The community will be a "Green and Growing Jewel" which is the model and envy for many to imitate. There will be opportunities for all to live, work, retire, shop, recreate, or raise a family in a truly unique and special place which remains unspoiled, and made even better with growth.



Downtown Dublin

CADWELL

Description

The City of Cadwell is located in southern Laurens County at the intersection of Georgia Highways 117 and 126, close to the Dodge County line. Unlike most of the smaller municipalities within the county, the community does not have a county school, although Rentz and Southwest Laurens Elementary School are only about five miles north. The community has an interesting history related to its agrarian, railroad, and natural resources heritage. The original area of the county was called Reedy Springs or Bluewater because of nearby water sources. The city itself was founded by a woman, Rebeccah Lowery Cadwell Burch, who named it after her first husband, Matthew Cadwell, when she could not name it after her late husband because “Burch” was already taken. Cadwell was laid out as a depot stop on the last railroad constructed in Laurens County, the Dublin and Southwestern, which was built from Dublin to Eastman in 1905. Mrs. Burch fought hard with male competitors in the nearby Town of Mullis, which had been incorporated in 1906, for the train stop and won. Cadwell was formally incorporated in 1907, and soon swallowed Mullis. The Dublin and Southwestern Railroad was acquired by the Wrightsville and Tennille Railroad in 1907, and abandoned in 1941. The community initially prospered primarily because of nearby cotton farms and vast longleaf pine forests. Cadwell today remains a bedroom community of about 500 persons, but without any retail outlet after a local gas/convenience store recently closed. The official Census population numbers for the City are suspect, particularly 2000’s. The U.S. Census shows Cadwell’s population as 458 in 1990, 328 in 2000, and 528 in 2010.

Vision

The City of Cadwell wants to be a quiet, caring small town, full of character and values, attractive for rural residential living with the structure of an incorporated place. It would be the quintessential small town where everyone knows and helps each other.

Needs

- Water/sewer improvements
- Street/drainage improvements
- Upgrades/improvements to City properties
- Recreation facility/park improvements
- Housing improvements
- Community store/local retail opportunities
- Nearby industry/jobs

Opportunities

- Existing community
- Available land/buildings



Cadwell Baptist Church



Historic residence

DEXTER

Description

The City of Dexter is located in southwestern Laurens County at the intersection of Georgia Highways 257 and 338. West Laurens High School is located about three miles north of town along Ga. 257. The community was incorporated in 1891 on the newly completed Empire and Dublin Railroad which soon failed, but was reorganized as the Oconee and Western Railroad in 1892. The railroad was purchased by the Wrightsville and Tennille Railroad in 1898. The community quickly grew into the second largest town in the county after Dublin because of its location said to be within some of the finest farm land in Georgia and the surrounding yellow pine forests. A Masonic Lodge dating from 1892 and other historic buildings from the period remain. The early prosperity of Dexter and its clamor for more political influence led to a movement by Dexter Mayor Jerome Kennedy in 1913 to create Northern County. This proposed county was to be named for Gov. William J. Northern, and would have also included the Laurens County towns of Cadwell and Rentz and Dodge County's Chester. Vigorous opposition from Dublin and other towns in Laurens prevented the birth of Northern County, and preserved Dexter, Cadwell, and Rentz as part of Laurens County. The community has shown slow, but steady growth in recent years growing from 475 in 1990 population, to 509 in 2000, and to 575 in 2010. The 2010 population makes Dexter currently the third largest municipality in Laurens County (after Dublin and East Dublin), but only by four persons more than Dudley (571). The community remains surrounded by rich, working farmlands and pine forests.

Vision

The City of Dexter wishes to remain a rural farm community which offers an attractive setting and small town, close-knit atmosphere for rural residential living close to quality schools and easy access to jobs and other larger town amenities in Dublin, Eastman, and even larger cities.

Needs

- Water infrastructure improvements
- Community recreation/park facility improvements
- Street improvements
- Wastewater treatment/sewerage improvements

Opportunities

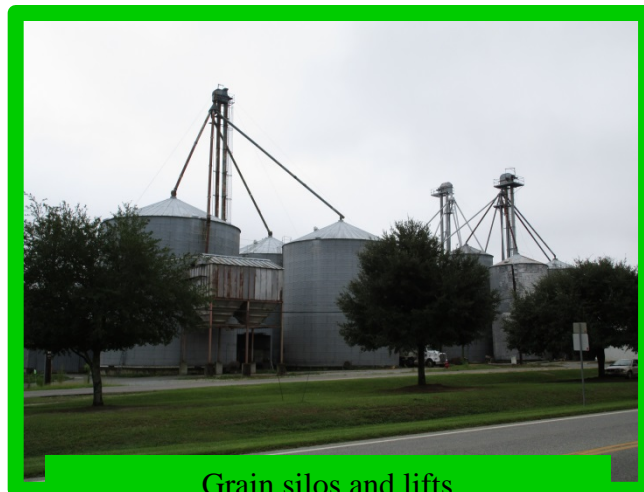
- Location
- West Laurens High School



Dexter Methodist Church



Historic residence



Grain silos and lifts

DUBLIN

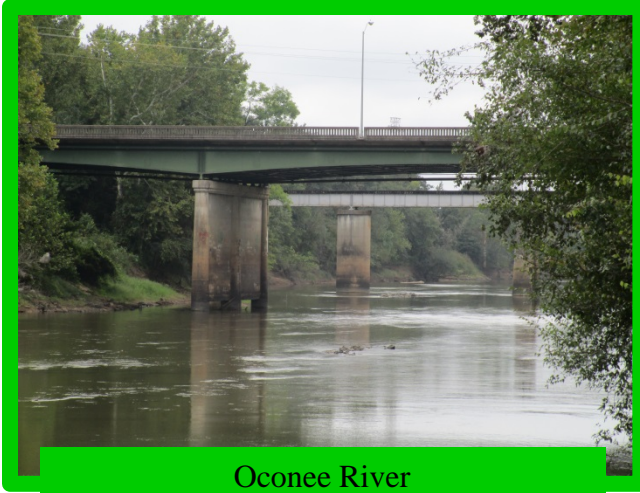
Description

The City of Dublin is located in the center of Georgia in the Upper Coastal Plain along I-16, U.S. 441, U.S. 80, and U.S. 319, almost equidistant from bustling Atlanta and serene Savannah. The community is the economic engine for a large rural region of Georgia, and is a thriving and growing regional hub of commerce, health, heritage and home. Although the community was once the agricultural market center of Georgia's cotton and corn crops, it is now a growing national and international center of distribution, warehousing, and other business and industry. Dublin's growth and economic status is recognized by the U.S. Census Bureau as the center of the two-county Dublin, Georgia Micropolitan Statistical Area.

The City of Dublin's moniker is "The Emerald City," and its website proclaims it "tis a wee bit of Ireland in Georgia." It was named for the Irish ancestral home of the town's founder's wife, and has hosted the largest St. Patrick's Day (now month-long) celebration in rural U.S. for almost 50 years (in 2015). The community has a long, enchanting, and rich history, and boasts of much Southern charm, culture, and heritage expressed with modern and accommodating flare. Dublin is one of the oldest cities remaining incorporated within the Region. While most of the Region's municipalities saw their beginnings as railroad station stops, Dublin was founded as the Laurens County county seat on the high bluffs of the beautiful, blackwater Oconee River in 1812. The location was and continues to be a location blessed with many advantages for growth and development. The Oconee River was the early hub of commerce with Dublin as a bustling barge and steamboat port for Georgia's cotton, corn, and timber related crops. The location had always been important in human history. There is evidence it was an important center of Native-American Mississippian culture at least ten thousand years ago, and later to the earliest known Woodland period village in Georgia. It was also an important frontier during the European settlement, and later boundary during the so-called Creek Indian wars.

Although the Oconee River was the reason for Dublin's founding, its explosive growth and development is traced to railroad development in the late 1880s and 1890s. By 1900, Dublin was located at the juncture of five railroads and was one of the fastest growing cities in Georgia. Dublin quickly became a trade center for industry, retail, and service, so much so, that boosters boasted that Dublin was "the only town in Georgia that's 'doublin' all the time." It hosted a seven-story skyscraper bank building, the home of The First National Bank of Dublin, which proclaimed itself as "the largest country bank in Georgia." The building was noted as Georgia's tallest between Macon and Savannah. Although the boll weevil and World War I wreaked havoc on the local economy, Dublin's location again proved pivotal with its location along U.S. highways 80, 319, and 441 and I-16. The community was even one of the finalists for the location of the Air Force Academy. Important later economic events, included the location of a naval hospital in 1945 which became the Carl A. Vinson Veterans Administration Medical Center, the location of a J.P. Stevens textile factory in the 1950s, the establishment of Farmers Furniture, the Heart of Georgia (now Oconee Fall Line) Technical College, and Fairview Park Hospital.

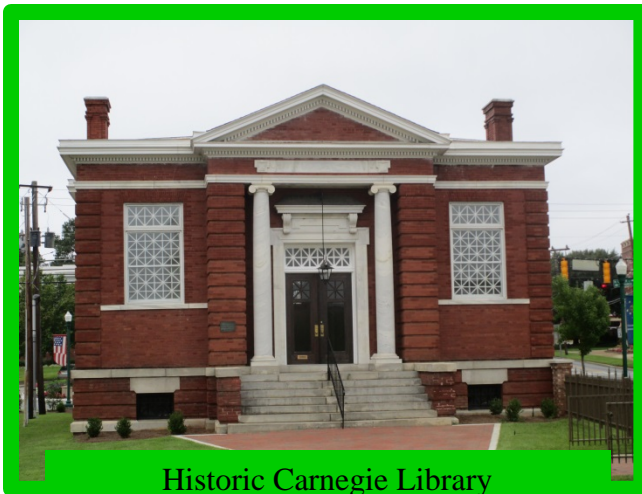
The City of Dublin has always been a forward-thinking bastion of culture and heritage. Newspapers were established in the late 1870s. The community constructed a large 1,625 seat auditorium to accommodate the national Chautauqua movement in 1906, and hosted many nationally known speakers, including William Jennings Bryan, Thomas E. Watson, and Dr. Frederick Cook. By the early 1900s the county, led by Dublin, maintained the second most number of schools in Georgia, and constructed a public library in 1904 through the aid and philanthropy of Andrew Carnegie. The community's progressiveness and culture was recognized statewide, and as a result, hosted many statewide conventions of a business, religious, and civic nature. The City created Stubbs Park, a community park designed by the world renowned horticulturist P.J. Berckmans, which opened in 1909. Berckmans also helped in the establishment of the nursery and gardens which became part of the still beautiful Augusta National Golf Course, home of the Masters. The first theater was constructed in the city by 1913, and hosted many of the country's best traveling musical and vaudeville shows, some of the Southeast's premier wrestling events, and the first talking pictures. The community was home to some of the U.S.'s outstanding minor league baseball teams, and also



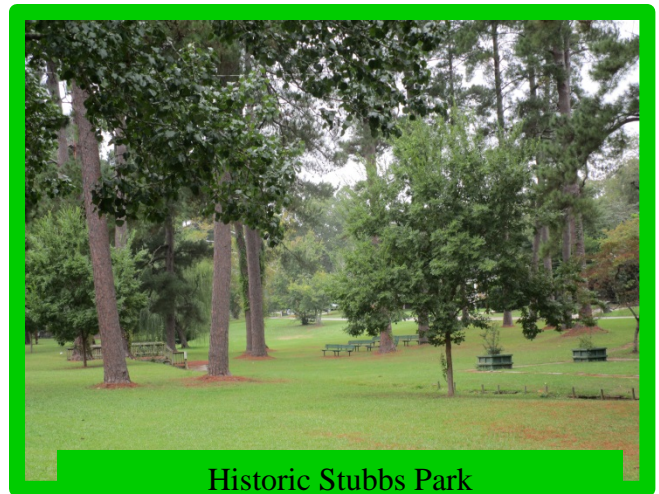
Oconee River



Historic Dublin skyscraper



Historic Carnegie Library



Historic Stubbs Park



Historic First African Baptist Church



Bicentennial Park

hosted major league exhibition games, even including the New York Yankees. Dublin was also one of the host sites for radio's traveling Grand Ole Opry.

Dublin's history and culture is also significant to African-American history. The Colored (Christian) Methodist Episcopal Church established the Harriet Holsey Industrial School in eastern Dublin in 1909. The community's Scottsville Neighborhood became a renowned center of African-American local businesses and professionals early in the 20th Century. As a result, the city often hosted statewide African-American conventions, including the Black Elks Clubs in 1944, where Dr. Martin Luther King, at the age of 15, made his first public speech at the First African Baptist Church.

Today, the City of Dublin continues a theme of "ahead of the curve" growth and development and forward-thinking. The community hosts the region's only enclosed mall and is a thriving and expanding regional retail and service center. The Carl Vinson VA Medical Center, the Fairview Park Hospital, and many other healthcare services across the spectrum offer modern, up-to-date care at an exceptional level for a rural community. The City of Dublin has not only two, large historic districts recognized by the federal National Register of Historic Places, but a large locally designated historic district, as well. It is designated a Certified Local Government by the Georgia Historic Preservation Office/U.S. National Park Service. Dublin is the only city within the Region so designated. The community is garnering attention to its innovative downtown revitalization, public-private partnerships, and adaptive rehabilitation of its historic landmarks and building fabric. Dublin's downtown is vibrant and economically thriving, and alive with truly green growth. The community has located a farmers market downtown; restored its Carnegie Library and Dublin Theater for public, cultural, and arts use; created a pedestrian friendly atmosphere and Bicentennial Park; and invited and supported the development of residential and other innovative uses downtown. The local, vaunted St. Patrick's Day celebration is centered on downtown. The community has a written master plan for its infrastructure development, including not only water, sewer, and natural gas, but also broadband and Wi-Fi capability. Dublin has excess infrastructure capacity projected to handle growth for the foreseeable future. The community's culture, infrastructure and location is bearing much fruitful and remarkable success, even during the current recession. In recent years, several foreign industrial concerns have located their first U.S. manufacturing plants

within the city. The community has also been certified by the American Association of Retirement Communities with its “Seal of Approval” as a retirement-friendly community, one of the first in Georgia. Middle Georgia State College is seeking university status and to upgrade its Dublin campus and its offerings. The City of Dublin certainly continues an amazing history as a community of unique charm and appeal, rich in character and full of life, and overflowing with amenities which belie its size and rural status.

Vision

The City of Dublin will continue to be a bastion of unbelievable charm, Southern hospitality, and preserved heritage which offers almost unequalled facilities and modern amenities of much appeal to business, residents, and visitors alike. It will be the centerpiece of a “Green and Growing Jewel,” and “regional hub of commerce, home, heritage and health.” The community will not only be recognized as a successful leader of green growth and development in rural Georgia, but an envious example for all of Georgia.

Needs

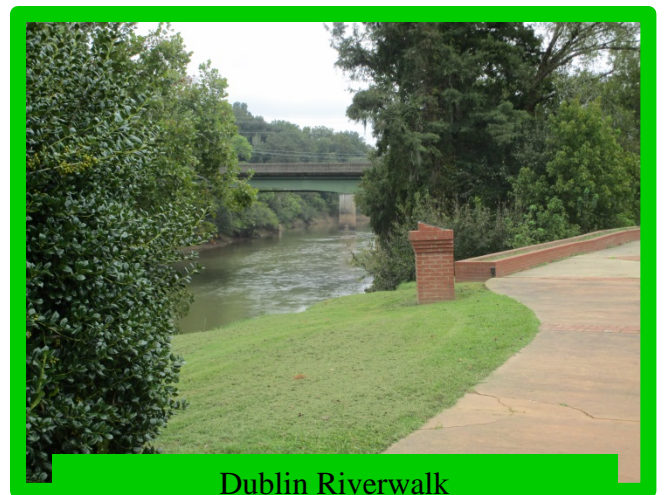
- Continuing downtown revitalization
- Continuing water/sewer/gas infrastructure improvements
- Expansion of broadband/Wi-Fi capabilities
- Drainage improvements
- Streetscape/gateway improvements
- Historic residential neighborhood improvements
- Dublin Riverwalk/Oconee River Greenway improvements
- Continuing transportation improvements
- Public safety/security camera improvements
- Further museum/cultural/arts improvements/expansion
- Housing rehabilitation
- Updated historic resources documentation
- Pedestrian/bike facilities connections/upgrades

Opportunities

- Location
- Existing infrastructure and infrastructure master plan
- T-SPLOST
- Market on Madison
- Public ownership/rehabilitation of downtown landmarks
- Main Street Program
- Dublin Riverwalk
- National Register-listed historic districts
- Current economic development success/momentum
- Leadership
- Middle Georgia State College
- Oconee Fall Line Technical College



Market on Madison farmers market



Dublin Riverwalk

DUDLEY

Description

The City of Dudley is a growing small town located at the intersection of U.S. 80 and Georgia Highway 338 in western Laurens County about nine miles west of Dublin. Laurens County's Northwest Laurens Elementary School is currently located within the city limits. Georgia Highway 338 provides access to both I-16 to the south, and U.S. 441 to the north. Dudley has annexed lands and now includes lands south to I-16 and Exit 42 along Ga. 338. This location and the school have fueled growth of the City from a population of 447 in 2000 to 571 in 2010. The community originated as a stop on the Macon, Dublin, and Savannah Railroad in 1891. The land used for the town was originally part of Governor George M. Troup's Vallambrosa Plantation. The city name originally proposed by the town's founder, Joshua Walker, was Elsie after his wife, but since that was taken, it was named after Dudley M. Hughes, the Railroad's Vice-President. Dudley was formally incorporated in 1902. The community's economic and social integrity have long been facilitated and stabilized by the Bank of Dudley, the oldest bank in continuous operation within the County, the location of the headquarters of Oconee EMC within the town in the 1930s, and the long presence of community schools. In recent years, the community has been instrumental in creating activities and facilities for young people to keep itself vital. The City now boasts of the only official Little League and Boys and Girls Club in Laurens County.

Vision

The City of Dudley wishes to be a thriving small town attractive to young working families and retirees alike. The community will promote and develop facilities and activities for all ages, especially youth, while improving the quality of life. The ease of access to I-16 and Dublin, and therefore to jobs and associated other economic, social and cultural opportunities, without the everyday distractions of a larger town will be promoted.

Needs

- Water/sewer improvements
- Street improvements
- Recreational facility improvements
- Fire facility/service upgrades

Opportunities

- I-16/Location
- City Park
- Little League/Boys and Girls Club
- Northwest Laurens Elementary School



Laurens-Johnson County Boys and Girls Club



Dudley Little League field

EAST DUBLIN

Description

The City of East Dublin is located just across the Oconee River from Dublin along U.S. 80. The city is also served by U.S. 319 and Georgia Highways 26, 29, 86, and 199. The City is Laurens County's newest municipality, having formally been incorporated only in 1952, but the community has a much earlier and colorful history. The area where the city has developed was an important crossing of the Oconee for Native Americans, lying on an important Indian Trail from Yamacraw (Savannah) to Indian Springs. The area was known earlier as "Sandbar" for its sand dunes, located in what is now East Dublin, which extended into the river and made for a shallow crossing. The National Register of Historic Places-listed Native American and important Mississippian Mound site "Fish Trap Cut" is not far south. The East Dublin area became important to Dublin when the Dublin and Wrightsville Railroad completed a railroad from Wrightsville to the Oconee River's eastern bank across from Dublin in 1886, and quickly merged with the Wrightsville and Tennille Railroad. This Wrightsville and Tennille Railroad terminus was developed by the railroad with a depot and shops. It also became an important port for the Oconee Steamboat Company. For almost five years, the only way to transport goods and passengers into Dublin was by ferry. In 1891, both a railroad bridge and the first permanent bridge were constructed from the railroad terminus into Dublin. This was the only Oconee River Bridge crossing south of Milledgeville. This resulted in Dublin's most explosive period of growth, leading to other railroads and expansive trade in farm and forest products, particularly corn, cotton, turpentine and lumber. The East Dublin area became primarily merchant and industrial area with warehouses and businesses for fertilizer, cooperage, lumber and cotton. Attempts were made by railroad investment companies to formally establish the East Dublin area as a town to be named "Limerick," after another major city in Ireland, but this never formally materialized. The 1891 bridge was replaced by a steel truss bridge in 1923; however, the decline of the railroads and the Great Depression stifled the East Dublin area growth. After World War II, the location of the large J.P. Stevens textile mill to "East Dublin" in 1948 changed the fortunes of Laurens County, and finally became the impetus for the town's incorporation, and a new, wider concrete fixed span bridge. The Herschel Lovett Bridge over

the Oconee River along U.S. 80 today was completed in 1952, the same year the City of East Dublin was officially incorporated. The textile mill became an important economic mainstay for the community, and was said to be the most productive textile mill in the U.S. during the 1960s. It continued operation, first under J.P. Stevens and then Forstmann and Company, until 2007. The location of county schools within East Dublin has now stabilized the city as primarily a slower-paced residential community with appropriate retail and service outlets along U.S. 80. Four of eight county schools, including a primary, elementary, middle, and high school all under “East Laurens” names are located near the eastern city limits. The population of East Dublin proper has been relatively stable at about 2,500 persons since 1990. An important feature of East Dublin is its Buckeye Park. This shady, well landscaped park along the Oconee River, about 25 acres in size and complete with a Georgia Go-Fish public boat ramp, two stocked ponds, picnic facilities, a community center, and athletic fields, offers a relaxing family-oriented, escape-to-nature atmosphere within an urban area. Buckeye Park was home to an event from 1996 to 2012 which garnered international recognition for the city, the Summer Redneck Games. The Games, which began as a local charity fundraiser and parody of the Atlanta Olympics held in 1996, attracted much media attention and publicity from across the U.S. and the world.

Vision

The City of East Dublin wishes to be a family-oriented, small town urban area with great schools, excellent services and ample retail, service, and job opportunities. The City would be a relaxed, but thriving and up-to-date, community and special place to live, work, retire, or raise a family. It would have the convenience of a city, but the feel and warmth of a mixed use neighborhood.

Needs

- Street and streetscape improvements
- Continuing water and sewer improvements
- Public safety improvements
- Beautification

- New senior center
- Continuing recreational facility upgrades/improvements

Opportunities

- Location
- Highways
- County Schools
- Buckeye Park



City Hall



Oconee River



Warnock Park

MONTROSE

Description

The Town of Montrose is a small town located in far western Laurens County along U.S. 80 and very near I-16, which is accessible by Georgia Highway 278. The community has a current 2010 Census population of 215, but this is up greatly from 154 in 2000 and 117 in 1990. By percentage, this is the largest growth of any incorporated place in Laurens County since 1990. The community is only 6 miles west of Dudley and the county schools' Northwest Laurens Elementary School, and about 15 miles west of Dublin. The town was founded as a farm depot stop along the Macon, Dublin, and Savannah Railroad in 1891, but was not formally incorporated until 1929. Today, the community may best be known as the location of "Haunted Montrose," a professional Halloween attraction rated as one of the top 25 in the U.S. The attraction takes advantage of the community's agrarian and historic structural heritage by utilizing a haunted school, cemetery, and cornfield.

Vision

The Town of Montrose wishes to be a thriving small town residential community, which continues to take advantage of its location and access to attract residents. The community would continue to provide basic amenities while retaining its small town, rural residential character.

Needs

- Water infrastructure upgrade/extension
- Street improvements
- Public sewerage and wastewater treatment
- Fire Station upgrade

- Downtown revitalization

Opportunities

- Recently completed Town Hall (2011)
- Old Montrose School
- Haunted Montrose
- Location
- 2010 TIA (T-SPLOST)



Historic residence



Haunted Montrose in historic
Montrose School

RENTZ

Description

The Town of Rentz is located on Georgia Highway 117 in southern Laurens County about 4 miles southwest of GA 117's intersection with U.S. 441 and about 4 miles northeast of the City of Cadwell. Southwest Laurens Elementary School is located not quite two miles north of Rentz. The Town of Rentz provides water and sewer services to the school. The community was initially a village around the large Georgia Shingle Mill served by the tram railroad of the Williams Lumber Company which ran from Eastman to the shingle mill. When it became obvious in the early 1900s that much timber remained between the shingle mill and Dublin, financial backers organized the Dublin and Southwestern Railroad to build a more formal railroad to serve the mill and to run between Dublin and Eastman, and even on to Abbeville. Dublin banker and owner of a sawmill in the Rentz community, E.P. Rentz, became the principal owner. The railroad was the last railroad constructed in Laurens County and was completed only to Eastman in 1905. Rentz, named after Mr. E.P. Rentz, became the first incorporated town on the Dublin and Southwestern Railroad in 1907. The Town of Cadwell, south of Rentz, was also located along the railroad which was acquired by the larger Wrightsville and Tennille Railroad in 1907, but abandoned in 1941 because of World War II and an ICC order. The community's population has slowly declined from 364 in 1990 to 304 in 2000, and to 295 in 2010. The community is noteworthy today as the headquarters home of the Progressive Rural Telephone Co-Op, Inc. This Co-Op offers modern telephone, cable, and internet service to the surrounding area. The City itself offers an impressive level of services for its citizens, including boasting a very low ISO rating of Class 4 for its fire protection services. This rating is truly exceptional for such a small town. The community also has brokered the location of a free health clinic through volunteer medical personnel, especially important to lower income and elderly citizens in the current health care climate.

Vision

The Town of Rentz wishes to be a friendly, welcoming small town known for its caring, kindness, and Southern hospitality. The community would be a thriving rural small town center with new homes and businesses, but which retain its welcoming, caring, and neighborly character. Its exceptional level of community services would be maintained, and offer continuing appeal to existing and new residents alike.

Needs

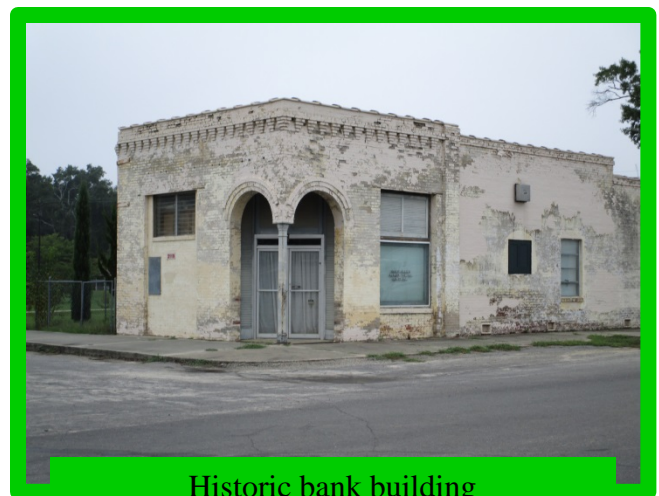
- New community center
- Continuing infrastructure and street improvements

Opportunities

- Southwest Laurens Elementary
- Progressive Rural Telephone Co-Op, Inc.
- Available land
- Water/sewer service
- Class 4 ISO rating
- Free Health Clinic



Rentz Town Hall



Historic bank building

COMMUNITY GOALS

Economic Development

- Address low education levels
- Address continuing education/job skills improvements
- Develop/maintain necessary infrastructure
- Retain local graduates
- Enhance intergovernmental cooperation
- Support Heart of Georgia industrial mega site development
- Nurture existing industries/businesses/entrepreneurs
- Attract new businesses/industry/jobs
- Support small business/entrepreneurial development
- Preserve rural character
- Address growth management issues
- Address/improve community appearance/aesthetics
- Dublin neighborhood revitalization
- Promote/enhance tourism
- Maintain viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Appropriate U.S. 441 Bypass development
- Regional hub development
- Promote/maintain/adaptively use local historic resources
- Promote DSL/fiber optic/wireless availability
- Support continued development of industrial parks/sites
- Continued development of Oconee Fall Line Technical College
- Enhanced opportunities at Middle Georgia State College/Dublin Campus
- Revitalize downtown Dublin/smaller communities
- Retiree attraction



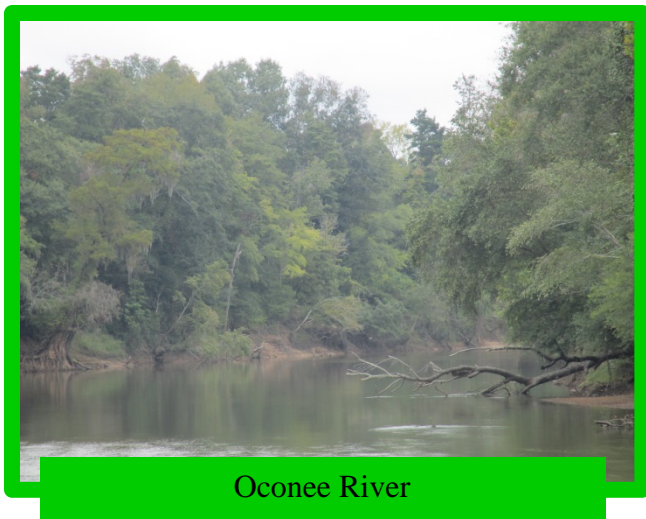
Downtown Dublin streetscape



Dubose Porter Regional Business and Industry Training Center

Natural and Cultural Resources

- Utilize/preserve/adaptively use historic resources/heritage of Laurens County
- Improve community appearance/aesthetics
- Address growth management/natural and cultural resources protection
- Support continued protection, promotion, and enhancement of community's outdoor recreation/nature venues
- Maintain existing rural character/quality of life
- Seek compatible development/utilization
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of Laurens County
- Promote nature-based, recreation and bicycling tourism opportunities
- Enhance heritage and cultural tourism



Housing

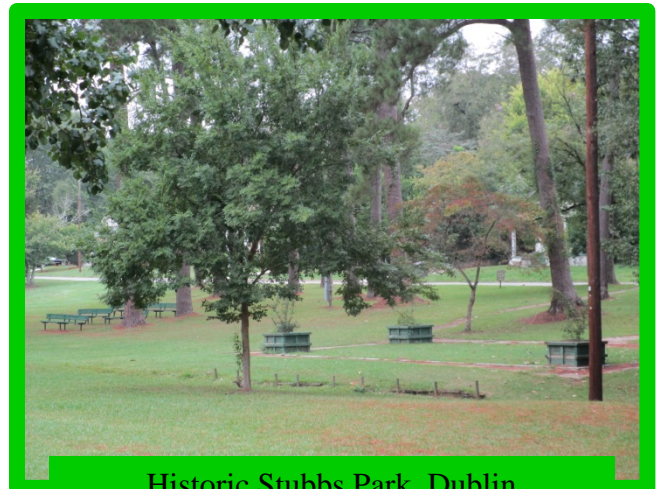
- Improve quality/appearance of housing
- Identify/assess housing needs
- Utilize public/private partnerships to enhance local housing
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Utilize state/federal programs
- Guide/plan residential development
- Seek to attract retirees
- Encourage diverse housing mix
- Continue Dublin in-town neighborhood revitalization

Land Use

- Address growth management/compatible development
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Seek compatible development/utilization
- Encourage infill development
- Rural character/quality of life protection
- Maintain agricultural/forestry uses
- Improve community appearance/aesthetics
- Protect Laurens County's significant natural resources
- Utilize annexation(s), as needed
- Maintain/support Dublin's Bellevue Avenue local historic district and its expansion/preserve significant historic properties
- Continue Southside Dublin 441 Corridor/Enterprise zone and other in-town neighborhood revitalization



Historic Crockett-Brantley House, Dublin



Historic Stubbs Park, Dublin

Community Facilities and Services

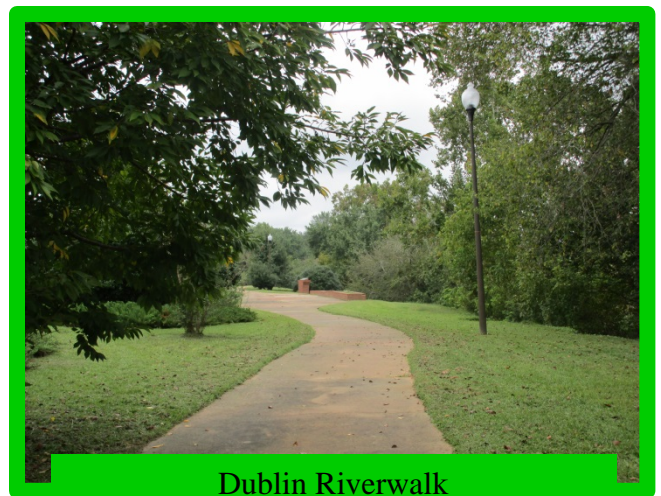
- Utilize/maintain current Dublin water-sewer infrastructure master plan/upgrade water/sewer countywide as needed
- Improve fire service countywide
- Maintain quality educational facilities/services, including post-secondary
- Continue to upgrade public safety/emergency medical facilities/services
- Develop/improve/maintain recreation facilities and programs countywide
- Oconee River Greenway/Dublin Riverwalk development
- Improve/promote transportation access/quality
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Maintain appropriate governmental facilities/services
- Maintain/upgrade local hospital and other health care access/facilities/services within the community and regional healthcare hub status
- Maintain/enhance solid waste management/recycling facilities/programs/initiatives
- Promote availability of quality telecommunications technology
- Continue support/utilization of local media
- Continue utilization of local clubs/organizations for community projects

Intergovernmental Coordination

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinated planning/growth management



Bud Barron Airport



Dublin Riverwalk

LONG TERM COMMUNITY POLICIES

Economic Development

The community will collaboratively support the local school systems and develop cooperative efforts to engage students to remain in school, thus increasing the graduation rate and improving the illiteracy rate

The community will work together to support the public school systems as needed, through facility improvements, technological advancements, and other means

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

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

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

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

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Laurens County

The community will support development of the private Heart of Georgia industrial mega site along I-16

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

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

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

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, and Bellevue

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

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

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

The community will work to guide and direct appropriate development along the U.S. 441 Bypass

The community will seek to continue to cooperatively develop and promote itself as a regional hub and leader for job opportunities, shopping, healthcare, education, cultural opportunities, recreation, and recycling

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will promote the availability of county-wide access to DSL/fiber optic communications and wireless connectivity in Dublin

The community will work to develop and maintain the necessary improvements (such as spec buildings/pad ready sites) at industrial sites to support existing industries and to facilitate and accommodate desired industrial growth

The community will continue to support the Oconee Fall Line Technical College and its expansion, as needed, through infrastructure upgrades and other means

The community will work cooperatively to support continued enhancement of all educational and technological opportunities through the Middle Georgia State College/Dublin Campus

The community will continue downtown revitalization economic and community development efforts in Dublin and the county's smaller municipalities through the use of the Downtown Development Authority, Main Street Dublin, and local, state, and federal incentives, as appropriate

The community will cooperate to support its designation as a "Certified Retirement Friendly Community," and will otherwise prepare itself to attract retirees

Natural and Cultural Resources

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will seek to conserve and protect its public fishing area and wildlife management areas, as well as enhance its outdoor recreation/nature venues

The community will seek development compatible with its existing rural character and quality of life

The community will capitalize on its economic opportunities associated with its natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will encourage growth that preserves and maintains its open spaces and agriculture and forestry as viable, functioning land uses

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will support and encourage increased nature-based tourism, including completion of the Dublin Riverwalk, extension of the Oconee River Greenway through Laurens County, and promotion of Buckeye Park and its GO FISH Project improvements

The community will seek to enhance heritage and cultural tourism through expansion of the Dublin local historic district, preservation and recognition of the African-American Southside Neighborhood historic district, recognition and promotion of First African Baptist Church (site of Martin Luther King's first public speech), installation of the Civil War Trail

Heritage markers, renovation of the Carnegie Library, museum development, and other means

Housing

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

The community will seek to better define its housing needs and specific areas of improvement needed in its housing supply and types

The community will pursue developing collaborative public/private partnerships to enhance local housing

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing ordinances, and code enforcement

The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options

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

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area/Enterprise Zone; in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others; and additional areas as appropriate

Land Use

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

The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing regulations, growth management and code enforcement

The community will seek and promote development that is compatible with existing infrastructure location to guide growth

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will work to improve its appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

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

The community will continue to maintain and support the Bellevue Avenue local historic district and its expansion, as well as possible other local district designations, and otherwise work to preserve significant historic properties

The community will continue revitalization efforts along the Southside Dublin 441 Corridor/Enterprise Zone and other in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others

Community Facilities and Services

The community will continue to utilize and keep current the City of Dublin's water-sewer infrastructure master plan and otherwise upgrade water/sewer infrastructure as needed in Laurens County's smaller municipalities

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

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

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will continue to enhance educational and technological opportunities through support of the Oconee Fall Line Technical College and Middle Georgia State College/Dublin Campus

The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service

The community will promote and utilize the current Code Red or similar emergency alert program to ensure the safety of citizens in the event of severe weather threats

The community will maintain and improve existing parks/recreational facilities, as needed, and establish new parks/recreational facilities, programs, and activities to serve existing and future populations, including both countywide and those in the smaller communities

The community will continue to develop facilities and amenities along its Oconee River Greenway and Dublin Riverwalk

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life

The community will work to improve/expand sidewalk connectivity, especially those connecting downtowns and other community magnet uses

The community will seek to improve bicycle infrastructure, support facilities, and events both for alternative transportation connectivity and tourism

The community will continue to support its cultural facilities and provide enhanced service and programs as feasible

The community will continue to support, promote, and improve existing museums, such as the Dublin-Laurens County Museum, and seek to establish additional museum facilities as education resources and tourist attractions

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

The community will work together to maintain and upgrade healthcare facilities and services, and seek to continue its status as a regional healthcare hub

The community will continue to maintain its state-of-the-art Subtitle D landfill through technological and/or other improvements, as needed, and continue to promote usage of its solid waste/recycling convenience centers

The community will promote the availability of county-wide access to DSL/fiber optic communications, and the available fiber optic loop and wireless connectivity in Dublin

The community will continue to support and utilize the local media to help keep the public informed

The community will continue to utilize local clubs/organizations to actively participate in civic efforts and projects to improve the local quality of life

Intergovernmental Coordination

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

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

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

NEEDS AND OPPORTUNITIES

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, “Where are we currently?” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Laurens County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

NEEDS AND OPPORTUNITIES

Economic Development

Issue 1: Low education levels

Needs:

- Improve drop-out rates
- Improve literacy rates
- Support local Dublin and Laurens County school systems efforts/programs to encourage graduation and increase literacy
- Cooperatively support needed education facility, technology, and other upgrades

Opportunities:

- Support/participate in programs, such as statewide Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life
- Oconee Fall Line Technical College in Dublin
- Middle Georgia State College/Dublin Campus
- Certified Literate Community participation

Issue 2: Continuing education/jobs skills improvements

Needs:

- Improve continuing education/job skill levels to provide better qualified workforce
- Diverse mix of jobs appropriate to the educational/skills levels of local workforce
- Retention of local graduates

Opportunities:

- Oconee Fall Line Technical College

- Middle Georgia State College/Dublin Campus
- Certified Work Ready Community designation (County, Dublin, 2012)
- Workforce Investment Act One Stop
- Heart of Georgia Regional College and Career Academy

Issue 3: Infrastructure provision/maintenance/upgrades

Needs:

- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed, to promote future development
- Install water/sewer infrastructure to Heart of Georgia industrial mega site
- Continue to utilize/keep current City of Dublin's water-sewer infrastructure master plan
- Develop Laurens County infrastructure plan
- Upgrade water and sewer lines in areas of Dudley, and upgrade inflow/infiltration system into treatment pond
- Complete replacement of water filters at Dudley water plant
- Seek/complete drainage improvements in Cadwell, Dublin (Brookwood, Pineridge, Academy St., Camilla St., Stonewall St., Sunny Lane), East Dublin, and Rentz
- Continue upgrading telecommunications infrastructure countywide and add more public Wi-Fi (Dublin)
- Improve citizen participation/information distribution via social media applications
- Replace remaining 2/3 water/sewer lines in Dexter
- Investigate possibly converting to sprayfield for solid waste disposal in Dexter
- Complete water/sewer upgrades in Southside neighborhood, Dublin
- Construct equalization basin at Dublin wastewater treatment plant
- Rehabilitate I&I sewer system in downtown Dublin
- Repair sewer system/lines at/near Dublin Mall, Cypress Drive, Earlwood subdivision, Barton Drive

- Complete elimination/eradication of bare steel piping in gas system
- Complete upgrading/expansion of sewage collection lines in Jordan Street area and at East Dublin wastewater treatment pond
- Replace 100 water meters annually in East Dublin
- Upgrade pumping station in Rentz

Opportunities:

- City of Dublin water-sewer infrastructure master plan
- Community Development Block Grant (CDBG) and other potential federal/state funding sources
- Water/sewer service extended along U.S. 441 Bypass (2013) and sewer service along Firetower Road and U.S. 441, Dublin
- Completion of Dublin's downtown sewerage system rehabilitation and Dublin Branch sewerage relocation project (2012)
- Drainage improvements along Creek and Northside drives in East Dublin (2013)
- Replacement of 1/3 of water/sewer lines in Dexter (2013)
- Countywide access to DSL/fiber optics communications and available fiber optic loop and wireless connectivity in Dublin

Issue 4: Local graduate retention

Needs:

- Increased job opportunities and diversification to retain local graduates
- Jobs with wages of all levels
- Utilize local Workforce Investment Act (WIA) One Stop
- Participate in classes/programs offered at Oconee Fall Line Technical College and Middle Georgia State College/Dublin Campus
- Business/industry retention/expansion
- Attraction of new economic development
- Increased small business/entrepreneurial development

Opportunities:

- WIA One Stop
- Oconee Fall Line Technical College
- Active Dublin-Laurens County Chamber of Commerce and Industrial Development Authority
- Middle Georgia State College/Dublin Campus
- Home to national and international companies (YKK AP America, Best Buy distribution center, Fred's Southeastern Distribution Center, Farmers Home Furniture, MAGE SOLAR, Erdrich Umformtechnik, Dinex, Parker Aerospace CSD, Parker Hannafin, and others)

Issue 5: Intergovernmental cooperation enhancement

Needs:

- Enhance intergovernmental cooperation on the local, regional, and state levels
- Continue support for development of Heart of Georgia industrial mega site along I-16
- Continue to participate in Laurens-Treutlen Joint Development Authority

Opportunities:

- Continued active participation with Heart of Georgia Altamaha Regional Commission
- Development of private Heart of Georgia industrial mega site
- Laurens-Treutlen Joint Development Authority

Issue 6: Heart of Georgia industrial mega site development

Needs:

- Continue to work together with all entities involved to support development of private Heart of Georgia mega site along I-16
- Install water/sewer infrastructure to Heart of Georgia mega site

Opportunities:

- Development of private Heart of Georgia industrial mega site along I-16 and potential for job creation

Issue 7: Existing business/entrepreneur retention

Needs:

- Nurture existing businesses, industries, and entrepreneurs to help retain them and encourage expansion, as appropriate
- Continue active local Existing Industries Committee
- Increased job opportunities to retain local graduates

Opportunities:

- Local Existing Industries Committee
- Entrepreneur Friendly Community designation
- Strong existing businesses, including national and international firms
- Middle Georgia State College/Dublin Campus
- Oconee Fall Line Technical College

Issue 8: New business/industry attraction

Needs:

- Attract new economic development, including small business/entrepreneurs
- Create more jobs to address high local unemployment rate
- Complete development of new industrial park near airport
- Support/enhance agribusiness development
- Retain local graduates through provision of increased job opportunities
- Diverse mix of jobs appropriate to education/skills levels of local workplace
- Continue downtown revitalization in Dublin and county's smaller cities/towns

Opportunities:

- Location/proximity to retail markets/ports/I-16
- Certified Work Ready Community
- Existing industrial parks and sites with infrastructure and new industrial park under development near airport
- New spec building purchased in 2013
- Dublin-Laurens County Industrial Development Authority
- Dublin-Laurens County Chamber of Commerce
- Regional hub/leader status
- Strong local leadership
- Fiber optic and wireless internet systems

Issue 9: Small business/entrepreneurial development support

Needs:

- Support small business/entrepreneurial development to promote job diversification
- Create more jobs to address high unemployment rate
- Support/enhance agribusiness development
- Retain local graduates through provision of increased job opportunities
- Diverse mix of jobs appropriate to education/skills levels of local workplace
- Continue downtown revitalization efforts in Dublin and county's smaller municipalities
- Locate community store/local retailer in Cadwell
- Purchase building/operate bank in Rentz

Opportunities:

- Location/proximity to retail markets/I-16
- Entrepreneur Friendly Community designation
- Certified Work Ready Community
- Fiber optic and wireless internet systems

- Dublin-Laurens County Chamber of Commerce
- Dublin Main Street Program
- Middle Georgia State College/Dublin Campus
- Oconee Fall Line Technical College

Issue 10: Rural character preservation

Needs:

- Proactively protect community's rural character through community investment and appropriate regulation which encourage/support compatible uses
- Market continued agricultural land uses
- Promote/develop increased agri-tourism

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Historic small towns/cities
- Local festivals

Issue 11: Growth Management

Needs:

- Proactively manage and guide growth and development, and protect/conservе community's important natural and cultural resources through community investment and appropriate regulation
- Encourage growth compatible with existing rural character and quality of life
- Seek and promote development in areas already served by public infrastructure
- Pursue annexation, as needed, to extend municipal boundaries and infrastructure service areas

Opportunities:

- Ample undeveloped agricultural and forestry acreage

Issue 12: Community appearance/aesthetics

Needs:

- Improve general community appearance/aesthetics through code enforcement, active Keep Dublin-Laurens Beautiful program, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private, funding to assist with improvements
- Continue downtown revitalization efforts in Dublin and the county's smaller municipalities as appropriate, including additional streetscape improvements, as needed
- Implement streetscape project from 441 South/Joiner Gateway into downtown Dublin
- Continue neighborhood revitalization efforts in Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, and Bellevue
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Develop program for removal of dilapidated housing
- Complete Dublin gateways project
- Upgrade appearance of U.S. 441 entrance into Dublin off I-16
- Install new entrance signs at each gateway into East Dublin
- Beautify intersection of U.S. 80, U.S. 319, and GA 29, East Dublin

Opportunities:

- County building codes enforcement officer
- Environmental codes enforcement through County EMA
- County subdivision regulations

- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Active Keep Dublin-Laurens Beautiful program
- Southside Dublin area revitalization/Enterprise Zone
- Dublin gateway project funding received in 2014

Issue 13: Dublin neighborhood revitalization

Needs:

- Continue revitalization measures/programs for Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, and Bellevue
- Complete infrastructure upgrades currently underway in Southside neighborhood
- Continue recruiting commercial development for Southside neighborhood
- Complete Southside National Register of Historic Places nomination

Opportunities:

- CDBG funded infrastructure upgrades underway in Southside neighborhood
- Piggly Wiggly grocery store and Dollar General opened in Southside neighborhood (2013)

Issue 14: Tourism promotion/enhancement

Needs:

- Continue to develop/enhance/promote tourism, including festivals, recreation, nature-based, agri-tourism, and heritage tourism
- Conserve and protect Oconee River in Laurens County, and promote for increased recreation usage
- Protect, maintain, and upgrade, as needed, Hugh Gillis Public Fishing Area, River Bend and Beaverdam state-owned wildlife management areas, local and regional

parks, and other outdoor/nature-based tourism venues in Laurens County

- Develop lighted walking track at Buckeye Park, East Dublin
- Prepare master plan for development of State Bike Route 40 connections through Dublin and along Oconee River
- Complete extension of Oconee River Greenway in Laurens County and installation of amenities
- Expand/improve Dublin Riverwalk
- Seek increased heritage tourism utilizing downtown Dublin and smaller municipalities and other Laurens County historic resources
- Expand local Dublin historic district to include downtown area
- Relocate/establish new Dublin-Laurens County museum
- Establish agricultural museum in downtown Dublin
- Pursue development of African-American historical park in downtown Dublin
- Support/promote bicycling through county, including improvements to bicycle corridors and related transportation, especially along State Bike Route 40 and hosting BRAG
- Support existing community festivals, such as Dublin's month-long St. Patrick's Day celebration, and develop others, as appropriate
- Redevelop and expand Dublin's Railroad Park, including relocating public safety monument to park

Opportunities:

- Designation of Regional Visitor's Information Center at Dublin Exit 51 off I-16
- Dublin's month-long St. Patrick's Day celebration
- Oconee River Greenway
- Dublin Riverwalk
- Improvements at Buckeye Park, East Dublin (2014)
- Annual Go Fish Tournament at Buckeye Park, East Dublin
- Dublin Main Street Program
- Bicentennial Park, downtown Dublin
- BRAG hosting

- Carnegie Library as new Dublin-Laurens County Welcome Center
- Hugh Gillis Public Fishing Area
- River Bend and Beaverdam state-owned wildlife management areas
- Downtown Dublin and smaller municipalities
- Recently completed Bicentennial Park in downtown Dublin
- Dudley Little League
- Haunted Montrose
- Active Dublin-Laurens Chamber of Commerce

Issue 15: Agricultural/forestry uses viability

Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism
- Market agricultural/forestry uses
- Promote/develop agri-tourism venues and events
- Work to support/enhance local agriculture and agribusiness
- Seek development compatible with and supportive of existing rural/agricultural character
- Encourage local cultivation of new crops and other agricultural enterprises

Opportunities:

- Low population densities
- Market on Madison downtown Dublin farmers market
- Ag and Expo Center

Issue 16: Transportation access/quality

Needs:

- Seek transportation improvements (highway, airport, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts

- Complete U.S. 441 widening through Laurens County
- Improve transportation access/quality, such as completing 4-laning of Hillcrest Parkway from U.S. 80 to U.S. 441 North and Springdale Road/Brookwood Drive Corridor in Dublin
- Continue streetscape improvements in Dublin
- Improve/expand parking in downtown Dublin
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Complete TIA-listed projects
- Complete new Oconee River bridge at Blackshear Ferry
- Prepare master plan for development of State Bike Route 40 connections through Dublin and along Oconee River
- Improve bicycle/pedestrian facilities, including bicycle corridors along State Bicycle Route 40 and multi-use bike trail connecting with Dublin Riverwalk
- Continue to maintain/upgrade W.H. “Bud” Barron Airport as modern airport facility through infrastructure/equipment upgrades/maintenance, as needed, including runway repairs
- Replace outdated or illegible signage in Cadwell
- Seek 3-laning of Soperton Ave. (GA 29) from Savannah Avenue (U.S. 80) to Oakwood Drive, East Dublin
- Improve six major gateways into Dublin with signage/landscaping
- Implement streetscape project from U.S. 441 South/Joiner Gateway location into downtown Dublin
- Install new entrance signs into East Dublin
- Beautify intersection of U.S. 80, U.S. 319, and GA 29, East Dublin

Opportunities:

- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Completed U.S. 441 Bypass (2012)
- State Bike Route 40 through Dublin/Laurens County
- I-16 proximity

- Upgrades at W.H. “Bud” Barron Airport
- Rail service

Issue 17: U.S. 441 Bypass development

Needs:

- Guide/direct appropriate development along U.S. 441 Bypass
- Install additional community signage along bypass

Opportunities:

- Completion of U.S. 441 Bypass (2012)
- Water and sewer service provided to bypass (2013)
- Available acreage for development

Issue 18: Regional hub development/promotion

Needs:

- Continue Dublin community promotion as regional hub/leader for job opportunities, shopping, healthcare, education, cultural opportunities, recreation, and recycling

Opportunities:

- Location/logistics
- Designation of Regional Visitor’s Information Center at Dublin Exit 51 off I-16
- Dublin-Laurens Chamber of Commerce
- Industrial parks and sites
- Downtown Dublin Main Street and ongoing revitalization efforts
- Dublin Mall
- Fairview Park Hospital
- Carl Vinson VA Medical Center
- Oconee Fall Line Technical College

- Dublin Theater
- Middle Georgia State College/Dublin Campus
- Oconee River Greenway and its continued development/extension
- Dublin Riverwalk
- Wildlife management areas and state public fishing area
- Buckeye Park, East Dublin
- Southern Pines Recreational Complex and recent addition of splash park and soccer fields (2013)
- Recycling program

Issue 19: Local historic resources preservation

Needs:

- Continue to maintain, utilize, promote, and preserve significant historic resources
- Encourage compatible adaptive use of local historic properties
- Support continuing downtown rehabilitation efforts in Dublin, and smaller municipalities, as appropriate
- Complete rehabilitation of Dublin's historic First National Bank (skyscraper) building
- Continue utilization and preservation of local historic landmarks, including the Carnegie Library, Fred Roberts Hotel, Dublin Theater, and others
- Complete sensitive rehabilitation of Dublin's National Register-listed Carnegie Library as new Dublin-Laurens County Welcome Center and multi-purpose space
- Continue development of loft apartments/other residential uses in historic structures
- Seek increased heritage tourism throughout Laurens County through tours, festivals, other special events, development of agricultural museum and African-American Historical Park in downtown Dublin, and the like
- Expand Dublin's local historic district to include downtown
- Complete update of Dublin's historic resources survey
- Complete Southside Neighborhood National Register of Historic Places

nomination

- Nominate Dublin's First African Baptist Church for listing in National Register of Historic Places
- Prepare National Register nomination for Scottsville historic district

Opportunities:

- Dublin's Certified Local Government designation
- Downtown Dublin and smaller municipalities
- Carnegie Library, Dublin
- Fred Roberts Hotel, Dublin
- Dublin Theater
- Haunted Montrose in historic Montrose school
- Laurens County Historical Society
- Historic preservation rehabilitation tax incentives

Issue 20: DSL/fiber optic/wireless availability

Needs:

- Actively promote countywide access to DSL/Fiber optic communications and wireless connectivity in Dublin to support existing and help attract new business/industry
- Continue to improve Dublin's telecommunications infrastructure, including adding more public Wi-Fi
- Continue to update telecommunications infrastructure and service countywide, as needed, to maintain current
- Improve citizen participation and information distribution via social media applications

Opportunities:

- Countywide access to DSL/fiber optic communications and wireless connectivity in Dublin

Issue 21: Industrial Parks/sites continuing development

Needs:

- Further develop/improve existing industrial parks and sites in Laurens County, as needed, including spec buildings and pad ready sites
- Complete development of new Bud Barron Airport Industrial Park
- Support development of private Heart of Georgia industrial mega site along I-16

Opportunities:

- Recent improvements at local industrial parks/sites, including infrastructure provision
- Dublin-Laurens County Industrial Development Authority
- Dublin-Laurens County Chamber of Commerce
- New spec building purchased (2013)
- Planned Heart of Georgia industrial mega site

Issue 22: Oconee Fall Line Technical College

Needs:

- Support continued development and expansion, as needed, through infrastructure upgrades and other means

Opportunities:

- Oconee Fall Line Technical College in Dublin

Issue 23: Middle Georgia State College/Dublin Campus

Needs:

- Support continued enhancement of all educational and technological opportunities through Middle Georgia State College/Dublin Campus
- Support Middle Georgia State College efforts to obtain university status, and

expand its Dublin Campus and its offerings

Opportunities:

- Presence of Middle Georgia State College/Dublin Campus

Issue 24: Downtown Dublin/smaller municipalities revitalization

Needs:

- Support/target downtown revitalization and investment efforts in Dublin to maintain it as an important, functioning economic, social, and governmental center
- Continue downtown revitalization efforts in Laurens County’s smaller municipalities, as appropriate
- Utilize/maintain existing historic structures
- Complete First National Bank (Skyscraper) rehabilitation
- Extend local historic district boundaries to encompass downtown area
- Expand/improve Dublin Riverwalk
- Develop agricultural museum in downtown Dublin
- Continue development of downtown loft apartments/residences
- Establish African-American history park in downtown Dublin
- Expand/improve parking in downtown Dublin
- Complete streetscape improvements in downtown Dublin
- Utilize local, state, federal, and private incentives/programs, as available and appropriate to assist downtown improvement efforts

Opportunities:

- Main Street Dublin Program
- Dublin Downtown Development Authority
- Dublin’s Certified Local Government designation
- Carnegie Library Welcome Center
- Market on Madison farmers market

- Oconee River Greenway
- Dublin Riverwalk
- Fred Roberts Hotel
- Dublin Theater
- Dublin’s Bicentennial Park
- Downtown Dublin loft apartments
- Historic preservation rehabilitation tax incentives

Issue 25: Retiree Attraction

Needs:

- Seek to attract retirees to Laurens County utilizing marketing of Dublin-Laurens County’s Certified Retirement Friendly Community designation and other appropriate means
- Promote regional hub/leader status in terms of healthcare, cultural opportunities, recreation, location, education, shopping, and other areas of interest to retirees seeking to relocate
- Seek Certified Retirement Friendly designation for East Dublin and Rentz

Opportunities:

- Dublin-Laurens County’s Certified Retirement Friendly Community designation (the first in Georgia, 2012)
- Quality medical care available at Fairview Park Regional Hospital, Carl Vision VA Medical Center, through individual physicians/providers, and others
- Dublin Theater
- Outdoor recreation at Hugh Gillis Public Fishing Area, two state wildlife management areas, Oconee River, Oconee River Greenway, Dublin Riverwalk, golf courses, Buckeye Park (East Dublin), and other facilities
- Location near I-16 halfway between Savannah and Atlanta
- Oconee Fall Line Technical College
- Middle Georgia State College/Dublin Campus

- Retail shopping opportunities at Dublin Mall, downtown Dublin, and elsewhere throughout community
- Fiber optic and wireless internet availability

Natural and Cultural Resources

Issue 1: Local historic resources preservation

Needs:

- Continue to maintain, utilize, promote, and preserve significant historic resources
- Encourage public and private rehabilitation of historic structures for compatible new uses, as appropriate
- Continue utilization and preservation of local historic landmarks, including Fred Roberts Hotel, Dublin Theater, and others
- Support continuing historic downtown revitalization efforts in Dublin and smaller municipalities
- Expand local Dublin historic district to include downtown area
- Continue development of loft apartments/other residential uses in historic structures
- Nominate Dublin's First African Baptist Church for listing in National Register of Historic Places
- Complete rehabilitation of Dublin's historic First National Bank (skyscraper) building
- Maintain an active Laurens County Historical Society
- Complete update of Dublin historic resources survey
- Complete Southside Neighborhood National Register of Historic Places nomination
- Nominate Scottsville for listing in National Register of Historic Places
- Relocate/establish new Dublin-Laurens County museum in historic downtown structure, if possible
- Complete sensitive rehabilitation of Dublin's National Register-listed Carnegie Library as new Dublin-Laurens County Welcome Center and multi-purpose space

- Continue to celebrate local heritage themed festivals, such as Dublin’s month-long St. Patrick’s Day celebration, and develop others, as appropriate

Opportunities:

- National Register-listed Dublin Carnegie Library, Stubbs Park-Southside neighborhood historic district (Dublin), and Downtown Dublin Commercial Historic District
- Dublin’s Certified Local Government (CLG) designation
- Main Street Dublin Program
- Downtown Dublin and smaller municipalities
- Fred Roberts Hotel, Dublin
- Planned historic rehabilitation of First National Bank (skyscraper) in downtown Dublin
- Dublin Theater
- Southside Neighborhood historic district, Dublin
- First African Baptist Church, Dublin
- Laurens County Historical Society
- Haunted Montrose in historic Montrose School
- Local heritage festivals, including Dublin’s St. Patrick’s Day month-long celebration
- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners

Issue 2: Community appearance/aesthetics

Needs:

- Improve general community appearance/aesthetics through code enforcement, active Keep Dublin-Laurens Beautiful program, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing

- Establish countywide program to address/remove dilapidated housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private funding to assist with improvements
- Continue downtown revitalization efforts in Dublin and the county’s smaller municipalities, including additional streetscape improvements, as needed
- Continue neighborhood revitalization efforts in Southside Dublin/U.S. 441 Corridor/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, and Bellevue
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Complete Dublin gateway project
- Implement streetscape project from U.S. 441 South/Joiner Gateway location into downtown Dublin
- Upgrade appearance of U.S. 441 entrance into Dublin from I-16
- Install new entrance signs at each gateway into East Dublin
- Beautify intersection of U.S. 80, U.S. 319, and GA 29, East Dublin

Opportunities:

- County building codes enforcement officer
- Environmental codes enforcement through County EMA
- County subdivision regulations
- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Active Keep Dublin-Laurens Beautiful Program
- Southside Dublin area revitalization/Enterprise Zone
- Dublin gateway project funding received in 2014

Issue 3: Growth management/natural and cultural resources protection

Needs:

- Proactively manage and guide growth and development and protect/conserve Laurens County community's significant natural and cultural resources through community investment and appropriate regulation
- Encourage growth compatible with existing rural character and quality of life
- Seek and promote development in areas already served by public infrastructure
- Pursue annexation, as needed, to extend municipal boundaries and infrastructure service areas

Opportunities:

- Ample undeveloped agricultural and forestry acreage

Issue 4: Protection, promotion, and enhancement of community's outdoor recreation/nature venues

Needs:

- Conserve/protect/upgrade/promote community's outdoor recreation/nature venues, including Hugh Gillis Public Fishing Area, two wildlife management areas (River Bend and Beaverdam), local and regional parks, Oconee River landings, and other outdoor/nature-based tourism venues in Laurens County
- Conserve and protect Oconee River in Laurens County, and promote for increased recreation usage
- Develop lighted walking track at Buckeye Park, East Dublin
- Complete extension of Oconee River Greenway in Laurens County and installation of amenities
- Expand/improve Dublin Riverwalk, including multi-use bike trail linked to Oconee River Greenway
- Support/promote bicycling through Laurens County, including improvements to bicycle corridors and related transportation especially along State Bike Route 40,

such as connecting with Dublin Riverwalk and hosting BRAG

Opportunities:

- Hugh Gillis Public Fishing Area
- Oconee River and its landings
- Two wildlife management areas in Laurens County (River Bend and Beaverdam)
- Buckeye Park, East Dublin, and its GoFish improvements and annual fishing tournament
- Oconee River Greenway
- Dublin Riverwalk, including planned multi-use bike trail connecting to Oconee River Greenway
- Cooperation with Georgia Department of Natural Resources

Issue 5: Rural character/quality of life preservation

Needs:

- Proactively protect community's rural character through community investment and appropriate regulation which encourage/support compatible uses
- Preserve community's natural beauty and unique landscapes, and encourage development compatible with the existing rural character
- Support/market continued agricultural land uses
- Promote/develop increased agri-tourism opportunities

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Historic small towns/cities
- Local festivals
- Lower cost of living
- Low crime rate

Issue 6: Compatible development/utilization of natural and cultural resources

Needs:

- Encourage and cultivate compatible uses/economic development of Laurens County's natural and cultural resources, as appropriate
- Promote increased usage of Oconee River, and maintain/upgrade landings, as needed
- Proactively manage/guide growth and development through community investment and appropriate regulation
- Promote increased agri-tourism, recreation, heritage, and nature-based tourism
- Encourage rehabilitation of historic resources for compatible new uses
- Support downtown revitalization efforts in Dublin and county's smaller municipalities

Opportunities:

- Increased usage of Oconee River, including public landings
- Buckeye Park, East Dublin
- Beaverdam and River Bend Wildlife Management Areas
- Hugh Gillis Public Fishing Area
- Historic resources, including Carnegie Library, Fred Roberts Hotel, Dublin Theater in Dublin; historic downtowns countywide; and other historic landmark structures and districts

Issue 7: Open spaces/agricultural/forestry uses viability

Needs:

- Maintain viability of open spaces and agricultural/forestry uses through traditional and alternative enterprises
- Encourage development of agri-businesses, agri-tourism, nature-based tourism, and other economic efforts supportive of agriculture and forestry
- Market agricultural/forestry uses

- Encourage local cultivation of new crops and other agricultural opportunities
- Preserve rural agricultural character
- Seek development compatible with and supportive of existing rural character
- Manage desired growth through appropriate land use and environmental regulations countywide

Opportunities:

- Unspoiled open spaces
- Low population density
- Agricultural/forestry traditional land uses
- Ag and Expo center
- Market on Madison farmers market in downtown Dublin
- Potential development of local agricultural museum in downtown Dublin

Issue 8: Protection of significant natural resources

Needs:

- Conserve/protect Laurens County community’s significant natural resources, including groundwater recharge areas, wetlands, floodplains, Oconee River, Dublin Water Supply Watershed, and other important natural resources, as well as open spaces and landscapes
- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and Oconee River corridor
- Complete development of and implement countywide water conservation plan to protect/improve Oconee River water quality
- Implement/test findings of City of Dublin’s Watershed Assessment Study
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through appropriate countywide land use and environmental regulations
- Preserve rural agricultural and forestry character

Opportunities:

- Environmental Conservation Ordinance
- Cooperation with Georgia Department of Natural Resources
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan
- Countywide water conservation plan being developed
- City of Dublin’s Watershed Assessment Study

Issue 9: Nature-based, recreation and bicycling tourism promotion

Needs:

- Promote increased nature-based, recreation, and bicycling tourism opportunities throughout Laurens County
- Conserve/protect Oconee River within Laurens County, and encourage its increased recreation usage through maintenance/upgrades of public landings, as needed
- Complete Dublin Riverwalk
- Extend Oconee River Greenway through Laurens County, and provide amenities
- Support/promote bicycling through Laurens County, including preparation of a local master plan, and development of multi-use bike trail along Dublin Riverwalk, including connections with Oconee River Greenway and State Bike Route 40, and other improvements to bicycle corridors
- Support existing community festivals, such as the month-long Dublin St. Patrick’s Day celebration, and develop others, as appropriate
- Promote increased usage of Buckeye Park and its GoFish Project improvements and all regional and local parks countywide
- Promote usage of Laurens County’s outdoor recreation/nature venues, including Hugh Gillis Public Fishing Area, River Bend and Beaverdam state wildlife management areas, local and regional parks, and other outdoor/nature-based tourism venues in Laurens County

Opportunities:

- Oconee River
- Dublin Riverwalk
- Oconee River Greenway
- Buckeye Park GoFish improvements/Annual GoFish tournament
- Hugh Gillis Public Fishing Area
- River Bend and Beaverdam state wildlife management areas
- Southern Pines Regional Park and other regional/local parks
- Dudley Little League
- Active Dublin-Laurens Chamber of Commerce
- Designation of Regional Visitor's Information Center at Dublin Exit 51 off I-16

Issue 10: Heritage/cultural tourism enhancement

Needs:

- Seek increased heritage tourism utilizing downtown Dublin and smaller municipalities and other Laurens County historic resources
- Expand Dublin local historic district to include downtown commercial area
- Preserve and recognize African-American Southside Neighborhood historic district, through listing in National Register of Historic Places and continued neighborhood revitalization/improvements
- Seek National Register listing for First African Baptist Church in Dublin and its promotion as tourist site
- Install Civil War Trail historic markers in Dublin/Laurens County
- Complete renovations to Dublin Carnegie Library for its use as local welcome center/multi-purpose space
- Relocate and re-establish Dublin-Laurens County Museum
- Develop agricultural museum in downtown Dublin
- Pursue development of African-American historical park in downtown Dublin
- Support existing community festivals, such as Dublin's month-long St. Patrick's Day celebration, and develop others, as appropriate

- Redevelop and expand Dublin’s Railroad Park, including relocating public safety monument to park

Opportunities:

- Dublin’s Main Street Program
- Carnegie Library as new Dublin-Laurens County Welcome Center
- Southside Neighborhood historic district
- First African Baptist Church, Dublin
- Civil War Trail Heritage markers
- Downtown Dublin and smaller municipalities
- Dublin’s month-long St. Patrick’s Day celebration and other local cultural events
- Dublin Theater
- Active Dublin-Laurens Chamber of Commerce
- Laurens County Historical Society
- Active Downtown Dublin Development Authority
- Dublin Certified Local Government (CLG) designation
- Designation of Regional Visitor’s Information Center at Dublin Exit 51 off I-16

Housing

Issue 1: Existing/new housing stock quality

Needs:

- Improve quality of existing and new housing stock through rehabilitation, removal, codes enforcement, regulation, and/or other means
- Improve and/or remove substandard housing/eliminate blight
- Develop countywide program for removal of dilapidated housing
- Utilize available state/federal programs, such as Community Development Block Grants (CDBGs), as appropriate
- Improve community aesthetics/appearance
- Continue neighborhood revitalization efforts in Southside Dublin area/Enterprise

Zone and other in-town neighborhoods, including Stubbs Park, Mincey Street, Stonewall, and Bellevue

- Update/expand coordinated, countywide land use/subdivision/manufactured housing regulations and code enforcement

Opportunities:

- Pursue CDBG, CHIP, and other public/private programs to rehabilitate low and moderate income housing
- County building codes enforcement officer
- Active Keep Dublin-Laurens Beautiful program
- Southside Dublin area revitalization/Enterprise Zone

Issue 2: Housing needs identification/assessment

Needs:

- Seek to identify local housing needs and specific areas of improvement in housing supply and types through inventory/assessment study(ies)
- Apply to participate in Georgia Initiative for Community Housing Program

Opportunities:

- Georgia Initiative for Community Housing program

Issue 3: Public/private partnership development to enhance local housing

Needs:

- Identify local housing needs
- Seek to develop public/private partnerships to enhance local housing availability and quality
- Seek assistance through designation as a Georgia Initiative for Community Housing program participant

Opportunities:

- Georgia Department of Community Affairs housing assistance programs
- Georgia Initiative for Community Housing program

Issue 4: Subdivision/manufactured housing/land use regulation and construction code enforcement

Needs:

- Update/expand coordinated and comprehensive land use planning/manufactured housing/land use regulations and construction code enforcement countywide
- Consider establishing joint construction codes enforcement for unincorporated Laurens County
- Rewrite Dublin zoning ordinance
- Develop countywide program to remove dilapidated housing units

Opportunities:

- Hired County codes enforcement officer (2011)
- County subdivision regulations (passed in 2010)
- Land use regulations in Dublin and East Dublin
- Georgia's Uniform Construction Codes adopted by County, Dublin, East Dublin
- Mobile home ordinances adopted in Cadwell (2013), Dexter (2011), East Dublin (2012), Montrose (2012), Rentz (2012)

Issue 5: Utilize state and federal programs

Needs:

- Encourage use of state and federal programs for affordable/quality housing and to encourage home ownership
- Identify local housing needs/specific areas of improvement in housing supply/types through inventory/assessment
- Seek to develop public/private partnerships to enhance local housing availability

and quality

- Investigate possible assistance through designation as a Georgia Initiative for Community Housing participant

Opportunities:

- Federal Housing and Urban Development (HUD), Georgia Department of Community Affairs Housing Programs, and others
- Georgia Initiative for Community Housing designation
- Community Development Block Grant (CDBG), CHIP funding for substandard housing rehabilitation/removal, supporting infrastructure, and related improvements

Issue 6: Residential development planning

Needs:

- Provide guidance for compatible housing development through infrastructure location
- Use existing infrastructure location to guide development
- Encourage infill development, when possible
- Develop a future infrastructure plan for Laurens County
- Guide/plan residential development using appropriate coordinated land use, subdivision, manufactured housing, environmental, and other regulations, as appropriate
- Rewrite Dublin zoning ordinance
- Develop countywide program to remove dilapidated housing units
- Utilize annexation, as needed, to extend municipal boundaries and infrastructure service areas

Opportunities:

- County codes enforcement officer hired in 2011
- County subdivision regulations passed in 2010

- Land use regulations in Dublin and East Dublin
- City of Dublin’s water/sewer infrastructure plan
- Georgia’s Uniform Construction Codes adopted by County, Dublin, and East Dublin
- Mobile home ordinances adopted in Cadwell (2013), Dexter (2011), East Dublin (2012), Montrose (2012), Rentz (2012)

Issue 7: Retiree attraction

Needs:

- Market/promote Dublin/Laurens County’s designation as a “Certified Retirement Friendly Community”
- Seek to attract retirees through promoting community’s excellent quality of life and amenities
- Promote regional hub/leader status in terms of healthcare, cultural opportunities, recreation, location, education, shopping, and other areas of interest to retirees seeking to relocate
- Develop/promote housing options attractive to retirees
- Seek Certified Retirement Friendly designation for East Dublin and Rentz
- Promote relatively low housing/living costs
- Improve community appearance/aesthetics

Opportunities:

- “Certified Retirement Friendly Community” designation for Dublin-Laurens County (the first in Georgia, 2012)
- Quality of life
- Quality local healthcare available at Fairview Park Regional Hospital, Carl Vinson VA Medical Center, through individual physicians/providers, and others
- Cultural, recreation, and educational opportunities
- Location near I-16 halfway between Savannah and Atlanta
- Low crime rate

- Retail shopping opportunities at Dublin Mall, downtown Dublin, and elsewhere
- Relatively low housing/living costs
- Fiber optic and wireless internet availability

Issue 8: Encourage diverse housing mix

Needs:

- Seek to encourage diverse housing mix of safe, quality housing, including affordable, rental, elderly, and compatible workforce housing
- Seek to identify local housing needs/specific areas of improvement in housing supply/types through inventory/assessment
- Strengthen/establish coordinated, comprehensive land use/subdivision/manufactured housing/code enforcement regulations
- Continue development of loft apartments and other residential uses in downtown Dublin

Opportunities:

- Georgia Department of Community Affairs and other housing assistance programs
- Georgia Initiative for Community Housing designation
- Existing loft apartments and others under construction in downtown Dublin

Issue 9: Dublin in-town neighborhood revitalization

Needs:

- Continue revitalization measures/programs for Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, and Bellevue
- Complete infrastructure upgrades currently underway in Southside neighborhood
- Continue recruiting commercial development for Southside neighborhood
- Complete Southside National Register of Historic Places nomination

Opportunities:

- CDBG funded infrastructure upgrades underway in Southside neighborhood
- Piggly Wiggly grocery store and Dollar General opened in Southside neighborhood (2013)

Land Use

Issue 1: Growth management/compatible development

Needs:

- Address growth management through planning, appropriate regulation, and code enforcement
- Update/expand coordinated and comprehensive countywide land development regulations, including subdivision and manufactured housing standards
- Continue downtown revitalization efforts in Dublin and smaller municipalities
- Preserve agricultural and forestry land uses
- Preserve rural character/quality of life
- Utilize infrastructure to guide growth
- Encourage compatible infill development and location of use management
- Improve transportation facilities
- Pursue annexation, as needed, to extend municipal boundaries and infrastructure service areas

Opportunities:

- Dublin and smaller municipalities downtown revitalization
- Ample agricultural and forestry acreage
- Land use regulations in Dublin and East Dublin
- County subdivision regulations (2010)
- County codes enforcement officer (2011)
- City of Dublin's water/sewer infrastructure plan

- Mobile home ordinances adopted in Cadwell (2013), Dexter (2011), East Dublin (2012), Montrose (2012), Rentz (2012)

Issue 2: Subdivision/manufactured housing/land use planning/growth management/code enforcement

Needs:

- Update/expand coordinated countywide land development regulations, including subdivision and manufactured housing standards
- Consider establishing joint codes enforcement for unincorporated Laurens County
- Rewrite Dublin zoning ordinance
- Develop countywide program to remove dilapidated housing units

Opportunities:

- Laurens County codes enforcement officer (2011)
- Laurens County subdivision regulations (2010)
- Land use regulations in Dublin and East Dublin
- Georgia's Uniform Construction Codes adopted by County, Dublin, and East Dublin
- Mobile home ordinances adopted in Cadwell (2013), Dexter (2011), East Dublin (2012), Montrose (2012), Rentz (2012)

Issue 3: Compatible development/utilization

Needs:

- Implement/enforce updated coordinated countywide land use/subdivision/manufactured housing regulations
- Preserve agricultural and forestry land uses
- Preserve rural character/quality of life
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth

Opportunities:

- Land use regulations in Dublin and East Dublin
- Laurens County subdivision regulations (2010)
- Mobile home ordinances in Cadwell, Dexter, East Dublin, Montrose, and Rentz
- City of Dublin's water/sewer infrastructure plan

Issue 4: Infill development

Needs:

- Encourage infill development and location of use management
- Utilize infrastructure to guide growth
- Continue downtown revitalization efforts in Dublin and smaller municipalities

Opportunities:

- Dublin and smaller municipalities downtown revitalization

Issue 5: Rural character/quality of life protection

Needs:

- Maintain rural character/quality of life preservation through community investment and appropriate regulation which encourage/support compatible uses
- Preserve open spaces and agricultural/forestry land uses through land development regulations, conservation use easements, and other means
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth
- Market continued agricultural land uses
- Promote/develop increased agri-tourism

Opportunities:

- Ample undeveloped agricultural and forestry acreage

- Historic small town/cities
- Local festivals

Issue 6: Agricultural/forestry uses viability

Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism
- Market agricultural/forestry uses
- Promote/develop agri-tourism venues and events
- Work to support/enhance local agriculture and agribusiness
- Seek development compatible with and supportive of existing rural/agricultural character
- Encourage local cultivation of new crops and other agricultural enterprises

Opportunities:

- Low population densities
- Market on Madison downtown Dublin farmers market
- Ag and Expo Center

Issue 7: Community appearance/aesthetics

Needs:

- Improve general community appearance/aesthetics through code enforcement, active Keep Dublin-Laurens Beautiful program, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private funding to assist with improvements
- Continue downtown revitalization efforts in Dublin and the county's smaller

municipalities as appropriate, including additional streetscape improvements, as needed

- Continue neighborhood revitalization efforts in Southside Dublin area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, and Bellevue
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Develop program for removal of dilapidated housing
- Complete Dublin gateway project
- Implement streetscape project from U.S. 441 South/Joiner Gateway location into downtown Dublin
- Upgrade appearance of U.S. 441 entrance into Dublin off I-16
- Install new entrance signs at each gateway into East Dublin
- Beautify intersection of U.S. 80, U.S. 319, and GA 29, East Dublin

Opportunities:

- County building codes enforcement officer
- Environmental codes enforcement through County EMA
- County subdivision regulations
- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Active Keep Dublin-Laurens Beautiful program
- Southside Dublin area revitalization/U.S. 441 Corridor/Enterprise Zone
- Dublin gateway project funding received in 2014

Issue 8: Protection of significant natural resources

Needs:

- Conserve/protect Laurens County community's significant natural resources, including groundwater recharge areas, wetlands, floodplains, Oconee River,

Dublin Water Supply Watershed, and other important natural resources, as well as open spaces and landscapes

- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and Oconee River corridor
- Complete development and implement countywide water conservation plan to protect/improve Oconee River water quality
- Implement/test findings of City of Dublin's Watershed Assessment Study
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through appropriate countywide land use and environmental regulations
- Preserve rural agricultural and forestry character

Opportunities:

- Environmental Conservation Ordinance
- Cooperation with Georgia Department of Natural Resources
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan
- Countywide water conservation plan being developed
- City of Dublin's Watershed Assessment Study

Issue 9: Annexation

Needs:

- Utilize annexation, as needed, to extend municipal boundaries and infrastructure service areas
- Consider annexation into municipalities of areas where municipal services are extended

Opportunities:

- Previous annexations into Dublin, Dudley, East Dublin, and Montrose

Issue 10: Dublin’s Bellevue Avenue local historic district expansion/significant historic properties preservation

Needs:

- Seek to extend Bellevue Avenue local historic district to include downtown Dublin commercial historic district
- Complete Phase I of Dublin citywide Historic Resources Inventory
- Pursue designation of additional local historic districts
- Seek funding and additional assistance available to Georgia Certified Local Governments, as needed, to assist local historic preservation efforts in Dublin
- Support preservation of significant historic resources countywide

Opportunities:

- Dublin’s Certified Local Government (CLG) designation
- Bellevue Avenue local historic district
- Dublin historic resources survey being updated
- Dublin Downtown Development Authority
- Dublin Main Street Program
- Laurens County Historical Society
- Downtown revitalization efforts in Dublin and smaller municipalities

Issue 11: Dublin neighborhood revitalization

Needs:

- Continue revitalization measures/programs for Southside Dublin/U.S. 441 Corridor area/Enterprise Zone and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, and Bellevue
- Complete infrastructure upgrades currently underway in Southside neighborhood/along U.S. 441 Corridor
- Continue recruiting commercial development for Southside neighborhood
- Complete Southside National Register of Historic Places nomination

Opportunities:

- CDBG funded infrastructure upgrades underway in Southside neighborhood
- Piggly Wiggly grocery store and Dollar General opened in Southside neighborhood (2013)
- Transportation Enhancement (TE) projects, solar lights along U.S. 441 Corridor
- Enterprise Zone designation

Community Facilities and Services

Issue 1: Water/sewer infrastructure

Needs:

- Continue to utilize/maintain current Dublin water-sewer infrastructure master plan
- Upgrade water/sewer infrastructure, and extend service provision, as needed, in Dublin and Laurens County's smaller municipalities to promote future development and enhance quality of life
- Install water/sewer infrastructure to Heart of Georgia industrial mega site
- Continue to utilize/keep current City of Dublin's water-sewer infrastructure master plan
- Develop Laurens County infrastructure plan
- Upgrade water and sewer lines in areas of Dudley, and upgrade inflow/infiltration system into treatment pond
- Complete replacement of water filters at Dudley water plant
- Seek/complete drainage improvements in Cadwell, Dublin (Brookwood, Pineridge, Academy St., Camilla St., Stonewall St., Sunny Lane), East Dublin, and Rentz
- Continue upgrading telecommunications infrastructure and add more public Wi-Fi (Dublin)
- Replace remaining 2/3 water/sewer lines in Dexter
- Investigate possibly converting to sprayfield for solid waste disposal in Dexter

- Complete water/sewer upgrades in Southside neighborhood, Dublin
- Replace City of Dublin's #1 groundwater well (due to well casing failure of 1936 well)
- Construct equalization basin at Dublin wastewater treatment plant
- Rehabilitate I&I sewer system in downtown Dublin
- Repair sewer system/lines at/near Dublin Mall, Cypress Drive, Earlwood subdivision, Barton Drive
- Complete upgrading/expansion of sewage collection lines in Jordan Street area and at East Dublin wastewater treatment pond
- Replace 100 water meters annually in East Dublin
- Upgrade pumping station in Rentz

Opportunities:

- City of Dublin water-sewer infrastructure master plan
- Community Development Block Grant (CDBG) and other potential federal/state funding sources
- Water/sewer service extended along U.S. 441 Bypass (2013) and sewer service along Firetower Road and U.S. 441, Dublin
- Completion of Dublin's downtown sewerage system rehabilitation and Dublin Branch sewerage relocation project (2012)
- Drainage improvements along Creek and Northside drives in East Dublin (2013)
- Replacement of 1/3 of water/sewer lines in Dexter (2013)

Issue 2: Fire service

Needs:

- Seek to improve fire service countywide, including provision of adequate training, facilities, and equipment
- Maintain/upgrade/expand aging, existing fire safety infrastructure/equipment and enhance services to improve fire protection and quality of life and attract desired growth and development countywide

- Conduct comprehensive study of current rural fire services in Laurens County to identify steps for improvement
- Construct new Dudley fire station

Opportunities:

- Completion of countywide rural fire services study
- Completion of new fire stations in/at Marie Church area (2012), Buckeye (with voting precinct, 2011), industrial park near I-16 (2014)
- New turnout gear purchased for volunteer fire department in Dexter (2013) and Rentz (2013)
- Rentz's purchase of used fire truck (2013)
- Town of Rentz's low ISO rating of 4
- Water system upgrades in Dexter, Dublin, and East Dublin

Issue 3: Educational facilities/services

Needs:

- Maintain quality educational facilities/programs/services, including post-secondary, to enhance educational and technological opportunities
- Increase high school graduation rate
- Reduce high illiteracy rate
- Continue to support enhanced educational/technological opportunities through expansion/improvements, as needed, at Middle Georgia State College/Dublin Campus and Oconee Fall Line Technical College

Opportunities:

- Laurens County and City of Dublin public school systems
- Trinity Christian School
- Middle Georgia State College/Dublin Campus
- Oconee Fall Line Technical College

Issue 4: Public safety/emergency medical

Needs:

- Continue to upgrade/increase public safety/emergency medical facilities, manpower, and services, as needed, countywide
- Continue to provide adequate training of public safety/emergency medical personnel and upgraded equipment, as needed
- Promote/continue to utilize current Code Red or similar emergency alert program
- Upgrade equipment for Laurens County Sheriff's Department
- Install City-owned security cameras throughout Dublin to help fight crime
- Install lighting at all intersections along U.S. 441 Bypass
- Purchase a new rescue truck for East Dublin, as well as a new police vehicle annually

Opportunities:

- Construction of new Dublin Police Department and courtroom facility on old Mindis Recycling site (2012)
- Citywide neighborhood watch program established in East Dublin (2010)
- Three new tornado sirens installed in East Dublin (2013)

Issue 5: Recreation facilities/programs/activities

Needs:

- Maintain/improve existing parks/recreational facilities, as needed, and develop new facilities/programs/activities countywide and those in smaller communities
- Replace lighting at ball field and resurface basketball and tennis courts in Cadwell
- Renovate exterior and remodel interior of Cadwell Community Center
- Redevelop/expand Railroad Park in Dublin, and relocate public safety monument to park
- Establish African-American Historical Park in downtown Dublin
- Continue to upgrade Southern Pines Recreational Complex through additional

facilities

- Establish new park adjacent to Boys and Girls Club building in Dudley
- Construct lighted walking track at Buckeye Park in East Dublin
- Establish new playground and install new walking track in Montrose
- Develop new recreation area for teens in Rentz
- Seek to improve Rentz city park through addition of tables, grilling area/grills, new restrooms, and other amenities
- Continue to make bicycle, pedestrian, trail connections/improvements to Oconee River Greenway/Dublin Riverwalk/State Bike Route 40/downtown/elsewhere

Opportunities:

- Existing parks/recreation facilities throughout Laurens County and its municipalities
- Recently completed Bicentennial Park in downtown Dublin
- Oconee River Greenway
- Dublin Riverwalk
- Two new picnic shelters constructed at Cadwell city park (2010)
- Southern Pines Recreational Complex, including addition of splash park and soccer fields (2013)
- Buckeye Park’s participation in Georgia GoFish program resulting in facilities improvements (new restrooms and playground, paved parking area) and establishment of annual fishing tournament on Oconee River (East Dublin)
- Hugh Gillis Public Fishing Area
- Beaverdam and River Bend wildlife management areas
- Oconee River and its public landings

Issue 6: Oconee River Greenway/Dublin Riverwalk development

Needs:

- Continue to develop facilities and amenities along, and connections to, the Oconee River Greenway and Dublin Riverwalk

- Complete extension of Oconee River Greenway to Riverview Golf Course and Dublin Country Club
- Prepare master plan for development of State Bike Route 40 through Dublin and along the Oconee River
- Establish nature trails and animal/plant refuges along the banks of the Oconee River in conjunction with greenway development

Opportunities:

- Oconee River Greenway
- Dublin Riverwalk
- Oconee River Greenway Authority

Issue 7: Transportation access/quality

Needs:

- Seek/promote transportation improvements (highway, airport, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts, future growth, and quality of life
- Improve transportation access/quality, such as completing 4-laning of Hillcrest Parkway from U.S. 80 to U.S. 441 North and Springdale Road/Brookwood Drive Corridor in Dublin
- Continue streetscape improvements in Dublin, including from U.S. 441 South/Joiner Gateway location into downtown and others
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Complete TIA-listed projects, including intersection improvements at Claxton Dairy Road and Moore Street
- Complete new Oconee River bridge at Blackshear Ferry
- Complete improvements to Springdale Road and Brookwood Drive corridor in Dublin
- Improve/expand sidewalk connectivity, especially those connecting downtowns

and other community magnet uses

- Construct more sidewalks in Dublin to encourage/improve pedestrian walkability
- Improve bicycle/pedestrian facilities, including bicycle corridors along State Bicycle Route 40
- Prepare master plan for development of State Bike Route 40 through Dublin and along the Oconee River
- Construct new sidewalks along Proctor Street in Rentz
- Purchase new chipper and vacuum machine for East Dublin Street Department
- Improve/promote bicycle infrastructure, support facilities, and events, such as hosting BRAG/tourism and transportation connectivity through county
- Continue to maintain/upgrade W.H. “Bud” Barron Airport as modern airport facility through infrastructure/equipment upgrades/maintenance, as needed, including runway repairs
- Replace outdated or illegible signage in Cadwell, and purchase new street maintenance equipment
- Seek 3-laning of Soperton Ave. (GA 29) from Savannah Avenue (U.S. 80) to Oakwood Drive, East Dublin
- Install curb, gutter, and sidewalk from existing East Dublin city limits on Buckeye Road and Wrightsville, Savannah, and Soperton avenues
- Improve six major gateways into Dublin with signage/landscaping
- Install new entrance signs into East Dublin
- Beautify intersection of U.S. 80, U.S. 319, and GA 29, East Dublin

Opportunities:

- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Completed U.S. 441 Bypass (2012)
- Connector road to Woodlawn Road completed, Dublin (2010)
- GA 199 rerouted into GA 29, East Dublin (2014)
- I-16 proximity
- Upgrades at W.H. “Bud” Barron Airport
- Rail service

- Left turn signal installed for east bound on Central Drive at Nathaniel Drive, East Dublin (2011)
- All Montrose streets paved (2012)
- Upgraded sidewalks along Railroad Street, Rentz

Issue 8: Cultural and museum facilities/services/programs

Needs:

- Support local cultural and museum facilities, and enhance service/programs as feasible
- Promote local cultural resources/opportunities, such as St. Patrick’s Day and other festivals, Dublin Theater, education programs, and museums for tourism, enhanced quality of life, and new resident/retiree attraction
- Relocate/establish new Dublin-Laurens County Museum
- Establish agricultural museum in downtown Dublin
- Pursue development of African-American historical park in downtown Dublin
- Support existing community festivals, including Dublin’s month-long St. Patrick’s Day celebration, and develop others, as appropriate
- Continue exterior renovations and remodel interior of Cadwell Community Center
- Complete remodeling of Dexter Community Center
- Establish Artists in Residence program in Dublin
- Complete Carnegie Library rehabilitation as welcome center/art gallery/multi-purpose space
- Complete renovation of building for Rentz community center
- Encourage development of additional local entertainment venues

Opportunities:

- Dublin-Laurens County Museum collections and Laurens County Historical Society
- Friends of Carnegie Library
- Dublin Theater

- Dublin Main Street Program
- St. Patrick's Day Festival and others
- Middle Georgia State College/Dublin Campus
- Oconee Fall Line Technical College
- Active Dublin-Laurens Chamber of Commerce

Issue 9: Governmental facilities/services

Needs:

- Provide/maintain adequate government facilities and services, and enhance as needed
- Complete Laurens County Courthouse renovations
- Renovate interior of Cadwell City Hall
- Purchase new tractor for Dexter
- Make improvements to Cross Creek Cemetery, Dublin
- Seek to increase citizen participation in local government and information distribution via social media applications (Dublin)
- Construct new Dudley City Hall
- Seek to construct new senior citizens center in East Dublin

Opportunities:

- New Buckeye voting precinct and fire station completed in 2011
- New maintenance barn built in Cadwell (2013)
- Dexter purchased new zero-turn lawn mower (2012)
- New Montrose town hall completed in 2011
- New Rentz town hall completed in 2011

Issue 10: Local health care access/regional hub status

Needs:

- Continue to maintain and upgrade local health care facilities and services at

Fairview Park Hospital, Carl Vinson VA Medical Center, and other providers, and continue status as regional healthcare hub

- Complete upgrades to Laurens County Health Department’s facilities and services

Opportunities:

- Fairview Park Hospital
- Carl Vinson VA Medical Center
- Local physicians and other healthcare professionals
- Regional healthcare hub status
- Laurens County Health Department
- Free health clinic in Rentz (2014)
- Air Evac service for transport of patients needing trauma or other more specialized care than available locally

Issue 11: Solid waste management/recycling

Needs:

- Continue to maintain Laurens County’s state-of-the-art Subtitle D landfill through technological and/or other improvements, as needed
- Continue to promote usage of local solid waste/recycling convenience centers
- Maintain existing county contract(s) with private entities or others for collection and disposal of recyclable materials
- Seek to expand local recycling efforts, as feasible
- Continue to develop additional sanitation collection sites/convenience centers countywide, as needed, including in Dexter

Opportunities:

- State-of-the-art Subtitle D Laurens County Landfill
- Single stream recycling countywide and hub for Region
- City of Dublin single stream recycling process (converted in 2010)
- Convenience centers in Cadwell, Dudley, and Montrose

- Current County contracts with Evans Disposal for collection of recyclable materials and SP Fibers to properly dispose of them
- Active Keep Dublin-Laurens County Beautiful program

Issue 12: DSL/fiber optic/wireless availability

Needs:

- Actively promote countywide access to DSL/fiber optic communications and available fiber optic loop and wireless connectivity in Dublin to support existing and help attract new business/industry
- Continue to improve Dublin's telecommunications infrastructure, including adding more public Wi-Fi
- Continue to update telecommunications infrastructure and service countywide, as needed, to maintain current
- Improve citizen participation and information distribution via social media applications

Opportunities:

- Countywide access to DSL/fiber optic communications and wireless connectivity in Dublin

Issue 13: Local media

Needs:

- Continue support for and utilize local media to help keep public informed

Opportunities:

- Local media (local access Cable TV 35)
- *Dublin Courier Herald* daily newspaper
- Local ownership of local newspapers in Region

Issue 14: Local clubs/organizations

Needs:

- Continue to utilize local clubs/organizations to participate actively in civic efforts/projects

Opportunities:

- Active clubs and civic organizations in Laurens County community
- Laurens County Historical Society
- Dudley Little League
- Active Dublin-Laurens Chamber of Commerce
- Laurens/Johnson Boys and Girls Club in Dudley

Intergovernmental Coordination

Issue 1: Local, regional, state cooperation

Needs:

- Maintain/enhance local, regional, and state cooperation
- Coordinate planning/growth management
- Continue support for development of Heart of Georgia industrial mega site along I-16
- Continue active participation in Laurens-Treutlen Joint Development Authority

Opportunities:

- Existing Industries Committee
- Existing local and regional public safety/fire service cooperation
- Participation on Heart of Georgia Altamaha Regional Commission
- Oconee River Greenway Authority
- Laurens/Johnson Boys and Girls Club in Dudley
- Solid waste/recycling coordination countywide

- Laurens-Treutlen Joint Development Authority

Issue 2: Service delivery

Needs:

- Seek services sharing/cooperation/consolidation/coordination/joint delivery whenever feasible
- Establish countywide program for removal of dilapidated housing
- Conduct comprehensive study on current rural fire services in Laurens County

Opportunities:

- Consolidated Government Study (requested by Dublin-Laurens Chamber of Commerce)
- Laurens County rural fire services study

Issue 3: Coordinated planning/growth management

Needs:

- Establish countywide program for removal of dilapidated housing

Opportunities:

- County codes enforcement officer (2011)
- Heart of Georgia industrial mega site development along I-16
- County subdivision regulations adopted in 2010
- Georgia's Uniform Construction Codes adopted by County, Dublin, East Dublin
- Manufactured housing ordinances adopted in Cadwell (2013), Dexter (2011), East Dublin (2012), Montrose (2012), Rentz (2012)

ECONOMIC DEVELOPMENT

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Laurens County. Much of Laurens County's early growth resulted first from Oconee River commerce, and then, more importantly, from railroad establishment in the late 1800s. The Carl Vinson V.A. Medical Center, the location of I-16 along with other improving highways, the county's central location between Georgia's metro areas, and success in diversifying and transforming local industry, have stabilized and stimulated growth in the county. Establishing itself as a regional leader in retail service, health care, and jobs have distinguished Dublin/Laurens County. The opening of I-16, the four-laning of U.S. 441 North, and improvements to rail and airport service have further opened doors of growth, opportunity, and exposure for the Laurens County community.

Laurens County was an early frontier area of Georgia, settled because of its natural beauty, fertile soils, and abundant pine forests, and access to the Oconee River. Its growth explosion followed economic growth and the further opening of outside markets with the arrival of the Wrightsville and Tennille Railroad and other railroads in the 1880s/1890s. The abundant natural resources provided for important economic opportunities, and a profitable cotton, and then lumber and naval stores industry resulted. Local entrepreneurs, outside investment, and improvement of infrastructure have always been important to Laurens County. The county's architecture, character, and many natural and cultural resources have always attracted attention and investment. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 441, U.S. 80 and I-16. The Oconee River, the Beaverdam and River Bend wildlife management areas, the Hugh M. Gillis Public Fishing Area, and Dublin's St. Patrick's Day Festival have been calling cards of the community's outside natural

resources and beauty. Quality of life, family orientation, devotion to culture and heritages, small-town charm, outdoor scenic beauty, and celebration of local heritage are local economic strengths and opportunities available today for supporting and developing additional economic development opportunities. These efforts are already paying dividends through the location of retirees, new residents, and the first U.S. location of international businesses. The community truly is a “Green and Growing Jewel and Region Hub of Commerce, Home, Heritage, and Health” offering many facets of charm and opportunity.

There are continuing needs for Laurens County’s economic development. Incomes in Laurens County remain relatively low, ranking about 75 percent that of the state. The per capita money income in Laurens County as reported by the Census Bureau for 2008-2012 is \$18,936, compared to \$25,309 in Georgia as a whole. Median household income is \$35,912, again about 75% that of Georgia. About one-fourth of Laurens County citizens are in poverty, compared to only 17% in Georgia as a whole. This high poverty has persisted for a number of decades. Despite recent job recruitments, there have also been setbacks, and there are needs for more jobs. Unemployment in the county was 10.5% in 2013, considerably more than Georgia’s 8.2%, and much higher than the U.S.’s 7.4%. The good news is that over 85 percent of county workers do work inside Laurens County. Job skills of local residents are also somewhat of a concern; about 26% of local residents are without a high school diploma compared to 16% statewide.

There are opportunities and cause for optimism for economic development in Laurens County as well. Employment within the county remains concentrated within manufacturing (11%), government (24%), retail trade (14%), and healthcare (16%) sectors. This reflects the stability and importance of the healthcare, hospitals and other facilities, as well as the local schools and technical college. Laurens County does remain a regional leader in many categories providing nearly 20,000 jobs, and about one in six of jobs regionwide. There are additional opportunities related to the abundant fields and forests and outstanding natural resources of the county, and the county’s location and transportation access. The cost of living in Laurens County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of overall high quality of life, attractive open spaces, and a verdant landscape punctuated by outstanding natural resources

and outdoor recreation opportunities. The same can be said for location of business and entrepreneurial opportunities, particularly given county history and recent successes in having foreign companies locate their first U.S. plants within the community. These advantages and opportunities have been recognized by the private sector as evidenced by the planned development of a private industrial mega site along I-16.

The Laurens County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Laurens County.

Address Low Educational Levels/Improve Jobs Skills

Laurens County will continue to support its local school systems, Oconee Fall Line Technical College, and the Dublin campus of Middle Georgia State, and regional Workforce Investment Act programs. It will develop public/private partnerships through its Chamber of Commerce, civic groups, and continuing intergovernmental cooperation particularly on the regional levels. The Great Promise Partnership will be investigated, and other local programs will be supported. The retention of local graduates through enhanced opportunities will be pursued. Certified Literate Community participation will continue.

Support/Enhance/Maintain Viability of Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. Support of existing forest industries and uses will be maintained. The Market on Madison farmers market and the Southern Pines Ag and Expo Center will be utilized for market expansion and exposure, and general promotion.

Develop/Maintain Necessary Infrastructure

The Laurens County community will jointly work to solve any infrastructure deficiencies, including highway needs, drainage issues, and otherwise individually address water/sewer and other needs. The lack of appropriate broadband telecommunications access, particularly outside Dublin, will also be addressed. Dublin's innovative water/sewer service master plan, and other infrastructure plans, will continue to be implemented to improve/expand service, and maintain excess capacity for commercial, industrial, and residential uses.

Nurture Existing Businesses/Entrepreneurs

The Laurens County community will work through its Development Authority and Chamber of Commerce, and in cooperation with Oconee Fall Line Technical College and state agencies, to meet local industry and business needs and encourage expansions and new local business development. The community will utilize the Chamber's Existing Industries Committee, state Entrepreneur Friendly Community designation, and other avenues to accomplish this.

Attract New Businesses

The Laurens County community, through its Development Authority, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will work diligently to effect economic development through a multi-faceted approach. Downtown revitalization, tourism enhancement, and development of a new airport industrial park and other infrastructure improvements will all be emphasized. Support of the new private industrial mega site will also be employed.

Promote/Enhance Tourism

Laurens County's Oconee River, the Beaverdam and River Bend Wildlife Management Areas, the Hugh M. Gillis Public Fishing Area and outdoor amenities; the St. Patrick's Day Festival, other festivals, museums, and community centers; bicycle facilities and events; many historic structures; its location along I-16, U.S. 441, and U.S. 80; its farms and scenic countryside; its existing downtown revitalization; its culture/arts; the Dudley Little League; East Dublin's Buckeye Park; Montrose's Haunted School, and more offer much more potential to increase visitors. The community already has much momentum.

Improve Transportation Access/Quality

The recently passed regional T-SPLOST will result in many needed local resurfacing and other road improvements which will enhance the community as a place to live and work. The new bridge across the Oconee River and the Hillcrest Parkway improvements in Dublin will open up other opportunities for job creation, as well. The completion of widening of U.S. 441 under Georgia's GRIP program would bring more usage and travelers to the county. These and other improvements could enhance local travel, bring more visitors, and make business markets more accessible. It would also make it easier to live or retire in Laurens, but work or travel elsewhere. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The W.H. "Bud" Barron airport and its continued improvement are also important.

Revitalize Downtowns

The historic fabric and available buildings in downtown Dublin, in particular, and a more limited way in the other municipalities, allow for additional opportunity, even as much already is being realized. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride, community cooperation and further avenues for community use and celebration. They also can stimulate private investment. The further implementation of preserving and improving

surrounding historic neighborhoods and connecting them to Downtown Dublin, and facilitating expansion improvement of the Dublin Riverwalk and Oconee River Greenway will also help.

Support/Continue Development of Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The newly developing Bud Barron Industrial Park does need the provision of additional improvements. A new speculative building was established in 2013. Services and marketing have to stay ahead of opportunities, especially given recent local successes in industrial recruitment.

Support Private Heart of Georgia Industrial Mega Site

Laurens County has an excellent opportunity to promote many advantages and location through development of this mega site by the private sector, utilizing their investment and promotion at little local public cost. It is a win/win situation with someone else doing the heavy lifting. It will only enhance and accent local job recruitment.

Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. An active chamber of commerce, development authority, and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships, and support of the private industrial mega site offer much potential and benefit.

Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community overall has developed individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated

efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist. There is already built in local support given the community's success in preserving the natural and built environment, and utilizing the culture, arts, and history of the community.

Retiree Attraction

Laurens County's location and high quality of life are already paying economic dividends. These advantages can be attractive to retirees as well, especially given the outstanding health care available locally. The community has recognized this through seeking and receiving designation as a Certified Retirement Friendly Community in 2012, the first in Georgia.

Support VA Hospital/Oconee Fall Line Technical College/Middle Georgia State College Dublin Campus

As noted earlier, the Carl Vinson VA Medical Center Complex has been a very important continuing contributor to a stabilized local economic base. Educational facilities like Oconee Fall Line Technical College and Middle Georgia State College/Dublin Campus are also crucial to a diversified and stable economy, and educational levels/job skills improvement so critical to today's economy. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

Utilize/Promote/Conserve Outdoor Amenities/Natural Resources

The fields, forests, and rich natural resources of Laurens County have always been important to community and economic development within the county, and remain so today. Much of the community's high quality of life rests with the Oconee River, the two WMAs, the Hugh M. Gillis Public Fishing Area, and local heritage preservation and celebration efforts. These amenities are treasured both for their contribution to quality of life and economic development.

Regional Hub Development

Dublin and Laurens County and its other municipalities have become recognized leaders in retail, job creation, infrastructure/services, health care, rural schools, attention to historic preservation, culture, patronage of the arts. It is a model for rural development across Georgia and beyond. Continued cultivation and support of this status is necessary and will continue to pay dividends in community and economic development.

Promote DSL/Fiber Optic/Wireless Availability

Dublin created an early loop of fiber optic capability, primarily for business and government use. Broadband availability is now recognized as one of the top requirements for economic development attraction. This availability needs to be expanded to include residential users and expanded countywide.

LAND USE

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future

plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.

Laurens County and its municipalities are united in their vision and desires for growth. Despite being a regional center in many areas, it remains a rural county with abundant natural and cultural resources, great natural beauty, fortuitous location, continuing success diversifying economically, excellent infrastructure, much pride in family and heritage, and many other assets for growth. The community's vision for its growth and development is one that protects and utilizes its natural and cultural resources and landscape to continue growth and development conducive to maintaining its regional leadership, and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities, developed areas and along I-16. Agricultural and particularly forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. The natural beauty, landscape, and preserved historic landmarks would be utilized for tourism development and treasured for their quality of life contributions. Downtown revitalization and attention to developing cultural and arts programs and facilities would be integral components to the extraordinary high quality of life. Commercial and industrial growth would be compatible and supportive of continued

agricultural/forestry/conservation uses, and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While technically only the municipalities having a zoning ordinance are required to have a Land Use element in its comprehensive plan under the new DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

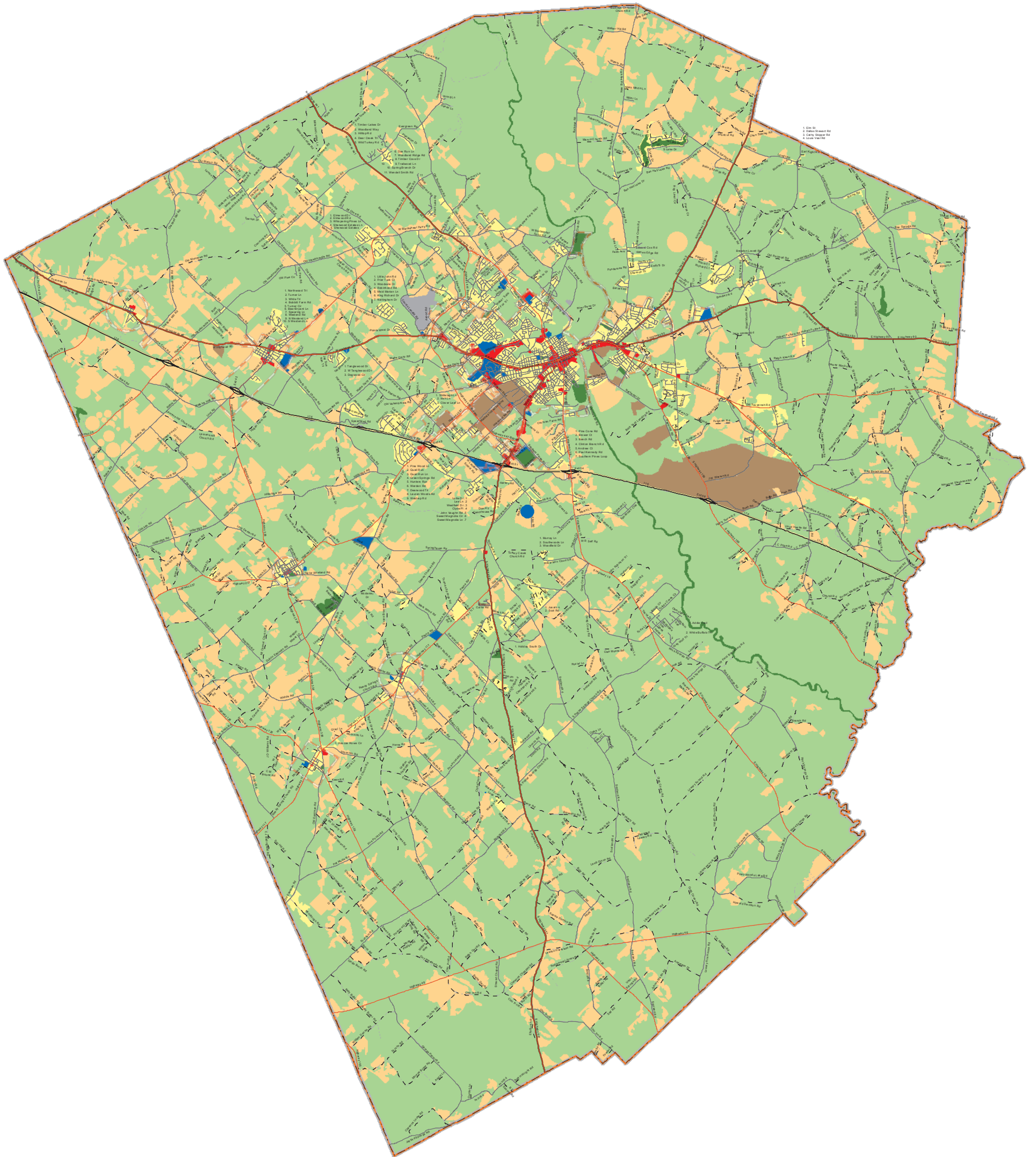
Existing Land Uses. Existing land use patterns for Laurens County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and

defined in the planning standards as below.

- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.
- **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.
- **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.
- **Transportation/Communications/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.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, golf courses, recreation centers or similar uses.
- **Agriculture.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.
- **Forestry.** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

Laurens County Existing Land Use Map



Legend

Highway Type

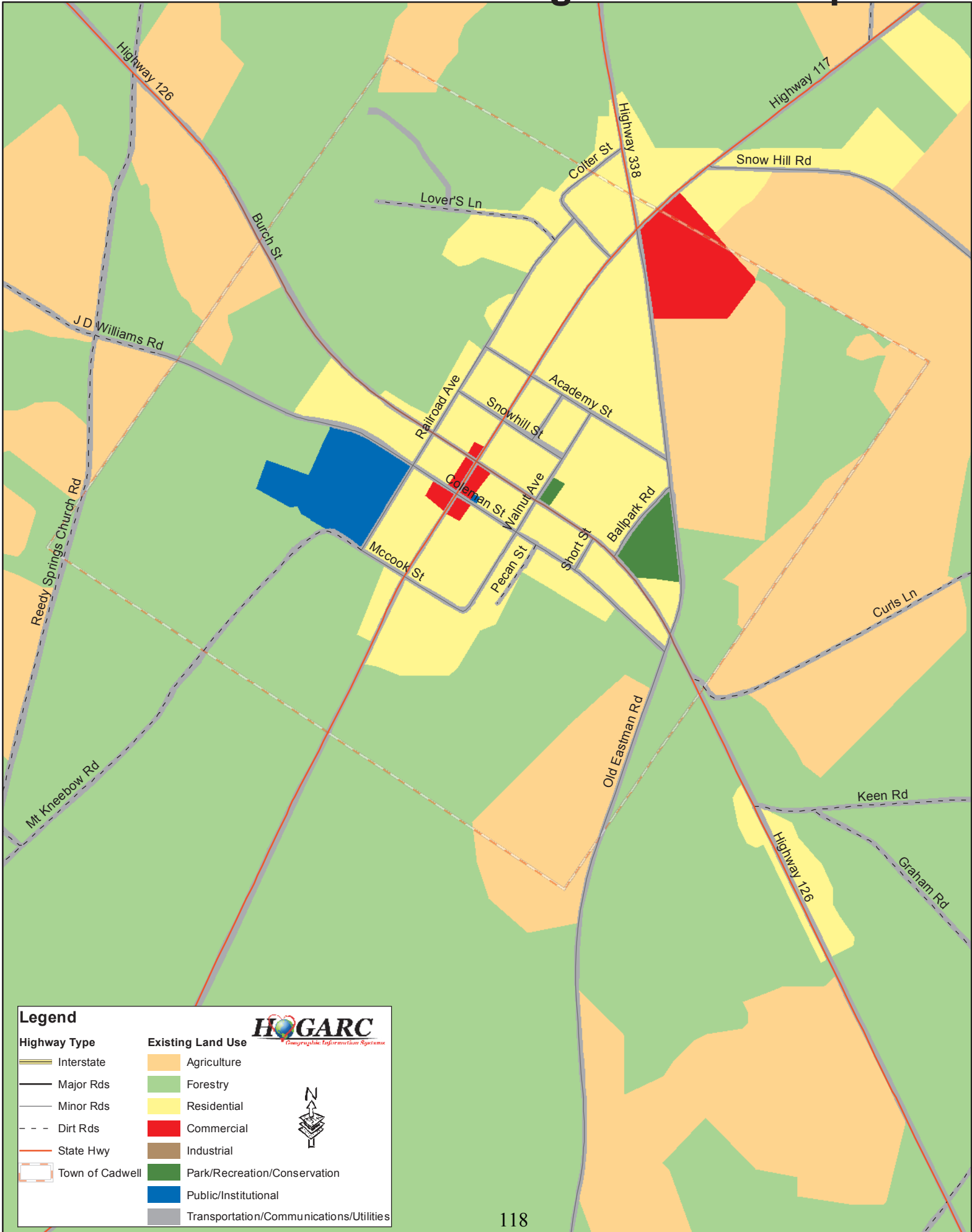
- Interstate
- Major Rds
- Minor Rds
- - - Dirt Rds
- State Hwy

- City Limits
- County Boundary

Existing Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Town of Cadwell Existing Land Use Map



Legend

Highway Type

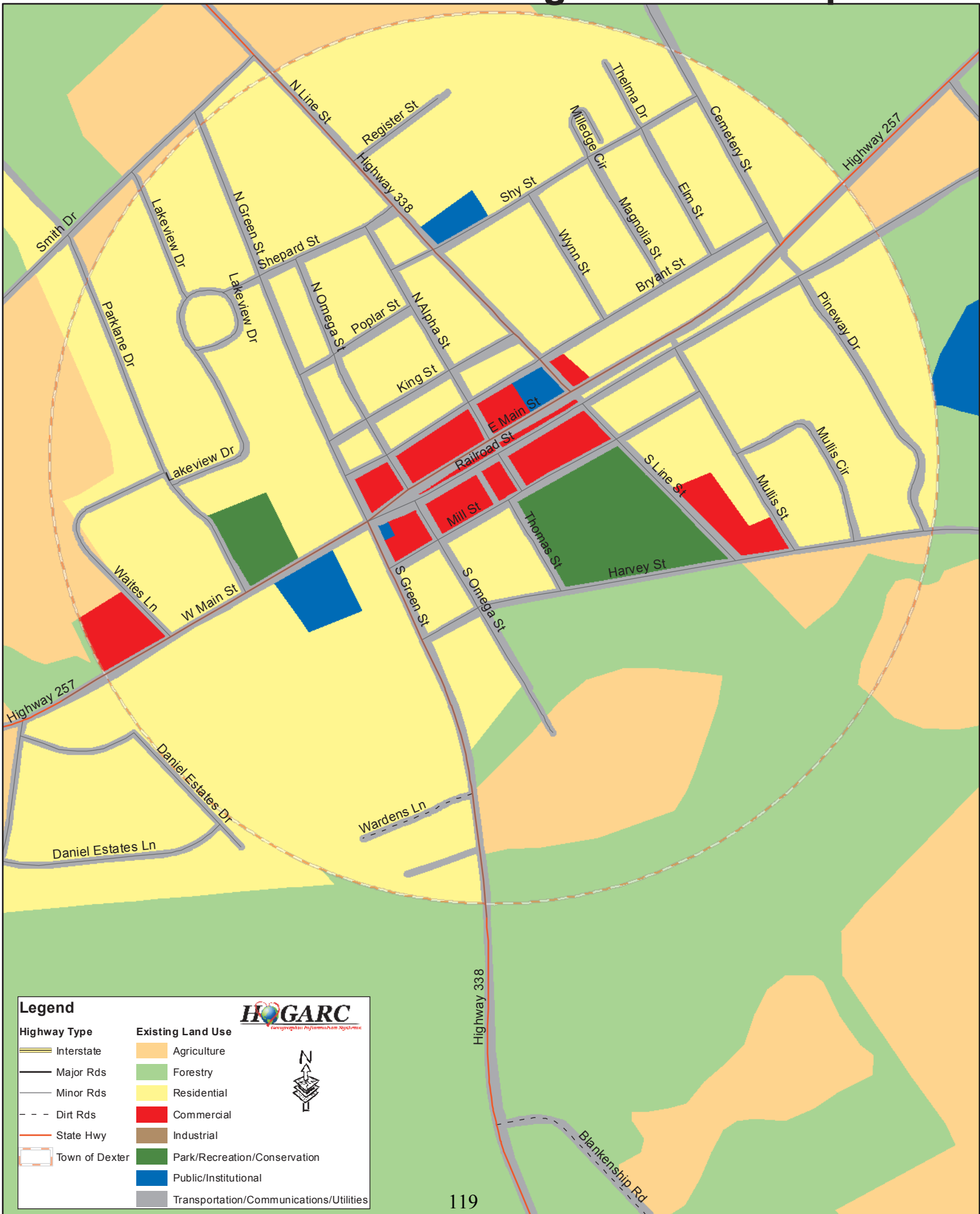
- Interstate
- Major Rds
- Minor Rds
- Dirt Rds
- State Hwy
- Town of Cadwell

Existing Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



Town of Dexter Existing Land Use Map



Legend

Highway Type

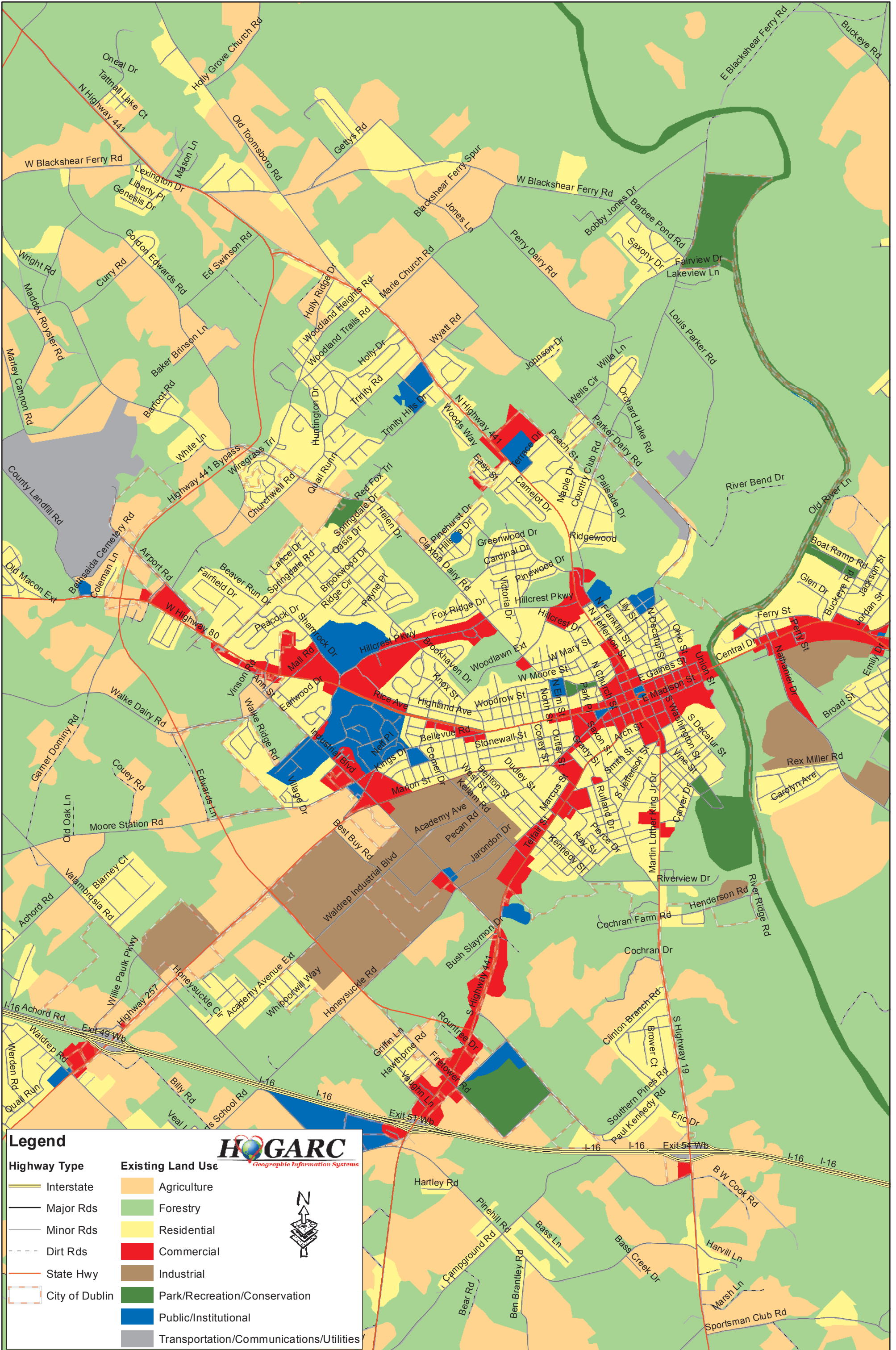
- Interstate
- Major Rds
- Minor Rds
- Dirt Rds
- State Hwy
- Town of Dexter

Existing Land Use

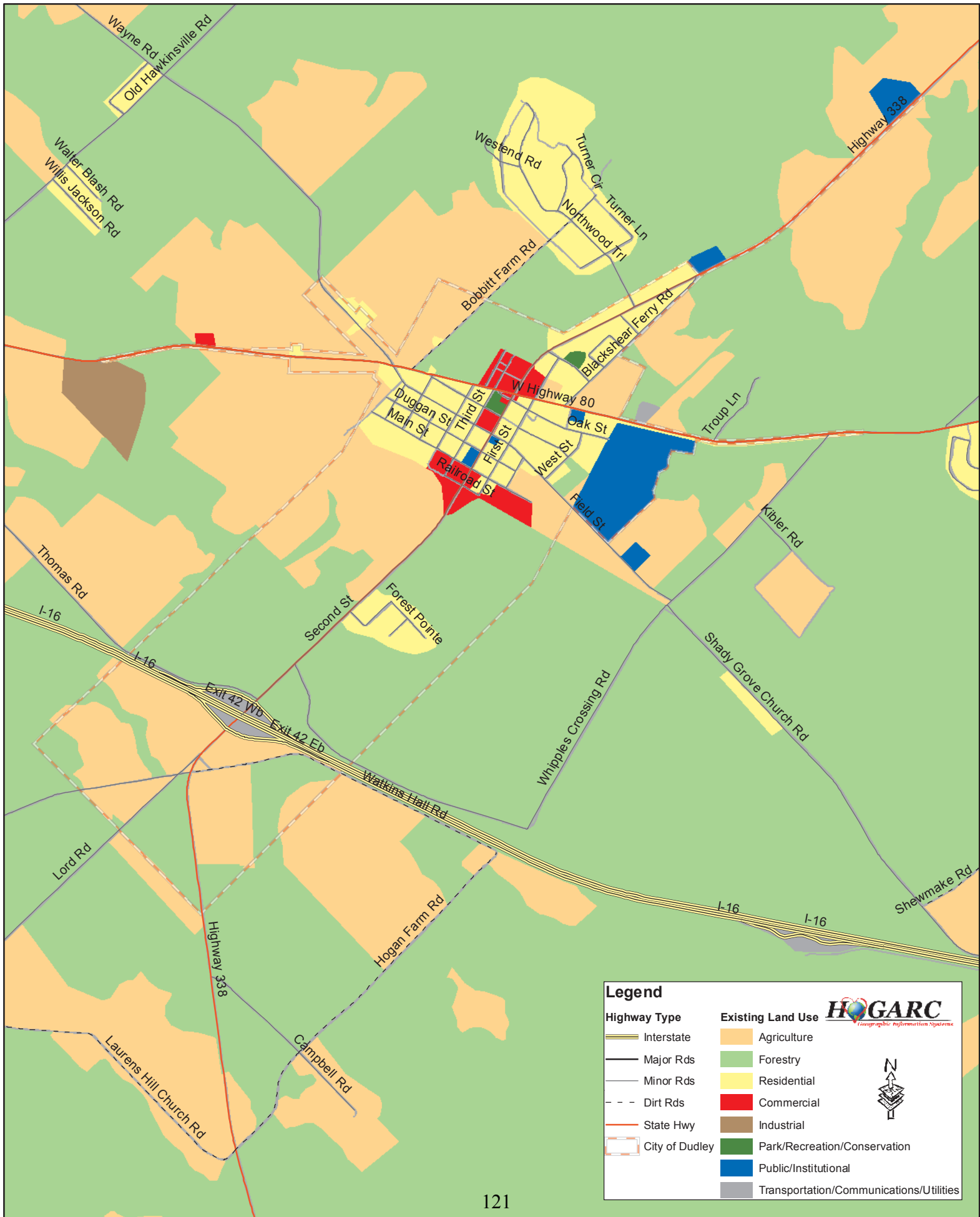
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



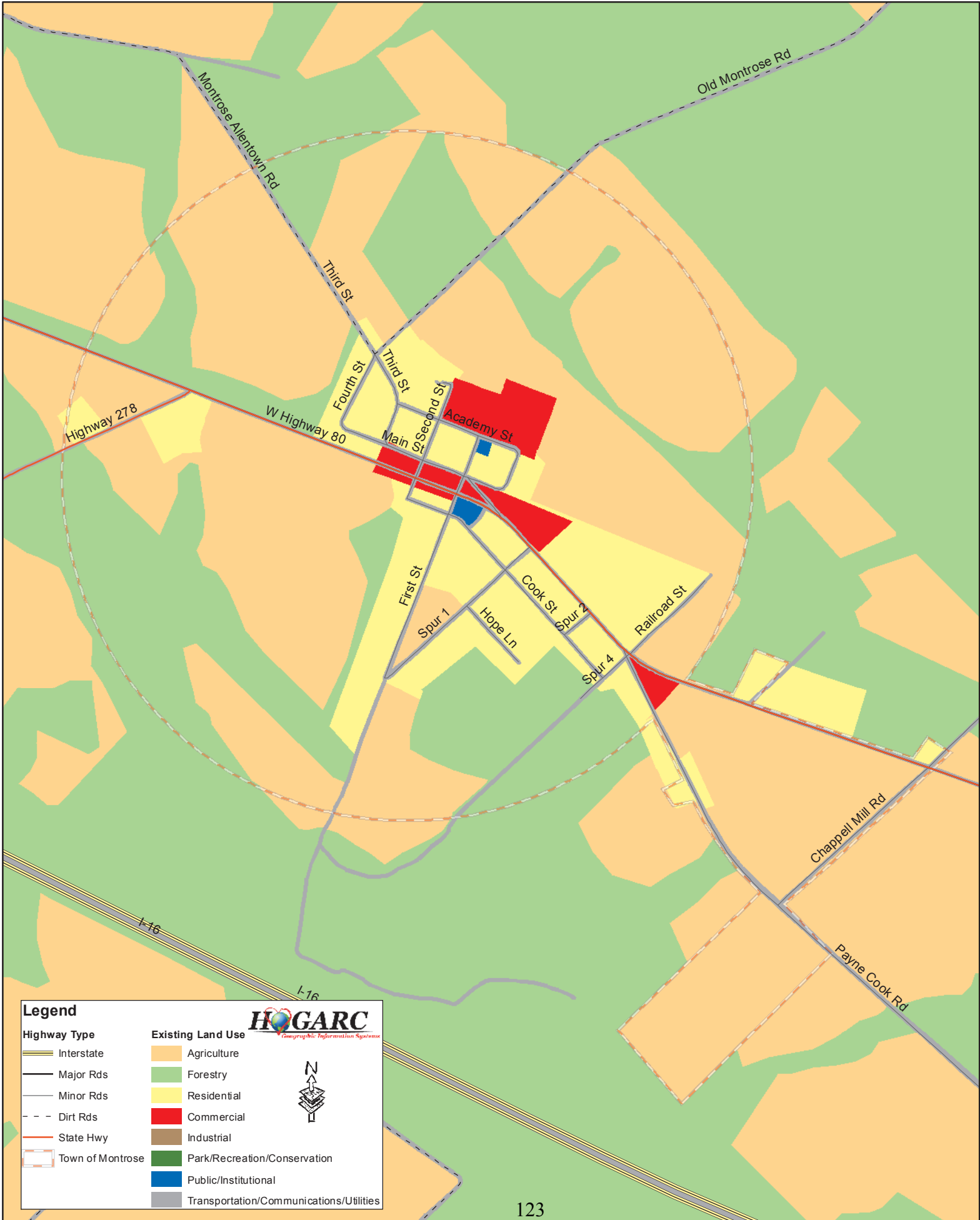
City of Dublin Existing Land Use Map



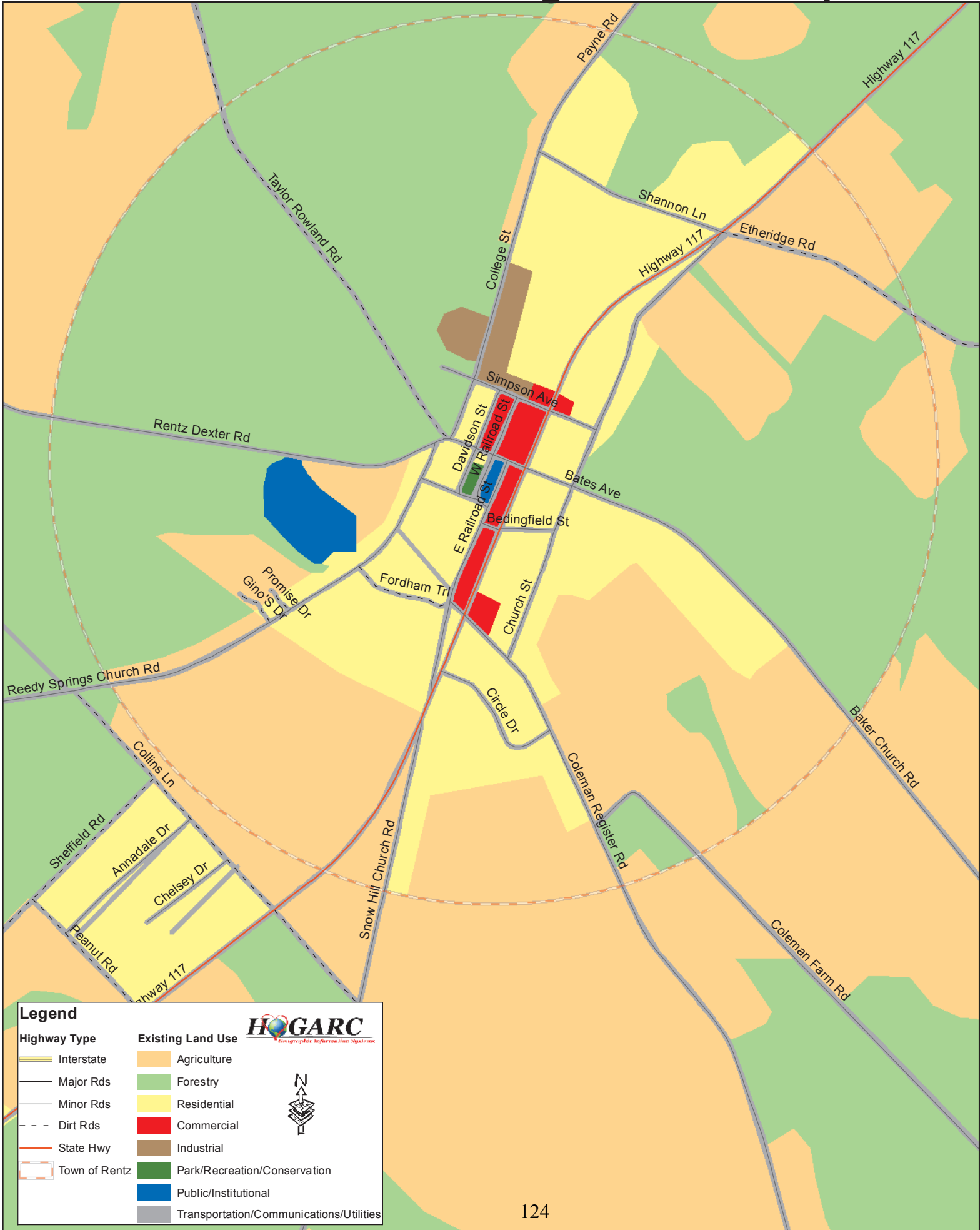
City of Dudley Existing Land Use Map



Town of Montrose Existing Land Use Map



Town of Rentz Existing Land Use Map



Legend

Highway Type

- Interstate
- Major Rds
- Minor Rds
- Dirt Rds
- State Hwy
- Town of Rentz

Existing Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



Existing Land Use Distribution, 2014
(Acres)
Laurens County

Land Use Category	Acreage	Percent of Total
Agriculture	92,267	17.61
Commercial	1,637	0.31
Forestry	394,068	75.23
Industrial	2,281	0.44
Park/Recreation/Conservation	3,050	0.58
Public/Institutional	1,158	0.22
Residential	17,382	3.32
Transportation/Communications/Utilities	11,984	2.29
Total	523,827	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2014.

Future Land Uses. Laurens County is one of Georgia's early counties, having been established in 1807 (34th in creation) primarily from lands of Wilkinson. The creation of Laurens County was enabled by cessions of Creek Indian lands, and the resulting economic growth fueled by farming primarily cotton, followed by the forest interests of sawmilling and turpentine. Dublin was established as the county seat in 1812 because of its location on an Oconee River bluff, and became an important bluff. While Laurens County's population more than doubled from 1810 (2,210) to 1820 (5,436), there was relative slow growth from then until the railroads and a bridge across the Oconee came to Dublin in the 1880s. County population grew from 10,053 in 1880 to 13,747 in 1890, then exploded to 25,908 in 1900 and 35,906 in 1910. By 1910, Dublin was one of the largest cities in Georgia, and bustled as a regional trade center with five railroads and the River. The boll weevil, the Great Depression, the decline of the railroads then took their toll. County population sank to about 33,000 in 1930 from a high of 39,605 in 1920 and remained there until 1970. The opening of highways, particularly I-16, U.S. 80 and U.S. 441, the establishment of the V.A. Hospital, and the location of industry, particularly JP Stevens, once again fueled Laurens County growth because of location and transportation access. The county

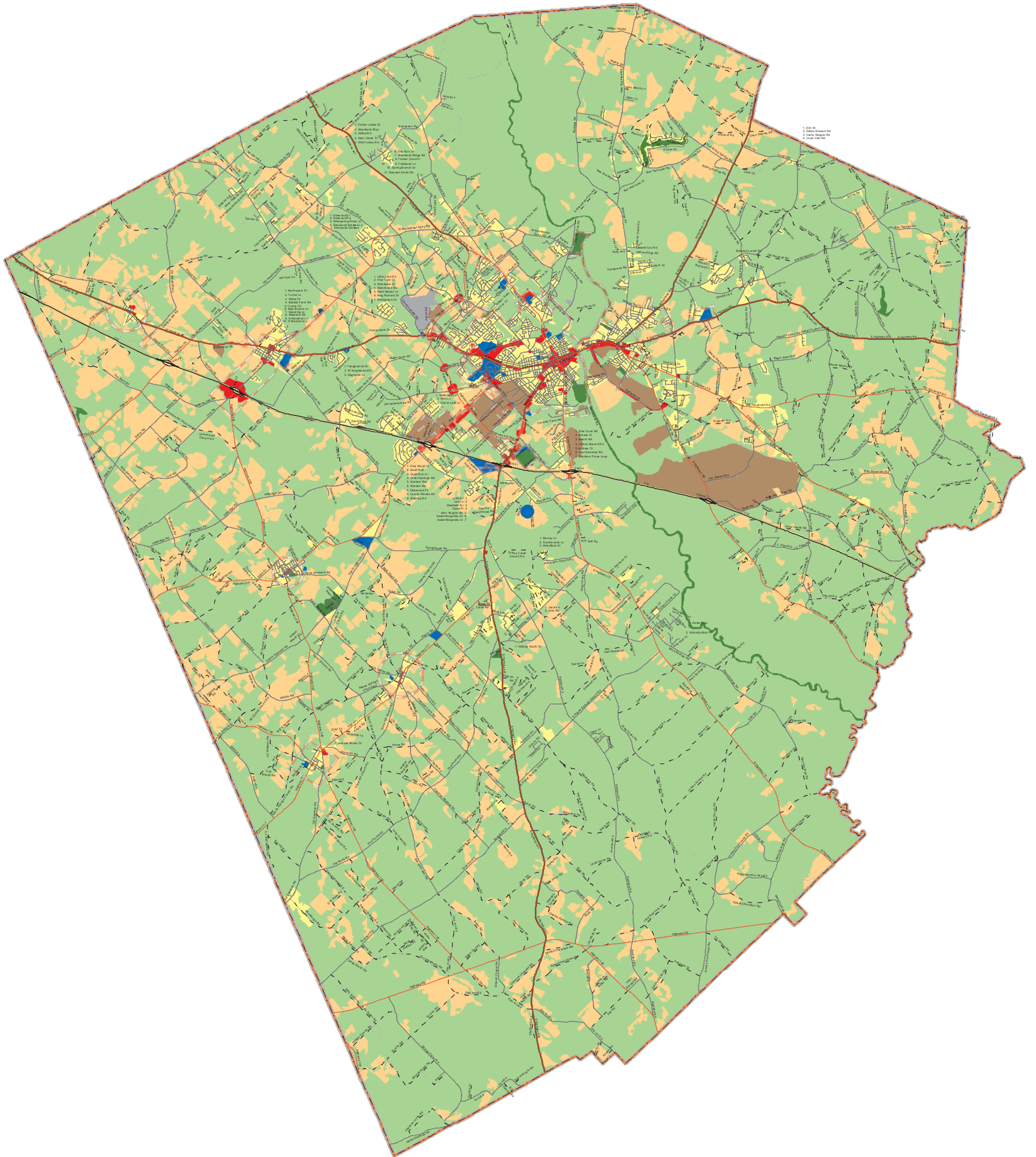
has grown slowly, but steadily since 1920's population was topped in 1990, and the almost 50,000 population today is the high mark in county history.

Laurens County's location, existing economic base and regional leadership base, extraordinary natural and cultural resources, and transportation facilities are fueling slow, steady growth and portend well for continued future growth and development. The community is gaining a reputation as a regional economic and cultural center with a high quality of life, and as a warehousing/distribution and international business center. U.S. 441 is four-laned through the community from I-16 North, and U.S. 441 South is scheduled for future state improvement. The community has excellent rail and airport facilities and well-planned infrastructure with excess capacity, as well. The Oconee River, two state wildlife management areas, other natural beauty, preserved cultural resources, and the open, pastoral and forested landscapes of the county, and overall family orientation contribute to a quality of life making the community very attractive for visitors, residents, and businesses alike. The proximity of Macon, Savannah, and Atlanta, the family-friendly charm of the community, and the community's continuing commitment for establishing and maintaining infrastructure and facilities and celebrating its heritage all reinforce this character and attractiveness. The community's 2010 population was 48,434, up from 44,874 in 2000 and 39,988 in 1990.

Most of the county's more recent growth has been near Dublin and East Dublin, both residential, commercial, and industrial. Commercial developments have primarily occurred along the U.S. 441 and U.S. 80 corridors. The industrial parks along the U.S. 441 Bypass in Dublin will likely be the home of most industrial development, although there could be some industrial development along I-16, especially at the planned new mega site near the Georgia Highway 199 interchange.

Recent residential growth has primarily concentrated in unincorporated Laurens County, but close to Dublin and East Dublin. This growth is particularly strong north of Dublin near the country club and Blackshear Ferry off U.S. 441 North, and east of East Dublin near the county schools and U.S. 80. Other areas of growth include in and near the small municipalities because of the location of rural schools. These development trends and growth patterns are expected to

Laurens County Future Land Use Map



Legend

Highway Type

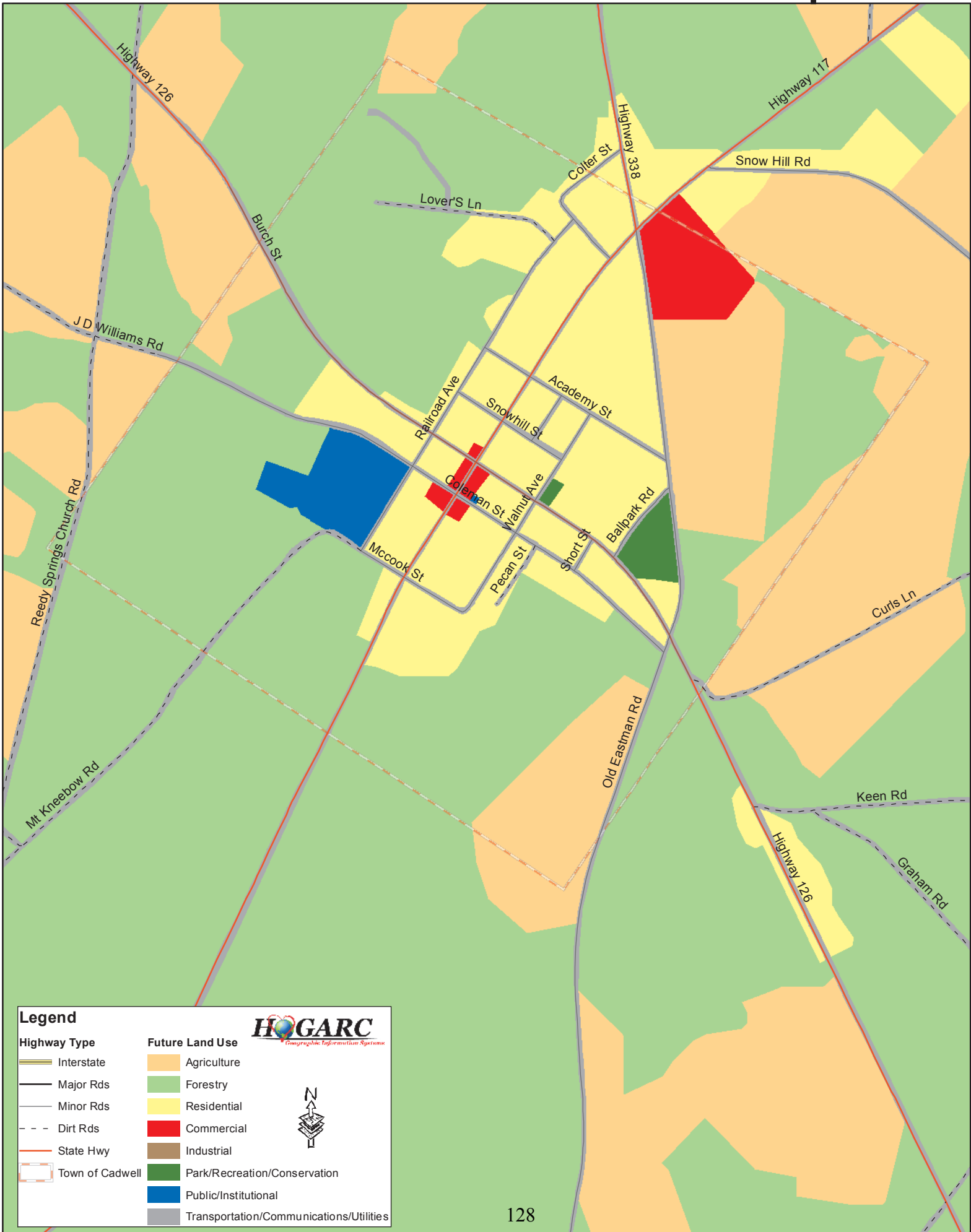
- Interstate
- Major Rds
- Minor Rds
- - - Dirt Rds
- State Hwy

- City Limits
- County Boundary

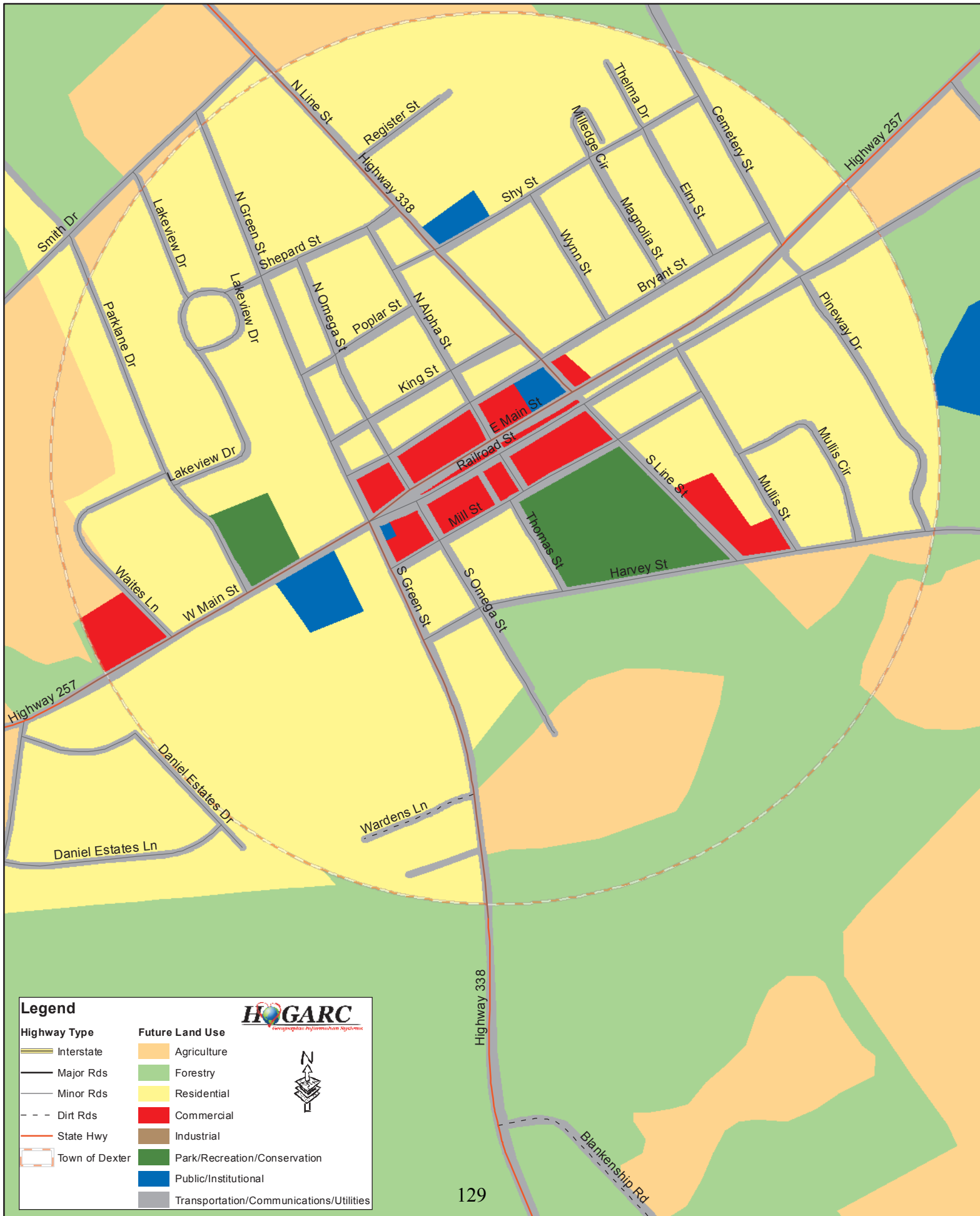
Future Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Town of Cadwell Future Land Use Map



Town of Dexter Future Land Use Map



Legend

Highway Type

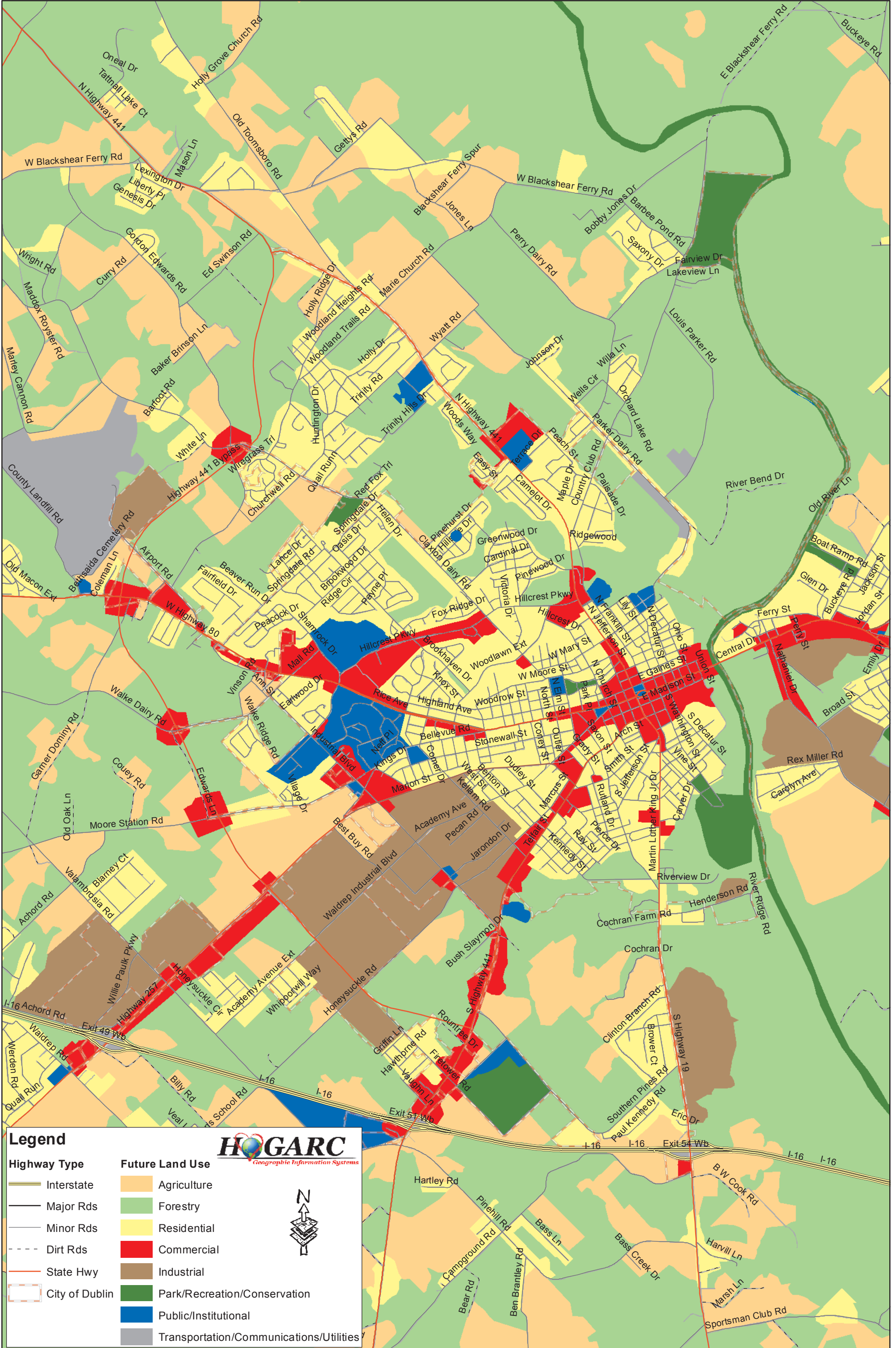
- Interstate
- Major Rds
- Minor Rds
- Dirt Rds
- State Hwy
- Town of Dexter

Future Land Use

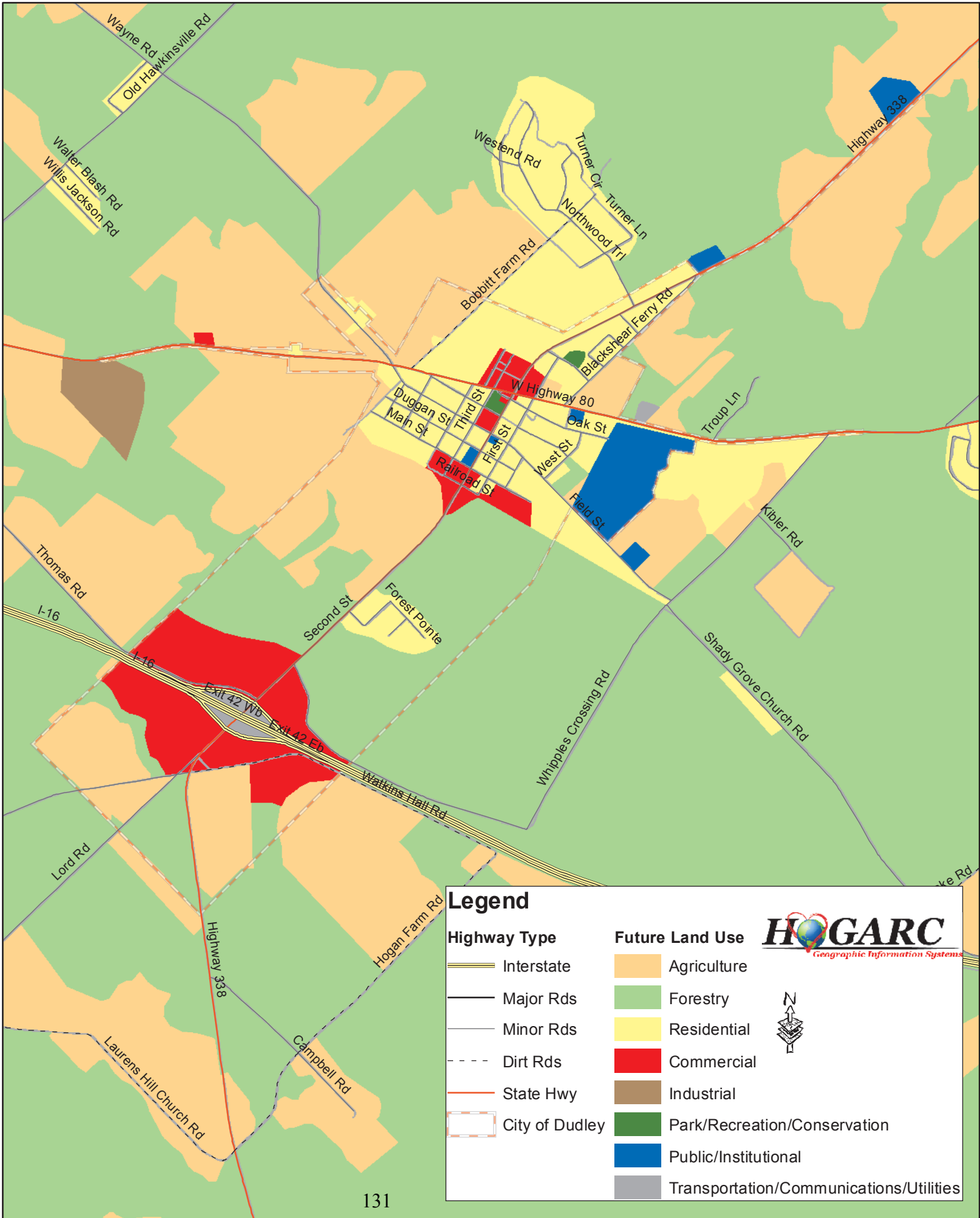
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



City of Dublin Future Land Use Map



City of Dudley Future Land Use Map



Legend

Highway Type

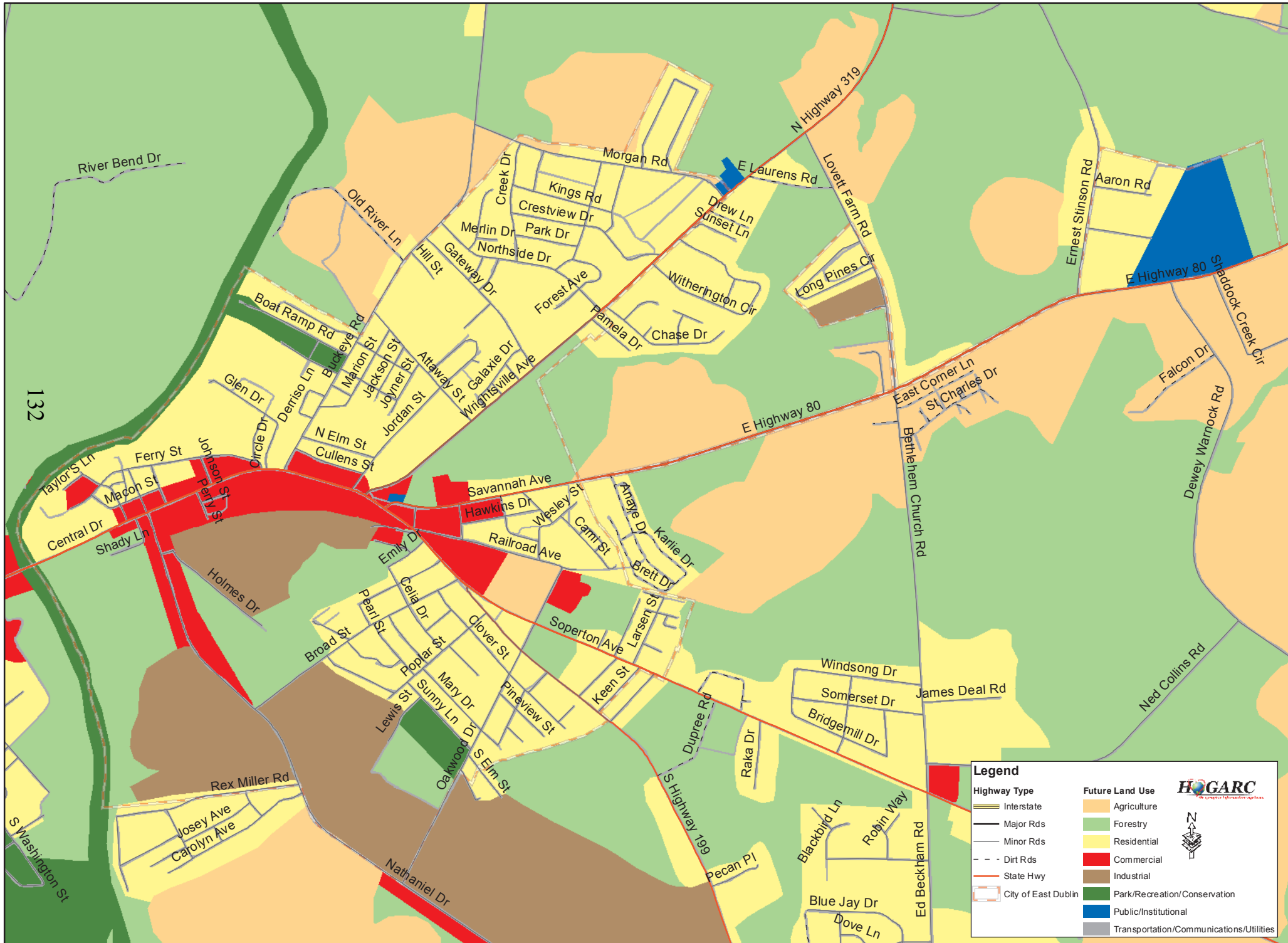
- Interstate
- Major Rds
- Minor Rds
- Dirt Rds
- State Hwy
- City of Dudley

Future Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



City of East Dublin Future Land Use Map

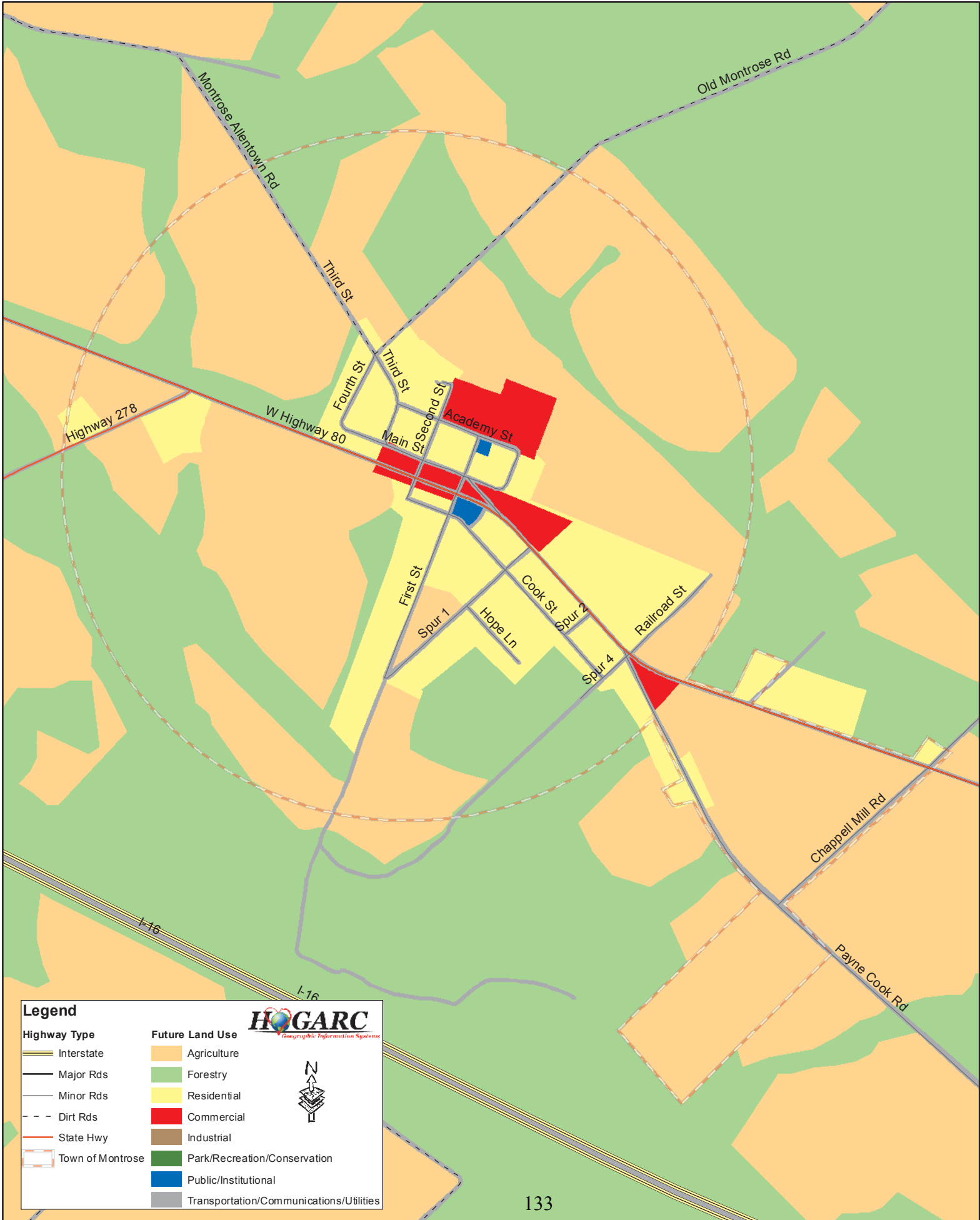


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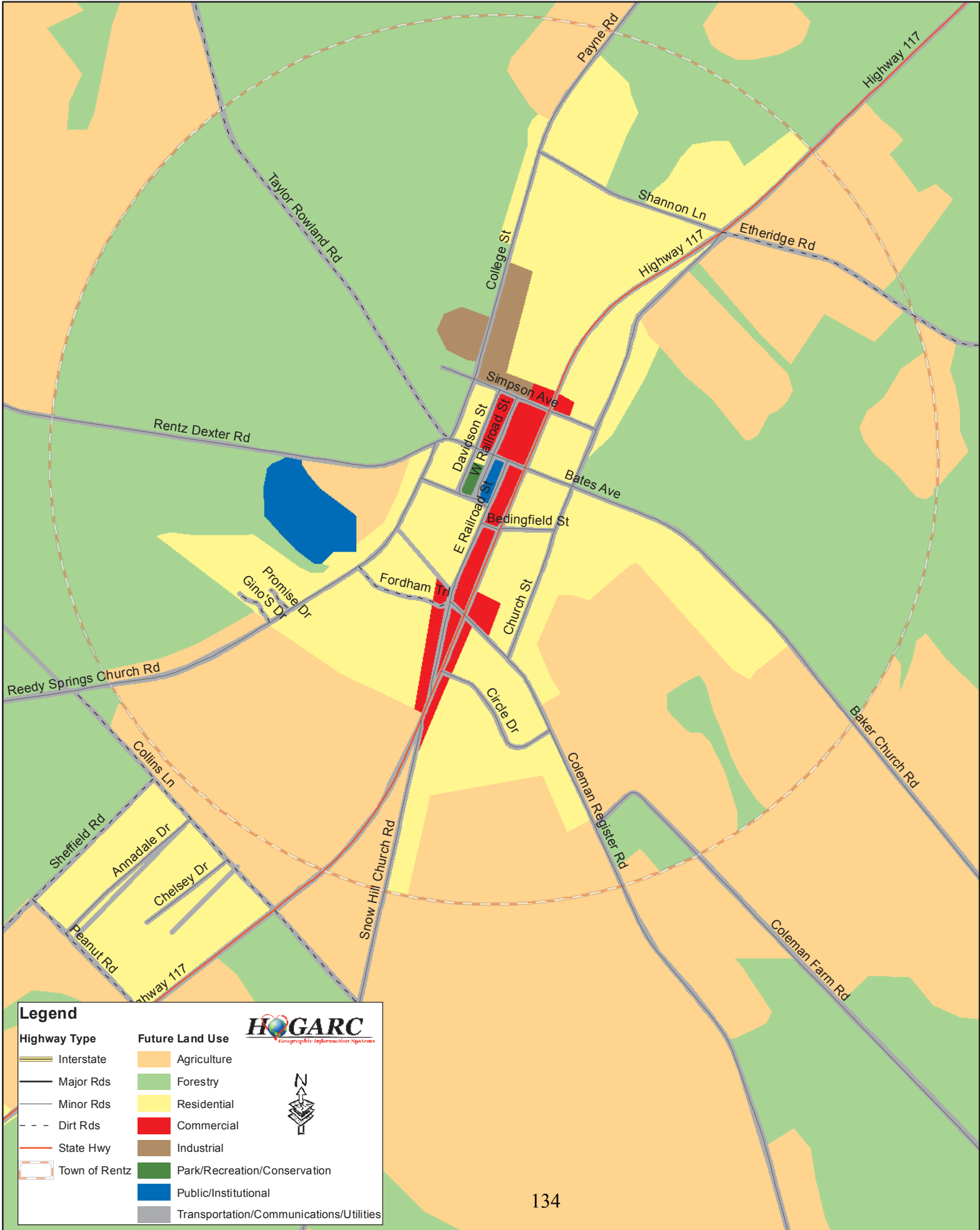
Legend

Interstate	Agriculture	
Major Rds	Forestry	
Minor Rds	Residential	
Dirt Rds	Commercial	
State Hwy	Industrial	
City of East Dublin	Park/Recreation/Conservation	
	Public/Institutional	
	Transportation/Communications/Utilities	

Town of Montrose Future Land Use Map



Town of Rentz Future Land Use Map



continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

Future land use maps for Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are included following this description.

Land Use Goals. Laurens County and its municipalities seek future growth and development respective of its rural character, scenic natural and cultural resources and agricultural/forestry uses, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

Address Growth Management/Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community, outside of Dublin and East Dublin, has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

Implement/Enforce Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement

As noted above, Laurens County has only narrow, specific land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Dublin and East Dublin have a zoning ordinance. These two governments and Laurens County now administer building code enforcement, after the County's

adoption of Georgia's Uniform Construction Codes and hiring of a codes enforcement officer in 2011. This is a major step forward for land use regulation within the county. The community countywide needs to update, expand, and coordinate joint collaborative land use/subdivision/manufactured housing regulations/code enforcement to initiate a more comprehensive approach.

Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The celebration of the community's heritage and resources in festivals provides outside exposure and recruitment of residents and businesses. The Saint Patrick's Day celebration has national clout. Protection of the Oconee River; the state wildlife management areas; nearby Balls Ferry State Park; continued downtown revitalization; and development and support of history, culture, and the arts; and the existing high quality of life will also help. Regulation should also be utilized. Increased utilization of the Market on Madison farmers market in downtown Dublin and the Southern Pines Ag and Expo Center will also help.

Encourage/Protect Utilization/Access/Tourism for Natural/Cultural Resources

The Oconee River, the Beaverdam and River Bend Wildlife Management Areas, the Hugh M. Gills Public Fishing Area, U.S. 441, and the St. Patrick's Day Festival all have much history for recreation, tourism, and motoring within the county. Buckeye Park and its Go Fish Georgia enhancements, Dudley's Little League, the Dublin Riverwalk and planned expansion of the Oconee River Greenway will also enhance both protection and utilization. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. Dublin's historic districts and ongoing efforts in downtown revitalization are already garnering increased attention. This can also attract more visitors, and more residents, and build a larger audience of

citizen support for protection and enhancement of these resources. Improvement and promotion of U.S. 441 also hold promise. Continued improvement of Oconee River access, the greenway, bicycle venues, and local recreational facilities; museums; enhancement of events or festivals; and continued preservation of community landmarks and heritage will also reap benefits.

Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. Dublin is already reaping benefit from both public and private investment in its historic, downtown structures. Downtown revitalization and reuse of existing structures and available infrastructure conserves tax dollars and provides many other community and economic development benefits. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings countywide are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Public preservation of landmarks and important structures, as has already happened in Dublin, can further stimulate nearby private investment.

Improve Community Appearance/Aesthetics

Laurens County and its municipalities have much intrinsic natural and cultural beauty and Southern charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this. The multi-facet improvement planned in Southside Dublin can be a beacon and guide to other improvements. Continuing gateway improvements, particularly along U.S. 441 South and U.S. 80, can enhance community image and attractiveness. Upgrade of the housing stock quality and planned resurfacing of local streets under T-SPLOST will also help. Dublin/Laurens County has been a long-time affiliate of the Keep America Beautiful Program through its Keep Dublin-Laurens Beautiful Program. This organization can provide a coordination mechanism for collaborative efforts.

Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry uses is desired. The community is already having much success in recruiting distribution/manufacturing businesses because of location, and in locating them into already served and appropriately designated areas. The recruitment of retirees is also supportive.

Utilize/Pursue Annexation

Since significant growth is occurring near Dublin, East Dublin, and most of the county's smaller municipalities, and most, offer public water and sewer services, annexation can provide better control of this growth as well as allow better service provision and environmental protection.

Maintain/Support/Expand Dublin's Bellevue Avenue Local Historic District

Much of the energy and growth associated with the successful, ongoing downtown revitalization efforts can be traced to local vision in designating and preserving the Bellevue Avenue Local Historic District, and in connecting these areas to downtown. Having people want to be and live in and near downtown creates a natural market for successful economic uses downtown. These efforts can be widened.

Support Southside Dublin 441 Corridor/Enterprise Zone Improvement and Other In-Town Neighborhood Revitalization

This is an important gateway and calling card for the community. A multi-faceted, public and private partnership improvement package can provide many benefits, including maintaining vibrant neighborhoods and successful businesses. It can encourage others to join in. As seen

downtown, it takes people to complete economic transformations and allow structure preservation to be successful. Decent, safe, and sanitary housing is also required.

COMMUNITY WORK PROGRAMS

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Laurens County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

LAURENS COUNTY

LAURENS COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, IC		Finalize, maintain and promote Certified Work Ready Community designation	Y	2012						The County achieved this certification in 2012, along with the City of Dublin.
ED, NCR, HO, LU, IC		Pursue the development of growth management and other supportive countywide land use regulations							Y	This item has been dropped as there are no future plans to develop any growth management or land use regulations.
ED, CFS		Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2012						The County has a contract with Evans Disposal for the collection of recyclable materials, and work with SP Fibers to properly dispose of all recyclable materials.
ED		Seek funding as appropriate to pursue local control of the VA lake and utilize it as an active recreation and fishing venue							Y	This item has been dropped as it is not feasible for the County to pursue.
ED, CFS, LU, IC		Pursue the completion of the U.S. 441 West Bypass	Y	2012						The U.S. 441 West Bypass was completed in 2012.
ED, CFS, LU, IC		Seek the development of community signage along the U.S. 441 Dublin Bypass and develop appropriate local regulations to regulate its appearance and development	Y	2012					Y	The County installed signage along the US 441 Bypass, but does not plan on developing any regulations to guide appearance and/or development.
ED, CFS, LU, IC		Pursue the development of a new Oconee River crossing at Blackshear Ferry			Y	2017				This project has begun and is expected to be completed by the end of 2017.

LAURENS COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU		Pursue funding as needed to further develop the county's industrial parks and sites, including expansion and additional infrastructure, as appropriate	Y	2012	Y	Ongoing (Long Term Policy)				The County has allocated funds from its SPLOST account to further develop its industrial parks and sites. Thus far, the County has installed infrastructure at all parks and is developing a new industrial park near the airport. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
ED, LU, IC		Pursue funding as appropriate to maintain spec buildings and pad ready sites at all industrial sites	Y	2013	Y	Ongoing (Long Term Policy)				The County purchased a new spec building in 2013. The County has funding allocated from its SPLOST account to maintain all of its buildings and pad ready sites. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
ED, LU, IC	2012	Seek funding as appropriate to develop the Bud Barron Airport Industrial Park	Y	2013						The County obtained funding via SPLOST and is currently developing the Bud Barron Airport Industrial Park.
ED, IC	2009	Finalize formal designation as a "Certified Retirement Friendly Community"	Y	2012						The County received this designation in 2012, along with the City of Dublin.
NCR	2010	Seek the development and subsequent implementation of a countywide water conservation plan to protect and improve the water quality of the Oconee River			Y	2019				The County is currently working with state agencies to develop an appropriate water conservation plan. The County expects to have this plan completed and implemented by 2019.
CFS	2012	Construct a new fire station in the Marie Church area	Y	2012						The construction of the new fire station near Marie Church was completed in 2012.

LAURENS COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2009	Continue to develop sanitation collection sites countywide	Y	2010	Y	Long Term Policy				The County established several convenience centers throughout its area in 2010. The County will continue to develop more as the need arises. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
CFS	2009	Complete renovations to the courthouse			Y	Ongoing (2016)				The County is in the process of replacing the roof and upgrading all of the mechanical aspects of the building. The County expects these improvements to be completed by 2016.
CFS	2010	Pursue the replacement of the old Buckeye Fire Station and voting precinct	Y	2011						The County constructed a new fire station/voting precinct to replace the old Buckeye Fire Station in 2011.
CFS	2011	Seek funding as needed to upgrade the Health Department's facilities and services			Y	2015				The County is in the final stages of securing a contract to upgrade the Health Department facilities and services. The upgrade is expected to be completed by the end of 2015.

LAURENS COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	Y	2010						The County hired a code enforcement officer in 2011 that ensures regulations for the establishment of a mobile home and/or park are being followed.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations	Y	2010						The County developed subdivision regulations in 2010, which stipulate the appearance and building standards for each property.
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide	Y	2011						The County adopted the Georgia Uniform Construction Codes in and hired a code enforcement officer in 2011,
HO	2012	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide						Y	Unknown (Long Term)	The County does not have a formal program for removing dilapidated housing, but plans to do so in the future.

**LAURENS COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, ED, IC, LU	Complete the new Oconee River crossing at Blackshear Ferry	X	X	X				X	Dublin	GDOT TIA SPLOST Wilkinson County	\$15,294,495	X	X		
NCR	Complete the development of a countywide water conservation plan to protect and improve water quality of the Oconee River				X	X		X	Dublin East Dublin	DNR, Upper Oconee River Basin Authority, GASWCC	\$5,000	X			
CFS	Complete the renovation of the courthouse	X	X	X	X			X		SPLOST	\$500,000	X	X		
CFS	Complete the upgrades to the Health Department's facilities and services	X	X					X	Dublin	SPLOST	\$500,000	X	X		
HO	Establish a program for the removal of dilapidated housing					X		X	All Cities in County	Keep Dublin-Laurens Beautiful	N/A				
CFS	Conduct a comprehensive study on current rural fire services to determine steps for improvement	X	X					X	Dexter Dudley Montrose Rentz		\$5,000	X			
CFS	Develop a plan to order future infrastructure projects by need and feasibility	X	X					X		Dev. Authority	\$3,000	X			

**LAURENS COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, NCR	Assist in the rehabilitation of the Old First National Bank	X	X					X	Dublin	Private Owners, Historic Society, Dev. Authority, Chamber	\$100,000	X			
CFS, NCR	Assist in the establishment of an agricultural museum in the downtown area		X					X	Dublin	Historic Society, UGA Extension	\$200,000	X	X		
CFS, NCR	Assist in the establishment of an African American Historical Park in the downtown area		X					X	Dublin	Historic Society	\$200,000	X			
ED, LU	Establish a new industrial park near the W.H. "Bud" Barron Airport	X	X	X	X			X	Dublin	Dev. Authority, Chamber, Airport Authority, SPLOST	\$2,000,000	X	X		
CFS	Upgrade equipment for fire stations throughout the county						X	X		SPLOST	\$1,500,000	X	X		
CFS	Upgrade equipment for all the Sheriff's Department						X	X		SPLOST	\$1,900,000	X	X		
CFS	Repair the runway at W.H. "Bud" Barron Airport			X	X			X		SPLOST GAAP	\$500,000	X	X		

**LAURENS COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, NCR	Assist the Laurens County Historic Society locate and establish a new museum	X	X					X	Dublin	Historic Society	\$100,000	X			
CFS, ED, LU	Complete the installation of amenities along the Oconee River Greenway						X	X	Dublin	Oconee River Greenway Auth., DNR (LWCF)	\$100,000/mile	X	X	X	
CFS, ED, LU	Complete the extension of the Oconee River Greenway to Riverview Golf Course and Dublin Country Club						X	X	Dublin	Oconee River Greenway Auth., DNR (LWCF)	\$100,000/mile	X	X	X	
CFS, ED, LU	Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North	X	X	X				X	Dublin	GDOT SPLOST	\$10,000,000	X	X	X	
CFS	Complete projects listed on TIA Band 1 (Springhaven Road; Old Hawkinsville Road)	X						X		TIA GDOT	\$1,765,000	X	X		
CFS	Complete projects listed on TIA Band 2 (Country Club Road; Valambrosia Arthur Wolf Road; Butler Road; Watkins Hall Road; Thairdell Road; Stanley Cemetery Road; Anderson Road; Dublin-Eastman Road)		X	X	X	X		X		TIA GDOT	\$5,341,000	X	X		

TOWN OF CADWELL

TOWN OF CADWELL
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NCR, HO, LU, IC	2012	Pursue the development of growth management and other supportive countywide land use regulations							Y	This item has been dropped as the County has no future plans to develop any growth management or land use regulations.
ED, CFS, IC	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2012						The City has one convenience center for recycling purposes, which is maintained and collected by the County. The County has a contract with Evans Disposal, also covering the Town, for the collection of recyclable materials, and work with SP Fibers to properly dispose of all recyclable materials.
ED, IC	2009	Finalize formal designation as a “Certified Retirement Friendly Community”							Y	This item has been dropped as it is no longer an interest for the City.
CFS	2009	Pursue upgrades to the Community Center	Y	2011	Y	Long Term				The City replaced the roof on the community center in 2011. The City would also like to remodel the interior and replace the furniture, as funding becomes available.
CFS	2012	Construct a city maintenance barn	Y	2013						The City completed construction of a new maintenance barn in 2013.

TOWN OF CADWELL
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2011	Pursue drainage improvements, including installation of curb and gutter in areas of need						Y	Unknown (Long Term)		This item has been postponed due to a lack of funding for such projects, and other priorities of the City. The City will continue to seek funding for these types of improvements however. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
CFS	2010	Seek to construct picnic shelters at the city park	Y	2010							The City installed 4 new tables and 2 new steel shelters, to cover the tables, in 2010.
HO, LU, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	Y	2013							The City has a mobile home ordinance that mandates owners to underpin their homes for suitable appearance, and to own at least ½ acre to place a mobile home on any land.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations						Y	Unknown (Long Term)		This item has been postponed since the City does not have any subdivisions or the prospect of a subdivision to establish within the City in the foreseeable future.

TOWN OF CADWELL
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide						Y	Unknown (Long Term)		The City has not adopted the Georgia Uniform Construction Codes and relies on the County for codes enforcement of buildings and construction.
HO, IC	2012	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide						Y	Unknown (Long Term)		The City does not have a formal program for the removal of dilapidated structures, but would like to establish one in the future, as dilapidated housing has become a serious issue recently.

**TOWN OF CADWELL COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Replace lighting at ball field		X						X	SPLOST	\$10,000	X			
CFS	Resurface the basketball and tennis courts			X					X	SPLOST	\$15,000	X			
CFS, NCR	Remodel the interior of the Community Center (painting walls and updating furniture)		X	X					X	SPLOST	\$5,000	X			
CFS, NCR	Renovate the exterior of the Community Center	X	X						X	SPLOST	\$8,000	X			
CFS	Purchase new equipment for street maintenance		X	X					X	SPLOST	\$12,000	X			
CFS, NCR	Replace signage that is outdated or illegible				X	X			X	LMIG SPLOST	\$5,000	X			
CFS	Renovate the interior of City Hall			X	X				X	SPLOST	\$10,000	X			
CFS	Complete projects listed on TIA Band 1 (Coleman Street Segments 1 and 2; Colter Street; Snowhill Street)	X							X	TIA GDOT	\$60,533	X	X		
CFS	Complete projects listed on TIA Band 2 (Colemas Street Segments 3 and 4; Walnut Street)		X	X	X	X			X	TIA GDOT	\$50,085	X	X		

**TOWN OF CADWELL COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
HO, IC	Assist the County in establishing a program for the removal of dilapidated housing					X		X	X	Keep Dublin-Laurens Beautiful, All cities in County	N/A				
CFS, IC	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	X	X					X	X	All cities in County	\$5,000	X			

TOWN OF DEXTER

TOWN OF DEXTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NCR, HO, LU, IC	2012	Pursue the development of growth management and other supportive countywide land use regulations							Y	This item has been dropped as the County has no future plans to develop any growth management or land use regulations.
ED, CFS, IC	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide						Y	Unknown (Long Term)	The City does not have any recycling facilities or activities. However, the establishment of a convenience center would be a welcomed addition.
ED, IC	2009	Finalize formal designation as a “Certified Retirement Friendly Community”							Y	This item has been dropped as it is no longer an interest of the City.
CFS	2009	Seek funding to extend or install new water and sewer lines where needed	Y	2013	Y	Ongoing (Long Term Policy)				The City has replaced approximately 1/3 of the water and sewer lines within their limits. The City will replace the remaining 2/3 as funding becomes available to do so; the expected completion date is not within the foreseeable future. This item will be place in the policy section of future plans due to its nature and to conform to new standards.
CFS	2009	Pursue funding to complete street improvements; have up to four (4) miles of resurfacing with asphalt completed	Y	2013						The City receives enough funding to resurface approximately 440 feet of street per year via TIA and LMIG.
CFS	2009	Seek the purchase of additional equipment for volunteer firemen	Y	2013	Y	Ongoing (Long Term Policy)				The City purchased new turnout gear in 2013. The City will continue to purchase equipment of the firemen as funding allows. This itme will be placed in the policy section of future plans due to its nature and to conform to new standards.

TOWN OF DEXTER
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2009	Pursue funding for upgrades to the Community Center; including replacing the restrooms, installing new tile, windows, and wiring	Y	2013	Y	2015				The City installed a new roof, air conditioning unit, and exterior paint to the Community Center. Installation of new tile, windows, and wiring are underway and expected to be complete by the end of 2015.
CFS	2009	Broaden the wastewater treatment pond, new V-notch weir dredging needed	Y	2012						The City completed the dredging of the wastewater treatment pond in 2012.
CFS	2010	Purchase a new lawn mower	Y	2012						The City purchased a new lawn mower (zero-turn) in 2012.
HO, LU, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	Y	2011						The City has an ordinance regulating the number of mobile homes on a single property.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations					Y	Unknown (Long Term)		This item has been postponed since the City does not have any subdivisions or the prospect of a subdivision to establish within the City in the foreseeable future.
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide			Y	Unknown (Long Term)				The City has not formally adopted the codes, but works with the County for enforcement purposes.
HO, IC	2012	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide					Y	Unknown (Long Term)		The City does not have a formal program for the removal of dilapidated structures, but will seek to establish one if significant issues arise. The City relies on the County for the removal of any dilapidated structures.

**TOWN OF DEXTER COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Replace 35% of the entire water and sewer infrastructure throughout the Town	X	X						X	CDBG	\$750,000	X	X		
CFS	Repave streets in need of repair						X		X	LMIG TIA GDOT	\$500,000	X	X		
CFS	Purchase a new tractor for Town maintenance and other purposes			X					X	SPLOST	\$50,000	X	X		
CFS	Complete the remodeling of the Community Center					X			X		\$50,000	X			
CFS	Gauge the feasibility of converting to a sprayfield for solid waste disposal	X	X						X		\$1,000	X			
CFS	Complete projects listed on TIA Band 1 (Shy Street; Railroad Street)	X							X	TIA GDOT	\$105,344	X	X		
CFS	Complete projects listed on TIA Band 2 (Harvey Street; Bryant Street Segment 1)		X	X	X	X			X	TIA GDOT	\$112,958	X	X		

**TOWN OF DEXTER COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
HO, IC	Assist the County in establishing a program for the removal of dilapidated housing					X		X	X	Keep Dublin-Laurens Beautiful, All cities in County	N/A				
CFS, IC	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	X	X					X	X	All cities in County	\$5,000	X			

CITY OF DUBLIN

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, IC	2009	Finalize, maintain and promote Certified Work Ready Community designation	Y	2012						Designation was obtained in 2012 and has been maintained since then.
ED, NCR, CFS, LU	2010	Seek funding to continue to develop and expand the Oconee River Greenway with multiple amenities			Y	2019				Funding for the project has been budgeted, however the project will take at least 5 years to complete due to the scope of work.
ED, NCR, CFS, LU	2009	Seek funding to extend the Oconee River Greenway from the existing Riverwalk Park to the Riverview Golf Course and the Dublin Country Club, and to Buckeye Park in East Dublin			Y	2019				Funding for the project has been budgeted, however the project will take at least 5 years to complete due to the scope of work.
ED, NCR, LU	2009	Seek to finalize the Southside Neighborhood National Register Historic District nomination						Y	Unknown (Long Term)	This project has been postponed due to lack of funding and participation.
ED, CFS	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2010						The City of Dublin converted to a single stream recycling process in 2010, in which all recyclable materials are disposed of by SP Fibers.
ED	2010	Seek funding as appropriate to pursue local control of the VA lake and utilize it as an active recreation and fishing venue							Y	This project was dropped due to lack of public interest and other priorities.
ED, CFS, LU, IC	2009	Pursue the completion of the U.S. 441 West Bypass	Y	2012						The U.S. 441 West Bypass was completed in 2012.
ED	2009	Pursue funding as needed to upgrade infrastructure (water, sewer, etc.) within the Southside Neighborhood	Y	2013						Funding was acquired in 2013 via 3 CDBG awards. Upgrades to the infrastructure in the Southside Neighborhood are underway.

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CFS, LU, IC	2009	Seek the development of community signage along the U.S. 441 Dublin Bypass and develop appropriate local regulations to regulate its appearance and development						Y	Unknown (Long Term)		This project has been postponed due to lack of funding. However, the City is still interested in this item moving forward.
ED, LU	2012	Pursue funding as needed to further develop the county's industrial parks and sites, including expansion and additional infrastructure, as appropriate	Y	2014							The City has developed a 250 acre industrial site along Highway 257 and Interstate 16. The City has also extended infrastructure to the site to accommodate incoming business.
ED, LU, IC	2012	Pursue funding as appropriate to maintain spec buildings and pad ready sites at all industrial sites	Y	2013							Funds have been allocated for such projects via the City's SPLOST account. Spec buildings and pad ready sites are available and maintained by the City.
ED, HO	2009	Seek the development of loft apartments and other residential uses in downtown Dublin	Y	2013	Y	2015					The City currently has downtown loft apartments utilized by several members of the local government and are constructing new loft apartments that will be complete by 2015.
ED, IC	2009	Finalize formal designation as a "Certified Retirement Friendly Community"	Y	2012							The City was awarded this designation in 2012.
ED, CFS	2010	Pursue additional streetscape improvements, possibly including Madison and Gaines Streets; Lawrence and Monroe Streets; 441S/ MLK Blvd. to Hudson Street; N. Jefferson to Mary Streets; and E. Jackson Street to the river	Y	2013	Y	2016					The City has installed improvements along Madison Street and Gaines Street. The City will begin making improvements to the remaining streets before the end of 2014.

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2009	Actively recruit commercial development for the Southside Dublin Neighborhood	Y	2013	Y	Ongoing (Long Term Policy)				The City has welcomed the establishment of a new grocery store (Piggly Wiggly) and a Dollar General to the Southside Neighborhood in 2013. Efforts to attract more business for this area is ongoing.
NCR	2009	Pursue funding to develop nature trails and animal and plant refuges along the banks of the Oconee River			Y	Ongoing (Long Term Policy)				This project has funding allocated and will be completed along with the Greenway project that is underway.
NCR	2012	Pursue the addition of the Scottsville historic district to the National Register					Y	Unknown (Long Term)		This item has been postponed due to lack of funding. It is still an interest for the City long term.
CFS	2011	Construct one additional fire station in Dublin	Y	2014						With assistance from the County, the City constructed a new fire station at the industrial park near Interstate 16.
CFS	2009	Complete the expansion of Stubbs Park to accommodate annual St. Patrick's Day festivities and otherwise serve the community							Y	This item has been dropped due to the construction of the Centennial Plaza and the movement of the St. Patrick's Day Festival to the downtown area.
CFS	2009	Complete the extension and installation of new water and sewer systems to new US 441 bypass	Y	2013						The installation of new infrastructure along the US 441 bypass was completed in 2013.

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Pursue the completion of new sewer along Firetower Road and US 441	Y	2013						The installation of new sewer along Firetower Road and US 441 was completed in 2013 in conjunction with the new system along the bypass.
CFS	2010	Construct a new culvert under Washington Street	Y	2011						The installation of a new culvert was completed in 2011.
CFS	2010	Complete drainage culvert upgrades on Academy Street, Camilla Street, Stonewall Street, and Sunny Lane			Y	2019				Installing upgrades to drainage culverts began in 2014, with an expected completion year of 2019 due to the number of other projects underway.
CFS	2012	Seek the completion of intersection improvements at Claxton Dairy Road and Moore Street						Y	2020	This project has been listed in TIA Band 3, and will not begin until 2020.
CFS	2009	Implement the findings of the city's Watershed Assessment study	Y	2014						The City completed the Watershed Assessment study in 2014 and will begin testing the implementation of findings by the end of 2014.
CFS	2009	Pursue the construction of Woodlawn Road connector road	Y	2010						A connector road to Woodlawn Road was completed in 2010.
CFS	2010	Complete additional stages of Southern Pines Recreational Complex (softball fields, maintenance building, swimming)	Y	2013	Y	Ongoing (Long Term)				The Southern Pines Recreational Complex added a Splash Park and Soccer Fields in 2013. Remaining additions and maintenance will continue over the next several years.

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2012	Pursue the construction of four lanes on Industrial Boulevard (US 441 to US 80)							Y	This item has been dropped due to the lack of necessity, as the number of employers has dwindled.
CFS	2012	Pursue the construction of four lanes on Hillcrest Parkway from US 80 to US 441 North			Y	2017				This project is currently underway and will be completed by 2017.
CFS	2009	Complete the construction of the U.S. Highway 441 Bypass	Y	2012						The construction of the entire US 441 Bypass was completed in 2012.
CFS	2011	Construct warehouse/garage area access road with railroad closures	Y	2013						The City completed this project in 2013.
CFS	2010	Pursue improvements at Springdale Road/Brookwood Drive Corridor			Y	2015				Improvements to the Springdale Road and Brookwood Drive corridor are currently underway and expected to be complete by 2015.
CFS	2010	Seek to improve six major gateways with signage and ornamental plantings			Y	2016				The City was awarded a \$50,000 grant from the GDOT in 2014 to improve all of its gateways. The project is expected to be complete in 2016.
CFS	2009	Construct a new police department facility	Y	2012						The City purchased the old Mindis Recycling site and constructed a new \$2.7 million Police Department and Courtroom facility on the property.

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2009	Continue correction of inflow/ infiltration on city sewer lines	Y	2012	Y	Ongoing (Long Term Policy)				The downtown sewer rehabilitation project of \$1.1 million, involved the rehabilitation/repair of manhole structures and sewer mains in the downtown area. The Dublin Branch sewer relocation project in the amount of \$880,000 involved the rehabilitation/relocation of existing sewer lines along the Dublin Branch Corridor
CFS	2009	Construct an equalization basin at the wastewater treatment plant						Y	Unknown (Long Term)	This item has been postponed due to lack of funding and the priority of other projects.
HO, IC	2009	Coordinate with the county and the other municipalities as feasible for the adoption and enforcement of Georgia's Uniform Construction Codes countywide	Y	2010						The City adopted the Georgia Uniform Construction Codes over 10 years ago. The County adopted the codes in 2010, allowing for easier enforcement within the City of Dublin and Laurens County.
HO	2011	Seek to develop a comparable revitalization program similar to the Southside Neighborhood Revitalization Program for the Northside Dublin Neighborhood							Y	This project has been dropped as there are efforts encouraging job creation and the lack of need due to the adjacent commercial areas.
HO	2011	Pursue funding to assist with housing preservation of homes on Smith Street						Y	Unknown (Long Term)	This item has been postponed due to a lack in funding for preservation activities.

CITY OF DUBLIN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2011	Explore possible Certified Local Government (CLG) designation for Dublin to enhance its local historic preservation program and provide eligibility for special project funding	Y	2011	Y	2014				The City achieved CLG designation in 2011 and is currently in the process of having its historic district expanded to include downtown Dublin, which will also expand its local historic preservation program.

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Rehabilitate the I & I sewer system in the downtown area						X		X	GEFA LMIG	\$3,000,000	X	X		
CFS, NCR	Construct more sidewalks to improve pedestrian walkability						X		X	GDOT (TE) LMIG	\$1,000,000	X			
CFS, NCR	Make improvements to Cross Creek Cemetery		X	X					X	Keep Laurens Beautiful, Garden Clubs	\$100,000				
CFS, LU	Construct an equalization basin at the surface water plant	X	X						X	GEFA CDBG	\$300,000		X		
CFS	Repair sewer system at and near the Dublin Mall			X	X				X	GEFA CDBG	\$225,000		X		
CFS	Repair sewer lines along Cypress Drive		X	X					X	GEFA CDBG	\$87,000	X	X		
CFS	Repair sewer lines within the Earlwood Subdivision area			X					X	GEFA CDBG	\$400,000	X	X		
CFS	Repair sewer lines along Barton Drive		X						X	GEFA CDBG	\$250,000	X	X		
CFS	Complete the elimination/irradication of bare steel piping in the gas system						X		X	GEFA LMIG	\$750,000	X	X		

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, NCR	Establish an agricultural museum in the downtown area		X					X	X	Historic Society, UGA Extension	\$200,000	X	X		
CFS, NCR	Establish an African American Historical Park in the downtown area		X					X	X	Historic Society	\$200,000	X			
CFS	Rewrite the zoning ordinance for the City		X						X		N/A				
NCR	Expand the Historic District to include the downtown area	X							X	Historic Society	\$50,000	X			
CFS	Improve drainage in the Brookwood and Pineridge areas	X							X	CDBG GEFA LMIG	\$300,000	X			
CFS	Install city-owned security cameras throughout the City			X					X		\$250,000	X			
CFS	Install lighting at all intersections of the US 441 bypass			X					X	GDOT	\$10,000	X			
CFS, ED, NCR	Improve the appearance of the entrance into the City on US 441 from Exit 51 off Interstate 16	X							X	Keep Dublin-Laurens Beautiful, Garden Clubs, LMIG	\$1,000,000	X			
CFS, ED, NCR	Establish an Artists in Residence program				X				X	Arts Committees	\$50,000	X			

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Improve citizen participation and information distribution via social media applications						X		X	Chamber	\$20,000	X			
CFS, HO, LU	Continue to demolish or remodel dilapidated properties						X		X	Dev. Authority	\$1,000,000	X			
CFS, NCR	Remodel the Historic Carnegie Library	X							X	Historic Society	\$300,000	X			
CFS, ED, NCR	Continue to make improvements to the downtown streetscape						X		X	GDOT (TE), LMIG	\$500,000	X			
CFS, NCR	Assist in the remodeling and repurposing of the Old First National Bank	X	X					X	X	Private Owners, Historic Society, Dev. Authority, Chamber	\$100,000	X			
CFS, ED	Continue to improve the City's telecommunications infrastructure and add more public wi-fi						X		X		\$200,000	X			
CFS, NCR	Make improvements to the historic residential areas adjacent to downtown						X		X	Historic Society, Keep Dublin-Laurens Beautiful, Garden Clubs	\$1,000,000	X			
CFS, ED, NCR, LU	Relocate the public safety monument to Railroad Park	X							X	Historic Society	\$25,000	X			

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, ED, NCR, LU	Improve/expand downtown parking areas						X		X	GDOT (TE) LMIG	\$300,000	X			
CFS, ED, LU	Make improvements to bicycle corridors and related transportation (especially on State Bike Route 40)						X		X	GDOT (TE)	\$1,000,000	X			
CFS, ED, NCR	Redevelop and expand Railroad Park	X	X						X	Historic Society, Dev. Authority, Chamber	\$200,000	X			
CFS, NCR	Assist the Laurens County Historic Society locate and establish a new museum	X	X					X	X	Historic Society	\$100,000	X			
CFS, ED, LU	Complete the installation of amenities along the Oconee River Greenway						X	X	X	Oconee River Greenway Auth., DNR (LWCF)	\$100,000/mile	X	X	X	
CFS, ED, LU	Complete the extension of the Oconee River Greenway to Riverview Golf Course and Dublin Country Club						X	X	X	Oconee River Greenway Auth., DNR (LWCF)	\$100,000/mile	X	X	X	
CFS	Complete drainage culvert upgrades on Academy St., Camilla St., Stonewall St. and Sunny Lane						X		X	GEFA CDBG LMIG	\$250,000	X			

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, ED, NCR	Complete the improvement of the six major gateways into the City	X	X						X	Keep Dublin-Laurens Beautiful, Garden Clubs, LMIG	\$200,000	X	X		
CFS, ED, LU	Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North	X	X	X				X	X	GDOT SPLOST	\$10,000,000	X	X	X	
NCR, IC	Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River				X	X		X	X	DNR, Upper Oconee River Basin Authority, GASWCC, East Dublin	\$5,000	X			
HO, IC	Assist the County in establishing a program for the removal of dilapidated housing					X		X	X	Keep Dublin-Laurens Beautiful, All Cities in County	N/A				
CFS	Complete projects listed on TIA Band 1 (Hodges Street)	X							X	TIA GDOT	\$1,130,000	X	X		
CFS	Complete projects listed on TIA Band 2 (Springdale Road)		X	X	X	X			X	TIA GDOT	\$575,000	X	X		

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
NCR	Pursue National Register Nomination for First African Baptist Church			X			X		X	DDA, Tourism	\$10,000	X	X		
NCR	Complete Phase one of a citywide Historic Resource Inventory	X					X		X	DDA, Tourism	\$20,000	X	X		
ED, NCR	Develop a Master plan for Development of SBR 40 through Dublin and along the Oconee River			X			X		X	GDOT, Tourism, DDA	\$50,000	X	X		
CFS, ED, NCR	Implement a Streetscape Project from the 441S/Joiner Gateway location into Downtown				X		X		X	GDOT, DDA, Tourism KDLB	\$800,000	X	X		

CITY OF DUDLEY

CITY OF DUDLEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NCR, HO, LU, IC	2012	Pursue the development of growth management and other supportive countywide land use regulations							Y	This item has been dropped as the County has no future plans to develop any growth management or land use regulations.
ED, CFS, IC	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2012	Y	Ongoing (Long Term Policy)				The County has a contract with Evans Disposal, also covering the City, for the collection of recyclable materials, and work with SP Fibers to properly dispose of all recyclable materials.
ED, IC	2009	Finalize formal designation as a “Certified Retirement Friendly Community”							Y	This item has been dropped as it is no longer an interest for the City.
CFS	2009	Seek funding to replace old water and sewer pipes in areas of need					Y	Unknown (Long Term Policy)		The City has not made any progress on this item due to a lack of funding. However, it is a top priority of the City. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
CFS	2009	Pursue funding as needed to replace clay pipes with PVC pipes in phases					Y	Unknown (Long Term Policy)		The City has not been able to obtain enough funding to begin any projects to replace clay pipes within its limits. It is an item of necessity for the City moving forward. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
CFS	2010	Seek to replace water filters at the water plant			Y	2015				The City is in the process of replacing the water filters at the water plant, and is expected to be complete in early 2015.

CITY OF DUDLEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2011	Seek funding as needed to construct a new fire station						Y	2018		This item has been postponed due to a lack of funding. The City is awaiting assistance from the County to complete this project.
CFS	2009	Construct a new city hall						Y	2019		This item has been postponed due to priority being with other projects, and a lack of funding for new construction.
CFS	2011	Pursue funding to construct a recycling center	Y	2012							The City, with assistance from the County, established a convenience center for select recycling materials; SP Fibers collects the contents from the center.
HO, LU, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide						Y	Unknown (Long Term)		The City does not have any regulations regarding manufactured housing. The City will develop or adopt regulations if significant issues arise.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations						Y	Unknown (Long Term)		This item has been postponed since the City does not have any subdivisions or the prospect of a subdivision to establish within the City in the foreseeable future.

CITY OF DUDLEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide						Y	Unknown (Long Term)		The City has not adopted the Georgia Uniform Construction Codes and relies on the County for codes enforcement of buildings and construction.
HO, IC	2012	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide						Y	Unknown (Long Term)		The City does not have a formal program for the removal of dilapidated structures, but will seek to establish one if significant issues arise. The City relies on the County for the removal of any dilapidated structures.

**CITY OF DUDLEY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Construct a new fire station				X			X	X	SPLOST	\$200,000	X	X		
CFS	Construct a new City Hall					X			X	SPLOST	\$300,000	X	X		
CFS	Repair old sewer lines throughout the City						X		X	SPLOST LMIG	\$500,000	X	X		
CFS	Upgrade the inflow and infiltration system running into the treatment pond	X	X	X					X	SPLOST LMIG	\$200,000	X	X		
CFS	Establish a new park adjacent to the Boys & Girls Club building		X						X	Rec. Authority Boys & Girls Club SPLOST Community Members	\$50,000	X	X		X
CFS	Complete projects listed on TIA Band 1 (Seventh Street; Caroll Drive; Chestnut Drive; Carroll Street)	X							X	TIA GDOT	\$74,718	X	X		
CFS	Complete projects listed on TIA Band 2 (West Street; Pecan Street)		X	X	X	X			X	TIA GDOT	\$71,802	X	X		

**CITY OF DUDLEY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
HO, IC	Assist the County in establishing a program for the removal of dilapidated housing					X		X	X	Keep Dublin-Laurens Beautiful, All cities in County	N/A				
CFS, IC	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	X	X					X	X	All cities in County	\$5,000	X			

CITY OF EAST DUBLIN

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, NCR, HO, LU, IC	2012	Pursue the development of growth management and other supportive countywide land use regulations						Y	Unknown (Long Term)		The City has not adopted any new regulations regarding growth management or land use regulations.
ED, CFS, IC	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2012							The County has a contract with Evans Disposal, also covering the City, for the collection of recyclable materials, and work with SP Fibers to properly dispose of all recyclable materials.
ED	2010	Include participation of Buckeye Park in the state's Go Fish program	Y	2013							The City established an annual event that encourages the Go Fish program, utilizing the Oconee River. The event consists of a fishing tournament for several age groups.
ED, IC	2009	Finalize formal designation as a "Certified Retirement Friendly Community"						Y	Unknown (Long Term)		The City has not pursued this item due to other priorities, but plans to do so in the long term future.
NCR, CFS	2009	Pursue funding to further develop and expand Buckeye Park as a major access point for the Oconee River and the Georgia Go Fish Program	Y	2014							The City paved the parking lots, constructed new restrooms, and installed a new playground at Buckeye Park in 2014.
NCR, CFS	2009	Seek to incorporate Buckeye Park into the planned Oconee River Greenway								Y	This item has been dropped as it is no longer an interest to the City due to financial constraints and other priorities.
CFS	2012	Seek to have DOT reroute GA 199 (Coleman Avenue) at GA Route 29 to Oakwood Drive and GA Route 29	Y	2014							The GDOT completed the rerouting of GA 199 into GA 29 in 2014.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2012	Pursue the three laning of Soperton Avenue (GA Route 29) from Savannah Ave. (US Route 80) to Oakwood Drive						Y	Unknown (Long Term)		This item has been postponed as it falls behind other priorities of GDOT. It is on the project list, but no future date has been determined for its beginning as of yet.
CFS	2011	Pursue the installation of a left turn signal for east bound on Central Dr. at Nathaniel Dr.	Y	2011							The left turn signal was installed in 2011.
CFS	2012	Seek funding to install curb, gutter, and sidewalk from existing to the city limits on Buckeye Rd., Wrightsville Ave., Savannah Ave., and Soperton Ave.						Y	Unknown (Long Term)		This item has been postponed due to a lack funding. However, installation of these elements will begin as funding is acquired for these projects.
CFS	2009	Complete drainage improvements at Jordan Street	Y	2012							The drainage improvements along Jordan Street were completed in 2012.
CFS	2009	Finish establishing a citywide neighborhood watch	Y	2010							The City established a neighborhood watch program encompassing the entire city in 2010.
CFS	2011	Pursue funding to construct a lighted walking track at Buckeye Park						Y	Unknown (Long Term)		The City has not acquired the funding to construct a lighted walking track, but would like to in the future if the funds become available.
CFS	2009	Complete the upgrading and expansion of sewage collection lines in the Jordan Street area, as well as the wastewater treatment pond	Y	2012							The City upgraded and expanded the sewer lines along Jordan Street, and upgraded the wastewater treatment pond in 2012.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2009	Complete the upgrading and improvements to street drainage in areas of need	Y	2013	Y	Ongoing (Long Term Policy)				The City upgraded the street drainage along Creek Drive and Northside Drive in 2013. The City will continue upgrading street drainage as necessary. This item will be placed in the policy section of future plans due to its nature and to conform to new standards.
CFS	2011	Pursue the construction of a Senior Citizens Center						Y	Unknown (Long Term)	This item has been postponed due to lack of funding. The City is still interested in constructing a senior citizen center in the future, if funding becomes available to do so.
CFS	2010	Seek funding to install emergency notification sirens	Y	2013						In 2013, the City installed 3 new tornado sirens throughout the City for emergency notification purposes with grant funding from the Georgia Emergency Management Agency.
HO, LU, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	Y	2012						The City has an ordinance which prohibits any new placement of any mobile home or the establishment of a new mobile home park.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations						Y	Unknown (Long Term)	The City does not have any formal subdivision regulations and refers to County regulations if needed.
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide	Y	2013						The City adopted the Georgia Uniform Construction Codes in 2013.
HO, IC	2011	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide	Y	2012						The City does not have a formal program, but has a process for removing dilapidated homes. The City will remove the dilapidated structure, and charge the owner any fees accrued from the landfill for proper disposal.

**CITY OF EAST DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Establish a new senior center		X	X					X		\$100,000	X			
CFS, ED	Install water and sewer infrastructure to the Heart of Georgia Mega-site			X	X				X	Private Owners, Chamber, Dev. Authority	\$8,500,000	X			
CFS	Resurface badly damaged streets throughout the City						X		X	LMIG	\$300,000	X	X		
NCR	Beautify the intersection of US 80, US 319, and GA 29		X	X					X	Keep Dublin-Laurens Beautiful, Garden Clubs. Chamber	\$50,000	X			
NCR	Install new entrance signage at each gateway				X	X			X	Chamber	\$20,000	X			
CFS	Purchase a new police vehicle each year						X		X	SPLOST	\$25,000/year	X	X		
CFS	Purchase a new rescue truck		X						X	SPLOST	\$100,000	X	X		
CFS	Replace 100 water meters each year						X		X	LMIG	\$4,000	X			
CFS	Purchase a new chipper and vacuum machine for the Street Dept.		X						X	SPLOST	\$60,000	X	X		

**CITY OF EAST DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
NCR, IC	Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River				X	X		X	X	DNR, Upper Oconee River Basin Authority, GASWCC, Dublin	\$5,000	X			
HO, IC	Assist the County in establishing a program for the removal of dilapidated housing					X		X	X	Keep Dublin-Laurens Beautiful, All Cities in County	N/A				
CFS	Complete projects listed on TIA Band 1 (Circle Drive; Celia Street; Dwayne Drive; Price Street; South Elm Street; Rice Street)	X							X	TIA GDOT	\$215,541	X	X		
CFS	Complete projects listed on TIA Band 2 (Keen Street; Stanley Street; Virginia Street; Daley Street; Joiner Street; Derriso Lane; North Elm Street; Piedmont Drive; Torino Drive; Falcon Drive; Glen Drive; Lewis Street; Attaway Street; West Drive; Atwood Drive; Jordan Street; Marion Street; Braham Street)		X	X	X	X			X	TIA GDOT	\$529,825	X	X		

TOWN OF MONTROSE

TOWN OF MONTROSE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NCR, HO, LU, IC	2012	Pursue the development of growth management and other supportive countywide land use regulations							Y	This item has been dropped as there are no future plans to develop any growth management or land use regulations.
ED, CFS, IC	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2012						The Town has a collection center located behind Town Hall. The Town also work with the County via the contract with Evans Disposal for the collection of recyclable materials, and work with SP Fibers to properly dispose of all recyclable materials.
ED, IC	2009	Finalize formal designation as a “Certified Retirement Friendly Community”							Y	This item has been dropped as it is no longer an interest for the Town.
CFS	2013	Seek funding to install a sewerage system							Y	This item has been dropped as the Town has determined it is in its best interest to not seek the installation of a sewer system.
CFS	2012	Seek to relocate the Town Hall, possibly rehabilitating the Old Montrose School	Y	2011						Town Hall is was completed in 2011, as an addition to the volunteer fire department building. The Old Montrose School is now the home of Haunted Montrose.
CFS	2011	Pursue funding to pave two remaining dirt streets	Y	2012						All streets within the Town are now paved.
CFS	2011	Pursue funding to construct a storm water drainage system							Y	This item has been dropped as there are no significant issues regarding storm water drainage in the Town.

TOWN OF MONTROSE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2009	Seek removal of old dilapidated bank building, possibly in conjunction with Laurens County Code Enforcement						Y	Unknown (Long Term)		Currently, the owner of the building, and the land it is on, is not known. Until the owner is identified, the removal of the building will remain postponed.
CFS	2010	Pursue funding to develop an additional park and playground area						Y	2019		This item has been postponed as other projects have taken priority. However, this item remains an interest of the Town.
HO, LU, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	Y	2010							The Town refers to the County to enforce regulations. The County hired a code enforcement officer in 2011 that ensures regulations for the establishment of a mobile home and/or park are being followed.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations	Y	2010							The Town currently does not have any subdivisions, but would work with the County if the development of one came about. The County developed subdivision regulations in 2010, which stipulate the appearance and building standards for each property.
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide	Y	2011							The Town refers to the County regarding construction codes. The County adopted the Georgia Uniform Construction Codes in and hired a code enforcement officer in 2011,
HO, IC	2012	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide	Y	2012							The Town has an ordinance that requires the acquisition of at least 1 acre of land within the town limits to establish a mobile home; the mobile home must not be older than 20 years; the mobile home must be underpinned, have steps, and utilize water services provided by the Town.

**TOWN OF MONTROSE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Establish a new playground					X			X	SPLOST	\$50,000	X	X		
CFS	Install a new walking track			X					X	SPLOST	\$15,000	X	X		
CFS	Resurface Fourth Street	X							X	SPLOST LMIG	\$60,000	X	X		
CFS	Resurface Spur 2		X						X	SPLOST LMIG	\$20,000	X	X		
CFS	Resurface Spur 4		X						X	SPLOST LMIG	\$25,000	X	X		
CFS	Resurface First Street			X					X	SPLOST LMIG	\$30,000	X	X		
CFS	Complete projects listed on TIA Band 1 (Spur One)	X							X	TIA GDOT	\$42,000	X	X		
CFS	Complete projects listed on TIA Band 2 (Railroad Street)		X	X	X				X	TIA GDOT	\$22,000	X	X		

TOWN OF RENTZ

TOWN OF RENTZ
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NCR, HO, LU, IC	2012	Pursue the development of growth management and other supportive countywide land use regulations							Y	This item has been dropped as the County has no future plans to develop any growth management or land use regulations.
ED, CFS, IC	2009	Seek funding as needed to further develop single stream recycling and other recycling activities countywide	Y	2012						The County has a contract with Evans Disposal, also covering the City, for the collection of recyclable materials, and work with SP Fibers to properly dispose of all recyclable materials.
ED, IC	2009	Finalize formal designation as a “Certified Retirement Friendly Community”					Y	2015		The City will resume efforts to obtain this certification in 2015, as priorities are focused elsewhere for the remainder of 2014.
ED	2013	Seek to acquire a bank for the city					Y	Unknown (Long Term)		This item has been postponed due to the lack of available buildings suitable for hosting a bank.
CFS	2009	Seek to pave remaining streets in city limits that are presently dirt			Y	2016				The City has only Taylor-Rowland Road left to pave before all streets within the city limits are paved. It is listed as a TIA project and is expected to be completed by 2016.
CFS	2009	Continue to pursue the purchase of a used fire truck	Y	2013						The City purchased a used fire truck in 2013.
CFS	2009	Continue to pursue the purchase of equipment for the city’s volunteer firemen	Y	2013	Y	Ongoing (Long Term Policy)				The City purchased new turnout gear and new boots in 2013. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
CFS	2012	Acquire a community center for the city	Y	2014	Y	2016				The City is in possession of a building for the community center, but does not expect to complete the renovations needed until 2016.

TOWN OF RENTZ
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2009	Pursue the expansion of City Hall	Y	2011						The City completed the expansion of City Hall in 2011 by constructing a new building to meet its needs.
CFS	2012	Pursue the acquisition of a new recreation area for teens			Y	2015				The City is currently seeking to purchase equipment for a new recreation area. With the current community support being received, this project is expected to be complete in 2015.
CFS	2009	Seek funding for improvements to the city's drainage system						Y	Unknown (Long Term Policy)	This item has been postponed due to a lack of funding for such projects. The City will continue to seek funding for these type of improvements in the future. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
CFS	2010	Seek funding for improvements to existing sidewalks and construct new sidewalks	Y	2013						The City upgraded the existing sidewalks along Railroad Street by resurfacing and repairing any cracks or breaks, in 2013.
CFS	2009	Pursue funding for improvements to city park (add tables, grills, other amenities as appropriate)						Y	2017	This item has been postponed due to a lack of funding for the City. This item is still an interest for the City as it is expected to be initiated in 2017.
HO, LU, IC	2009	Continue to pursue the development and enforcement of manufactured home/park regulations countywide	Y	2012						The City utilizes the regulations established by the County, and has their own ordinance that prohibits the placement of a mobile home within the city limits.

TOWN OF RENTZ
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations						Y	Unknown (Long Term)		This item has been postponed since the City does not have any subdivisions or the prospect of a subdivision to establish within the City in the foreseeable future.
HO, IC	2009	Pursue the adoption of Georgia's Uniform Construction Codes countywide						Y	2017		The City has not adopted the Georgia Uniform Construction Codes and relies on the County for codes enforcement of buildings and construction. However, the City plans on adopting those codes by 2017
HO, IC	2012	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide						Y	Unknown (Long Term)		The City does not have a formal program for the removal of dilapidated structures, but will seek to establish one if significant issues arise. The City relies on the County for the removal of any dilapidated structures.

**TOWN OF RENTZ COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Construct new sidewalks on Proctor Street			X	X	X			X	SPLOST GDOT	\$9,000	X	X		
CFS	Pave Taylor-Rowland Road		X	X					X	TIA GDOT	\$25,000	X	X		
CFS, NCR	Renovate the Community Center building		X	X					X	SPLOST	\$5,000	X	X		
CFS	Purchase a building to be utilized as the City Bank			X					X	Historic Society	\$50,000	X			
CFS	Install new restrooms and a grilling area at the park		X						X		\$5,000	X			
CFS	Upgrade the pumping station			X	X				X	LMIG	\$55,000	X	X		
CFS	Complete projects listed on TIA Band 1 (Pughsley Street; Bedingfield Street; Bates Street Segment 1)	X							X	TIA GDOT	\$54,487	X	X		
CFS	Complete projects listed on TIA Band 2 (West Railroad Street; Rentz Simpson Avenue)		X	X	X	X			X	TIA GDOT	\$52,764	X	X		

**TOWN OF RENTZ COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
HO, IC	Assist the County in establishing a program for the removal of dilapidated housing					X		X	X	Keep Dublin-Laurens Beautiful, All cities in County	N/A				
CFS, IC	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	X	X					X	X	All cities in County	\$5,000	X			
ED, IC	Finalize formal designation as a "Certified Retirement Friendly Community"	X							X		N/A				
CFS	Adopt the Georgia Uniform Building Codes			X					X		N/A				
CFS	Recruit volunteers/maintain free health clinic in Rentz						X		X	Volunteer Health Professionals	\$2,500	X			X

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, Laurens County, Georgia has participated with the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

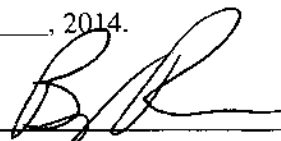
WHEREAS, Laurens County is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Laurens County Board of Commissioners hereby approves and adopts the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as Laurens County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Laurens County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27th day of Oct, 2014.

BY: 

ATTEST: 

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the Town of Cadwell, Georgia has participated with Laurens County and the municipalities of Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the Town of Cadwell; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the Town of Cadwell is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Cadwell hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the Town of Cadwell's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Mayor and Town Council of the Town of Cadwell hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 10th day of November, 2014

BY: Larry Ippolito

ATTEST: Sue Hickey

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the Town of Dexter, Georgia has participated with Laurens County and the municipalities of Cadwell, Dublin, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the Town of Dexter; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the Town of Dexter is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Dexter hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the Town of Dexter's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Mayor and Town Council of the Town of Dexter hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27 day of October, 2014.

BY: Daniel R. Smith

ATTEST: Michael C. Hatch

RESOLUTION

14 – 08

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Dublin, Georgia has participated with Laurens County and the municipalities of Cadwell, Dexter, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the City of Dublin; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

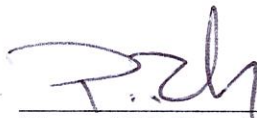
WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Dublin is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Dublin hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the City of Dublin's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

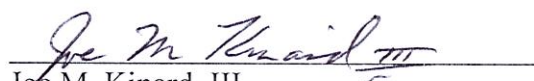
BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Dublin hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 21st day of *October*, 2014.



Mayor Phil Best, Sr.
City of Dublin, Georgia

ATTEST:



Joe M. Kinard, III
City Clerk

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Dudley, Georgia has participated with Laurens County and the municipalities of Cadwell, Dexter, Dublin, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the City of Dudley; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Dudley is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Dudley hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the City of Dudley's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Dudley hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 29th day of October, 2014.

BY Sandra C. Odem
Mayor Pro-Tem

ATTEST Janice Ballard

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of East Dublin, Georgia has participated with Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the City of East Dublin; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of East Dublin is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of East Dublin hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the City of East Dublin's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of East Dublin hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 22nd day of October, 2014.

BY: _____

ATTEST: _____

Melissa E Bassett

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the Town of Montrose, Georgia has participated with Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the Town of Montrose; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the Town of Montrose is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Montrose hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the Town of Montrose's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Mayor and Town Council of the Town of Montrose hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 19 day of NOV, 2014.

BY: [Signature]
MAYOR MONTROSE

ATTEST: [Signature]

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the Town of Rentz, Georgia has participated with Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, and Montrose in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Laurens County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, for Laurens County and its municipalities, including the Town of Rentz; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the Town of Rentz is now desirous of adopting *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Rentz hereby approve and adopt the Laurens County Joint Comprehensive Plan, *Green and Growing Jewel: Regional Hub of Commerce, Home, Heritage, and Health*, as the Town of Rentz's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2008.

BE IT FURTHER RESOLVED that the Mayor and Town Council of the Town of Rentz hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 28th day of October, 2014.

BY: _____

ATTEST: _____

Amy Nims