

RESOLUTION OF ADOPTION

GREATER MACON COUNTY COMPREHENSIVE PLAN 2022-2026

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

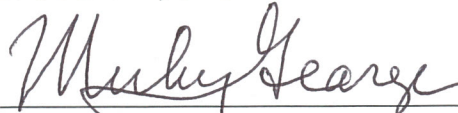
WHEREAS; said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS; Macon County has been notified that the most recent effort updating the Greater Macon County Comprehensive Plan 2022-2026 adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Macon County Board of Commissioners that the Greater Macon County Comprehensive Plan 2022-2026 be adopted.

SO RESOLVED this 5 day of October, 2021.

BOARD OF COMMISSIONERS  
MACON COUNTY, GEORGIA

BY:   
Mickey George, Chair

ATTEST: 

## RESOLUTION OF ADOPTION

## GREATER MACON COUNTY COMPREHENSIVE PLAN 2022-2026

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

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

WHEREAS, the City of Ideal has been notified that the most recent effort updating the Greater Macon County Comprehensive Plan 2022-2026 adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by Mayor and Council of the City of Ideal that the Greater Macon County Comprehensive Plan 2022-2026 be adopted.

SO RESOLVED this 6<sup>th</sup> day of October, 2021.

CITY OF IDEAL

BY: Kathy Gordon  
Kathy Gordon, Mayor

ATTEST: Betty Rainey

RESOLUTION OF ADOPTION

GREATER MACON COUNTY COMPREHENSIVE PLAN 2022-2026

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

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

WHEREAS, the City of Marshallville has been notified that the most recent effort updating the Greater Macon County Comprehensive Plan 2022-2026 adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by Mayor and Council of the City of Marshallville that the Greater Macon County Comprehensive Plan 2022-2026 be adopted.

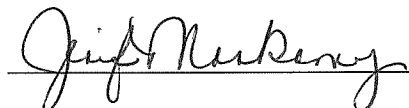
SO RESOLVED this 22 day of October, 2021.

CITY OF MARSHALLVILLE

BY:

  
Valery Davis, Mayor

ATTEST:



RESOLUTION #710

RESOLUTION OF ADOPTION

GREATER MACON COUNTY COMPREHENSIVE PLAN 2022-2026

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

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

WHEREAS, the City of Montezuma has been notified that the most recent effort updating the Greater Macon County Comprehensive Plan 2022-2026 adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by Mayor and Council of the City of Montezuma that the Greater Macon County Comprehensive Plan 2022-2026 be adopted.

SO RESOLVED this 12th day of October, 2021.

CITY OF MONTEZUMA

BY:   
Larry Smith, Mayor

ATTEST:   
Joyce H. Hardy – Clerk/Adm



RESOLUTION OF ADOPTION

GREATER MACON COUNTY COMPREHENSIVE PLAN 2022-2026

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

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

WHEREAS, the City of Oglethorpe has been notified that the most recent effort updating the Greater Macon County Comprehensive Plan 2022-2026 adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

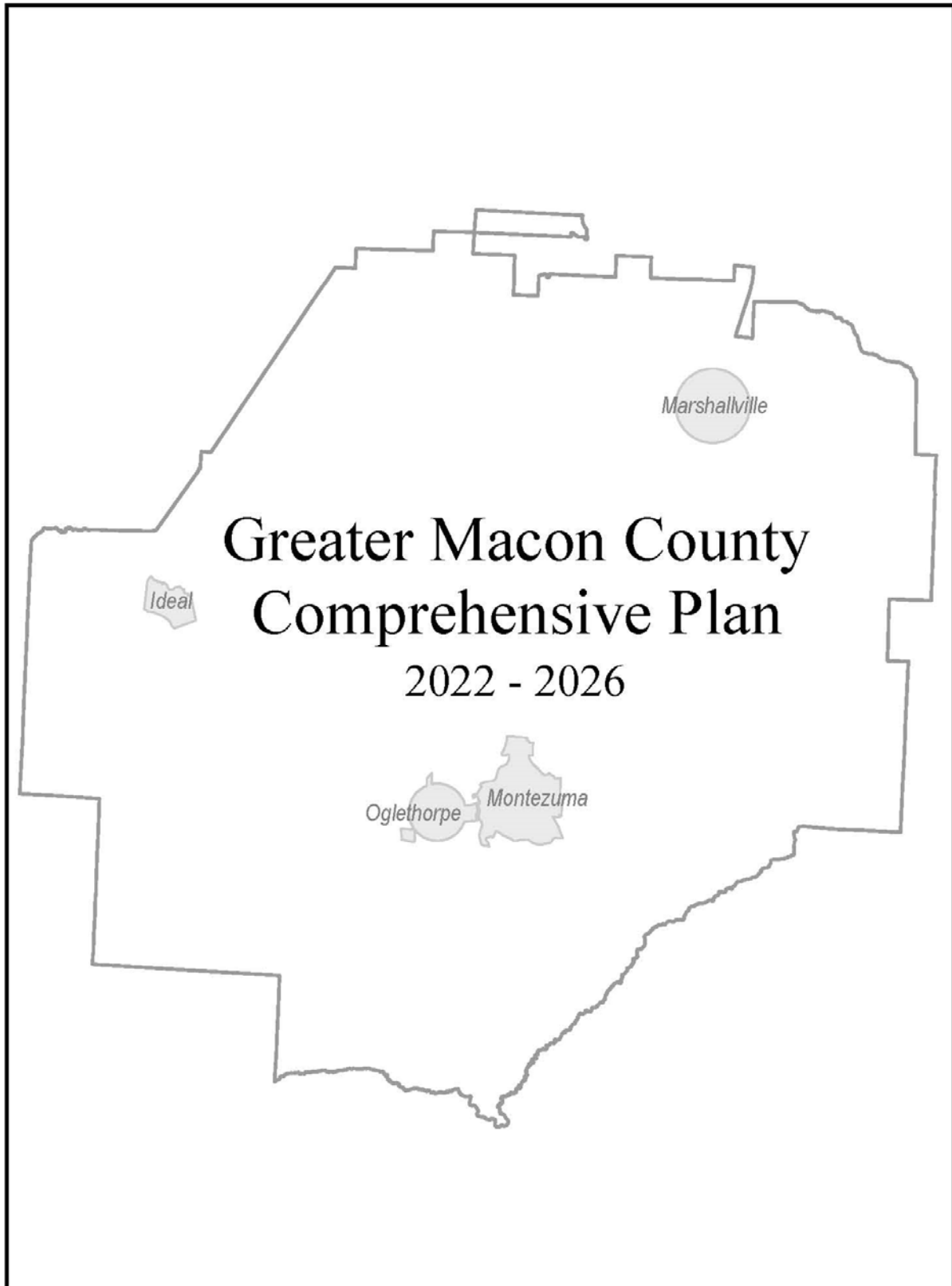
NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by Mayor and Council of the City of Oglethorpe that the Greater Macon County Comprehensive Plan 2022-2026 be adopted.

SO RESOLVED this 1<sup>st</sup> day of October, 2021.

CITY OF OGLETHORPE

BY: Bruce Hill  
Bruce Hill, Mayor

ATTEST: Louise Jones



Greater Macon County  
Comprehensive Plan 2022-2026

Macon County  
Ideal  
Marshallville  
Montezuma  
Oglethorpe

October, 2021

**MACON COUNTY BOARD OF COMMISSIONERS**

Mickey George, Chairman  
A. Richmond Felton   Bob Melvin  
Ben Haugabook   Carl Oliver

Kelvin Lewis, County Manager

**IDEAL MAYOR AND CITY COUNCIL**

Kathy Gordon, Mayor  
Thomas Marie Bailey   Kay Hardage  
Sidney Clay   Jimmy Ogburn  
Nathanial Rogers

Betty Rainey, City Clerk

**MARSHALLVILLE MAYOR AND CITY COUNCIL**

Valery Davis, Mayor  
Marilyn Brown   Jannette Leary  
Timothy Gerard   Betty Naugle Rackley  
Kristy Wiggins

Jenifer Mankamyer, City Clerk

**MONTEZUMA MAYOR AND CITY COUNCIL**

Larry J. Smith, Mayor  
Roy Barker   Danny Levie  
Mel Fulghom   Byron Thomson  
Charles Ivy   Bessie Warren

Joyce Hardy, City Administrator

**OGLETHORPE MAYOR AND CITY COUNCIL**

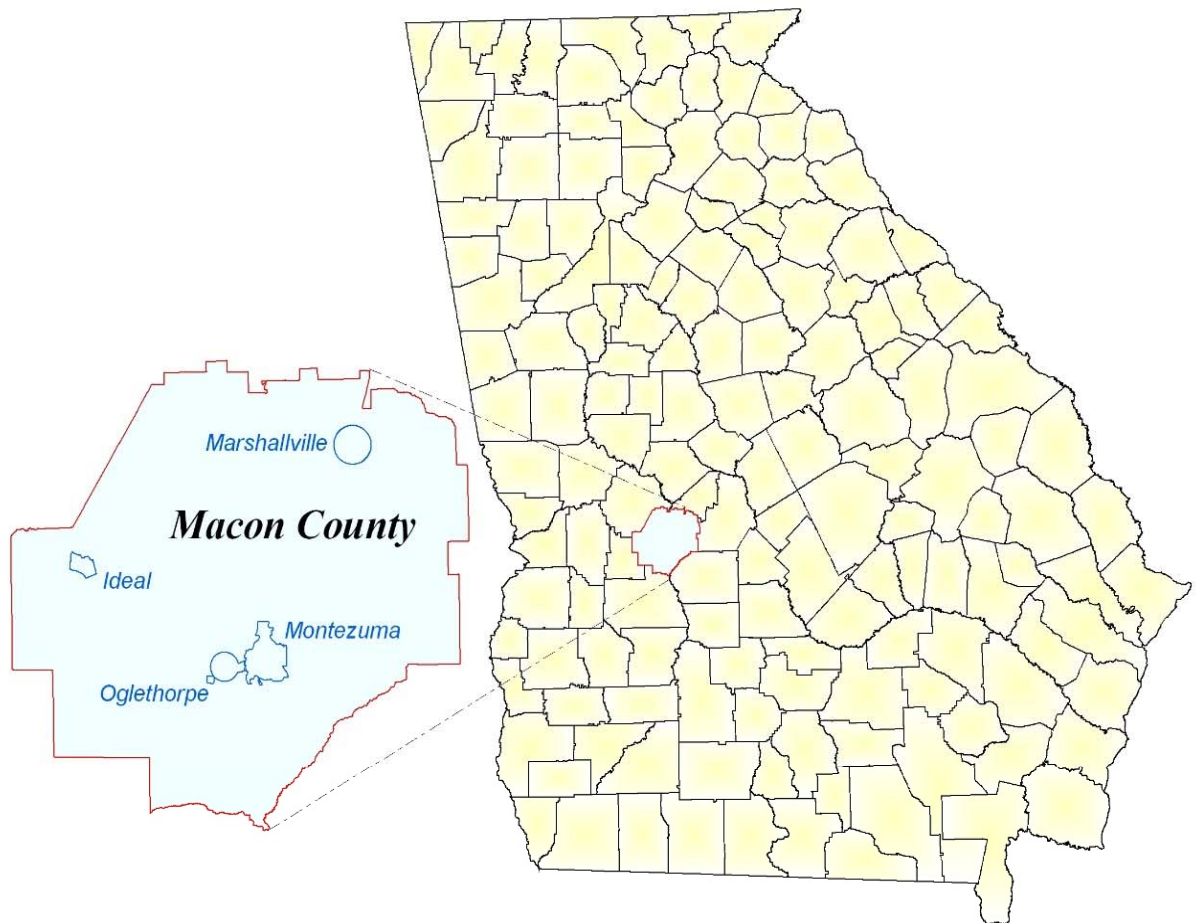
Bruce Hill, Mayor  
James R. Bray   Freddie L. Golphin  
Tommy Coogle   vacant  
vacant

Melissa Jones, City Clerk

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

# ***SITE LOCATION MAP***



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## Introduction

This is the latest in a series of comprehensive planning documents prepared in compliance with the Georgia Planning Act of 1989 by Macon County and the Cities of Ideal, Marshallville, Montezuma and Oglethorpe. The first such document was prepared and adopted in the 1990s. The legislative intent and purpose of said law, codified at O.C.G.A. 36-70-1, is as follows:

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

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

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

### Community Goals Element

Of the four options available to address this element the community opted for a brief vision statement.

### Needs and Opportunities Element

This is the locally agreed upon list of needs and opportunities the community intends to address. The needs and opportunities element conveys the relatively short-term imperatives which will require direct attention from the community in the following five years. The list was developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community. Reference to needs and opportunities identified in previous comprehensive planning efforts helped participants recognize lingering needs and untapped opportunities. Consolidation of that information with issues of the day resulted in an updated list of needs and opportunities the community intends to address.

### Community Work Program Element

The community work program lays out the specific activities the community plans to undertake during the five years following adoption and the plan to address identified Needs and Opportunities. This includes any activities, initiative, programs, ordinances, administrative systems to be put in place to implement the plan. The Community Work Program includes the following information for each listed activity:

- Brief description of the activity
- Timeframe for initiating and completing the activity
- Responsible party for implementing the activity
- Estimated cost (if any) of implementing the activity and
- Funding sources(s) (if applicable)

#### Broadband Element

This element is an action plan for promotion of the deployment of broadband services by broadband service providers into “unserved” areas of the community. The action plan describes steps for promotion of reasonable and cost-effective access to broadband to those areas of the jurisdiction designated by the state as unserved. The local action plan may include, but shall not be limited to, any assessments, studies, ordinances and/or goals to achieve certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. This element stresses broadband deployment and availability is as important as the legacy utilities.

#### Economic Development Element

Identify community goals, needs, and opportunities related to economic development and vitality of the community, and Community Work Program activities for addressing these needs and opportunities, considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools.

#### Land Use Element

The community can choose from among two options to satisfy this planning standard:

##### (1) Character Area Map and Defining Narrative -

Existing or potential character areas as defined in the planning standards are identified and mapped covering the entire community, including existing community subareas, districts or neighborhoods. Community improvement districts, tax allocation districts, Livable Centers Initiative planning areas, designated redevelopment areas and the like are good candidates for delineation as character areas. Each character area has a defined and specific vision or plan that includes:

- A written description with pictures/illustrations that make it clear what types, forms, styles and patterns of development are to be encouraged in the area,
- A listing of specific land uses and zoning categories to be allowed in the area, and
- Implementation measures to achieve the desired development patterns.

##### (2) Future Land Use Map and Narrative -

Future Land Use Map using conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. The nine standard land use categories to be addressed are:

Residential	Public/Institutional	Agriculture/Forestry
Commercial	Transportation/Communication/Utilities	Undeveloped/Vacant
Industrial	Park/Recreation/Conservation	Mixed Use

An alternative to the conventional future land use map is the Land Based Classification Standards developed by the American Planning Association. If this option is chosen the land use element must at a minimum identify the function



dimension of land uses in the analyses, assessments, mapping and other land use requirements of the comprehensive plan's land use planning standards.

To meet the planning standard for this element the Character Area option was retained from the previous planning activity completed and adopted in 2016.

## Plan Development

As part of the introduction to the plan development process, demographic data was presented at a joint meeting of the five elected bodies. At this meeting initial public hearings were scheduled for each jurisdiction for data presentation and solicitation of public input and participation. Planning regulations permit joint hearings for joint plans, but five separate initial hearings were scheduled to make the planning process as convenient as possible for residents with the hope convenience would stimulate participation. Some public hearings were solely in-person, some were solely virtual and at other events residents had the option to attend in-person or virtually. Likewise, as the plan was nearing completion a second round of five separate hearing events were publicly advertised via the local newspaper, the local digital newspaper with community-wide circulation, and posts on local government web sites and social pages.

Between the two rounds of hearings a work session and a separate, publicly advertised input session was held with the City of Ideal, a work session and a separate, publicly advertised input session was held with the City of Marshallville, an input session was held with the Oglethorpe Downtown Development Authority and a publicly advertised input session with the City of Oglethorpe, two publicly advertised input sessions held with the City of Montezuma and two publicly advertised input sessions with Macon County. Separate input sessions were held with Macon County Development Authority/Chamber of Commerce, planning and zoning staff and the joint land bank authority. Public input sessions were advertised via the local newspaper, the local digital newspaper with community-wide circulation, and posts on local government web sites and social pages. In addition, a survey was posted with links distributed widely via numerous public and private internet sites and the community's digital newspaper. Responses to the survey were received from all geographical sections of the community.

The steering committee consisted of the chief elected and chief appointed officials of each jurisdiction and the executive director of the local development authority/chamber of commerce, himself a former mayor of lengthy tenure. Identified stakeholders are presented below.

### STAKEHOLDERS

C. Adams	Realtor, Housing Authority Board
L. Barfield	Retired Sherriff Deputy, Chamber Board
D. Blizzard	Radio Station Owner/Operator
J. Brown	Director of Student Services, BOE
T. Dennis	Consultant, Addiction/Substance Abuse
B. Gay	Finance Officer, Housing Authority
R. Gibson	Poultry Farm Owner
B. Jackson	Retired Educator
M. Jackson	Retired Educator
V. Johnson	Parent Engagement Coordinator, BOE

C. Journey	Retired Forester
E. Lanier	Pecan Farm Owner
M. Patterson	CEO, Flint River Hospital
J. Tookes	President, Macon County Branch NAACP
J. Windham	Owner, Oaks and Miona Nursing Homes
A. Hernandez	FW Logistics, Facility Manager
A. Goodin	Communications Coord. International Paper
T. Smith	Warden, Macon State Correctional
P. Gelber	Owner, Barrington Dairy
L. Harrison	Founder, Macon Co. Improvement Council
M. Sneed	Church Deacon
J. Daniels, Jr	Middle School Teacher
J. Brooks	Retired DOT Engineer, IDA
D. Rumph	Farm Owner
P. Rumph	Farm Owner
C. Patterson	Nurse, Flint River Hospital
J. Windham	Owner, Home Repair Business
R. Peterson	Stillwell Chapel
R. Chase	Physician
C. Williams	Dentist
D. Chase	Farm Owner, IDA Board
D. Carey	Owner, Pine Timber
G. Coogle	Owner, Flint River Wood
T. Coogle	Grocer
N. Bradley	Business Owner, former DDA Director
G. Wagner	Superintendent, Andersonville NHS
N. Yoder	Owner, Yoder Storage Buildings
S. Overholt	Sales Manager, Overholt Metal Sales
M. Yoder	Owner, Yoder's Deitsch Haus
S. Easterlin	Easterlin Pecans, Grower/Wholesale/Retail
H. Brown	Owner, William L. Brown Farms, "Georgia Grown"
H. Rumph	Executive Director, USDA-Farm Services
E. Loughlin	Owner, Malatchie Farms
S. Cummings	Owner, Bamboo Road Farms
C. Griffis	Parish Construction/Bickley Farms
G. Beckum	Exec. Dir., Chamber of Commerce & Dev. Auth.

## Plan Organization

This document was developed as a joint plan. Needs and Opportunities are imbedded in the demographic data compiled for Greater Macon County and presented in the front of the document, followed by the Broadband Element. Visions, Land Use, and Community and Economic Development Work Programs unique to each local government are grouped by jurisdiction for greater utility. The final document is available in two versions; the Greater Macon County Comprehensive Plan consolidated for all local governments, and the demographic data with the community's Needs and Opportunities combined with the Vision Statements, Land Use and Work Programs unique to each jurisdiction.

Needs and Opportunities Element

Economic Development Element

Needs and Opportunities are imbedded in the following Demographic and Economic Data.

For a description of plan requirements refer to the Introduction on pages i and ii.

## Greater Macon County Demographic and Economic Data

### Population

The resident population of Macon County fluctuated relatively little for over a century and at the end there were reportedly twenty fewer residents in 2000 than in 1900. A half century (1920-1970) of uninterrupted loss (-4,700/-27%), fueled by the Great Depression and the economic devastation wrought by the boll weevil, was the dominant trend of the 1900s. The population trendline from the century's low point in 1970 to the 2000 Census was positive but sustained by a large public investment. The 2000 Census was the first after the opening of Macon State Prison, in the unincorporated area of the county. All four cities experienced population loss during the '90s but the prison opening (1994) fueled a 33% increase in the unincorporated area, countering the municipal decrease and yielding the community a 7% net increase. The 2010 Census documented a more conventional 5% increase with 54% of the population in the unincorporated area.

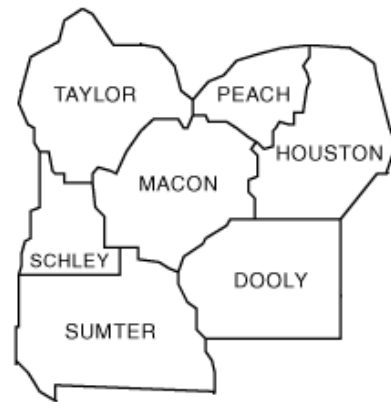
Population						
Macon County – Ideal – Marshallville – Montezuma – Oglethorpe						
Jurisdiction	1970	1980	1990	2000	2010	2019
Macon County	12,933	14,003	13,114	14,074	14,740	13,305
Ideal	543	619	554	518	499	312
Marshallville	1,376	1,540	1,457	1,335	1,448	1,273
Montezuma	4,125	4,830	4,506	3,999	3,460	3,063
Oglethorpe	1,286	1,305	1,302	1,200	1,328	1,414
unincorporated area	5,603	5,709	5,295	7,022	8,005	7,243

sources: Decennial Census; 2019 – U.S. Census Annual Estimate of Resident Population 7-1-19, Table DP05

With very few exceptions, all four cities were credited with population increases decade-over-decade during the half-century (1920-1970) of the larger community's population decline. Aggregated city increases in conjunction with uninterrupted population loss outside the cities pushed the municipal proportion from 24% (1920) to 57% (1970) of the community total. The cities did not capture all the migration off the farms during the period, however. Between 1920 and 1970 the unincorporated population decreased by 7,900 (-60%), the municipal population increased only 3,200. The more recent municipal trend has been quite different. The net municipal trend line 1970-2010 has been negative numerically (-600) and proportionately, decreasing from 57% to 46% of the community total. Census Bureau annual population estimates indicate constant population losses throughout the community since 2010.

Population growth among the six surrounding counties over the recent half century (1970-2019) ranged from +3% to +150%; Georgia +130%. With very few exceptions populations increased decade-over-decade 1970-2010, but during the "decade" that followed only Houston (+13%) and Schley (+4%) recorded growth.

1970-2019 Macon recorded the lowest rate of increase, rounded up to 3% equating to an increase of 370 residents. Taylor’s 3% increase amounted to an additional 250. Dooly was credited with a net increase of 3,300, but the Dooly and Macon counts were both artificially inflated by the opening in the mid-’90s of Georgia Department of Corrections facilities, each with ±1,700 inmates. In absence of these developments both counties would have recorded population losses that decade. Schley recorded uninterrupted increases across these five decades. Sumter is the area’s second largest county, but half the population gap it had over Peach was lost to a 73% growth rate during the period.



Peach grew consistently, until 2010, influenced heavily by proximity to one of the nation’s largest military bases, Robins Air Force Base in neighboring Houston County. The largest proportion of Peach County’s population resides in the census tract nearest the military base. The base and spin-off development it generated increased Houston County’s population by 150% (95,000). During this period Georgia, one of the fastest growing states in the nation, recorded a population increase of 130%. In 2010, Houston accounted for 57% (2019 estimates-62%) of the surrounding six-county area total, and its status as a metropolitan statistical area makes it unique among area counties. Hence, surrounding area totals in this document are often presented with and without Houston County data.

Population 1970 - 2019						
Macon County - Surrounding Counties - Georgia						
Jurisdiction	1970	1980	1990	2000	2010	2019
Macon	12,933	14,003	13,114	14,074	14,740	13,305
Dooly	10,404	10,826	9,901	11,525	14,918	13,736
Houston	62,924	77,605	89,208	110,765	139,900	157,863
Peach	15,990	19,151	21,189	23,668	27,695	27,145
Schley	3,097	3,433	3,590	3,766	5,010	5,221
Sumter	26,931	29,360	30,232	33,200	32,819	30,064
Taylor	7,865	7,902	7,642	8,815	8,906	8,116
Area inc. Macon	140,144	162,280	174,876	205,813	243,988	255,450
Macon’s proportion	9%	9%	8%	7%	6%	5%
Area exc. Houston <sup>1</sup>	77,720	84,675	85,668	95,048	104,088	97,587
Macon’s proportion	17%	17%	15%	15%	14%	14%
Georgia	4.6M	5.5M	6.5M	8.2M	9.7M	10.6M

<sup>1</sup> Houston is a single-county metropolitan statistical area

sources: Decennial Census, ACS 5-Year Estimates 2015-2019, Demographic and Housing Estimates, Table DP05

Population projections for the community prepared by the Governor’s Office of Planning and Budget (OPB)<sup>1</sup> are presented in the following table. The thirty-year projection (2010-2040) for Macon County suggests a loss of 5,400 residents, an average loss of 180 per year. The state’s projections suggest the decrease will continue uninterrupted through 2050. The Census Bureau’s annual estimates post 2010 Census documented the apparent beginning of the long-term negative trend. Only 2019 estimates are presented, in the preceding tables. The 2020 populations in the table below are projections, prepared prior to the 2020 Census.

<sup>1</sup>Georgia’s official source of state and county demographic data

OPB does not project populations below the county level. In their absence, the following municipal projections reflect their respective average proportions of the county totals from each census 1970-2010, inclusive. This was a period of high proportional consistency. The proportional ranges of each of the smaller cities, the difference between the highs and lows, was 1.5 points or less. Montezuma was the sole exception. The city's proportion rose (1970-1980) to 34.5% of the county total but decreased to 23.5% in the 2010 Census, a range of eleven points between the high and low. While this methodology locks the cities into the population loss OPB projects for the county, it also reflects the most recent fifty-year trend, except for Montezuma.

Population Projections						
Macon County						
Ideal – Marshallville – Montezuma – Oglethorpe						
Jurisdiction	2010	2020	2025	2030	2035	2040
Macon Co.	14,740	12,733	11,930	11,122	10,236	9,318
Ideal <sup>1</sup>	499	507	475	443	407	371
Marshallville <sup>1</sup>	1,448	1,325	1,242	1,158	1,066	970
Montezuma <sup>1</sup>	3,460	3,886	3,641	3,394	3,124	2,844
Oglethorpe <sup>1</sup>	1,328	1,189	1,114	1,039	956	870
unincorp. balance	8,005	5,826	5,458	5,089	4,683	4,263

<sup>1</sup> calculated from the average proportion of county totals for 1970, 1980, 1990, 2000 and 2010 as applied to county projections.  
source: The Governor's Office of Planning and Budget used the 2010 Census to generate the county projections, Series 2020. The 2020 Census had not been released at time of writing.  
City projections by River Valley Regional Commission

Projections for the surrounding area (next page) suggest two prevailing trends; the six rural counties have entered a lengthy period of population decline, or at best stagnation, and the sole urban county will continue a strong growth trend. Four rural counties are expected to record strong losses range from 20% to 37%, with Macon being the highest, by an eleven-point margin. Two rural counties are currently expected to maintain their population bases to 2040; Peach by +3%, equating to less than a thousand additional residents, and Schley by +15%, almost 750 additional residents. Houston County recorded an average decennial increase of 19,000 residents 1970-2010. The projections suggest an average growth of 17,000 residents per decade 2010-2040.

These negative projections are not unique to Macon County or the surrounding area; rather, they are common to southwest Georgia. The state's projections suggest that forty-four of the fifty counties comprising Georgia's southwest quadrant will decrease in population by 2040, and beyond. Nevertheless, the quadrant is projected to experience a net increase of 15,000 residents by 2040 to almost 1.4M. Harris, Houston and Lowndes Counties are expected to increase by almost 100,000, aggregated, to counterbalance the losses elsewhere. The projected trend is so widespread state agencies are planning for population losses in rural areas across the state.

INSERT

2020 Census

The initial release of 2020 Census data was too late to be included in any plan tables or narrative. The only data available at the time of plan adoption was total population needed for redistricting, and even that was not available at the municipal level.

Population 1970 - 2020						
Macon County - Surrounding Counties - Georgia						
Jurisdiction	1970	1980	1990	2000	2010	2020
Macon	12,933	14,003	13,114	14,074	14,740	12,082
Dooly	10,404	10,826	9,901	11,525	14,918	11,208
Houston	62,924	77,605	89,208	110,765	139,900	163,633
Peach	15,990	19,151	21,189	23,668	27,695	27,981
Schley	3,097	3,433	3,590	3,766	5,010	4,547
Sumter	26,931	29,360	30,232	33,200	32,819	29,616
Taylor	7,865	7,902	7,642	8,815	8,906	7,816
Area inc. Macon	140,144	162,280	174,876	205,813	243,988	256,883
Macon's proportion	9%	9%	8%	7%	6%	5%
Area exc. Houston <sup>1</sup>	77,720	84,675	85,668	95,048	104,088	93,250
Macon's proportion	17%	17%	15%	15%	14%	13%
Georgia	4.6M	5.5M	6.5M	8.2M	9.7M	10.7M

<sup>1</sup> Houston is a single-county metropolitan statistical area  
sources: Decennial Census



Population Projections						
Macon County – Surrounding Counties – Georgia						
Jurisdiction	2010	2020	2025	2030	2035	2040
Macon	14,740	12,733	11,930	11,122	10,236	9,318
Dooly	14,918	13,335	12,852	12,337	11,803	11,233
Houston	139,900	159,117	167,781	176,455	184,458	191,382
Peach	27,695	27,516	27,906	28,337	28,337	28,661
Schley	5,010	5,269	5,354	5,494	5,612	5,744
Sumter	32,819	29,110	27,767	26,633	25,364	24,154
Taylor	8,906	7,947	7,802	7,611	7,377	7,071
Georgia	9.7M	10.7M	11.3M	11.9M	12.5M	13M

source: The Governor’s Office of Planning and Budget used the 2010 Census to generate the county projections, Series 2020. The 2020 Census had not been released at time of writing.

At the time of the 2010 Census one-third of the community’s adult population reportedly lacked a high school diploma or the equivalent. The most recent census estimates show an improvement to one-quarter of the population. Despite this improvement the county retains the highest proportion among area counties with adult population’s lacking this basic education. The high rate credited to Ideal is skewed by an +80-bed geriatric facility in a population of ±500. The community’s high school diploma rate is in the mid-range of area counties. The local rate with “some college” is in the lower half of the area’s fourteen-point range. While 30% are reported to have at least some exposure to post-secondary education, more detailed census data indicates that only one-fifth (6%) of these adults earned a two-year or associate degree or certification. The community still records only a single digit attainment rate in four-year college degrees or higher, the lowest performance level in the area.

Highest Educational Attainment among Adults - 2019											
Macon County, Ideal – Marshallville – Montezuma – Oglethorpe											
Adjoining Counties											
Attainment	Macon Co.	Ideal	Marshallville	Montezuma	Oglethorpe	Dooly	Houston	Peach	Schley	Sumter	Taylor
Less than HS diploma	26%	42%	21%	17%	27%	22%	9%	17%	13%	19%	22%
HS diploma	35%	26%	38%	33%	34%	41%	27%	30%	35%	35%	38%
Some college or Associate Degree	30% (24%) (6%)	26%	25%	37%	35%	25%	28%	33%	39%	29%	28%
Bachelor’s degree or higher	9%	6%	16%	13%	4%	12%	28%	21%	13%	18%	13%

Resident population 25 years of age and older

Source: US Census 2015-2019 American Community Survey, 5-year survey, Table S1501

The community’s public education system is consistently recording higher on-time<sup>2</sup> high school graduation rates than the state. For the three recent years’ data presented, Macon rated in the middle of the seven county area school systems.

Four-Year Cohort Graduation Rates*			
Macon – Surrounding Counties			
Jurisdiction	2017	2018	2019
Macon	87.1	86.9	84.8
Dooly	75.4	83.2	83.3
Houston	87.6	87.2	87.9
Peach	83.3	81.3	84.4
Schley	87.8	97.3	90.4
Sumter	89.3	88.6	86.0
Taylor	86.3	85.7	76.9
Georgia	80.6	81.6	82.0

\* proportion of the graduating class which earned a regular high school diploma by completing grades 9, 10, 11 and 12 in four years  
source: Georgia Department of Education

For many local high school graduates who in the past pursued a four-year college degree, the community offered insufficient choices of even conventional employment opportunities requiring and compensating for higher education credentials. Consequently, most local graduates, whether they commuted to one of the technical or academic colleges or universities nearby or

relocated elsewhere to matriculate, had little choice but to search for fulfilling employment opportunities or careers elsewhere. Over time, this left a larger proportion of the adult population lacking the academic credentials sought by local employers. The community’s largest private sector employer was drawn to Macon County in the late 1970s to construct a >\$200M industrial plant because of its advantageous location. A large percentage of its work force continue to commute from out-of-county because too few locals possess the industrial minimum academic and technical credentials. For many residents who did not continue their formal education directly after high school the gradual accumulation of debt, family responsibilities and life’s other events complicated or precluded the pursuit of academic or vocational accreditation later in life. These complications in addition to the limited employment options available locally have served to diminish personal motivation, examples of which are more evident in recent years.

In the two most recent decennial censuses the community’s median family and median household incomes averaged ±85% of the surrounding rural averages; differences of approximately \$5,000. Local income growth in both categories 2010-2019 outpaced the area average by such a strong margin that 2019 Census estimates placed the local and area averages within a margin of \$700. Income growth 2010-2019 in neighboring Houston County and statewide maintained high rates from previous periods.

Median Incomes						
Macon County – Ideal – Marshallville – Montezuma – Oglethorpe						
Surrounding Counties						
Income Measure	Jurisdiction	2000 <sup>1</sup>	2010 <sup>2</sup>	2019 <sup>3</sup>	% Change 2000-2019	% Inflation 2000-2019 <sup>4</sup>
Median Family*	Macon Co.	\$29,402	\$37,218	\$43,750	49%	51%
	Ideal	\$21,250	\$41,625	\$41,591	96%	
	Marshallville	\$24,375	\$36,010	\$47,639	95%	
	Montezuma	\$27,469	\$27,827	\$41,816	52%	
	Oglethorpe	\$28,971	\$34,049	\$30,958	7%	
	Area Average of Medians	\$36,885	\$46,028	\$46,962	27%	
	Area without Houston	\$34,635	\$42,495	\$43,584	25%	

<sup>2</sup> proportion of the graduating class which earned a regular high school diploma by completing grades 9, 10, 11 and 12 in four years

Median Household**	Macon Co.	\$24,224	\$27,950	\$32,161	33%	51%
	Ideal	\$16,538	\$26,731	\$22,188	34%	
	Marshallville	\$21,800	\$26,875	\$21,182	-3%	
	Montezuma	\$23,022	\$23,214	\$36,955	61%	
	Oglethorpe	\$22,875	\$32,958	\$21,406	-7%	
	Area Average of Medians	\$31,197	\$35,409	\$36,011	15%	
	Area without Houston	\$29,124	\$32,128	\$32,829	13%	

\* Family – two or more individuals who reside together and who are related by birth, marriage or adoption

\*\* Household – all the individuals who occupy a housing unit as their usual place of residence regardless of relationship

<sup>1</sup> 2000 Decennial Census

<sup>2</sup> US Census, 2006-2010 American Community Survey 5-year estimates Table ID: S1901

<sup>3</sup> US Census, 2015-2019 American Community Survey 5-year estimates Table ID: S1901

<sup>4</sup> The Inflation Calculator <http://www.westegg.com/inflation/> using Consumer Price Index statistics published annually

The community lags the area in another common measure of income, per capita. The income gap tightened, from 82% (2000) to 84% (2019), but in the end was still \$3,500 below the surrounding rural area average.

Per Capita Income						
Macon County, Ideal – Marshallville – Montezuma – Oglethorpe						
Surrounding Counties						
Income Measure	Jurisdiction	2000 <sup>1</sup>	2010 <sup>2</sup>	2019 <sup>3</sup>	% Change 2000-2019	% Inflation 2000-2019 <sup>4</sup>
Per Capita*	Macon Co.	\$11,820	\$12,902	\$17,883	51%	51%
	Ideal	\$9,712	\$13,074	\$16,551	70%	
	Marshallville	\$11,306	\$16,611	\$18,856	67%	
	Montezuma	\$12,168	\$13,341	\$18,276	50%	
	Oglethorpe	\$13,673	\$14,127	\$13,161	-4%	
	Area Average	\$17,200	\$21,562	\$22,495	30%	
	Area without Houston	\$14,502	\$16,460	\$21,334	47%	

\* Per Capita – the average obtained by dividing the aggregate income of an area by the total population of that area

<sup>1</sup> 2000 Decennial Census

<sup>2</sup> US Census, 2006-2010 American Community Survey 5-year estimates Table ID: S1902

<sup>3</sup> US Census, 2015-2019 American Community Survey 5-year estimates Table ID: S1902

<sup>4</sup> The Inflation Calculator <http://www.westegg.com/inflation/> using Consumer Price Index statistics published annually

The 2000 decennial census reported fully one-quarter of residents were living below the poverty level. After a seven-point increase (2010) the rate reportedly returned to the 2000 level, at which it was tied for the rural area's second highest rate two points above the rural area average. Houston County was credited with a 14% poverty rate, one point below the state.

Percent in Poverty				
Category	Jurisdiction	2000 <sup>1</sup>	2010 <sup>2</sup>	2019 <sup>3</sup>
Individuals	Macon County	26%	33%	26%
	Ideal	31%	33%	33%
	Marshallville	30%	27%	34%
	Montezuma	26%	43%	26%
	Oglethorpe	23%	39%	39%
Families	Macon County	22%	24%	19%
	Ideal	31%	32%	19%
	Marshallville	27%	21%	19%
	Montezuma	22%	40%	20%
	Oglethorpe	19%	33%	33%

<sup>1</sup> 2000 Decennial Census

<sup>2</sup> US Census, 2006-2010 American Community Survey 5-year estimates Table S1701-2

<sup>3</sup> US Census, 2015-2019 American Community Survey 5-year estimates Table S1701-2

Community Needs and Opportunities

1. The lack of communication between the board of education and the community is contributing to the community's generally poor perception of the local education system. Consequently, the community is not sufficiently supportive of the schools.
  2. The secondary and some of the post-secondary educational institutions nearby should be better tuned to local career/trade skills training needs of the area.
  3. Too much of the (especially younger) labor force is lacking both the "hard" and "soft" life skills needed for successful long-term employment.
  4. There is a serious shortage of health care service in the community.
  5. There are transit needs not being met by the local transportation service.
  6. Internet service is woefully inadequate in much of the community, as proven by the COVID outbreak.
1. Macon County's location gives residents good access to post-secondary education institutions at the college and university level located in adjacent counties.

## Housing

The 2019 Census estimate credited the four municipalities with an aggregate net loss of 180 total housing units and the unincorporated area with a 230-unit increase, netting the community a 50 unit, or 1%, increase over the 2010 inventory. Marshallville was the only municipality to be credited with an increase in housing, +5%, while the reported losses were Ideal -28%, Montezuma -5% and Oglethorpe -7%.<sup>3</sup> The surrounding rural counties recorded a 3% net increase over 2010. The occupied housing rate, 77%, reflected a one percentage point decrease from 2010. Home ownership accounted for 64% of these, a one-point decrease from 2010. These rates were between the surrounding rural area and state rates. Homeownership in the unincorporated area was reported at 73%.

While the total housing inventory was credited with an increase of fifty units, the Census recorded an increase of 340 mobile homes (1,510 to 1,850), an increase from 25% to 30% of the inventory. Housing lost to dilapidation, fire, etc. was clearly replaced most often with mobile homes. The surrounding rural area was credited with a 22% mobile home rate, the state, 9%. This strong local trend is significant. Under state law mobile homes are taxed as personal property, like automobiles, with depreciating values and tax schedules. No matter the condition of the residence, taxes due each successive year are less, thus contributing less to the support of public infrastructure and services.

Housing units where no vehicle was present for use by residents reportedly decreased by one point, to 13% or 600 units. The surrounding rural rate was 10%, state rate 7%. Macon recorded the highest rate in the area, by two percentage points. This statistic is one measure of the community's economic well-being.

Housing Tenure - 2019						
Tenure	Macon Co.	Ideal	Marshallville	Montezuma	Oglethorpe	Macon and Surrounding Counties
Total Housing Units	6,104	197	758	1,604	710	107,736 (44,718 exc. Houston)
Occupied	77%	63%	74%	80%	79%	83% (81% exc. Houston)
Owner	64%	63%	60%	56%	51%	66% (66% exc. Houston)
Renter	36%	37%	40%	44%	49%	34% (34% exc. Houston)
Vacant	23%	37%	26%	20%	21%	18% (19% exc. Houston)
Mobile Home	30%	27%	7%	13%	23%	24% (27% exc. Houston)
No Vehicle	13%	17%	24%	21%	11%	9% (10% exc. Houston)

source: US Census, 2015-2019 American Community Survey 5-year estimates Table ID: DP04

Almost three-quarters of the community's owner-occupied housing was valued below \$100,000, twenty percentage points higher than surrounding rural average. The Census recorded 37% were valued below \$50,000; only one surrounding county was in the (low) 30% range. With such a disproportionately large proportion of housing in the lower income values, there are significantly few in the upper value ranges to

<sup>3</sup> The margins of error for the municipal datasets are often so significant the municipal data are seldom included in the accompanying narratives.

support and sustain the tax base. Macon County is credited with the lowest median housing value among the six surrounding counties, by \$20,000. The rural area median is \$105,000<sup>4</sup>, Macon County-\$64,000.

Local gross rents are reportedly much more like the surrounding rural area, within four percentage points in each of the value ranges presented below. The local median rent is \$50 below the surrounding area.<sup>5</sup>

Housing Values*						
2019						
Value	Macon Co.	Ideal	Marshallville	Montezuma	Oglethorpe	Macon and Surrounding Counties
Value of Owner-occupied Housing						
<\$100K	73%	86%	60%	62%	88%	50% (53% exc. Houston)
\$100K-199,999	20%	4%	35%	34%	10%	33% (32% exc. Houston)
≥\$200,000	7%	10%	5%	4%	2%	17% (15% exc. Houston)
Median	\$63,800	\$60,900	\$67,900	\$78,300	\$46,700	-
Gross Rent of Renter-occupied Housing						
<\$500	35%	65%	58%	34%	41%	27% (31% exc. Houston)
\$500-\$999	60%	30%	40%	60%	55%	59% (61% exc. Houston)
\$1000-\$1,499	5%	5%	0%	6%	4%	11% (8% exc. Houston)
≥1,500	0%	0%	2%	0%	0%	2% (1% exc. Houston)
Median	\$592	\$419	\$442	\$597	\$536	-

\* The margins of error for many of the municipalities are so high, in many cases higher than the number of housing units in each value category, they are not addressed in the accompanying narrative.

source: US Census, 2015-2019 American Community Survey 5-year estimates Table DP04

The placement of newer housing, since 2000, is half the rate of the surrounding rural counties, 9% v. 17%. The proportion of local housing dating to 60s-70s is four points higher than the surrounding area; local and area distributions (42%) are the same for 80s-90s. The proportions which pre-date 1960 are essentially the same; 16% - 17%.

Age of Housing						
Year Built	Macon County	Ideal	Marshallville	Montezuma	Oglethorpe	Area
≥2000	9%	4%	10%	3%	14%	19% (17% exc. Houston)
1980-1999	42%	33%	33%	42%	26%	37% (38% exc. Houston)
1960-1979	33%	39%	27%	39%	44%	28% (29% exc. Houston)
<1960	16%	24%	30%	15%	16%	16% (17% exc. Houston)

source: US Census, 2015-2019 American Community Survey 5-year estimates Table ID: DP04

<sup>4</sup> calculated as the simple average of the five rural county medians

<sup>5</sup> calculated as the simple average of the five rural county medians

The combined factors of low resident income, proportion of manufactured construction, age of housing, value of housing and physical condition in general make for unattractive housing conditions in the community.

<u>Housing Needs and Opportunities</u>
<ol style="list-style-type: none"><li>1. So much of the housing stock, by virtue of its age, condition and value, is not marketable to current or prospective residents. Except for a significant inventory of historic and architecturally significant homes that are attractive to a small segment of the housing market, the community lacks the housing needed to retain the existing population or to attract new residents.</li><li>2. With an aged and devalued housing stock in a lower-income community comes blight.</li><li>3. The preferential property tax rates paid by a significant and increasing proportion of (mobile home/ industrial housing) homeowners is gradually diminishing the tax base needed by local government to maintain, much less improve, public infrastructure and services. Census data suggests this has been virtually the only new housing added to the community over the past couple decades.</li></ol>
<ol style="list-style-type: none"><li>1. The community has a sizeable inventory of historic and architecturally significant homes</li></ol>

## Economic Development

Data presented in the following table represents the number of jobs within the identified jurisdictions. The job may be performed in the jurisdiction such as a farmer or furniture maker might do, or it may be based in an office from which a salesman or bridge contractor travels the state. Macon County continues to be a major contributor to the state’s agricultural economy, recording the highest or among the highest sales and production volumes in several categories. Yet, as the proportion of local jobs in the ag industry continues to decrease, the community retains a slightly higher employment level than surrounding counties, by two percentage points, in its economic heritage.

Employment by Industry 2010, 2019 <sup>1</sup>														
Industrial Category	Macon County		Ideal		Marshallville		Montezuma		Oglethorpe		Macon and Surrounding Counties		Area exc. Houston Co.	
	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019
Agriculture, Forestry, Fishing, Hunting, and Mining	8%	8%	0%	6%	4%	6%	4%	4%	11%	4%	2%	5%	5%	6%
Construction	9%	4%	25%	0.0	6%	2%	2%	4%	6%	0%	7%	7%	8%	7%
Manufacturing	21%	24%	11%	18%	21%	20%	19%	27%	24%	31%	11%	14%	15%	15%
Wholesale Trade	1%	1%	2%	0.0	1%	3%	0%	0%	2%	5%	2%	3%	3%	3%
Retail Trade	9%	9%	0%	3%	10%	15%	10%	10%	9%	4%	11%	10%	9%	10%
Transportation and Warehousing, And Utilities	4%	8%	17%	14%	6%	5%	0%	7%	5%	1%	4%	7%	4%	7%
Information	0%	0%	0%	0.0	0%	0%	0%	0%	0%	0%	1%	1%	1%	1%
Finance and Insurance, Real Estate, Rental and Leasing	3%	3%	0%	0.0	3%	5%	4%	4%	3%	0%	5%	3%	4%	3%
Professional, Scientific, Management, and Administrative and Waste Management Services	4%	1%	0%	0.0	14%	6%	3%	1%	2%	0%	7%	6%	5%	6%
Educational Services, Health Care, Social Assistance	26%	22%	34%	49%	25%	24%	38%	25%	22%	20%	23%	23%	25%	23%
Arts, Entertainment, Recreation, Accommodation and Food Services	4%	5%	3%	0.0	2%	3%	6%	4%	3%	12%	7%	6%	6%	5%
Other Services, Except Public Administration	3%	5%	4%	3%	6%	1%	4%	2%	5%	5%	5%	4%	6%	4%
Public Administration	8%	10%	4%	7%	3%	10%	9%	12%	10%	18%	15%	10%	9%	9%
Civilian Employment	4,792	4,416	242	71	484	462	1,065	1,212	580	533	98,061	108,641	38,004	37,278

<sup>1</sup> a business producing a product or service  
sources: U.S. Census 2010, U.S. Census 2015-2019, American Community Survey 5-year estimates Table ID: DP03



The 1970 Census documented the community’s transition from agriculture to a manufacturing-based economy. Forty years later, the 2010 Census documented another transition in the economic evolution, from Manufacturing to Services. Educational Services, Health Care and Social Assistance services was recognized as the largest provider of jobs in both the local and rural area economies. The state and national economies made this transition in 2000. Employment distributions in this sector were very similar in the local and surrounding area economies, except that the community retained a ±10 point higher employment level in Manufacturing. These two largest sectors account for 46% of jobs in the community (2019). The third largest sectors are either Retail Trade or Public Administration.

Occupation titles are descriptive of the worker, the type of work performed regardless of where it is performed. The worker may work in the county of residence or commute any distance beyond. The community’s employed population sixteen years of age and older (2019) is most concentrated in Production, Transportation, Material Moving (31%) and Management, Business, Science and the Arts (20%), collectively accounting for half of resident workers. Median earnings for the Production... subsector is reportedly \$27K, \$3,000 below the local median for all occupations (\$30K). The second largest subsector, Management... is credited with the highest median earnings - \$48K. This earnings level is uncommon locally, suggesting a significant portion of these workers commute out-of-county to their places of employment. The other half of the labor pool is distributed among Service workers (19%-\$20K median earnings), Sales and Office workers (18%-\$31K earnings) and Natural Resource, Construction and Maintenance workers (12%-\$31K earnings). The same two sectors lead the surrounding rural area employment (2019) but in reverse order from Macon County. Statewide, the two largest subsectors, Management...(38%) and Sales...(22%) account for 60% of workers (2019).

Employment by Occupation 2010, 2019 <sup>1</sup>												
Occupational Category	Macon County		Ideal		Marshallville		Montezuma		Oglethorpe		Macon and Surrounding Counties	
	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019
Management, Business, Science, and Arts	24%	20%	14%	30%	35%	29%	32%	22%	19%	10%	34% (28% exc. Houston)	29% (27% exc. Houston)
Service	18%	19%	26%	27%	21%	18%	20%	24%	12%	35%	17% (17% exc. Houston)	18% (18% exc. Houston)
Sales and Office	15%	18%	2%	0%	8%	20%	14%	19%	16%	10%	23% (21% exc. Houston)	20% (19% exc. Houston)
Natural Resources, Construction, and Maintenance	18%	12%	29%	6%	14%	7%	8%	6%	20%	3%	12% (14% exc. Houston)	13% (13% exc. Houston)
Production, Transportation, Material Moving	25%	31%	29%	38%	21%	27%	26%	29%	32%	42%	14% (20% exc. Houston)	21% (22% exc. Houston)
Civilian Employment	4,792	4,416	242	71	484	462	1,065	1,212	580	533	95,235 (35,178 exc. Houston)	108,641 (37,278 exc. Houston)

<sup>1</sup>the kind of work performed on the job

source: U.S. Census, 2010; U.S. Census 2015-2019 American Community Survey 5-year estimates Table ID: DP03

Macon County has chronically high unemployment, having recorded the state’s highest rate, or among the highest rates, on numerous occasions. Across the ten time periods presented in the table below the local

rate was always higher than all other rates presented, averaging 1.2 points higher than the surrounding rural counties and 2.9 points higher than the state.

Annual Unemployment Rates										
Jurisdiction	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
Macon	7.5%	7.9%	7.7%	8.5%	13.2%	13.3%	12.3%	8.4%	6.3%	6.7%
Area Counties	4.8%	4.9%	5.0%	6.1%	10.1%	9.5%	8.0%	6.9%	5.4%	6.3%
Area Counties exc. Houston	5.8%	6.3%	6.2%	7.5%	12.7%	11.9%	9.9%	7.2%	5.6%	6.5%
Georgia	4.8%	4.7%	4.7%	6.3%	10.5%	9.2%	7.2%	5.4%	4.0%	6.5%

source: Georgia Department of Labor

Individual county unemployment was aggregated for conversion to area rates; computations by River Valley Regional Commission

In 1970 and 1980 the Census credited Macon County with a worker out-commuting rate of 19%. 2015 Census data estimated 2,100 residents commuted to their places of employment in fifteen other Georgia counties. This equated to half the labor force. The surrounding rural rate (2015) was 45%, the state rate (2010) 41%.

Place of Work – Macon County Residents				
		2000	2010	2015
Workers 16 Years of Age and Older:		4,724	4,596	5,495
Lived in Macon Co...	and worked in Macon Co.	59%	60%	50%
	but worked elsewhere	41%	40%	50%
Working Age Population Not in Labor Force <sup>1</sup>		51%	55%	53%

<sup>1</sup> people sixteen years of age or older comprised primarily of students, housewives, retired workers, institutionalized people and others not looking for work

sources: 2000 U.S. census; U.S. Census, American Community Survey 2006-2010; U.S. Census, American Community Survey 2011-2015

Macon County retains a high proportion of the working-age population (16 years or older) not in the labor force. The 2015 Census estimates places this at 53%, the surrounding rural area 45% and across the state-37%. This group includes students, housewives, retired workers, institutionalized people and others who are not looking for work. Even after deducting the average daily nursing home population from the community data the local proportion “not in the labor force” rate is 51% (2015).

The Georgia Department of Labor reports the community experienced a 35% job loss 2000-2020, the highest rate in the area amounting to almost 1,500 fewer jobs. The aggregate job loss for the surrounding rural area was -17%. The only increases were recorded in Houston (+37%/16,000) and Peach (+13%/1,100). The community experienced a robust increase in average weekly wages during this period, and all area counties recorded increases higher than the national inflation rate. Macon County’s 62% increase, 2000-2020, was greater (by \$45) than the national inflation rate (53%). The surrounding rural area increase averaged 67%. The 2000 “community payroll” amounted to \$110M, in 2020 \$115M. Retention of all 4,106 jobs in 2020 at the 2020 wage level would have generated a payroll of \$178M.

Jobs in Macon County		
Year	Average Monthly Employment	Average Weekly Wages
2000	4,106	\$515
2005	3,949	\$554
2010	3,165	\$608
2015	2,804	\$700
2020	2,663	\$832

Jobs covered by unemployment insurance laws, or approximately 96% of wage and salary civilian jobs.

source: Georgia Department of Labor, Employment and Wages

Economic Development Tools and Resources					
Macon County and Cities					
Tools and Resources	Macon County	Ideal	Marshallville	Montezuma	Oglethorpe
Airport	X	X	X	X	X
Cash Reserve to “Close the Deal”	X <sup>1</sup>	X	X	X	X
Chamber of Commerce	X	X	X	X	X
Downtown Development Authority	-	-	-	X	X
Enterprise Zone	-	-	-	X	X
Entrepreneur Friendly Community (county level designation)	X	X	X	X	X
Freeport (100%)	X	X	X	X	X
Higher Ed Opportunities Nearby (SGTC, GSW, FVSU, MGTC)	X	X	X	X	X
Industrial Development Authority	X	X	X	X	X
Industrial Park	X	-	-	X	X
Joint (multi-county) Development Authority	X <sup>1</sup>	-	-	-	-
Land Bank	X	X	X	X	X
Literacy Center <sup>2</sup>	X	X	X	X	X
Water/Sanitary Sewer Excess Capacity	-	X	X	X	X
Natural Gas Service	X	-	X	X	X
Rail Access	X	X	X	X	X
River Valley Regional Commission (workforce development, loan packaging, RLF)	X	X	X	X	X
Revolving Loan Fund	X <sup>1</sup>	-	-	X	X
Social Media	-	-	-	X	X
Tax Credits – Tier 1 Community	X	X	X	X	X
Transportation Investment Act (TSPLOST)	X	X	X	X	X
Website	X	-	X	X	X

<sup>1</sup> funding assistance and services are available countywide through the industrial development authority

<sup>2</sup> services available to residents across the community

An attractive toolbox has been assembled to promote economic development. The community should investigate the need for targeting areas for concentrated planning and/or additional investment/redevelopment incentives and acquiring any tools necessary to implement such a focus.

Economic Development Needs and Opportunities

1. A definitive, clear plan for economic development is needed
2. The value-added processing potential of locally produced agricultural commodities is not being realized
3. Distance from four lane highways (I-75, US 19) impedes the rate of and even the extent of economic development
4. Infrastructure enhancements are needed at the airport to facilitate industrial recruitment; runway extension, terminal, fueling capability, etc.
5. A greater source of flexible capital resources is needed to facilitate economic development
6. Older, vacated industrial (and other) buildings are contributing to blight across the community
7. The community does not have enough quality overnight accommodations

1. The community has one of the state's strongest and most diversified agricultural economies
2. There are numerous untapped and undeveloped natural and cultural resources in the community ripe for sustainable development.
3. Macon County has a Tier 1 job tax credit designation to incentivize job creation/economic development

## Summary

So much of the preceding basic statistical information presents the community in a negative light. Most recently a stagnant population, high rates of poverty and unemployment, low income and educational attainment levels and insufficient housing are among the demographic and social-economic descriptions that paint a picture of less than desirable living conditions. These are evidently more than just statistics because public responses to the community survey component of this plan support these data, and reveal other community “shortcomings”. The significance of the statistics assumes additional weight in the sense that they are not depicting recent developments but conditions of such duration they have become part of the community’s history. With that comes negative momentum oftentimes difficult to overcome. However, while statistics from the past may flavor the future, they do not have to determine it. Not evident in the numbers presented are numerous recent and current activities that belie the community’s statistical characterization and show a future with much promise and potential. Examples follow.

In the face of stagnant or even declining population newcomers without any local connection are moving to the community. Some, having never made as much as a site visit, purchased property over the internet. The comparatively low cost of housing makes this a homebuyers’ market, especially for those interested in historically or architecturally significant homes. The community has an attractive inventory of such housing.

Over the past two to three years there have been upwards of fifty small businesses established or re-established in existing facilities, some by long-time residents, others by newcomers. Local officials are aware of other developments looking for suitable sites. Some of these developments are the result of purely personal initiative, some were facilitated and others enabled by local government incentives put in place for the specific purpose of stimulating such developments. The most recent of these incentives were Enterprise Zones created by Montezuma (2018) and Oglethorpe (2019) to stimulate job creation and ease cash flow for business start-ups.

While this planning document was being prepared developers from outside the community purchased three vacant buildings in downtown Marshallville, without public incentives, and began renovations for retail and office storefronts. A high-volume retail establishment has been a relatively recent development in both Marshallville and Ideal.

Before the community’s only industrial park recently returned to full capacity, the joint development authority had been working toward the siting, acquisition and development of a large industrial tract. The multi-year effort is nearing completion as the chosen site is expected to be GRAD-certified by early 2022. Georgia Ready for Advanced Development is a state initiative which places program certified sites at the top of the state list of sites to show industrial prospects. At this writing the state reports there are only sixty sites so designated, meaning they have been carefully assessed and determined to be compliant with most local, state and even federal laws and regulations applicable to, and which usually cause lengthy delays in, industrial site development. Certification can fast-track development making the community much more attractive to industrial prospects.

At local request, (1) an architectural and historic resource survey of northern portions of the community has been updated, (2) college students from a nearby university assessed and made recommendations for revitalization of downtown Oglethorpe, many of which have been implemented, and (3) a team of tourism development professionals, comprised of representatives from several state agencies, visited and assessed the community. This latter group performed a detailed assessment and presented a lengthy report identifying the community’s numerous natural and cultural resources and other economic assets with recommendations how to sustainably capitalize on them for the economic benefit of the community.

Also, as this plan is being finalized a California-based developer/processor of portioned, heat-and-eat meals is in the early stage of starting operations in a former vegetable processing facility. The industrial development authority had the foresight years earlier to acquire the vacated facility and resolve environmental concerns that could have steered this, and many other potential prospects, and its promise of upwards of three hundred employees elsewhere. This facility now being restored to life was built in the years following WW II by the community to provide employment opportunities for returning war veterans.

All five jurisdictions participated in the recent creation of a joint land bank. This makes Macon County among the two least populated and least developed of the two dozen or so land bank communities in the state. This is arguably the strongest and most flexible tool available to local governments to resolve issues of blight and redevelopment involving tax delinquent and other properties. With very small cash infusions from all five local jurisdictions, in very short order the land bank began restoring tax delinquent and often derelict properties to the tax rolls.

The community is currently involved in a formal process of assessing numerous sites for possible designation as brownfields and potential eligibility for mitigation assistance.

All five jurisdictions, at this writing, are benefiting from federal largess through the American Rescue Plan Act of 2021. Direct deposits of cash into the accounts of local governments are intended to stimulate recovery from COVID-induced losses via investments in water and sanitary sewer systems and advanced deployment of broadband internet. With these funds in hand local governments are perhaps in their strongest financial position since chartered.

## Broadband Services Element

For a description of plan requirements refer to the Introduction on page ii.

## Broadband Services Element

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are some 507,000 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are in predominantly rural communities. Over 30% of Georgia's rural communities do not have access to broadband service. Twenty-two percent of the Census Blocks in the River Valley Region are unserved.<sup>6</sup>

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

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated to track changes in broadband availability for years to come.

Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

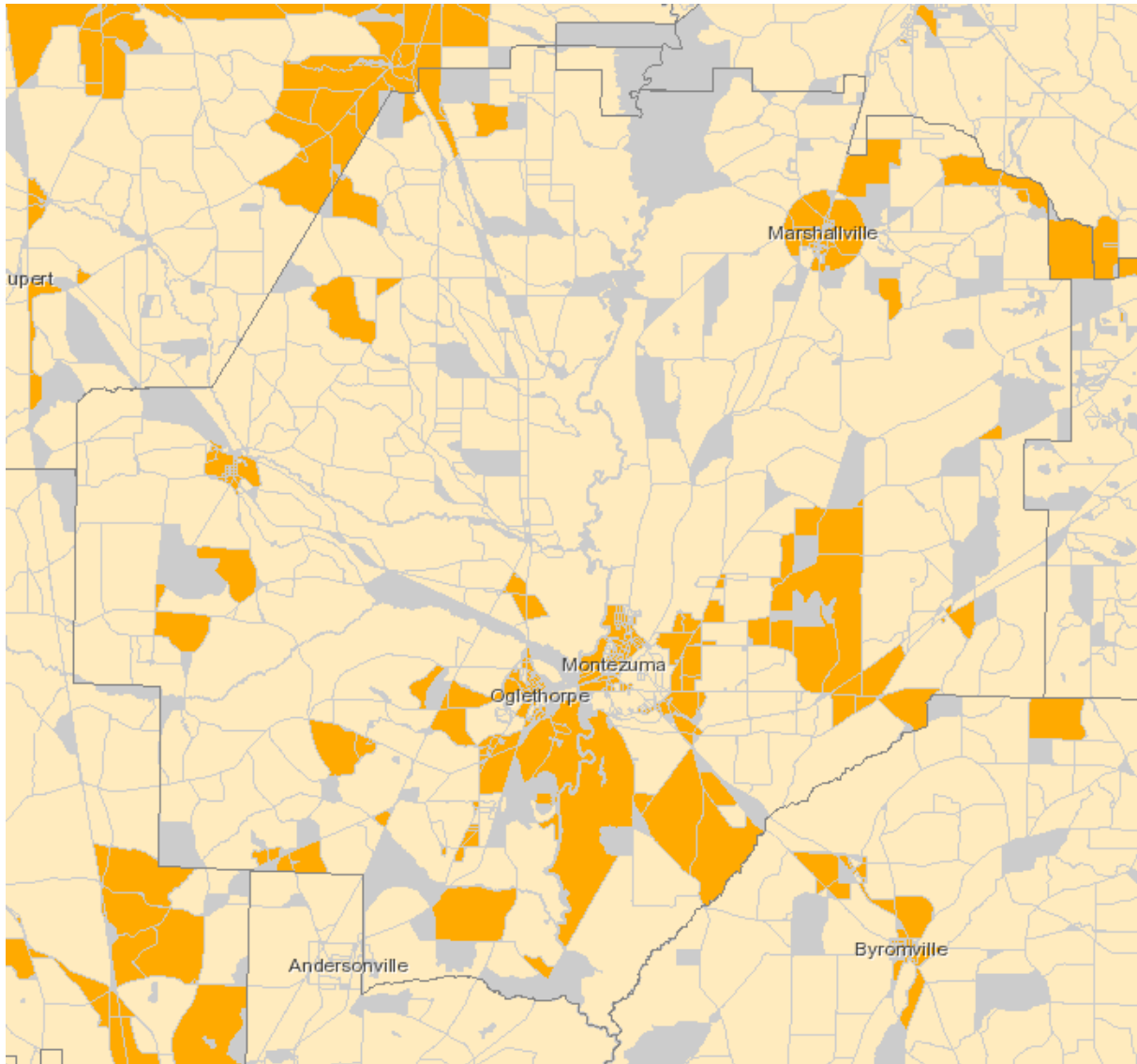
The data used to create the map depict where broadband service at any level is available to at least one consumer, whether residential or business, per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, the accompanying map(s), subject to update/revision, was prepared to distinguish the locations of existing levels of service so assets authorized by ACE can be targeted to unserved/underserved areas as defined in the Act.

The accompanying graphics represent areas which are and are not served at the Initiatives' threshold speed of 25 Mbps/3 Mbps. Macon County has 2,727 Census Blocks with no broadband service, and 41% of the population lives in unserved areas. There are 3,977 locations with access to broadband at the minimum service level.

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<sup>6</sup> Georgia Broadband Initiative's 2020 *Broadband Report* and 2021 *Georgia Broadband Availability Map*, June 2021.





### Broadband Availability in Macon County

- Served
- Unserved
- No Locations

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block.

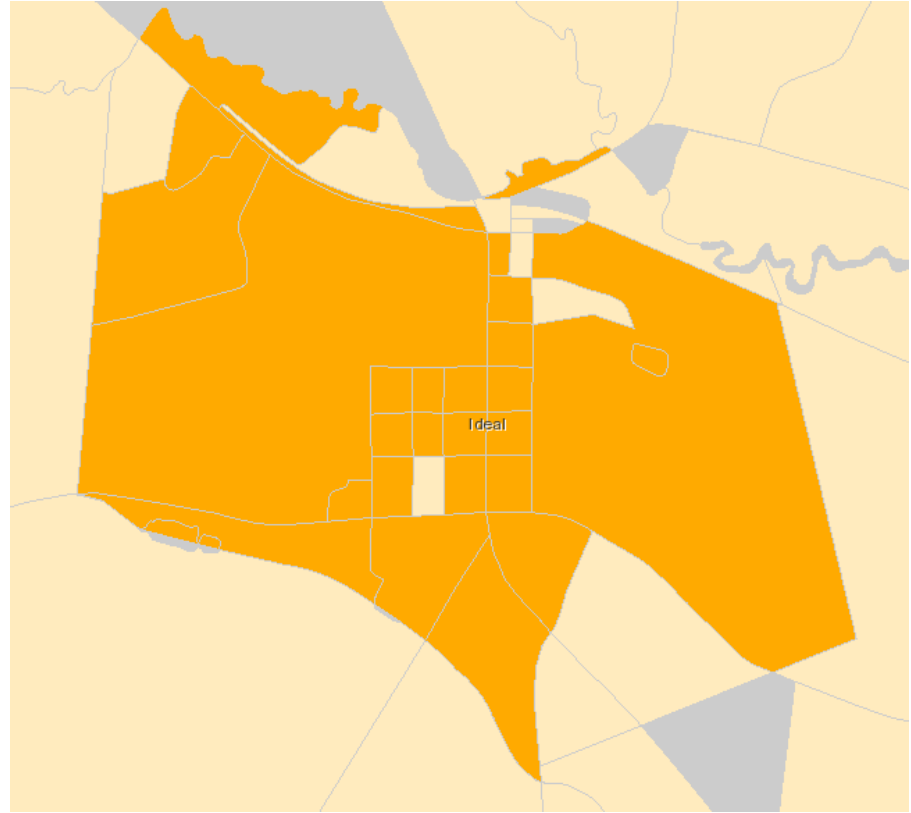
Census blocks that did not meet this definition are delineated as ‘Unserved’.

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

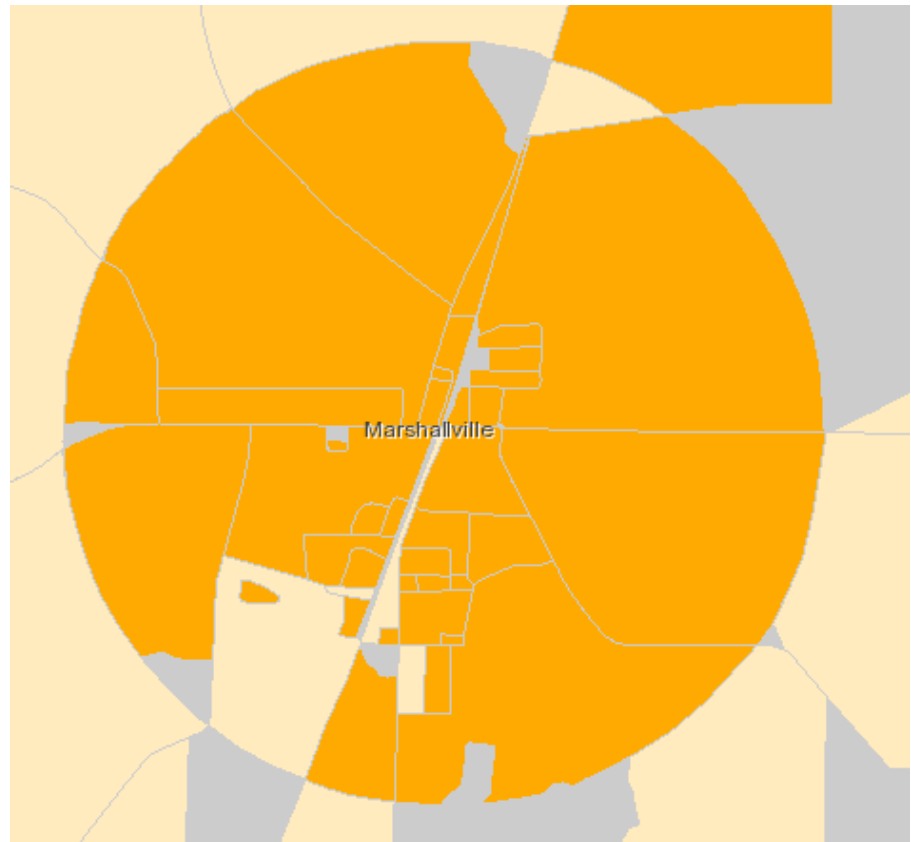
Source: Georgia Broadband Deployment Initiative, *2021 Georgia Broadband Availability Map*, June 2021.

Broadband Service

Ideal

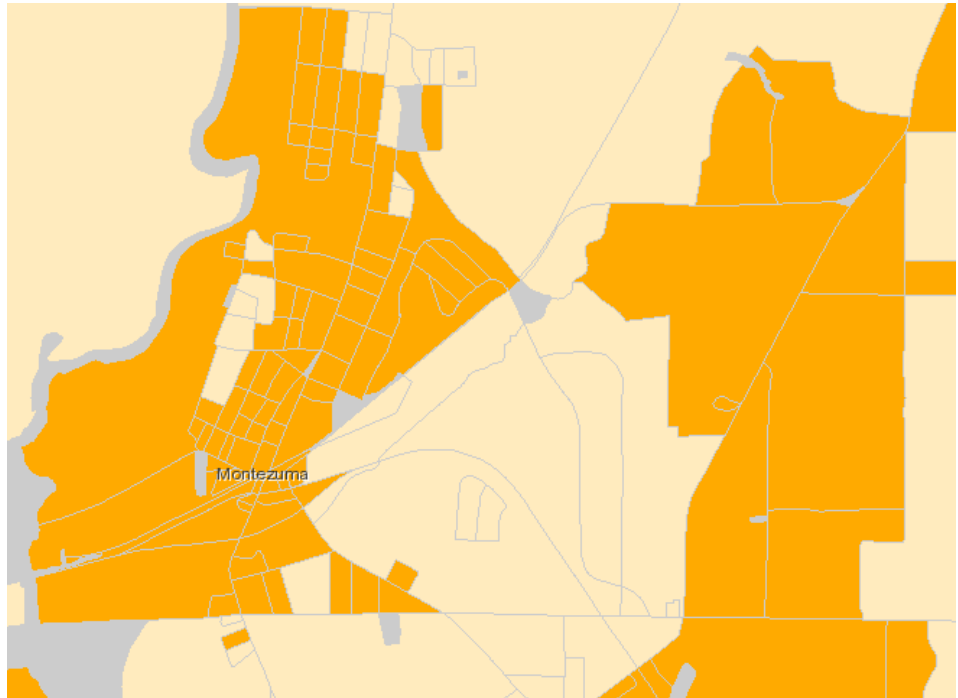


Marshallville



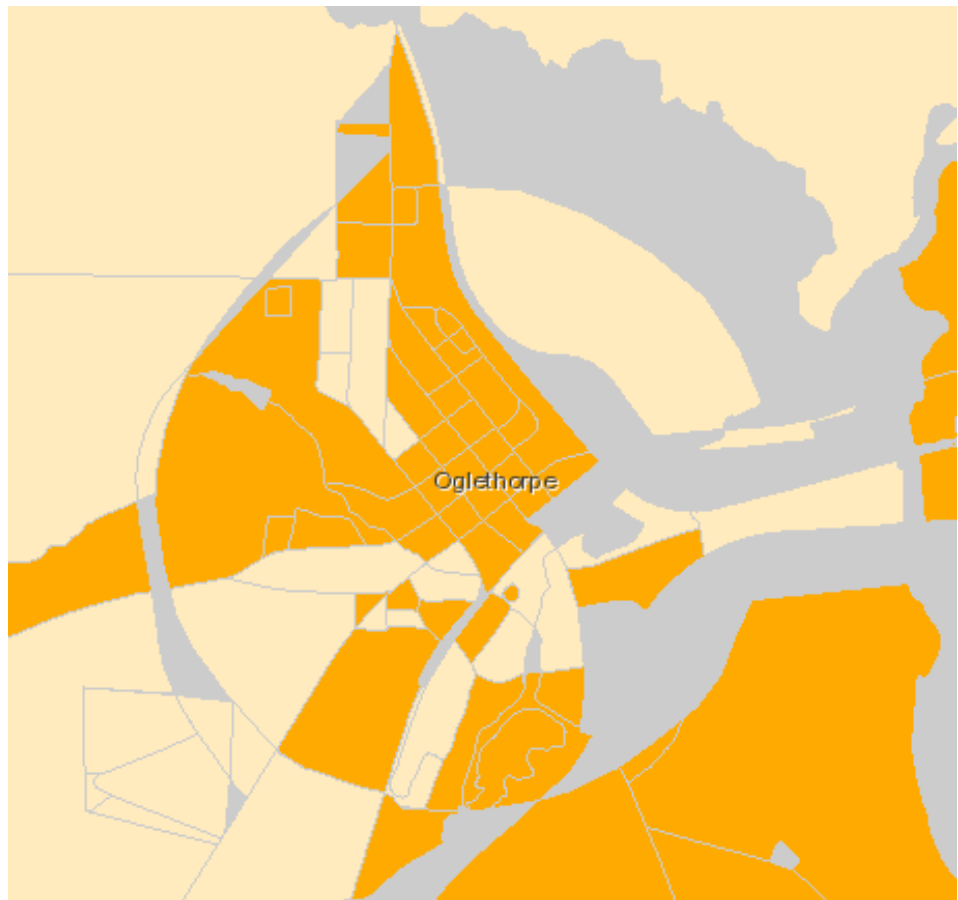
Broadband Service

Montezuma

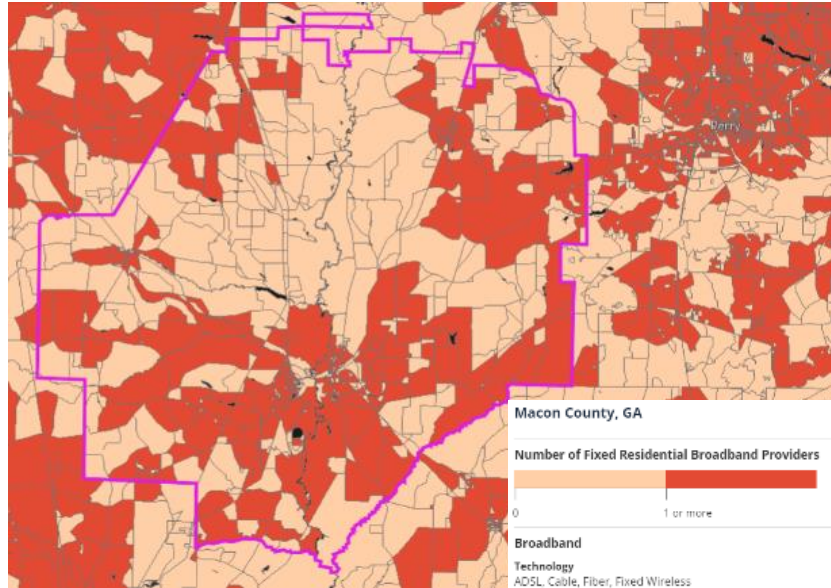


- Served
- Unserved
- Unpopulated

Oglethorpe



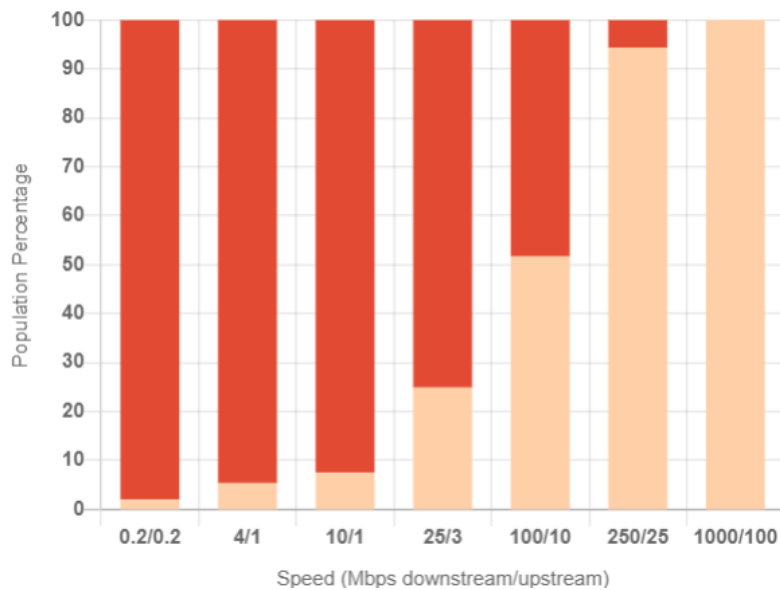
The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2019) shows three satellite providers offer 25 Mbps/3 Mbps residential service to 100% of Macon County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 759% from a single provider. However, 25% of the population has no fixed residential broadband service at the 25 Mbps/3Mbps level.



ADSL broadband service is available only at the 25 Mbps/3 Mbps level to 75% of the population from a single provider. Even at slower, below-threshold speeds, ADSL is offered by only one provider. One provider offers 100 Mbps/10 Mbps to 47% of the population and none offer 250 Mbps/25 Mbps service. One cable provider offers service to 5% of the population at all speeds below 1000/100 Mbps. Cable internet service is provided over cable television infrastructure.

One provider offers fiber service at 25 Mbps/3 Mbps and 100 Mbps/10 Mbps to 5% of the population, and 250 Mbps/25 Mbps service to 5% of the population. Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.

No providers offer fixed wireless service at 25 Mbps/3 Mbps or faster. A single provider offers 10 Mbps/1 Mbps to <1% of the population, 4 Mbps/1 Mbps to 1% of the population, and 0.2 Mbps/0.2 Mbps service to 8% of the population. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.



Source: Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2019 latest public release).

The accompanying bar chart shows the proportion of the population with access to different residential broadband providers (vertical axis) depending on the broadband speed (horizontal axis) of fixed terrestrial service. A majority of the county is rural and only 70% of the rural area has at least one provider offering 25 Mbps/3 Mbps fixed terrestrial service, while 82% of the urban area has access, but also from only a single provider. Local service providers and their various service speeds are identified in the following table.

**Broadband Providers Reporting Service in One or More Macon County Census Tracts**

Provider	Technology	Speed (in Mbps)	
		Down	Up
Windstream Holdings, Inc.	Fiber	200	200
Windstream Holdings, Inc.	ADSL	200	200
Windstream Holdings, Inc.	ADSL	200	25
Windstream Holdings, Inc.	ADSL	100	4
Windstream Holdings, Inc.	ADSL	75	25
Windstream Holdings, Inc.	ADSL	50	25
Windstream Holdings, Inc.	ADSL	50	8
Public Service Communications, Inc.	ADSL	30	10
AT&T Inc.	Fixed Wireless	10	1
Windstream Holdings, Inc.	ADSL	10	1
Windstream Holdings, Inc.	ADSL	6	0.76
Public Service Communications, Inc.	Fixed Wireless	3	1.3
Windstream Holdings, Inc.	ADSL	3	0.38
ViaSat, Inc.	Satellite <sup>1</sup>	35	3
Hughes Network Systems, LLC	Satellite <sup>1</sup>	25	3
VSAT Systems, LLC	Satellite <sup>1</sup>	2	1.3

<sup>1</sup> presented for information only, only terrestrial based services are eligible for assistance through the Georgia Broadband Development Initiative.  
Source: Federal Communications Commission

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



## Community Goals Element

For a description of plan requirements refer to the Introduction on page i.



### Vision Statement:

With a history deeply rooted in rich, highly productive agricultural soils, Macon County will broaden its economic base and improve the quality of life by capitalizing on sustainable development of its many resources, natural and man-made.





## Land Use Element

To meet the planning standard for this element the Character Area option was retained from the previous planning activity completed and adopted in 2016.

For a description of plan requirements refer to the Introduction on page ii.

### Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

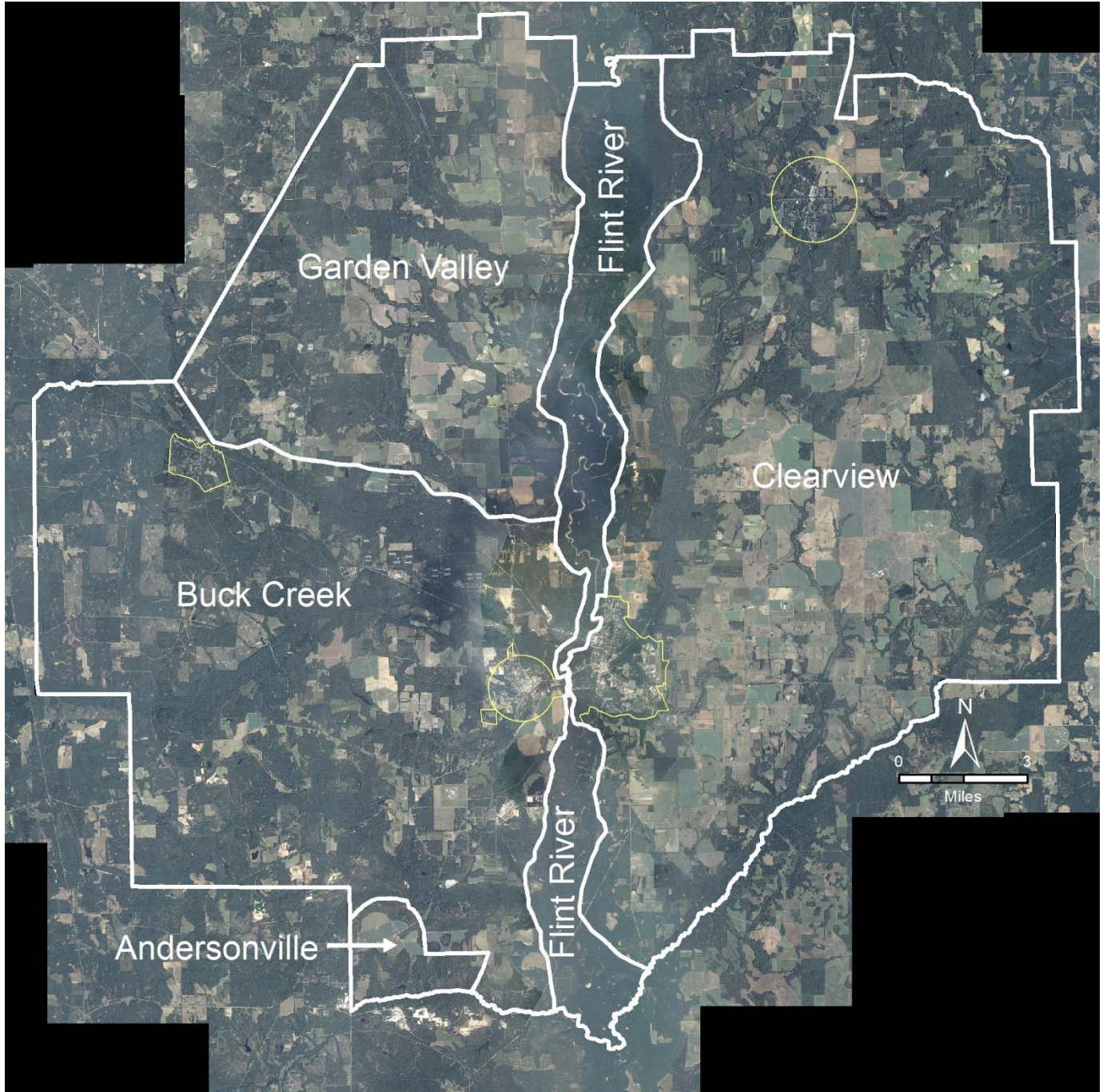
- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not necessarily uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Because of the vast size of the character areas in unincorporated Macon County aerial images are presented to help visualize the conditions in, and character of, each area. Review of these images in conjunction with the accompanying text should give a vision of the features needing attention and those needing protection.

# Macon County Character Area Map



## CHARACTER AREAS

### ANDERSONVILLE

#### Description

The Andersonville National Historic Site and Prisoner of War Museum is the focal point of the county's smallest character area. While a small percentage of the national park property extends into a neighboring county, the full extent of the national cemetery and museum are located on  $\pm$  500 acres in Macon County. The balance of the character area consists of  $\pm$  2,500 acres historically in conventional row-crop agriculture and woodland and is the view shed from the park entrance.



#### Vision

Retention of the historic pastoral setting, prohibiting land uses that could conflict with the aura, or compromise the integrity of, the national cemetery and museum.

#### Primary Land Use

Agriculture (row-crop agriculture, pasture, horticulture)  
Silviculture

#### Implementation Measures

Maintain compliance with zoning ordinance

### BUCK CREEK

#### Description

Located in the southwest quadrant of the county Buck Creek is bounded on the north by Whitewater Creek and on the east by the Flint River. This area is not as productive agriculturally as the rest of the county; prime farmland accounts for 15%-20% of the soils. Other natural resources are present; however, which are not found elsewhere in the county. It overlies kaolin deposits which have been mined since the 1960s. Surface mines, located primarily in the southern portion of the area, have been reclaimed and are blending into the surrounding woodlands which are more common here than in other areas of the county. Even active mines are typically not visible from the roadway because of buffers erected to block the view.



This area exhibits the greatest variation in topography as slopes get as high as 15%. Most of the local road network is unpaved. Population density is the highest in the county with approximately thirty-five persons per square mile. Residences are scattered along the road frontage with very few subdivisions present.



Vision

Maintenance of a rural residential setting with a higher degree of mixed uses (residential, agriculture, silviculture, surface mining) than anywhere else in the county

Primary Land Use

Agriculture  
Silviculture,

Implementation Measures

Zoning with conditional use standards as appropriate

**CLEARVIEW**

Description

The largest character area in the county is in intense agricultural production. Comprising the eastern half of the county, approximately 80% of this area meets the definition of prime farmland. For comparison,  $\pm 40\%$  of Macon County,  $\pm 20\%$  of the state and  $\pm 15\%$  of the nation's land area, regardless of actual use, meets the technical definition of prime farmland. This is the flattest terrain in the county with slope generally  $< 5\%$ . Woodland is present but from virtually any given location the view shed is most often a vast expanse of open farmland supporting any of over a dozen cultivated crops and dotted with poultry houses and dairy barns/parlors. The network of local roads is the sparsest in the county and is predominantly unpaved. The area has the lowest population density in the county;  $< 1$  person per square mile in the northern half and  $< 6$  persons per square mile overall. (Marshallville and Montezuma are not included in these densities). Residences are distributed along the road frontage as there are not any planned subdivisions in the area.







### Vision

Intensive production of food and fiber crops

### Primary Land Use

Agriculture (row crop, fruits, nuts, dairy, cattle, pork, poultry, aquaculture, horticulture)

### Implementation Measures

Maintenance of zoning preference for agricultural activity

## **FLINT RIVER**

### Description

The Flint is one of the state's major rivers freely flowing north-south dividing the county into roughly equal halves. The river channel and its wetland borders comprise the largest natural area in the county.



### Vision

Preservation of the undisturbed character of the river corridor with the possible addition of some of the more passive (commercial) recreational opportunities, e g, tubing, canoeing, kayaking

### Primary Land Use

Silviculture

### Implementation Measures

Maintain strict enforcement of zoning

Widening of protected river corridor (currently 100')

## **GARDEN VALLEY**

### Description

Garden Valley is in the northwest quadrant of the county bounded on the east by the Flint River and on the south by Whitewater Creek. Approximately 55% of the area is classified as prime farmland. For comparison,  $\pm 40\%$  of Macon County,  $\pm 20\%$  of the state and  $\pm 15\%$  of the nation's land area, regardless of actual use, is prime farmland. Slope in this area typically ranges up to 8%. Woodland is more common here than in the Clearview area. Poultry houses dot the countryside. Distributed across the area is the largest concentration of historic (primarily residential) structures in the unincorporated area. Most of the local road network is unpaved. Population density is low, approximately ten persons per square mile and residences are scattered along the road frontage as there are not any planned subdivision developments.



### Vision

Intensive production of food and fiber crops

Preservation of historic/architectural character

### Primary Land Use

Agriculture

Silviculture

### Implementation Measures

Maintenance of zoning preference for agricultural activity

Educate owners of historic properties of the educational and economic significance of their properties to the county



Encourage owners of historically/architecturally significant properties to be sensitive to the historic/architectural character of the property when performing exterior maintenance and improvements.



## Community Work Program

For a description of plan requirements refer to the Introduction on page i.

**Macon County**  
**Community Work Program FY 2022-2026**

Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Pursue housing and/or housing-related assistance (water, drainage) /Neighborhood Revitalization	X			X		±\$1M each	CDBG CHIP USDA	County Manager
Explore options for developing opportunities for new housing	X	X	X	X	X	TBD	TBD	BOC Land Bank
Determine the need for a blight tax to supplement the community's joint land bank activity	X	X				Staff Time	Staff Time	BOC
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects	X	X	X	X	X	±\$500K	DOT USDA CDBG	County Manager
Code Enforcement	X	X	X	X	X	Staff Time	Gen Fund	Building & Codes
Meet with Mercer medical school, health care and state officials to discuss potential options for restoring medical and technical services to the community	X					Staff Time	Staff Time	County Manager
Resolve health service needs at Health Department			X			±\$200K	CDBG USDA	County Manager
Increase support <sup>7</sup> for Family Connection initiatives: - Healthy Children - Children Ready to Start School - Children Primed for School - Stable, Self-Sufficient Families - Thriving Communities	X	X	X	X	X	as needed	general fund	BOC
Encourage BOE to incorporate EMS, fire and other career training into dual enrollment programming	X	X				Staff Time	Staff Time	BOC
Promote underutilized public services; public transit, Senior Citizen's Center, Adult Literacy Center, through web site, utility billings, etc.	X	X	X	X	X	Staff Time	Staff Time	County Manager
Market the county's transit service to the community	X	X	X	X	X	Staff Time	Staff Time	County Manager

<sup>7</sup> funding &/or services &/or facilities. Family Connections' initiatives are revised slightly from the previous work program.

Macon County Community Work Program Continued								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Identify and increase recreational and outdoor opportunities across the community, e.g., hiking/walking trails, water trails Whitewater Park/Flint R. linkage		X		X		±\$50K	SPLOST	Recreation Director
Incentivize private investment in upgraded internet service delivery	X					TBD	Staff Time General Fund	BOC
Technology upgrades and updates	X	X	X	X	X	≥\$100K	General Fund	County Manager
Implement the collection of solid waste fees through property tax bills		X				Staff Time	Staff Time	County Manager
Create pay plan and performance evaluation procedures		X				Staff Time	Staff Time	County Manager
Roof replacement at public works barn		X				\$50K	General Fund USDA	Public Works Superintendent
Construct two fire stations	X	X				\$75K ea	Ins. Prem. USDA	County Manager
Continue discussions with cities about consolidating fire and other select services, or otherwise explore better means of delivering services	X	X	X			Staff Time	Staff Time	County Manager
Perform comprehensive review of EMS and fire operations	X					Staff Time	Staff Time	County Manager EMS Dir Fire Chief
Review options for inmate housing	X					TBD	Bonds Contract for Service	County Manager
Enhance local communications infrastructure to resolve emergency communications issues with E-911 center		X				≥\$400K	USDA SPLOST	Sheriff

Macon County Community Work Program Continued								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Vehicle replacements: EMS fire apparatus sheriff's patrol vehicles (5) dump truck (2) flatbed truck motorgrader large recreation bus	X				X	\$200K ea \$150K \$35K ea \$100 ea \$60K \$300K \$130K	SPLOST USDA	County Manager
Equipment replacement: EMS Fire Backhoe (purchase)		X X				\$60K \$90K \$125K	SPLOST	County Manager
Implement road safety improvements		X				±\$50K	Gen. Fund	Public Works Superintendent
Pursue animal shelter or appropriate alternative					X	TBD	SPLOST	County Manager
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	Staff Time	Staff Time	County Manager
Update pre-disaster mitigation plan			X			\$15K	GEFA	EMD
Pursue hardened emergency operations center					X	Staff Time	Staff Time	EMD
Pursue hardened vehicle/equipment storage facility					X	Staff Time	Staff Time	EMD
Construct gymnasium, possible pool	Long term					>\$750K	SPLOST ESPLOST	BOC BOE

Macon County								
Economic Development Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Organize the community to plan, prioritize and implement a concerted economic development program based on recommendations of the Tourism Development Resource Team 2020 (agritourism, arts, outdoor recreation, cultural heritage, downtowns, and lodging)	X	X	X	X	X	TBD	Local	DA/Chamber of Commerce
Facilitate broadband deployment	X	X				Staff Time	Staff Time	County Manager
Establish a “Farmer’s Forum” to facilitate communications between local government and the farm community	X					Staff Time	Staff Time	County Manager Farm Bureau
Develop/implement a marketing campaign for Whitewater Creek Park and other events/activities	X					\$1K	Local	County Manager
Work with DOT to secure enhanced community access to four lane highways	X	X	X	X	X	Staff Time	Staff Time	Chairman BOC
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	as needed	Local EIP SBA	Development Authority
Complete the Georgia Ready for Accelerated Development (GRAD) certification; secure access, etc.	X					Staff Time	Staff Time	MCDA
Develop the new industrial park site – utilities, access, etc.,	X					\$250K	OneGA	Development Authority
Develop standards for development and maintenance of individual sites in the new industrial park		X				\$10K	Local	Development Authority

**Macon County Community Work Program  
Report of Accomplishments  
2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Pursue housing and/or housing-related assistance (water, storm sewer, sidewalk)/Neighborhood Revitalization	X			
Explore options for developing opportunities for new housing	X			
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects	X			
Develop and implement road ordinance and work plan	X			
Implement road safety improvements		Suspended for Other Issues 2023		
Work with DOT to install passing lanes on SR 224	X			
Complete bridge replacement on SR 128 (Whitewater Creek Bridge)	X			
Meet with Mercer medical school, health care and state officials to discuss potential options for restoring medical and technical services to the community		Calls to Date not Successful 2022		
Building improvements at Health Department	X			
Increase support <sup>8</sup> for Family Connection initiatives: - Healthy Children - Children Ready to Start School - Children Succeeding in School - Stable, Self-Sufficient Families - Strong Communities			Funding/ Support Insufficient During Period 2022-2026	
Encourage BOE to incorporate EMS, fire and other career training into dual enrollment programming			Repeated Turnover of Superintendent 2022-2023	
Promote underutilized public services, specifically public transit, Senior Citizen's Center, Adult Literacy Center through web site, utility billings, etc.		2022-2026		

<sup>1</sup> Activity may be completed for the period but maintained as part of a longer-term, continuing effort

<sup>8</sup> funding &/or services &/or facilities



<b>Macon County Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Identify and increase recreational and outdoor opportunities across the community: Hiking/walking trails Water trails Whitewater Park/Flint R. linkage	X <sup>9</sup>			
Construct gymnasium			Funding Limitations 2022-23	
Incentivize private investment in upgraded internet service delivery	X			
Technology upgrades and updates	X			
Implement the collection of solid waste fees through property tax bills			Suspended for Higher Priorities 2023	
Create pay plan and performance evaluation procedures			Suspended for Higher Priorities 2023	
Roof replacement at public works barn			Reviewing Options 2023	
Construct two fire stations			Funding Limitations 2022, 2023	
Continue discussions with cities about consolidating fire and other select services, or otherwise explore better means of delivering services	X			
Perform comprehensive review of EMS and fire operations			Suspended For Higher Priorities 2022	
Jail maintenance/improvement (Carried over as “Review options for innate housing”)			New Construction v. Contract for Service 2022	
Enhance local communications infrastructure to resolve emergency communications issues with E-911 center			Funding Limitations 2023	

<sup>1</sup> Activity may be completed for the period but maintained as part of a longer-term, continuing effort.

<sup>9</sup> Despite extensive effort (commitment of significant funding and significant staff time) to salvage TE-funded Flint River Walk (City of Oglethorpe), the cost of securing passage across railroad right-of-way made the project cost-prohibitive.

<b>Macon County Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Vehicle replacements: EMS fire apparatus sheriff's patrol vehicles (5) dump truck (2) flatbed truck motorgrader large recreation bus		\$limitations 2022, 2026 2023, 2026 2022-26 2024, 2025 2023 2024 2023		
Equipment replacement: EMS Fire Backhoe (purchase)	X	2023 2022		
Pursue animal shelter or appropriate alternative			Soliciting Public Input 2026	
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X			
Update pre-disaster mitigation plan	X			
Pursue hardened emergency operations center			Funding not Available 2026	
Pursue hardened vehicle/equipment storage facility			Funding not Available 2026	

<sup>1</sup> Activity may be completed for the period but maintained as part of a longer-term, continuing effort.

**Macon County Economic Development Work Program**  
**Report of Accomplishments**  
**2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Organize the community to plan, prioritize and develop a concerted economic development plan (with each jurisdiction appointing representatives, setting a regular, meeting schedule, etc.)		2022 (with revision)		
Capitalize on the agri-tourism potential by expanding and promoting community events: Ag Day, City Farm Week, seasonal Farm Tours, Turkey Day, Deer Day, Crape Myrtle Festivals, et al.	X			
Develop/implement a marketing campaign for Whitewater Creek Park and other events/activities		Suspended in Favor of More Pressing Priorities 2022		
Survey the farm community to determine the support/skill needs the community may help address				Lost Priority
As appropriate, discuss with SGTC the possibilities of developing and offering a training curriculum, e.g., Quick Start, in the community addressing the farm community's services need(s)	X			
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al., for identification and direction to develop local value-added processing and sales capabilities	X			
Seek placement on the Governor's Road Improvement Program (GRIP) for community access to four lane highway	X			
Facilitate economic development through service delivery, financial packaging, etc.	X			
Develop the new industrial park site – utilities, access, etc.,		2022		
Develop standards for development and maintenance of individual industrial sites in the new industrial park		2023		

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort



## Community Goals Element

For a description of plan requirements refer to the Introduction on page i.



### Vision Statement

Georgia's only *Ideal* town...

a caring and welcoming community where small-town values still live.



## Land Use Element

To meet the planning standard for this element the Character Area option was retained from the previous planning activity completed and adopted in 2016.

For a description of plan requirements refer to the Introduction on page ii.

### Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented in the body of each character area description which, when reviewed in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved and those which need attention or improvement. While images are intended to be representative of the characteristics described, they are not all from the specific character area.



# IDEAL CHARACTER AREA MAP



## CHARACTER AREAS

### APARTMENTS

#### Description

This is a single property in south-central Ideal comprised of a well-planned complex of a dozen units of subsidized rental-housing. The units and grounds are well-maintained. The vision is for continued use.



#### Primary Land Use

Multi-family residential

#### Implementation Measures

Code enforcement

### DOWNTOWN

#### Description

There are ten free-standing structures distributed across the 5-6 blocks of hilly terrain. Dominant among them are city hall, police department, post office and a convenience store, all of varying construction types facing each other across the main thoroughfare, and a large vacant retail building, vacant general merchandise store and railroad depot serving as a community center, all of historic/architectural significance. There is such a change in elevation here grade level at the convenience store is thirty-five feet higher than at the depot/community center. These sites are at opposite ends of the area and are linked directly with sidewalk. Pedestrian features are absent in the rest of the area. The vision for the area is to preserve this as the center of community activity. Preservation of the remaining historic/architectural fabric can be facilitated by encouraging expansion, wherever possible, with complementary infill development.





### Primary Land Use

Mixed uses - commercial, public, office

### Implementation Measures

Encourage appropriate compatible infill development

Facilitate the provision of customer parking with infill development



## **GREENSPACE**

### Description

All this area is designated floodplain and approximately half is designated wetlands. Over 90% is woodland. Most of the ±fifteen residential and industrial structures front the limited road access and are deteriorating/dilapidated, although two well-maintained architecturally significant residences survive on Railroad Street. The half dozen undeveloped lots are larger than average for the city, approximately ten acres in size but there are no boundaries marked. Because of the dominant presence of sensitive environmental resources development of the area should not be encouraged.



Primary Land Use  
Woodland

Implementation Measures  
Maintain compliance with the National Flood Insurance Program

## **MIONA**

### Description

Miona is the residential neighborhood in the center of the city. Nine city blocks are crisscrossed by a tight grid pattern of streets wide enough for two-way traffic. There is not any sidewalk in the neighborhood. Storm waters drain via grassed swales. Residences, mostly built on site, and lots are well-maintained with good uniform setbacks and consistent orientation to the street. The setbacks and numerous vacant lots give the feeling of openness across most of the area. Shade trees here are less common than in other developed areas of the city. The west portion of the area, (especially southwest corner), is evolving (has evolved) a different character. Mobile homes account for a much larger proportion of residences, houses and lots are not as well maintained, there are some dilapidated units, and there is less uniformity in setbacks and “disorientation” to the street very evident. This distinction within the area is sufficient to map them separately; rather, the area is extended to include an adjacent, undeveloped area further west for residential development to expand the character first described.





Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization

Develop subdivision standards

**POPLAR SOUTH**

Description

This small residential neighborhood is heavily wooded and without pattern. A single loop street, partially paved, serves residents. Drainage improvements are nominal. There are not any internal sidewalks nor pedestrian linkage to other neighborhoods. Houses have random setbacks, random placement on the lots and random orientation to the street. Predominantly substandard housing conditions include some dilapidated and vacant units. The vision for the area is neighborhood revitalization.



Primary Land Use  
Single-family residential

Implementation Measures  
Neighborhood stabilization, rehabilitation  
Sidewalk where possible  
Code enforcement

## **RURAL**

### Description

The large acreages on the east and west boundaries are in (predominantly) woodland and agricultural production. Few houses dot the roads servicing these areas. The vision is to retain the rural character with very little development.



Primary Land Use  
Silviculture  
Agriculture

### Implementation Measures

Limit extension of municipal utilities

## **SCHOOL DRIVE**

### Description

School Drive is a heavily wooded residential area of varying terrain without pattern. Streets conform to previously existing developments which consisted of random lot sizes, configurations and dimensions. Older model mobile home dimensions differ significantly from housing built on site, and both housing types have random setbacks, placement on the lots and orientation to the street. Predominantly substandard housing conditions include some dilapidated and vacant units. There is not any sidewalk within or linking the neighborhood to downtown. The vision for the area is neighborhood revitalization, including clearance of the abandoned elementary school site on the west end of the area for possible residential development. The school site was unused for decades until the city installed playground equipment on an open field around 2010. An industrial prospect for the school site was lost in recent years in large part because of historic preservation concerns and the presence of hazardous materials.



### Primary Land Use

Single-family residential

### Implementation Measures

Neighborhood revitalization

Brownfield assistance for site clearance

Identify incentives to facilitate development of new housing

## **TARRER**

### Description

Tarrer is an incomplete subdivision several years old with fifteen occupied residences. Structures are placed close to the rollover curb and gutter which, in conjunction with the small lots gives the area a crowded feeling. Sediment in the street is common, there is not any sidewalk within or linking the subdivision to downtown. Shade trees are present. Residences in good condition are outnumbered by unkempt properties; substandard housing, numerous code violations related to litter, debris, inoperable vehicles in front and side yards. Rapidly deteriorating conditions threaten the neighborhood's long-term viability. The vision for the neighborhood is revitalization. Included in the area is comparably sized undeveloped acreage to the south for planned single-family expansion which should be designed to link with the city's grid street network.





Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization, rehabilitation

Infill appropriate to and sensitive to the neighborhood

Add sidewalk where possible

**WATSON**

Description

Watson Street, and to a lesser degree Hoke Smith, comprise the city's greatest concentration of historic resources. A dozen (over half) of the residences fronting the city's main thoroughfare retain their historic/architectural significance. Smith retains three of these residential resources. Setbacks and orientation to the street are uniform. Lot sizes and configurations are very similar. There are numerous vacant lots, especially on Hoke Smith. The heavily shaded streets run parallel north-south. Sidewalk extends the full length of Watson, on both sides, but is absent on Hoke Smith. The vision for the area is retention of the historic character.





Primary Land Use

Single-family residential

Implementation Measures

Encourage resident sensitivity to historic/architectural character when making exterior renovations

Housing rehabilitation



## Community Work Program

For a description of plan requirements refer to the Introduction on page i.

Ideal Community Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Neighborhood revitalization; housing and/or related assistance - water, sanitary sewer, storm sewer, drainage, street, code enforcement, blight abatement, etc.		X			X	±\$500K	CDBG USDA	City Clerk
Transportation-related enhancements; streets, sidewalk, storm sewer	X	X	X	X	X	±\$350K	TIA LMIG CDBG	City Clerk
Attract transit service to the city	X					Staff Time	Staff Time	City Council
Code enforcement	X	X	X	X	X	Staff Time	Staff Time	Police Chief
Determine the need for a blight tax to supplement the community's joint land bank activity	X	X				Staff Time	Staff Time	City Council
Mitigate floodplain designation on abandoned school site and initiate site clearance		X				TBD	EPD Local	City Council
Pursue designation of the abandoned school site as a brownfield site.	X	X				TBD	EPA Local	City Council
Create web site	X					\$1K	Local	City Clerk
Negotiate local delivery of basic health clinic services	X	X				Staff Time	Staff Time	City council
Replace water service lines and meter boxes	X	X	X	X	X	±\$150K	USDA CDBG	Utility Super
Replace high service pumps (2) at water tank		X		X		\$15K ea.	USDA GEFA	Utility Super
Lagoon repairs-concrete apron, et. al.			X	X		±\$30K	USDA	Utility Super
Repairs to sanitary sewer lift station(s)				X		±\$100K	USDA GEFA	City Clerk
GPS utility infrastructure	X	X	X	X	X	\$5K	USDA GEFA	Utility Super
Monitor facilities, infrastructure and equipment closely to resolve emergent needs and issues	X	X	X	X	X	TBD	TBD	Utility Super

Ideal Community Work Program Continued								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Replace tractor			X			±\$30K	USDA Local	Utility Super
Replace police cruiser		X				\$35K	USDA SPLOST	City Clerk
Replace fire truck			X			\$40K	USDA SPLOST	Fire Chief
Acquire backup generator for utilities				X		\$35K	GEMA	Utility Super
Update comprehensive plan					X	\$5K	Local	City Clerk
Harden storage site for city vehicles and equipment					X	TBD	GEMA USDA	City Clerk
Update pre-disaster mitigation plan			X			\$16K	GEMA Local	City Clerk

Ideal								
Economic Development Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Organize the community to plan, prioritize and implement a concerted economic development program based on recommendations of the Tourism Development Resource Team 2020 (agritourism, arts, outdoor recreation, cultural heritage, downtowns, and lodging)	X	X	X	X	X	Staff Time	Local	DA/Chamber of Commerce
Facilitate broadband deployment	X	X				TBD	Local	City Council
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	TBD	Local CDBG USDA	City Clerk

Ideal Report of Accomplishments 2017-2021				
Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Pursue housing and/or related assistance (water, sanitary sewer, street, drainage)	X			
Talk with city attorney about <i>in rem</i> proceedings against chronic tax delinquencies	X			
Bank TIA and LMIG receipts for use as match and leverage for neighborhood redevelopment; housing, clearance, street improvements	X			
Code enforcement	X			
Remove any limitations on subsequent use of vacated school site included in property transfer and initiate process of clearing abandoned school site (possible brownfield)		Obtained Property, Now Addressing Floodplain Designation for Site Clearance 2023		
Create web site		Funding 2022		
Replace water service lines and meter boxes-numerous locations		Funding 2022-2026		
Replace high service pumps (2) at water tank			Funding 2023, 2025	
Lagoon repairs-concrete apron, et al.			funding 2024-2025	
Replace sanitary sewer lift station	X <sup>2</sup>			
GPS utility infrastructure			Funding 2022-2026	
Monitor facilities, infrastructure and equipment closely to resolve emergent needs and issues	X			
Continue discussions with county over fire service consolidation				Deleted, Will Retain City Dept.

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort.

<sup>2</sup> project initially misstated, scheduled major repairs were performed

<b>Ideal Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Renovate/expand community park	X			
Replace tractor			Funding 2024	
Negotiate with the county for assistance with disposal of yard waste	X <sup>2</sup>			
Petition the sheriff for enhanced local drug interdiction	X			
Acquire backup generator for utilities	X			
Harden storage site for city vehicles and equipment			Funding 2026	
Update pre-disaster mitigation plan	X			

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort.

<sup>2</sup> substituted with implementation of city burn permit program



<b>Ideal Economic Development Work Program Report of Accomplishments 2017-2021</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Organize the community to plan, prioritize and develop a concerted economic development plan (with each jurisdiction appointing representatives, setting a regular, meeting schedule, etc.)		2022 (with revision)		
Capitalize on the agri-tourism potential by expanding and promoting community events: Ag Day, City Farm Week, seasonal Farm Tours, Turkey Day, Deer Day, Crape Myrtle Festivals, et al.	X			
Survey the farm community to determine the support/skill needs the community may help address				Lost Priority
As appropriate, discuss with SGTC the possibilities of developing and offering a training curriculum, e.g., Quick Start, in the community addressing the farm community's services need(s)	X			
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al., for identification and direction to develop local value-added processing and sales capabilities	X			

<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort



## Community Goals Element

For a description of plan requirements refer to the Introduction on page i.



### Vision Statement

Marshallville will improve the quality of life for all its citizens by merging its rich history and a bright future.



## Land Use Element

To meet the planning standard for this element the Character Area option was retained from the previous planning activity completed and adopted in 2016. This element should be reviewed for background and/or update as part of the proposed zoning ordinance update.

For a description of plan requirements refer to the Introduction on page ii

### Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land uses are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented in the body of each character area description which, when reviewed in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved and those which need attention or improvement. While images are intended to be representative of the characteristics described, they are not all from the specific character area.

# MARSHALLVILLE CHARACTER AREA MAP





## CHARACTER AREAS

### COMMERCIAL CENTER

#### Description

This quarter-mile segment along the most heavily travelled route in the city is home to those businesses generating the most traffic daily, most significant among them are the U.S. Post Office, grocery store, senior citizens center and the recent (2015) addition, Dollar General. Seasonally, the local grain elevator on the area's west side and agricultural commodity storage facility on the north end generate a significant volume of traffic. Distinguishing features of these structures are varying construction types and individual, asphalt surfaces. In the case of the agri-business an especially large asphalt surface fronting the street. This state route has double-lined sidewalk. The vision for the area is to make this commercial area more attractive to the public while preserving the historical significance of the grain elevator.



#### Primary Land Use

Commercial

#### Implementation Measures

Landscaping along the roadside to complement other areas and soften the view of harsh surfaces from roadside

Better management of commercial signage

### COTTON AVENUE/BROWN ROAD

#### Description

This residential area is in the southwest quadrant of the city. Single- and two-lane streets are more often curvilinear than straight. Sidewalks connect the area to downtown but there are no pedestrian features within the neighborhood. Drainage is a mix of natural/unimproved flow, roll-over curbing, graded swales and open ditches. Shade trees are common. Small lots and older housing are the rule. Across the area



there are variations in building setbacks and orientation toward the street. Dimensions of single-wide mobile homes and the orientations of many alter neighborhood character. The combination of varying street patterns, single-lane streets, housing setbacks, street orientations and undersized/crowded lots gives a “crowded” fell at several locations. There are numerous substandard houses, some vacant/dilapidated houses, overgrown lots, code and nuisance violations in the form of debris and inoperable vehicles. The general appearance of the neighborhood is of decline. The vision for neighborhood is revitalization to restore long-term viability.



#### Primary Land Use

Single-family residential

#### Implementation Measures

Neighborhood revitalization (housing rehabilitation, code enforcement)

Depending on the extent of revitalization consolidation of undersized lots should be a goal

Construction of sidewalk where possible

## **DOWNTOWN**

#### Description

The dominant feature is architecturally significant, single- and two-story brick buildings with shared exterior walls. Narrow sidewalk separates the street from the predominantly Victorian commercial architecture. Construction within this two-block core is clearly distinguishable from the rest of the city. There is not any economic activity in Downtown. The vision for the area is restoration of economic activity while preserving the historic fabric with complementary infill development.



Primary Land Use  
Commercial

Implementation Measures

- Revolving loan fund assistance for new storefront business
- Façade grants
- Compatible infill development
- Off-street parking sensitive to the district to accommodate tourists/patrons of redeveloped downtown

**EVANS SUBDIVISION**

Description

The four neighborhood streets are approximately one-thousand feet long connected at both ends but lacking cross streets. The terrain is flat; storm water is channeled to sewerage via roll-over curbing. There is not any sidewalk within or linking the neighborhood to other parts of the city. A playground is on a large lot on the west end and a church on the northernmost and southernmost streets. The subdivision is laid out in narrow, deep, tree-shaded lots of varying sizes. A couple areas in the neighborhood appear crowded where houses are present on adjoining lots. Areas where lots have either been consolidated or every lot is not developed give the neighborhood an open feeling. Residences are most often oriented toward the street with general consistency in setbacks. Placement of long, narrow mobile homes, especially with flat roofs alter the character. Indicators of neighborhood decline are evident; physical deterioration of houses, vacant



and even dilapidated structures, some overgrown lots. There are code violations related to litter, debris and inoperable vehicles in front and side yards. Collectively, such conditions threaten the neighborhood's long-term viability. Additionally, street side parking of commercial transit vans and buses on the east end of the neighborhood is a major distraction to the residential character of the neighborhood. Damage to the natural ground cover and the curbing from the heavy vehicles contribute to the general decline of the neighborhood. The vision is to restore the original character of the neighborhood.



#### Primary Land Use

Single-family residential

#### Implementation Measures

Neighborhood revitalization

Residential infill appropriate to and sensitive to the neighborhood

Update and maintain zoning ordinance

Add sidewalk linking the neighborhood to other areas

### **HISTORIC CORRIDOR**

#### Description

The corridor is a mile-and-a-half drive through a century-and-a-half of history. The resources are so numerous and of such architectural and historic significance they are part of a Multiple Resource District on the National Register of Historic Places. Some individual properties have been documented by the Historic American Building Survey. The character of this area has been preserved since being listed on the National Register in 1980. The heart of the area is the east-west thoroughfare through the city with tree-shaded, larger residential lots. All structures are oriented toward the street, but there is variation in setbacks, especially along East Main Street. The state highway has double-lined sidewalk separated from the roadside by a grassed, landscaped, tree-lined buffer. Non-contributing properties are well-maintained with setbacks similar those of the historic properties. Two-three vacant structures are in the early stages of deterioration. These need to be resolved before they begin to compromise overall integrity of the area. Two side streets, McCaskill and Old Perry Road are included in this area. Both are two-lane streets with resources included in the National Register listing. However, the historic resources are not as numerous

here and sidewalk is absent. The vision for the area is preservation of historic character without the designation of a local historic district.



Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

**LAMSON-RICHARSON**

Description

The Lamson-Richardson School was placed on the National Register of Historic Places in 1981, but the original structure has been replaced with a modern brick school facility. The site is complemented with parking and open-air recreation facilities. The vision is for additional public uses; museum, etc.





Primary Land Use

Public

Implementation Measures

Update and maintain zoning ordinance

**NEWTOWN NORTH**

Description

Newtown is a single-family residential neighborhood in the south-central portion of Marshallville. Streets and blocks are laid out in an irregular pattern. Main streets are two-lane but most cross streets are single lane. Drainage is a mix of unimproved/natural flow, grassed swales, and roll-over curbing. The neighborhood's main street links it with downtown, but the pedestrian feature is not present elsewhere. The development pattern is irregular with varying lot sizes; some areas have dense residential placement others are open. Housing is a combination of mid-century and older wood-frame construction, ranch type and contemporary construction. Orientation is consistently toward the street, but many houses are essentially on the right-of-way contributing to a crowded feeling. Lots are heavily shaded. Despite the favorable living features in some areas, the overall character of the neighborhood is deterioration. When considered collectively numerous instances of substandard, deteriorating and even dilapidated housing, code violations consisting of overgrown lots, debris, inoperable vehicles and silt-covered streets threaten the viability of the neighborhood. The vision for this area is neighborhood revitalization.



Primary Land Use

Single-family residential

Implementation Measures

Neighborhood revitalization through housing rehabilitation, code enforcement

Depending on the extent of revitalization, consolidation of undersized lots should be a goal

Construction of sidewalk where possible

**NEWTOWN SOUTH**

Description

This residential neighborhood has the most consistent layout in the city. The neighborhood is accessed via three parallel streets, approximately 1,200 feet long, half of which is complemented with sidewalk. Drainage features consist of grassed swales and curbing and gutters with storm sewerage. Fifteen single-family residences and fifteen duplex units, all contemporary with brick facades, have consistent setbacks and are oriented toward the street. Trees were removed from the row of duplexes at construction. The few undeveloped lots in the neighborhood are usually well-maintained in keeping with the rest of the neighborhood. The vision for the area is to maintain the residential character.



Primary Land Use

Single-family, duplex residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

**NILES**

Description

Niles is immediately south of the downtown stores and is identified by the street which constitutes its south boundary. The forty-acre tract is undeveloped, covered with woodland, a small pecan grove and overgrown grass. Moist soils make the southwest corner less attractive for development. The sole occupant sits at the mid-point of the access road and a Quonset hut near the center bears witness to some commercial activity in the distant past.



Primary Land Use

Undeveloped

Implementation Measures

Code enforcement

Update and maintain zoning ordinance



## **NORTH ENTRANCEWAY**

### Description

Located on the north boundary of Commercial Center is a 6-7 acre, triangular-shaped stand of mature, planted pine trees between the roadway and railroad. The roadway's east side is also lined with mature Crape Myrtles. The vision for the area is to retain this attractive entranceway along the city's most heavily travelled route.



### Primary Land Use

Managed trees  
Crape Myrtles

### Implementation Measures

Update and maintain zoning ordinance  
Signage control  
Maintain roadside

## **OLD PERRY ROAD**

### Description

Old Perry Road is a south entrance/exit for locals. Grassed swales and open ditches provide drainage along the two-lane roadway but heavy grassed shoulders impede runoff. Hence, sediment is common on the pavement edge. There is not any sidewalk in this area. Trees are abundant and the south end of this route merges into the rural area which surrounds the city. This is an area of sparse residential development with only  $\pm 15$  houses. Houses on small (5-10) acreages are mixed with other single-family residences on typical one acre lots. Older wood frame houses are placed at roadside while others of similar construction have deep setbacks. Variations in setbacks are also evident among ranch-style housing. Mobile homes also add variety to the construction types. There are some instances of housing deteriorating along the southern extremity. Code violations are evident in the form of inoperable vehicles in front and side yards. The vision is to retain the area's desirability as a residential neighborhood with limited development.





Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

**RURAL**

Description

The largest character area in the city is appropriately described as rural, consisting of hundreds of acres most often in managed production of pines, pecans and, to a much lesser degree, pasture. Roads and residences here are few and far between as the area merges with the rural area beyond the corporate limits. The vision for this area is retention of the historic rural setting subject to development that would complement the quality of life in the community.



Primary Land Use

Agriculture  
Silviculture

Implementation Measures

Update and maintain zoning ordinance  
Develop subdivision ordinance

**SLEEPY HOLLOW**

Description

Sleepy Hollow is a mile long, two-lane street exiting the city’s northwest quadrant. There are not any pedestrian features, drainage is provided via combination of open ditch and grassed swale. Less than a dozen single-family residences are scattered along the street’s north side. On the south side a group of there, modern, multi-family apartment complexes are clustered on the east half of the street and a large-field recreation complex on the west end. Uniform setbacks grace both sides of the road. Trees on the back sides of all lots blend into managed pine forests. The combination of setbacks and spacing between housing gives the area a feeling of openness. Multi-family housing developments display a well-maintained appearance. This area includes one half dozen single-family residences fronting the city’s north entranceway, Camellia Boulevard/Ga Highway 49. Many of the single-family dwellings on Sleepy Hollow are showing signs of physical deterioration and nuisance/code violations. Unaddressed, such conditions usually result in neighborhood deterioration. The vision is maintenance of the area as a desirable residential neighborhood.



Primary Land Use

Residential, single- and multi-family

Implementation Measures

Housing assistance

Code enforcement

Addition of sidewalk linked to Camellia Boulevard

Update and maintain zoning ordinance

Subdivision ordinance to manage possible future residential development off the road frontage



## Community Work Program

For a description of plan requirements refer to the Introduction on page i

Marshallville								
Community Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, code enforcement, sidewalk)/Neighborhood Revitalization	X		X		X	±800k	CDBG CHIP USDA	City Clerk
Identify additional options for community development (blight ordinance/tax, et.al.)	X	X	X			Staff Time	Staff Time	City Council
Maintain periodic clean-up events to stimulate community involvement	X	X	X	X	X	Staff Time	Staff Time volunteers	City Clerk
Review and update zoning ordinance	X					\$8K	Local	City Clerk
Develop subdivision ordinance		X				\$6K	local	City Clerk
Code Enforcement	X	X	X	X	X	Staff Time	Staff Time	Police Chief
Pursue external sources of funding to match/leverage LMIG and TSPLOST/TIA eligible projects	X	X	X	X	X	TBD	DOT USDA CDBG	City Clerk
Maintain and upgrade city streets (resurface, drainage)	X		X		X	±30K/yr.	LMIG, TIA	City Clerk
Purchase equipment for street, ROW maintenance			X			\$75K	ARPA	City Clerk
Sidewalk extension along Sleepy Hollow		X		X		\$12K/yr.	TIA/LMIG	City Clerk
Complete replacement of WWTP			X			\$2M	GEFA USDA	Utility Super
Water distribution system; meter installations and replacements, install fire hydrants and replace numerous water lines	X					\$600K	GEFA	Utility Super
Upgrade sanitary sewer line on Cook St	X					\$85K	GEFA	Utility Super
GPS utility infrastructure			X		X	\$10K	USDA OneGA	Utility Super
Explore funding options for a new library			X			±\$500K	MGRSL Local	City Clerk

Marshallville Community Work Program Continued								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	Staff Time	OneGA GEFA	City Clerk
Continue efforts to attract basic medical care/service	X	X	X	X	X	Staff Time	Staff Time	Mayor
Replace Reflective Street, Stop and House Signs	X					\$15K	Local	Public Works Dir
Supplement zoning ordinance with disaster mitigation provisions	X					Staff Time	Staff Time	Planning Commission
Hardened storage site for vehicles, equipment				X		TBD	GEMA USDA	City Clerk
Update pre-disaster mitigation plan			X			\$16K	GEMA Local	EMA Director

Marshallville								
Economic Development Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Organize the community to plan, prioritize and implement a concerted economic development program based on recommendations of the Tourism Development Resource Team 2020 (agritourism, arts, outdoor recreation, cultural heritage, downtowns, and lodging)	X	X	X	X	X	TBD	Local	Development Authority Chamber of Commerce City Council
Determine the feasibility of implementing an enterprise zone or opportunity zone.	X	X						City Council Development Authority
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	TBD	Staff Time	Development Authority City Council



<b>Marshallville Community Work Program</b>				
<b>Report of Accomplishments</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, code enforcement, sidewalk) Neighborhood Revitalization	X			
Explore best options (enterprise zone, land bank, et al.) for community development (neighborhood, downtown, industrial)	X			
Maintain periodic clean-up events to stimulate community involvement	X			
Review and update zoning ordinance		2022		
Develop subdivision ordinance		2023		
Continue efforts to attract basic medical care/service			X	
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects		2026		
Maintain and upgrade city streets (resurface, drainage)	X			
Purchase equipment for street and right-of-way maintenance	X			
Sidewalk extension			Funding 2023, 2025	
Discuss with the county the possibility of providing transit service to out-of-county destinations	X			
Major upgrades to water plant; baffles, filters, lab, deteriorating facilities	X			
Water distribution system; meter installations and replacements, install fire hydrants and replace numerous water lines		2022		
Installation of flow meter and bar screen at wastewater plant	X			
Pave road access through wastewater plant facilities	X			
Upgrade sanitary sewer line on Cook St	X			
GPS utility infrastructure	X			
Utility truck replacements in utility department	X			

<b>Marshallville Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Electrical for Utility Building/Julius Rice Park (pavilion)	X			
Pursue new library			Funding 2024	
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X			
Replace Reflective Streets, Stop, and House Signs		Funding Limitations 2022		
Hardened storage site for vehicles, equipment		Funding not Available 2025		
Update pre-disaster mitigation plan	X			

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort

**Marshallville Economic Development Work Program  
Report of Accomplishments  
2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Organize the community to plan, prioritize and develop a concerted economic development plan (each jurisdiction appointing reps, setting regular, frequent meeting schedule, etc.) (Carried over and revised to implement 2020 recommendations of the Tourist Development Team)		2022		
Complete the update of the 1989-1991 architectural/ historic resource survey, target, develop and implement tourism plan (plan elements likely to include: agri-tourism, arts and literature, downtown redevelopment, historic resources, et al.)	X			
Capitalize on the agri-tourism potential by expanding and promoting community events: Crape Myrtle Festival, Ag Day, City Farm Week, seasonal Farm Tours, Turkey Day and Deer Day	X			
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al., for identification and direction to develop local value-added processing and sales capabilities	X			
Facilitate economic development through service delivery, financial packaging, etc.	X			

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort



## Community Goals Element

For a description of plan requirements refer to the Introduction on page i.



### Vision Statement

As good stewards, we will maximize sustainable use of our resources to enhance the quality of life for today and tomorrow.



## Land Use Element

To meet the planning standard for this element the Character Area option was retained from the previous planning activity completed and adopted in 2016. This element should be reviewed for background and/or update as part of the proposed zoning ordinance update.

For a description of plan requirements refer to the Introduction on page ii.

### Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production,
- Open space, or
- Future development areas.

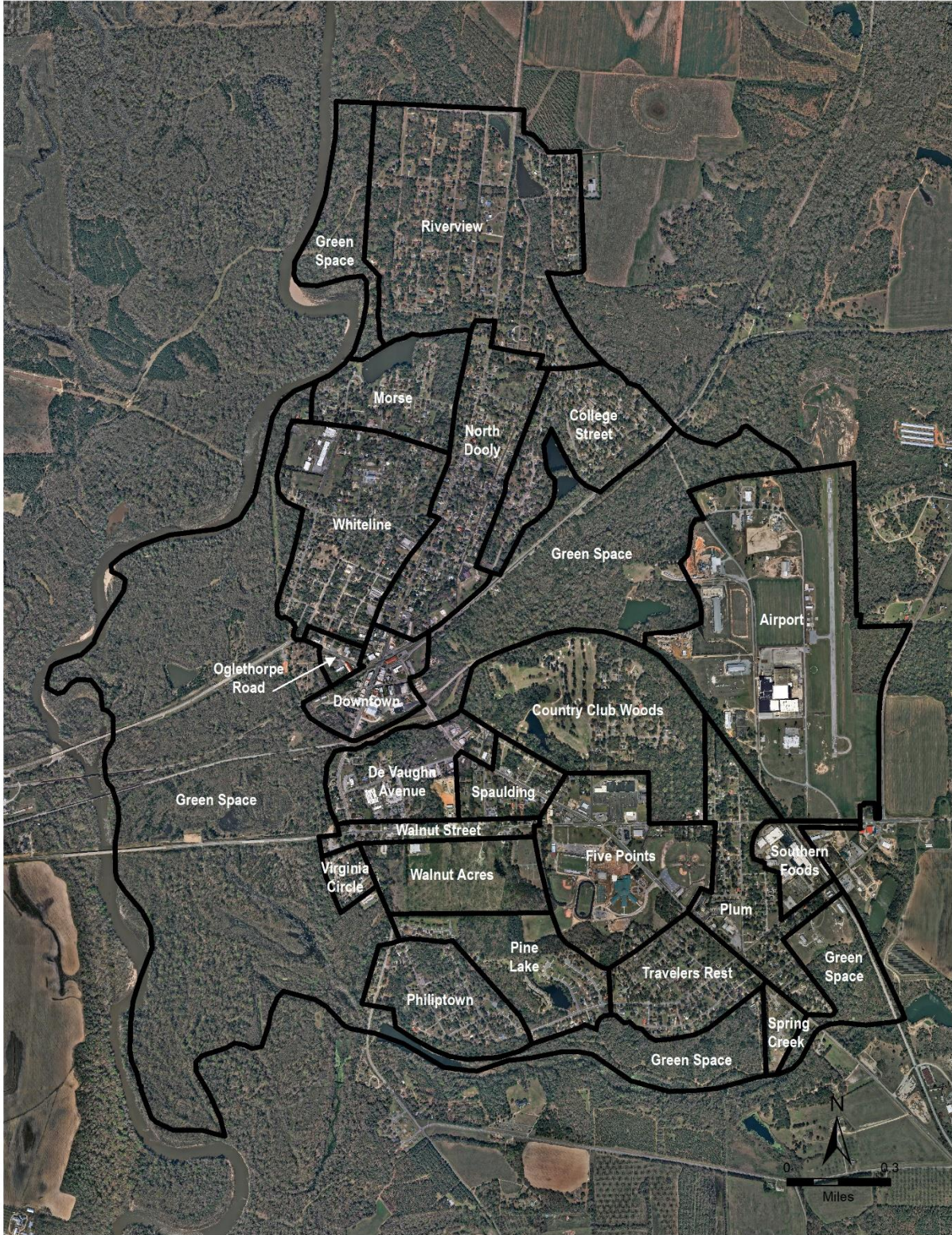
Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented which, in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved in each area and those which need attention or improvement. While images are intended to be representative of the characteristics described, they are not all from the specific character area.



# MONTEZUMA CHARACTER AREA MAP





## CHARACTER AREAS

### AIRPORT

#### Description

The character area is comprised of an expanse of open acreage, both paved and grassed. It is bordered on the west by large industrial buildings which are surrounded by large open areas either paved, grassed or in cultivation. Hence, the area exudes a large, open feel. Approximately 75% of the perimeter is woodland; hence, the airport and adjoining industrial acreage is visible only from the area's southeast corner. The vision is to increase the functionality of the airport and enhance the industrial parks appeal to industrial prospects.



#### Primary Land Use

Transportation

Industrial

#### Implementation Measures

Runway extension

New terminal

Develop industrial park design and maintenance standards

Grounds maintenance

## **COLLEGE STREET**

### Description

College Street is a flag-shaped residential neighborhood with linear and curvilinear streets. Most streets have curbing but some lack drainage improvements. There is not any sidewalk within or connecting the neighborhood to other areas of the city. Contemporary, single-family housing setback fifty feet from the street on large lots gives the neighborhood a feeling of openness. The area is heavily shaded and heavily landscaped. The neighborhood is sound and stable with no indicators of housing or related needs. The vision is preservation of neighborhood character.



### Primary Land Use

Single-family residential

### Implementation Measures

Code enforcement

Update and maintain zoning ordinance

Maintain public infrastructure

## **COUNTRY CLUB WOODS**

### Description

This is a nine-hole golf club with adjoining residential area. There are thirty residences on heavily wooded lots. There is not any sidewalk, and drainage is provided via grassed swales. This is a stable, sound residential area. The vision is character retention.





Primary Land Use

Single-family residential

Implementation Measures

Code enforcement

Update and maintain zoning ordinance

**DE VAUGHN AVENUE**

Description

De Vaughn Avenue is the major east-west route through the city's greatest concentration of mixed uses. Daily activities here include government offices (city hall/police department), numerous commercial enterprises on individual sites, various medical facilities, light manufacturing (assembly) and residential, including some of the community's most significant historic/architectural residential resources (National Register of Historic Places). There is also significant wooded acreage which, in conjunction with mature trees retained on developed lots serves to mitigate the commercial and institutional character. The vision is to retain the mixed-use character.



Primary Land Use

Mixed use (commercial, institutional, residential)

Implementation Measures

Code enforcement

Update and maintain zoning ordinance with signage regulations

**DOWNTOWN**

Description

This is the larger community's historic commercial core located near the geographical center of the city. The dominant feature is closely arranged historic, one- and two-story brick buildings. Approximately forty buildings on zero lot lines line the downtown intersection of North Dooly and Cherry Streets. The architecture of this core is of such significance that a historic/architectural resources survey released in 1991/1992 included the finding that with appropriate restoration of the original historic and architectural features on some of these buildings it may be eligible for listing on the national register of historic places. However, despite streetscape enhancements, depot renovation and other stabilization efforts the more common instances of lack of building maintenance to the point of dilapidation and numerous empty store



fronts paints a picture of economic distress. The vision for the area is one of restoration and preservation of the historic fabric to restore economic vitality.



### Primary Land Use

Commercial

### Implementation Measures

Code enforcement

Compatible infill development

Façade grants

Maintain rear of buildings visible from other areas of town

Revolving loan funds

Investment/redevelopment incentives

Redevelopment planning and implementation

## **FIVE POINTS**

### Description

Five Points is a large concentration of open space. The largest occupants are the Macon County Middle and High Schools, a small strip shopping mall and the Macon County Recreation Complex. A common feature among these and the other, smaller occupants of the area is the space and type surface separating on-site facilities from the public street; either asphalt for traffic flow and parking or grassed. Asphalt surfaces present a stark or harsh image of the area, with or without scores of parked vehicles, including semi-trailers. Some building facades contribute to this image as well as the chain-link fencing present at some locations. The vision is to introduce transportation enhancements. Appropriate streetscape improvements will not only make the area more aesthetically appealing but can help focus drivers' attention on pedestrians and the traffic light at the city's busiest intersection.



### Primary Land Use

Public

Commercial

### Implementation Measures

Code enforcement

Property maintenance standards

On-site landscaping and/or streetscape improvements

Update and maintain zoning ordinance with signage regulations

## **GREENSPACE**

### Description

Over 90% of the city's Greenspace is designated floodplains and/or wetlands. The balance is heavily wooded and undesirable for development because of slope and/or inaccessibility. Minimal recreation trail development may be possible near the river for thrill-seekers and minimal park and trail development along Beaver Creek. Any such development would have to be sensitive to wetlands and comply with the city flood damage prevention ordinance.



Primary Land Use  
Natural, undeveloped

Implementation Measures  
Update and maintenance of the zoning ordinance  
Possible trail development



## **MORSE AVENUE**

### Description

The Morse Avenue residential neighborhood is comprised of ±fifteen blocks of varying sizes accessed by linear, curvilinear and dead-end streets. Two-lane streets are in good physical condition with curb/gutter and storm sewerage or roll-over curbing on all but the smallest streets (Merritt, Lincoln, Colbert). Silt is not an issue in the neighborhood. Sidewalk is present on one side of Morse Avenue and W. Williams St. Although there are exceptions across the area setbacks are relatively consistent. There is heavy tree canopy in the area. Undeveloped lots are numerous; few are overgrown. At a couple locations the density of small lot developments created crowded conditions. The only significant character interruptions are a former school site (west) and large church and grounds (center). An architectural/historic resource survey released in 1991-1992 cited approximately 40 structures in this area as possessing possible architectural or historic significance, primarily vernacular in character; single pen, double pen, saddlebag, central hall cottage and Georgian cottage. Many of these resources have been removed and many of them replaced with manufactured housing placed perpendicular to the street. The neighborhood is sound and stable with few indicators of housing or related needs. There are approximately one dozen sites most heavily concentrated along a central street and in the northwest corner showing distress; substandard housing, inoperable vehicles, yard debris, etc. The vision is neighborhood preservation.



### Primary Land Use

Residential

### Implementation Measures

Code enforcement

Targeted housing rehabilitation assistance

Additional sidewalk where possible

## **NORTH DOOLY**

### Description

North Dooly is an approximately twenty block area with scores of single-family residences steeped in local history. An architectural/historic resource survey released in 1991/1992 cited approximately 100 residences in this area as possessing possible architectural or historic significance, most of which remain intact.

Present here are good examples of Queen Anne, Colonial Revival, Neoclassical architectural styles and numerous common and rural vernacular resources. Most of the streets are lined with curb and/or curb and gutter, and double lined with sidewalk. Lots are heavily shaded with setbacks of approximately thirty-five feet. The vision for this area is character preservation.



#### Primary Land Use

Residential

#### Implementation Measures

Code enforcement

Maintain local historic preservation ordinance

Encourage B&B

### **OGLETHORPE ROAD**

#### Description

This small area is the location of approximately one-half dozen, often vacant, small-to-medium sized older buildings. Two businesses maintain operations year-in-and-year-out, one maintains serviced vehicles by the roadside the other is in the largest building in the area with no setback and is positioned on the lot at a 45° angle. The most notable features are older buildings and asphalt. The vision is streetscape enhancement and development of local services.



#### Primary Land Use

Commercial

#### Implementation Measures

Code enforcement

Streetscape enhancements

Incentivize services for nearby neighborhoods

### **PHILLIPTOWN**

#### Description

Philliptown is a six-eight block residential neighborhood near the south city limits. Wide, two-lane streets form a grid pattern, and are lined with curbing and gutter with the benefit of sewerage. There is not any sidewalk within the area, but pedestrian features do connect the neighborhood with adjoining areas to the north. Generally small houses on small, tree-shaded lots are oriented toward the street. Lot dimensions resulted in some manufactured housing being placed perpendicular to the street, however. The neighborhood appears sound physically. However, closer examination of conditions could reveal issues not evident from an assessment of community character. There are some housing maintenance issues which, if left unaddressed, could initiate neighborhood decline. Code enforcement could resolve the more egregious violations, such as removal of burned-out and dilapidated units. Correction of substandard, occupied housing is needed to prevent the onset of neighborhood decline.





Primary Land Use

Residential

Implementation Measures

Code enforcement

Neighborhood stabilization, housing rehabilitation, nuisance codes

**PINE LAKE**

Description

Pine Lake refers to an area of four, somewhat separated, residential cul-de-sacs. Uniform features across the area are single-story, single-family and duplex housing on small lot areas, setbacks and orientation to the street, sidewalk, curb and gutter with storm sewerage, paved driveways for off-street parking, underground electrical service and relative absence of trees. These are managed developments. The vision is to retain neighborhood character.



Primary Land Use  
Residential

Implementation Measures  
Code enforcement  
Encourage landscape enhancements

**PLUM STREET**

Description

Plum is a residential street one-half mile in length oriented north-south in the southeast quadrant. It is paralleled by shorter streets; on the south by Plant Street and Lancing Lane and on the north by Arnold Street. The southern two-thirds of this area is lined with small residences dating from the mid-1900s. Lots are small and shaded; houses are close with consistent setbacks and orientation to the street. Some lots are lined with chain-link fencing. The very few mobile homes in this area are concentrated on Plant Street. Streets are curbed and guttered (Plum, Lancing) or lined with roll-over curbing with drainage facilitated by storm sewers (Plant). There is no sidewalk within the neighborhood; the middle and high schools are in an adjoining character area. Sound housing is present throughout the area, but Plum Street is on a rapid rate of decline. There are numerous substandard, vacant and/or abandoned structures and unkempt lots with code and nuisance violations along the full length. Conditions on Plum are threatening the integrity of the entire area. Plant is also showing significant signs of decay. Housing on Lancing is not as dated as on Plum, but the onset of decline is evident. Arnold Street does not exhibit such conditions. The street is less well defined, no curbing or drainage improvements and there is no chain-link fencing. Housing on Arnold, though similar in age to Plum, appears to be sound. Proximity to conditions on Plum is a serious threat to the long-term residential viability of area streets further south; (East) Travelers Rest Road, Milford, Salem, Field and Spring Streets. The vision for the area is revitalization.



Primary Land Use  
Residential, single-family



### Implementation Measures

Code enforcement  
Revitalization through housing rehabilitation assistance  
Infill appropriate for the neighborhood  
Add sidewalk where possible

## **RIVERVIEW**

### Description

Riverview Road is the east-west cross street at the approximate mid-point of this character area on the north corporate limits. This area has the largest residential lots in the city. Consequently, setbacks are the city's deepest. Residences are consistently oriented toward the street. Mature trees have been retained and provide heavy shade but much of the area is undeveloped and is in a natural wooded state. Generally, curb and gutter with storm sewerage is limited to the south half of this area while grass swales and shallow, grassed ditches provide drainage elsewhere. There is not any sidewalk. This is a sound, stable residential area. The vision is character retention.



### Primary Land Use

Residential

### Implementation Measures

Code enforcement  
Update and maintain zoning ordinance

## **SOUTHERN FOODS**

### Description

The large industrial buildings that for decades housed a series of nationally known vegetable processing and packaging companies sits vacant. Gray asphalt employee parking and long, stark industrial walls are visible from ground level while industrial roofing and piping are clearly visible at eye level as a highway

bridge raises traffic above the adjoining railroad. This latter view is in contrast to the natural vegetation across the highway. The vision is to restore the area's productive and aesthetic values to the community. This includes the need for aesthetic enhancements on the small adjoining property across the corporate limits.



### Primary Land Use

Industrial

### Implementation Measures

Environmental assessments to include determination of possible brownfield status

Assessment of condition and improvements needed for future use

Creative and aggressive efforts to market or acquire the facility and grounds

Industrial park development and maintenance standards

Streetscape enhancements to buffer unattractive views from the right of way

Incentives for investment/redevelopment

## **SPAULDING ROAD**

### Description

Spaulding Road divides a residential area comprised of a mix of older, publicly owned, rent-assisted and older, owner-occupied single-family housing. The rental units are separated into concentrations of small apartments on the north/east of Spaulding and duplexes on the south/west. Sites of assisted housing were “clear cut” at the time of construction in contrast to lots with conventional single-family housing where trees were retained. Most streets lack drainage improvements but curbing, gutters and sidewalk line Richardson Street where duplex units are concentrated. Occupants of duplex housing park on the street. There is good uniformity of placement, orientation toward the street and setback on the small lots. There are few mobile homes in the area. Many of the conventional single-family units are showing signs of deterioration and substandard conditions. There are some vacant units, overgrown lots, inoperable vehicles and debris at various locations. The vision is for revitalization to retain neighborhood integrity.



Primary Land Use  
Residential

Implementation Measures  
Code Enforcement  
Neighborhood revitalization through housing rehabilitation  
Update and maintain zoning ordinance

## **SPRING CREEK**

### Description

Spring Creek is a planned complex of fifteen, single-story, primarily duplex apartments with uniform setbacks and orientation. The cul-de-sac is lined with double-sided sidewalk and curb and gutter with the benefit of storm sewer. Parking is recessed street side. The development was cleared of virtually all trees at the time of construction. The vision is for character retention.





Primary Land Use

Residential

Implementation Measures

Code enforcement

Encourage landscape enhancements

**TRAVELERS REST**

Description

Travelers Rest is a residential area of approximately ten large city blocks in the southeast quadrant. Housing here maintains a near-uniform setback and orientation on ± half-acre, tree-shaded lots. Brick veneer is the dominant construction type. Sidewalk is limited to one block on the east end of the area through-street, Travelers Rest Road. Storm drainage varies from natural flow to curb and gutter with storm sewerage. This is a sound residential area, but there are exceptions in scattered locations. On the north side two-three adjoining interior lots with residences and chain-link fencing appear to be vehicle storage sites, and a couple residences are in an obvious state of deterioration if not abandoned. On the south side there is a higher incidence of housing with signs of deterioration and some inoperable autos on residential lots. The vision is for neighborhood preservation.



Primary Land Use

Residential

Implementation Measures

Code enforcement

Targeted housing rehabilitation assistance

Update and maintain zoning ordinance

**VIRGINIA CIRCLE**

Description

Virginia Circle is a U-shaped residential area with a short street in the center. Twenty houses on tree-shaded lots have a uniform setback and orientation to the street. The streets do not have sidewalk but do have curb and gutter with storm sewerage. A few lots have paved driveways while most residents park on

dirt drives in the front yard. The few houses in sound condition are greatly overshadowed by deteriorated and dilapidated units. These conditions are exacerbated by debris and to some degree by inoperable vehicles. The vision for this area is revitalization.



#### Primary Land Use

Residential

#### Implementation Measures

Code enforcement

Housing rehabilitation assistance with possible site clearance

Add sidewalk where possible

### **WALNUT ACRES**

#### Description

Walnut Acres is an undeveloped, wooded area due south of Walnut Street. The city cemetery is in the northeast corner. The vision is for residential development.





Primary Land Use

Residential

Implementation Measures

Update and maintain zoning ordinance

**WALNUT STREET**

Description

This is the most heavily travelled route in the city providing its greatest exposure to commercial potential. Some national franchises have located on this route already, concentrated in the Five Points area, and some local entrepreneurs at other locations along the route. Historically, this state route has been fronted by residences but is gradually transforming over the past three decades. The vision is for future commercial development but mitigated to reflect the “small town” atmosphere.



Primary Land Use

Commercial

Implementation Measures

Update and maintain zoning ordinance with signage regulations and sensitivity to roadway widening needs.

**WHITELINE**

Description

The Whiteline residential neighborhood is a ±fifteen block area developed in a modified street grid pattern most often fronted by narrow lots. Two-lane streets are in good physical condition with curb/gutter and sewerage or roll-over curbing. The slope in this area is sufficient for stormwater flow to keep the drainage improvements flushed of sediment. Although houses are typically placed at the street edge leaving no room for sidewalk, there are variations in setback. A 1990 architectural/historic resource survey of the city cited approximately 75 structures in this area as possessing possible architectural or historic significance. Few of those resources remain. In their place are ruins, vacant lots or manufactured housing. Some of the latter

are placed perpendicular to the street to fit on narrow lots, but their narrow frontage does not compliment the shotgun residence next door. Deteriorating, substandard, dilapidated structures and ruins are located across the neighborhood. There are many undeveloped/overgrown lots, some with tall vegetation up to the roadside which, with typical house placement gives much of the area a crowded feel. These conditions overpower the many attractive features found in the neighborhood. The vision is neighborhood revitalization with an eye for employing some vernacular features of the neighborhood's past; single pens, double pens, saddlebags, central hall cottages, Georgian Cottages.



### Primary Land Use

Residential

### Implementation Measures

Code enforcement

Neighborhood revitalization, housing rehabilitation, nuisance codes

Urban redevelopment planning

## Community Work Program

For a description of plan requirements refer to the Introduction on page i.

Montezuma								
Community Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, drainage, sidewalk)	X		X		X	≤\$1M	CDBG CHIP USDA	City Administrator
Review housing/ environmental/ nuisance codes, develop sustainable enforcement plans.		X				\$2K	Local	P&Z Pol Chief
Identify areas for possible extension of Enterprise Zone designation	X	X				Staff Time	Local	City Administrator
Update zoning ordinance with special attention to downtown	X					\$9K	Local	P&Z
Determine the feasibility of a blight ordinance/tax to supplement land bank activities	X	X				Staff Time	Local	City Council
Support the Boys and Girls Club	X	X	X	X	X	TBD	Local	City Administrator
Promote underutilized public services, specifically public transit and the Literacy Center, through city web site and library	X	X	X	X	X	Staff Time	Local	City Administrator
Pursue external sources of funding to match/leverage resurfacing, paving, and drainage projects	X	X	X	X	X	TBD	DOT USDA CDBG	City Clerk
Sidewalk extensions	X	X	X	X	X	\$15K/yr	Local	Public Works Dir
Streetscape program	X	X				\$10K/yr	ARPA	Special Projects Coordinator
Resolve widespread watermain issues: including undersized, low pressure, gate valves, environmentally hazardous (asbestos-lined), other impairments.	X	X	X	X	X	>\$2m	GEFA OneGA CDBG ARPA USDA	Public Works Dir
Water Plant #2-Replace Motor Control Center	X	X				\$125K	GEFA Local	W&WW



Montezuma Community Work Program Continued								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Replace sanitary sewer lines with I&I issues distributed throughout the city	X	X	X	X	X	>\$2M	GEFA OneGA CDBG ARPA USDA	Public Works Dir
Investigate the feasibility of receiving and treating wastewater from public and/or private generators (possible increase to WWT capacity)	X	X	X	X	X	>\$10M	GEFA OneGA CDBG ARPA USDA	City Council
Wastewater Plant upgrade that will economize operations		X				\$2M	USDA/ OneGA/ SPLOST	W&WW
Install Bio-filter system at WWTP		X				\$2.1M	USDA/ OneGA/ SPLOST	W&WW
Upgrade to a biological filter system at Spring Creek Reclamation Facility	X	X				\$2.1M	USDA/ OneGA/ SPLOST	
Establish Storm Water Utility			X			Staff Time	Local	PW Dir W&WW
GPS utility infrastructure	X	X	X	X	X	\$2.5K/ Yr.	Grantor agency	W&WW
Develop 2 <sup>nd</sup> phase/natural RV park of walking trail and botanical garden between Beaver Cr & East Railroad St.	X					\$50K	ARPA	DDA Dir
Paint interior of city hall		X				\$17K	Local	City Administrator
Renovate & Furnish Police Department	X					\$35K	SPLOST	Police Chief
Pursue funding for backup generators for public safety buildings, critical facilities	X	X	X			>\$100K	GEMA Local	Police Chief
Remodel Break Room at Public Works	X					\$10K	Local	PW Dir
Update pre-disaster mitigation plan			X			\$16K	GEMA Local	EMA Director
Pursue funding for a hardened vehicle/equipment storage facility	X	X	X	X	X	\$200K	GEMA USDA	Public Works Dir
Develop a capital improvements budget	X	X	X	X	X	Staff Time	local	City Administrator

Montezuma								
Economic Development Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Organize the community to plan, prioritize and implement a concerted economic development program based on the Tourism Development Resource Team 2020 recommendations; (agritourism, arts, outdoor recreation, cultural heritage, downtowns, and lodging)	X	X				Staff Time	Local	Development Authority Chamber of Commerce
Support Family Connections collaborative initiatives: <sup>10</sup> - Healthy Children - Children Ready to Start School - Children Primed for School - Stable, Self-Sufficient Families - Thriving Communities	X	X	X	X	X	TBD	Local	City Council
Inform the public about the multifaceted educational services offered by the Macon County Literacy Center	X	X	X	X	X	Staff Time	Local	Development Authority Chamber of Commerce
Facilitate economic development through service delivery, financial packaging, etc.	X	X	X	X	X	Staff Time	Local	Development Authority Chamber of Commerce

<sup>10</sup> In the form of funding &/or services &/or facilities

**Montezuma  
Economic Development Work Program Continued**

Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Develop design and maintenance standards for industrial park tenants		X				\$5K	Local	Development Authority
Identify a site for brownfield designation and cleanup	X	X				Staff Time	Local	Development Authority
Airport runway extension						\$1.2M	USDOT GaDOT	Airport authority
Construct new airport terminal		X	X			\$2.3M	DOT/local	Airport authority

## Montezuma Community Work Program

### Report of Accomplishments

**2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, sidewalk)	X			
Review housing/ environmental/ nuisance codes and develop sustainable enforcement plans.			More Pressing Issues FY23	
Explore best options (enterprise zone, urban redevelopment planning, land bank, et al.) for community development/ redevelopment issues (blight, residential, downtown, industrial)	X			
Update zoning ordinance with special attention to downtown		Suspended in Favor of More Pressing Issues FY 22		
Increase support for Boys and Girls Club	X			
Promote underutilized public services, specifically public transit and the Literacy Center, through city web site and library				Deleted, Deferred to County (SDS)
Pursue external sources of funding to match/leverage resurfacing, paving, and drainage projects	X			
Sidewalk extensions		FY22-26 <sup>2</sup>		
Streetscape program	X		Lack of Funding FY22/23	
Water Plant #1-Erosion Control	X			
Water Plant #1- Pipe Gallery Replacement	X			
Water Plant #1 & Water Plant #2- Security Fencing	X			
<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort. <sup>2</sup> Current efforts were directed to repairing existing sidewalk				

<b>Montezuma Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Water Plant #2-Replace Motor Control Center	X	FY22/23		
Water Plant #2-Well #102 Inspect and Rehab.	X			
When identified, replace undersized/low pressure/environmentally hazardous (asbestos) or otherwise impaired water mains	X			
Pursue funding for backup generators for water distribution system	X			
Watershed Protection Phases 3 & 4	X			
Wastewater Plant upgrade that will economize operations			Funding, Loss of Key Personnel FY23	
Establish Storm Water Utility			Funding, More Pressing Needs FY24	
GPS utility infrastructure			FY22-26	
Develop 2 <sup>nd</sup> phase of walking trail and botanical garden between Beaver Creek and East Railroad St.	carryover / consolidated		Lack of Funding FY22	
----- Develop Natural RV Park Phase of Walking Trail & Botanical Gardens between Beaver Creek and East RR St				
Flooring for administrative offices	X			
Paint interior of city hall			Suspended in Favor of More Pressing Issues FY23	
Telephone system for city hall	X			
Replace carpet and drapes in council room	X			

<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort.

<b>Montezuma Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Generators for City Hall & Fire Station #2			Suspended in Favor of More Pressing Issues FY22	
Renovate & Furnish Police Department			Suspended in Favor of More Pressing Issues FY22	
Pursue funding for backup generators for public safety buildings	X			
Remodel Break Room at Public Works		Delayed by Fire FY22		
Replace Vehicle #75	X			
Purchase Bucket Truck				Lost Priority
Purchase Knuckleboom Mower	X			
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X			
Update pre-disaster mitigation plan	X			
Pursue funding for a hardened emergency operations center				Deleted, County Service
Pursue funding for a hardened vehicle/equipment storage facility			Lack of Funding FY22-26	

<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort.



**Montezuma Economic Development Work Program**  
**Report of Accomplishments**  
**2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Organize the community to plan, prioritize and develop a concerted economic development plan (each jurisdiction appointing reps, setting regular, frequent meeting schedule, etc.)		FY22, 23		
Capitalize on the agri-tourism potential by expanding and promoting community events: Ag Day, City-Farm Week, seasonal Farm Tours, Turkey Day and Deer Day Festivals	X			
Meet with Georgia Department of Agriculture, Georgia Farm Bureau, UGA, et al, for identification and direction to develop local value-added processing capacities	X			
Increase support for Family Connections collaborative initiatives: <sup>2</sup> - Healthy Children - Children Ready to Start School - Children Succeeding in School - Stable, Self-Sufficient Families - Strong Communities			No Requests FY 22	
Educate the public about the multifaceted educational services offered by the Macon County Literacy Center			No Requests FY 22	
Facilitate economic development through service delivery, financial packaging, etc.	X			
Develop design and maintenance standards for industrial park tenants		Suspended in Favor of More Pressing Issues FY23		
Investigate possible brownfield designation for industrial site		FY22/23		
Airport runway extension	X			
Construct new airport terminal			Funds Delayed FY23/24	

<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort

<sup>2</sup> In the form of funding &/or services &/or facilities



## Community Goals Element

For a description of plan requirements refer to the Introduction on page i.



### Vision Statement

While maintaining the richness of our past and in anticipation of a promising future, the City of Oglethorpe strives to nurture a culture that assists and provides our citizens with an enjoyable place to live, learn and work now and for future generations.



## Land Use Element

To meet the planning standard for this element the Character Area option was retained from the previous planning activity completed and adopted in 2016. This element should be reviewed for background and/or update as part of the proposed zoning ordinance update.

For a description of plan requirements refer to the Introduction on page ii.

### Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production,
- Open space, or
- Future development areas.

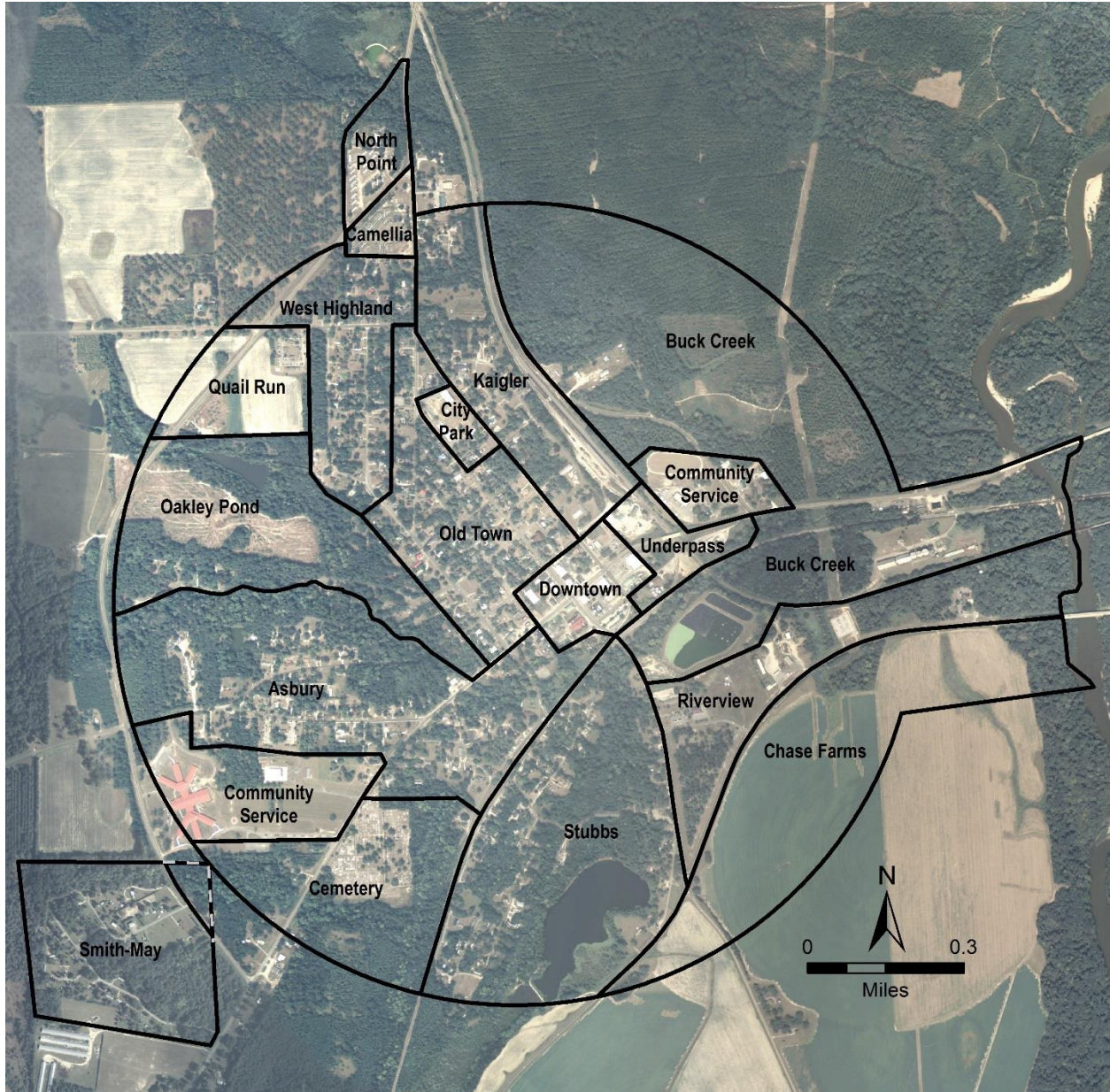
Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Images are presented in the body of each character area description which, when reviewed in conjunction with the accompanying narrative, are intended to provide a clear picture of the desirable characteristics to be retained or preserved and those which need attention or improvement. While images are intended to be representative of the characteristics described all of them are not from the specific character area.



# OGLETHORPE CHARACTER AREA MAP



## CHARACTER AREAS

### ASBURY

#### Description

Asbury is the name of the primary collector street in Oglethorpe's west-central residential neighborhood. Passage through is via combination of grid and curvilinear streets. The curbing along the full length and sidewalk improvements complementing half the length of Asbury Street are absent elsewhere in the neighborhood. The single-family neighborhood has approximately one dozen blocks of varying sizes and dimensions. A public housing complex occupies one block. Single-lane streets serve most of the area and sediment can be seen at numerous locations. Small lots and narrow side streets with landscaping and/or residences near the street edge give a "crowded" feel at several locations. The area has not experienced any new construction since the 1980s/1990s, but modern housing is present, as well as units dating to 1950s, perhaps the 1930s. Numerous single-wide industrial housing units are also present. Mixed in with the varying street patterns are varying housing setbacks, varying street orientations and undersized/crowded lots. While a large percentage of the houses appear to be structurally sound, the number of substandard and deteriorating units, substandard and overgrown lots, code and nuisance violations are sufficient to indicate the neighborhood is in transition and in need of stabilization/revitalization to forestall overall neighborhood decay. The vision for Asbury is revitalization to achieve long-term viability as a residential neighborhood.



#### Primary Land Use

Single-family residential

#### Implementation Measures

Urban redevelopment activities to stabilize and revitalize the neighborhood; housing rehabilitation, substandard lot consolidation, code enforcement



## **BUCK CREEK**

### Description

Buck Creek is the heavily wooded area east of Buck Creek Bypass. Approximately 85% of this area is an officially designated floodplain. Four of five smaller parcels which are at a higher elevation and on the road frontage have been developed. The two other large tracts are in managed timber. This area extends south across Chatham Street (Ga 49/90) and Norfolk Southern RR to CSX RR. This area is also heavily wooded and generally inaccessible and undesirable for most development because of the confluence of the state highway, two railroads and perhaps more significantly, the presence of officially designated wetland. A large (formerly) agricultural commodity buying station/storage facility is located between the two railroads near the eastern corporate limits. The site is surrounded by mature woodland and is barely visible from the roadways. Four or five commercial sites front Chatham Street (Ga 49/90) in this area. A couple are vacant and in a rapidly deteriorating state, a couple others are also in older buildings with outside sales. While the large agricultural complex is not in the floodplain, least portions of the commercial lots on Chatham Street apparently are. The area extends further to the southwest incorporating the city's wastewater treatment ponds. The vision for the limited acreage appropriate for development/redevelopment (Chatham Street) is code enforcement and visual buffers in select areas (wastewater treatment).



### Primary Land Use

Wooded/wetlands

### Implementation Measures

Code enforcement

Enforcement of the flood damage prevention ordinance

Zoning controls for outside sales

## **CAMELLIA**

### Description

Camellia Manor is a modern housing complex owned and operated by the public housing authority. One dozen triplex units are well-planned and positioned on a single property. The site has internal sidewalk, though there are not any pedestrian facilities linking the site with other areas of town. Double entrances provide ingress/egress from neighborhood streets. The site is well maintained, and the vision is for continued use.



### Primary Land Use

Multi-family

### Implementation Measures

Code enforcement

## **CEMETERY**

### Description

The city cemetery is in the southwest quadrant of the city surrounded on three sides by woodland. The cemetery is fully developed, and the surrounding woodlands offer limited development potential due to poor soils, and to some degree limited access.





Primary Land Use

Cemetery and woodland

Implementation Measures

Update and enforce zoning ordinance

**CHASE FARMS**

Description

Located in the southeast quadrant of the city Chase Farms is an undeveloped area intended to remain in agricultural production for the foreseeable future.



Primary Land Use

Agriculture

Implementation Measures

Update and enforce zoning ordinance

**CITY PARK**

The city converted a vacated school property to a multi-use complex with off-street parking. The gymnasium has been upgraded and doubles as a community center. Enhancements include a picnic shelter, playground and walking track. The former classroom building has been converted for use by the police department, but additional space is available for professional businesses and government services. The vision for City Park is to host more community events, including possibly a farmers' market.



Primary Land Use  
Multi-purpose public

Implementation Measures

Place landscape trees along the property frontage  
Strategically place appropriate landscaping improvements in keeping with the rest of Sumter Street and to reduce the visibility of asphalt parking from the street

**COMMUNITY SERVICES**

Description

Community services, located on divided sites in the southwest and east-central areas of the city, are a combination of large, public buildings/facilities on large lots and open, public spaces. The county elementary school and public housing authority complex are on the west side, and on the east side are a church/church school, the local office of the Georgia Forestry Commission and offices of the board of education and bus barn. The school property here is also the site of a regulation-size track (without bleachers) used by walkers. The vision for these areas is to maintain attractive viewsheds from surrounding areas.





Primary Land Use  
Public/institutional

Implementation Measures  
Encourage regular grounds maintenance  
Encourage strategic placement of appropriate visual buffers

## **DOWNTOWN**

### Description

Despite construction of two bypass routes around the city in the early 1980s, the 8-10 block historic central business district remains the center of commerce and civic (city and county) activity. These activities attracted the city's greatest concentration of two types of construction; (1) modern single-story, large, freestanding buildings; (historic) courthouse, government office buildings (local/state/federal services), health department, jail, grocery, city hall and general commercial, and (2) multiple structures of historic and/or architectural significance on zero lot lines sharing exterior walls and appearing structurally to be one large building. The freestanding structures are spread across the area and many have individual parking. Along the area's perimeter are railroad and agricultural properties with large structures reflective of the local economy. The historic structures are concentrated along both sides of a central street with on-street parking and separated from the street by wide sidewalk. Most streets are in a tight grid pattern and complemented with sidewalk. The vision for the area is restoration of original downtown storefronts where unsympathetic alterations have been made, retention of the historic fabric and encourage infill development that is sympathetic and complementary to the area's original character.



### Primary Land Use

Mixed-use: commercial, government office

### Implementation Measures

Continue recent streetscape improvements within the historic core

Continue façade grant program

Market revolving loan fund to facilitate appropriate business and infill development

Develop aesthetic enhancements to block view of parking lots from street

## **KAIGLER**

### Description

Kaigler is the two-lane street providing primary access into this small residential area in north-central Oglethorpe. The neighborhood has a combination of linear and curvilinear streets fronted by lots of varying sizes; some very small. Curbing along the eastern boundary, Macon Street, is the only drainage improvement. Heavy grass growth on most of the streets impedes storm flow and silt is a common sight in the area. Sidewalk along Macon Street provides pedestrian access to other areas of the city but there are not any such internal improvements. Some lots are tree-shaded others are open. There is generally consistent orientation toward the street. Setbacks vary and the combination of residences near the street edge, single-lane interior streets, chain-link fencing and mature trees overhanging the right-of-way give a crowded feel at several locations. There is a significant presence of undeveloped/overgrown lots, especially in the south half, of this neighborhood. The long-term viability of the neighborhood is jeopardized by the presence of substandard and deteriorating houses. A couple dilapidated structures are also present. These numbers in conjunction with overgrown lots, code and nuisance violations are sufficient to increase the rate of neighborhood decay. The southeast boundary of this area is a CSX rail yard. Because of a heavy tree buffer between residences and rails the sidetracks essentially do not have a “presence” in the character area. The character area extends north to the city limit incorporating a pocket of housing in a similar plight. The vision is stabilization and revitalization to maintain long-term viability of the residential neighborhood.



### Primary Land Use

Single family residential

### Implementation Measures

Redevelopment to stabilize and revitalize the neighborhood

Consolidation of substandard lots

Housing rehabilitation

Code enforcement

## **NORTH POINT**

### Description

North Point is a rental mobile home park on the north corporate limits. At its greatest density, the units are placed eight per acre. All twenty-five are identical in color and dimension, and all units lack any adornment; there are no entrance decks, underpinnings, or shade, and steps are prefabricated fiberglass. The majority are offset at an angle to the interior paved street, while others are perpendicular to the public street. Separate propane gas tanks serve each residence. The topography is flat, on-site drainage is nominal, and there is no sidewalk on-site or linking the park with other parts of town. There are some natural growth trees but no landscaping for aesthetics. The site is free of debris. The vision is to maintain code compliance and introduce landscape/streetscape improvements.





Primary Land Use  
Single family residential

Implementation Measures  
Update and enforce zoning ordinance  
Code enforcement  
Aesthetic landscaping along the bypass

## **OAKLEY POND**

### Description

This area is in woodland and agriculture. The south boundary is dotted with single-family housing on heavily wooded lots. The vision is for development as single-family housing.



Primary Land Use  
Single family residential

### Implementation Measures

Update and enforce zoning ordinance

## **OLD TOWN**

### Description

Located in north-central Oglethorpe Old Town is the residential neighborhood with the city's heaviest concentration of architecturally and historically significant structures. Present here are numerous good examples of several architectural styles present throughout the county, among them Queen Anne, Colonial Revival, Neoclassical and numerous common and rural vernacular resources. These resources are most common along the west side of Sumter Street and less so on the east sides of Sumter and Baker Streets. Setbacks, orientation, tree cover and lot sizes are very similar across the neighborhood. Streets are in a tight grid pattern. Most area streets are lined with double sidewalk which, in some cases, is separated from the street by a grassed, tree-lined strip. Curb and gutter direct stormwater to sewerage on most streets; in other areas there are not any drainage improvements. Time is taking a visible toll on some of the structures, an indication of ages of the structures, ages of many of the occupants and the community's economy in general. The vision for the area is retention of the original historic and architectural character.



### Primary Land Use

Single-family residential

### Implementation Measures

Provide area residents with information for use when considering exterior improvements to residence to help retain the neighborhood character

Housing rehabilitation

## **QUAIL RUN**

### Description

Quail run is the name of the modern apartment complex near the northwest corporate limits. Most of the area is in agriculture production and the vision is for additional multi-family housing.





Primary Land Use  
multi-family residential

Implementation Measures  
Update and enforce zoning ordinance

## **SMITH-MAY**

Description  
Smith-May is an “unplanned” mobile home subdivision for owner-occupants. With thirty residences half of the area remains wooded and undeveloped. Much of the housing placement is random, both in terms of setbacks and orientation. There are not any sidewalks or drainage improvements on-site. There are numerous instances where conditions on-site threaten the long-term viability of the neighborhood; dilapidated/deteriorating housing, debris and abandoned vehicles on site. The vision is neighborhood stabilization through code enforcement and housing assistance.





### Primary Land Use

Single family residential

### Implementation Measures

Stabilize and revitalize the neighborhood

Housing rehabilitation

Code enforcement

## **STUBBS**

### Description

Stubbs is a linear neighborhood of single-family housing situated between two streets in south-central Oglethorpe. Two elongated city blocks with perimeter streets surround individual lots of varying sizes and dimensions. The area is devoid of drainage and pedestrian facilities. Single-lane streets serve the entire area and sediment can be seen at numerous locations. The tree-shaded neighborhood gives a feel of both openness (space between some house sites) and crowdedness (houses placed on the street edge and placed-to-fit on undersized lots), especially where the street veers between residences. The area has not experienced any new construction since the 1970s, as well as units dating to mid-century, perhaps the 1930s. Numerous single-wide industrial housing units differ significantly from prevailing roof pitches and floor plans. Mixed in with the varying street patterns are varying housing setbacks, varying street orientations and undersized/crowded lots. While a large percentage of the houses appear to be structurally sound, the number of substandard and deteriorating units, substandard and overgrown lots, code and nuisance violations indicate the neighborhood is in transition and in need of stabilization/revitalization to forestall overall neighborhood decay. Thus, the vision for Stubbs is neighborhood stabilization to achieve long-term viability.



Primary Land Use

Single-family residential

Implementation Measures

Urban redevelopment to stabilize and revitalize the neighborhood; housing rehabilitation, substandard lot consolidation, code enforcement

**UNDERPASS**

Description

This small area is comprised of three industrial/agri-business sites located in opposite corners of the intersection of two railroads. One corner is the former site of a fertilizer distribution center. It has been vacated and temporary storage bins have been destroyed leaving piles of concrete debris which, when viewed together with areas of overgrown grass and bare, exposed soil gives the site a scarred appearance from the public roadways. Another corner is occupied by a local propane gas company sales office. Scores of individual service tanks surround two large-capacity storage tanks on a well-maintained parcel. Lastly, a set of small grain storage bins with a rusting, open-air, farm-equipment storage facility is in the third corner. Between these latter two is a level, gravel-covered staging area for railroad service and repair crews. The vision for this area is to minimize the more visually unattractive aspects of industrial activities.



### Primary Land Use

Industry

Agri-business

### Implementation Measures

Update and enforce zoning ordinance

Code enforcement

Streetscape improvements

## **WEST HIGHLAND**

### Description

West Highland is a tree-shaded residential area in the northwest quadrant. Two linear and two cross streets south of Reynolds Street form a grid pattern while to the north an alley (Reynolds Lane) provides access to interior lots of a single, large city block. This latter element is a unique feature in the city. The area includes predominantly wooded acreage west of the large block and extends across the west bypass. Drainage in the developed areas varies from unimproved, to grassed swales to open ditch. Sidewalk parallels both sides of the east-west collector (Reynolds Street) dividing the area, and lines Macon Road on the area's northeast boundary. The area is comprised of well-maintained, single-family, older housing almost exclusively site built. A small percentage is industrial/manufactured housing. Lots are approximately one acre; houses are setback approximately fifty feet and are consistently oriented toward the street. There are a couple undeveloped, overgrown lots. A dense tree line on the west side of Gordon provides a buffer from the adjoining apartment complex. There are a few scattered indicators of the early stages of neighborhood deterioration; inoperable vehicles, minor housing condition issues. The vision for the area is neighborhood preservation with complementary residential expansion into the undeveloped portion.





Primary Land Use  
Single-family residential

Implementation Measures  
Code enforcement  
Housing rehabilitation for homeowners  
Add sidewalk

**RIVERVIEW**

Description

The Flint River bypass, constructed in the early 1980s, is the most heavily traveled route in the city. It serves as the dividing line between farm fields on the south and scattered commercial activity on the north. Half of the north side frontage is heavily wooded, including 600 feet in wetland and a pecan grove. Commercial activity includes a dental/pharmacy complex, electrical power substation and solar farm, convenience store, professional office and cell tower. Further west are buildings with a commercial appearance. The senior citizens' center, Visiting Nurses Association and Department of Family and Children Services are housed in modern buildings with individual parking street side. The most significant acreage for development in this area is in the south extent, within the convergence of Clifton Bradley Dr. and Riverview Dr./State Routes 26/49. The vision is to build-out the area before the city facilitates or incentivizes highway commercial activities elsewhere.



Primary Land Use  
Highway Commercial



Implementation Measures

Update zoning ordinance to accommodate planned expansion of highway commercial activity

Ordinances for landscaped buffer of parking

Codes to minimize the extent of site clearance





## Community Work Program

For a description of plan requirements refer to the Introduction on page i.

Oglethorpe Community Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Pursue housing and/or housing-related assistance (water, sanitary/storm sewer, drainage, sidewalk) - Neighborhood Revitalization		X			X	±\$800K	CDBG CHIP USDA	City Clerk
Determine the feasibility of a blight ordinance/tax to supplement land bank activities	X	X				Staff Time	Staff Time	City Council
Code Enforcement	X	X	X	X	X	Staff Time	Staff Time	Codes Officer
Support <sup>11</sup> for Family Connections collaborative initiatives: - Healthy Children - Children Ready to Start School - Children Primed for School - Stable, Self-Sufficient Families - Thriving Communities	X	X	X	X	X	TBD	Local	City Council
Encourage BOE to incorporate EMS, fire and other career training into dual enrollment programming	X	X				Staff Time	Staff Time	Development Authority Chamber of Commerce
Promote underutilized public services, specifically public transit, Senior Citizens' Center and the Literacy Center, through city web site, social media and library, social media, utility billings?	X	X	X	X	X	Staff Time	Staff Time	City Clerk
Continue efforts to attract basic medical care/service, e.g., urgent care facility in vacated VNA office	X	X	X	X	X	Staff Time	Staff Time	City Clerk
Review and update zoning and subdivision ordinances		X				\$10K	Local	City Clerk

<sup>11</sup> in the form of funding &/or services &/or facilities

Oglethorpe Community Work Program Continued								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects		X			X	\$100K	DOT USDA CDBG	City Clerk
Full renovation of WWTP			X			\$6M	GEFA	Utility Super
Major sanitary sewer line replacements in Old Town and other neighborhoods				X	X	\$3M	GEFA	Utility Super
GPS utility infrastructure		X	X	X	X	\$12K	OneGA GEFA	Utility Super
Acquire equipment for police department		X		X		\$30K	Local	Police Chief
Replace Police Cruisers		X			X	\$35Kea	USDA General fund	Police Chief
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X	X	X	X	X	Staff Time	As Needed	City Clerk
Incentivize private investment in upgraded internet service delivery	X	X				TBD	TBD	City Clerk
Update pre-disaster mitigation plan			X			\$16K	GEMA Local	EMA Director
Hardened storage site for city vehicles and equipment					X	TBD	GEMA USDA	City Clerk

Oglethorpe								
Economic Development Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Organize the community to plan, prioritize and implement a concerted economic development program based on recommendations of the Tourism Development Resource Team 2020 (agritourism, arts, outdoor recreation, cultural heritage, downtowns, and lodging)	X	X	X	X	X	TBD	Tourism Product Development Grant, Local	Chamber of Commerce Development Authority BOC Oglethorpe Ideal, Marshallville Montezuma
Implement the remaining phases of the Downtown Revitalization Plan 2019/2020: designated historic district(s), entranceways, DDA funding	X	X	X			>\$30K	DOT TSPLOST LMIG	Downtown Development Authority
Recruit professionals and government offices as tenants for Business Center	X	X	X	X	X	Staff Time	Staff Time	City Clerk

**Oglethorpe Community Work Program**  
**Report of Accomplishments**  
**2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Pursue housing and/or housing-related assistance (water (including asbestos-lined water lines), sanitary/ storm sewer, sidewalk)/ Neighborhood Revitalization	X			
Explore best options (enterprise zone, land bank, et al.) for community development (neighborhood, downtown, industrial)	X			
Increase support <sup>2</sup> for Family Connections collaborative initiatives: - Healthy Children - Children Ready to Start School - Children Succeeding in School - Stable, Self-Sufficient Families - Strong Communities			Received no Requests 2022	
Encourage BOE to incorporate EMS, fire and other career training into dual enrollment programming			Repeated Turnover of Super. 2022	
Promote underutilized public services, specifically public transit, Senior Citizens' Center and the Literacy Center, through city web site, social media and library, social media, utility billings?			Turnovers of Key Staff 2022	
Continue efforts to attract basic medical care/service, e.g., urgent care facility in vacated VNA office			Calls to Date not Successful 2022	
Review and update zoning and subdivision ordinances		Suspended in Favor of More Pressing Issues 2023		
Pursue external sources of funding to match/leverage resurfacing, paving and drainage projects	X			

<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort.

<sup>2</sup> in the form of funding &/or services and/or facilities

<b>Oglethorpe Report of Accomplishments Continued</b>				
<b>Action</b>	<b>Complete<sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until</b>	<b>Not Accomplished</b>
Add more decorative street lighting downtown	X			
Major sanitary sewer line replacements in Old Town	X			
GPS utility infrastructure			Funds not Available 2022-2026	
Acquire equipment for police department	X			
Resolve the loss of emergency communications transmission from E-911 center	X			
Implement River Walk plan				X <sup>2</sup>
Improvements, repairs to city hall, senior citizens' center, Business Center	X			
Institute periodic community clean-up events	X			
Pursue options for a new library	X			
Monitor facilities, infrastructure and equipment closely to resolve emergent needs/issues	X			
Incentivize private investment in upgraded internet service delivery	X			
Update pre-disaster mitigation plan	X			
Hardened storage site for city vehicles and equipment				Funds not Available 2026

<sup>1</sup> Activity may be completed for the period but carried over as part of a longer-term, continuing effort.

<sup>2</sup> Despite extensive efforts, commitment of significant funding and Staff Time by the city and county to salvage TE-funded Flint River Walk, the cost of securing passage across railroad right-of-way made the project cost-prohibitive.



**Oglethorpe Economic Development Work Program**  
**Report of Accomplishments**  
**2017-2021**

Action	Complete <sup>1</sup>	Underway, to be completed	Postponed until	Not Accomplished
Organize the community to plan, prioritize and develop a concerted economic development plan (with each jurisdiction appointing reps, setting regular, frequent meeting schedule, etc.)		Carried Over with Revised Work Scope 2022		
Capitalize on the agri-tourism potential by expanding and promoting community events: Turkey Day and Deer Day Festivals Ag Day, City Farm Week, seasonal Farm Tours, et al.	X			
Expand downtown redevelopment activities (façade grants, RLF) with: - Enterprise Zone	X			
Implement and promote Oglethorpe Farmers Market	X			
Develop a tourism plan focused on the <u>river walk</u> and Farmers Market				Ancillary Improvements Made Project Cost Prohibitive
Recruit professionals and government offices as tenants for Business Center			COVID and Other Interference 2022	

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort

## APPENDIX

### **First Hearings – Notifications of hearings and sign-in sheets (March)**

Public Input Sessions – Notifications of sessions and sign-in sheets (June, July)

Second Hearings – Notifications of hearings and sign-in sheets (August)

Solicitations of Public Participation in Survey:

Board of Commissioners web site

NAACP Facebook page

Local Digital News Service

Chamber of Commerce and Development Authority Facebook page

**ENGLISH:** Celebrate


**SPANISH:** Celebrar

**ITALIAN:** Festeggiare

**FRENCH:** Fêter

**GERMAN:** Feiern

IN THE CHINESE ZODIAC, THE OX IS HARDWORKING AND DILIGENT. IT IS BELIEVED THIS WILL BE A YEAR OF REBUILDING AND DETERMINATION.




Can you guess what the bigger picture is?

ANSWER: DRAGON MASK

**NOTICES OF PUBLIC HEARINGS**

**-Broadband Internet-**

The Cities of Ideal, Marshallville and Oglethorpe have plans to amend their current comprehensive plans with Broadband Services Elements in pursuit of Broadband Ready Community designations by the state. The purpose and process will be explained at Ideal city hall 5:30 p.m., Tuesday, March 2; Marshallville Public Safety Building 5:30 p.m., Tuesday, March 9; and Oglethorpe city hall 5:00 p.m., Thursday, March 4.

**-Comprehensive Plan-**

The Cities of Ideal, Marshallville and Oglethorpe are initiating an update to their comprehensive plans. This is an effort to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues. A series of public hearings has been scheduled to brief the community and obtain input on the proposed planning process and explain opportunities for public input/participation. **Hearing dates are as follows: Ideal city hall 5:45 p.m., Tuesday, March 2; Marshallville Public Safety Building 5:45 p.m., Tuesday, March 9; Oglethorpe city hall 5:15, Thursday, March 4;** For additional information contact the clerks' offices in the jurisdiction nearest you. The public is encouraged to attend and participate in this and subsequent meetings to be announced later.

*Subscribe Today!*  
478-472-0189

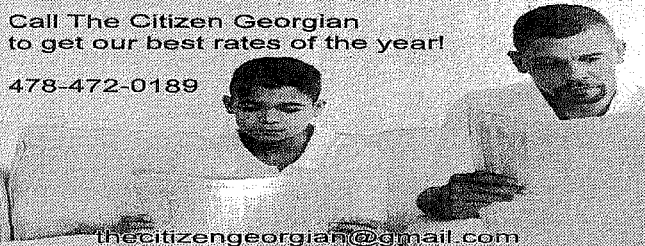
The City of Oglethorpe will assess a Security Light Fee of \$5.00 to the first meter of each address beginning FEBRUARY 2021.

**PUBLIC NOTICE**

The qualifying fees for the Montezuma Municipal Election to be held on Tuesday, November 2, 2021 are as follows: Office of Councilmember - \$108.00.

Patsy Cannon  
Election Supt.  
February 11, 2021

**SUBSCRIBE TODAY!**  
Call The Citizen Georgian to get our best rates of the year!  
478-472-0189  
thecitizengeorgian@gmail.com



**PUBLIC NOTICE**

The qualifying fees for the Marshallville Municipal Election to be held on Tuesday, November 2, 2021 are as follows:  
Mayor - \$150.00

**TEMPORARY EMPLOYMENT OPPORTUNITY  
PARTTIME CUSTOMER SERVICE CLERK**

The City of Montezuma, Georgia, is accepting applications for the PARTTIME POSITION OF CUSTOMER SERVICE CLERK. Job duties would entail providing information to the public regarding city services to include answering questions regarding water bills, business registrations, etc; answering phones; accepting payments for city services; issuing work orders to outside crews and other related duties.

This is a parttime position of approximately 20 hrs per week during the months of March, April & May, 2021 and could go longer. There are no benefits associated with this position except hourly pay.

**MINIMUM QUALIFICATIONS:** Graduation from a high school or GED equivalent and experience in the customer service field or any equivalent combination of related education and experience.

**Macon County**  
**Comprehensive Plan 2021-2025**  
**IDEAL Public Hearing and Braodband Amendment**  
 March 2, 2021 – 5:30/5:45

name	representing	telephone	e-mail
Sidney Clay	Ideal Council	478 949 3580	reusclay@windstream.net
Kay Hardage	Ideal Council	478 244-2111	
Kathy Dehn	City of Ideal	(478) 951-0935	
Litty Rainey	City of Ideal	478-949-2740	
Abraham Rogers	City Council	478 235 4085	
Thomas M. Bailey	Ideal Council	478-960-1469	ttideal66@yahoo.com
Jimmie Ogburn	city council	478-2353020	







## WORKPLACE WORD SEARCH

I N N E M M E X P E R I E N C E E N  
 W R M R U W O R K P L A C E S S E R  
 K E T A R O B A L L O C E O F T L U  
 N B P G N I N N A L P E S S M R B W  
 R E S E M O B I L E W D O Y N O I U  
 S V M N H A X O C K E T P S I P X Y  
 H X R E O W M N O S S F R T B E E Y  
 R D U W G I X B I T M W U E C R L T  
 L O S D T A T G R Y G I P M S E F I  
 V P C F S H N A R O L W I B A T T V  
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 C I L I T Y R W F A I X O N M C D I  
 X O N N D N B O T S V V L I G W I U  
 X T C P W A N C S F P C E C I F F O

### WORDS

- ACTIVITY
- APPLICATIONS
- COLLABORATE
- COORDINATE
- COWORKERS
- DESIGN
- DIGITAL
- EMPLOYEE
- EXPERIENCE
- FACILITY
- FLEXIBLE
- MANAGEMENT
- MEETING
- MOBILE
- MULTIPURPOSE
- OFFICE
- PLANNING
- PRODUCTIVITY
- REPORTS
- SCHEDULE
- STRATEGY
- SYSTEM
- WORKING
- WORKPLACE

of the words hidden vertically, horizontally, diagonally and backwards.

## NOTICES OF PUBLIC HEARINGS

### -Broadband Internet-

Macon County and Montezuma plan to amend their joint comprehensive plan with a Broadband Services Element in pursuit of Broadband Ready designation by the state. The purpose and process will be explained at the following public hearings: **Montezuma virtual hearing** at 6:00 p.m., Tuesday, March 23, accessible at <https://us02web.zoom.us/j/88561906286?pwd=ZFIOcUJkMWorR1QwOXZvSIQ3VG9odz09> or by phone at 1 646 558 8656, Meeting ID: 885 6190 6286, Passcode: 515669. The **county hearing** will be at 6:00 p.m., Wednesday, March 31, in person at the courthouse 121 S. Sumter St., Oglethorpe, and virtually, accessible at <https://us02web.zoom.us/j/85911356008?pwd=eDNLZEx2enZidm5VQVh6K1JhZGtZUT09> or by phone at 1 929 205 6099, Meeting ID: 859 1135 6008, Passcode: 943660.

### -Comprehensive Plan-

Macon County, Ideal, Marshallville, Montezuma and Oglethorpe are initiating an update to their joint comprehensive plan. This is an effort to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues. A series of public hearings has been scheduled to brief the community and obtain input on the proposed planning process and explain opportunities for public input/participation. Ideal, Marshallville and Oglethorpe having met earlier, the **Montezuma hearing** will be virtual at 6:15 p.m., Tuesday, March 23, accessible at (see Montezuma address and phone above). The **county hearing** will be in person at the courthouse 121 S. Sumter St., Oglethorpe, and virtually, accessible at (see county address and phone above) at 6:30 p.m., Wednesday, March 31. For additional information contact the clerks' offices in the jurisdiction nearest you. The public is encouraged to attend and participate in this and subsequent meetings to be announced later.

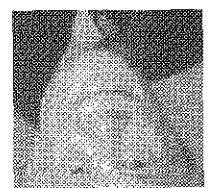
of rusty water coming from homes plumbing. If you have, you remember that you give it a little time. these new cells, depends on good clean water. plumbing system. new generations of

Our body produces and replaces millions of cells per second, (that's probably a very conservative number) and a lot of the health of these new cells, depends on clear the bad water. our dietary intake and environmental surroundings.

more depends on... This is a somatic consensus. why bargaining chips, descending analytics, and the tumbleweed trail, to the beltway, and on to the glitter world. THAT HE SENT NOT SAY IT ALoud! in the poke--but we wait in vain for pay dirt, from ready to sweat by the «cloak

abandon all concerns for a course of connections that tried--tasted--and tested; is erupt in hostilities--committing unforgivable atrocities on defenseless individuals!

repeat the message Say it softly--and A COMMITTEE! HE SENT NOT of the litter! What we have the tumbleweed trail, to the beltway, and on to the glitter world. THAT HE SENT NOT SAY IT ALoud! in the poke--but we wait in vain for pay dirt, from ready to sweat by the «cloak



Pastor Dan  
 Columnist



see following page

PUBLIC HEARING  
Comprehensive Plan  
SIGN IN SHEET  
March 31, 2021  
6:00 p.m.

PLEASE PRINT

NAME	E-MAIL ADDRESS	TELEPHONE NUMBER
Camille Bielby	cbielby@rivervalleyrc.org	478 244 8718
Curtis Downey	CurtLynn3297@yahoo.com	478 954 0807
Edward C.F. Loughlin, Sr.	edward@macatchie.com	(678) 378-0409
Jeneverlyn Tookes	jtookes2002@yahoo.com	478-244-0346
Verneda Johnson	VJohnson@macol.k12.ga.us	478-235-3027
Charles Conliss	charlieconliss@gmail.com	256 7218
Muff Hudson	m1thudson@yahoo.com	313-828-2150

See preceding page

## Attendance

Macon County Comprehensive Plan Public Hearing March 31, 2021, 6:00 p.m.

Macon County Courthouse

### In person:

Curtis Journey [curtlynn3297@yahoo.com](mailto:curtlynn3297@yahoo.com)

Edward C. F. Loughlin Sr. [edward@malatchie.com](mailto:edward@malatchie.com)

Jeneverlyn Tookes representing NAACP/Community [jtookes2002@yahoo.com](mailto:jtookes2002@yahoo.com)

Verneda Johnson representing Macon County Board of Education [vjohnson@macon.k12.ga.us](mailto:vjohnson@macon.k12.ga.us)

Charles Griffiths [charliegriffiths@gmail.com](mailto:charliegriffiths@gmail.com)

Milton Hudson [mlhudson@yahoo.com](mailto:mlhudson@yahoo.com)

County Commission Chair Mickey George – present but did not sign in

Commissioner Bob Melvin – present but did not sign in

Commissioner Ben Haugabook – present but did not sign in

Commissioner Carl Oliver – present but did not sign in

Deputy County Manager Rosalyn Starling – present but did not sign in

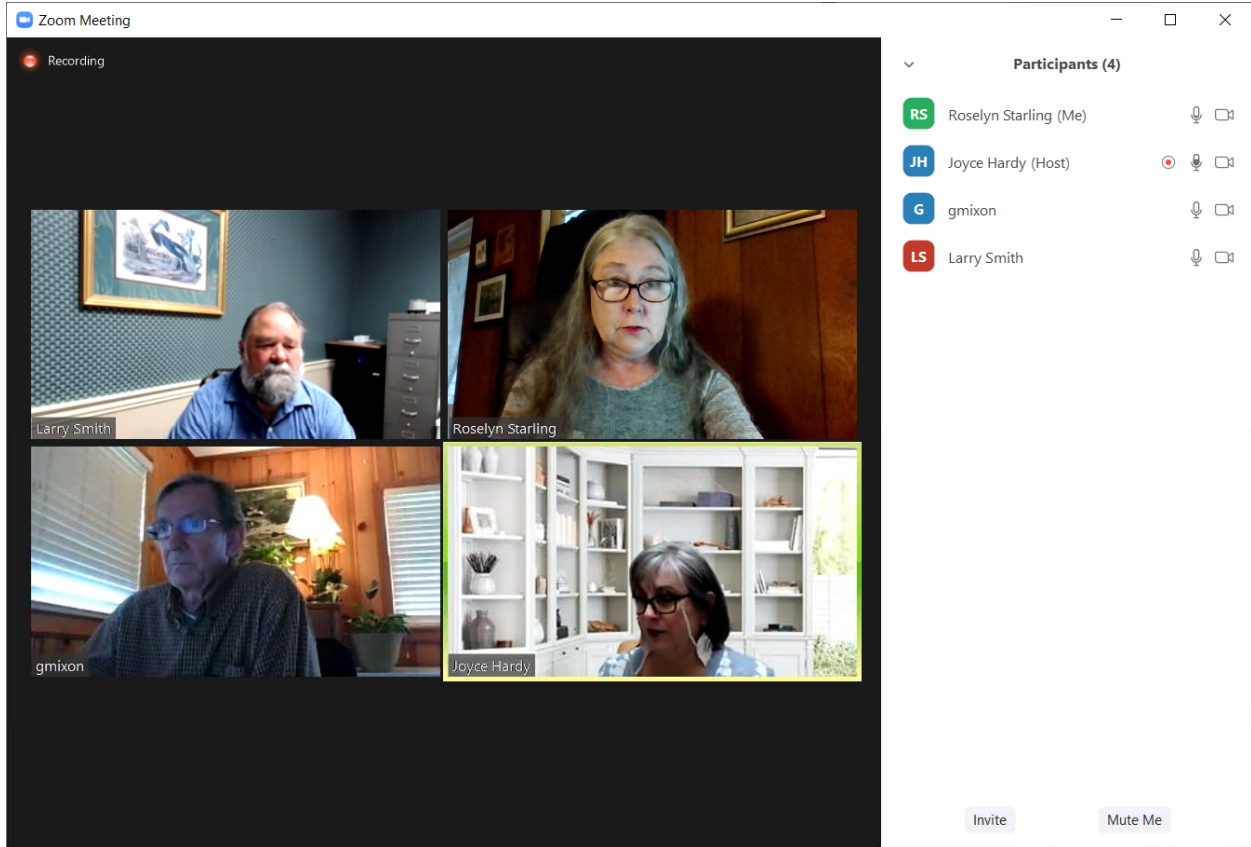
### Online participants:

Jill Harrison	Cusetta Journey
Helen Ogburn	Jimmy Daniels
Tarshea Riley	Nicole Howell
Johnny Brooks	Mario Sneed
Angela (?)	Layla Towns
Ebony Woolfork	Eric Finch
Courtney Oliver	Towanda Turner
Shari Rogers	Dr. Richard Chase

Montezuma's first public hearing held March 23, 2021.

In accordance with the city's COVID policy it was virtual attendance only.

Attendance: Montezuma Mayor, City Administrator and RC staff. GM



## APPENDIX

First Hearings – Notifications of hearings and sign-in sheets (March)

**Public Input Sessions – Notifications of sessions and sign-in sheets (June, July)**

Second Hearings – Notifications of hearings and sign-in sheets (August)

Solicitations of Public Participation in Survey:

Board of Commissioners web site

NAACP Facebook page

Local Digital News Service

Chamber of Commerce and Development Authority Facebook page



to show them the and rewarding re careers available right here in south-orgia, so hopefully hoose to work here their family, friends ighbors once they degree," Dr. Suber

Health Sciences and Academy is an inte-

greater educational and pro- fessional success."

Students in the STEM Academy are 9th - 12th graders from various schools in and around Dougherty County. "Science has been a subject that piqued my interest since I've been in school. This year, biology really opened my eyes that I want to do something in the

"I think it's a good opportu- nity. It opened the door to help me see if this is what I really want to do," he said.

The five-day academy included various tours, demonstrations and exer- cises focused on chemistry, physics, engineering, biolo- gy & human physiology, and nursing and health sciences.

At Phoebe, the young

NOTICE OF INPUT SESSIONS

Macon County, Ideal, Marshallville, Montezuma and Oglethorpe are updating their joint comprehensive plan. Each jurisdiction is hosting public sessions identifying community issues and opportunities to chart paths to improve the quality of life. With a plan in hand it can be easier to secure funding assistance to help address the issues and opportunities. You are invited to county-hosted sessions Thursday July 8 and Tuesday July 13, both at 6:00 p.m. in the county commissioners meeting room in the courthouse, and sessions hosted by Montezuma, Tuesday July 6 and Monday July 12, both at 6:00 p.m. at city hall. Contact the clerks' offices for more information. Monitor all local government web sites and social pages for other opportunities to comment.

Arrest Reports

below are from information provided by the Montezuma Police Department, which is responsible for the accuracy of the information. All individuals are innocent until proven guilty in a court of law.

Quann Smith, 27, Tom Watson Ave., rpe, was arrested for

possession of marijuana, less than one ounce, and unlaw- ful use wireless device- hands free.

Shaketa Hill, 40, of 420 Hosie Waters St., Montezuma, was arrested for shoplifting, less than \$300.

Na Roberts, 24, 7 Lee Street Rd., is, was arrested for

Carlos Larry, 30, of 103 Walnut St., Montezuma, was arrested for simple battery.

Lamar Rackley, 21, was arrested for battery.

front o thing pipel amount mater ning f direc where fewer 2 year some aw mi



Macon County Public Input Session Promotion July 2021

Macon County Current Events and News Facebook Page

<https://www.facebook.com/groups/371444607189987>

Posted 8:25 a.m. July 5, 2021

For Your Calendar - see multiple dates listed in the attached image.

(9) Macon County Georgia Curre x +

facebook.com/groups/371444607189987

Macon County Georgia Current Events and News

**Mark E Tisdale**  
Admin · Yesterday at 8:25 AM · 🌐

For Your Calendar - see multiple dates listed in the attached image.

**NOTICE OF INPUT SESSIONS**  
Macon County, Ideal, Marshallville, Montezuma and Oglethorpe are updating their joint comprehensive plan. Each jurisdiction is hosting public sessions identifying community issues and opportunities to chart paths to improve the quality of life. With a plan in hand it can be easier to secure funding assistance to help address the issues and opportunities. You are invited to county-hosted sessions Thursday July 8 and Tuesday July 13, both at 6:00 p.m. in the county commissioners meeting room in the courthouse, and sessions hosted by Montezuma, Tuesday July 6 and Monday July 12, both at 6:00 p.m. at city hall. Contact the clerks' offices for more information. Monitor all local government web sites and social pages for other opportunities to comment.

6 likes · 1 Comment · 2 Shares · Seen by 117

Like · Comment · Share

All Comments

**Betty Woodruff**  
Thank you!  
Like · Reply · Share · 15h

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Members may post current events and news related to Macon County or people from Macon County. Please make it clear how what you're posting is re... See More

- Public  
Anyone can see who's in the group and what they post.
- Visible  
Anyone can find this group.
- Oglethorpe, Georgia
- General

**Recent media**

**Juneteenth Celebration**  
FOOD DRIVE • VENDORS • MUSIC • VOTING INFO • MORE!  
June 19, 2021 1:00 PM - 5:00 PM

**HIRING EVENT**  
JUNE 24  
9:00 A.M. - 1:00 P.M.  
HUNDREDS OF JOBS AVAILABLE  
JOB POSTING - ONLINE  
REQUIRE PPS - ONLINE DELIVERY FOR APP  
COURTESY OF A PARTNERSHIP WITH  
AND MUCH MORE!!  
REGISTRATION DEADLINE: JUNE 17, 2021

**Mask Up Macon County**  
NEW RATE  
\$100 - \$250  
PER CASE  
REGISTRATION DEADLINE: JUNE 17, 2021

73°F Partly sunny 12:33 PM 7/6/2021











### City of Ideal Planning

The City of Ideal is asking residents to help identify issues and needs of the community, how best to address them and opportunities we need to pursue. By identifying these in the city's comprehensive plan we are better able to secure funding to help address them. Please join us at the **Ideal Depot Thursday, June 17**, at 6:00 p.m. Bring your ideas!

### Community Service Board Meeting

Middle Flint Behavioral Healthcare community Service Board Meeting will be held Thursday, June 17, at 4:30 p.m. at the United Methodist Church, 313 Church St., Vienna.

### National Women's Conference

United Holiness Church, Inc., presents National Women's Conference 2021 on Saturday, June 19 beginning at 10 a.m. with the Conference Workshop and the Conference Climax at 11 a.m. The church is located at 324 Engram St., Montezuma.

### Whitewater Baptist VBS

Whitewater Baptist Church will hold its annual Vacation Bible School June 14-18 from 9 a.m. until noon for ages 3 years old through finished 6th grade. Call 478-472-8061 or 478-472-1754 for more information. Whitewater Baptist Church is located at 1955 SR 128, Oglethorpe.

**CodeRED® System Severe Weather Notifications Alert Info**

please register at <http://www.maconcountyga.gov>. Scroll to the bottom and click the CodeRED box. If you do not have Internet access, please contact a friend or family member to help add your contact information to the emergency database.

You can also call the Macon County Commissioner's Office at 478-472-7021.(tfn)

### Bread of Life Soup Kitchen

The Bread of Life Soup Kitchen, P.O. Box 135, 114 S Dooly St, Montezuma, will provide meals and a spiritual message every Wednesday and Friday, from 12:00 p.m. to 1:00 p.m. Ten churches will provide food and serve meals. We have provided this community service for 15 years. This is a 501 (c)(3) exempt corporation. We accept and need donations.

### Bethlehem Baptist Church - Community News

The Youth Ministry at Bethlehem Baptist Church has a fully functioning children's church each and every Sunday starting at 11:00 a.m. Youths are given the opportunity to eat lunch each Sunday. Trained individuals supervise the children each week. Each Sunday we are here for Sunday school at 9:45 a.m. and worship service at 11:00 a.m. Please like us on Facebook. We aim to serve the entire person spiritually, financially, and physically.

**TRENTON YODER**

Flint Energies Foundation Scholarship, the Fort Valley State University Upward Bound Merit Scholarship, the Henry and Sarah Nelson Memorial Scholarship, the Macon County Chamber of Commerce Scholarship, the Macon County High School Class of 2001 Scholarship, the Marine Corps Scholar Scholarship, the Oglethorpe Public Library Award, the Omega Psi Phi Fraternity Inc. Lambda Lambda Chapter James Byrom Memorial Scholarship, and the Omega Psi Phi Fraternity Inc. Pi Mu Nu Chapter Scholarship. Superintendent Marc

Tovar, the Macon Training School Scholarship.

Jonathan Reye Macon County High Class of 2001 Scholarship and the McArthur Darlene Brown Scholarship TaKiya Felton Omicron Alpha Zeta Phi Beta Scholarship

In addition the Ze Scholarship was awarded to Jonathan Reye Chance Simpson. Miller Scholarship sponsored by the Georgia Assembly. All student graduate as Valedictorian are academically eligible for

ma. Athletics in the sports: Track: Chance Johns Hopkins Scholarship. Football: Jakal Gordon State Football Scholars

### Graduates

*Continued from page 1A*

Simpson has accomplished much in his young life. He has been accepted into the elite and prestigious John Hopkins University (Whiting) School of Engineering and earned a full academic scholarship worth \$316,756 for four years. He plans to be a doctor. He has completed an associate degree in the South Georgia Technical College Computer Networking Support Specialist program. He also has excelled in track in high school.

"Life has so many opportunities waiting for each and every one of us. Let's not stop today at graduation; keep striving for greatness from this day forward. I wish nothing, but the best for my classmates! I hope everyone finds something that they are passionate about and

love doing! We can only say that 2021 graduates are finally DONE with school and we are into a new chapter of lives. Now, let's celebrate this final moment as a life to the fullest," said to his fellow graduates

Salutatorian Jonathan Reyes told his classmates that "all of you are standing and will make a difference in life. It will not be easy, but keep it in mind, never give up, follow your dreams, be sure that each one of your classmates has a bright future ahead. There is nothing we cannot do."

He said the COVID-19 Pandemic had "challenged the class "and made us work super hard towards the correct amount of money in the right area

give me a better life. I took this as a challenge to make them proud with me graduate with honors and going to college has my made me more than happy."

Diplomas were awarded by Board of Trustees Chairman Eugene Superintendent Maynor, Principal Parks, Assistant Justin Ross and Woolfork Intervention Farah Jefferies, Jessica Wilson Clerk and Rhoshunda Duni. Graduating students only received the diploma but also were presented with gift bags after the ceremony was over.

### Memories

*Continued from page 1A*

a crazy experience. Most of the experiences caused us to become closer like losing a loved one, having to quarantine for a whole semester and so much more

excitement as this stage in our lives to begin. We know our supporters will be where we are to my dear parents

take part in. It will be forever in our minds.

"But the most memorable part of this has been having





## Gerald Mixon

---

**From:** Valery Davis <ValeryDavis@CITYOFMARSHALLVILLE.ORG>  
**Sent:** Thursday, April 1, 2021 3:20 PM  
**To:** Gerald Mixon  
**Subject:** RE:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[EXTERNAL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.

*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

Brian Litch – Pastor of Methodist Church  
Freddie Virden - Citizen  
Betty Rackley – Council  
Jenifer Mankamyer – City Clerk  
Timothy Gerard – Council  
Valery Davis - Mayor

**From:** Gerald Mixon <gmixon@rivervalleyrc.org>  
**Sent:** Thursday, April 1, 2021 12:30 PM  
**To:** Valery Davis <ValeryDavis@CITYOFMARSHALLVILLE.ORG>  
**Subject:**

Mayor,

We have to identify the stakeholders involved with updating the comprehensive plan. Will you send me names of the residents that attended the plan work session yesterday?

Thank you  
Gerald

Gerald Mixon  
Planning Director - Americus Office  
River Valley Regional Commission  
228 West Lamar Street  
Americus, Georgia 31709  
[gmixon@rivervalleyrc.org](mailto:gmixon@rivervalleyrc.org)  
[www.rivervalleyrc.org](http://www.rivervalleyrc.org)  
[www.facebook.com/rivervalleyrc](https://www.facebook.com/rivervalleyrc)  
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## Marshallville invites citizens' ideas

The City of Marshallville is asking residents to help identify issues and needs confronting the community, how best to address them and opportunities for community improvement we need to pursue.

By identifying these in the city's comprehensive plan we are better able to secure funding to help address them.

Please join us at Marshallville's public safety building Thursday, June 24, at 6:00 p.m.

Bring your ideas and suggestions!

## Whitewater Baptist plans Sing-A-Long

Whitewater Baptist Church plans a Sing-A-Long on Saturday, June 26, at 7 p.m. Everyone gets to sing this time and the music will feature hymns and gospel songs.

Everyone is welcome to bring a covered dish to share at 6 p.m. prior to the sing.

"We look forward to a fun and blessed time together," a church spokesman said.

The church is located at 1955 Georgia 128 near Oglethorpe and immediately adjacent to the Whitewater Creek Park.

## Food Giveaway June 18

A Food Giveaway will be held June 18 at 25 Flint River School Park Road at Montezuma  
The Food Giveaway starts at 12 Noon and is open to the public.

Americus Realty, Inc.  
Each office is independently owned and operated.



**Carl B. Adams**  
Associate Broker

Mobile: 478.472.1959  
Office: 229.924.2903  
Email: carladams39@gmail.com  
americusareamis.com  
701 East Lamar Street  
Americus, GA 31709



# HUGE HIRING EVENT



**JUNE 24**  
**9:00 A.M. - 1:00 P.M.**

This event will be held outdoors  
South Georgia Technical College  
900 South GA Tech Pkwy, Americus

## HUNDREDS OF JOBS AVAILABLE

LIVE REMOTE • SNACKS  
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## AND MUCH MORE!!

**YOUR RESUME IS YOUR  
ADMISSION TICKET!**

**REGISTRATION DEADLINE: JUNE 17, 2021**

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## Real Facts News

A news service for Macon County, Oglethorpe, Ideal, Marshallville and Montezuma.

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# Marshallville

## Continued from Page 1

has a 30 mph speed limit. “People would like for the speed limit to be 25 mph as it is on other streets in Marshallville,” Mayor Davis said.

The mayor and Council also approved the firm of Herbert E. Allen, CPA in Americus to handle the annual audit. The audit cost \$10,000 last year and can go as high as \$14,000, officials said.

In addition to the auditing firm, the City also employs Haugabook

and Hudgins in Americus to assist with accounting. “Having the CPA (Certified Public Accountant) help with financials makes the audit easier,” Councilman Tim Gerard said.

**In the May 11 meeting**, officials decided to send out a survey with water bills to obtain more public input as the city updates its Comprehensive Plan. Councilman Tim Gerard offered to write the letter to send with the water bills.



**The Marshallville mayor and Council in session June 8 - Front Row: Marilyn Brown, left, and Betty Rackley; Back Row - Mayor Pro Tem Jannette Leary and Mayor Valery Davis. Not pictured, but present, is Tim Gerard.**

The Police Department report included 249 calls dispatched through 911, 46 traffic stops, 148 business and house checks and nine domestic disturbances. Fines collected totaled \$7,991, and probation fees totaled \$1,015.

Officials also approved a resolution amending the Greater Macon County Comprehensive Plan 2017-2026 by adoption of a Broadband Internet Services Element and the use of a room at the Lamson Richardson School for a GED classroom.

They approved a Senior Health Fair Drive through at the Senior Citizen building on May 19.

**In the April 13 meeting**, Council members decided to start having in-person meetings in the Public Safety Building meeting room, instead of virtual meetings. The first one would be in May.

They also learned that Georgia Power had paid \$36,919.30 as its Franchise Tax Payment to the town, the City Wide Clean-up was scheduled for April 19-23, a public hearing for the 2021 CDBG Grant for the Public Safety Building was planned for April 14, and that the GIRMA insurance renewal totaled \$49,076.

The Police Department report included 234 calls through 911. There were 59 traffic stops, 119 business and house checks and five domestic disturbances. Fines collected from probation totaled \$6,381.

The city has a long standing plan for keeping their town clean. It is headed by Councilman Betty Rackley. When people report trash problems, Rackley makes sure letters go out to residents warning them of the city code preventing the piling of man-made trash. In addition, she makes sure the Public Works and Sanitation Department picks up trash on public property,

*Police Chief Pat Barber said her department had launched a Good Morning, Marshallville program. “We are calling our elderly and some citizens who don’t have family here, just to chat with them and make sure they are okay,” she said.*

MACON COUNTY PARKS AND RECREATION  
2021  
Fall Sports

**FLAG & TACKLE  
FOOTBALL  
&  
Cheerleading**

**Registration  
June 4<sup>th</sup> – August 14<sup>th</sup>**

**AGES**

Flag Football: 4-6	Cheerleading: 4-12	Tackle: 7-8, 9-10 & 11-12
-----------------------	-----------------------	------------------------------

**Flag Football:  
\$25.00 per child**

**Cheerleading:  
\$30.00 per child**

**Tackle Football:  
\$40.00 per child**

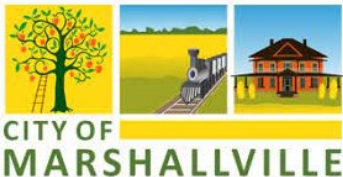
**Practice starts July 24-2021 @ 10:00am**

\*Must follow Covid 19 Guidelines.

\*ALL fees must be paid in FULL before participating in practice

Monday thru Friday  
8:00 A.M. - 7:00 P.M.  
(478) 472-6077

posted on facebook



June 24, 2021 6:00 p.m.

### *Marshallville invites citizens' ideas*

The City of Marshallville is asking residents to help identify issues and needs confronting the community, how best to address them and opportunities for community improvement we need to pursue.

By identifying these in the city's comprehensive plan we are better able to secure funding to help address them.

Please join us at Marshallville's public safety building Thursday, June 24, at 6:00 p.m.

Bring your ideas and suggestions!

202 South St., Marshallville, GA 31057

Phone: (478) 967-2535

[www.cityofmarshallville.org](http://www.cityofmarshallville.org)





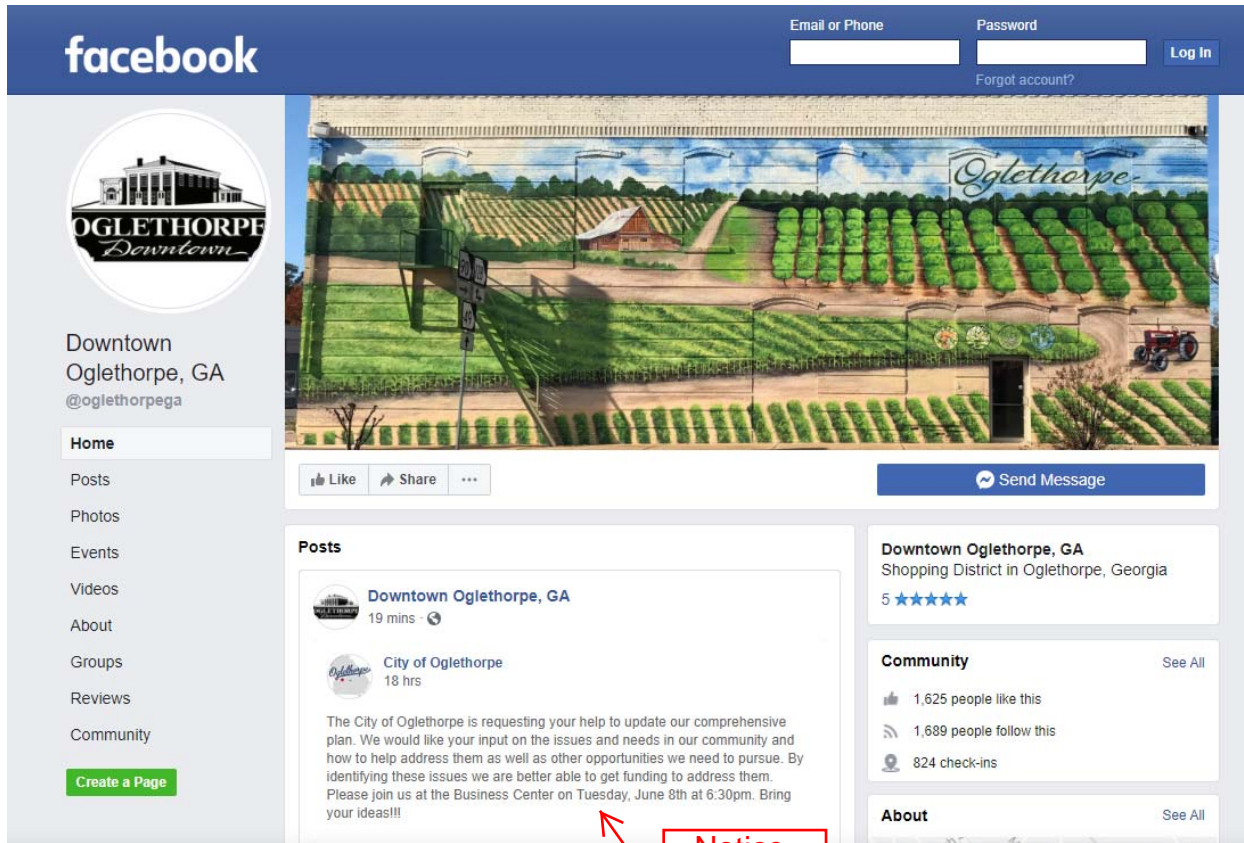


# City of Oglethorpe Comprehensive Plan Public Input Meeting Postings

The screenshot shows the Facebook profile of the City of Oglethorpe. The page header includes the Facebook logo and login fields for 'Email or Phone' and 'Password', with a 'Log In' button and a 'Forgot account?' link. The profile picture is a circular logo with the word 'Oglethorpe' and a red star over a map of Georgia. The cover photo is a landscape image of a field at sunset. The page navigation menu on the left includes 'Home', 'About', 'Photos', 'Reviews', 'Events', 'Posts', and 'Community', along with a 'Create a Page' button. The main content area features a post from the City of Oglethorpe, dated 18 hours ago, which is highlighted with a red box and a red arrow labeled 'Notice'. The post text reads: 'The City of Oglethorpe is requesting your help to update our comprehensive plan. We would like your input on the issues and needs in our community and how to help address them as well as other opportunities we need to pursue. By identifying these issues we are better able to get funding to address them. Please join us at the Business Center on Tuesday, June 8th at 6:30pm. Bring your ideas!!!'. The post has 9 likes, 3 comments, and 9 shares. Below the main post is another post from the City of Oglethorpe dated May 3, which says: 'I didn't even realize it was City Clerks Week until these arrived!!! Thank you Mayor and Council. I work for the BEST CITY around!'. On the right side of the page, there is a 'Send Message' button, a 5.0 star rating based on 1 opinion, and a 'Community' section showing 842 likes, 955 followers, and 434 check-ins. At the bottom right, there is a 'Page Transparency' section indicating the page was created on August 20, 2014, and a 'People' section showing 842 likes and 434 visits. A 'Pages Liked by This Page' section shows 'Flint Energies'.

Posted on City of Oglethorpe Facebook Page June 3, 2021

Oglethorpe DDA promoting input sessions



Posted on Downtown Oglethorpe Facebook Page June 4, 2021



Oglethorpe Comprehensive Plan Public Input Meeting Notification, Posted June 3, 2021

Macon County Comprehensive Plan 2021-2025

Oglethorpe Input Session

June 8, 2021 6:30

name	representing	telephone	e-mail
Joe McWhitt			
Gail Coyle			



## APPENDIX

First Hearings – Notifications of hearings and sign-in sheets (March)

Public Input Sessions – Notifications of sessions and sign-in sheets (June, July)

**Second Hearings – Notifications of hearings and sign-in sheets (August)**

Solicitations of Public Participation in Survey:

Board of Commissioners web site

NAACP Facebook page

Local Digital News Service

Chamber of Commerce and Development Authority Facebook page

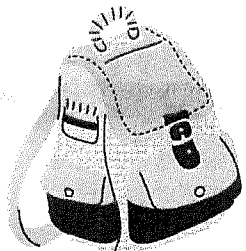
Opinions expressed by writers on this page are their own and are not necessarily those of The Citizen Georgian.

# KINDERSCHOLARS

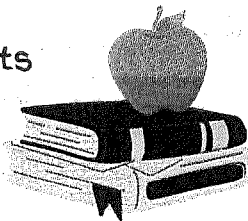
3K      4K      5K



## Annual Tuition per Student



Grade	12 Payments
3K	\$255
4K	\$400
5K	\$493



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## NOTICE OF PUBLIC HEARINGS

Macon County, Ideal, Marshallville, Montezuma and Oglethorpe have drafted an update to their joint comprehensive plan. This has been an effort to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues identified. A series of public hearings has been scheduled to brief the community on the contents of the draft, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the draft will undergo regional and state reviews. Hearing dates are as follows: **Ideal city hall 6:30, Tuesday, August 3; Marshallville public safety building 5:30, Tuesday, August 10; Montezuma city hall 5:30, Thursday, August 12; Oglethorpe city hall 5:30, Thursday, August 5; Macon County Courthouse 6:00, Tuesday, August 3.** For additional information contact the clerks' offices in each jurisdiction. The public is encouraged to attend and participate in these hearings.]

## July 9, 2021 Official Notice

An election is hereby called for the City of Ideal, Georgia to be held on Tuesday November 2, 2021, at the former City Council Chamber located at 606 Tom Watson Avenue in Ideal, Georgia between the hours of 7:00 A.M. and 7:00 P.M., for the purpose of electing a Mayor and two (2) Council Members to fill the vacancies of Kathy Gordon Mayor, and Council Members Thomas Marie Bailey and Sidney Clay. Candidates may qualify with the City Clerk on Monday, August 16<sup>th</sup>, Wednesday, August 18<sup>th</sup>, and Friday August 20<sup>th</sup>, 2021, between the hours of 8:30 A.M. and 4:30 P.M. at which said qualification will be closed. The qualifying fee for Mayor is \$35.00 and City Council is \$18.00, to be paid at time of qualifying. Said qualifying fee is non-refundable. The term of office shall be a period of four (4) years beginning January 2022.

All persons desiring to vote in said election, not otherwise registered, must register with the Macon County Board of Registrar Office in Oglethorpe, as the law provides. The Official Voters List will be provided to the City of Ideal by the Macon County Registrar.

This 12<sup>th</sup> Day of July, 2021  
Patsy Cannon  
Election Superintendent















## APPENDIX

First Hearings – Notifications of hearings and sign-in sheets (March)

Public Input Sessions – Notifications of sessions and sign-in sheets (June, July)

Second Hearings – Notifications of hearings and sign-in sheets (August)

### **Solicitations of Public Participation in Survey:**

Board of Commissioners web site

NAACP Facebook page

Local Digital News Service

Chamber of Commerce and Development Authority Facebook page

(1) Macon County, GA Chamber x News Articles - Macon County, G x +

maconcountyga.gov/news.cfm?id=7450

*Macon County, Ga.*



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## Please Participate in the Macon County Community Survey

July 7, 2021 - 01:26:40 PM  
Macon County, Ideal, Marshallville, Montezuma and Oglethorpe are updating their joint comprehensive plan.  
With an updated plan it can be easier to secure funding assistance to help address the issues confronting, and the opportunities available to, the jurisdictions individually and the larger community. Each jurisdiction is holding or has held public input sessions to chart paths to improve the quality of life in the community.

Please give your input by responding to eight simple survey questions. Your responses will help identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues and opportunities. Your input is an important part of this planning process.

[https://www.surveymonkey.com/r/Macon\\_County\\_Community-Input](https://www.surveymonkey.com/r/Macon_County_Community-Input)

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**Macon County Branch NAACP Facebook Promotion of Comprehensive Plan Public Input Survey** Posted July 12, 2021

The screenshot shows a Facebook post from the Macon County Branch NAACP. The post is dated Monday, July 12, 2021, at 7:37 PM. The main content is a promotional image for a SurveyMonkey survey. The image features the SurveyMonkey logo at the top, a laptop displaying a survey interface, and a bar chart. Below the image, the text reads: "SURVEYMONKEY.COM Macon County Comprehensive Plan Community Strengths, Weaknesses, Opportunities and Threats". The post includes interaction buttons for "Like", "Comment", and "Share". A comment box is visible below the post with the placeholder text "Write a comment...". Underneath the main post, there is a section titled "OTHER POSTS" showing a partial view of another post from the same page dated July 6 at 9:20 AM. The browser's address bar at the bottom shows the URL: "https://www.facebook.com/maconcountynaacp/posts/2927017897616437?\_cft\_\_[0]=AZW0WqD2rJSzk5qUcDCqYTbMAEF0mI62HkwX\_Gy3EQNMXc6hyH6vRoxm\_uIVvQlnuYH-3Ri..."

# Real Facts News

The Uncensored News of Ideal, Oglethorpe, Marshallville, Montezuma— **July 7, 2021**

## Landfill decision expected at July 8 Authority meeting

By Roger Ann Davis

After hearing from citizens again at a meeting on June 24, the Middle Georgia Regional Solid Waste Management Authority set themselves a deadline on the decision to contract with Buck Run Landfill, LLC to operate the regional landfill. They expect to make the decision in a meeting on Thursday, June 8, at 6 p.m. at the Preston Williams Center.

The landfill is located on Georgia 49 in Macon County north of Montezuma. Three counties, Macon, Peach and Dooly, make up the Authority that owns the landfill.

Currently, the landfill is not in operation and has been cited by

the Environmental Protection Division for violations. The Authority does not have the money to fix the landfill.

In the discussion on June 24, the main concern appeared to be the capping of the royalty fees annually at \$120,000 and making sure that the counties were protected if the company decided to terminate the agreement early.

However, a representative of the company assured authority members that the parent company, Management Matters, was interested in a long term relationship and was making a large investment in the landfill.

See **LANDFILL, Page 11**

## Commissioners approve \$7.6 million budget

By Roger Ann Davis

Macon County Commissioners approved a \$7,685,122 budget that includes a 5 percent across-the-board pay raise for employees.

The decision was made at a meeting on the budget on June 24. The vote was unanimous with all commissioners attending the meeting.

The budget also includes a last-minute increase of \$5,000 in the monies for the Development Authority of Macon County. The Development Authority budget includes raises for employees Gerald Beckum and Dot Barker. The money also will cover an increase in utilities.

The Development Authority also is supported by money from the four cities, and cities also will be asked to increase their support.

In the conversation at the meeting, it was also noted that the Development Authority office had stayed open during the COVID-19 Pandemic.

Commissioner Richmond Felton said he would like to have more information

See **COUNTY BUDGET, Page 9**



**Macon County Commission Chairman Mickey George giving a report at a meeting of the Kiwanis Club of Macon County.** Photo by Roger Ann Davis

## *Mickey George touts importance of T-SPLOST*

By Roger Ann Davis

Macon County Commission Chairman Mickey George touted the importance of the Transportation Special Purpose Sales Tax in a report to Macon County Kiwanians.

He spoke at the May 18 club meeting at the Housing Authority office in Montezuma.

The current one-cent tax ends December 31, 2022, and a vote to continue the tax is expected to be held in May 2022.

George said the tax brings in money that can be used by the county and the cities for local transportation projects.

The tax is broken down in two ways. Seventy-five percent is collected for what is called "constrained projects" and every city and county has the opportunity to submit projects to the River Valley Commission. Those projects need to have impact on regional transportation. Those will be reviewed by the River Valley Transportation Round Table and the Department of Transportation to choose the projects that will go on the ballot.

Some of the projects that have benefited Macon County include the passing lanes

See **T-SPLOST, Page 10**

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[https://www.surveymonkey.com/r/Macon\\_County\\_Community-Input](https://www.surveymonkey.com/r/Macon_County_Community-Input)

## IDEAL MARKET

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Gates Open for Vendors at 7 AM**

**To Reserve a Space -  
Contact Jimmy Davis - 478-391-1337  
jimmydavis59@gmail.com**

## Library Board to meet July 12

There will be a quarterly meeting of the Macon County Library Board on July 12.

The meeting will be held at the Marshallville library at 11:00 AM.

The public is invited to attend.

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701 East Lamar Street  
Americus, GA 31709



### FALL SEMESTER REGISTRATION





**JULY 20**  
9:30 AM • 1:30 PM • 5:00 PM

**AMERICUS: Hicks Hall**  
New students wanting to live in the dorms should plan to attend this registration

**CORDELE:**  
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Macon County Chamber of Commerce & Development Authority Facebook Promotion of Comprehensive Plan Public Input Survey Posted July 9, 2021

**Macon County, GA Chamber of Commerce & Development Authority**  
July 9 at 11:49 PM · 🌐

Please Participate in the Macon County Community Survey  
Macon County, Ideal, Marshallville, Montezuma and Oglethorpe are updating their joint comprehensive plan. With an updated plan it can be easier to secure funding assistance to help address the issues... [See More](#)

**SurveyMonkey**  
SURVEYMONKEY.COM  
**Macon County Comprehensive Plan Community Strengths, Weaknesses, Opportunities and Threats**

2 Comments 2 Shares

Like Comment Share

Most Relevant

Write a comment...

Author  
**Macon County, GA Chamber of Commerce & Development Authority**  
This is the plan we submit to the state every so often that is used as a road map for what we plan to do in our community!  
Like · Reply · 1d

Author  
**Macon County, GA Chamber of Commerce & Development Authority**  
Please go online and fill this out . It Only takes a few minutes but we need your input  
Like · Reply · 1d

Write a comment...

**109 N Dooly St Montezuma, GA 31063**

Guide to and promotion of community businesses, festivals & events, historical information and sites.

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<http://www.maconcountygeorgia.org/>

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Send Message

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**Photos** See All

**BACK TO BUSINESS BASH!!!**  
Downtown Montezuma  
Tuesday, Friday, Saturday  
June 4th, 5th, 6th

**Page Transparency** See All

## **Macon County Comprehensive Plan Community Strengths, Weaknesses, Opportunities and Threats**

### **Welcome to Macon County's Comprehensive Plan Public Input Survey!**

Macon County, Ideal, Marshallville, Montezuma and Oglethorpe are updating their joint comprehensive plan. With a plan in hand, it can be easier to secure funding assistance to help address the issues and opportunities. Each jurisdiction is holding public input sessions to identify community issues and opportunities to chart paths to improve the quality of life.

Your answers to eight simple questions will help to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues. Your input is an important part of the comprehensive planning process.

1. Please indicate where you live in Macon County.
  - Ideal
  - Marshallville
  - Montezuma
  - Oglethorpe
  - Outside a city
2. How long have you lived here?
  - 1 - 3 Years
  - 4 - 6 Years
  - 7 - 9 Years
  - 10 - 12 Years
  - 13 - 15 Years
  - 16 Years or Longer
2. What is your age?
  - Under 18
  - 18 - 24
  - 25 - 35
  - 36 - 45
  - 46 - 59
  - 60+
4. What is most appealing about living here?
5. What is unappealing about living here?
6. What things pose a risk to the community's success and future growth?
7. What are some of the opportunities the community should address to make this a more attractive place to live?
8. Please offer any other suggestions or comments about the communities' strengths, weaknesses, needs or opportunities.

SurveyMonkey Survey Summary

surveymonkey.com/summary/ykdY3P4m89aaPcWP9XftodWewvQyz9klx5bBCDvLi8vRgs2InYgMI1rYDziT427e?ut\_source=dashboard

Created on 7/2/2021 | 2 pages, 8 questions

[Edit design](#) | [Preview survey](#) | [Send survey](#) | [Analyze Results](#)

**SURVEYMONKEY GENIUS**

Your survey score:  
**Perfect**  
[Send survey](#)

Estimated time to complete:  
**4 min**

Estimated completion rate:  
**80%**

Survey Language: English

Theme: Simple

No logo added

No logic added

TOTAL RESPONSES

196

OVERALL SURVEY STATUS

CLOSED

NOTIFICATIONS

Only you

[Edit](#)

Collectors

CLOSED

**Web Link 1** 196 RESPONSES COLLECTED

Created: 7/2/2021

Responses Volume

June 25 - July 27

Date	Responses
June 25	0
June 26	0
June 27	0
June 28	0
June 29	0
June 30	0
July 1	0
July 2	0
July 3	0
July 4	0
July 5	0
July 6	0
July 7	0
July 8	0
July 9	55
July 10	20
July 11	10
July 12	25
July 13	18
July 14	22
July 15	30
July 16	10
July 17	5
July 18	5
July 19	5
July 20	5
July 21	5
July 22	5
July 23	5
July 24	5
July 25	5
July 26	5
July 27	5

[ANALYZE RESULTS](#)

Did you know?

SurveyMonkey's market research solutions incorporate guided methodologies and AI-Powered Insights to uncover meaningful trends, fast.

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