

**A RESOLUTION
ENTITLED
A RESOLUTION AUTHORIZING THE DIRECTOR
OF PLANNING & COMMUNITY DEVELOPMENT
TO SUBMIT THE ALBANY/DOUGHERTY
COMPREHENSIVE PLAN TO THE SOUTHWEST
GEORGIA REGIONAL DEVELOPMENT CENTER
FOR REVIEW; REPEALING PRIOR RESOLUTIONS
IN CONFLICT AND FOR OTHER PURPOSES.**

WHEREAS, the City of Albany and Dougherty County are in the process of updating their comprehensive plan; and

WHEREAS, state law requires, among other things, that the plan be reviewed by the Southwest Georgia Regional Development Center.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Albany, Georgia and it is hereby resolved by authority of same:

SECTION 1. The Director of Planning & Community Development is hereby authorized to submit to the Southwest Georgia Regional Development Center the Albany Dougherty Comprehensive Plan.

SECTION 2. All resolutions, or parts of resolutions, in conflict herewith are repealed.


MAYOR

ATTEST:

Sissy Kelly, Asst.
CITY CLERK

Adopted: May 24, 2005

Introduced By Commissioner: Arthur Williams
Date(s) read: 5-24-05



***Albany-Dougherty County
Comprehensive Plan
2005 - 2025***

June 2006

Prepared For:

The City of Albany and Dougherty County

Prepared By:

HDR

In Association With:

PEQ

Table of Contents

Part I: Introduction

Part II: Community Vision, Goals & Policies

Part III: Inventory and Assessment

- Chapter 1: Population Element
- Chapter 2: Economic Development Element
- Chapter 3: Housing Element
- Chapter 4: Natural and Cultural Resources Element
- Chapter 5: Community Facilities and Services Element
- Chapter 6: Land Use Element
- Chapter 7: Intergovernmental Coordination Element
- Chapter 8: Transportation Element

Part IV: Short Term Work Program

Appendices

- Appendix A: Planning Process
- Appendix B: Citizen Participation & Involvement Plan
- Appendix C: Materials from Kick-Off Meeting
- Appendix D: Materials from First Public Hearing
- Appendix E: Materials from First Public Meeting
- Appendix F: Stakeholders Interview Summary
- Appendix G: Materials from Second Public Meeting
- Appendix H: Materials from Second Public Hearing
- Appendix I: Public Comments on Draft Plan
- Appendix J: City and County Resolutions
- Appendix K: City and County Ordinances

List of Maps

Population Element

Total Population
Population Change (Absolute Value)
Population Percent Change 1990 to 2000
1990 Population Density
2000 Population Density
Change in Population Density: 1990 to 2000
Population Age 17 and Under
Population Age 65 and Older
White Population Percentage
African American or Black Population Percentage
Median Household Income

Housing Element

Owner/Renter Occupied HU Ratio
Concentration of Housing Units Lacking Plumbing
Concentration of Housing Units Lacking Kitchen Facilities
Housing Stock Median-Year Built

Natural and Cultural Resources Element

Ground Elevation
Land Cover
Groundwater Recharge Areas
Wetlands
Rivers, Streams, Lakes & Ponds
Flood Plain
Soil Limitations for Residential Development Utilizing Septic Systems
Soil Limitations for Residential Development Utilizing Sewage Systems
Soil Limitations for Development of Structures for Light Industry
Greenspace Program
Federally Listed Brownfield Sites
National Register Historic Resources
City of Albany Historic Districts

Community Facilities & Services Element

Landfills

Community Facilities: Law Enforcement

Community Facilities: Fire

Community Facilities: EMS

Parks and Recreation Facilities within City of Albany

Parks and Recreation Facilities within Dougherty County

Schools

Public Libraries

Generalized Existing Sewer Service Area & Wastewater Treatment

Potential Sewer Improvement Projects

Water Supply & Treatment

Land Use Element

Generalized Existing Land Use

Generalized Future Land Use

Development Limitations

Existing Special Area Studies

Potential Future Special Study Areas

Future Mixed Use Focus Areas

Introduction

The comprehensive plan is organized around a framework of government policy which is used to guide the growth of the community. The comprehensive plan is one part of an ongoing planning process that seeks to insure the provision of adequate facilities and services to support anticipated growth. Updating plans for transportation, economic development, community facilities, natural and historic resources, housing, land use and intergovernmental coordination are an integral part of the comprehensive plan.

The first step in building the framework of government policy is the preparation of a vision statement for Albany-Dougherty County. The vision is supported by a series of goals and policies organized around eight planning elements: population, economic development, natural and historic resources, community facilities and services, housing, land use, transportation, and intergovernmental coordination. A series of public workshops are used in the preparation of the vision, goals, and policies. The vision, goals, and policies serve to provide the future direction for the city-county and its inhabitants. Recommendations for Albany-Dougherty County's future development are based on the citizens' vision of the city-county in which they wish to live.

This document is the Albany-Dougherty County 2005-2025 Comprehensive Plan. In addition to the community vision, goals and policies, the plan provides an assessment of existing conditions and future needs. These needs are translated into recommendations for use by public and private decision makers in managing anticipated growth for the benefit of the health, safety, and welfare of present and future residents. The intent of the plan is to guide and encourage the location, amount, type and timing of future development and supporting facilities in a manner tailored to the needs and limitations of Albany-Dougherty County.

Legislative Background

In 1989, the Georgia General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the State of Georgia. This program provides local governments with opportunities to plan for their future and to improve communication with their neighboring governments. The Georgia Planning Act also assigns local governments certain minimum responsibilities to maintain "Qualified Local Government" (QLG) status and, thus, be eligible to receive certain state funding.

Local Comprehensive Planning & Qualified Local Government Status

The cornerstone of the coordinated planning program is the preparation of a long-range comprehensive plan by each local government in the state. This plan is intended to highlight community goals and objectives as well as determine how the government proposes to achieve those goals and objectives. It is intended that the comprehensive

plan be used to guide local government decision-making on a daily basis. With the passage of the Georgia Planning Act of 1989, all of Georgia's 159 counties and 529 cities were designated "Qualified Local Governments." Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs. The Official Code of Georgia (O.C.G.A.) Section 50-8-2(G)(18) defines "Qualified Local Government" as a county or municipality which:

- Has a comprehensive plan in conformity with the minimum standards and procedures;
- Has established regulations consistent with its comprehensive plan and with the minimum standards and procedures; and
- Has not failed to participate in the Department of Community Affairs' mediation or other means of resolving conflicts in a manner which, in the judgment of the department, reflects a good faith effort to resolve any conflict.

A variety of state assistance programs are available to cities and counties that maintain their Qualified Local Government (QLG) status under the Georgia Planning Act. Conversely, if a city or county loses its QLG status, it is not eligible to receive assistance from these state programs. All local governments in Georgia will need to prepare a complete update to their comprehensive plan sometime during the period of 2004-2008. Every local government has been given a specific deadline by which time their plan update must be submitted, reviewed and approved by the Department of Community Affairs (DCA), and adopted by the local government in order to maintain their QLG status. Albany-Dougherty County's recertification deadline is June 30, 2006.

Local Comprehensive Plan under the Georgia Planning Act of 1989

The Comprehensive Plan is a 20-year plan by a local government covering all aspects of its jurisdiction. The Comprehensive Plan must include 1) an inventory of existing conditions; 2) an assessment of current and future needs; 3) maps depicting current and future conditions; 4) a community vision; 5) goals, policies, and strategies; and 6) an implementation program. The aspects of the comprehensive plan are to apply to the community as a whole but also to eight specific plan elements, which are population, economic development, natural & cultural resources, community facilities & services, housing, land use, transportation, and intergovernmental coordination. Additionally, the Comprehensive Plan must be prepared or updated according to a publicized Planning Process (see Appendix A) and offer adequate public involvement. Opportunities for public involvement are described in the Citizen Participation and Involvement Plan (Appendix B).

Part of the implementation program of the Comprehensive Plan is the Short Term Work Program (STWP) which sets out the specific actions the local government intends to take during the next five years to further the community vision, goals, and policies. The

STWP assigns time frames, cost estimates, and responsible parties to the identified actions. The STWP must be updated every five years and may be updated annually.

Community Vision

The Community Vision was derived from visioning exercises conducted during Public Workshops. The Community Vision for Albany-Dougherty County follows:

Albany will evolve into an active economic, cultural, and social center for South Georgia. The governments will be lead by visionaries who can effect change, provide continuity and consistency of vision, and have a heart for every citizen. Albany will be a safe, beautiful, world-class community focused on providing a high quality of life for all citizens both in its neighborhoods and in its vibrant downtown. Albany will be an important destination and a desirable place for families. It will have a progressive, high-quality image both internally and externally, providing nationally attractive employment and educational opportunities for existing and future residents. Growth will be sustainable and respectful to the natural environment and the historic character of the community with services sufficient to support existing and future development. A spirit of “One Albany” will evolve built on strength, pride and diversity.

Statewide Goals and Quality Community Objectives

The Georgia Department of Community Affairs has established Statewide Goals and Quality Community Objectives for Economic Development, Housing, Natural and Historic Resources, Community Facilities and Services, and Land Use. Statewide Goals and Quality Community Objectives have been considered in the development of this local Comprehensive Plan and the Community Goals and Policies contained in this Plan are consistent with the Statewide Goals and Quality Community Objectives. The Statewide Goals and Quality Community Objectives are listed below.

Economic Development

Goal: To achieve a growing and balanced economy, consistent with the prudent management of the state’s resources, that equitably benefits all segments of the population.

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

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

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

Natural and Historic Resources

Goal: To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed; open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

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

Community Facilities and Services

Goal: To ensure that public facilities throughout the state have the capacity, and are in place when needed, to support, and attract growth and development and/or maintain and enhance the quality of life of Georgia's residents.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

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

Housing

Goal: To ensure that residents of the state have access to adequate and affordable housing.

Housing Opportunities Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Land Use

Goal: To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing and to protect and improve the quality of life of Georgia's residents.

Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Community Goals and Policies

The community's goals and policies provide the basis for implementation decisions. With the exception of the Population Element, goals and policies are enumerated for each of the planning elements.

Economic Development

Goal 1: Promote the retention and expansion of existing business and industry; maintain economic diversity.

Policy 1.1: The Albany Dougherty Economic Development Commission will emphasize and enlarge its professional role in meeting with existing businesses, identifying problems and concerns, and assisting in the resolution of any difficulties.

Policy 1.2: Work to ensure the future viability of the MCLB as a military installation.

Policy 1.3: Support Albany Community Together's efforts as a small business incubator to coordinate business assistance programs for small and minority businesses.

Policy 1.4: Encourage successful small businesses in the county to expand and reinvest within the county.

Goal 2: Coordinate city and county efforts to recruit new businesses and industries that are desirable and compatible with community goals.

Policy 2.1: Support the business recruitment programs of the Chamber of Commerce, the Albany Dougherty Economic Development Commission, Albany Community Together, Inc., and the Albany Dougherty Inner City Authority.

Policy 2.2: Encourage recruitment and growth of telecommunications, retail, and technology sectors.

Policy 2.3: Strengthen and utilize existing educational resources and programs at Albany State University, Darton College, and Albany Technical College to attract a variety of new employers and shape the local labor force accordingly.

Policy 2.4: Continue to develop regulations and land use patterns that are compatible to business and industrial development, but are also compatible with natural and historic resource protection goals.

Policy 2.5: Create and maintain a quality of life that will make Albany-Dougherty County attractive to families and companies (i.e. safe, good schools, day care facilities, parks,

desirable housing, attractive neighborhoods).

Goal 3: Improve the overall quality of the labor force in the City of Albany and Dougherty County.

Policy 3.1: Continue to support technical and vocational education programs at Albany State University, Darton College, Albany Technical College, and local high schools.

Policy 3.2: Better coordinate the technical and vocational education curriculum offered by area institutions with the needs of local industry.

Policy 3.3: Support the efforts of the state employment office and Job Corps to provide job skills training, literacy training, and remedial education to unemployed and underemployed individuals.

Policy 3.4: Support programs at local colleges and high schools that are designed to teach students business management skills.

Goal 4: Promote tourism in the City of Albany and Dougherty County.

Policy 4.1: Promote Albany as a tourist destination and as a convention center.

Policy 4.2: Promote the activities of the Chamber of Commerce Tourism Division, Albany Downtown Merchants Association, Albany Tomorrow, Inc., Albany State University, Darton College, cultural institutions, and other local agencies in Albany/Dougherty County.

Goal 5: Promote and develop regional economic development programs.

Policy 5.1: Promote Albany as the regional center of southwest Georgia.

Policy 5.2: Promote and develop the airport and surrounding area as a regional economic engine.

Policy 5.3: Coordinate and develop city, county and regional agencies' economic development programs for regional economic development.

Goal 6: Provide and promote safe and well maintained cultural facilities for use by all of the citizens of Dougherty County.

Policy 6.1: Continue to assist the Thronateeska Heritage Foundation with its project to rehabilitate the old Union Railroad Depot.

Policy 6.2: Assist expansion of the Mt. Zion Albany Civil Rights Movement Museum.

Policy 6.3: Work with the Albany Chamber of Commerce, the Albany Dougherty Inner City Authority, and the Thronateeska Heritage Foundation to incorporate cultural facilities into their efforts to promote tourism in the area.

Policy 6.4: Support the relocation of the City Museum from Darton College to downtown.

Policy 6.5: Encourage physical improvement of the civic center grounds and encourage promotion of the facility to attract more events.

Natural Resources

Goal 1: Preserve, protect and conserve the ecological value and diversity of natural resources in Albany and Dougherty County.

Policy 1.1: Local government shall maintain maps describing the natural resources of the county and information denoting environmental constraints to development. Resources to be mapped shall include, but not be limited to, wetlands, flood plains, and soils.

Policy 1.2: Use environmental overlays to include conditions for the protection of natural resources, including wetlands, aquifer recharge areas, and protected species' habitats as part of the city's land development review and permitting process.

Policy 1.3: Use environmental overlays to denote areas that are most suitable, moderately suitable, and least suitable for development. Local government will use this information in planning the location for services that encourage development.

Policy 1.4: Encourage infill development in order to protect natural resources and to avoid the intense conversion of agricultural land to residential use.

Goal 2: Monitor, protect, and maintain the quality and quantity of the county's water supply.

Goal 3: Protect and maintain the quality and quantity of wetlands in Albany and Dougherty County.

Policy 3.1: Developments containing wetlands will maintain the existing level of wetland acreage and function on the property. Mitigation will not be allowed.

Policy 3.2: Performance based review will determine the size of buffer zone required. In any case, a buffer of a minimum of 25' from high water mark will be required.

Goal 4: Promote regional cooperation in management of natural resources.

Policy 4.1: Through the RDC, encourage local governments to work for uniform standards and ordinances protecting natural resources, particularly aquifer recharge areas and wetlands.

Goal 5: Regulate development in floodway and floodplain to protect citizens and property from natural hazards and to preserve the quality of surface water and groundwater.

Goal 6: Protect from development the Flint River Corridor and the Kirchafoonee Creek Corridor by acquisition, conservation easements, and other methods.

Goal 7: Promote natural resources as Dougherty County assets to improve quality of life for citizens and visitors.

Goal 8: Encourage the clean-up of brownfield sites.

Goal 9: Preserve scenic sites and views such as Radium Springs and Tift Park.

Goal 10: Institute an urban forestry program administered by a city arborist who would include administration of the tree ordinance, management of street trees, and monitoring of the urban forest inventory.

Goal 11: Implement the Downtown Riverfront Master Plan; identify locations for more parks and open space locations downtown.

Cultural Resources

Goal 1: Participate in the identification and documentation of historic resources in Dougherty County.

Policy 1.1: Facilitate coordination between the State Historic Preservation Division, the Southwest Georgia Regional Development Center, the Thronateeska Heritage Foundation, and the Albany Dougherty Historic Commission to maintain a comprehensive survey of all historic resources in the county.

Policy 1.2: Prioritize eligible historic districts and systematically implement local historic districts with accompanying regulations.

Policy 1.3: Promote and assist in the preparation of nominations of historic resources in Dougherty County to the National Register of Historic Places.

Goal 2: Promote the preservation and revitalization of historic residential and commercial districts as unique places to live and work.

Policy 2.1: Support the Albany Historic Area Commission as the principal organization responsible for identifying and officially designating historic landmarks and districts within the City of Albany.

Policy 2.2: Protect the integrity of existing structures through a program of proactive building code enforcement.

Policy 2.3: Review the zoning ordinance to determine changes to text and maps that will help to protect the integrity of eligible historic districts.

Policy 2.4: Provide, with available funding from the state and federal governments, assistance to homeowners and investors in rehabilitating historic properties. Seek alternative funding for historic preservation.

Policy 2.5: Implement the Downtown Riverfront Master Plan.

Policy 2.6: Encourage the rehabilitation and reuse of buildings in downtown Albany and in historic residential neighborhoods in the city.

Policy 2.7: Create incentives for historic preservation such as tax abatement, transfer of development rights, etc.

Goal 3: Provide for the necessary amenities that will make the residential neighborhoods with historic significance desirable places for families to live.

Policy 3.1: Encourage the development of neighborhood recreational facilities in and adjacent to historic neighborhoods.

Policy 3.2: Properly maintain sidewalks in historic neighborhoods, especially those that are adjacent to downtown Albany, to encourage pedestrian traffic and to regain a sense of community.

Policy 3.3: Provide space for service commercial land uses that will cater primarily to the residents of historic neighborhoods.

Goal 4: Make specific changes to the Zoning Ordinance to preserve the integrity of historic districts.

Policy 4.1: Amend the zoning ordinance to create districts that will allow offices, residential, light retail, and bed and breakfast establishments in adaptive reuse situations.

Goal 5: Promote and enhance community awareness and appreciation of historic resources.

Policy 5.1: Assist the Albany Historic Area Commission, Albany Dougherty Inner City Authority, and the Thronateeska Heritage Foundation in disseminating information to residential and commercial property owners regarding the resources available to them to help maintain and preserve their property consistent with the goals of historic preservation.

Policy 5.2: Assist the Albany Chamber of Commerce and the Thronateeska Heritage Foundation in developing a local heritage tourism program which highlights the community's historic resources in areas that are open and accessible to the public.

Policy 5.3: Plan and implement pedestrian and bicycle projects in historic areas.

Policy 5.4: Promote Albany-Dougherty County's unique heritage and culture as a tourist attraction.

Community Facilities

Water Supply and Treatment

Goal 1: Protect the quality and quantity of potable water supplies in the City of Albany and Dougherty County.

Policy 1.1: Continue to follow policies and practices that protect the groundwater supply from contamination.

Policy 1.2: Continue to provide proper maintenance of existing water supply infrastructure.

Goal 2: Insure that future improvements to the water supply and treatment system will be provided in a manner that promotes orderly, compact urban growth and maximizes the use of existing facilities.

Sanitary Sewers

Goal 1: Continue to provide for the proper treatment and disposal of waste water in a manner that protects public health and natural resources.

Policy 1.1: Continue to adhere to federal regulations regarding Combined Sewer Overflows.

Policy 1.2: Separate sanitary and stormwater sewers.

Policy 1.3: Replace and repair elements of the sewage collection system as necessary in order to insure proper operation of the facilities.

Goal 2: Discourage the development of subdivisions with septic tanks and private treatment systems.

Goal 3: Insure that future improvements to the sanitary sewage system will be provided in a manner that promotes orderly, compact urban growth and maximizes the use of existing facilities.

Policy 3.1: Focus sewer expansion into areas that are densely developed and served by septic tanks.

Stormwater Drainage

Goal 1: Provide a stormwater management system that protects the health, welfare and safety of the general public by reducing damage and inconvenience from flooding, and that protects surface water and groundwater quality.

Policy 1.1: Require drainage calculations for land use developments of a size and intensity greater than that of residential duplex.

Policy 1.2: Create regulations to specify the aesthetic treatment of stormwater ponds.

Solid Waste Management

Goal 1: Provide an adequate solid waste disposal and collection system to serve the needs of the residents of the City of Albany and Dougherty County, while maintaining public health, environmental, and land use compatibility standards.

Policy 1.1: Reduce the volume of waste going to the landfills in Dougherty County.

Policy 1.2: Continue to work with the Albany Dougherty Clean Community Commission and Keep Albany Dougherty Beautiful to devise and implement waste reduction measures, including extensive educational programs encouraging recycling among residents and businesses.

Policy 1.3: Maintain recycling centers.

Policy 1.4: Re-examine the feasibility of expanding recycling program to include curb-side pick-up.

Public Safety

Goal 1: Reduce the incidence of crime in the City of Albany and Dougherty County through improved policing services, and the implementation of educational programs that are aimed at correcting criminal behavior.

Policy 1.1: Foster increased citizen involvement in the City of Albany's law enforcement planning process by continuing to strengthen the Community Oriented Policing (COP) program.

Policy 1.2: Complete and maintain Community Oriented Policing Centers to improve the effectiveness of the Albany Police Department.

Policy 1.3: Maintain up to date plans on future facilities and manpower requirements for the Albany Police Department, the Dougherty County Police Department, and the Dougherty County Sheriff's Department.

Policy 1.4: Maintain Family Resource Center in the City of Albany to coordinate local government programs aimed at controlling drug abuse and domestic violence.

Policy 1.5: Maintain School Resource Officer (SRO) program in Dougherty County School System for the purpose of reducing juvenile crime.

Goal 2: Properly maintain fire protection facilities to ensure an adequate level of service for existing and future residents.

Policy 2.1: Maintain up to date plans on future facilities and manpower requirements for the Albany Fire Department.

Goal 3: Properly maintain Emergency Medical Service (EMS) facilities to ensure an adequate level of service for existing and future residents.

Policy 3.1: Continue to upgrade the City of Albany's Public Safety Communications Center so as to improve the response capability of EMS in Albany and Dougherty County.

Policy 3.2: Maintain up to date plans on future facilities and manpower requirements for EMS.

Goal 4: Consolidate and coordinate the delivery of public safety services through a central emergency communications center and through consolidation.

Hospitals and Other Public Health Facilities

Goal 1: Provide the best possible health care facilities to serve the needs of residents in Dougherty County and the surrounding area.

Policy 1.1: Continue to encourage the efforts of Phoebe Putney Memorial Hospital, the HCA Palmyra Medical Center, and all privately operated nursing homes in Dougherty County to improve their health care facilities that support Albany's role as a regional health care center.

Policy 1.2: Continue to strengthen the facilities and programs of the Dougherty County Public Health Department and the Albany Area Mental Health/Mental Retardation and Substance Abuse Center in order to provide better health care for the citizens of Dougherty County, especially those living near or below the poverty level.

Policy 1.3: Support a new location of Albany Area Primary Health Center in south or east Albany.

Policy 1.4: Encourage efforts to recruit primary care physicians, pharmacists, nurses, nutritionists, social workers, occupational therapists, medical lab technicians, and other medical professionals to the county.

Policy 1.5: Track inventory of nursing homes and personal care homes and plan for additional facilities through the planning period.

Policy 1.6: Support preventative health education programs through partnerships between the County Health Department and the hospitals and other health care providers in Albany Dougherty County.

Policy 1.7: Support the SOWEGA Council on Aging, Inc. in its efforts to provide programs for senior citizens.

Policy 1.8: Plan carefully for hospital/medical center expansion in a manner that supports the vitality of the hospital/medical center while respecting adjacent historic resources and neighborhoods.

Parks and Recreation

Goal 1: Provide, manage, and fund safe and adequate park and recreation facilities that are accessible to all Dougherty County residents.

Policy 1.1: Provide proper maintenance for all existing parks and recreation facilities.

Policy 1.2: Enhance park acreage through the acquisition of greenspace.

Policy 1.3: Prepare a new long range parks and recreation system master plan.

Policy 1.4: Implement renovation and development plans as funded by SPLOST.

Policy 1.5: Strive to reach level of service standards set by the National Recreation and Parks Association.

Policy 1.6: Develop recreational facilities to serve all areas of Albany-Dougherty County so that each area will have access to facilities such as a community center, swimming pool, tennis court, outdoor basketball court, multi-purpose athletic field, and passive park.

Policy 1.7: Provide more youth- and senior-oriented facilities and activities.

Policy 1.8: Develop the Flint River Corridor, including Radium Springs, Parks at Chehaw, and bike path.

General Government Facilities

Goal 1: Provide safe and adequate government facilities for use by government staff, elected officials, and local citizens in the conduct of civic affairs.

Policy 1.1: Maintain up to date plans on future facility requirements of the local governments.

Policy 1.2: Improve city and county public grounds maintenance

Educational Facilities

Goal 1: Provide adequate facilities to support an efficient public school system that meets the needs of both the present and future student population of Dougherty County.

Policy 1.1: Provide proper maintenance to all existing public school facilities to insure their continued operation throughout the planning period.

Policy 1.2: Work closely with the Georgia Department of Education to develop accurate student enrollment projections and to plan for future facility expansion.

Policy 1.3: Continue to promote orderly and compact urban growth by incorporating land use planning theory and methodology into decisions regarding the location of future public school facilities

Policy 1.4: Consolidate educational facilities to match student population and to insure efficiency in the delivery of educational services in Albany-Dougherty County.

Goal 2: Encourage and support the efforts of Albany State University, Albany Technical Institute, and Darton College to improve their facilities and educational programs.

Policy 2.1: Support building improvement and expansion plans of Albany State University, Albany Technical Institute, and Darton College.

Policy 2.2: Support programs at all post secondary institutions that are designed to provide vocational education and/or business management skills to students for the purpose of improving the overall quality of the local labor force.

Goal 3: Provide more day-care/pre-school programs within Albany-Dougherty County.

Goal 4: Encourage higher educational attainment levels in the public school system by implementing tutoring programs and student/parent programs.

Library Facilities

Goal 1: Provide the best possible public library system to serve the residents of Dougherty County.

Goal 2: Maintain up to date plans on future facilities and personnel staffing requirements for the public library system.

Housing

Goal 1: Encourage and foster the provision of housing of suitable sizes and types available to very low, low, and moderate income families at affordable prices.

Policy 1.1: Partner with and offer assistance to non-profit and not-for-profit organizations that provide housing for the very low, low, and moderate income at affordable prices.

Policy 1.2: Encourage and assist the Georgia Housing Finance Authority and Albany Housing Authority to secure as many certificates and voucher units as possible for the Albany area under the Section 8 Existing Units program.

Policy 1.3: Develop a plan of action for the development of assisted elderly housing and assisted handicapped housing.

Policy 1.4: Support city/county efforts to provide home ownership counseling.

Policy 1.5: Develop low-cost rental housing which combines housing in collaboration with social service agencies to provide support services.

Policy 1.6: Insure that the zoning ordinance and other regulations do not prevent the construction of affordable housing.

Policy 1.7: Disperse affordable housing opportunities geographically throughout the county.

Policy 1.8: Encourage a variety of housing choices and mixed-income communities to be located throughout the county.

Policy 1.9 Encourage the construction of senior housing.

Policy 1.10: Provide incentives to encourage developers to build affordable housing and mixed-income communities.

Goal 2: Promote the development of residential neighborhoods that are vital, safe and improved.

Policy 2.1: Utilize existing programs that provide financial assistance to rehabilitate and to create energy efficient housing units.

Policy 2.2: Institute corrective measures in those existing residential areas which contain deteriorated and dilapidated housing units.

Policy 2.3: Encourage the development of a shared housing program.

Policy 2.4: Operate the State of Georgia Weatherization Program.

Policy 2.5: Promote the City of Albany energy conservation program.

Policy 2.6: Redevelop, preserve, and/or rehabilitate existing areas which are deemed suitable for new or continued residential uses and develop technical support programs for rehabilitation of existing housing stock.

Policy 2.7: Develop a rehabilitation program which will enable senior adult homeowners to make essential, major repairs to their homes at reasonable rates, including handicapped access and adaptation.

Policy 2.8: Continue home ownership program using existing housing that can be rehabilitated and continue to update the inventory of available existing houses owned by HUD, FHA, FmHA, and VA.

Policy 2.9: Maintain existing residential densities in established areas by in-filling remaining vacant lots at similar densities, if feasible.

Policy 2.10: Continue to expand financial opportunities for present homeowners, particularly low and moderate income homeowners, to make essential repairs to their homes.

Policy 2.11: Continue incentives which will encourage developers and owners to preserve housing stock through rehabilitation rather than allowing the abandonment and deterioration of existing housing stock.

Policy 2.12: Actively enforce the housing code and other codes to improve safety and to encourage the maintenance of existing housing stock.

Policy 2.13: Encourage a variety of residential housing types in the downtown area.

Policy 2.14: Develop incentives to encourage private renovation of deteriorating housing.

Policy 2.15: Work with the Government Services Administration to redevelop Boyette Village.

Goal 3: Institute plans and programs that will make the City of Albany's housing program more effective.

Policy 3.1: Coordinate housing assistance funds.

Policy 3.2: Complete housing condition surveys to identify housing conditions and needs.

Policy 3.3: Develop neighborhood plans for selected areas in the community as needed.

Policy 3.4: Develop a method to measure the success of the City's Housing Program and the overall housing condition.

Policy 3.5: Organize a local housing advisory group.

Policy 3.6: Develop programs to educate the public in housing issues and how to care for property, including home economics.

Policy 3.7: Encourage greater coordination among local officials, housing consumers, housing suppliers, realtors, and other groups and organizations pertaining to housing.

Policy 3.8: Develop partnerships with local financial institutions to provide innovative lending programs.

Policy 3.9: Create a housing coalition to coordinate and pool the resources and programs offered by the various housing agencies and organizations.

Policy 3.10: Seek more funding for HACA programs, such as HUD funds, bonding, and tax credit programs.

Land Use

Goal 1: Encourage infill development.

Policy 1.1: Maintain existing residential densities in established areas by in-filling remaining vacant lots at similar densities, if feasible.

Policy 1.2: Redevelop, conserve and/or rehabilitate existing areas which are suitable for new or continued residential uses.

Goal 2: Shield residential areas from the impacts of nearby higher intensity land uses.

Policy 2.1: Separate the high intensity land uses and existing residential areas through use of natural buffers such as existing tree cover and natural areas.

Policy 2.2: Amend existing standard subdivision regulations to include the protection of natural resources within proposed developments.

Policy 2.3: Require high density residential uses to have access to an arterial or collector roadway.

Goal 3: Direct development to those areas which have in place, or have agreements to provide the proper infrastructure and community facilities to accommodate growth in an environmentally sensitive manner.

Policy 3.1: Direct growth, including higher density and mixed use development to

locations which have proper access to: the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use; and readily available sewer and water infrastructure.

Policy 3.2: Density and intensity incentives shall be established within the required land development regulations to encourage growth in areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.

Goal 4: Improve the amenities and safety features in existing and proposed residential subdivisions.

Policy 4.1: Establish tree canopy protection zones that would prohibit any pruning or removal of trees that extend into the right of way, except when such pruning or removal is necessary for ensuring public safety and welfare.

Policy 4.2: Investigate alternatives for reduction of street width requirements in new subdivisions. Reduction of street widths will serve several purposes: to improve safety for pedestrians by forcing a reduction in speed; and to reduce the costs for development due to lower materials costs and reduced stormwater run-off.

Policy 4.3: Require that all alleys in new subdivisions be paved to a minimum width of 10 feet.

Policy 4.4: Promote sidewalk construction.

Goal 5: Reduce the frequency of new commercial "strip" development along major thoroughfares.

Policy 5.1: Require use of joint parking facilities and internal roadway networks for adjacent commercial developments whenever possible.

Policy 5.2: Provide medians along arterial routes planned for widening to control left turn movements.

Policy 5.3: Limit the number of driveway curb cuts for new commercial developments.

Policy 5.4: Develop corridor standards for properties such as those fronting on Slappey Boulevard, Oglethorpe Boulevard, and Dawson Road. Standards should address use of parking lot plantings, sign controls, limitation of driveways onto side or rear streets, and buffering and screening of objectionable views.

Policy 5.5: Encourage and allow multiple uses in existing buildings located in the central business area including commercial, institutional, cultural, office, retail and residential uses.

Goal 6: City and county governments shall employ a 5-Year Capital Improvements Plan when determining priorities for capital improvements serving new development. City and county governments shall coordinate local facilities and utilities planning and programming whenever possible with regional planning and programming efforts as well as with each other according to this 5-Year Capital Improvements Plan.

Policy 6.1: City Engineering, Traffic Engineering, Parks and Recreation, Emergency Management, and Transit Departments shall consult and coordinate activities according to schedules listed in the 5-Year Capital Improvements Plan.

Policy 6.2: Staff serving the city, county, and Planning Commission shall share available planning data with the School Board when appropriate. Any additions or expansion of School Board facilities shall be planned in consultation with planning staff when appropriate.

Policy 6.3: Land to be used for public purposes should be acquired as far in advance of its actual development as possible in order to preclude other development and to prevent more costly acquisition at a later date.

Policy 6.4: Encourage private reinvestment in deteriorated areas by proactively providing and maintaining public facilities.

Policy 6.5: Support local development authorities through government funding and support their efforts to acquire lands and improve infrastructure in areas in need of revitalization.

Goal 7: Seek alternatives that avoid extension of utilities and capital facilities into or through wetlands and flood prone areas and that preserve tree canopy on site.

Policy 7.1: Provide incentives for preservation of environmentally sensitive areas.

Policy 7.2: Seek alternatives for location of utilities that allow for preservation of existing vegetation and tree canopy.

Goal 8: Establish alternatives that will promote and encourage the continued physical and economic revitalization of downtown Albany.

Policy 8.1: Encourage investment opportunities for location of a "downtown entertainment district" using existing vacant building space and by implementing the Albany Downtown Riverfront Master Plan.

Policy 8.2: Develop and implement a strategic plan for improving the design of transportation corridors converging on downtown Albany.

Policy 8.3: Encourage placement of "street trees" in the Central Business District in cooperation with local businesses that will beautify the area without creating safety hazards or obstruct views of storefronts.

Policy 8.4: Promote downtown Albany as an historical, cultural, and economic asset to the community.

Policy 8.5: Encourage the continued development of the downtown river front for public recreational purposes.

Policy 8.6: Encourage residential uses in the downtown area.

Policy 8.7: Investigate economic incentives for rehabilitating commercial structures in the Central Business District.

Goal 9: Encourage industrial development that is compatible with surrounding land uses and activities and which is capable of being served by existing or planned infrastructure.

Policy 9.1: Direct industrial uses to areas that do not adversely impact existing surrounding land uses, including industrial parks which provide adequate services and utilities.

Policy 9.2: Area vocational and technical schools should be used whenever possible to attract employers and to shape the local labor force appropriately.

Goal 10: Allocate and coordinate transportation and transit resources to provide for the most effective systems.

Policy 10.1: Plan and program major city and county improvements in anticipation of future needs in coordination with the Georgia DOT.

Policy 10.2: Minimize wetland and flood prone area crossings.

Policy 10.3: Do not permit commercial and industrial land uses to primarily access their developments through single-family residential streets. Commercial and industrial access shall only be allowed from major thoroughfares.

Policy 10.4: Provide off-street parking and loading of sufficient quantity and adequate design for the type and intensity of development and its users.

Policy 10.5: Preserve the through traffic capacity of freeway interchange and arterial street systems by using frontage roads, or the first block of local streets, to direct access to property along major thoroughfares instead of allowing access directly onto the thoroughfare.

Policy 10.6: Restrict the number of, and maximize the distance between curb cuts along arterial and collector streets.

Policy 10.7: Provide medians along arterial routes planned for widening to limit left turn movements to major intersections.

Policy 10.8: Provide for through and/or connecting streets in all development for the proper functioning of the street system and emergency vehicle usage. Link internal systems with systems already built or planned in the surrounding area.

Policy 10.9: Support improvements at the Southwest Georgia Regional Airport which are intended to enhance the desirability of the facility for increased commuter and corporate air service.

Policy 10.10: Alleviate the conflicts of at-grade rail crossings by limiting the number of new crossings to a practical minimum and encouraging the construction of grade separations where possible.

Goal 11: Encourage joint public/private efforts to acquire land for meeting the community's increasing recreational needs in conjunction with efforts to buffer incompatible land uses.

Policy 11.1: Encourage joint use of school facilities with countywide park and recreational activities.

Policy 11.2: Encourage use of natural buffers between conflicting land uses or as protection for sensitive natural areas.

Policy 11.3: Use environmentally constrained areas such as wetlands and flood prone areas to meet the open space requirements established for new development regulations.

Policy 11.4: Encourage local developers to develop linear or interconnected parks and/or open space systems as part of their developments. Environmentally sensitive lands might be used to accomplish this purpose.

Policy 11.5: Protect the Flint River Corridor from development. Provide public access where possible.

Policy 11.6: Encourage provision of recreation space in private development. Require open space in new subdivisions.

Goal 12: Maintain and encourage viable, attractive, and safe neighborhoods throughout the county.

Policy 12.1: Actively enforce existing nuisance, zoning, and development codes.

Policy 12.2: Protect existing neighborhoods from the encroachment of commercial uses adjacent to major corridors.

Policy 12.3: Allow limited neighborhood commercial nodes within residential neighborhoods. Prohibit strip commercial development.

Policy 12.5: Develop more effective procedures to enhance historic districts.

Goal 13: Encourage mixed-use, mixed-income communities.

Policy 13.1: Offer incentives to encourage the development of mixed-use and mixed-income communities.

Policy 13.2: Ensure that the land use plan and the zoning ordinance allow a variety of housing choices throughout the county including mixed-income and mixed-use developments.

Policy 13.3: Specify an appropriate minimum mix of residential and commercial uses in mixed-use developments.

Policy 13.4: Ensure that land use and zoning regulations encourage residential uses in the downtown area including the maintenance of existing single-family houses for residential use.

Policy 13.5: Implement a mixed-use zoning district for the downtown area.

Goal 14: Encourage redevelopment of blighted areas.

Policy 14.1: Provide incentives to encourage redevelopment in targeted areas.

Policy 14.2: Ensure that the land use map, zoning ordinance, and development codes do not impede redevelopment.

Policy 14.3: Develop corridor plans or neighborhood plans to encourage redevelopment where needed.

Goal 15: Implement policies to reduce the negative impacts of certain special uses.

Policy 15.1: Implement appropriate regulations to govern day cares.

Policy 15.2: Implement appropriate regulations to govern churches.

Policy 15.3: Implement appropriate regulations to govern boarding houses.

Policy 15.4: Implement appropriate regulations to govern transitional houses.

Intergovernmental Coordination

Goal 1: Publish service delivery strategy which details responsible service providers and eliminates duplication of services.

Goal 2: Work through RDC to address regional issues.

Policy 2.1: Work with RDC to develop strategies to meet total maximum daily load (TMDL) requirements for surface water.

Policy 2.2: Develop and implement a regional economic development strategy.

Policy 2.3: Develop methods to recoup cost to public infrastructure and services by non-residents.

Goal 3: Consolidate city and county government services where appropriate.

Goal 4: Provide a government services resource directory on the city/county website which would direct residents to the appropriate government agency or service provider, including federal and state government.

Goal 5: Create a leadership development program for residents and elected officials.

Goal 6: Define roles, responsibilities and partnerships between the City of Albany and the HACA.

Goal 7: Support community efforts to interface with and proactively plan for the future with the MCLB.

Policy 7.1: Encourage economic diversification with less dependency on Department of Defense expenditures.

Policy 7.2: Target industry recruitment for those sectors complementary to mission of MCLB Albany.

Policy 7.3: Expand relationships and partnerships with industries doing business at MCLB Albany.

Policy 7.4: Participate fully in the land use and comprehensive planning in cooperation with the Albany Dougherty County Planning Commission and the Southwest Georgia Regional Development Center

Policy 7.5: Apply the planning process to address encroachment concerns by reserving appropriate designated land for possible expansion of MCLB Albany.

Policy 7.6: Support planned transportation improvements for truck and rail shipping form Albany Dougherty County to markets throughout the Southeast U.S.

Policy 7.7: Support the improvement of SR 82 as an improved, 4-lane highway to improve transportation for Worth County workers into MCLB Albany.

Policy 7.8: Improve and expand infrastructure facilities such as water, sewerage treatment, and telecommunications to accommodate increased economic development.

Goal 8: Support the goals of the MCLB.

Policy 8.1: Explore the possibility of new and expanded partnerships within the Marine Corps and with the other branches of the military.

Policy 8.2: Demonstrate successful transformation and capacities for expansion in missions.

Policy 8.3: Support planned transportation improvements, such as the widening of SR 133 to 4-lanes, for truck and rail shipping serving Blount Island port facilities in Jacksonville, Florida.

Policy 8.4: Investigate the use of existing buildings in partnership within the military and with external private industries.

Policy 8.5: Expand partnerships with the community, including the Southwest Georgia Alliance for Progress.

Policy 8.6: Expand relationships and partnerships with industries doing business at MCLB Albany.

Policy 8.7: Provide quality of life services such as health care, recreation, and shopping available to the 3,400 military retirees in the region.

Transportation

See the Dougherty Area Regional Transportation Study (DARTS) 2030 Transportation Plan produced by PBS&J and MPH and Associates which was published in December 2004 for Transportation Goals & Policies.

Community Vision

The Community Vision was derived from visioning exercises conducted during Public Workshops. The Community Vision for Albany-Dougherty County follows:

Albany will evolve into an active economic, cultural, and social center for South Georgia. The governments will be lead by visionaries who can effect change, provide continuity and consistency of vision, and have a heart for every citizen. Albany will be a safe, beautiful, world-class community focused on providing a high quality of life for all citizens both in its neighborhoods and in its vibrant downtown. Albany will be an important destination and a desirable place for families. It will have a progressive, high-quality image both internally and externally, providing nationally attractive employment and educational opportunities for existing and future residents. Growth will be sustainable and respectful to the natural environment and the historic character of the community with services sufficient to support existing and future development. A spirit of “One Albany” will evolve built on strength, pride and diversity.

Statewide Goals and Quality Community Objectives

The Georgia Department of Community Affairs has established Statewide Goals and Quality Community Objectives for Economic Development, Housing, Natural and Historic Resources, Community Facilities and Services, and Land Use. Statewide Goals and Quality Community Objectives have been considered in the development of this local Comprehensive Plan and the Community Goals and Policies contained in this Plan are consistent with the Statewide Goals and Quality Community Objectives. The Statewide Goals and Quality Community Objectives are listed below.

Economic Development

Goal: To achieve a growing and balanced economy, consistent with the prudent management of the state’s resources, that equitably benefits all segments of the population.

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

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

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

Natural and Historic Resources

Goal: To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed; open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

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

Community Facilities and Services

Goal: To ensure that public facilities throughout the state have the capacity, and are in place when needed, to support, and attract growth and development and/or maintain and enhance the quality of life of Georgia's residents.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

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

Housing

Goal: To ensure that residents of the state have access to adequate and affordable housing.

Housing Opportunities Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Land Use

Goal: To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing and to protect and improve the quality of life of Georgia's residents.

Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Community Goals and Policies

The community's goals and policies provide the basis for implementation decisions. With the exception of the Population Element, goals and policies are enumerated for each of the planning elements.

Economic Development

Goal 1: Promote the retention and expansion of existing business and industry; maintain economic diversity.

Policy 1.1: The Albany Dougherty Economic Development Commission will emphasize and enlarge its professional role in meeting with existing businesses, identifying problems and concerns, and assisting in the resolution of any difficulties.

Policy 1.2: Work to ensure the future viability of the MCLB as a military installation.

Policy 1.3: Support Albany Community Together's efforts as a small business incubator to coordinate business assistance programs for small and minority businesses.

Policy 1.4: Encourage successful small businesses in the county to expand and reinvest within the county.

Goal 2: Coordinate city and county efforts to recruit new businesses and industries that are desirable and compatible with community goals.

Policy 2.1: Support the business recruitment programs of the Chamber of Commerce, the Albany Dougherty Economic Development Commission, Albany Community Together, Inc., and the Albany Dougherty Inner City Authority.

Policy 2.2: Encourage recruitment and growth of telecommunications, retail, and technology sectors.

Policy 2.3: Strengthen and utilize existing educational resources and programs at Albany State University, Darton College, and Albany Technical College to attract a variety of new employers and shape the local labor force accordingly.

Policy 2.4: Continue to develop regulations and land use patterns that are compatible to business and industrial development, but are also compatible with natural and historic resource protection goals.

Policy 2.5: Create and maintain a quality of life that will make Albany-Dougherty County attractive to families and companies (i.e. safe, good schools, day care facilities, parks,

desirable housing, attractive neighborhoods).

Goal 3: Improve the overall quality of the labor force in the City of Albany and Dougherty County.

Policy 3.1: Continue to support technical and vocational education programs at Albany State University, Darton College, Albany Technical College, and local high schools.

Policy 3.2: Better coordinate the technical and vocational education curriculum offered by area institutions with the needs of local industry.

Policy 3.3: Support the efforts of the state employment office and Job Corps to provide job skills training, literacy training, and remedial education to unemployed and underemployed individuals.

Policy 3.4: Support programs at local colleges and high schools that are designed to teach students business management skills.

Goal 4: Promote tourism in the City of Albany and Dougherty County.

Policy 4.1: Promote Albany as a tourist destination and as a convention center.

Policy 4.2: Promote the activities of the Chamber of Commerce Tourism Division, Albany Downtown Merchants Association, Albany Tomorrow, Inc., Albany State University, Darton College, cultural institutions, and other local agencies in Albany/Dougherty County.

Goal 5: Promote and develop regional economic development programs.

Policy 5.1: Promote Albany as the regional center of southwest Georgia.

Policy 5.2: Promote and develop the airport and surrounding area as a regional economic engine.

Policy 5.3: Coordinate and develop city, county and regional agencies' economic development programs for regional economic development.

Goal 6: Provide and promote safe and well maintained cultural facilities for use by all of the citizens of Dougherty County.

Policy 6.1: Continue to assist the Thronateeska Heritage Foundation with its project to rehabilitate the old Union Railroad Depot.

Policy 6.2: Assist expansion of the Mt. Zion Albany Civil Rights Movement Museum.

Policy 6.3: Work with the Albany Chamber of Commerce, the Albany Dougherty Inner City Authority, and the Thronateeska Heritage Foundation to incorporate cultural facilities into their efforts to promote tourism in the area.

Policy 6.4: Support the relocation of the City Museum from Darton College to downtown.

Policy 6.5: Encourage physical improvement of the civic center grounds and encourage promotion of the facility to attract more events.

Natural Resources

Goal 1: Preserve, protect and conserve the ecological value and diversity of natural resources in Albany and Dougherty County.

Policy 1.1: Local government shall maintain maps describing the natural resources of the county and information denoting environmental constraints to development. Resources to be mapped shall include, but not be limited to, wetlands, flood plains, and soils.

Policy 1.2: Use environmental overlays to include conditions for the protection of natural resources, including wetlands, aquifer recharge areas, and protected species' habitats as part of the city's land development review and permitting process.

Policy 1.3: Use environmental overlays to denote areas that are most suitable, moderately suitable, and least suitable for development. Local government will use this information in planning the location for services that encourage development.

Policy 1.4: Encourage infill development in order to protect natural resources and to avoid the intense conversion of agricultural land to residential use.

Goal 2: Monitor, protect, and maintain the quality and quantity of the county's water supply.

Goal 3: Protect and maintain the quality and quantity of wetlands in Albany and Dougherty County.

Policy 3.1: Developments containing wetlands will maintain the existing level of wetland acreage and function on the property. Mitigation will not be allowed.

Policy 3.2: Performance based review will determine the size of buffer zone required. In any case, a buffer of a minimum of 25' from high water mark will be required.

Goal 4: Promote regional cooperation in management of natural resources.

Policy 4.1: Through the RDC, encourage local governments to work for uniform standards and ordinances protecting natural resources, particularly aquifer recharge areas and wetlands.

Goal 5: Regulate development in floodway and floodplain to protect citizens and property from natural hazards and to preserve the quality of surface water and groundwater.

Goal 6: Protect from development the Flint River Corridor and the Kirchafoonee Creek Corridor by acquisition, conservation easements, and other methods.

Goal 7: Promote natural resources as Dougherty County assets to improve quality of life for citizens and visitors.

Goal 8: Encourage the clean-up of brownfield sites.

Goal 9: Preserve scenic sites and views such as Radium Springs and Tift Park.

Goal 10: Institute an urban forestry program administered by a city arborist who would include administration of the tree ordinance, management of street trees, and monitoring of the urban forest inventory.

Goal 11: Implement the Downtown Riverfront Master Plan; identify locations for more parks and open space locations downtown.

Cultural Resources

Goal 1: Participate in the identification and documentation of historic resources in Dougherty County.

Policy 1.1: Facilitate coordination between the State Historic Preservation Division, the Southwest Georgia Regional Development Center, the Thronateeska Heritage Foundation, and the Albany Dougherty Historic Commission to maintain a comprehensive survey of all historic resources in the county.

Policy 1.2: Prioritize eligible historic districts and systematically implement local historic districts with accompanying regulations.

Policy 1.3: Promote and assist in the preparation of nominations of historic resources in Dougherty County to the National Register of Historic Places.

Goal 2: Promote the preservation and revitalization of historic residential and commercial districts as unique places to live and work.

Policy 2.1: Support the Albany Historic Area Commission as the principal organization responsible for identifying and officially designating historic landmarks and districts within the City of Albany.

Policy 2.2: Protect the integrity of existing structures through a program of proactive building code enforcement.

Policy 2.3: Review the zoning ordinance to determine changes to text and maps that will help to protect the integrity of eligible historic districts.

Policy 2.4: Provide, with available funding from the state and federal governments, assistance to homeowners and investors in rehabilitating historic properties. Seek alternative funding for historic preservation.

Policy 2.5: Implement the Downtown Riverfront Master Plan.

Policy 2.6: Encourage the rehabilitation and reuse of buildings in downtown Albany and in historic residential neighborhoods in the city.

Policy 2.7: Create incentives for historic preservation such as tax abatement, transfer of development rights, etc.

Goal 3: Provide for the necessary amenities that will make the residential neighborhoods with historic significance desirable places for families to live.

Policy 3.1: Encourage the development of neighborhood recreational facilities in and adjacent to historic neighborhoods.

Policy 3.2: Properly maintain sidewalks in historic neighborhoods, especially those that are adjacent to downtown Albany, to encourage pedestrian traffic and to regain a sense of community.

Policy 3.3: Provide space for service commercial land uses that will cater primarily to the residents of historic neighborhoods.

Goal 4: Make specific changes to the Zoning Ordinance to preserve the integrity of historic districts.

Policy 4.1: Amend the zoning ordinance to create districts that will allow offices, residential, light retail, and bed and breakfast establishments in adaptive reuse situations.

Goal 5: Promote and enhance community awareness and appreciation of historic resources.

Policy 5.1: Assist the Albany Historic Area Commission, Albany Dougherty Inner City Authority, and the Thronateeska Heritage Foundation in disseminating information to residential and commercial property owners regarding the resources available to them to help maintain and preserve their property consistent with the goals of historic preservation.

Policy 5.2: Assist the Albany Chamber of Commerce and the Thronateeska Heritage Foundation in developing a local heritage tourism program which highlights the community's historic resources in areas that are open and accessible to the public.

Policy 5.3: Plan and implement pedestrian and bicycle projects in historic areas.

Policy 5.4: Promote Albany-Dougherty County's unique heritage and culture as a tourist attraction.

Community Facilities

Water Supply and Treatment

Goal 1: Protect the quality and quantity of potable water supplies in the City of Albany and Dougherty County.

Policy 1.1: Continue to follow policies and practices that protect the groundwater supply from contamination.

Policy 1.2: Continue to provide proper maintenance of existing water supply infrastructure.

Goal 2: Insure that future improvements to the water supply and treatment system will be provided in a manner that promotes orderly, compact urban growth and maximizes the use of existing facilities.

Sanitary Sewers

Goal 1: Continue to provide for the proper treatment and disposal of waste water in a manner that protects public health and natural resources.

Policy 1.1: Continue to adhere to federal regulations regarding Combined Sewer Overflows.

Policy 1.2: Separate sanitary and stormwater sewers.

Policy 1.3: Replace and repair elements of the sewage collection system as necessary in order to insure proper operation of the facilities.

Goal 2: Discourage the development of subdivisions with septic tanks and private treatment systems.

Goal 3: Insure that future improvements to the sanitary sewage system will be provided in a manner that promotes orderly, compact urban growth and maximizes the use of existing facilities.

Policy 3.1: Focus sewer expansion into areas that are densely developed and served by septic tanks.

Stormwater Drainage

Goal 1: Provide a stormwater management system that protects the health, welfare and safety of the general public by reducing damage and inconvenience from flooding, and that protects surface water and groundwater quality.

Policy 1.1: Require drainage calculations for land use developments of a size and intensity greater than that of residential duplex.

Policy 1.2: Create regulations to specify the aesthetic treatment of stormwater ponds.

Solid Waste Management

Goal 1: Provide an adequate solid waste disposal and collection system to serve the needs of the residents of the City of Albany and Dougherty County, while maintaining public health, environmental, and land use compatibility standards.

Policy 1.1: Reduce the volume of waste going to the landfills in Dougherty County.

Policy 1.2: Continue to work with the Albany Dougherty Clean Community Commission and Keep Albany Dougherty Beautiful to devise and implement waste reduction measures, including extensive educational programs encouraging recycling among residents and businesses.

Policy 1.3: Maintain recycling centers.

Policy 1.4: Re-examine the feasibility of expanding recycling program to include curb-side pick-up.

Public Safety

Goal 1: Reduce the incidence of crime in the City of Albany and Dougherty County through improved policing services, and the implementation of educational programs that are aimed at correcting criminal behavior.

Policy 1.1: Foster increased citizen involvement in the City of Albany's law enforcement planning process by continuing to strengthen the Community Oriented Policing (COP) program.

Policy 1.2: Complete and maintain Community Oriented Policing Centers to improve the effectiveness of the Albany Police Department.

Policy 1.3: Maintain up to date plans on future facilities and manpower requirements for the Albany Police Department, the Dougherty County Police Department, and the Dougherty County Sheriff's Department.

Policy 1.4: Maintain Family Resource Center in the City of Albany to coordinate local government programs aimed at controlling drug abuse and domestic violence.

Policy 1.5: Maintain School Resource Officer (SRO) program in Dougherty County School System for the purpose of reducing juvenile crime.

Goal 2: Properly maintain fire protection facilities to ensure an adequate level of service for existing and future residents.

Policy 2.1: Maintain up to date plans on future facilities and manpower requirements for the Albany Fire Department.

Goal 3: Properly maintain Emergency Medical Service (EMS) facilities to ensure an adequate level of service for existing and future residents.

Policy 3.1: Continue to upgrade the City of Albany's Public Safety Communications Center so as to improve the response capability of EMS in Albany and Dougherty County.

Policy 3.2: Maintain up to date plans on future facilities and manpower requirements for EMS.

Goal 4: Consolidate and coordinate the delivery of public safety services through a central emergency communications center and through consolidation.

Hospitals and Other Public Health Facilities

Goal 1: Provide the best possible health care facilities to serve the needs of residents in Dougherty County and the surrounding area.

Policy 1.1: Continue to encourage the efforts of Phoebe Putney Memorial Hospital, the HCA Palmyra Medical Center, and all privately operated nursing homes in Dougherty County to improve their health care facilities that support Albany's role as a regional health care center.

Policy 1.2: Continue to strengthen the facilities and programs of the Dougherty County Public Health Department and the Albany Area Mental Health/Mental Retardation and Substance Abuse Center in order to provide better health care for the citizens of Dougherty County, especially those living near or below the poverty level.

Policy 1.3: Support a new location of Albany Area Primary Health Center in south or east Albany.

Policy 1.4: Encourage efforts to recruit primary care physicians, pharmacists, nurses, nutritionists, social workers, occupational therapists, medical lab technicians, and other medical professionals to the county.

Policy 1.5: Track inventory of nursing homes and personal care homes and plan for additional facilities through the planning period.

Policy 1.6: Support preventative health education programs through partnerships between the County Health Department and the hospitals and other health care providers in Albany Dougherty County.

Policy 1.7: Support the SOWEGA Council on Aging, Inc. in its efforts to provide programs for senior citizens.

Policy 1.8: Plan carefully for hospital/medical center expansion in a manner that supports the vitality of the hospital/medical center while respecting adjacent historic resources and neighborhoods.

Parks and Recreation

Goal 1: Provide, manage, and fund safe and adequate park and recreation facilities that are accessible to all Dougherty County residents.

Policy 1.1: Provide proper maintenance for all existing parks and recreation facilities.

Policy 1.2: Enhance park acreage through the acquisition of greenspace.

Policy 1.3: Prepare a new long range parks and recreation system master plan.

Policy 1.4: Implement renovation and development plans as funded by SPLOST.

Policy 1.5: Strive to reach level of service standards set by the National Recreation and Parks Association.

Policy 1.6: Develop recreational facilities to serve all areas of Albany-Dougherty County so that each area will have access to facilities such as a community center, swimming pool, tennis court, outdoor basketball court, multi-purpose athletic field, and passive park.

Policy 1.7: Provide more youth- and senior-oriented facilities and activities.

Policy 1.8: Develop the Flint River Corridor, including Radium Springs, Parks at Chehaw, and bike path.

General Government Facilities

Goal 1: Provide safe and adequate government facilities for use by government staff, elected officials, and local citizens in the conduct of civic affairs.

Policy 1.1: Maintain up to date plans on future facility requirements of the local governments.

Policy 1.2: Improve city and county public grounds maintenance

Educational Facilities

Goal 1: Provide adequate facilities to support an efficient public school system that meets the needs of both the present and future student population of Dougherty County.

Policy 1.1: Provide proper maintenance to all existing public school facilities to insure their continued operation throughout the planning period.

Policy 1.2: Work closely with the Georgia Department of Education to develop accurate student enrollment projections and to plan for future facility expansion.

Policy 1.3: Continue to promote orderly and compact urban growth by incorporating land use planning theory and methodology into decisions regarding the location of future public school facilities

Policy 1.4: Consolidate educational facilities to match student population and to insure efficiency in the delivery of educational services in Albany-Dougherty County.

Goal 2: Encourage and support the efforts of Albany State University, Albany Technical Institute, and Darton College to improve their facilities and educational programs.

Policy 2.1: Support building improvement and expansion plans of Albany State University, Albany Technical Institute, and Darton College.

Policy 2.2: Support programs at all post secondary institutions that are designed to provide vocational education and/or business management skills to students for the purpose of improving the overall quality of the local labor force.

Goal 3: Provide more day-care/pre-school programs within Albany-Dougherty County.

Goal 4: Encourage higher educational attainment levels in the public school system by implementing tutoring programs and student/parent programs.

Library Facilities

Goal 1: Provide the best possible public library system to serve the residents of Dougherty County.

Goal 2: Maintain up to date plans on future facilities and personnel staffing requirements for the public library system.

Housing

Goal 1: Encourage and foster the provision of housing of suitable sizes and types available to very low, low, and moderate income families at affordable prices.

Policy 1.1: Partner with and offer assistance to non-profit and not-for-profit organizations that provide housing for the very low, low, and moderate income at affordable prices.

Policy 1.2: Encourage and assist the Georgia Housing Finance Authority and Albany Housing Authority to secure as many certificates and voucher units as possible for the Albany area under the Section 8 Existing Units program.

Policy 1.3: Develop a plan of action for the development of assisted elderly housing and assisted handicapped housing.

Policy 1.4: Support city/county efforts to provide home ownership counseling.

Policy 1.5: Develop low-cost rental housing which combines housing in collaboration with social service agencies to provide support services.

Policy 1.6: Insure that the zoning ordinance and other regulations do not prevent the construction of affordable housing.

Policy 1.7: Disperse affordable housing opportunities geographically throughout the county.

Policy 1.8: Encourage a variety of housing choices and mixed-income communities to be located throughout the county.

Policy 1.9 Encourage the construction of senior housing.

Policy 1.10: Provide incentives to encourage developers to build affordable housing and mixed-income communities.

Goal 2: Promote the development of residential neighborhoods that are vital, safe and improved.

Policy 2.1: Utilize existing programs that provide financial assistance to rehabilitate and to create energy efficient housing units.

Policy 2.2: Institute corrective measures in those existing residential areas which contain deteriorated and dilapidated housing units.

Policy 2.3: Encourage the development of a shared housing program.

Policy 2.4: Operate the State of Georgia Weatherization Program.

Policy 2.5: Promote the City of Albany energy conservation program.

Policy 2.6: Redevelop, preserve, and/or rehabilitate existing areas which are deemed suitable for new or continued residential uses and develop technical support programs for rehabilitation of existing housing stock.

Policy 2.7: Develop a rehabilitation program which will enable senior adult homeowners to make essential, major repairs to their homes at reasonable rates, including handicapped access and adaptation.

Policy 2.8: Continue home ownership program using existing housing that can be rehabilitated and continue to update the inventory of available existing houses owned by HUD, FHA, FmHA, and VA.

Policy 2.9: Maintain existing residential densities in established areas by in-filling remaining vacant lots at similar densities, if feasible.

Policy 2.10: Continue to expand financial opportunities for present homeowners, particularly low and moderate income homeowners, to make essential repairs to their homes.

Policy 2.11: Continue incentives which will encourage developers and owners to preserve housing stock through rehabilitation rather than allowing the abandonment and deterioration of existing housing stock.

Policy 2.12: Actively enforce the housing code and other codes to improve safety and to encourage the maintenance of existing housing stock.

Policy 2.13: Encourage a variety of residential housing types in the downtown area.

Policy 2.14: Develop incentives to encourage private renovation of deteriorating housing.

Policy 2.15: Work with the Government Services Administration to redevelop Boyette Village.

Goal 3: Institute plans and programs that will make the City of Albany's housing program more effective.

Policy 3.1: Coordinate housing assistance funds.

Policy 3.2: Complete housing condition surveys to identify housing conditions and needs.

Policy 3.3: Develop neighborhood plans for selected areas in the community as needed.

Policy 3.4: Develop a method to measure the success of the City's Housing Program and the overall housing condition.

Policy 3.5: Organize a local housing advisory group.

Policy 3.6: Develop programs to educate the public in housing issues and how to care for property, including home economics.

Policy 3.7: Encourage greater coordination among local officials, housing consumers, housing suppliers, realtors, and other groups and organizations pertaining to housing.

Policy 3.8: Develop partnerships with local financial institutions to provide innovative lending programs.

Policy 3.9: Create a housing coalition to coordinate and pool the resources and programs offered by the various housing agencies and organizations.

Policy 3.10: Seek more funding for HACA programs, such as HUD funds, bonding, and tax credit programs.

Land Use

Goal 1: Encourage infill development.

Policy 1.1: Maintain existing residential densities in established areas by in-filling remaining vacant lots at similar densities, if feasible.

Policy 1.2: Redevelop, conserve and/or rehabilitate existing areas which are suitable for new or continued residential uses.

Goal 2: Shield residential areas from the impacts of nearby higher intensity land uses.

Policy 2.1: Separate the high intensity land uses and existing residential areas through use of natural buffers such as existing tree cover and natural areas.

Policy 2.2: Amend existing standard subdivision regulations to include the protection of natural resources within proposed developments.

Policy 2.3: Require high density residential uses to have access to an arterial or collector roadway.

Goal 3: Direct development to those areas which have in place, or have agreements to provide the proper infrastructure and community facilities to accommodate growth in an environmentally sensitive manner.

Policy 3.1: Direct growth, including higher density and mixed use development to

locations which have proper access to: the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use; and readily available sewer and water infrastructure.

Policy 3.2: Density and intensity incentives shall be established within the required land development regulations to encourage growth in areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.

Goal 4: Improve the amenities and safety features in existing and proposed residential subdivisions.

Policy 4.1: Establish tree canopy protection zones that would prohibit any pruning or removal of trees that extend into the right of way, except when such pruning or removal is necessary for ensuring public safety and welfare.

Policy 4.2: Investigate alternatives for reduction of street width requirements in new subdivisions. Reduction of street widths will serve several purposes: to improve safety for pedestrians by forcing a reduction in speed; and to reduce the costs for development due to lower materials costs and reduced stormwater run-off.

Policy 4.3: Require that all alleys in new subdivisions be paved to a minimum width of 10 feet.

Policy 4.4: Promote sidewalk construction.

Goal 5: Reduce the frequency of new commercial "strip" development along major thoroughfares.

Policy 5.1: Require use of joint parking facilities and internal roadway networks for adjacent commercial developments whenever possible.

Policy 5.2: Provide medians along arterial routes planned for widening to control left turn movements.

Policy 5.3: Limit the number of driveway curb cuts for new commercial developments.

Policy 5.4: Develop corridor standards for properties such as those fronting on Slappey Boulevard, Oglethorpe Boulevard, and Dawson Road. Standards should address use of parking lot plantings, sign controls, limitation of driveways onto side or rear streets, and buffering and screening of objectionable views.

Policy 5.5: Encourage and allow multiple uses in existing buildings located in the central business area including commercial, institutional, cultural, office, retail and residential uses.

Goal 6: City and county governments shall employ a 5-Year Capital Improvements Plan when determining priorities for capital improvements serving new development. City and county governments shall coordinate local facilities and utilities planning and programming whenever possible with regional planning and programming efforts as well as with each other according to this 5-Year Capital Improvements Plan.

Policy 6.1: City Engineering, Traffic Engineering, Parks and Recreation, Emergency Management, and Transit Departments shall consult and coordinate activities according to schedules listed in the 5-Year Capital Improvements Plan.

Policy 6.2: Staff serving the city, county, and Planning Commission shall share available planning data with the School Board when appropriate. Any additions or expansion of School Board facilities shall be planned in consultation with planning staff when appropriate.

Policy 6.3: Land to be used for public purposes should be acquired as far in advance of its actual development as possible in order to preclude other development and to prevent more costly acquisition at a later date.

Policy 6.4: Encourage private reinvestment in deteriorated areas by proactively providing and maintaining public facilities.

Policy 6.5: Support local development authorities through government funding and support their efforts to acquire lands and improve infrastructure in areas in need of revitalization.

Goal 7: Seek alternatives that avoid extension of utilities and capital facilities into or through wetlands and flood prone areas and that preserve tree canopy on site.

Policy 7.1: Provide incentives for preservation of environmentally sensitive areas.

Policy 7.2: Seek alternatives for location of utilities that allow for preservation of existing vegetation and tree canopy.

Goal 8: Establish alternatives that will promote and encourage the continued physical and economic revitalization of downtown Albany.

Policy 8.1: Encourage investment opportunities for location of a "downtown entertainment district" using existing vacant building space and by implementing the Albany Downtown Riverfront Master Plan.

Policy 8.2: Develop and implement a strategic plan for improving the design of transportation corridors converging on downtown Albany.

Policy 8.3: Encourage placement of "street trees" in the Central Business District in cooperation with local businesses that will beautify the area without creating safety hazards or obstruct views of storefronts.

Policy 8.4: Promote downtown Albany as an historical, cultural, and economic asset to the community.

Policy 8.5: Encourage the continued development of the downtown river front for public recreational purposes.

Policy 8.6: Encourage residential uses in the downtown area.

Policy 8.7: Investigate economic incentives for rehabilitating commercial structures in the Central Business District.

Goal 9: Encourage industrial development that is compatible with surrounding land uses and activities and which is capable of being served by existing or planned infrastructure.

Policy 9.1: Direct industrial uses to areas that do not adversely impact existing surrounding land uses, including industrial parks which provide adequate services and utilities.

Policy 9.2: Area vocational and technical schools should be used whenever possible to attract employers and to shape the local labor force appropriately.

Goal 10: Allocate and coordinate transportation and transit resources to provide for the most effective systems.

Policy 10.1: Plan and program major city and county improvements in anticipation of future needs in coordination with the Georgia DOT.

Policy 10.2: Minimize wetland and flood prone area crossings.

Policy 10.3: Do not permit commercial and industrial land uses to primarily access their developments through single-family residential streets. Commercial and industrial access shall only be allowed from major thoroughfares.

Policy 10.4: Provide off-street parking and loading of sufficient quantity and adequate design for the type and intensity of development and its users.

Policy 10.5: Preserve the through traffic capacity of freeway interchange and arterial street systems by using frontage roads, or the first block of local streets, to direct access to property along major thoroughfares instead of allowing access directly onto the thoroughfare.

Policy 10.6: Restrict the number of, and maximize the distance between curb cuts along arterial and collector streets.

Policy 10.7: Provide medians along arterial routes planned for widening to limit left turn movements to major intersections.

Policy 10.8: Provide for through and/or connecting streets in all development for the proper functioning of the street system and emergency vehicle usage. Link internal systems with systems already built or planned in the surrounding area.

Policy 10.9: Support improvements at the Southwest Georgia Regional Airport which are intended to enhance the desirability of the facility for increased commuter and corporate air service.

Policy 10.10: Alleviate the conflicts of at-grade rail crossings by limiting the number of new crossings to a practical minimum and encouraging the construction of grade separations where possible.

Goal 11: Encourage joint public/private efforts to acquire land for meeting the community's increasing recreational needs in conjunction with efforts to buffer incompatible land uses.

Policy 11.1: Encourage joint use of school facilities with countywide park and recreational activities.

Policy 11.2: Encourage use of natural buffers between conflicting land uses or as protection for sensitive natural areas.

Policy 11.3: Use environmentally constrained areas such as wetlands and flood prone areas to meet the open space requirements established for new development regulations.

Policy 11.4: Encourage local developers to develop linear or interconnected parks and/or open space systems as part of their developments. Environmentally sensitive lands might be used to accomplish this purpose.

Policy 11.5: Protect the Flint River Corridor from development. Provide public access where possible.

Policy 11.6: Encourage provision of recreation space in private development. Require open space in new subdivisions.

Goal 12: Maintain and encourage viable, attractive, and safe neighborhoods throughout the county.

Policy 12.1: Actively enforce existing nuisance, zoning, and development codes.

Policy 12.2: Protect existing neighborhoods from the encroachment of commercial uses adjacent to major corridors.

Policy 12.3: Allow limited neighborhood commercial nodes within residential neighborhoods. Prohibit strip commercial development.

Policy 12.5: Develop more effective procedures to enhance historic districts.

Goal 13: Encourage mixed-use, mixed-income communities.

Policy 13.1: Offer incentives to encourage the development of mixed-use and mixed-income communities.

Policy 13.2: Ensure that the land use plan and the zoning ordinance allow a variety of housing choices throughout the county including mixed-income and mixed-use developments.

Policy 13.3: Specify an appropriate minimum mix of residential and commercial uses in mixed-use developments.

Policy 13.4: Ensure that land use and zoning regulations encourage residential uses in the downtown area including the maintenance of existing single-family houses for residential use.

Policy 13.5: Implement a mixed-use zoning district for the downtown area.

Goal 14: Encourage redevelopment of blighted areas.

Policy 14.1: Provide incentives to encourage redevelopment in targeted areas.

Policy 14.2: Ensure that the land use map, zoning ordinance, and development codes do not impede redevelopment.

Policy 14.3: Develop corridor plans or neighborhood plans to encourage redevelopment where needed.

Goal 15: Implement policies to reduce the negative impacts of certain special uses.

Policy 15.1: Implement appropriate regulations to govern day cares.

Policy 15.2: Implement appropriate regulations to govern churches.

Policy 15.3: Implement appropriate regulations to govern boarding houses.

Policy 15.4: Implement appropriate regulations to govern transitional houses.

Intergovernmental Coordination

Goal 1: Publish service delivery strategy which details responsible service providers and eliminates duplication of services.

Goal 2: Work through RDC to address regional issues.

Policy 2.1: Work with RDC to develop strategies to meet total maximum daily load (TMDL) requirements for surface water.

Policy 2.2: Develop and implement a regional economic development strategy.

Policy 2.3: Develop methods to recoup cost to public infrastructure and services by non-residents.

Goal 3: Consolidate city and county government services where appropriate.

Goal 4: Provide a government services resource directory on the city/county website which would direct residents to the appropriate government agency or service provider, including federal and state government.

Goal 5: Create a leadership development program for residents and elected officials.

Goal 6: Define roles, responsibilities and partnerships between the City of Albany and the HACA.

Goal 7: Support community efforts to interface with and proactively plan for the future with the MCLB.

Policy 7.1: Encourage economic diversification with less dependency on Department of Defense expenditures.

Policy 7.2: Target industry recruitment for those sectors complementary to mission of MCLB Albany.

Policy 7.3: Expand relationships and partnerships with industries doing business at MCLB Albany.

Policy 7.4: Participate fully in the land use and comprehensive planning in cooperation with the Albany Dougherty County Planning Commission and the Southwest Georgia Regional Development Center

Policy 7.5: Apply the planning process to address encroachment concerns by reserving appropriate designated land for possible expansion of MCLB Albany.

Policy 7.6: Support planned transportation improvements for truck and rail shipping form Albany Dougherty County to markets throughout the Southeast U.S.

Policy 7.7: Support the improvement of SR 82 as an improved, 4-lane highway to improve transportation for Worth County workers into MCLB Albany.

Policy 7.8: Improve and expand infrastructure facilities such as water, sewerage treatment, and telecommunications to accommodate increased economic development.

Goal 8: Support the goals of the MCLB.

Policy 8.1: Explore the possibility of new and expanded partnerships within the Marine Corps and with the other branches of the military.

Policy 8.2: Demonstrate successful transformation and capacities for expansion in missions.

Policy 8.3: Support planned transportation improvements, such as the widening of SR 133 to 4-lanes, for truck and rail shipping serving Blount Island port facilities in Jacksonville, Florida.

Policy 8.4: Investigate the use of existing buildings in partnership within the military and with external private industries.

Policy 8.5: Expand partnerships with the community, including the Southwest Georgia Alliance for Progress.

Policy 8.6: Expand relationships and partnerships with industries doing business at MCLB Albany.

Policy 8.7: Provide quality of life services such as health care, recreation, and shopping available to the 3,400 military retirees in the region.

Transportation

See the Dougherty Area Regional Transportation Study (DARTS) 2030 Transportation Plan produced by PBS&J and MPH and Associates which was published in December 2004 for Transportation Goals & Policies.

Population Element

Any plan must start with an assessment of where the community is in its history and where it is projected to be at the end of the planning period. This is especially important with demographic data. To effectively plan for the future, it is important to understand past and present demographic characteristics. Demographic characteristics analyzed in this element include population trends and projections, age, sex, race, number of households, educational levels, and income distribution. All other elements in this Comprehensive Plan are based on the demographic projections contained in this Element.

INVENTORY

Historical Population Trends

Based on the 2000 Census, Albany is the eighth largest city in the state of Georgia with a population of 76,939. Albany was the fifth largest city in the state in 1990. During the same 10-year period, Dougherty County declined from the tenth largest county to the sixteenth largest county with a population of 96,065. The distribution of population by Census tract in 2000 is shown on the Total Population Map located at the end of this element.

During the period from 1940 to 1970, the City of Albany and Dougherty County experienced dramatic increases in population. Rapid industrial and commercial growth, particularly between 1950 and 1970, was the primary component which stimulated these increases. From 1940 to 1970, the county's population increased by 214%, from 28,565 to 89,639. Over the same 30-year period, the City of Albany's population increased by 281%, from 19,055 to 72,623.

Since 1970, however, population growth in both the city and county has slowed considerably (see Table 1-1). In fact, during the 1980's, Dougherty County actually experienced a decline in population. The decline was primarily due to the closure of several large manufacturers that composed a critical segment of the region's economic base. The out migration of white residents to Lee County was an additional factor in this loss of population.

Table 1-1: Historical Population Trends

Year	City of Albany	Percent Change	Dougherty County	Percent Change
1940	19,055	N/A	28,565	N/A
1950	31,155	63.5%	43,617	52.7%
1960	55,890	79.4%	75,680	73.5%
1970	72,623	29.9%	89,639	18.4%
1980	74,059	2.0%	100,718	12.4%
1990	78,122	5.5%	96,311	-4.4%
2000	76,939	-1.5%	96,065	-0.3%

Source: U.S. Bureau of the Census

Albany and Dougherty County grew at a slower rate than the state as a whole from 1970 to 1980 and began to experience declines in population from 1980 to 2000 (see Table 1-2). Georgia experienced population growth of 33.3% from 1980 to 2000. A large portion of this growth took place in the Atlanta metropolitan area. Dougherty County's population declined from 100,718 to 96,065 between 1980 and 2000, a 4.8% population loss. The majority of this decline took place within unincorporated Dougherty County where the population decreased from 26,659 to 19,126, a 39.4% population loss. During the same period, Albany's population grew slightly (3.7%) from 74,059 to 76,939. Closer examination indicates that between 1980 and 1990, unincorporated Dougherty County experienced the most significant population decline. From 1990 to 2000, this trend shifted. The population of unincorporated Dougherty County remained generally unchanged while Albany experienced a small decline (1.5%) in population.

Population change between 1990 and 2000 is further illustrated on the Population Change (Absolute Value) Map and the Population Percent Change 1990 to 2000 Map located at the end of this element. These maps depict population change by Census tract and generally show population losses in the City of Albany and population gains in the unincorporated portions of Dougherty County.

Another set of maps is included at the end of this element to analyze changes in population density between 1990 and 2000. Population density by Census tract is shown on both the 1990 Population Density Map and the 2000 Population Density Map. The Change in Population Density: 1990 to 2000 Map at the end of this element shows dramatic decreases in population density in some Census tracts within the City of Albany. Conversely, most parts of the unincorporated portion of Dougherty County show small increases in population density. Some Census tracts within the City of Albany show moderate increases in population density between 1990 and 2000.

Table 1-2: Population Trends

Location	1980	1990	2000	% Change 1980 - 1990	% Change 1990 - 2000	% Change 1980 - 2000
City of Albany	74,059	78,122	76,939	5.5%	-1.5%	3.7%
County %	73.5%	81.1%	80.1%			
Unincorporated Dougherty County	26,659	18,189	19,126	-31.8%	5.2%	-28.3%
County %	26.5%	18.9%	19.9%			
Dougherty County	100,718	96,311	96,065	-4.4%	-0.3%	-4.8%
State of Georgia	5,463,105	6,578,216	8,186,453	20.4%	24.4%	33.3%

Source: U.S. Bureau of the Census

Table 1-3 shows historic daytime population for Dougherty County in 1990 and 2000. In 1990, the County experienced a net increase of 11,987 during the day. This number increased to 17,321 in 2000. This trend is consistent with Albany-Dougherty County's role as a regional employer, and reflects resident out migration. This trend is expected to continue.

Albany-Dougherty County does not have a significant seasonal population. Seasonal housing units are discussed in the Housing Element of this Comprehensive Plan.

Table 1-3: Dougherty County Daytime Population

Category	1990	2000
Daytime population inside county	108,298	113,386
Number of people leaving the county during the day to work	2,385	3,419
Number of people coming into the county during the day to work	14,372	20,740
Total number of workers during the day	50,981	55,098

Source: U.S. Bureau of the Census

Table 1-4 presents population estimates and projections for Dougherty County through the end of the planning period in 2025. The 2025 Woods & Poole population projections for Dougherty County are 103,176, which represents a 7.3% population increase. This projection is significantly lower than the 35.9% population increase projected for Georgia. The projected 7.3% population increase for Dougherty County is higher than the historical trends of the past 20 years when the County had a population decline of 4.8%.

Table 1-4: Population Projections

Location	2000	2005	2010	2015	2020	2025	Projected % Change 2000 - 2025
Dougherty County	96,127	97,201	98,372	99,801	101,410	103,176	7.3%
Georgia	8,229,820	8,784,650	9,349,660	9,940,380	10,550,700	11,185,100	35.9%

Note: The projections are based on recent trends.
 Original Source: U.S. Bureau of the Census

Age Distribution

The age distribution from 1980 to 2000 for Dougherty County is shown in Table 1-5 and Figure 1-1. Both the table and the figure show how Dougherty County has experienced a decline in its younger population over the past 20 years while its older population continues to increase. Since 1980, Dougherty County has experienced an increase in its 35-year-old and over population and a decrease in its 35-year-old and under population.

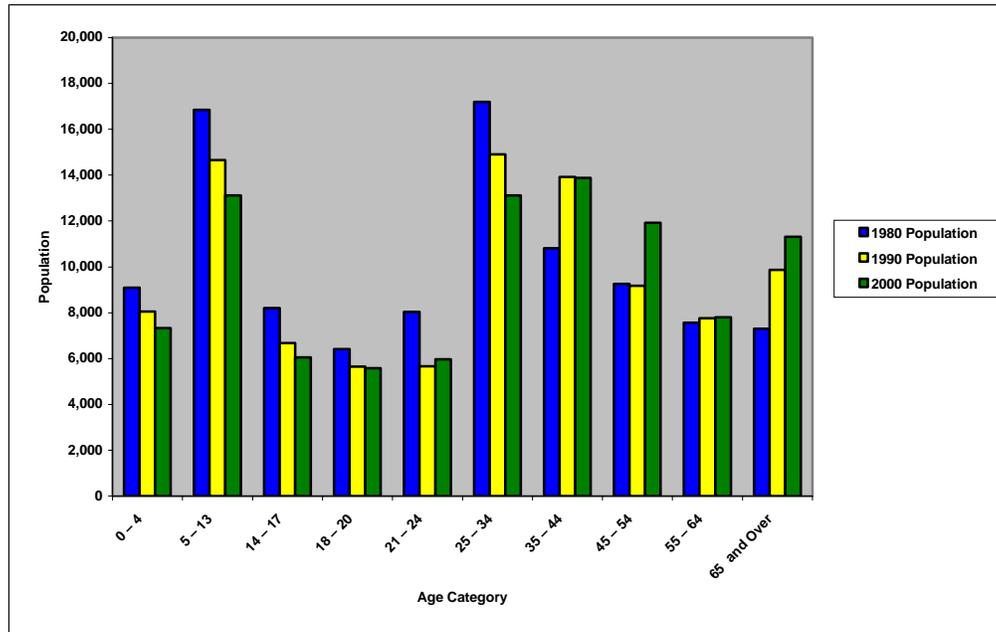
A more detailed look at the critical age categories indicates that the County's school age population has decreased. Decreases have also occurred in the 25-year-old to 34-year-old age category, which includes most young families. The 23.7% decrease within this age category is often related to the decrease in young children. The decline of these two age categories can have a significant effect on the need for new schools and recreational facilities. The population of both middle aged adults and senior citizens has shown an increase since 1980. Increases in the number of middle aged adults (28.4%) can have a positive impact on the demand for new housing. The increase in persons over the age of 64 (54.9%) can indicate the need for more health care related facilities and retirement housing.

Table 1-5: Dougherty County Age Distribution

Age Category	1980	% of Total	1990	% of Total	2000	% of Total	% Change 1980 - 2000
0 - 4	9,094	9.0%	8,047	8.4%	7,330	7.6%	-19.4%
5 - 13	16,846	16.7%	14,655	15.2%	13,118	13.7%	-22.1%
14 - 17	8,206	8.1%	6,675	6.9%	6,047	6.3%	-26.3%
18 - 20	6,418	6.4%	5,643	5.9%	5,581	5.8%	-13.0%
21 - 24	8,031	8.0%	5,664	5.9%	5,965	6.2%	-25.7%
25 - 34	17,197	17.1%	14,905	15.5%	13,119	13.7%	-23.7%
35 - 44	10,807	10.7%	13,923	14.5%	13,880	14.4%	28.4%
45 - 54	9,255	9.2%	9,174	9.5%	11,918	12.4%	28.8%
55 - 64	7,564	7.5%	7,753	8.0%	7,797	8.1%	3.1%
65 and Over	7,300	7.2%	9,872	10.3%	11,310	11.8%	54.9%
Total Population	100,718		96,311		96,065		

Source: U.S. Bureau of the Census

Figure 1-1: Dougherty County Age Distribution, 1980 to 2000



Source: U.S. Bureau of the Census

Within the City of Albany, the age distribution follows a trend similar to that of the county with a decrease in persons below the age of 35 and an increase in persons over the age of 35. Albany had a larger increase in the 35-year-old to 54-year-old age categories when compared to Dougherty County and experienced a slight loss in the 55-year-old to 64-year-old age category. The 65-year-old and over age category increased by 46% (see Table 1-6).

Table 1-6: City of Albany Age Distribution

Age Category	1980	% of Total	1990	% of Total	2000	% of Total	% Change 1980 - 2000
0 - 4	6,789	9.2%	6,723	8.6%	5,973	7.8%	-12.0%
5 - 13	12,202	16.5%	11,948	15.3%	10,523	13.7%	-13.8%
14 - 17	6,027	8.1%	5,509	7.1%	4,914	6.4%	-18.5%
18 - 20	4,669	6.3%	4,540	5.8%	4,793	6.2%	2.7%
21 - 24	5,840	7.9%	4,810	6.2%	5,041	6.6%	-13.7%
25 - 34	12,435	16.8%	12,134	15.5%	10,910	14.2%	-12.3%
35 - 44	7,206	9.7%	10,896	13.9%	10,779	14.0%	49.6%
45 - 54	6,665	9.0%	7,051	9.0%	9,100	11.8%	36.5%
55 - 64	5,919	8.0%	6,118	7.8%	5,809	7.6%	-1.9%
65 and Over	6,307	8.5%	8,393	10.7%	9,211	12.0%	46.0%
Total Population	74,059		78,122		76,939		

Source: U.S. Bureau of the Census

Maps have been included at the end of this element which show the geographic distribution by Census tract of two important segments of the population in 2000. The Population Age 17 and Under Map shows the distribution of pre-school and school-aged children. The areas with the greatest concentration can expect greater demands for park and recreation facilities and schools. The Population Age 65 and Older Map shows the distribution of senior citizens in 2000. The areas with the greatest concentration of seniors can expect greater demands for senior housing and services. These areas may also experience transition as seniors move from single-family to other housing types.

Projected Age Distribution

The projected age distribution for the City of Albany and Dougherty County from 2005 to 2025 is shown in Table 1-7. The projections are based on a continuation of current trends. The projections indicate a continued decrease in the number of persons under the age of 35. Increases are projected for persons over the age of 35, with the greatest increases in the age 65 and over category. Based on the projections provided, Dougherty County will continue to see a decline in its younger population, moderate growth in its middle aged population, and a significant increase in its elderly population.

Table 1-7: Projected Age Distribution

Dougherty County: Population by Age					
Category	2005	2010	2015	2020	2025
0 – 4 Years Old	7.27%	6.89%	6.50%	6.10%	5.69%
5 – 13 Years Old	14.92%	14.53%	14.13%	13.72%	13.30%
14 – 17 Years Old	3.83%	2.90%	1.95%	0.97%	0.00%
18 – 20 Years Old	5.83%	5.71%	5.59%	5.47%	5.34%
21 – 24 Years Old	5.74%	5.26%	4.77%	4.27%	3.75%
25 – 34 Years Old	12.91%	12.02%	11.10%	10.16%	9.20%
35 – 44 Years Old	14.67%	15.52%	16.38%	17.27%	18.18%
45 – 54 Years Old	13.60%	14.55%	15.52%	16.51%	17.53%
55 – 64 Years Old	8.40%	8.59%	8.79%	8.99%	9.19%
65 and over	12.84%	14.04%	15.27%	16.54%	17.83%
Total	100%	100%	100%	100%	100%
City of Albany: Population by Age					
Category	2005	2010	2015	2020	2025
0 – 4 Years Old	7.49%	7.17%	6.86%	6.55%	6.25%
5 – 13 Years Old	14.96%	14.68%	14.40%	14.12%	13.85%
14 – 17 Years Old	3.98%	3.19%	2.42%	1.66%	0.92%
18 – 20 Years Old	6.39%	6.41%	6.42%	6.44%	6.46%
21 – 24 Years Old	6.27%	5.96%	5.66%	5.37%	5.08%
25 – 34 Years Old	13.62%	13.02%	12.43%	11.86%	11.29%
35 – 44 Years Old	14.42%	15.31%	16.18%	17.03%	17.87%
45 – 54 Years Old	12.73%	13.44%	14.13%	14.81%	15.48%
55 – 64 Years Old	7.51%	7.42%	7.33%	7.24%	7.16%
65 and over	12.63%	13.40%	14.17%	14.91%	15.65%
Total	100%	100%	100%	100%	100%

NOTE: The projections are based on recent trends.

Original Source: U.S. Bureau of the Census

Racial Composition

Table 1-8 depicts the historic racial and ethnic composition of the City of Albany and Dougherty County. The table shows that the predominant racial groups are white and black, collectively comprising 97.9% of the total county population in 2000. Persons of Hispanic Origin also comprised 1.3% of the total county population in 2000.

Between 1980 and 2000, Dougherty County was composed of mostly blacks and whites with other racial categories making up less than 1% of the total population. Significant shifts between the county's two major racial categories took place during the 20-year period from 1980 and 2000. Dougherty County shifted from a majority white population to a majority black population. The county's white population decreased from about 56.4% to 37.8% while the black population increased from 42.8% to 60.1%. Most of this transition took place within Albany where the black population increased from 47.7% to 64.8% and the white population decreased from 51.6% to 33.2%. In unincorporated Dougherty County, the white population decreased but still remained the majority racial group changing from 69.7% to 56.3%. The black population in unincorporated Dougherty County increased from 29.2% to 41.3%.

Two maps have been included to help understand the racial distribution in 2000 by Census tract. The White Population Percentage Map, at the end of this element, shows that the white population is concentrated in northwest Albany and in the unincorporated portions of Dougherty County. The African American or Black Population Percentage Map, located at the end of this element, shows that the black population in 2000 was concentrated in the City of Albany and in south central Dougherty County.

Table 1-8: Population by Race and Hispanic Origin

Category	Dougherty County			Albany			Unincorporated Dougherty County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
White	56.4%	48.8%	37.8%	51.6%	44.1%	33.2%	69.7%	68.8%	56.3%
Black	42.8%	50.2%	60.1%	47.7%	54.9%	64.8%	29.2%	29.7%	41.3%
American Indian Eskimo or Aleut	0.2%	0.3%	0.2%	0.2%	0.2%	0.2%	0.3%	0.8%	0.3%
Asian or Pacific Islander	0.4%	0.5%	0.6%	0.3%	0.5%	0.6%	0.4%	0.3%	0.5%
Other	0.3%	0.3%	0.5%	0.2%	0.2%	0.4%	0.4%	0.4%	0.6%
Persons of Hispanic Origin	1.2%	0.8%	1.3%	1.2%	0.8%	1.2%	1.0%	0.9%	1.8%
TOTAL Population	100,718	96,311	96,065	74,059	78,122	76,939	26,659	18,189	19,126

Source: U.S. Bureau of the Census

The Census counts Persons of Hispanic Origin as an ethnic group instead of a racial category. The Census form allows a person to select Hispanic Origin as well as a racial category. Persons of Hispanic Origin in Dougherty County remained relatively static at 1.2% in 1980 and 1.8% in 2000.

Table 1-9 shows that projected racial and ethnic composition of Dougherty County from 2005 through 2025 based on current trends. According to the projected racial composition for Dougherty County, the county will generally continue the same trends in racial composition, although at a slower rate of change. The white population is projected to continue to decline from about 35% in 2005 to about 29% by 2025. The black population is projected to continue to increase from about 60% in 2005 to about 68% by 2025. All other racial categories are projected to remain relatively stable up to 2025. Persons of Hispanic Origin are projected to increase by about 1% by 2025.

Table 1-9: Dougherty County Projected Population by Race and Hispanic Origin

Category	2005	% of Total	2010	% of Total	2015	% of Total	2020	% of Total	2025	% of Total
White	34,330	35.3%	32,603	33.1%	31,197	31.3%	30,090	29.7%	29,188	28.3%
Black	60,333	62.1%	62,870	63.9%	65,319	65.4%	67,626	66.7%	69,815	67.7%
American Indian Eskimo or Aleut	202	0.2%	200	0.2%	200	0.2%	185	0.2%	161	0.2%
Asian & Pacific Islander	714	0.7%	836	0.8%	968	1.0%	1,091	1.1%	1,244	1.2%
Persons of Hispanic Origin	1,622	1.7%	1,863	1.9%	2,117	2.1%	2,418	2.4%	2,768	2.7%
TOTAL Population	97,201		98,372		99,801		101,410		103,176	

Note: The projections are based on recent trends.
 Original Source: U.S. Bureau of the Census

Households

Total households and the average household size are directly related to housing demand. The number of households in a community has a major impact on a variety of services, both public and private. Growth in the number of households will bring about a demand for such public sector services as police and fire protection, utility service, and parks and recreation. For the private sector, the growth in households will influence the demand for new housing and for household consumer goods.

Table 1-10 illustrates the change in total households from 1980 to 2000. Household growth for Dougherty County was less than that for the state of Georgia where the number of households increased by 60.2%. Overall, Dougherty County increased its total number of households by 7.8%. The City of Albany increased its total number of households by 15.6% from 24,877 in 1980 to 28,747 in 2000, but unincorporated Dougherty County experienced a decrease in the number of households (16%) from 8,166 households in 1980 to 6,861 households in 2000.

Table 1-10: Total Households

Location	1980	1990	2000	% Change 1980 - 2000
City of Albany	24,877	27,780	28,747	15.6%
County %	75.3%	81.6%	80.7%	
Unincorporated Dougherty County	8,166	6,261	6,861	-16.0%
County %	24.7%	18.4%	19.3%	
Dougherty County	33,043	34,041	35,608	7.8%
State of Georgia	1,872,564	2,366,575	3,000,369	60.2%

Source: U.S. Bureau of the Census

A significant trend which will impact the housing market is the declining size of households. As illustrated in Table 1-11, the average household size for Dougherty County as a whole and for the City of Albany in 2000 was similar to the average for the state of Georgia. The average household size within unincorporated portions of Dougherty County was larger than the state average in 2000. In 1980, the average household size was 3.05 for Dougherty County as a whole. By 2000, the average household size had declined to 2.70 (an 11.5% decrease). The City of Albany's average household size declined by 10.1%, from 2.98 in 1980 to 2.68 in 2000. Unincorporated Dougherty County's household size decreased from 3.26 in 1980 to 2.79 in 2000, a 14.4% decline. Georgia's average household size decreased from 2.92 in 1980 to 2.73 in 2000, a decline of 6.5%.

Table 1-11: Household Size

Location	1980	1990	2000	% Change 1980 - 2000
City of Albany	2.98	2.81	2.68	-10.1%
Unincorporated Dougherty County	3.26	2.91	2.79	-14.4%
Dougherty County	3.05	2.83	2.70	-11.5%
State of Georgia	2.92	2.78	2.73	-6.5%

Source: U.S. Bureau of the Census

Several factors are responsible for the decrease in household size. The primary reason is that families are having fewer children than in the past. Two important factors are the tendency for single persons to marry at later ages and the increase in single parent families. As illustrated in Table 1-12, this trend of smaller households is projected to continue to 2025 at a slower rate (-1.2%) than in the past 20 years.

Table 1-12: Projected Households and Household Size

Category	Location	2000	2005	2010	2015	2020	2025	Projected % Change 2000 - 2025
Households	Dougherty County	35,582	36,272	36,864	37,335	37,526	37,438	5.2%
	Georgia	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410	35.9%
Household Size	Dougherty County	2.58	2.54	2.52	2.51	2.52	2.55	-1.2%
	Georgia	2.65	2.61	2.59	2.59	2.6	2.63	-0.8%

Note: The projections are based on recent trends.
 Original Source: U.S. Bureau of the Census

Educational Attainment

Between 1980 and 2000, the City of Albany and Dougherty County experienced increases in educational attainment (see Table 1-13). The number of people age 25 and over who had not completed high school decreased. Conversely, the number of people with some college education or college degrees increased. Within Dougherty County, the City of Albany experienced the highest level of improvement in educational attainment. Within Albany, the number of persons with less than a high school education decreased dramatically. At the same time, the percentage of persons with some college or with a college degree dramatically increased.

Table 1-13: Educational Attainment (Percentage of Adults Aged 25 and Older)

Dougherty County			
Category	1980	1990	2000
Less than 9th Grade	20.84%	13.30%	8.65%
9th to 12th Grade (No Diploma)	20.70%	19.20%	17.73%
High School Graduate (Includes Equivalency)	29.94%	28.89%	28.21%
Some College (No Degree)	14.29%	16.57%	22.96%
Associate Degree	NA	5.15%	4.54%
Bachelor's Degree	8.77%	10.91%	11.45%
Graduate or Professional Degree	5.45%	6.11%	6.41%
City of Albany			
Category	1980	1990	2000
Less than 9th Grade	23.56%	14.01%	9.23%
9th to 12th Grade (No Diploma)	21.63%	19.64%	18.37%
High School Graduate (Includes Equivalency)	27.69%	27.74%	27.20%
Some College (No Degree)	13.78%	15.84%	22.62%
Associate Degree	NA	4.99%	4.60%
Bachelor's Degree	8.40%	11.59%	11.85%
Graduate or Professional Degree	4.93%	6.25%	6.40%

Source: U.S. Bureau of the Census

Table 1-14 shows the educational attainment for surrounding counties as well as Dougherty County itself and the state of Georgia. When compared to the state in 2000, Dougherty County had more persons with less than a high school diploma and fewer persons with some college or a college degree. Generally, Dougherty County's educational attainment was greater than that of surrounding counties. Only Lee County had almost as many persons aged 25 and older with some college or a college degree. All surrounding counties, other than Lee County, had a greater percentage of persons with less than a high school diploma than Dougherty County.

Table 1-14: Year 2000 Educational Attainment Comparison

Category	Dougherty County	Lee County	Worth County	Mitchell County	Baker County	Calhoun County	State of Georgia
Less than 9th Grade	8.65%	4.11%	10.80%	12.14%	15.65%	13.37%	7.58%
9th to 12th Grade (No Diploma)	17.73%	14.58%	20.89%	22.58%	18.32%	21.11%	13.85%
High School Graduate (Includes Equivalency)	28.21%	35.87%	38.13%	35.39%	40.39%	33.76%	28.65%
Some College (No Degree)	22.96%	22.35%	17.74%	17.86%	10.93%	16.44%	20.41%
Associate Degree	4.54%	6.14%	3.86%	2.92%	4.01%	3.65%	5.20%
Bachelor's Degree	11.45%	11.31%	5.69%	5.90%	7.47%	5.00%	16.00%
Graduate or Professional Degree	6.41%	5.65%	2.90%	3.21%	3.22%	6.66%	8.30%

Source: U.S. Bureau of the Census

Educational statistics were collected for Dougherty County and Georgia from the Georgia Department of Education from 1995 to 2001. The statistics are shown in Table 1-15. Overall, Dougherty County followed a trend similar to the rest of the state although it fell below state averages in several categories. High school graduation test scores declined since 1995 from 76% to 59% in 2001, and lie below the state average of 65%. The high school dropout rate declined from 14.10% to 10.5% in 2001, but was still higher than the state dropout rate of 6.4%. The percentage of high school graduates attending Georgia public colleges increased from 31% in 1995 to a peak of 45.30% in 1997 but declined to 38.5% in 1999. By 2001, the percentage of graduates in Dougherty County attending technical schools increased significantly from 1.5% in 1995 to 14.6% in 2000 and exceeded the state percentage of 8.8%.

Table 1-15: Educational Statistics

Category	Location	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	Dougherty County	76%	66%	52%	55%	51%	57%	59%
	Georgia	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	Dougherty County	14.10%	16.20%	11.30%	12.30%	7.20%	10.70%	10.50%
	Georgia	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	Dougherty County	31.00%	43.40%	45.30%	44.20%	38.50%	NA	NA
	Georgia	35.00%	30.00%	30.20%	38.80%	37.50%	37.30%	36.10%
Grads Attending Georgia Public Technical Schools	Dougherty County	1.50%	10.70%	11.20%	13.40%	13.80%	14.60%	NA
	Georgia	5.40%	6.20%	7.10%	6.50%	6.40%	7.40%	8.80%

Source: Georgia Department of Education

Table 1-16 shows educational attainment projections if current trends persist. The projections show a continuing decrease in the number of persons with less than a high school diploma and a continuing increase in the number of persons with some college or a college degree. The projections also show greater improvements in educational attainment within the City of Albany when compared to Dougherty County as a whole.

**Table 1-16: Educational Attainment Projection
 (Percentage of Adults Aged 25 and Older)**

Dougherty County: Educational Attainment					
Category	2005	2010	2015	2020	2025
Less than 9th Grade	5.97%	3.42%	0.98%	0.00%	0.00%
9th to 12th Grade (No Diploma)	17.07%	16.45%	15.86%	15.29%	14.75%
High School Graduate (Includes Equivalency)	27.83%	27.46%	27.12%	26.79%	26.47%
Some College (No Degree)	24.87%	26.69%	28.43%	30.08%	31.67%
Bachelor's Degree	12.04%	12.60%	13.14%	13.65%	14.14%
Graduate or Professional Degree	6.62%	6.82%	7.01%	7.19%	7.36%
City of Albany: Educational Attainment					
Category	2005	2010	2015	2020	2025
Less than 9th Grade	6.31%	3.59%	1.07%	0.00%	0.00%
9th to 12th Grade (No Diploma)	17.70%	17.08%	16.51%	15.97%	15.47%
High School Graduate (Includes Equivalency)	27.10%	27.00%	26.92%	26.83%	26.76%
Some College (No Degree)	24.42%	26.09%	27.64%	29.09%	30.45%
Bachelor's Degree	12.55%	13.20%	13.81%	14.37%	14.90%
Graduate or Professional Degree	6.70%	6.98%	7.24%	7.48%	7.70%

NOTE: The projections are based on recent trends.

Original Source: U.S. Bureau of the Census

Income Characteristics

As shown in Table 1-17, in 2000, the median household income was \$30,934 for Dougherty County and \$28,639 for the City of Albany. Both incomes were less than the Georgia median household income of \$42,433. The Median Household Income Map, located at the end of this element, shows the distribution of the median household income in Dougherty County for 2000. The lowest median household incomes were concentrated in central Albany.

Between 1990 and 2000, the median household income increased for Albany (\$21,885 to \$28,639) and Dougherty County (\$23,587 to \$30,934). After adjusting for inflation and updating all numbers to 1999 dollars, median household incomes decreased by just under 3% for both areas. This inflation adjusted decrease is a trend opposite the state as a whole where median household incomes increased by 8.6% from \$39,059 to \$42,433 during the same period. The decreases in median household incomes after adjustment for inflation indicate that even though median household incomes have increased by about 30% for Albany-Dougherty County, this increase has not kept pace with increases in inflation.

Table 1-17: Median Household Incomes

Location	1980	1990	2000	% Change 1980 - 1990	% Change 1990 - 2000	% Change 1980 - 2000
City of Albany	NA	\$21,885	\$28,639	NA	30.9%	NA
1999 Dollars	NA	\$29,455	\$28,639	NA	-2.8%	NA
Dougherty County	NA	\$23,587	\$30,934	NA	31.1%	NA
1999 Dollars	NA	\$31,746	\$30,934	NA	-2.6%	NA
State of Georgia	NA	\$29,021	\$42,433	NA	46.2%	NA
1999 Dollars	NA	\$39,059	\$42,433	NA	8.6%	NA

Source: U.S. Bureau of the Census

Table 1-18 shows the per capita income for the area. The per capita income in 2000 was \$15,485 for the City of Albany and \$16,645 for Dougherty County. Both of these amounts are less than the per capita income for the state (\$21,154). From 1980 to 2000, per capita income had increased for both the city and the county. The City of Albany's per capita income increased by 180% from \$5,527 in 1980 to \$15,485 in 2000. Dougherty County's per capita income increased by 178% from \$5,988 in 1980 to \$16,645 in 2000. Adjusting for 1999 dollars, per capita incomes increased for both the city and the county by about 20% while the state's per capita income in 1999 dollars increased by about 44% from \$14,717 in 1980 to \$21,154 in 2000.

Table 1-18: Per Capita Income

Location	1980	1990	2000	% Change 1980 - 1990	% Change 1990 - 2000	% Change 1980 - 2000
City of Albany	\$5,527	\$10,496	\$15,485	89.9%	47.5%	180.2%
1999 Dollars	\$12,706	\$14,127	\$15,485	11.2%	9.6%	21.9%
Dougherty County	\$5,988	\$10,888	\$16,645	81.8%	52.9%	178.0%
1999 Dollars	\$13,766	\$14,654	\$16,645	6.5%	13.6%	20.9%
State of Georgia	\$6,402	\$13,631	\$21,154	112.9%	55.2%	230.4%
1999 Dollars	\$14,717	\$18,346	\$21,154	24.7%	15.3%	43.7%

Source: U.S. Bureau of the Census

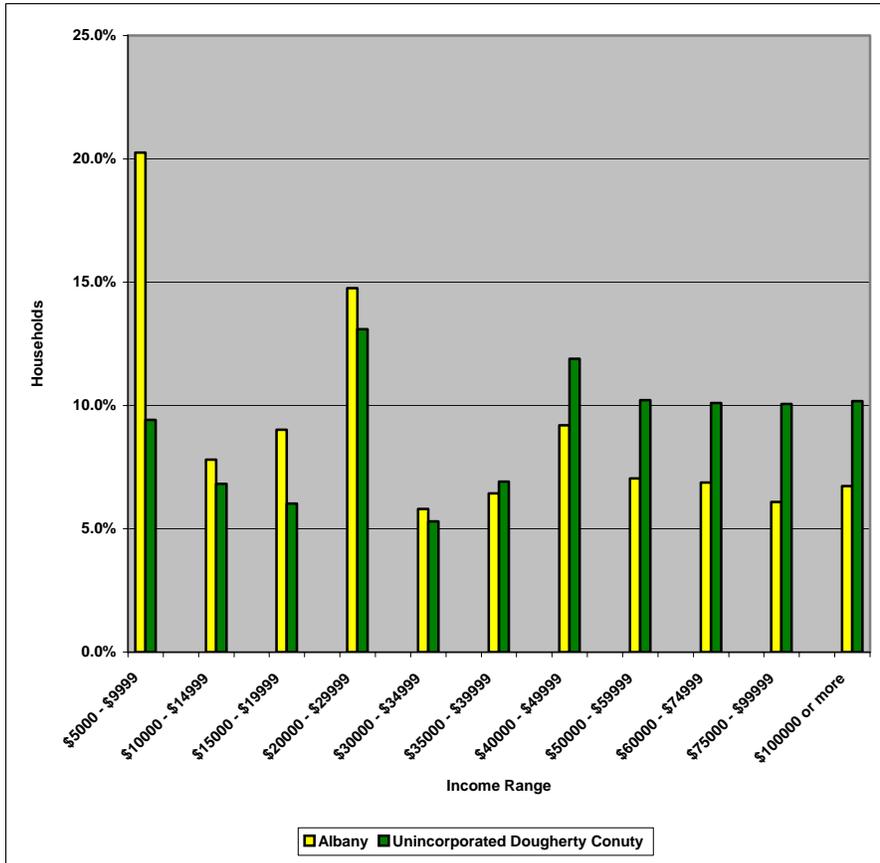
Table 1-19 and Figure 1-2 show the 2000 income distribution for Dougherty County broken down by unincorporated and incorporated areas. The median household income for Dougherty County as a whole was \$30,934. The table and figure indicate that the majority of the county's households that fell below the median household income were located in the City of Albany.

Table 1-19: Household Income Distribution

Category	Dougherty County	Albany	Unincorporated Dougherty County
Income less than \$5000	NA	NA	NA
% of Households			
Income \$5000 - \$9999	6467	5821	646
% of Households	18.2%	20.2%	9.4%
Income \$10000 - \$14999	2713	2245	468
% of Households	7.6%	7.8%	6.8%
Income \$15000 - \$19999	3006	2593	413
% of Households	8.4%	9.0%	6.0%
Income \$20000 - \$29999	5139	4241	898
% of Households	14.4%	14.8%	13.1%
Income \$30000 - \$34999	2031	1667	364
% of Households	5.7%	5.8%	5.3%
Income \$35000 - \$39999	2326	1852	474
% of Households	6.5%	6.4%	6.9%
Income \$40000 - \$49999	3461	2645	816
% of Households	9.7%	9.2%	11.9%
Income \$50000 - \$59999	2724	2023	701
% of Households	7.6%	7.0%	10.2%
Income \$60000 - \$74999	2668	1975	693
% of Households	7.5%	6.9%	10.1%
Income \$75000 - \$99999	2440	1750	690
% of Households	6.9%	6.1%	10.1%
Income \$100000 or more	2633	1935	698
% of Households	7.4%	6.7%	10.2%
TOTAL Households	35608	28747	6861

Source: U.S. Bureau of the Census

Figure 1-2: Household Income Distribution Chart



Source: U.S. Bureau of the Census

ASSESSMENT

Significant Trends Identified in the Inventory Section

The following significant trends were identified in the Inventory Section:

- From 1990 to 2000, Albany-Dougherty County’s population grew at a slower rate than that of the State as a whole, indicating that Albany-Dougherty County did not attract its fair share of new residents.
- From 1980 to 2000, Albany-Dougherty County experienced flat population growth. This is attributed to a loss of manufacturing jobs and loss of population to Lee County (located to the north of Dougherty County).
- In 1990, the County experienced a net increase of 11,987 daytime population. This number increased to 17,321 in 2000. This trend is consistent with Albany-Dougherty County’s role as a regional employer. This trend is expected to continue.

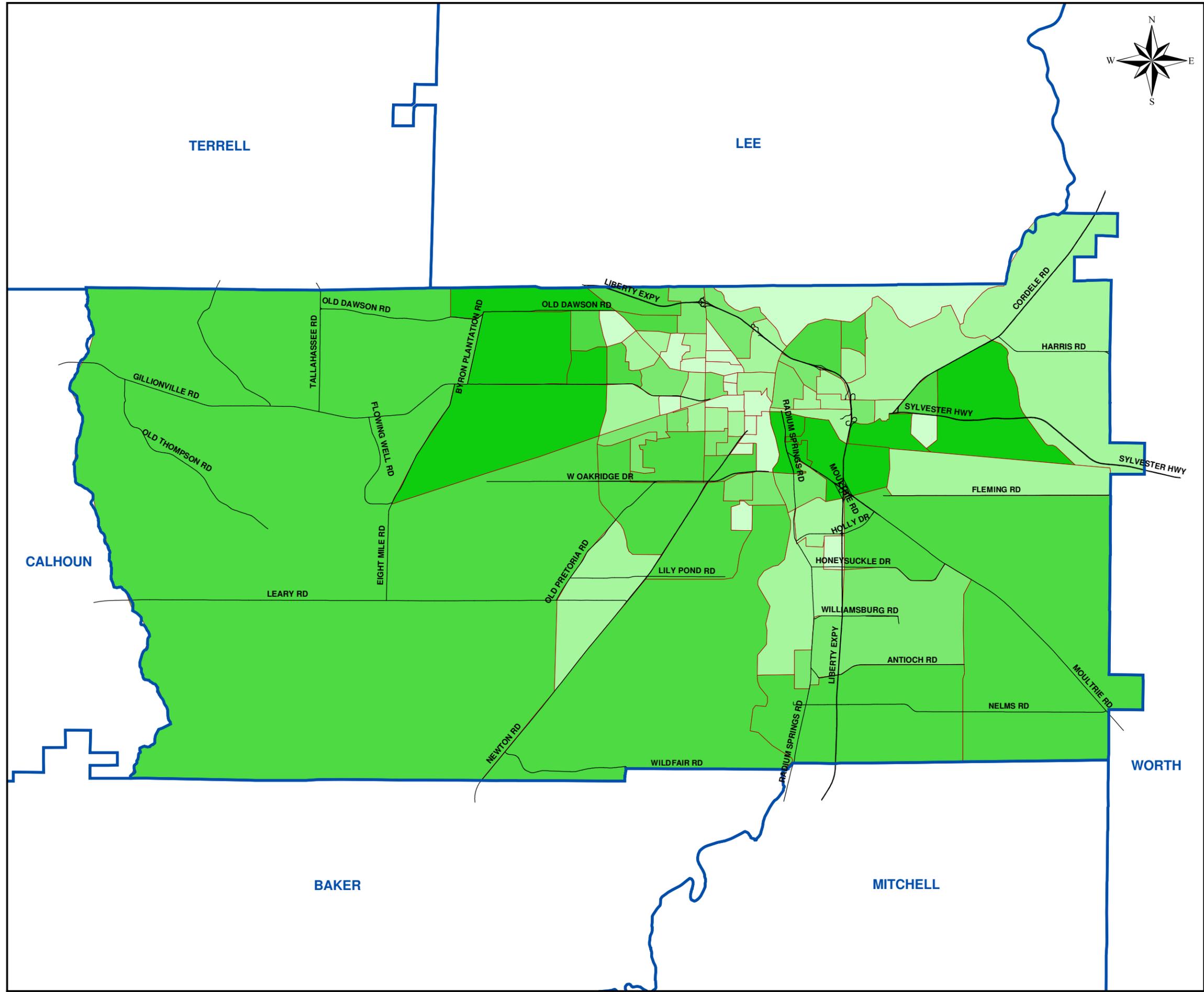
- The 2025 population projections for Dougherty County are 103,176, which represents a 7.3% population increase from 2000. This projection is significantly lower than the 35.9% population increase projected for Georgia.
- Age projections are based on a continuation of current trends. The projections indicate a continued decrease in the number of persons under the age of 35. Increases are projected for persons over the age of 35, with the greatest increases in the age 65 and over category. Based on the projections provided, Dougherty County will continue to see a decline in its younger population, moderate growth in its middle aged population, and a significant increase in its elderly population.
- If current racial and ethnic population trends continue, the white population of Albany-Dougherty County is projected to continue to decline from about 35% in 2005 to about 29% by 2025. The black population is projected to continue to increase from about 60% in 2005 to about 68% by 2025. All other racial categories are projected to remain relatively stable up to 2025.
- Albany-Dougherty County is expected to experience an increase in the number of households between 2000 and 2025 of 1,856—an increase of 5.2%. This is significantly lower than the projected increase for the State which is 35.9% for the same period.
- If historic trends persist, the following trends in educational attainment are expected during the planning period: a continuing decrease in the number of persons with less than a high school diploma and a continuing increase in the number of persons with some college or a college degree. The projections also show greater improvements in educational attainment within the City of Albany when compared to Dougherty County as a whole; however, the educational attainment of residents of Albany-Dougherty County is expected to remain lower than that of the State as a whole.
- Between 1990 and 2000, the median household income increased for Albany (\$21,885 to \$28,639) and Dougherty County (\$23,587 to \$30,934). However, after adjusting for inflation and updating all numbers to 1999 dollars, median household incomes decreased by just under 3% for both areas. This inflation adjusted decrease is a trend opposite the state as a whole where median household incomes increased by 8.6% from \$39,059 to \$42,433 during the same period. The decreases in median household incomes after adjustment for inflation indicate that even though median household incomes have increased by about 30% for Albany-Dougherty County, this increase has not kept pace with increases in inflation.
- Historically, both median household and per capita incomes for Albany-Dougherty County have been less than for the State as a whole.
- The lowest median household and per capita incomes in Dougherty County are historically located in Central Albany.

Summary of Current and Future Needs

The two major needs which were identified through the Public Involvement Process and through the Inventory were:

- 1) Maintaining and attracting residential population to stem potential population decline
- 2) Attraction of medium and high income residents to off-set disproportionate concentrations of low income populations in Albany-Dougherty County

These two needs are addressed by programs and projects in all other plan elements.



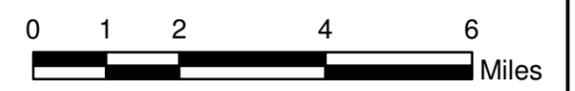
Total Population

Legend

Total Population

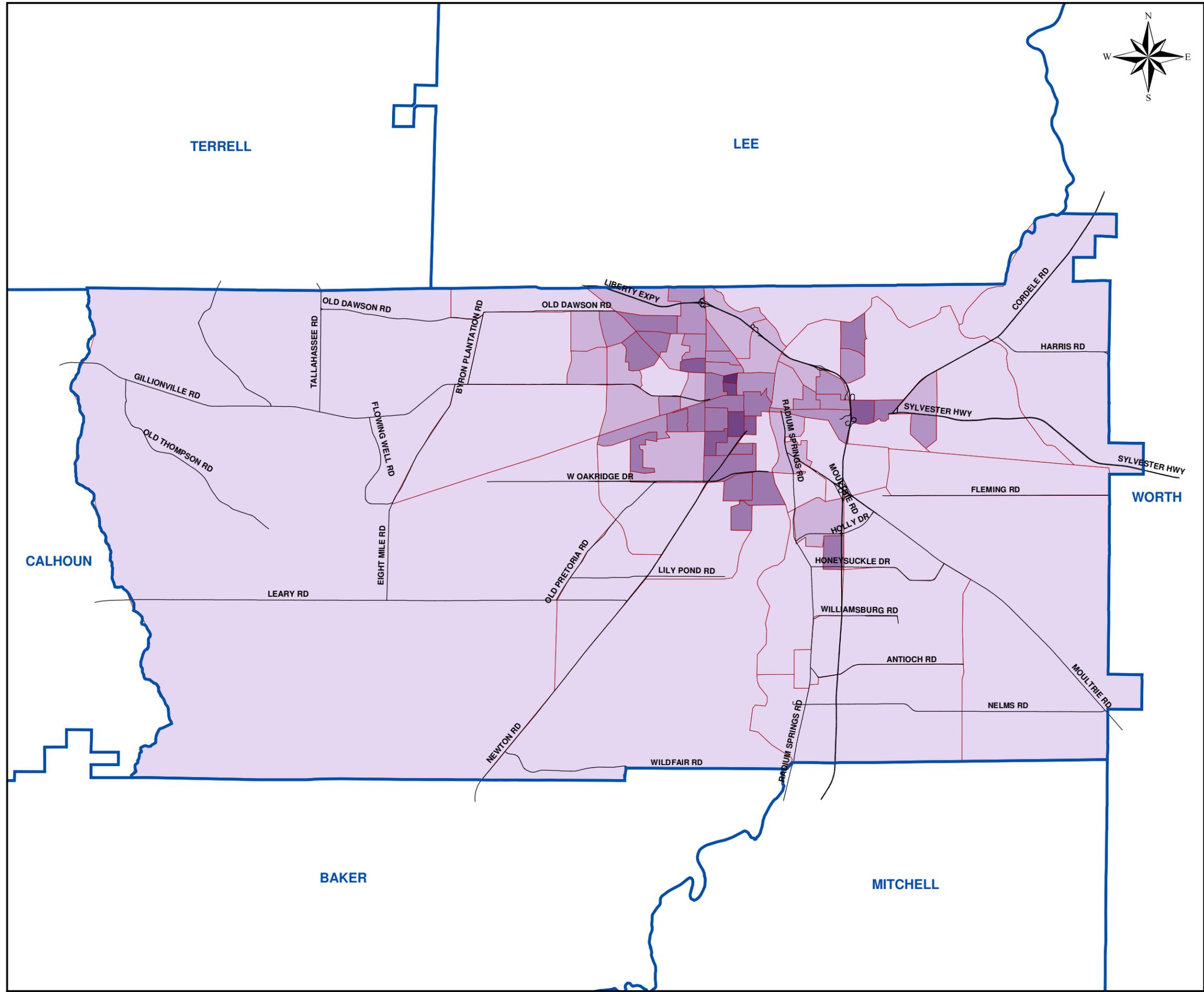
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- 2016 - 3040

Source: 2000 Census





1990 Population Density



Legend

Persons per Acre

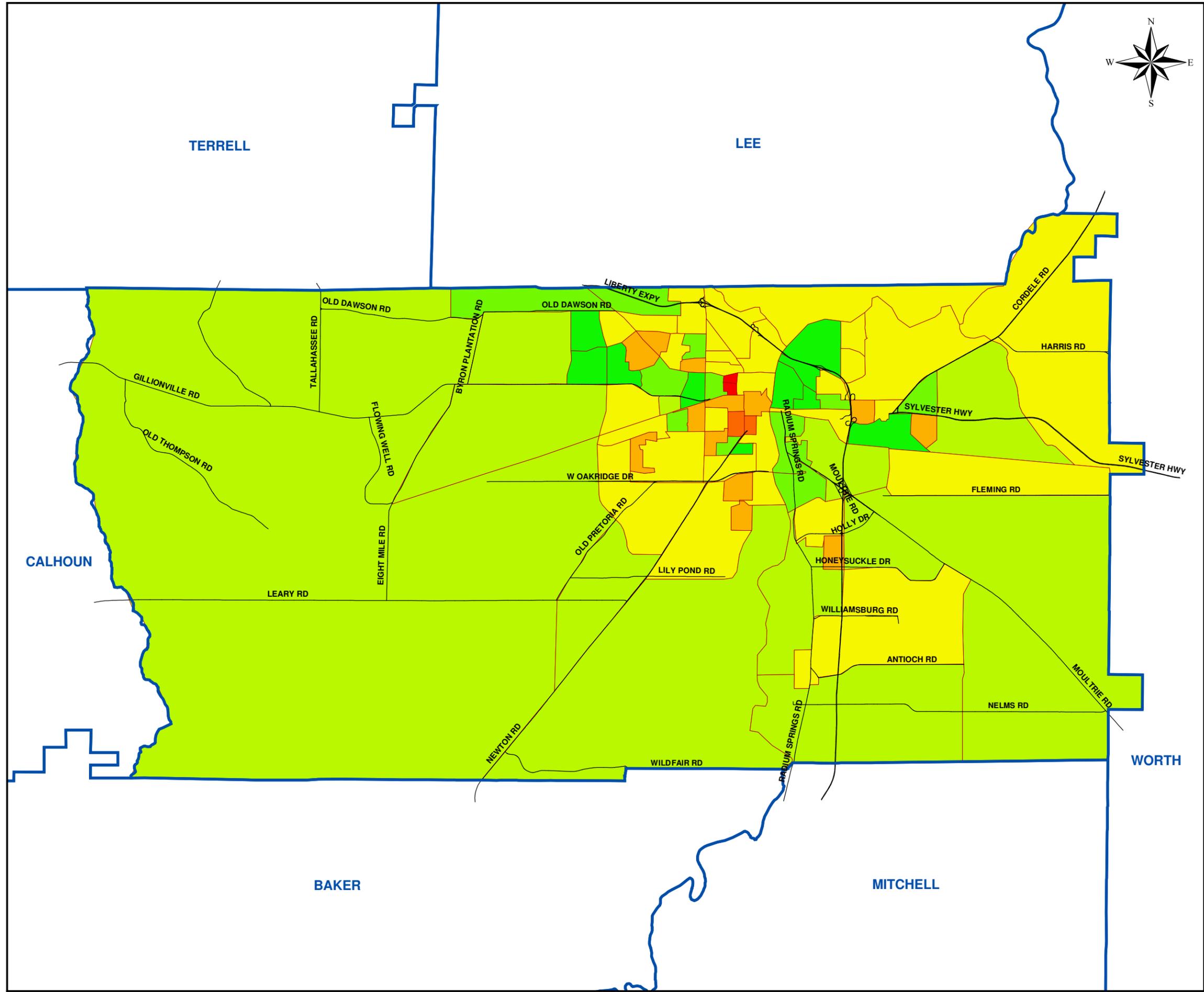
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1.00 - 2.50	1.00 - 2.50
2.50 - 4.50	2.50 - 4.50
4.50 - 8.50	4.50 - 8.50
8.50 - 12.00	8.50 - 12.00
12.00 - 18.50	12.00 - 18.50
18.50 - 25.00	18.50 - 25.00

Source: 1990 Census





Change in Population Density: 1990 to 2000



Legend

Persons per Acre

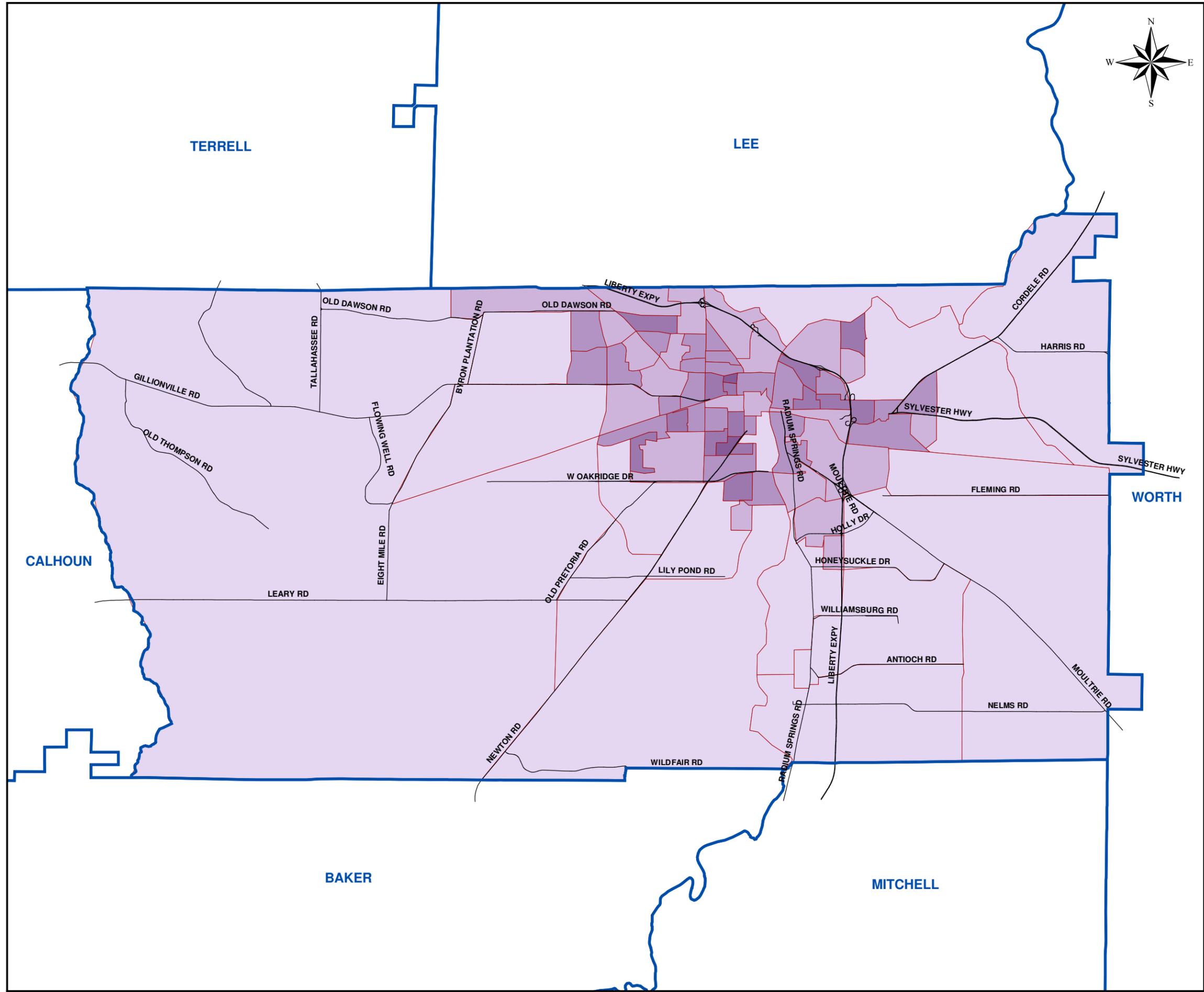
	-14.00 - -9.00
	-9.00 - -5.00
	-5.00 - -1.50
	-1.50 - 0.00
	0.00 - 0.50
	0.50 - 1.50
	1.50 - 3.50

Source: 1990 & 2000 Census

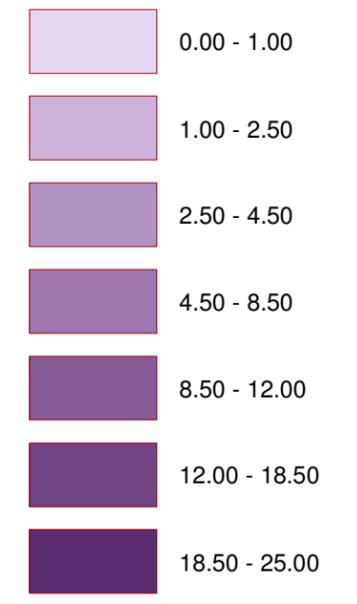




2000 Population Density



Persons per Acre



Source: 2000 Census





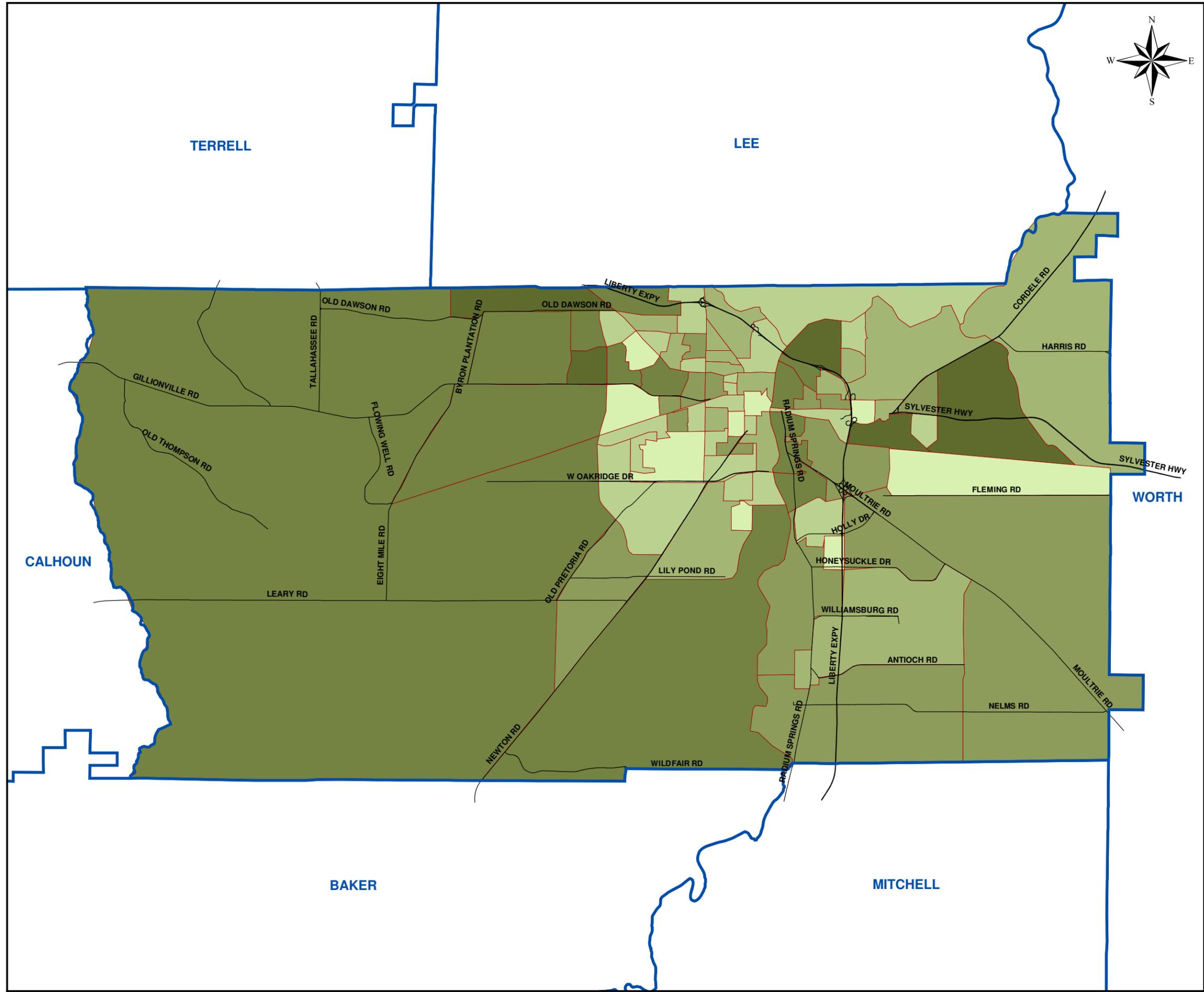
Population Change (Absolute Value)

Legend

1990 to 2000 Population Change

- 1398 - -840
- 839 - -380
- 379 - 0
- 1 - 520
- 521 - 1135
- 1136 - 1996

Source: 1990 & 2000 Census





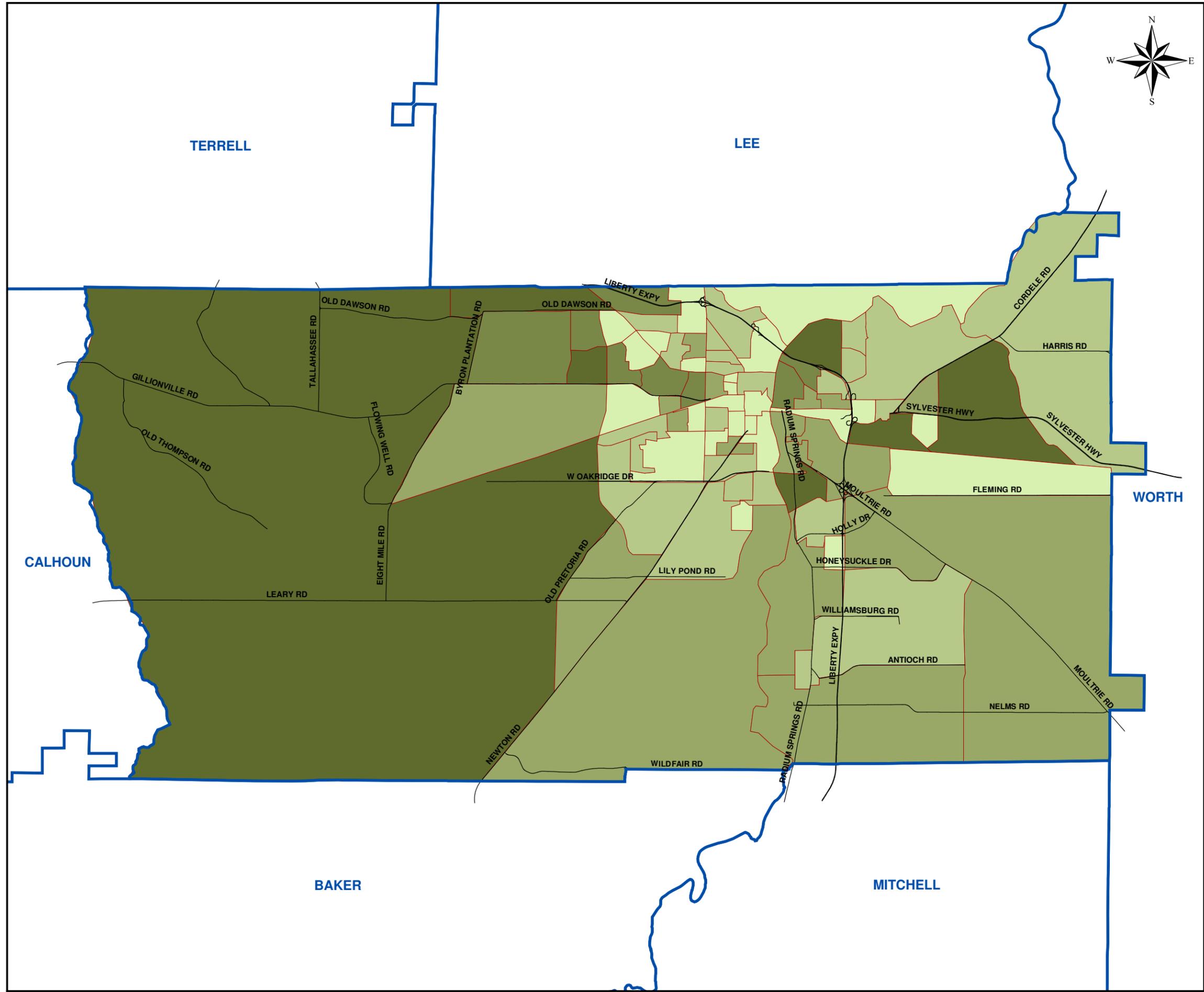
Population Percent Change 1990 to 2000

Legend

1990 to 2000 Population % Change

- 70% - -33%
- 33% - 0%
- 0% - 78%
- 78% - 150%
- 150% - 310%

Source: 1990 & 2000 Census

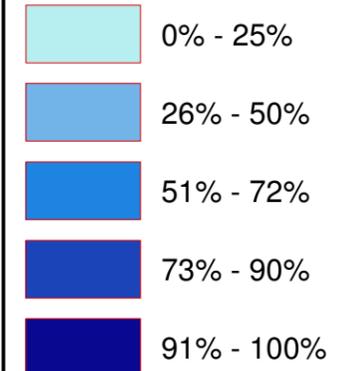




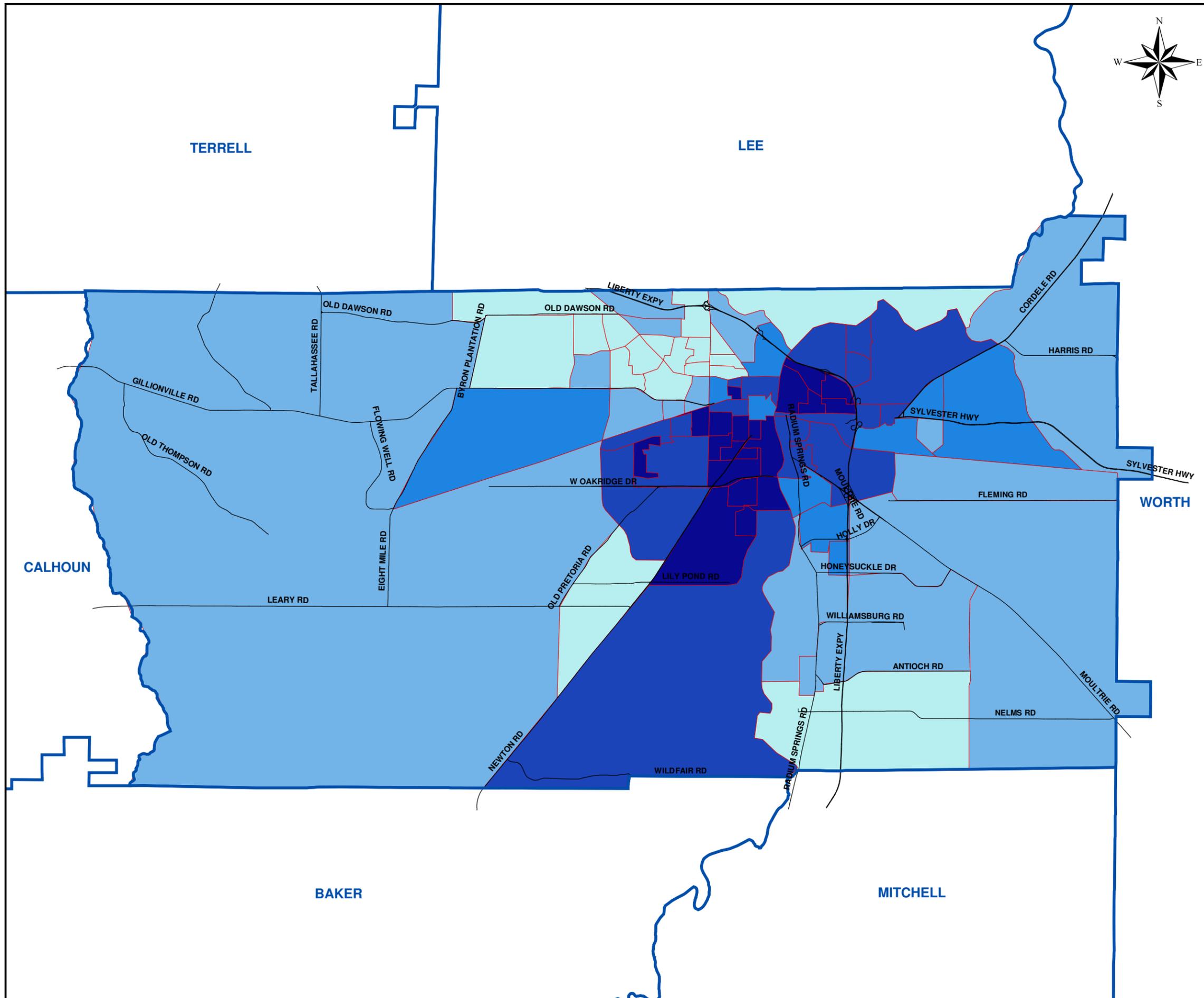
African American or Black Population Percentage

Legend

Black Population Percentage



Source: 2000 Census

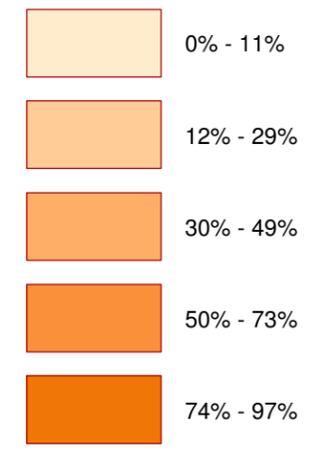




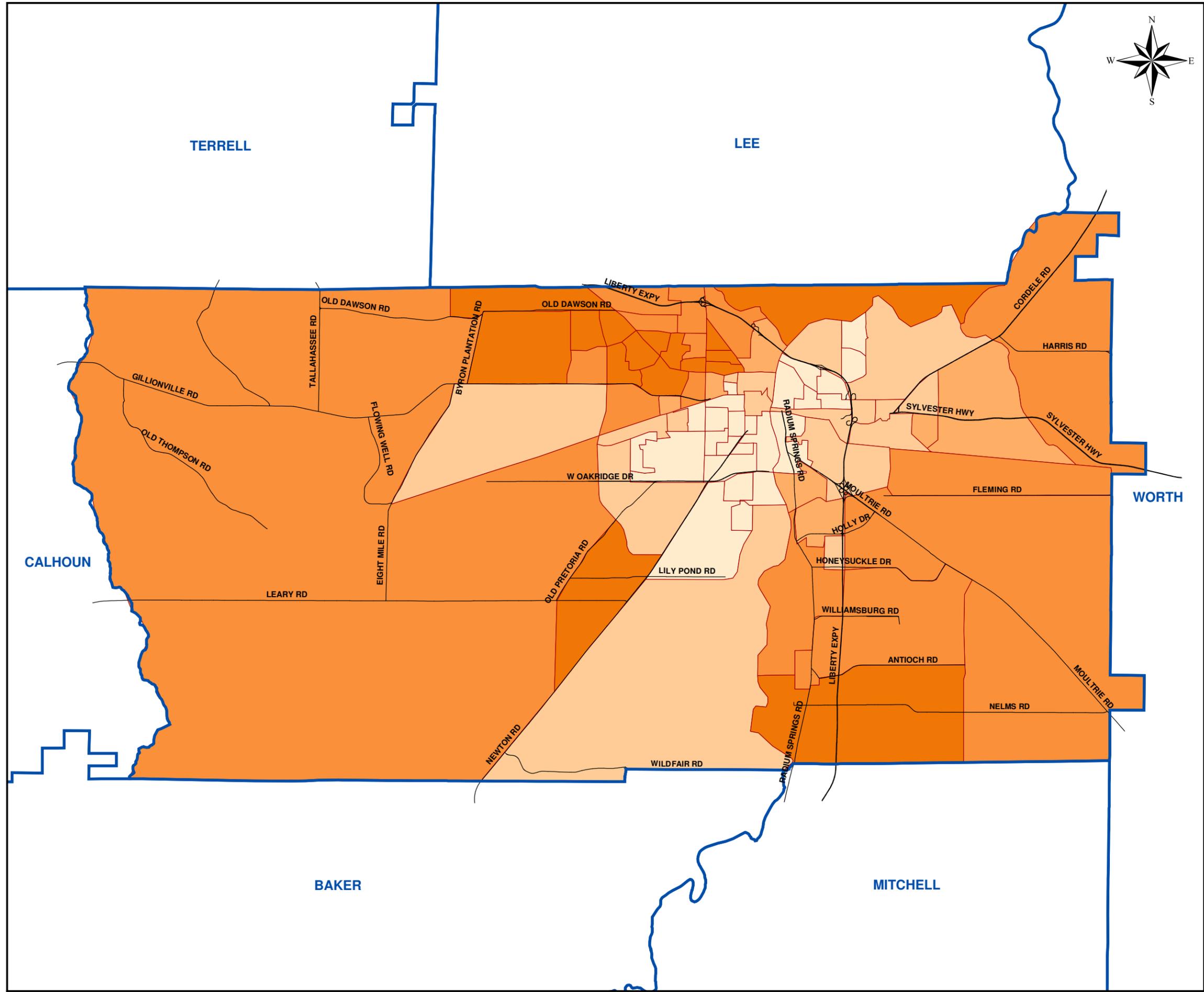
White Population Percentage

Legend

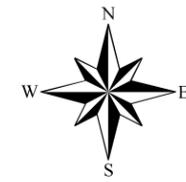
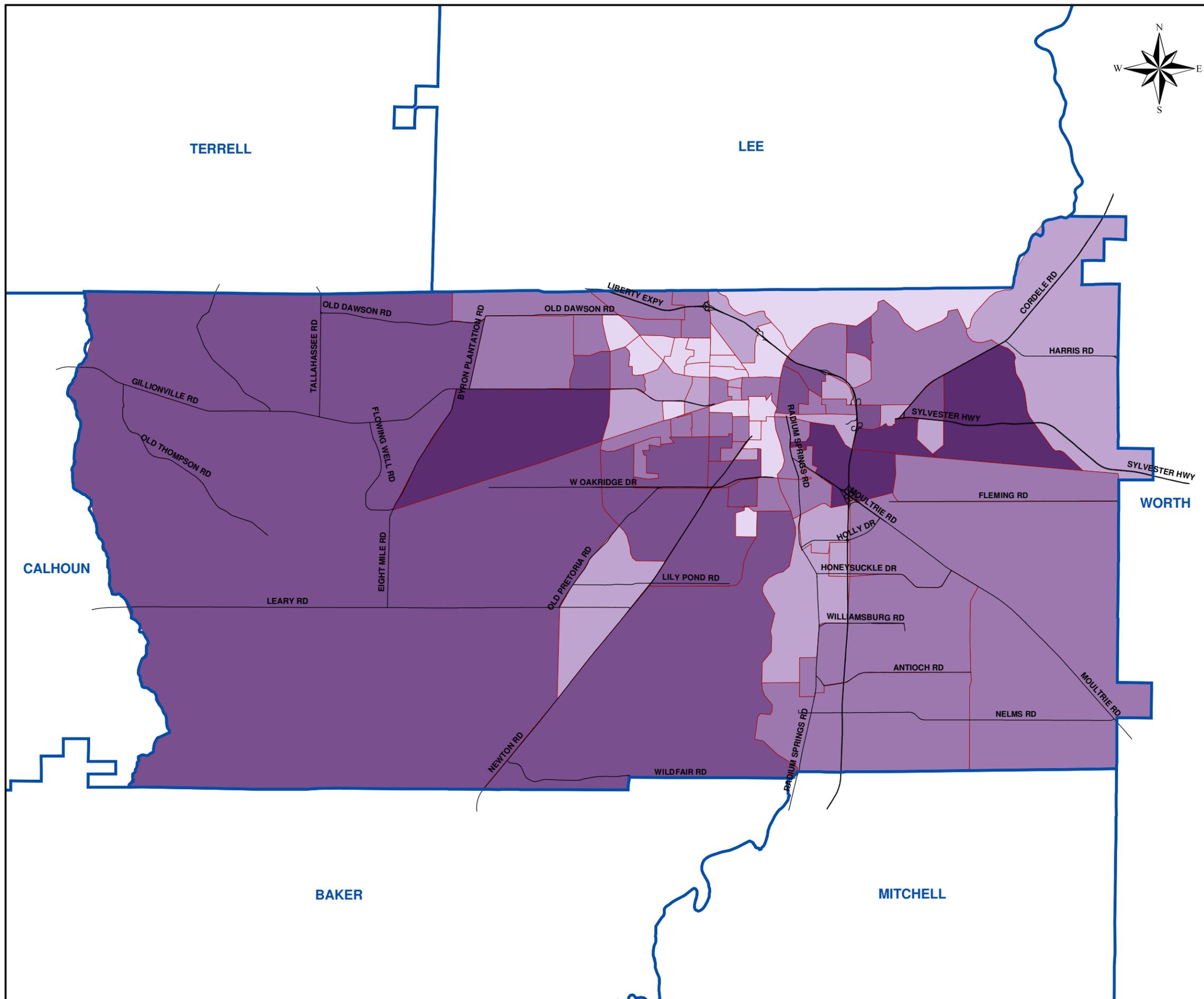
White Population Percentage



Source: 2000 Census



Population Age 17 and Under



Legend

Population Age 17 and Under
(absolute number of persons)

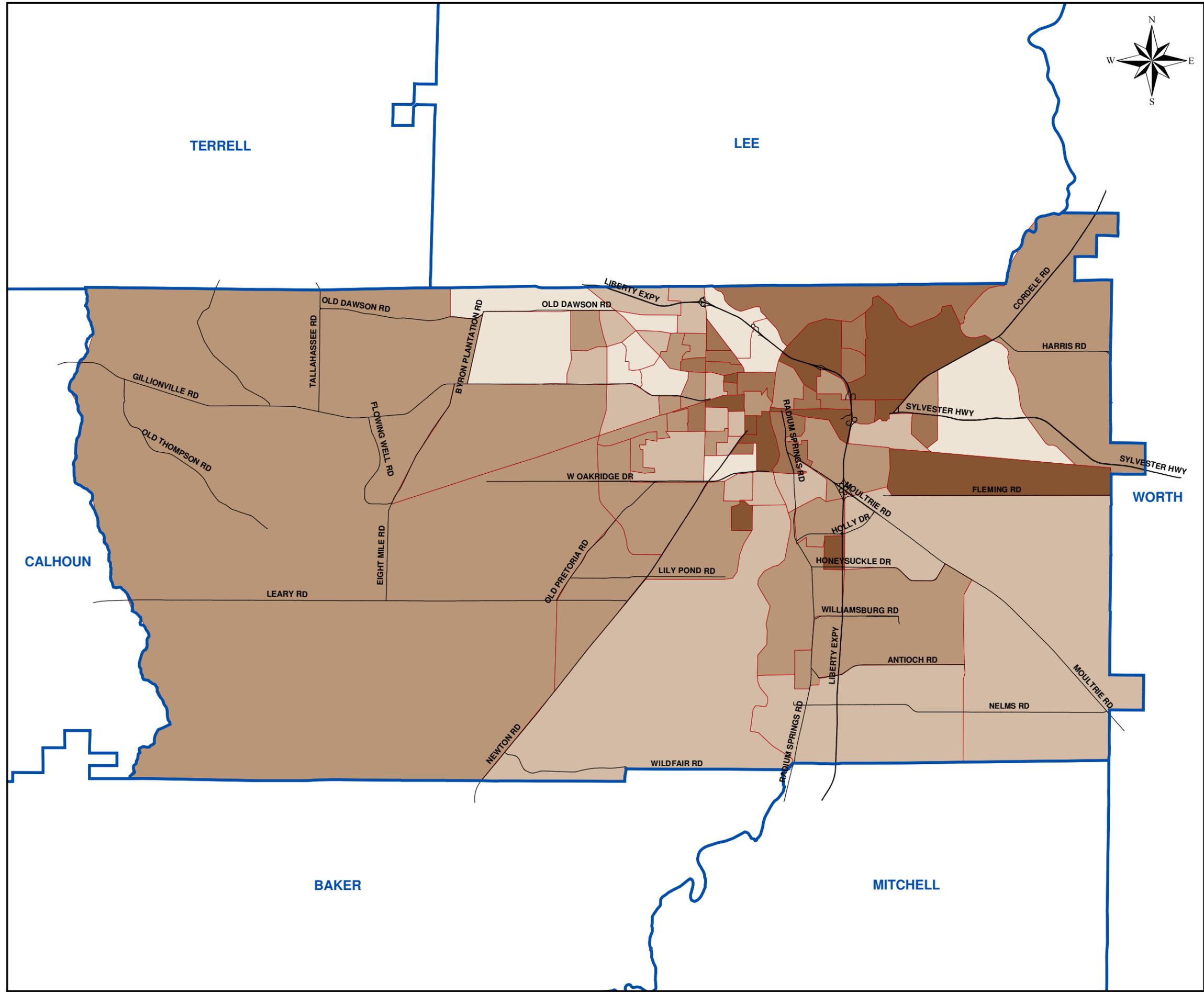
- 13 - 153
- 154 - 268
- 269 - 433
- 434 - 644
- 645 - 940

Source: 2000 Census





Population Age 65 and Older



Legend

Population Age 65+
(absolute number of persons)

- 7 - 62
- 63 - 108
- 109 - 172
- 173 - 255
- 256 - 382

Source: 2000 Census





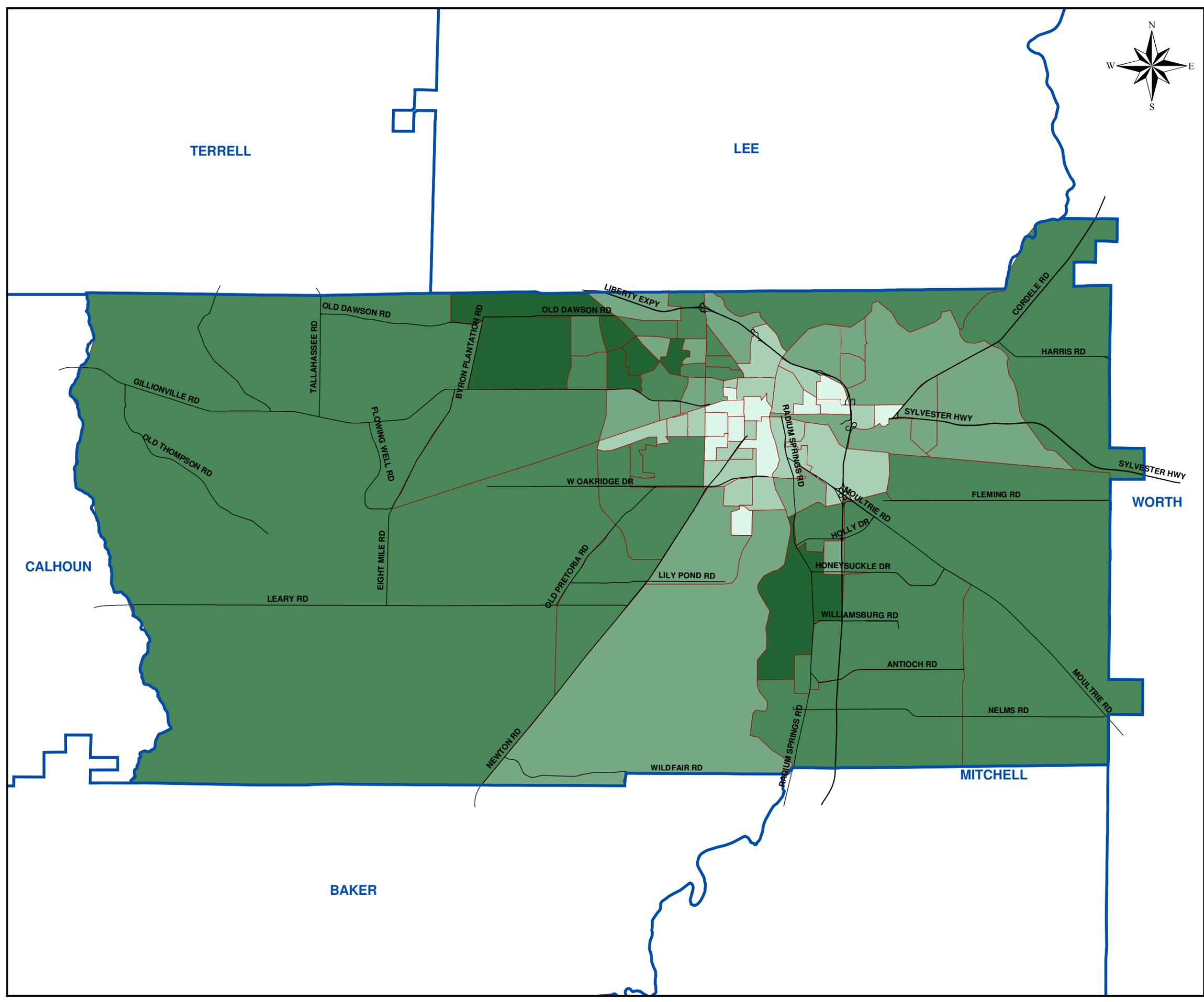
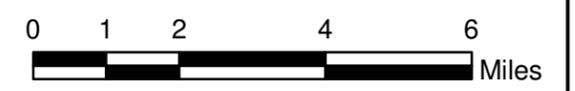
Median Household Income

Legend

Median Household Income (by census tract)

- \$6,907 - \$14,345
- \$14,346 - \$22,554
- \$22,555 - \$32,582
- \$32,583 - \$50,774
- \$50,775 - \$75,718

Source: 2000 Census



Economic Development Element

The purpose of the Economic Development element is to identify local economic development trends, opportunities and resources, to determine economic needs and goals, and to develop a strategy for the economic well-being of Albany-Dougherty County. The Economic Development element provides local governments the opportunity to inventory and assess their economic base, labor force characteristics, and local economic development opportunities and resources and merge this information with information about population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed. This information is analyzed to determine the county's strengths and weaknesses. The economic assessment will determine the adequacy of local economic programs and the suitability of existing employment for the local labor force. The analysis identifies types of businesses that should be developed in Albany-Dougherty County to strengthen the local economy. Finally, a system of goals, policies and action strategies will direct the future economic development of the county according to the local community.

The Economic Development element provides an inventory and assessment of Albany-Dougherty County's economic base, labor force characteristics, and local economic development opportunities and resources. This information, incorporated with data from the other elements, will be used to develop a strategy for the economic well-being of the community.

The term economic development implies more than economic growth and its attendant increase in jobs. Economic development includes shifts in resources, labor force skills, income distribution, and financial arrangements. These qualitative differences should improve the ability of the area to adjust to changes such as fluctuations in consumer tastes, changing demographics, or loss of key industries.

INVENTORY

Generally, City of Albany economic development (historic and forecast) data are not available. According to the Rules of Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Effective Date: January 1, 2004), "Municipalities for which certain data is not available should use comparable data for the county in which they are located and note any known similarities and differences." Where City of Albany data are available, they are included. Where City of Albany data are not available, it has been assumed that the majority of farm, agricultural services, mining, federal civilian government, and federal military government activities occur in the unincorporated portions of Dougherty County and that

the majority of other economic activities within Dougherty County occur within the City of Albany.

Economic Base

The Albany/Dougherty County area is the governmental, social, and commercial trade center for the southwestern part of the state of Georgia. Developed as an agricultural trade center for the southwest part of the state in the 1830's and 1840's, the area has since grown into one of the major urban centers in Georgia. Tourism has steadily increased in the past five years, and as the largest city in the region, Albany draws many consumers from outside Dougherty County. This is reflected in the predominance of service and retail jobs in the county. Employment in both these sectors has increased since 1980, although at a slower rate than the increase in Georgia as a whole. Albany is holding steady in its position as one of Georgia's leading retail centers.

Albany is not only a magnet for retail sales; it is also a landing zone for job seekers from surrounding counties. The weekly wages have risen at a rate of 3.0 to 3.8 % per year for the County while wages in the state during the same period ranged from 4.0 to 5.5 %. Many jobs surrounding medicine and other industries attract workers to the City/County.

Employment by Sector

The following tables provide an indication of the changes in direction and strength of the local economy. Tables 2-1 and 2-2 indicate the total employment by sector of the economy from 1980 to present and projected to 2025 for Dougherty County and the state respectively. While total employment has increased there has been a shift in employment from Farming / Agriculture Services and Manufacturing to Services and Retail Trade. Since 1980 there has been a decrease in employment in these three categories from 11,821 to 9196, a loss of 22.2%. At the same time employment in the Retail Trade and Services category has increased dramatically from a low of 17,118 to an estimated 33,549, an increase of 16,431 employees, or almost 96%. Other sectors have remained nearly level or with slight increases. This trend holds true for the state employment as well. The Economic Development Commission (EDC) has identified the following as target growth industries for recruitment and retention during the planning period: Agricultural Technology/Processing, Call Center & Data Processing, Defense, Logistics, Manufacturing, and Retail. (For more information on Agriculture, including earnings and products, see the Natural & Cultural Resources Element of this Comprehensive Plan.)

Table 2-1: Dougherty County - Employment by Sector

Dougherty County: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	52,135	57,312	58,712	64,441	66,027	69,275	72,854	76,816	81,178	85,972
Farm	628	522	413	335	321	312	290	273	260	250
Agricultural Services, Other	295	382	395	579	637	662	695	731	769	810
Mining	15	28	4	6	7	7	8	8	9	9
Construction	2,940	2,981	2,983	3,835	3,813	3,834	3,833	3,851	3,883	3,928
Manufacturing	10,898	10,091	8,051	8,437	8,250	8,222	8,218	8,228		8,319
Trans, Comm, & Public Utilities	2,459	2,758	3,298	3,342	3,852	3,945	4,045	4,154	4,274	4,408
Wholesale Trade	3,386	3,398	3,334	3,301	3,194	3,190	3,160	3,136	3,120	3,114
Retail Trade	7,748	10,181	10,226	11,676	11,711	12,033	12,413	12,817	13,240	13,681
Finance, Insurance, & Real Estate	3,209	3,340	3,216	3,120	3,063	3,094	3,116	3,149	3,195	3,255
Services	9,370	11,108	12,879	17,570	19,080	21,516	24,253	27,277	30,607	34,270
Federal Civilian Government	2,900	3,303	3,507	3,041	2,670	2,663	2,673	2,684	2,696	2,710
Federal Military Government	1,733	1,687	1,629	1,471	1,067	1,084	1,097	1,106	1,112	1,113
State & Local Government	6,554	7,533	8,777	7,728	8,362	8,713	9,053	9,402	9,753	10,105

Source: Woods & Poole Economics, Inc

Table 2-2: Georgia – Employment by Sector

Georgia: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,747,310	3,224,300	3,690,610	4,229,290	4,859,970	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	96,559	82,370	74,286	68,780	67,356	64,877	62,438	60,240	58,297	56,584
Agricultural Services, Other	16,432	24,574	31,487	44,659	54,829	60,079	65,359	70,538	75,465	80,033
Mining	8,808	10,241	10,590	9,408	9,522	9,645	9,813	10,047	10,324	10,653
Construction	139,233	196,913	212,342	236,159	296,572	316,876	333,895	349,870	365,279	380,526
Manufacturing	528,812	565,278	572,477	603,394	613,992	632,106	649,864	665,184	677,683	687,263
Trans, Comm, & Public Utilities	152,583	177,746	216,343	241,886	296,267	322,804	347,846	371,521	392,902	411,295
Wholesale Trade	174,084	214,310	228,213	242,508	276,326	300,312	322,310	344,504	367,022	389,992
Retail Trade	407,627	520,232	606,608	724,946	816,701	893,996	973,979	1,055,500	1,138,660	1,223,640
Finance, Insurance, & Real Estate	199,887	225,090	244,947	269,183	345,923	369,137	392,407	416,440	440,943	465,714
Services	502,841	664,476	876,597	1,125,360	1,391,460	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
Federal Civilian Government	84,599	92,561	102,981	98,336	92,262	91,889	91,883	92,089	92,439	92,936
Federal Military Government	92,295	98,319	90,745	94,733	93,789	95,235	96,403	97,224	97,709	97,839
State & Local Government	343,553	352,189	422,991	469,941	504,969	546,388	584,820	622,628	659,644	695,636

Source: Woods & Pool Economics, Inc.

Manufacturing had the largest decline in the decade. The number of Dougherty County residents employed in manufacturing declined 18% from 6,540 in 1990 to 5,328 in 2000. Particularly hard hit was the non-durable goods segment in the manufacturing sector. Employment in the retail sector and service sector grew but this sector traditionally has lower paying jobs than the manufacturing sector.

Manufacturing has been the largest sector of the economy in the county with almost 21% of the work force employed in that sector followed by Services, Retail Trade and Local /State Government. Together these four sectors made up 66% of the work force in 1980. Today they make up nearly 73% of the work force.

Tables 2-3 and 2-4 reflect the percentage distribution of the work force by sector for both the county and state from 1980 to present and projected to 2025.

Table 2-3: Dougherty County - Employment by Sector (%)

Dougherty County: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	1.20%	0.91%	0.70%	0.52%	0.49%	0.45%	0.40%	0.36%	0.32%	0.29%
Agricultural Services, Other	0.57%	0.67%	0.67%	0.90%	0.96%	0.96%	0.95%	0.95%	0.95%	0.94%
Mining	0.03%	0.05%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
Construction	5.64%	5.20%	5.08%	5.95%	5.77%	5.53%	5.26%	5.01%	4.78%	4.57%
Manufacturing	20.90%	17.61%	13.71%	13.09%	12.49%	11.87%	11.28%	10.71%	10.18%	9.68%
Trans, Comm, & Public Utilities	4.72%	4.81%	5.62%	5.19%	5.83%	5.69%	5.55%	5.41%	5.26%	5.13%
Wholesale Trade	6.49%	5.93%	5.68%	5.12%	4.84%	4.60%	4.34%	4.08%	3.84%	3.62%
Retail Trade	14.86%	17.76%	17.42%	18.12%	17.74%	17.37%	17.04%	16.69%	16.31%	15.91%
Finance, Insurance, & Real Estate	6.16%	5.83%	5.48%	4.84%	4.64%	4.47%	4.28%	4.10%	3.94%	3.79%
Services	17.97%	19.38%	21.94%	27.27%	28.90%	31.06%	33.29%	35.51%	37.70%	39.86%
Federal Civilian Government	5.56%	5.76%	5.97%	4.72%	4.04%	3.84%	3.67%	3.49%	3.32%	3.15%
Federal Military Government	3.32%	2.94%	2.77%	2.28%	1.62%	1.56%	1.51%	1.44%	1.37%	1.29%
State & Local Government	12.57%	13.14%	14.95%	11.99%	12.66%	12.58%	12.43%	12.24%	12.01%	11.75%

Source: Woods & Poole Economics, Inc.

Table 2-4: Georgia - Employment by Sector (%)

Georgia: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Pool Economics, Inc.

Earnings by Sector

Total earnings for all sectors of the economy have increased by 55% since 1980 and are expected to increase by nearly 45% again by 2025. This increase is fueled primarily in the Services, State and Local Government, Construction and Agricultural services sectors. Tables 2-5 and 2-6 reflect these changes in real earnings by sector at both the County and state level from 1980 through 2025, while Tables 2-7 and 2-8 reflect these changes as a percentage of total earnings.

Table 2-5: Dougherty County - Earnings by Sector

Dougherty County: Earnings by Sector (in thousands)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$1,357,140	\$1,511,590	\$1,550,910	\$1,791,710	\$1,923,660	\$2,098,890	\$2,293,140	\$2,511,350	\$2,756,440	\$3,032,290
Farm (1996 \$)	\$5,305	\$5,627	\$6,755	\$15,356	\$10,479	\$11,524	\$12,115	\$12,823	\$13,699	\$14,776
Agricultural Services, Other (1996 \$)	\$5,434	\$6,617	\$6,557	\$8,281	\$12,609	\$13,778	\$15,163	\$16,691	\$18,359	\$20,176
Mining (1996 \$)	\$2,293	\$1,490	\$37	\$133	\$57	\$61	\$65	\$69	\$74	\$78
Construction (1996 \$)	\$79,779	\$65,977	\$77,007	\$109,816	\$111,488	\$115,156	\$118,031	\$121,538	\$125,534	\$130,028
Manufacturing (1996 \$)	\$401,608	\$429,102	\$318,912	\$358,251	\$369,472	\$390,649	\$412,690	\$435,461	\$459,278	\$484,553
Trans, Comm, & Public Utilities (1996 \$)	\$83,954	\$92,952	\$93,648	\$105,070	\$136,454	\$144,856	\$153,853	\$163,676	\$174,490	\$186,538
Wholesale Trade (1996 \$)	\$97,557	\$89,816	\$93,187	\$113,597	\$111,705	\$114,397	\$116,153	\$118,136	\$120,425	\$123,046
Retail Trade (1996 \$)	\$125,861	\$152,838	\$139,093	\$161,261	\$180,893	\$190,374	\$201,040	\$212,478	\$224,642	\$237,552
Finance, Insurance, & Real Estate (1996 \$)	\$49,284	\$55,234	\$61,480	\$66,848	\$69,373	\$74,937	\$80,315	\$86,114	\$92,414	\$99,275
Services (1996 \$)	\$183,320	\$216,096	\$297,604	\$423,218	\$486,665	\$582,644	\$695,559	\$827,234	\$980,246	\$1,157,700
Federal Civilian Government (1996 \$)	\$123,964	\$155,212	\$172,380	\$177,893	\$153,226	\$158,634	\$165,228	\$172,087	\$179,198	\$186,608
Federal Military Government (1996 \$)	\$44,149	\$54,596	\$49,507	\$43,677	\$35,203	\$37,380	\$39,556	\$41,710	\$43,825	\$45,885
State & Local Government (1996 \$)	\$154,627	\$186,030	\$234,745	\$208,307	\$246,039	\$264,497	\$283,367	\$303,330	\$324,253	\$346,077

Source: Woods & Pool Economics, Inc.

Table 2-6: Georgia – Earnings by Sector

Georgia: Earnings by Sector (in thousands)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$66,537,100	\$85,919,700	\$102,642,000	\$123,514,000	\$160,462,000	\$180,866,000	\$202,919,000	\$227,019,000	\$253,253,000	\$281,758,000
Farm (1996 \$)	\$106,153	\$1,087,670	\$1,391,280	\$1,733,670	\$1,565,760	\$1,682,760	\$1,802,910	\$1,933,340	\$2,075,970	\$2,233,020
Agricultural Services, Other (1996 \$)	\$244,855	\$350,797	\$475,908	\$660,059	\$943,559	\$1,086,060	\$1,239,330	\$1,400,730	\$1,566,550	\$1,733,320
Mining (1996 \$)	\$429,934	\$413,933	\$373,738	\$359,779	\$438,244	\$445,441	\$456,347	\$471,301	\$489,686	\$510,946
Construction (1996 \$)	\$3,765,500	\$5,647,560	\$5,975,270	\$6,661,070	\$9,630,130	\$10,606,800	\$11,506,000	\$12,401,400	\$13,309,000	\$14,242,900
Manufacturing (1996 \$)	\$14,997,800	\$17,211,700	\$17,973,700	\$20,801,400	\$23,849,500	\$26,143,500	\$28,510,600	\$30,854,700	\$33,129,100	\$35,298,600
Trans. Comm. & Public Utilities (1996 \$)	\$6,208,770	\$7,604,700	\$8,981,390	\$11,643,900	\$15,867,700	\$18,059,600	\$20,304,900	\$22,610,400	\$24,909,000	\$27,140,000
Wholesale Trade (1996 \$)	\$5,900,690	\$7,766,500	\$9,090,690	\$10,085,400	\$13,549,200	\$15,124,900	\$16,662,400	\$18,269,600	\$19,955,500	\$21,729,700
Retail Trade (1996 \$)	\$6,870,370	\$9,141,230	\$9,413,850	\$11,216,700	\$14,426,000	\$16,215,300	\$18,126,500	\$20,144,900	\$22,276,700	\$24,530,800
Finance, Insurance, & Real Estate (1996 \$)	\$3,617,310	\$4,803,430	\$6,600,850	\$8,476,150	\$12,153,700	\$13,862,800	\$15,688,500	\$17,666,000	\$19,784,200	\$22,033,100
Services (1996 \$)	\$10,401,900	\$14,915,700	\$22,532,200	\$30,044,900	\$42,959,700	\$50,244,000	\$58,890,800	\$69,107,300	\$81,084,500	\$95,046,200
Federal Civilian Government (1996 \$)	\$3,751,390	\$4,391,100	\$4,780,640	\$5,147,370	\$5,442,790	\$5,621,590	\$5,826,300	\$6,051,600	\$6,295,200	\$6,556,750
Federal Military Government (1996 \$)	\$2,475,230	\$3,160,120	\$2,765,140	\$3,080,300	\$3,297,820	\$3,501,760	\$3,705,550	\$3,907,320	\$4,105,500	\$4,298,440
State & Local Government (1996 \$)	\$7,767,210	\$9,425,300	\$12,287,500	\$13,602,900	\$16,338,300	\$18,271,300	\$20,198,700	\$22,200,700	\$24,272,200	\$26,403,700

Source: Woods & Pool Economics, Inc.

Table 2-7: Dougherty County – Earnings by Sector (%)

Dougherty County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	0.39%	0.37%	0.44%	0.86%	0.54%	0.55%	0.53%	0.51%	0.50%	0.49%
Agricultural Services, Other (1996 \$)	0.40%	0.44%	0.42%	0.46%	0.66%	0.66%	0.66%	0.66%	0.67%	0.67%
Mining (1996 \$)	0.17%	0.10%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction (1996 \$)	5.88%	4.36%	4.97%	6.13%	5.80%	5.49%	5.15%	4.84%	4.55%	4.29%
Manufacturing (1996 \$)	29.59%	28.39%	20.56%	19.99%	19.21%	18.61%	18.00%	17.34%	16.66%	15.98%
Trans, Comm, & Public Utilities (1996 \$)	6.19%	6.15%	6.04%	5.86%	7.09%	6.90%	6.71%	6.52%	6.33%	6.15%
Wholesale Trade (1996 \$)	7.19%	5.94%	6.01%	6.34%	5.81%	5.45%	5.07%	4.70%	4.37%	4.06%
Retail Trade (1996 \$)	9.27%	10.11%	8.97%	9.00%	9.40%	9.07%	8.77%	8.46%	8.15%	7.83%
Finance, Insurance, & Real Estate (1996 \$)	3.63%	3.65%	3.96%	3.73%	3.61%	3.57%	3.50%	3.43%	3.35%	3.27%
Services (1996 \$)	13.51%	14.30%	19.19%	23.62%	25.30%	27.76%	30.33%	32.94%	35.56%	38.18%
Federal Civilian Government (1996 \$)	9.13%	10.27%	11.11%	9.93%	7.97%	7.56%	7.21%	6.85%	6.50%	6.15%
Federal Military Government (1996 \$)	3.25%	3.61%	3.19%	2.44%	1.83%	1.78%	1.72%	1.66%	1.59%	1.51%
State & Local Government (1996 \$)	11.39%	12.31%	15.14%	11.63%	12.79%	12.60%	12.36%	12.08%	11.76%	11.41%

Source: Woods & Poole Economics, Inc.

Table 2-8: Georgia – Earnings by Sector (%)

Georgia: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other (1996 \$)	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining (1996 \$)	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction (1996 \$)	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing (1996 \$)	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans, Comm, & Public Utilities (1996 \$)	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade (1996 \$)	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade (1996 \$)	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate (1996 \$)	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services (1996 \$)	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government (1996 \$)	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government (1996 \$)	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government (1996 \$)	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods & Pool Economics, Inc.

Average Weekly Wages

While the overall growth or decline of the economy is judged by the big picture, the individual worker judges the state of the economy by the amount of his or her weekly paycheck and their yearly personal income. Tables 2-9 and 2-10 indicate average weekly wage rates by employment sector from 1989 to 1999 for both Dougherty County and the state. While the data are incomplete, they do show that weekly wages have risen at a rate of 3.0 to 3.8% per year for the County while wages in the state during the same period ranged from 4.0 to 5.5%.

Table 2-9: Dougherty County – Average Weekly Wages

Dougherty County: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$376	\$394	\$414	\$429	\$441	\$453	\$465	\$484	\$495	\$508	\$521
Agriculture, Forestry, Fishing	263	281	289	NA	332	313	331	326	NA	NA	NA
Mining	NA										
Construction	NA	391	416	419	430	446	470	553	546	530	507
Manufacturing	NA	581	602	622	634	710	701	736	748	786	795
Trans, Comm, Utilities	NA	400	468	482	511	533	514	551	570	553	583
Wholesale Trade	NA	405	418	443	510	508	535	548	571	598	607
Retail Trade	NA	203	214	221	223	230	235	237	244	251	265
Finance, Insurance, & Real Estate	NA	412	430	460	479	474	495	525	NA	578	619
Services	NA	363	376	397	397	401	422	425	446	459	484
Federal Government	NA										
State Government	NA	NA	NA	NA	NA	NA	525	550	542	562	578
Local Government	NA										

Note: NA = Not Available
 Source: U.S. Bureau of Labor Statistics

Table 2-10: Georgia – Average Weekly Wages

Georgia: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agriculture, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Trans, Comm, Utilities	NA	603	635	689	709	720	737	769	805	842	895
Wholesale Trade	NA	603	632	669	695	711	729	762	809	873	932
Retail Trade	NA	236	244	255	260	267	275	286	299	318	335
Finance, Insurance, & Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Government	NA	543	584	612	651	667	666	701	774	791	808
State Government	NA	451	462	460	471	NA	493	517	533	561	579
Local Government	NA	387	401	401	410	420	440	461	480	506	523

Note: NA:= Not Available
 Source: U.S. Bureau of Labor Statistics

Personal Income by Type

Tables 2-11 and 2-12 indicate the total aggregate income for all workers in Dougherty County and the state for the years 1980 through 2005 and projected to 2025. Since 1980 total wages have risen by 60% through 2005 and are expected to rise another 38% by 2025. In 2005, wages and salaries and other labor income paid from employment in various sectors of the economy accounts for the bulk of personal income

at over 86%. For the state that number is nearly 68% as shown in Table 2-13. By the year 2025 personal income derived from wages, salaries and other labor will account for nearly 91% of total income in Dougherty County while for the state that figure will remain at about 67% as shown in Table 2-14.

The per capita income, or average income for each person, grew during the decade but at a slower rate than the state as a whole. According to the Bureau of Economic Analysis the 2002 per capita income for Dougherty County was only 76% of the national average. In 2002, the per capita income for Dougherty County was \$23,500 compared with \$28,821 for the state of Georgia and \$30,906 for the nation. The City of Albany is even less than Dougherty County in 2000 with the per capita income for City of Albany was \$15,485.

The 2000 median income in Albany was \$28,639. The growth in median family income in both Albany and Dougherty County between 1990 and 2000 did not keep up that of the state. In 1990, median family income in the city and county were 78.2% and 84.2% of the state median, respectively. By 2000, the city had fallen to 67.5% of the state median, and the county was at 73%.

Table 2-11: Dougherty County – Personal Income by Type

Dougherty County: Personal Income by Type (in thousands)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$1,407,970	\$1,585,940	\$1,697,240	\$1,939,950	\$2,093,900	\$2,258,380	\$2,440,480	\$2,643,800	\$2,870,990	\$3,125,610
Wages & Salaries (1996 \$)	\$1,117,860	\$1,231,160	\$1,248,100	\$1,436,780	\$1,591,150	\$1,740,360	\$1,905,230	\$2,090,560	\$2,298,930	\$2,533,670
Other Labor Income (1996 \$)	\$152,540	\$188,855	\$207,454	\$228,405	\$191,299	\$206,029	\$222,099	\$239,980	\$259,858	\$281,993
Proprietors Income (1996 \$)	\$86,738	\$91,577	\$95,359	\$126,522	\$141,217	\$152,494	\$165,807	\$180,806	\$197,653	\$216,624
Dividends, Interest, & Rent (1996 \$)	\$165,798	\$239,008	\$294,553	\$317,135	\$396,552	\$424,727	\$454,020	\$484,316	\$515,470	\$547,315
Transfer Payments to Persons (1996 \$)	\$179,890	\$213,583	\$263,524	\$348,231	\$378,911	\$413,634	\$453,152	\$497,887	\$548,559	\$606,007
Less: Social Ins. Contributions (1996 \$)	\$58,208	\$74,171	\$79,093	\$99,770	\$105,647	\$120,374	\$137,261	\$156,135	\$177,141	\$200,447
Residence Adjustment (1996 \$)	(\$236,645)	(\$304,062)	(\$332,653)	(\$417,353)	(\$499,575)	(\$558,493)	(\$622,566)	(\$693,618)	(\$772,333)	(\$859,550)

Source: Woods & Pool Economics, Inc.

Table 2-12: Dougherty County – Income by Type (%)

Dougherty County: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	79.40%	77.63%	73.54%	74.06%	75.99%	77.06%	78.07%	79.07%	80.07%	81.06%
Other Labor Income (1996 \$)	10.83%	11.91%	12.22%	11.77%	9.14%	9.12%	9.10%	9.08%	9.05%	9.02%
Proprietors Income (1996 \$)	6.16%	5.77%	5.62%	6.52%	6.74%	6.75%	6.79%	6.84%	6.88%	6.93%
Dividends, Interest, & Rent (1996 \$)	11.78%	15.07%	17.35%	16.35%	18.94%	18.81%	18.60%	18.32%	17.95%	17.51%
Transfer Payments to Persons (1996 \$)	12.78%	13.47%	15.53%	17.95%	18.10%	18.32%	18.57%	18.83%	19.11%	19.39%
Less: Social Ins. Contributions (1996 \$)	4.13%	4.68%	4.66%	5.14%	5.05%	5.33%	5.62%	5.91%	6.17%	6.41%
Residence Adjustment (1996 \$)	-16.81%	-19.17%	-19.60%	-21.51%	-23.86%	-24.73%	-25.51%	-26.24%	-26.90%	-27.50%

Source: Woods & Poole Economics, Inc.

Table 2-13: Georgia – Income by Type

Georgia: Income by Type (in thousands)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$84,202,100	\$110,382,000	\$134,782,000	\$163,230,000	\$209,309,000	\$236,962,000	\$266,921,000	\$299,617,000	\$335,164,000	\$373,728,000
Wages & Salaries (1996 \$)	\$53,972,900	\$68,598,800	\$81,355,600	\$96,422,800	\$128,049,000	\$144,760,000	\$162,812,000	\$182,588,000	\$204,172,000	\$227,684,000
Other Labor Income (1996 \$)	\$7,079,350	\$9,626,200	\$11,702,300	\$14,092,000	\$14,308,000	\$15,909,500	\$17,605,100	\$19,429,500	\$21,384,600	\$23,476,200
Proprietors Income (1996 \$)	\$5,484,850	\$7,694,690	\$9,584,280	\$12,998,900	\$18,105,400	\$20,196,600	\$22,501,700	\$25,001,500	\$27,696,800	\$30,597,400
Dividends, Interest, & Rent (1996 \$)	\$10,987,000	\$17,428,300	\$23,366,900	\$26,625,000	\$35,169,000	\$39,713,000	\$44,582,200	\$49,772,600	\$55,274,600	\$61,073,900
Transfer Payments to Persons (1996 \$)	\$9,867,380	\$11,841,300	\$14,749,800	\$20,606,700	\$23,300,900	\$26,662,000	\$30,514,500	\$34,921,900	\$39,972,800	\$45,770,200
Less: Social Ins. Contributions (1996 \$)	\$2,978,190	\$4,527,880	\$5,839,730	\$7,270,250	\$9,397,990	\$11,070,600	\$12,973,800	\$15,086,600	\$17,406,500	\$19,929,400
Residence Adjustment (1996 \$)	(\$211,163)	(\$279,790)	(\$136,775)	(\$245,276)	(\$224,740)	\$791,423	\$1,879,200	\$2,989,750	\$4,070,240	\$5,055,280

Source: Woods & Pool Economics, Inc.

Table 2-14: Georgia – Income by Type (%)

Georgia: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	64.10%	62.15%	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income (1996 \$)	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income (1996 \$)	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent (1996 \$)	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons (1996 \$)	11.72%	10.73%	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions (1996 \$)	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment (1996 \$)	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods & Pool Economics, Inc.

Largest Employers

Table 2-15 displays the largest employers in Albany/Dougherty County in 2005. The largest employers are in the manufacturing, government, medical, educational, and defense sectors. Albany-Dougherty County has lost several of its largest manufacturing employers of the last two decades. Recruitment efforts are underway to replace these lost manufacturing jobs.

Table 2-15: Largest Employers, 2005

Largest Manufacturing Employers			
Company	Total Employees	Products	Address
Proctor & Gamble	1,394	Paper Products	517 Liberty Expressway
Cooper Tire & Rubber Co.	1,290	Tires	3300 Sylvester Road
Miller Brewing Co.	642	Malt Beverages	405 Cordele Road
Merck & Co.	519	Pharmaceuticals	3517 Radium Springs
Coats & Clark	496	Textiles	901 Clark Avenue
Flint River Textiles	315	Textiles	509 11 th Avenue
Masterfoods USA, A Mars Incorporated Company	300	Snack Foods	1209 W. Oakridge
Georgia Pacific	185	Corrugated Containers	405 Maxwell Avenue
MacGregor Golf Company	131	Golf Clubs	1000 Peach Grove Dr.
Largest Employers			
Company	Total Employees	Products	Address
Phoebe Putney Memorial Hospital	3,399	Medical Service	417 Third Avenue
Dougherty County Board of Education	2,500	Education	200 Pine Avenue
USMC Logistic Base (Civilian)	2,313	National Defense	Fleming Road
City of Albany	1,161	Public Service	222 Pine Avenue
Dougherty County	707	Public Service	222 Pine Avenue
Palmyra Medical Centers	550	Medical Service	2000 Palmyra Road
Albany State University	530	Education	504 College Drive
Celadon trucking	500	Transportation	Moultrie Road
CallTech Communication, LLC	500	Technical Support	Dawson Road

Source: Albany Dougherty County

Labor Force

According to the U.S. Bureau of the Census, labor force is defined as persons that are employed, unemployed, or in the Armed Forces during the survey week. The "civilian labor force" includes all civilians classified as employed or unemployed. The file includes labor force data for civilians age 15 and over. However, the official definition of the civilian labor force is age 16 and over.

Employment by Occupation

Employment by occupation reflects the job skills of Dougherty County residents, regardless of whether they work within the county or commute elsewhere. Tables 2-16 – 2-21 display raw data and percentages and classify employment by occupation for 1990 and 2000 for Dougherty County, the state, and the nation. Dougherty County follows both state and national trends with having the largest percentage of employment in the clerical and administrative support category in 1990 and the professional and technical specialty in 2000. Overall, similar to the state and national percentages, Dougherty County has a higher percentage of non-manual occupations in 1990 and 2000.

Table 2-16: Dougherty County – Employment by Occupation

Dougherty County, GA: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	38922	37392
Executive, Administrative and Managerial (not Farm)	4015	3969
Professional and Technical Specialty	5129	7148
Technicians & Related Support	1535	NA
Sales	5073	4299
Clerical and Administrative Support	6049	5404
Private Household Services	346	NA
Protective Services	821	NA
Service Occupations (not Protective & Household)	4560	5209
Farming, Fishing and Forestry	571	132
Precision Production, Craft, and Repair	4456	3748
Machine Operators, Assemblers & Inspectors	2876	3601
Transportation & Material Moving	1901	2652
Handlers, Equipment Cleaners, helpers & Laborers	1590	NA

Source: U.S. Bureau of the Census

Table 2-17: Dougherty County – Employment by Occupation (%)

Dougherty County, GA: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	10.32%	10.61%
Professional and Technical Specialty	13.18%	19.12%
Technicians & Related Support	3.94%	NA
Sales	13.03%	11.50%
Clerical and Administrative Support	15.54%	14.45%
Private Household Services	0.89%	NA
Protective Services	2.11%	NA
Service Occupations (not Protective & Household)	11.72%	13.93%
Farming, Fishing and Forestry	1.47%	0.35%
Precision Production, Craft, and Repair	11.45%	10.02%
Machine Operators, Assemblers & Inspectors	7.39%	9.63%
Transportation & Material Moving	4.88%	7.09%
Handlers, Equipment Cleaners, helpers & Laborers	4.09%	NA

Source: U.S. Bureau of the Census

Table 2-18: Georgia – Employment by Occupation

Georgia: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	3,092,057	3,839,756
Executive, Administrative and Managerial (not Farm)	378,984	538,647
Professional and Technical Specialty	383,012	717,312
Technicians & Related Support	110,766	NA
Sales	379,746	446,876
Clerical and Administrative Support	494,823	581,364
Private Household Services	15,882	NA
Protective Services	52,596	NA
Service Occupations (not Protective & Household)	302,084	444,077
Farming, Fishing and Forestry	68,111	24,489
Precision Production, Craft, and Repair	366,819	346,326
Machine Operators, Assemblers & Inspectors	262,930	415,849
Transportation & Material Moving	142,189	254,652
Handlers, Equipment Cleaners, helpers & Laborers	134,115	NA

Source: U.S. Bureau of the Census

Table 2-19: Georgia – Employment by Occupation (%)

Georgia: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	NA
Service Occupations (not Protective & Household)	9.77%	11.57%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census

Table 2-20: U.S. – Employment by Occupation

All of United States: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	115,452,905	129,721,512
Executive, Administrative and Managerial (not Farm)	14,227,916	17,448,038
Professional and Technical Specialty	16,287,187	26,198,693
Technicians & Related Support	4,251,007	NA
Sales	13,606,870	14,592,699
Clerical and Administrative Support	18,769,526	20,028,691
Private Household Services	520,183	NA
Protective Services	1,981,723	NA
Service Occupations (not Protective & Household)	12,746,927	15,575,101
Farming, Fishing and Forestry	2,835,950	951,810
Precision Production, Craft, and Repair	13,077,829	11,008,625
Machine Operators, Assemblers & Inspectors	7,886,595	12,256,138
Transportation & Material Moving	4,715,847	7,959,871
Handlers, Equipment Cleaners, helpers & Laborers	4,545,345	NA

Source: U.S. Bureau of the Census

Table 2-21: U.S. – Employment by Occupation (%)

All of United States: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census

Employment Status

Tables 2-22– 2-27 display employment status, or labor force participation, for Dougherty County, the state, and the nation for 1990 and 2000. Tables 2-22, 2-24, and 2-26 measure the percentage of the population that participates in the labor force showing male and female totaled together and separated in the following categories: in labor force, civilian labor force, civilian employed, civilian unemployed, in armed forces, or not in labor force.

Dougherty County experienced a percentage decrease in the total labor force from 1990 to 2000 and a percentage increase in those not in the labor force from 1990 to 2000. The percentage of civilian unemployed decreased from 1990 to 2000 from 6.25 percent to 5.81 percent. The County also experienced an increase in the number of residents who are in the armed forces over the same ten-year period.

In comparison to the state and national percentages, Dougherty County falls below in total labor force for 1990 and 2000 and has a higher percentage of civilian unemployed for both 1990 and 2000. This may reflect a loss of jobs, particularly in the manufacturing sector, or a mismatch between job skills and the jobs that were available.

Table 2-22: Dougherty County – Labor Force Participation

Dougherty County, GA: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	70,445	72,632
In Labor Force	44,571	43,126
Civilian Labor Force	43,328	41,614
Civilian Employed	38,922	37,392
Civilian Unemployed	4,406	4,222
In Armed Forces	1,243	1,512
Not in Labor Force	25,874	29,506
TOTAL Males	32,106	33,108
Male In Labor Force	23,052	21,582
Male Civilian Labor Force	21,909	20,415
Male Civilian Employed	19,968	18,409
Male Civilian Unemployed	1,941	2,006
Male In Armed Forces	1,143	1,167
Male Not in Labor Force	9,054	11,526
TOTAL Females	38,339	39,524
Female In Labor Force	21,519	21,544
Female Civilian Labor Force	21,419	21,199
Female Civilian Employed	18,954	18,983
Female Civilian Unemployed	2,465	2,216
Female In Armed Forces	100	345
Female Not in Labor Force	16,820	17,980

Source: U.S. Bureau of the Census

Table 2-23: Dougherty County – Labor Force Participation (%)

Dougherty County, GA: Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	63.27%	59.38%
Civilian Labor Force	61.51%	57.29%
Civilian Employed	55.25%	51.48%
Civilian Unemployed	6.25%	5.81%
In Armed Forces	1.76%	2.08%
Not in Labor Force	36.73%	40.62%
TOTAL Males	100.00%	100.00%
Male In Labor Force	71.80%	65.19%
Male Civilian Labor Force	68.24%	61.66%
Male Civilian Employed	62.19%	55.60%
Male Civilian Unemployed	6.05%	6.06%
Male In Armed Forces	3.56%	3.52%
Male Not in Labor Force	28.20%	34.81%
TOTAL Females	100.00%	100.00%
Female In Labor Force	56.13%	54.51%
Female Civilian Labor Force	55.87%	53.64%
Female Civilian Employed	49.44%	48.03%
Female Civilian Unemployed	6.43%	5.61%
Female In Armed Forces	0.26%	0.87%
Female Not in Labor Force	43.87%	45.49%

Source: U.S. Bureau of the Census

Table 2-24: Georgia – Labor Force Participation

Georgia: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	4,939,774	6,250,687
In Labor Force	3,353,372	4,129,666
Civilian Labor Force	3,280,314	4,062,808
Civilian Employed	3,092,374	3,839,756
Civilian Unemployed	187,940	223,052
In Armed Forces	73,058	66,858
Not in Labor Force	1,586,402	2,121,021
TOTAL Males	2,357,580	3,032,442
Male In Labor Force	1,807,053	2,217,015
Male Civilian Labor Force	1,741,609	2,159,175
Male Civilian Employed	1,652,016	2,051,523
Male Civilian Unemployed	89,593	107,652
Male In Armed Forces	65,444	57,840
Male Not in Labor Force	550,527	815,427
TOTAL Females	2,582,194	3,218,245
Female In Labor Force	1,546,319	1,912,651
Female Civilian Labor Force	1,538,705	1,903,633
Female Civilian Employed	1,440,358	1,788,233
Female Civilian Unemployed	98,347	115,400
Female In Armed Forces	7,614	9,018
Female Not in Labor Force	1,035,875	1,305,594

Source: U.S. Bureau of the Census

Table 2-25: Georgia – Labor Force Participation (%)

Georgia: Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male In Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male In Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female In Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female In Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census

Table 2-26: U.S. – Labor Force Participation

All of United States: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	191,293,337	217,168,077
In Labor Force	124,882,409	138,820,935
Civilian Labor Force	123,176,636	137,668,798
Civilian Employed	115,431,436	129,721,512
Civilian Unemployed	7,745,200	7,947,286
In Armed Forces	1,705,773	1,152,137
Not in Labor Force	66,410,928	78,347,142
TOTAL Males	91,866,829	104,982,282
Male In Labor Force	68,417,853	74,273,203
Male Civilian Labor Force	66,897,041	73,285,305
Male Civilian Employed	62,639,048	69,091,443
Male Civilian Unemployed	4,257,993	4,193,862
Male In Armed Forces	1,520,812	987,898
Male Not in Labor Force	23,448,976	30,709,079
TOTAL Females	99,426,508	112,185,795
Female In Labor Force	56,464,556	64,547,732
Female Civilian Labor Force	56,279,595	64,383,493
Female Civilian Employed	52,792,388	60,630,069
Female Civilian Unemployed	3,487,207	3,753,424
Female In Armed Forces	184,961	164,239
Female Not in Labor Force	42,961,952	47,638,063

Source: U.S. Bureau of the Census

Table 2-27: U.S. – Labor Force Participation (%)

All of United States: Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male In Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male In Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female In Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female In Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census

Unemployment Rate

Tables 2-28 – 2-30 show labor statistics, which include labor force, employed, unemployed, and unemployment rate.

Historical unemployment rates for Albany-Dougherty County are higher than state and national averages. Dougherty County’s unemployment rate fluctuated between 1990 and 2000, reaching 10.40 percent at its highest in 1992 and 6.60 percent at its lowest in 1996. In comparison to the state and national unemployment rates, the state experienced a consistently lower rate than Dougherty County between 1990 and 2000, while the nation experienced a lower rate between 1990 and 2000 than Dougherty County except in 1991. The unemployment rate for Dougherty County has changed significantly since the July 1994 flood. In 2000, Dougherty County experienced a 6.90 percent unemployment rate. The unemployment rate for Dougherty County in 2003 was 5.6 percent, which was a decline from the unemployment rate of 6.1 percent in 2001.

The unemployment rate is expressed as a percentage of the available work force that is not employed. It should be noted that unemployment rates refer to those persons who are able to work and are actively seeking employment. According to the U.S. Bureau of

the Census, labor force is defined as persons that are employed, unemployed, or in the Armed Forces during the survey week. The "civilian labor force" includes all civilians classified as employed or unemployed. The file includes labor force data for civilians age 15 and over. However, the official definition of the civilian labor force is age 16 and over.

Table 2-28: Dougherty County – Labor Statistics

Dougherty County: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	42,709	41,881	42,912	43,570	45,290	43,796	45,036	46,187	46,363	44,730	44,424
Employed	39,373	39,115	38,466	39,577	40,943	40,887	42,107	42,880	42,270	41,011	41,373
Unemployed	3,336	2,766	4,446	3,993	4,347	2,909	2,929	3,307	4,093	3,719	3,051
Unemployment Rate	7.80%	6.60%	10.40%	9.20%	9.60%	6.60%	6.50%	7.20%	8.80%	8.30%	6.90%

Source: Georgia Department of Labor

Table 2-29: Georgia – Labor Statistics

Georgia: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876
Un-employed	182,127	164,772	234,495	201,932	185,722	176,306	172,308	177,179	168,824	162,183	154,398
Unemployment Rate	5.50%	5.00%	7.00%	5.80%	5.20%	4.90%	4.60%	4.50%	4.20%	4.00%	3.70%

Source: Georgia Department of Labor

Table 2-30: U.S. – Labor Statistics

United States: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304	133,943	136,297	137,673	139,368	140,863
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900	126,708	129,558	131,463	133,488	135,208
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404	7,236	6,739	6,210	5,880	5,655
Unemployment Rate	5.60%	6.80%	7.50%	6.90%	6.10%	5.60%	5.40%	4.90%	4.50%	4.20%	4.00%

*Source: U.S. Bureau of Labor Statistics

Commuting Patterns

Table 2-31 lists the commuting patterns to work for Dougherty County residents who are sixteen years of age or older for 1990 and 2000. The number of Dougherty County residents who work in the County has decreased from 1990 to 2000 by approximately 6 percent, while the number of residents who work outside of the County has increased by approximately 43 percent. This indicates an increase in desirable jobs outside of the County. It should also be noted that many workers commute into Albany-Dougherty County to work. To create a better jobs-housing balance for these workers, Albany-Dougherty County should concentrate on programs to create more workforce housing near major employment centers such as downtown and Phoebe Putney Hospital.

Table 2-31: Dougherty County – Commuting Patterns

Dougherty County, GA: Labor Force by Place of Work		
Category	1990	2000
Worked in County of Residence	36,609	34,358
Worked outside County of Residence	2,385	3,419

Source: U.S. Bureau of the Census

Economic Development Agencies and Partners

Albany Area Chamber of Commerce

The Albany Area Chamber of Commerce (AACC), whose mission is to promote and stimulate the economic well-being of its membership; to enhance the quality of life for the entire community; and to represent its members' commercial, industrial, and professional interests in major economic and public issues, serves as a unifying organization in the community.

The Albany Area Chamber of Commerce serves the direct geographic service area of the City of Albany and Dougherty County, and it also serves an indirect service area also known as the Albany Metropolitan Statistical Area which has recently expanded in the 2000 Census to include the counties of Lee, Baker, Terrell, and Worth.

The Albany Chamber of Commerce, which is accredited by the United States Chamber of Commerce (USCC), coordinates two other agencies central to its efforts. These agencies and their missions are:

The Albany Convention and Visitors Bureau (CVB), whose mission is to generate overnight stays, increase tax revenue, stimulate economic growth, and enhance the image of Albany-Dougherty County. The CVB is a destination marketing organization working to generate overnight stays, increase tax revenue, stimulate economic growth, and enhance the image of Albany/Dougherty County. The CVB targets markets to

conventions, motor coaches, reunions, sporting events, and hosts familiarization tours for tourism specialists.

The Albany-Dougherty Economic Development Commission (EDC), whose mission is to lead efforts in promoting Albany-Dougherty County for economic development purposes by recruiting new business and industry and by working to retain and expand existing industry within the county.

Another important function lies with the Chamber of Commerce Tourism Division. The mission of the Tourism Division is to provide leadership and assistance to the Convention and Visitors Bureau by promoting community awareness and support for tourism and convention efforts; developing a comprehensive marketing plan; and identifying additional sources of revenue.

Accommodations Sub-Committee -Representatives of accommodations will promote marketing/advertising/packaging opportunities and methods of growing occupancy rate; spotlight industry needs; and participate in consumer trade shows.

Entertainment/Attractions Sub-Committee -Promote events/attractions in the Albany region by developing a regional community calendar; developing co-op marketing opportunities; hosting familiarization tours; and by participating in consumer trade shows.

Restaurants Sub-Committee-Promote co-op marketing opportunities, provide quality customer service and identify industry needs.

Sports Marketing Sub-Committee-Enhance the growth and presence of athletics and special events in Albany and Southwest Georgia for the purpose of increasing overnight room bookings, which in turn will assist and support the hotel and tourism infrastructure in the area.

Albany and Dougherty Payroll Development Authority (PDA)

The Albany and Dougherty Payroll Development Authority (PDA) is a constitutional authority and public corporation created by the State of Georgia in January 1958. The authority issues non-taxable and taxable industrial bonds. The PDA may also offer additional incentives, including but not limited to tax abatements.

Albany Community Together (ACT!)

Albany Community Together (ACT!) is a public-private economic action partnership established to help create, expand and to finance small and medium size businesses owned by residents in the fourteen county service area.

ACT!'s mission is to strengthen the economy by providing start-ups and existing businesses access to capital. These businesses are usually denied access to traditional sources of capital for various reasons. By providing access to capital and training, small businesses will aid the region by helping to facilitate the overall economic recovery and development of the Southwest Georgia Region and the greater Albany Area by generating jobs, income and wealth for residents long into the future.

Albany/Dougherty Inner-City Authority (ADICA)

The Albany/Dougherty Inner-City Authority (ADICA) was organized as a state chartered non-profit agency in an effort to develop projects and financing techniques to improve and redevelop Albany's downtown and central city area. This area is approximately 1/3 of the physical area of the city. The boundaries are Oakridge Drive, Slappey Blvd., and the Liberty Expressway. ADICA is responsible for the implementation of the Downtown Redevelopment Plan.

Albany Tomorrow, Inc.

Albany Tomorrow, Inc. is a nonprofit organization that was formed by community leaders to implement the Albany Downtown Riverfront Master Plan. Albany Tomorrow's team of renowned, experienced designers and respected developers are hard at work on a \$210 million downtown redevelopment initiative to allow Albany to reclaim the core of the city and generate thousands of jobs. The Albany Downtown Riverfront Master Plan calls for new construction and restoration, expansion, and rehabilitation of existing structures. It involves a mix of commercial, institutional, recreational, and residential projects.

The Albany Downtown Riverfront Master Plan is designed to fill the center of the community with diverse activities and destinations that will be an irresistible draw to residents and visitors alike. Each component is vital to the overall success of downtown redevelopment. From its inception, Albany Tomorrow, Inc. has been a true public-private partnership driven by the community's desire to boost economic, educational and cultural opportunities.

Other Albany Tomorrow projects include:

Flint Riverquarium - The centerpiece of the plan is the Flint Riverquarium, a hybrid educational facility that is part aquarium, part children's museum, part natural history museum, part botanical garden and part science museum. The Flint Riverquarium interprets the geological, hydrological, ecological and climatic dimensions of the Flint River watershed. It houses the Flint Riverquarium which tells the story of the Flint River's 350-mile journey from Atlanta to the Gulf of Mexico and the mysterious blue-hole springs that help create it. The 175,000 gallon, 22-foot-deep, open-air blue hole is one of only a few open air aquariums in the world. Imagination Theater is the area's only large screen format theater featuring films in 3D.

Riverfront Park - This 10-acre, two-block area downtown serves as the greenway trailhead. Its amenities include a riverwalk, trails, the Bridge House, plazas, and Turtle Grove Park. This area has attracted both residents of Albany and visitors from other surrounding areas. Riverfront activities include movies in the park and fireworks. Riverfront Park includes Turtle Grove Park is a children's play area and play park. It features state-of-the-art equipment and features which incorporates the latest in recreational amenities for kids of all ages and is predicated on safety.

Albany Riverskate - Southwest Georgia's first skate park includes a 15,000 square foot skating surface with a multitude of ramps and various obstacles for skateboarders and in-line skaters, as well as BMX bicyclists.

First Tee of Albany - The First Tee is a World Golf Foundation initiative dedicated to providing young people of all backgrounds an opportunity to develop, through golf and character education, life-enhancing values such as honesty, integrity and sportsmanship. The First Tee of Albany has constructed and operates a nine-hole short course, driving range, and a learning center in downtown Albany, GA. The facility is part of the Albany Tomorrow's downtown riverfront master redevelopment plan and is available to adults as well as children.

Garden Inn and Convention Center - Located in downtown Albany, Georgia, the Hilton Garden Inn Albany hotel features 122 deluxe guestrooms and 13,000 square feet of diverse meeting and banquet space for all occasions. Next to the James H. Gray Sr. Civic Center and in the heart of the redeveloped downtown district of Albany, Georgia, the Hilton Garden Inn Albany hotel and conference center is steps from the Flint River.

Front Street Entertainment District - The Flint River Entertainment District is envisioned as a dense mix of specialty retail, entertainment and dining establishments linking the Flint Riverquarium, the hotel and conference center, the Flint River Walk, the Albany Civic Center and riverfront amenities such as docks, plazas, parks and trails.

Harlem Business, Retail and Entertainment District - A restored historic business district in South Albany one block south of Oglethorpe Boulevard includes specialty retail shops, dining establishments and community services. New and rehabilitated stores are along Highland Avenue between Jefferson and Jackson streets, serving to link the historic neighborhood with the Front Street Entertainment District, the Albany Civil Rights Movement Museum at Old Mount Zion Church, the Thronateeska Heritage Center and the Flint Riverquarium.

City of Albany's Community & Economic Development Department

The staff provides technical and management assistance to businesses and refers business owners to potential sources of funding and financial advice. The department also operates the Micro-business Enterprise Center, an incubator facility, that is

designed to house small service related and light industrial businesses through their early years by providing tenants with centralized services and business management programs. This facility currently houses twenty-five tenants and serves as a computer training center providing interactive management training and business software training to small business owners.

Albany Downtown Merchants Association

The Downtown Merchants Association is comprised of a group of merchants working in conjunction with local economic agencies and small businesses to revitalize the downtown area. They have been host to a number of activities to include the annual downtown Mardi Gras Celebration for the City of Albany which has brought over 8,000 people for the one day event. In February of 2006, the Mardi Gras Celebration will expand to include a bike race.

Georgia Department of Labor

The Georgia Department of Labor provides a wide range of services to job seekers and employers. These include administration of Georgia's unemployment insurance, employment service, and vocational rehabilitation programs; provision of workforce information to the public and private sectors; inspection of boilers, pressure vessels, amusement park and carnival rides; and oversight of child labor issues.

The mission of the Georgia Department of Labor is to:

Assist individuals to attain their work goals and increase self-sufficiency through employment, training, comprehensive rehabilitation, and support services, and to assist employers to meet their business needs through employee recruitment and selection services, workforce information, and technical support.

Marine Corp Logistic Base (MCLB), Albany

Marine Corp Logistics Base (MCLB,) Albany is currently the second largest employer in the southwest region, with a direct payroll in excess of \$125 million dollars. The key element to MCLB Albany is its potential to expand with respect to joint operations, which has become a driving force within the Department of Defense. The development of a Marine Corps Joint Logistics Base where the military, civil service and contractor teams will work together to provide the most efficient logistics support available is a promising feasibility.

Private Developers

The private sector is engaged in revitalizing downtown Albany. Private developers have purchased and renovated historic buildings and are opening businesses such as dining establishments, specialty shops, and more to aid in redevelopment efforts of downtown

Albany. These business owners are providing a variety of services such as restaurants and entertainment, attracting not only local residents, but visitors from surrounding counties. Their efforts have aided in the successful rebirth of downtown Albany.

Southwest Georgia District Small Business Development Center

The Southwest Georgia District Small Business Development Center, which was established by the University of Georgia in 1978, assists local small business owners and potential entrepreneurs through management counseling and training. Its Albany center service area consists of thirty-two counties in the region, and includes eight counseling sites. The center provides valuable advice on business start-up feasibility analysis, problem solving, marketing strategies, and bookkeeping.

Southwest Georgia Regional Development Center

The Southwest Georgia RDC is a regional state planning agency covering Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, and Worth counties in southwest Georgia.

The Economic Development Division within the Southwest Georgia RDC provides technical assistance to chambers of commerce, economic development authorities, and/or localities for economic development projects. These are projects that will create jobs and generate private investments for the Southwest Georgia Region, which makes each county eligible to receive EDA funding for economic development projects.

Southwest Georgia Workforce Investment Board

The Southwest Georgia Workforce Investment Board works with local partners and contractors to reform federal job training programs and creates a new, comprehensive workforce investment system. The new Workforce Investment Act (WIA) law embodies seven key principles:

1. Streamlining services
2. Individual empowerment
3. Universal accessibility
4. Increased accountability
5. Strong role for local Workforce Investment Boards
6. State and local flexibility
7. Improved youth programs

Albany State University (ASU)

Albany State University (ASU), a historically black public institution in Southwest Georgia, offers undergraduate and graduate liberal arts degrees and a wide range of outreach programs to the community. Albany State offers seven undergraduate degree

programs of which the most popular majors are biology, criminal justice, computer science, education management, communications, and nursing. ASU also offers six advanced degrees: a master of science in criminal justice, a master of public administration, a master of business administration, a master of science in nursing, a master of education in 11 majors, and an education specialist degree. The University offers a Board of Regents engineering transfer program and a dual degree program in engineering with Georgia Tech.

Albany Technical College

Albany Technical College, a public post-secondary institution of the Georgia Department of Technical and Adult Education, provides technical education and training support for evolving workforce development needs of Albany and Southwest Georgia. The College is a storehouse of skills-training that can be customized to fit the needs of business and industry.

Albany Technical College's Economic Development Programs (EDP) division offers customized business training, continuing education courses, the Quick Start Program, ACT Center and ACT WorkKeys assessment and testing, retraining tax credit assistance and many other business services. Its economic contributions to the regional area consisted of nearly \$48 million, in 2004.

Darton College

Darton College is a two-year unit of the University System of Georgia offering over seventy-three two-year transfer and career associate degrees. Darton College offers workshops, seminars, clinics, and customized training programs that are designed to assist in the economic workforce development and educational enrichment opportunities for individuals and organizations. Darton College Continuing Education has the ability to assist individuals and organizations with lifelong learning needs.

Georgia Tech Research Institute

The Georgia Tech Research Institute, affiliated with the Georgia Institute of Technology, also maintains a regional office in Albany. The institute performs a variety of economic development projects including the provision of technical assistance in manufacturing processes, facility planning, material handling, and cost control advice to small and mid-size firms which otherwise lack appropriate technical resources. It also conducts applied economic research and feasibility studies for local public agencies and development groups that are working to expand local job opportunities.

Turner Job Corps

Turner Job Corps is the 4th largest Job Corps in the U.S. with 1,030 students. Eighteen trades are offered, and students can attain high school diplomas or GEDs. Turner Job

Corps offers a comprehensive array of career development services to at-risk young women and men, ages 16 to 24, to prepare them for successful careers. Job Corps employs a holistic career development training approach which integrates the teaching of academic, vocational, employability skills and social competencies through a combination of classroom, practical and based learning experiences to prepare youth for stable, long-term, high-paying jobs.

Turner Job Corps provides over 400 jobs and has an economic impact of almost \$20 million annually.

Dougherty County School System

The Dougherty County School System's Career, Technical and Agriculture Education Department provide skills training integrated with academic learning in 13 program areas to youth in middle and high schools. In addition, there is a strong focus on assisting youth in determining their career interests through Teachers as Advisors program and standardized career interest inventories. Students are encouraged to continue their training and education at our postsecondary institutions through articulated Tech Prep credits.

Southwest GA Area Health Education Center

The Southwest GA Area Health Education Center is a not-for-profit organization that builds the pipeline of people who will become health professionals and ultimately employed in the 38-county region. The Center works with children and adults interested in exploring careers in healthcare, and offers classroom presentations, career counseling, after-school programs, summer camps, teacher training, shadowing, clinical experiences for students, and continuing education for professionals.

Economic Development Programs and Tools

There are a variety of financing programs and tools available to spur economic development in the Albany area. The private financing that presently exists in the Albany area is offered through the seven local banks. These banks that typically operate serve traditional types of development. Public financing that is presently available includes:

1. The Southwest Georgia Regional Development Center (RDC) administers the SBA 504 loan programs. Also, they manage a Regional Revolving loan Program for industrial and small business development. The loan program is operated throughout Southwest Georgia that includes Dougherty County and the City of Albany. The RDC program restricts the participation of some smaller businesses due to the minimum loan requirement.
2. Albany Community Together, Inc.'s loan products are the following:

- Revolving Loan Fund-Growth Loan Fund is funds that can be used to purchase fixed assets, real estate, and working capital. Loans in the amount of \$50,000 - \$200,000. Private Lender Investment required. Loan Terms – Maximum of 10 years for fixed assets, maximum of 5 years for working capital – Maximum 15 year terms for real estate. Interest at prime or 2 to 3 points above prime.
 - Revolving Loan Fund-Small Business Capital Fund is a fixed asset loans and working capital loans. Loans in the amount of \$25,000 - \$100,000. Loan Terms – Maximum 7 years for Fixed Asset Loans, 2-5 years on Working Capital Loans. Private Lender Investment required. Business must meet the SBA definition of a small business to be eligible for this loan program.
 - SBA Micro-loan Program is loans up to \$35,000 for working capital, inventory, furniture & equipment loans. Loan Terms-Maximum is 6 years. Business must meet credit requirements and SBA size standard.
 - Contractor's Working Short Term Loan Program is for short-term working capital loans up to \$10,000 for working capital to complete awarded contract. Loan terms the life of the contract or 12 months, whichever is less. Business must meet the RLF underwriting guidelines and have an assignable contract.
 - The Albany Dougherty County Payroll Development Authority has been in operation for many years and owns two industrial parks and land for industrial development. The Authority provides revenue bonds for companies locating in Albany and Dougherty County.
3. Albany Tomorrow Façade Loan Program is for businesses in Albany Downtown. The businesses can received a loan up to \$5,000 to do façade improvements to the exterior of the building.
 4. The Albany Dougherty Inner-City Authority (ADICA) has been in operation for many years and provides revenue bonds for businesses locating in Albany and Dougherty County.
 5. The City of Albany Department of Community & Economic Development Economic Development Revolving Loan Fund (RLF) will fund projects in the service and/or light industry with fixed terms for working capital and machinery, although real estate acquisition will also be a target. The RFL goals of job creation and private capital leverage can best met with these targets. The existing and "start-up" business provider of service and/or light industry must be located in city and target areas of downtown and/or redevelopment areas of the City of Albany. The applicant could receive a direct loan from a minimum of \$25,000 to a maximum of \$100,000 and will be required to obtain financing to the fullest extent possible of project cost from private financing and equity investment. The interest rate will be fixed. The term of the loan will be up to 12

years.

6. The Albany and Dougherty Payroll Development Authority (PDA) issues non-taxable and taxable industrial bonds. The PDA may also offer additional incentives, including but not limited to tax abatement.

The State of Georgia offers incentives listed below in accordance with Georgia's Business Expansion and Support Act of 1994. Counties are divided into tiers and this determines the amount of credits available. Dougherty County is a Tier 1 County.

- Job Tax Credit -Companies creating 15 or more jobs in a Tier 1 county will receive a \$4,000 job tax credit. These credits cannot exceed 50% of state income tax liability, but unused credits may be carried forward for 10 years.
- Additional Credit in Less Developed Areas -A \$2,500 job tax credit is available when five or more jobs are created in specially designated census tracts and employ at least 30% of the local residents.
- Investment Tax Credit -Manufacturers which have had plants or support facilities in operation at least three years may receive tax credits for plant expansions or facilities construction totaling \$50,000 or more, based on the same tier structure used for job tax credits. In Dougherty County, businesses receive 3% or 5% credits.

Other tax exemptions or credits available to employers locating in Albany-Dougherty County include:

- Manufacturing Machinery Sales Tax Exemption
- Primary Material Handling Sales Tax Exemption
- Electricity Exemption
- Retraining Tax Credit
- Child Care Credit
- Research and Development Tax Credit
- Small Business Growth Companies Tax Credit
- Freeport Tax Exemption

Attractions and Cultural Facilities

A major component of Albany/Dougherty County's economic development strategy is the development of its tourism industry. Regional initiatives are underway to promote eco-tourism, agri-tourism, and recreation-based tourism associated with the region's natural resources. Cultural and heritage tourism are also being promoted within the City of Albany. Key components include the revitalization of Albany's downtown, interpretation of the City's civil rights history, and the construction of new tourist attractions and cultural venues. Following is a listing of some of Albany/Dougherty County's numerous cultural attractions. For more information on the City/County's natural and cultural resources including agriculture, see the Natural & Cultural Resources Element of this comprehensive plan.

Albany Area Arts Council

The Arts Council is a non-profit entity charged with the tasks of organizing and coordinating the efforts of arts organizations and strengthening the relationship and awareness of arts within the community. The Executive Director of the Arts Council, the only paid employee, is responsible for management and operation of the organization.

The mission of the Albany Area Arts Council is to enhance the quality of life in Albany through the arts by:

- Advocating for community support;
- Raising and allocating funds;
- Reinforcing the responsibilities of arts organizations to the community;
- Being a catalyst for cooperation among the various arts organizations; and
- Marketing the arts.

The Arts Council services five counties in southwest Georgia. They are Dougherty, Crisp, Lee, Sumter, and Terrell counties. The council operates by standards set forth in grants or contracts for service with the Georgia Council for the Arts.

The direction of future growth and development is guided by the Albany Area Arts Council Cultural Plan. The council has five goals with programs that they strive to achieve. These are:

- To be a catalyst for art activities by bringing artists, art organizations, resource providers, and diverse members of the community together to explore mutual interests and plan programming and activities accordingly.
- To be a clearinghouse for the arts by:

- Compiling and making available databases of general arts information, area artists, organizations, resource providers, and patrons;
 - Coordinating the scheduling of arts activities in the Albany area; and
 - Providing general arts information to the public by publishing weekly and bi-monthly calendars in the newspaper.
- To stage an annual arts festival by securing support from the City, Downtown Merchants Association and the Chamber of Commerce and eliciting the participation of member groups in a multi-faceted celebration of the arts.
 - To maintain funding for the arts by continuing to build the Arts Development Drive as a principle funding mechanism and seek resources from public and private entities.
 - To be a marketing catalyst by developing niche audiences for the various arts through a yearly marketing strategy; and by developing a cultural yellow pages which lists organizations with missions pertaining to arts, history, and culture.

The Albany Area Arts Council is housed in the Carnegie Library Building located at 215 North Jackson Street, Albany, GA 31701. The capacity of the facility is 250 persons and the current demand is approximately 150. Existing programs, facilities and services are sufficient to meet current and future needs.

Albany Civic Center

The Albany Civic Center is located at 100 West Oglethorpe Boulevard. The Albany Civic Center is a uniquely designed multi-purpose convention, entertainment, trade show, and meeting facility. The Civic Center seats 10,240 people, has 46,000 square feet of exhibit space, 6,000 square feet of meeting space, and 2,100 parking spaces. Services include a full-service box office with Ticketmaster's computerized system, an in-house advertising agency with group sales, and a production non-union stage crew.

Albany Municipal Auditorium

The Albany Municipal Auditorium, located at 100 West Oglethorpe Boulevard, was closed in 1972 due to disuse, but in 1986 it was restored to its former grandeur. Built in 1915, the Albany Municipal Auditorium is listed on the National Register of Historic Places. The Albany Symphony Orchestra uses this facility as "Symphony Hall" when the orchestra performs there. Other performing arts groups, such as the Albany Concert

Association, Albany Ballet, OPERAlbany, Albany Chorale, Theatre Albany and various local and touring groups use this facility. The Albany Municipal Auditorium has a total seating capacity of 965 in its two balconies, six boxes, loges and on orchestra level.

Albany Museum of Art

Albany Museum of Art, with American Museum of Art accreditation, hosts national traveling exhibits each year and is home to the largest collection of African art objects in the Southeast. The museum is located at 311 Meadowlark Drive, Albany, GA 31707. The Museum has a new children's participatory area, the only such facility of its kind in the Southwest Georgia. AMAzing Space offers a youth art gallery and the interactive gallery for kids. Upper level galleries feature exhibitions from AMA's permanent collection, including sub-Saharan African art and sporting art. Several traveling exhibitions are displayed throughout the year in the galleries on the main level. The Museum plans to relocate to Downtown Albany which will further stimulate downtown revitalization.

Albany Symphony

The Albany Symphony is Southwest Georgia's only professional orchestra. The Albany Symphony Association, Inc. is a non-profit organization with a Board of Directors. The Board is responsible for setting policy and raising funds. They currently employ 2 full-time and 2 part-time employees, in addition to 75+ orchestra members hired as contracted labor. The orchestra is under the direction of a full-time resident conductor.

The mission of the Albany Symphony Association is to enrich the quality of life in Southwest Georgia by providing and promoting quality symphonic music through the organization, development, and support of a symphony orchestra as well as through related educational, artistic, and cultural activities.

The Albany Symphony serves the Southwest region of Georgia. Performances are held at the Albany Municipal Auditorium (950 seats), the Veterans Park Outdoor Amphitheatre (1,000 seats), or the Albany Civic Center (10,000 seats). The Symphony, depending on its needs, is able to book any one of these multipurpose facilities. All these facilities are sufficient to meet the current and future needs of the Symphony.

Funding for the Symphony comes from fund raisers, private donations, and ticket sales. Two planned endowments will require approximately \$2 million to be raised over a 3-5 year time frame starting in 2006. The Board and endowment campaign committee will have the responsibility for raising these funds.

The Mount Zion Albany Civil Rights Movement Museum

The Mount Zion Albany Civil Rights Movement Museum tells the story of the impact of the southwest Georgia movement on the rest of the world while focusing on the role of the African-American church and the freedom music that emerged during this period. The Mount Zion Albany Civil Rights Movement Museum is located at 326 Whitney Street in the former Mt. Zion Church. The beautifully restored church, a meeting place for civil rights marchers in the 1960s, features historical exhibits and monthly concerts by the Freedom Singers, many of whom participated with the same group during the Civil Rights Movement. The docent-led presentations and tours at the former church offer youngsters a chance to see artifacts and documents chronicling the movement. An addition to the museum is planned with SPLOST funds.

The Ritz Cultural Center

Listed on the National Register of Historic Places, the Ritz features an auditorium and stage, exhibit area, workrooms and practice rooms in what was once the historic Ritz Theatre. The Ritz Cultural Center is located at 225 S Jackson St, Albany, 31701. Programs at the Ritz are designed to expose citizens, especially children, to the fine arts through diversified activities, educational programs and focused exchanges with performing artists and craftsmen. Additionally, the Ritz seeks to enhance the quality of life in the region by encouraging broad-based awareness of, and participation and enjoyment in, the performing and visual arts. The Ritz provides an after-school program, Saturday Enrichment Program and Summer Enrichment Program.

Theatre Albany

Theatre Albany's mission is to enrich the cultural atmosphere of greater Albany by producing and promoting quality live theatre for all segments of the community. It is within the mission to entertain, to educate, and to provide opportunities for the individual artist and to encourage a high level of community participation. Theatre Albany is governed by a Board of Directors that employs an Artistic/Managing Director responsible for the day-to-day operations and event scheduling of the theatre.

Theatre Albany provides service to Albany-Dougherty County and the surrounding counties of Lee, Baker, Terrell, and Tift. Theatre Albany offers five major productions during the regular season in the main stage theatre. In addition, productions are offered in the intimate studio theatre, as well as children's theatre productions, reader's theatre productions, summer youth workshops, and adult acting workshops.

Theatre Albany is located at 514 Pine Ave, Albany, 31701. The seating capacity of the main stage theatre is 314. The theatre holds nine performances per production to accommodate demand. Currently, demand is monitored by ticket sales and subscriptions. The facilities and level of service provided to the community are

sufficient to meet present and future needs. Although demand is being met, Theatre Albany is planning to expand its programming and add performances in the future.

In the next 5 years, the theatre needs to upgrade the technical aspects of productions. The HVAC system is also in need of being upgraded as well as needs for other facility improvements.

Primary funding for Theater Albany is from ticket sales which constitute approximately 60 percent of the budget. The other percentages are made up of donations and sponsorships. The theatre is planning a capital campaign in the next 10 years to raise funds for facility improvements and expansions.

Thronateeksa Heritage Center

Thronateeksa Heritage Center at Union Station, established in 1974, is a non-profit organization operated by Thronateeska Heritage Foundation, Inc. The center, dedicated to telling the human story of Albany and Southwest Georgia, serves the communities of Dougherty County as well as the surrounding counties and cities of Southwest Georgia.

The purpose of the foundation and center is:

- To promote the study of culture, traditions, customs and way of life of people of today and their predecessors, particularly in the area of Southwest Georgia;
- To promote the preservation of historical and cultural artifacts and materials and to disseminate facts and information concerning the history, culture, arts, crafts, customs and way of life, particularly in Southwest Georgia;
- To promote the conservation and preservation of artifacts, places and things illustrative of culture, customs, and way of life, particularly in Southwest Georgia;
- To promote the study of and to disseminate information with respect to natural science and the environment, particularly the animal and vegetable life, mineralogy and geology in Southwest Georgia;
- To establish and maintain a museum and natural science center primarily for the benefit of residents of Southwest Georgia;
- To cooperate with and to assist schools, colleges, libraries and other organizations in Southwest Georgia having similar objectives in advancing knowledge of and interest in Southwest Georgia and in the natural history of Southwest Georgia;

- To promote, sponsor or provide exhibitions, lectures, educational films, field trips, and other educational projects in furtherance of the Foundation's purposes;
- To acquire, hold, administer, preserve, and sell real and personal property having historical or cultural interest or significance primarily in Southwest Georgia; and
- To encourage research, scholarship, and publications on subjects being promoted by the Foundation.

The Heritage Center is comprised of five buildings and attractions are composed of three major parts: the Museum of Albany & Southwest Georgia History, the hands-on Science Discovery Center, and the Wetherbee Planetarium. The Heritage Center is located at 100 W. Roosevelt Avenue, Albany. The Thronateeska Heritage Foundation plaza is made up of several historic buildings centered around Albany's old railroad depot (circa 1857), one of only five brick depots built in Georgia before the Civil War that is still standing. The Fryer-Merritt house, built in the 1880s, has been donated, relocated to this historic area and restored for use as meeting space. The Museum of History and Science can be found in the 1913 Union Station Building and features changing exhibits. Model Railroad Display is dedicated to the preservation of Albany and Southwest Georgia's railroad history through permanent collections and a schedule of traveling exhibitions. The Foundation also operates the only planetarium open to the public in Southwest Georgia, and a science discovery center.

There are also rental facilities at the Heritage Center. These are the Chautauqua Room, once the dining room for the Railroad Depot; the Platform of the depot; and the Fryer-Merritt House, which currently is used for administrative offices.

The current demand on the Heritage Center is 24,000 visitors a year. This current usage is approaching the facility's maximum capacity of 25,000 visitors a year. Presently, the seating capacity of the planetarium is not adequate for large groups and the on-site parking is insufficient for large events.

The future development of the Heritage Center to meet growing needs is guided by the 1997 Site Development Plan and the 2004 Project Definition Plan. Apart from parking issues, one of the priority projects in the next 3 to 5 years is the restoration of the historic train depot.

In the more immediate future (1 to 2 years), the Foundation is awaiting the construction of a new planetarium and Science Discovery Center building. This will commence when funds for the project have been approved and finalized.

Major funding sources for improvements come from money collected from the Dougherty County SPLOST IV and V. Money that is collected through admission fees and general donations/gifts are used for the daily operation and maintenance costs of the Heritage Center.

Veterans Park Amphitheatre

The Veterans Park Amphitheatre rests along the bank of the Flint River, adjacent to the Civic Center at 100 West Oglethorpe Boulevard and is part of the Flint River Corridor. The amphitheatre, a venue to patriotic activities and local and touring concerts, has a seating capacity of 2,500.

Parks at Chehaw

The Parks at Chehaw, one of only two accredited zoos in Georgia, includes a 100-acre wild animal park, campgrounds, nature trails, bicycle motorcross track and one of the state's largest play parks for kids.

South Georgia Wildcats

The South Georgia Wildcats play indoor football in the Arena Football League. The Wildcats finished 4th in attendance in the league, and concluded a highly successful first season averaging 6,748 fans per game. The Wildcats began their season at the Albany Civic Center in April of 2005. For Albany and Southwest Georgia, the Wildcats provide great family entertainment.

Special Olympics Georgia

Special Olympics Georgia (SOGA) is a thriving non-profit organization that provides year-round competition for Georgia athletes with intellectual disabilities. Made up of 22,350 athletes and 15,000 volunteers, Special Olympics Georgia holds several major events year-round, including statewide Summer, Fall and Winter Games and regional competitions. Recognized as one of the most well-known and credible charities, SOGA seeks to provide its athletes with every opportunity to succeed by raising money through fund-raising events.

The City of Albany hosted the Fall Games on October 7-9, 2005. The City will also serve as the host of the Fall Games on October 6-8, 2006 and October 5-7, 2007.

Golf Courses

With over seven courses in just the greater metro area, Albany has more golf courses than any other city/town in our region. These golf courses include Doublegate Country Club, Stonebridge Golf & Country Club, Flint River Golf Course, Radium Springs Golf Course and RiverPointe. Statewide, the only other city with more golf courses is Atlanta. Two of these golf courses serve as host to tournaments such as the Senior Championships, Albany Invitationals, and the Stonebridge Classic.

Quail Hunting

Southwest Georgia wildlife provides a memorable traditional southern quail hunting experience. Ashbrook Plantation, often referred to as "The Quail Capital of the World," is located just 18 miles from the Albany airport. It serves as a participating property for Quail Unlimited's Celebrity Quail Hunt.

Quail Unlimited holds a number of events around the country that generate national attention and create an awareness of the needs of quail. The Quail Unlimited Chevrolet Celebrity Quail Hunt is one of Quail Unlimited's largest, bringing in thousands of conservation dollars each year. In 2006, Albany will host the 20th Anniversary Celebrity Quail Hunt.

ASSESSMENT

Relationship to Other Plan Elements

Economic Development is inextricably linked with other plan elements, and solutions to Economic Development issues are often executed under the purview of other disciplines. The Population Element includes information on demographic trends including per capita and household income. Albany-Dougherty County has not grown in population as fast as the State in recent years and this is primarily linked to economic growth and job opportunity. Additionally, poverty rates and unemployment rates are linked to job opportunity. The quality of jobs available is linked to the skills of the workforce which are attributable to the educational resources available. Educational Facilities and Services are discussed in greater detail in the Community Facilities & Services Element as are the hospitals (a major economic growth engine), government, and Parks & Recreation (which, along with quality schools, are keys to attracting professionals and new business enterprises to the region). The MCLB (another economic engine) is discussed in more detail in the Intergovernmental Coordination Element. Agriculture and other natural and cultural resources are discussed in the Natural & Cultural Resources Element. The development of desirable housing for employees in proximity to jobs is another key to economic development which is discussed in the Housing Element. Finally, the geographic distribution of jobs during the planning period and areas that are in need of economic redevelopment and revitalization are displayed and described in the Land Use Element.

Major Economic Activities

Albany/Dougherty County is strategically located in the heart of southwest Georgia with good accessibility from I-75, US 82, US19, SR 300 and 62. A strong workforce, abundant natural resources and accessibility have made this area attractive to

employers. Major employers in Albany/Dougherty County include Procter & Gamble, Merck & Company, Miller Brewing, M&M Mars, and the United States Marine Corps Logistics Base (MCLB). Table 2-15 displays the largest employers in Albany/Dougherty County in 2005.

In 2002, Procter & Gamble opened a new 1.5-million-square-foot warehouse and distribution facility in Albany. The addition of this facility is expected to add 200 jobs in Albany and makes the Procter & Gamble plant the largest tissue paper manufacturing site in the world. Also, in 2004, Procter & Gamble opened a new on-site day care facility for the children of its employees.

The MCLB is discussed in greater detail in the Intergovernmental Coordination Element. The MCLB is Albany/Dougherty County's second largest employer, with more than 2,200 civilians along with a complement of 600 marines, for an annual payroll totaling more than \$217 million. The base employs workers from the surrounding 21-county area. MCLB Albany represents a major economic impact on the Albany/Dougherty County Area. It was recently announced that the MCLB would remain open and would gain missions which should mean an increase in both military and civilian personnel. The US Department of Defense routinely examines the long-term viability of its military installations through the Base Realignment and Closure (BRAC) process. It is important that relationships between the local economic development agencies and the MCLB remain active during the planning period with a focus on retaining the base through future BRAC evaluations.

Albany-Dougherty County is home to a large industrial sector which the city and the county hope to continue growing. Automobile manufacturers have opened plants in the southeastern United States and more recruitment from this sector is expected. The educational facilities in the area, Albany Technical Institute, Albany State University and Darton College, are all located nearby.

Opportunities

In the next 20-years, Albany-Dougherty County will increase its role as a regional economic center. The economic development challenge is to maintain a diverse economy, with particular emphasis on retention of existing industry and recruitment of new industry. Following is a listing of community assets, recent community rankings, major economic trends that should be reinforced, and a summary of current and future needs.

Summary of Community Assets

- Albany/Dougherty County has a mild climate
- According to the most recent ACCRA cost of living index, Albany/Dougherty County is Georgia's lowest cost of living urban area
- Albany/Dougherty County is the home of the MCLB, a major regional employer

- Albany/Dougherty County is served by two regional hospitals
- All of the DCSS schools are SACS accredited
- Albany/Dougherty County is home to Albany State University, Darton College, and Albany Technical College
- Albany/Dougherty County is served by public transportation comprised of an 18-bus fleet
- The SWGA Regional Airport has eight scheduled commercial flights daily which place passengers within 2 hours of flights connecting to 80% of the nation's population
- Albany/Dougherty County has two government sponsored industrial parks
- Albany/Dougherty County is accessible through: GA-FL Parkway (GA 300), the South GA Parkway (US 82), and Norfolk Southern and GA RailNet
- Albany/Dougherty County business and industry are supported by many economic development agencies and programs which provide economic development incentives
- Albany/Dougherty County offers recreational opportunities for all ages through the Albany Recreation Department
- Albany/Dougherty County is home to over 7 quail reserves & plantations
- Albany/Dougherty County's The Parks at Chehaw is one of only two accredited zoos in Georgia
- Albany/Dougherty County offers a variety of cultural attractions including the Flint Riverquarium, the Albany Museum of Art, the Thronateeska Heritage Center, and the Albany Symphony.
- Albany/Dougherty County offers a variety of event facilities and accommodations including the Albany Civic Center and the Hilton Garden Inn, both located along the Flint River Corridor in Downtown Albany.
- Albany/Dougherty County is served by high quality groundwater from several underground aquifers
- Albany/Dougherty County is home to several major manufacturing facilities
- Albany/Dougherty County's natural and cultural resources provide a base for eco-tourism, agri-tourism, and cultural/heritage tourism

Community Rankings

- Albany/Dougherty County is the center of the 6th largest MSA in the state which consists of 5 counties and has a population of 160,000
- Albany/Dougherty County is ranked 3rd in the State in retail sales
- Albany/Dougherty County was ranked #13 in Metro Business Climates by Southern Business & Development (2003)
- Albany/Dougherty County was listed in the Top 100 Most Logistics Friendly Cities by Expansion Management (2003)
- Albany/Dougherty County was listed in the Top 96 Small Metro Areas by Forbes & Milken Institute (2003)
- Albany/Dougherty County was ranked #19 Small Metro Area for doing Business in America by Inc. Magazine (2003)

- Albany/Dougherty County was voted most livable city in the State and 21st best among the nation's small cities by Money Magazine (1998)
- Albany/Dougherty County was listed as one of Forbes Best Small Places (2004)

Major Economic Trends and Growth Sectors that should be Reinforced

Regionally, Albany/Dougherty County has emerged as a retail center and continues to be the employment center for the region. Over the last ten years, Albany/Dougherty County has developed an industry based on natural and cultural resources tourism. There has been a sustained vitality of agriculture as a successful business. Albany State University, Darton College, and Albany Technical College are anticipated to grow during the planning period. The MCLB has been retained and has been assigned new missions. Additionally, the redevelopment of Albany's Downtown as a regional retail business and tourism destination has begun, and Phoebe Putney Hospital and the medical industry in general continues to expand.

Summary of Current and Future Needs, Programs, and Incentives

The following summarizes the needs for expansion and creation of economic activities and programs to strengthen regional and local economic assets.

- Need to establish an on-going program to encourage the retention of the MCLB through future BRAC processes
- Need to identify opportunities to expand the medical industry
- Need to expand job training and workforce development programs
- Need to expand the small business incubator
- Need to attract new manufacturing jobs (and retain existing manufacturing jobs) to off set the loss of jobs in this economic sector in recent years
- Need to attract regional destination businesses such as restaurants and specialty retail
- Need to create a desirable environment for professionals by improving the perception of the DCSS, encouraging quality day care services, continuing downtown revitalization, and ample park & recreation services
- Need to conduct a retail market analysis for Downtown and update the Downtown Master Plan
- Need to reaffirm target industries (Agricultural Technology/Processing, Call Center & Data Processing, Defense, Logistics, Manufacturing, and Retail), consider adding other potential growth sectors such as Conventions & Tourism and Retirement Housing & Services, and develop a capture plan for each target market.
- Need to link educational programs in colleges and high schools to retention and attraction of target industries
- Need to establish programs to address the poor substandard housing and declining commercial strips that are creating blight

- Need to provide lower cost and more efficient air travel to and from the SWGA Regional Airport
- Need an umbrella organization or a standing committee of representatives to coordinate the activities of the various economic development organizations operating in the City/County (including among others the City/County Government, the Chamber of Commerce, the Development Authority, Albany Tomorrow, the Colleges & Universities, the School Board, and the RDC)
- Need to better utilize and promote the Civic Center, potentially by developing the parking lot areas as outparcels
- Need to identify potential infrastructure improvements that would attract new industry to vacant industrial sites

Housing Element

The Housing Element provides communities the opportunity to inventory the existing housing stock and its condition, occupancy and affordability characteristics; assess its adequacy and suitability for serving current and future population and economic development needs; articulate community housing goals; and formulate an associated implementation program for the adequate provision of housing for all sectors of the population.

This element contains an inventory and assessment of the current housing environment in Albany-Dougherty County. An inventory of current conditions such as: types of housing, age and condition, owners vs. renters, occupied vs. vacant, costs of housing, and some additional community characteristics is presented. The data comes from the U.S. Census, the Georgia PlanBuilder, the City of Albany, Albany’s Department of Community & Economic Development and from interviews with stakeholders. An analysis of trends from the past 20 years, as well as comparisons with the State of Georgia’s averages, allowed the assessment of the housing condition in the city and county, as well as the projection of future needs.

INVENTORY

Population Impacts

The average household size in 2000 was 2.54 (Albany) and 2.57 (Dougherty County) for owner occupied residences and 2.54 (Albany) and 2.58 (Dougherty County) for renter occupied residences (see Table 3-1). For the State of Georgia, the average household size was 2.71 (owner occupied) and 2.51 (renter occupied).

Table 3-1: Average Household Size in Albany, Dougherty County, and Georgia

	Albany (avg. size)	Dougherty County (avg. size)	Georgia (avg. size)
All Households	2.54	2.58	2.65
Owner Occupied Households	2.54	2.57	2.71
Renter Occupied Households	2.54	2.58	2.51

Source: U.S. Bureau of the Census 2000

In 2000, there were 32,168 and 39,656 housing units in the City of Albany and Dougherty County, respectively (see Table 3-2). These numbers represent an increase of 5% and 6% of the number of housing units from 1990 for the City of Albany and Dougherty County, respectively. This is a small growth rate when compared to the 24% average growth for the State of Georgia during the same period. It is also a small growth rate when compared to the growth from 1980 to 1990, primarily for the City of Albany (17%).

Table 3-2: Total Housing Units in Albany, Dougherty County, and Georgia

	Total Housing Units			Increase of Number of Housing Units (%)	
	1980	1990	2000	1980-1990	1990-2000
Albany	26,173	30,603	32,168	17%	5%
Dougherty County	34,731	37,373	39,656	8%	6%
Georgia	-	2,638,418	3,281,737	-	24%

Source: U.S. Bureau of the Census 2000

Types of Housing

Types of housing measure the diversity of housing stock. By comparison with the past 20 years and with state averages, a local government can assess the over or under-reliance on specific types of housing (single-family, multi-family, mobile homes, etc). Diversity in housing stock assures that community housing needs and goals can be met for all segments of the population. In 2000, single-family houses were the majority among all housing units in both the City of Albany (17,879 houses, or 55.6% of total HU) and Dougherty County (23,083 houses, or 58.2% of total HU) following similar patterns from the 1980s and 1990s (see Table 3-3). In 2000, multi-family houses represented 40.1% (12,884) and 33.7% (13,360) of total HU in the city and county respectively, also maintaining percentages similar to 1980 and 1990. For both the city and county, the majority of multi-family houses are between three and nine units followed by double units. The higher number of multi-family houses in the city, compared to the County, is compensated by the higher number of mobile homes in Dougherty County (8.1%) compared to 4.3% in Albany. Albany-Dougherty County had a slight increase in the percentage of mobile homes from 1990 to 2000.

When compared to Georgia's average for 2000 (64.2% single-family, 23.6% multi-family, and 12% mobile homes), both the City of Albany and Dougherty County present a more diversified mix of existing housing types. The City of Albany and Dougherty County have a more balanced distribution of single and multi-family houses compared to the state's averages. However, the city and the county have a smaller percentage of mobile homes than in the state.

According to the housing statistics from 1980 to 2000, Albany-Dougherty County's housing stock is comprised of approximately 55% to 60% single family HUs, 35% to 40% multi-family HUs, and 5 to 10% mobile homes. This housing mix is expected to continue in the near future. This mix should maintain the diversity of Albany-Dougherty County's housing stock, and should adequately serve the needs of Albany-Dougherty County's population in the future.

Table 3-3: Types of Housing Units in Albany and Dougherty County

Category	City of Albany						Dougherty County					
	1980		1990		2000		1980		1990		2000	
Total Housing Units	26,173	-	30,603	-	32,168	-	34,731	-	37,373	-	39,656	-
Single Family Units	14,713	56.2%	17,004	55.6%	17,879	55.6%	20,642	59.4%	21,732	58.1%	23,083	58.2%
Multi-family Units	10,801	41.3%	12,085	39.5%	12,884	40.1%	12,319	35.5%	12,721	34.0%	13,360	33.7%
Single (attached)	1,942	7.4%	1,119	3.7%	1,643	5.1%	2,132	6.1%	1,220	3.3%	1,775	4.5%
Double Units	3,641	13.9%	4,675	15.3%	3,910	12.2%	3,980	11.5%	4,860	13.0%	4,110	10.4%
3 to 9 Units	3,149	12.0%	4,758	15.5%	5,037	15.7%	3,660	10.5%	5,061	13.5%	5,161	13.0%
10 to 19 Units	1,117	4.3%	1,048	3.4%	947	2.9%	1,202	3.5%	1,063	2.8%	953	2.4%
20 to 49 Units	368	1.4%	359	1.2%	243	0.8%	437	1.3%	391	1.0%	243	0.6%
50 or more Units	584	2.2%	126	0.4%	1,104	3.4%	908	2.6%	126	0.3%	1,118	2.8%
Mobile Home	652	2.5%	1,251	4.1%	1,393	4.3%	1,763	5.1%	2,603	7.0%	3,194	8.1%
All Other	7	<0.1%	263	0.9%	12	<0.1%	7	<0.1%	317	0.8%	19	<0.1%

Source: U.S. Bureau of the Census 2000

Owner & Renter Units

An inventory of owners and renters housing units allows communities to verify if they have the right mix of housing units to maintain their economic vitality and attract and retain residents. Also, in addition to ownership characteristics, an analysis of vacancy rates helps to identify whether or not the community should encourage or discourage the development of various types of housing.

In 2000, the City of Albany had 89.3% of its houses occupied versus 10.7% vacant (see Table 3-3). For Dougherty County, the percentage of occupied housing was 89.7% compared to 10.3% of vacant. These numbers represent an increase of vacant houses

for both the city (increase of 2%) and the county (increase of 1.7%) from 1990 to 2000. Owner occupied housing units corresponded to 47.4% for Albany and 53.5% for Dougherty County. Among those houses, the vast majority are represented by single-family housing units (91.4% for Albany and 87.1% for Dougherty County). Among the renter occupied housing units (52.6% for Albany and 46.5% for Dougherty County), the majority were multi-family housing units (67.7% for Albany and 64% for Dougherty County), followed by single family (29.4% for Albany and 31.4% for Dougherty County). These percentages of renter and owner occupied housing units were almost constant from 1980 to 2000.

Regarding the vacant houses, 60.7% are multi-family, 31% single family, and 9.4% mobile homes in the City of Albany. In Dougherty County, the vacant houses are comprised of: 52.4% multi-family, 32.5% single family, and 15.1% mobile homes. Besides that, the majority of vacant houses are for rent only (52.6% in Albany and 49.8% in the County) and the number of seasonal houses is low both in the city (3.3% of vacant houses) and in the county (4.1% of vacant houses).

Table 3-3: Occupied and Vacant Housing Units in Albany and Dougherty County

Category	City of Albany						Dougherty County					
	1980		1990		2000		1980		1990		2000	
Total HU	26,173	-	30,603	-	32,168	-	34,731	-	37,373	-	39,656	-
Occupied HU	24,877	95.1%	27,926	91.3%	28,620	89.3%	33,043	95.2%	34,163	91.4%	35,552	89.7%
Owner Occupied	11,831	47.6%	13,171	47.2%	13,556	47.4%	17,677	53.5%	17,864	52.3%	19,017	53.5%
Single Family	-	-	11,982	91.0%	12,385	91.4%	-	-	15,712	88.0%	16,558	87.1%
Multi-family	-	-	472	3.6%	601	4.4%	-	-	494	2.8%	630	3.3%
Mobile Home	-	-	574	4.4%	610	4.5%	-	-	1,486	8.3%	1,817	9.6%
Other	-	-	143	1.1%	0	0.0%	-	-	172	1.0%	7	0.0%
Renter Occupied	13,046	52.4%	14,755	52.8%	15,064	52.6%	15,366	46.5%	16,299	47.7%	16,535	46.5%
Single Family	-	-	4,153	28.1%	4,426	29.4%	-	-	4,811	29.5%	5,191	31.4%
Multi-family	-	-	10,016	67.9%	10,194	67.7%	-	-	10,565	64.8%	10,578	64.0%
Mobile Home	-	-	400	2.7%	459	3.0%	-	-	725	4.4%	759	4.6%
Other	-	-	186	1.3%	12	0.1%	-	-	198	1.2%	12	0.1%
Vacant HU	-	-	2,677	8.7%	3,442	10.7%	-	-	3,210	8.6%	4,104	10.3%
For Rent	-	-	1,722	64.3%	1,812	52.6%	-	-	1,923	59.9%	2,042	49.8%
For Sale Only	-	-	343	12.8%	381	11.1%	-	-	447	13.9%	506	12.3%
Seasonal, Recreational, etc.	-	-	50	1.9%	115	3.3%	-	-	75	2.3%	168	4.1%
Other Vacant	-	-	562	21.0%	1,134	32.9%	-	-	765	23.8%	1,388	33.8%
Single Family	-	-	931	34.8%	1,068	31.0%	-	-	1,210	37.7%	1,334	32.5%
Multi-family	-	-	1,495	55.8%	2,089	60.7%	-	-	1,560	48.6%	2,152	52.4%
Mobile Home	-	-	232	8.7%	324	9.4%	-	-	415	12.9%	618	15.1%
Other (Boat, RV, van, etc.)	-	-	19	0.7%	0	0.0%	-	-	25	0.8%	0	0.0%

Note: HU=Housing Unit
 Source: U.S. Bureau of the Census 2000

A comparison of the City of Albany and Dougherty County to the State of Georgia is presented in Table 3-4. As seen in the table, the occupied owner/renter ratios in Albany and Dougherty County are much lower than the state average. For the entire state, for each renter occupied house, there are 2.08 owner occupied houses. For the City of Albany, for each renter occupied house, there is 0.9 owner occupied house. For Dougherty County, for each renter occupied house, there are 1.15 owner occupied houses. Also, the vacancy ratio in the city and county are slightly greater than the state average (0.11 in Albany, 0.10 in Dougherty County and 0.08 in Georgia). Table 3-4 also presents the historic owner to renter ratio of vacant housing for the City of Albany, Dougherty County and Georgia. The Owner/Renter Occupied HU Ratio Map, located at the end of this element, shows the owner and renter occupied housing unit ratio by 2000 Census Tract.

Table 3-4: Occupied and Vacant Ratios for Albany, Dougherty County, and Georgia

Category	City of Albany			Dougherty County			State of Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Occupied Owner to Renter Ratio	0.91	0.89	0.90	1.15	1.10	1.15	1.86	1.85	2.08
Vacancy Ratio	-	0.09	0.11	-	0.09	0.10	-	0.10	0.08
Owner to Renter Ratio of Vacancy	-	-	0.18	-	-	0.23	-	-	0.51
Owner Vacancy Rate	-	-	2.52	-	-	2.55	-	-	2.24
Renter Vacancy Rate	-	-	11.54	-	-	11.56	-	-	8.46

Source: U.S. Bureau of the Census 2000 and Georgia DCA PlanBuilder

Public Housing

The Housing Authority of the City of Albany (HACA) owns and manages 1,125 conventional public housing units in the city and administers 61 vouchers under the Section 8 Voucher Program. It also manages 24 affordable housing units that are owned by non-profit organizations and rented to low-income families and the elderly in the city. An example is the Innovative Housing Initiative, Inc.; a non-profit organization that owns 24 affordable housing units. HACA was rated "Standard Performance" by two evaluation programs in 2004: (1) the Public Housing Management Assessment System, and (2) the Section 8 Management Assessment Program.

During fiscal year 2004, the HACA received 498 new applications, leased 231 units and completed 1,007 reexaminations of family income and composition. The waiting list for housing through HACA is composed of approximately 625 families. In 2004, the HACA vacancy rate was approximately 3%.

In the last decade, HACA modernized and developed new public housing with funding supplied primarily from Flood Recovery Funds. New small housing developments, such as Brierwood Courts and Seay Village were developed, instead of traditional large public housing developments. These new, smaller developments are part of a strategy to provide housing in a more timely and efficient manner and to create housing communities that are better integrated into surrounding neighborhoods. A list of the current public housing developments in Albany-Dougherty County is presented in Table 3-5. No new funding for conventional public housing is anticipated in the near future.

Table 3-5 Public Housing Developments in Albany

Development Name	# of Units
Thronateeska Homes	40
O. B. Hines Homes	56
McIntosh Homes	125
Holley Homes	125
William Binns Homes	100
Golden Age Apartments	66
William Dennis Homes	77
W.C. Holman Homes	31
Hudson Malone Towers	95
Paul Lipsey, Sr. Homes	75
Harvey Pate, Sr. Homes	50
Grover Cross Homes	16
Ernest Wetherbee, Jr. Homes	30
Brierwood Courts	23
Sherman Oaks	29
Kingsbury	47
Seay Village (North)	30
Lane Landings	48
South Albany Village	40
Seay Village	22
Total Units	1125

Source: Housing Authority of the City of Albany

The HACA has an active Resident Advisory Council that encourages the involvement of residents in the operation of the HACA. The authority is also actively involved in neighborhood watch and drug elimination programs that emphasize resident involvement. The HACA has provided training programs designed to develop leadership skills for the residents.

The HACA makes support services, such as an adult literacy program and parenting programs, available to its residents and is involved in the Comprehensive Fund Program that provides funding to make capital improvements to existing properties. The HACA encourages residents to become homeowners through advertisement of opportunities with the Department of Community & Economic Development home ownership program as well as the Farmers Home Administration and other agencies. The HACA does not have any plans for resident management of public housing.

Assisted Housing Units

The total number of assisted rental housing units in the Albany MSA is currently estimated to be 2,585 units, of which 1,907 are located in the City of Albany. In the City of Albany, the vacancy rate of assisted rental housing is currently estimated to be 2.0 percent. All assisted housing complexes and agencies have waiting lists. Table 3-6 lists the assisted housing units in Albany. All assisted units use the Section 8 guidelines through which residents only pay 30% of their income for housing. All of the assisted units in the City of Albany were built in the late 1970s and 1980s so their mortgage assistance will not be paid off for another 5 to 10 years. There are no plans for demolition of these units. The City of Albany does have some Section 811 housing for special populations. A non-profit has been funded to build 24 units of Section 202 housing in the next year. Rental units are maintained by the City of Albany for very low, low and moderate income persons. Additional units will be added in the coming years.

There are 900 subsidy units in complexes that are in standard condition or are in the process of being rehabilitated. The subsidy complexes (not including those located in the City of Albany) have on-site staff and maintenance staff. Once a year, the units are monitored by the U.S. Department of Housing and Urban Development (HUD) staff. A plan of action is developed for major improvements to the complexes. Funds were requested from HUD for various subsidized housing complexes to make improvements and abate lead based paint. The other subsidized complexes have over 526 persons on a waiting list.

Table 3-6: Subsidy Housing Units in Albany-Dougherty County

Name	Total Units	1 Bedroom	2 Bedroom	3 or More Bedrooms
Bethel Housing Complex (Section 223 E)	98	14	42	42
Cedar Ave. Apartments (Section 236)	42	5	21	16
MT. Zion Garden Apartments (Rent Sub)	148	52	40	56
Wild Pines Complex (Section 8 NC)	160	44	74	42
Woodland Heights Apartments (Flood Recovery)	60	16	22	22
New Jerusalem Village Apartments (Flood Recovery)	50	0	06	44
Albany Garden Apartments (Flood Recovery)	24	15	09	0
City of Albany Rental Units	318	20	180	118
Total	900	166	394	340

Source: Department of Community & Economic Development, 2003

Seasonal Units

In 2000, Albany and Dougherty County had 3.3% and 4.1%, respectively, of their vacant houses for seasonal and recreation use (see Table 3-7). These percentages are small when compared to the State of Georgia's average (18.2%). However, the increase in the number of seasonal and recreational houses from 1990 to 2000 was much higher for Albany (130%) and Dougherty County (124%) than the average for the State (49%).

Table 3-7: Seasonal Houses in Albany, Dougherty County, and Georgia

CATEGORY	Albany		Dougherty		Georgia	
	1990	2000	1990	2000	1990	2000
Seasonal and Recreation Housing Units	50	115	75	168	33,637	50,064
Percentage of Vacant Housing Units	1.9%	3.3%	2.3%	4.1%	12.4%	18.2%
Increase of Seasonal and Recreational Houses from 1990 to 2000 (%)	130%		124%		49%	

Source: U.S. Bureau of the Census 2000

Housing Condition Needs

Adequate code enforcement is a primary issue. Condition of houses, measured as housing with and without complete plumbing or kitchen facilities and housing overcrowding, is an important indicator of housing needs in the community. Declining housing conditions and overcrowded housing units mean unsafe and inadequate shelter for some residents. The existence of quality shelter for the community should be one of the priorities of a local government. Therefore, Albany-Dougherty County should intensify efforts to address the decreasing quality of housing stock, and provide safe and adequate housing for their residents.

Table 3-8 shows the number of housing units without plumbing and kitchen facilities in Albany and Dougherty County. Likewise, the Concentration of HU Lacking Plumbing Map and the Concentration of HU Lacking Kitchen Facilities Map, located at the end of this element, show the distribution of Albany-Dougherty County’s houses lacking plumbing and kitchen facilities by 2000 Census Tracts. In 2000, there were 405 houses lacking plumbing facilities and 455 houses lacking kitchen facilities in the City of Albany. In Dougherty County, there were 456 houses lacking plumbing facilities and 485 lacking kitchen facilities.

Table 3-8: Condition of Housing Units in Albany, Dougherty County, and Georgia

Category	City of Albany			Dougherty County			State of Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Complete Plumbing Facilities	25,678	30,383	31,763	34,162	37,099	39,200	-	-	-
	98.1%	99.3%	98.7%	98.3%	99.3%	98.9%	-	98.9%	99.1%
Lacking Plumbing Facilities	503	220	405	577	274	456	-	-	-
	1.9%	0.7%	1.3%	1.7%	0.7%	1.1%	-	1.1%	0.9%
Complete Kitchen Facilities	-	30,276	31,713	-	36,994	39,171	-	-	-
	-	98.9%	98.6%	-	99.0%	98.8%	-	99.1%	99.0%
Lacking Kitchen Facilities	-	327	455	-	379	485	-	-	-
	-	1.1%	1.4%	-	1.0%	1.2%	-	0.9%	1.0%

Source: U.S. Bureau of the Census 2000

The historical housing condition for the city and county and their comparison with the state’s averages (in percentages) are also shown in Table 3-8. Both Albany and Dougherty County had an increase in the percentage of houses without plumbing and kitchen facilities from 1990 to 2000, even though there was an improvement in housing conditions from 1980 to 1990. The percentage of houses in the State of Georgia without plumbing facilities decreased from 1990 to 2000 while there was a slight increase of houses without kitchen facilities from 1990 to 2000. Moreover, the percentage of houses without plumbing and kitchen facilities in the City of Albany and Dougherty County (1.3% and 1.1% for plumbing and 1.4% and 1.2% for kitchen for Albany and Dougherty, respectively) are greater than the state’s average (0.9% for plumbing and 1.0% for kitchen).

The Georgia Institute of Technology – City and Regional Planning Program developed a study of housing conditions for all counties in Georgia. Using 2000 Census data, housing units with “housing problems” were inventoried. Houses with “housing problems” were defined as having one of the following: (1) cost burden, (2) overcrowding, (3) units without complete kitchen facilities, and (4) units without complete plumbing facilities. Table 3-9 presents some characteristics of the Dougherty County community with at least one housing problem, according to this study.

According to the study, there are 9,448 housing units with at least one housing problem in Dougherty County. This corresponds to 14% of the total number of housing units in the County (69,500). Also, owner occupied housing units with at least one housing problem has, on average, 2.57 persons per house compared with 2.71 persons per house for renter occupied housing units. The household income varies significantly, but 100% make less than \$34,999 a year, with the highest percentage making between \$25,000 and \$34,999 for owner occupied residences and between \$5,000 and \$10,000 for renter occupied residences. The majority of the households are black for both owner occupied (58.7%) and renter occupied (54.8%) residences. Moreover, the majority of the owner occupied houses with at least one housing problem is single family housing (85.2%) followed by mobile homes (10.5%) whereas for renter occupied residences, the majority is single family (32%) followed by multi-family with 2 units (21.6%).

Table 3-9: Dougherty County’s Household Characteristics for Houses with at Least one “Housing Problem”

Category	Owners		Renters	
Household Size				
1 Person Household	681	18.4%	1,829	31.8%
2 Person Household	1,208	32.7%	1,308	22.7%
3 Person Household	783	21.2%	885	15.4%
4 Person Household	578	15.6%	763	13.3%
5 Person Household	254	6.9%	455	7.9%
6 Person Household	118	3.2%	333	5.8%

Category	Owners		Renters	
	Count	Percentage	Count	Percentage
> 6 Person Household	72	2.0%	180	3.1%
<i>Average Person Household</i>	2.57		2.71	
Household Income				
Less than \$5K	457	12.4%	1,229	21.4%
\$5K-\$9,999	726	19.7%	2,073	36.0%
\$10K-\$14,999	476	12.9%	1,113	19.3%
\$15K-\$19,999	411	11.1%	890	15.5%
\$20K-\$24,999	574	15.5%	407	7.1%
\$25K-\$34,999	1,050	28.4%	41	0.7%
Age of Householder				
24 and Under	77	2.1%	704	12.2%
25 to 59	2,421	65.5%	4,142	72.0%
59 and Over	1,197	32.4%	907	15.8%
Race of householder				
White	1,472	39.8%	2,498	43.4%
Black	2,169	58.7%	3,151	54.8%
Other	55	1.5%	105	1.8%
Type of Housing Unit				
Single Detached	3,148	85.2%	1,840	32.0%
Single Attached	49	1.3%	302	5.2%
2 Units	69	1.9%	1,243	21.6%
3 or 4	34	0.9%	759	13.2%
5 to 9	0	0.0%	717	12.5%
10 to 19	7	0.2%	237	4.1%
20 to 49	0	0.0%	74	1.3%
50 or More	0	0.0%	325	5.6%
Mobile Home	387	10.5%	256	4.5%
Other	3	0.1%	0	0.0%

Source: Georgia DCA PlanBuilder (Prepared by the Georgia Institute of Technology)

Age of Housing

Over 47% of the 2000 housing units in the City of Albany were built before 1970. The Department of Community & Economic Development estimates that 24% of these houses could be affected by lead based paint. Approximately 100 units, possibly affected by lead based paint, were demolished. The Dougherty County Health

Department conducts health screenings for high lead levels in children up to six years of age. Referrals are submitted to the Environmental Health Division for further reviews based on where the children live. In a recent fiscal year, the Dougherty County Health Department did 1,525 health screenings and only 3 children were referred to the Environmental Health Division to conduct further checks.

Age of housing is an important indicator of housing needs of a local government. The median year in which each of the houses was built in the City of Albany and Dougherty County are 1971 and 1973, respectively. The housing stock is relatively old when compared to the median year built for the State of Georgia (1980) (see Table 3-10).

Table 3-10: Housing Stock Median Year-Built for Albany, Dougherty County and Georgia

Category	Albany		Dougherty		Georgia	
	1990	2000	1990	2000	1990	2000
Median Year Built	1966	1971	1968	1973	1973	1980

Source: U.S. Bureau of the Census 2000

Table 3-11 shows the number and percentage of houses built by decades for the City of Albany, Dougherty County and Georgia. The Housing Stock Median Year Built Map, located at the end of this element, shows the median built-year of Albany-Dougherty County's housing stock, by 2000 Census Tract.

Table 3-11: Housing Stock Year-Built by Decades for Albany, Dougherty County and Georgia

Category	Albany		Dougherty		Georgia
	Count	Percentage	Count	Percentage	Count
Total	32,168	-	39,656	-	-
Built 1999 to March 2000	554	1.7%	741	1.9%	4.0%
Built 1995 to 1998	2,236	7.0%	3,024	7.6%	12.6%
Built 1990 to 1994	1,992	6.2%	2,606	6.6%	11.3%
Built 1980 to 1989	5,021	15.6%	6,373	16.1%	22.0%
Built 1970 to 1979	7,242	22.5%	9,502	24.0%	18.6%
Built 1960 to 1969	6,694	20.8%	7,991	20.2%	12.7%
Built 1950 to 1959	4,850	15.1%	5,584	14.1%	8.6%
Built 1940 to 1949	2,244	7.0%	2,441	6.2%	4.4%
Built 1939 or earlier	1,335	4.2%	1,394	3.5%	5.9%

Source: U.S. Bureau of the Census 2000

Cost of Housing

Housing is often the single largest item in a family's budget, and the house is the most expensive possession that many people acquire. It is also the most important wealth builder for most families. The cost of housing in a community should be compatible with the income of its residents. If affordable housing is not available in a community, many will be forced to seek affordable living accommodations in other communities and commute to their jobs. Conversely, if there is not an adequate supply of middle and upper-income housing, the future economic development potential of a community may be hindered. It is important that Albany-Dougherty County offer suitable housing to all income levels.

Cost of Housing Compared to Wages of Work Force

The year 2000 median weekly rent in Dougherty County is \$343, compared to a year 1999 average weekly wage of \$521 (see Table 2-9: Dougherty County Average Weekly Wages). The need for good quality, low-cost housing is tremendous. More than one-third of County residents spend more than 30% of their income on housing.

In 2000, the median owner-occupied housing value was \$69,200 and \$69,500 for the City of Albany and Dougherty County, respectively (see Table 3-12). This corresponds to an increase of 24% and 21% for the city and county, respectively, when compared to 1990. The median owner-occupied housing value for the State of Georgia was \$100,600 in 2000, an increase of 41% from 1990. Regarding rent costs, the median monthly rent was \$341 and \$343 for the City of Albany and Dougherty County, respectively; compared to \$505 for the State of Georgia. These values correspond to an increase of 3% of the rent for the city and county from 1990 to 2000, compared to an increase of 38% for the State of Georgia.

Table 3-12: Housing Costs in Albany, Dougherty County, and Georgia

Category	City of Albany			Dougherty County			State of Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Median Property Value (\$)	37,300	56,000	69,200	40,100	57,300	69,500	23,100	71,278	100,600
Median Rent (\$)	119	332	341	127	334	343	153	365	505

Source: U.S. Bureau of the Census 2000

According to the statistics presented above, the housing stock appreciation in Albany-Dougherty County was almost half of the average appreciation for the State of Georgia. However, housing affordability in Albany-Dougherty County is much higher than the state average: the median owner-occupied housing value in Albany-Dougherty County is 69% of the owner-occupied housing property value in the state and the median rent value in Albany-Dougherty County is 68% of the median rent in the state.

Table 3-13 shows the average price for houses sold in Dougherty County and in Georgia from 1999 to 2002. Again, it can be seen that housing prices in Dougherty County are much lower than the state average. For example, in 2002, the average price for houses sold in Dougherty County was \$105,751, which corresponds to 60% of the average price for houses sold in the state (\$176,868).

Table 3-13: Average Housing Price Dougherty County and Georgia

Average Housing Prices for Dougherty County			Average Housing Prices for the State of Georgia		
Year of Sale	Sales Average	Units	Year of Sale	Sales Average	Units
1999	\$99,571	792	1999	\$158,022	121,686
2000	\$104,032	790	2000	\$162,954	132,864
2001	\$101,965	788	2001	\$170,661	138,779
2002	\$105,751	793	2002	\$176,868	139,653

Source: U.S. Bureau of the Census 2000 and Georgia DCA PlanBuilder

ASSESSMENT

Assessment of Market Trends and Cost Impacts and Needs

According to the Department of Community & Economic Development, the low ownership rate can be explained by lack of low cost housing, and low income and credit problems of persons waiting to own their home. High vacancy rates can be explained by the fact that the City/County is growing at a very slow pace, coupled with an increase of the number of workers moving out to the surrounding counties.

Also, according to the Department of Community & Economic Development, many of the rental units lost due to the 1994 and 1998 floods were on the lower scale of the rental rates. Therefore, most of the rental rates are too high for the very low and low income households. Moreover, a Rental Housing Market Survey conducted in November 2002 and April 2003 by the Department of Community & Economic Development concluded that there is a need for affordable rental units for very low, low, and moderate income persons.

Cost of Housing Compared to Cost Burdened

There is a need to reduce the number of cost burdened households. When households spend too much of their incomes on housing, they are considered to be "cost burdened" or "severely cost burdened." The U.S. Department of Housing and Urban Development (HUD) has determined that households should spend no more than 30% of their incomes on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered to be cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

Table 3-14 shows the number of cost burdened and severe cost burdened households in the City of Albany and Dougherty County. The table also allows a comparison with the state averages. Cost burdened renters and owners were defined as the number of householders that spend between 30% and 50% of their income on gross rent or monthly owner costs. Severe cost burdened owners and renters are defined as the householders that spend 50% or more of their income on gross rent or monthly owner costs.

Table 3-14: Cost Burdened and Severe Cost Burdened Householders Albany, Dougherty County, and Georgia in 2000

Cost Burdened	Albany		Dougherty		Georgia	
Cost Burdened (Householders)						
Renters	2,527	16.8%	2,739	16.7%	182,562	18.9%
Owners	1,496	12.3%	1,945	12.1%	215,402	13.5%
Severe Cost Burdened (Householders)						
Renters	3,352	22.3%	3,535	21.5%	158,922	16.5%
Owners	1,251	10.3%	1,652	10.3%	119,479	7.5%

Source: U.S. Bureau of the Census 2000

In 2000, there were 2,527 cost burdened renters and 1,496 cost burdened owners in the City of Albany. In Dougherty County, the number of cost burdened renters was 2,739 and the number of cost burdened owners was 1,945. The number of severe cost burdened renters was 3,352 for the City of Albany while the number of severe cost burdened owners for the city was 1,251. The number of severe cost burdened renters in Dougherty County was 3,535 while the number of severe cost burdened owners for the county was 1,652. Comparing the percentages of total householders with the State of Georgia, Albany-Dougherty County had less cost burdened householders, but more severe cost burdened householders than the state in 2000. See Table 3-9, which defines housing with problems, such as cost burdened, overcrowded, and lack of kitchen or plumbing facilities.

Housing and Community Characteristics

Albany needs to concentrate efforts in order to provide more affordable housing for the low income and special needs populations, especially the elderly. Both additional rental houses and financial incentives for home ownership are needed. In addition, the need exists to coordinate with surrounding counties in order to provide housing options to the workforce commuting into Albany-Dougherty County from other areas since Albany is a regional center.

Home Ownership and Home Improvement Programs and Needs

Attractive, well-designed neighborhoods can foster strong communities and are an asset for the residents. Albany has a rehabilitation program that can be used for individuals to rehabilitate their single-family homes and for investors to rehabilitate their units. Examples of areas that could make use of these resources are South and Central Albany. Financial incentives to renovate houses in these areas would attract more people and generate economic development. Another idea would be the development of a long range plan for housing renovation focusing on blocks or limited-areas; those

blocks or areas to be renovated would then be prioritized by the City and County. Sources of funding need to be identified. An option would be to use HOME funds.

Boyette Village, a military village no longer needed by the Marine Corps Logistics Base, has been purchased by a local faith-based organization that hopes to convert the units into transitional housing. Boyette Village has 419 vacant houses that need some rehabilitation, including infrastructure. It requires basic services, such as grocery stores, to be transformed into a viable community.

Educational programs are also important. The city needs to continue educational programs teaching residents how to maintain houses and manage bills and mortgages. Community Development provides home-ownership counseling. Educational programs are important to prevent marginal populations from losing their homes.

Future Needs

Future housing demand to satisfy projected population growth is a critical component of this Comprehensive Plan. The economy, household size, housing conditions, population changes, wages, available infrastructure, local revenue, commuting patterns, and cost of living, to name a few, were items considered in conducting an assessment of future housing needs. Table 3-15 presents an estimate of the quantity and types of housing units needed to meet Dougherty County's future housing needs as a whole (including the City of Albany and unincorporated Dougherty County) throughout the planning period, based on projected future growth.

The increments of housing unit needs (projected housing units) were based on the total population projection (Table 1-4) and on the household size projection (Table 1-12), presented in the Population Element. Averages were developed from the historic housing mix presented in Table 3-3 to project future housing distribution between single family, multi-family, and other housing units. The projected housing needs are shown in Table 3-17. An approximate 8% increase in total housing units is projected from 2000 to 2025.

Table 3-15: Dougherty County's Projected Housing Units throughout the Planning Period

Category	Dougherty County						Projected % Change 2000 - 2025
	2000	2005	2010	2015	2020	2025	
Total HU	39,656	40,666	41,434	42,159	42,640	42,859	8.08%
Single Family HU	23,238	23,830	24,280	24,705	24,987	25,115	8.08%
Multi-family HU	13,642	13,989	14,253	14,503	14,668	14,743	8.08%
Other HU	2,776	2,847	2,900	2,951	2,985	3,000	8.08%

Source: Planners for Environmental Quality (PEQ), 2005

Affordable Housing Incentives

The Department of Community & Economic Development indicated that the outlook for the Albany sales market is far above average and consistent with the area's growth. The inventory of existing homes has been reduced and speculative new construction should expand. The City will assist developers with the construction of 80 affordable single-family owner occupied units in the next couple of years with HOME funds. Additional single-family housing is needed at a wide range of prices.

Federal programs and private lenders have provided the bulk of available resources utilized for providing standard, affordable housing in Albany. State programs, private developers and non-profits also contribute valuable resources to the housing environment. Churches, foundations, and charities are potential resources for funding of standard affordable housing. These programs need to be expanded and continue.

Special Needs Housing

The need to improve the housing situation of special needs groups (elderly, developmentally disabled persons, persons diagnosed with AIDS and related diseases, and persons physically disabled) in Albany-Dougherty County is presented below.

Elderly

There is a need to provide additional affordable housing for the elderly. According to the 2000 census, there were 9,106 elderly people (age 65 years and over) in Albany-Dougherty County. This is an increase of 2,788 or 31% from the 1990 census figure of 6,307. This trend should remain the same, or increase, as the "baby boom" population continues to age. In Albany-Dougherty County, 31% of elderly own their home and 12% rent their home. Among elderly home owners, 26% live in homes that were built before 1940 and 24% live in homes built between 1940 and 1959.

The Albany Housing Authority has one high-rise building with 95 units designated for elderly and physically disabled. In the past two years, two additional senior citizens rental housing complexes have been built or rehabilitated with 94 units. Both complexes have a waiting list.

The Southwest Georgia Council on Aging serves and benefits people 60 years of age and older in a fourteen county area which includes Dougherty County and the City of Albany. Among other services, the Council on Aging administers a home care program, The Homemaker Program. Table 3-16 shows the list of senior citizens rental and assisted living units in Albany-Dougherty County.

Table 3-16: Senior Citizen Rental and Assisted Living Facilities in Albany-Dougherty County, Georgia

Name	# of Units
Arcadia Commons (202 HUD Elderly Housing) (Innovative Housing Initiatives, Inc.) – under construction	28
Albany Gardens (Innovative Housing Initiatives, Inc.)	24
Dalewood Estate (202 HUD Elderly Housing) (Trinity Community Outreach Corporation) – under construction	50
Morningside of Albany	68
Evergreen Assisted Living Residence	42
Century Pines (apartments)	50
Albany Heights	74
Albany Spring Senior Apartment	80
Hudson Malone Towers (The Housing Authority of Albany)	95
Golden Age (The Housing Authority of Albany)	66
Holman Homes (The Housing Authority of Albany)	32

Developmentally Disabled Persons

There is a need for housing for the developmental disabled. Developmentally disabled persons comprise 3% of Albany-Dougherty County's population. The Advocacy Resource Center operates 26 standard condition units and four group homes using Section 811 funding. Still, there are not enough group homes and permanent homes to accommodate the developmentally disabled in need of care and the ones who could live on their own. As a result, chronically mentally ill and developmentally disabled persons are being sent to institutions.

Persons Diagnosed with AIDS and Related Diseases

HIV and AIDS cases are increasing with very few community resources to care for them. The most critical immediate need for HIV+ and AIDS patients is appropriate housing. Housing will continue to be an ongoing issue for patients and their families due to economics. Many AIDS patients lose their job and are no longer able to afford mortgage or rent payments. Some are required to "spend down" to become eligible for Medicaid. This means they must use all of their assets, i.e. sell their cars, in order to qualify for Medicaid.

Physically Disabled Persons

The need for housing units for persons with physical disabilities is also an issue in Albany-Dougherty County. The regulations mandated by the Americans with Disabilities Act, designed to assure that people with disabilities have access to facilities, make houses more costly.

The main factors that contribute to the lack of housing units for persons with special needs are presented below:

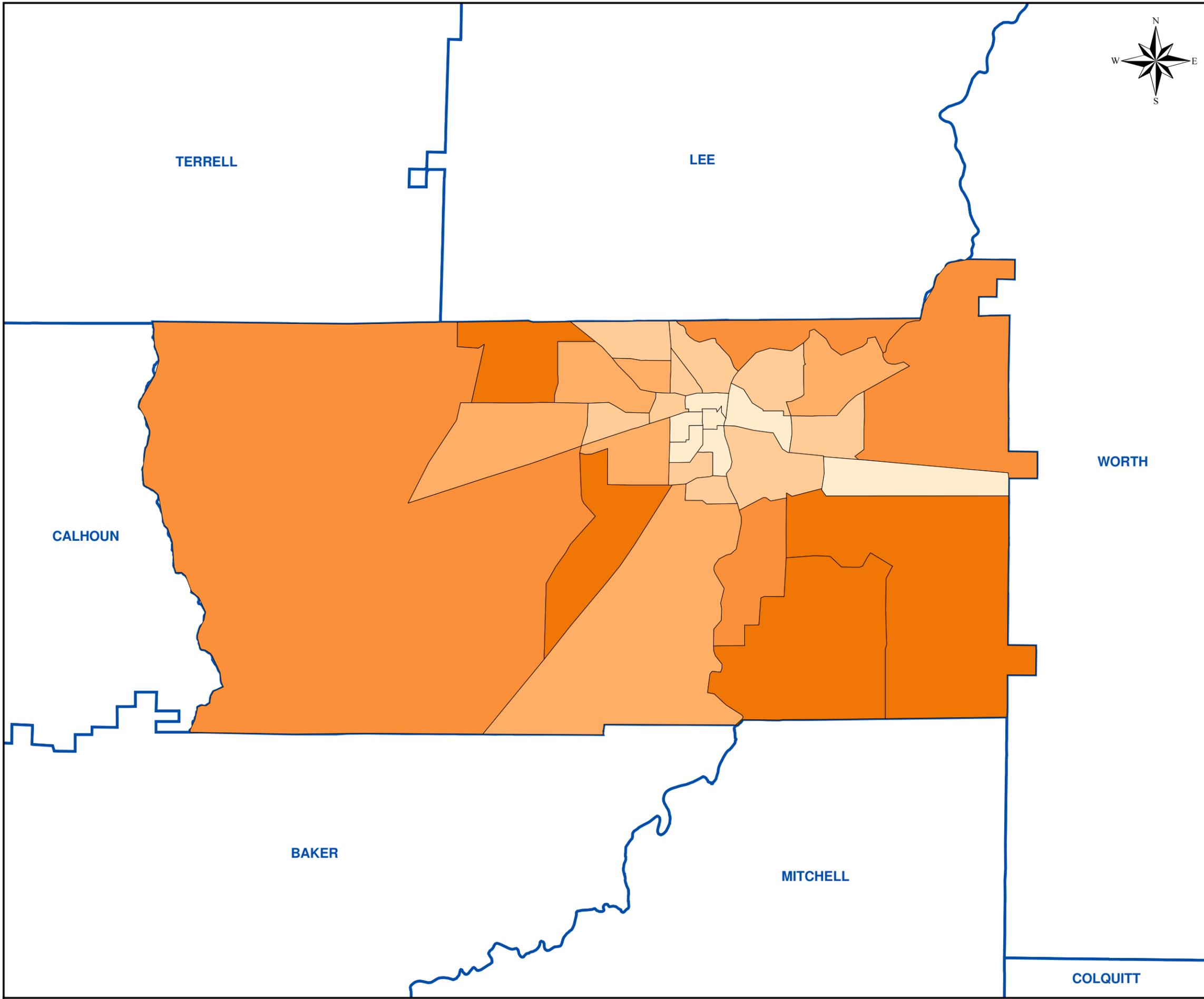
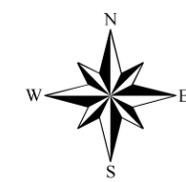
- Awareness and Funding: The greatest barrier to serving special needs populations is lack of awareness of the need and local funding to provide the specialized housing needed.
- Zoning: Zoning prohibits certain types of development in many areas. Zoning requirements that limit the numbers of unrelated persons who can inhabit a building can make it difficult to construct a group home.
- Cost of Facilities: ADA compliant accommodations are necessary at all facilities providing services to the elderly and disabled. Conversion of public and private facilities to ADA standards is costly.

Summary of Current and Future Needs

The Housing Element emphasizes the need for housing types for existing and projected demographic needs. The existence of quality shelter for the community should be one of the priorities of a local government. Therefore, Albany-Dougherty County should intensify efforts to address the decreasing quality of housing stock, and provide safe and adequate housing for their residents. Improvements to the Land Use regulations are also needed. Of particular importance are the needs to:

- Provide opportunities for the development of “greenfield” housing developments that will be served by water and sewer infrastructure adjacent to existing urbanized areas,
- Encourage the construction of an array of housing types within the urbanized area including single-family, duplex, multi-family, and mixed use.
- Encourage mixed-income communities,
- Provide government incentives and programs to encourage the development of affordable housing by the private sector,
- Provide government incentives and programs to provide housing and services for underserved populations such as the elderly, disabled, low income, and very low income,
- Continue to allow accessory apartments, “granny flats” and carriage houses in appropriate zoning districts and to encourage the development of quality zero-lot-line townhouses and cluster housing in appropriate neighborhoods,

- Encourage new housing only in areas served by public water and service, and ensure availability of water and sewer in areas intended for increased residential growth.
- Improve condition of dilapidated and deteriorating privately owned housing through a combination of aggressive code enforcement and government assistance programs,
- Amend development regulations as necessary to remove impediments to the development of desirable housing types.



Owner/Renter Occupied HU Ratio

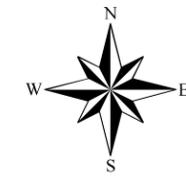
Legend

Owner/Renter Ratio

-  0 - 0.49
-  0.5 - 0.99
-  1.0 - 1.99
-  2.0 - 4.0
-  > 4.0

Source: 2000 Census





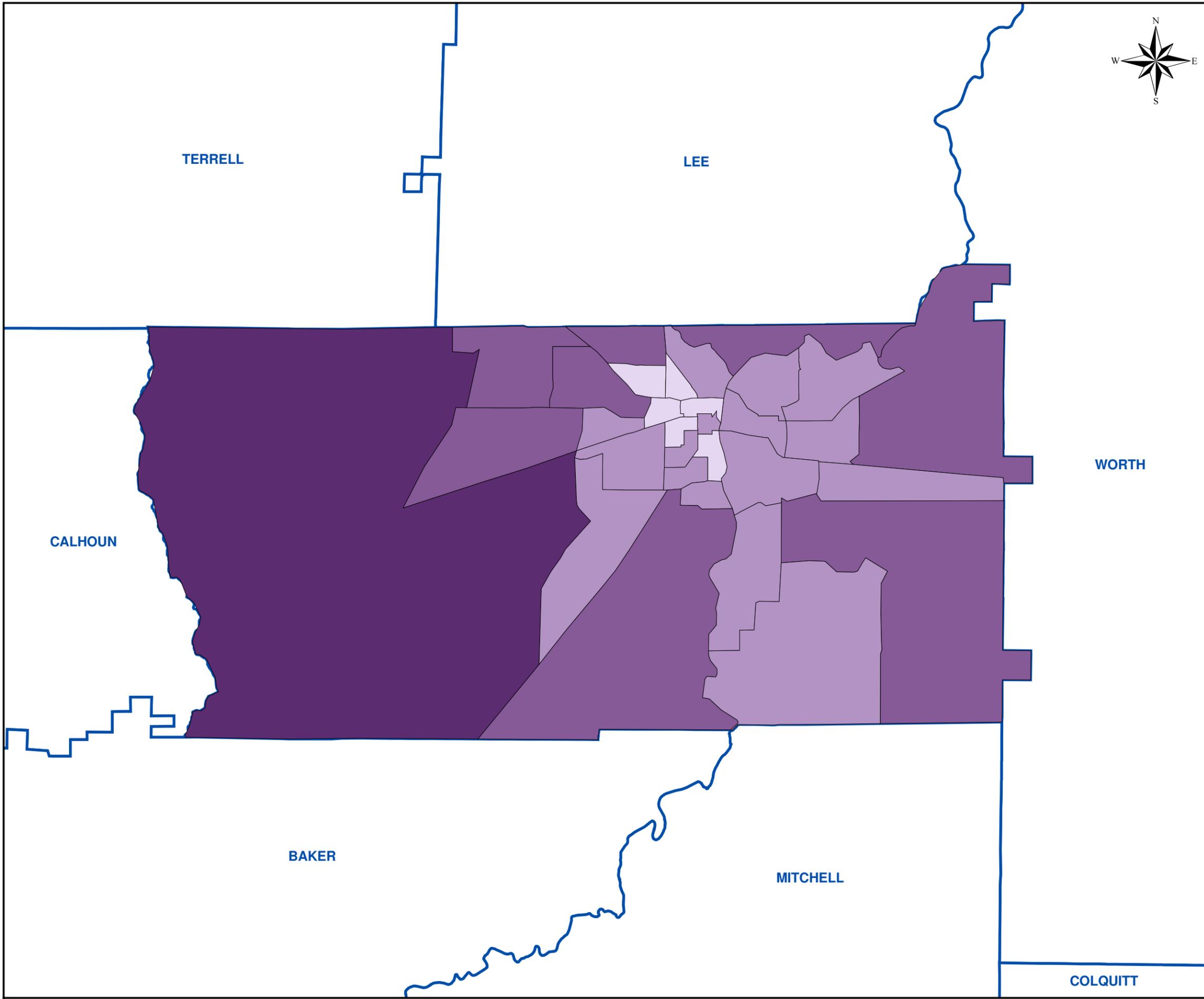
Housing Stock Median-Year Built

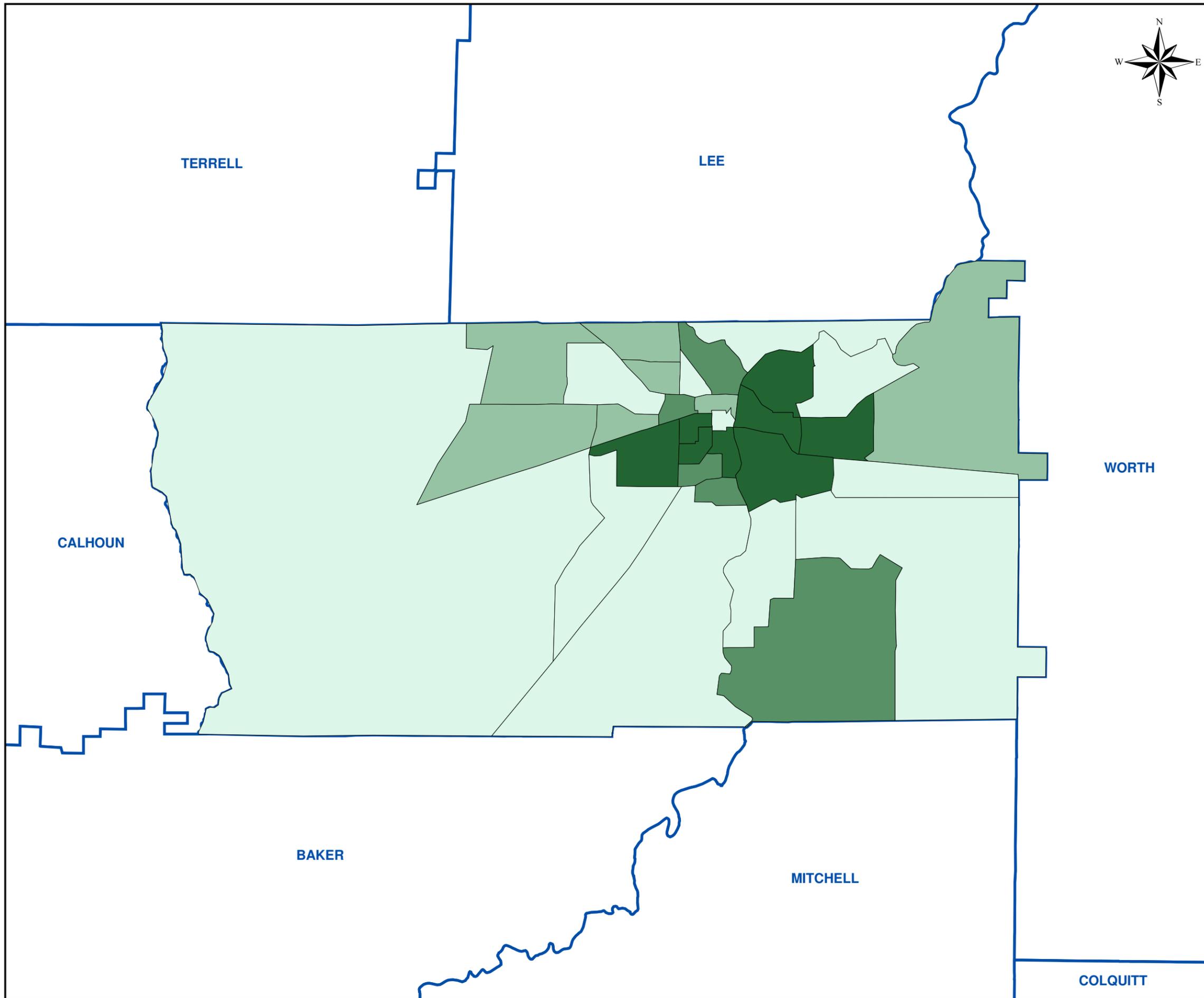
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HU Median Year Built

-  < 1960
-  1961 - 1974
-  1975 - 1989
-  > 1990

Source: 2000 Census

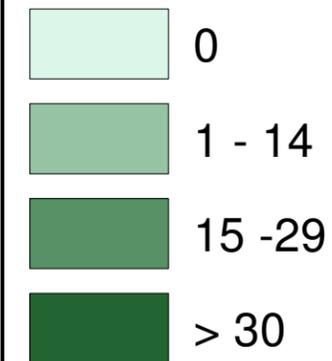




Concentration of HU Lacking Kitchen Facilities

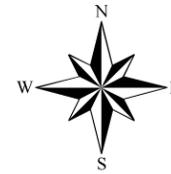
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Number of HU Lacking Kitchen Facilities



Source: 2000 Census

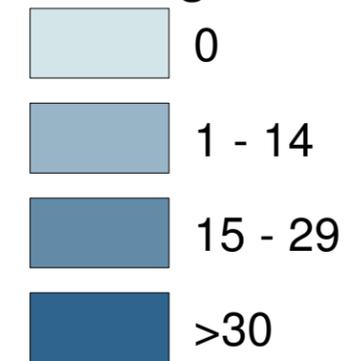




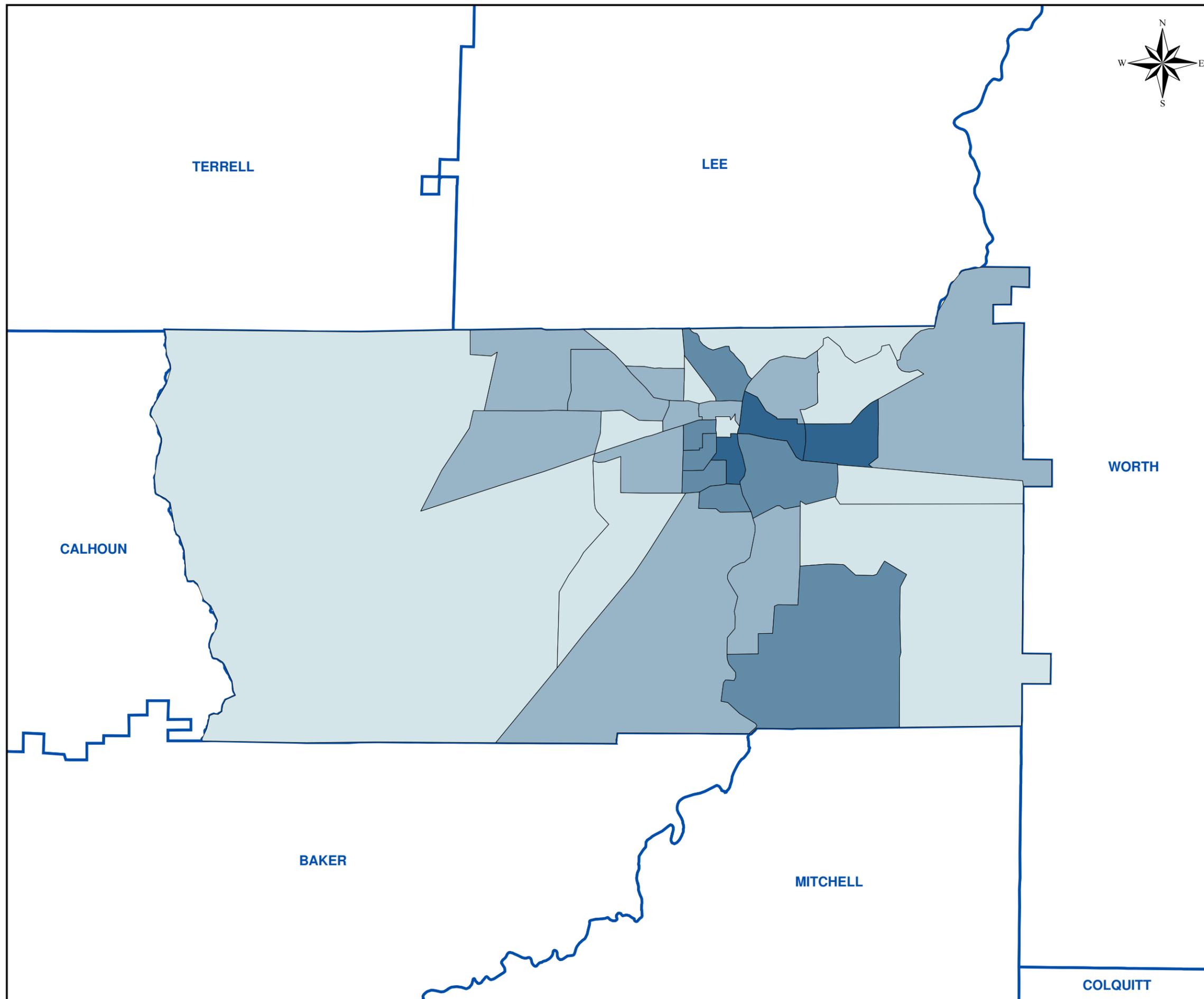
Concentration of HU Lacking Plumbing

Legend

Number of HU Lacking Plumbing



Source: 2000 Census



Natural and Cultural Resources Element

Both the natural environment and cultural resources are vulnerable to man's actions, and at the same time, they can constrain the way in which land is developed. It is the purpose of this element to present characteristics of existing natural and historic resources, to address important issues related to these resources, to identify those which are sensitive or significant, and to develop ways to best protect and manage them. This important step in land use planning assesses how natural and cultural resources can be responsibly utilized, managed, developed and preserved within Dougherty County.

Natural Resources

According to the Georgia Department of Natural Resources (DNR), the term "natural resources" refers to the state's air, soil, and water; all game species of animals, birds, and fish; all non-game species of animals, birds and fish; all plants, whether common, endangered or protected; and every cultural, historic or recreational resource within the state.

INVENTORY

Natural Resources - Topography and Land Cover

Dougherty County lies in the eastern portion of the Dougherty Plain, an area encompassing some 6,000 square miles and stretching from the Alabama-Florida-Georgia junction in a northeasterly direction to Dooly County, Georgia. The Dougherty Plain is characterized by low, gently sloping hills, which become more level as one moves eastward. In the Dougherty County area the plains become virtually flat. As one moves to the east or the southeast of the county, the ground slopes at a rate of six feet per mile. Slopes are slightly steeper toward the north and northwest of the county on the east side of the Flint River. The land in the northern portion of Dougherty County is generally higher than the land in the southern portion.

A prominent feature of the Dougherty Plain is the presence of closed depressions, ranging in diameter from a few inches to several hundred feet. These types of depressions are called sinkholes. Sinkholes are the surface expression of a collapse created by groundwater dissolving subsurface limestone rock. This is a common characteristic of the karst topography found in the Dougherty Plain. More than 650 sinkholes were identified in an urban area of about 27 square miles in a study conducted by James A. Hyatt and Holly P. Wilkes of Valdosta State University and Peter M. Jacobs of the University of Wisconsin. Sinkholes are potential locations where groundwater contamination could occur due to their connection to Dougherty County's

high water table. They are also the preferred habitat for some rare or endangered plant species.

Dougherty County is fairly level to gently sloping. Its elevation ranges from 150 feet above sea level along and near the Flint River to 330 feet above sea level in the southeast. There are no steep slopes (20% or greater grades) located in Albany and Dougherty County. West of the Flint River, the area slopes gently to the south. The area east of the Flint River is characterized by slightly steeper slopes to the west and northwest. The relatively flat topography leads to poor drainage and localized flooding as discussed in the Stormwater Management section of the Community Facilities & Services Element. The northern boundary of the county generally has higher elevations, although the highest point in the county is located in the southeast. The county's ground elevation is shown on the Ground Elevation Map at the end of this element.

There are three dominant types of landscape in this region: (1) low flats; (2) broad ridges with scattered rounded depressions; and (3) low hills. The flats, occurring along streams, maintain a high water table and usually flood every year. Soils in the flats range from poorly to moderately-well drained with gray subsoil. The broad ridges are characterized by a water table located several feet below the surface, except in the rounded depressions where the water table is high and the soils are moderately well to poorly drained. Where the water table is low, the soils are well to moderately drained. The eastern and southeastern part of the county is characterized by low hills. The water table is several feet below the surface and the soils are moderately to well-drained.

Dougherty County's land cover is shown on the map entitled Land Cover at the end of this element. The county's land cover is generally dominated by wetlands, agricultural lands, and urbanized areas. Most of the western portion of the county is comprised of wetlands. The east, southeast, and south central portions of the county are dominated by agricultural lands, and the area in and immediately surrounding the City of Albany is urbanized. Most of Dougherty County's natural habitat has been altered and converted to agricultural and urbanized use. Most of the County's remaining natural habitat is located in the western portion of the County. This area of the County has not been converted historically to agricultural or urbanized use due to the presence of wetlands; however, there is development pressure in the northwest portion of the County to convert wetlands to urbanized uses. This will continue to be a concern during the planning period. Strategies to limit urban expansion and to encourage infill development are discussed in the Land Use Element.

Natural Resources – Public Water Supply Sources

The public water supply source for Albany-Dougherty County is groundwater. The Albany Water, Gas & Light Commission serves the City of Albany and nearby portions

of Dougherty County. The remainder of Dougherty County relies on private groundwater wells.

Albany-Dougherty County obtains water from four aquifers. The water quality is considered to be excellent, needing only chlorination and fluoridation treatment. Descriptions of the aquifers are included below:

- The Upper Floridan (locally called the Ocala) aquifer is the shallowest aquifer. The Upper Floridan aquifer is part of the Floridan aquifer system and primarily consists of Eocene Ocala Limestone. The Upper Floridan aquifer is subdivided into an upper water-bearing zone, a middle confining unit, and a lower water-bearing zone because of differing hydrologic properties.
- The Claiborne (formerly Tallahatta) aquifer is within the Eocene strata. The formation consists of fine to coarse sand, becoming limestone in some areas. Water in the Claiborne aquifer occurs at depths ranging from approximately 125 feet to 350 feet below land surface in the Albany area.
- The Clayton formation is also considered a major aquifer. The Clayton formation is within the lower Paleocene strata and consists of fine to medium sandstone and limestone. Water in the Clayton aquifer occurs at depths ranging from approximately 550 feet to 840 feet below land surface.
- The Providence aquifer is the deepest aquifer tapped locally and is part of the Upper Cretaceous aquifer system. Water in this aquifer occurs at depths ranging from 640 feet to 960 feet below land surface.

Public concerns were raised during the public involvement process regarding the vulnerability of the public water supply sources due to groundwater contamination. This issue is discussed further in two other sections of this Comprehensive Plan: (1) the Groundwater Recharge Areas section of this element; and (2) the Water Supply Treatment & Distribution section of the Community Facilities & Services Element.

Another concern has to do with the supply of water in the aquifers. South Georgia experienced drought conditions during the previous 10 year planning period. As a result, the Georgia Environmental Protection Division is currently developing a Flint River Basin Regional Water Development and Conservation Plan. Some of the goals of this plan include the determination of whether more agricultural water withdrawal permits can be issued, establishing a "safe yield" for the stream-aquifer system, and establishing sustainable use guidelines. The results of the study should establish water conservation and management guidelines to insure adequate water supply for potable water, industry, and agriculture.

Natural Resources – Water Supply Watersheds

Albany-Dougherty County contains no water supply watersheds.

Natural Resources – Groundwater Recharge Areas

Groundwater resources are contained within underground reservoirs known as aquifers. These aquifers are zones of rock beneath the earth's surface capable of producing water from a well. They occupy vast regions of the subsurface and are replenished by infiltration of surface water runoff into soils in land areas known as groundwater recharge areas.

If hazardous waste or toxic substances pollute the surface water that seeps into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, making it unsafe to drink. Since Albany-Dougherty County gets its drinking water from groundwater sources, groundwater recharge areas must be protected. Once polluted, it is almost impossible for a groundwater source to be cleaned up. Groundwater is susceptible to contamination when unrestricted development occurs within significant groundwater recharge areas. It is, therefore, necessary to manage land use within groundwater recharge areas to ensure that pollution threats are minimized.

Groundwater is an important natural resource in Georgia. Over 40% of Georgia's population obtains its drinking water from groundwater sources. In Dougherty County, groundwater provides 100% of available drinking water. Other uses for groundwater in Albany-Dougherty County include domestic uses, industrial purposes and agricultural irrigation. Because of this dependence on groundwater, Albany-Dougherty County must protect the quality and quantity of its existing and future groundwater supply.

The Clayton aquifer is one of the main sources of water for the City of Albany and Dougherty County. Over the past 50 years, there has been a steady decline of the water level in this formation. Water levels have declined 140 feet in some areas, mainly due to increased pumping for both domestic and agricultural use. This water level decline has prompted the Georgia DNR to limit the amount of water that can be withdrawn from the Clayton aquifer. In response to this policy, a well field was constructed just south of the City of Albany. The well field contains 8 wells and taps into the Floridan Aquifer. Before the construction of this well field, the Floridan Aquifer only accounted for approximately 4% of the municipal water withdrawals.

The majority of Albany-Dougherty County is in a groundwater recharge area as shown on the Groundwater Recharge Areas Map located at the end of this element. Important groundwater recharge areas within the state are identified in Hydrologic Atlas 18, "Most Significant Ground-Water Recharge Areas of Georgia", a map published in 1989 by the Georgia DNR, Environmental Protection Division, and the Georgia Geologic Survey. These areas are generally shown on the Groundwater Recharge Areas Map at the end

of this element. Factors considered in defining the most significant recharge areas include the area of outcrop of the aquifers, potentiometric surfaces, location of major discharge features (creeks and rivers), and the occurrence of permeable soils.

Recharge for Dougherty County's deeper aquifers (Claiborne, Clayton and Providence) takes place outside Dougherty County. The recharge area for these aquifers extends north of Albany-Dougherty County, to the geographic fall line, along which Columbus and Macon are located. Recharge for the Upper Floridan aquifer is local, however, taking place in all of Dougherty County, most of Lee County and in more than half of Terrell County. The Upper Floridan aquifer is one of the last large sources of water available to Albany-Dougherty County and is also vital to areas located to the south of Albany-Dougherty County. For more information on the aquifers serving Albany-Dougherty County, see the Public Water Supply Sources section of this element.

The entire land area of Dougherty County has been identified as having high groundwater pollution potential by the Georgia DNR. The Upper Floridan aquifer, which is vulnerable to pollution from sources in Dougherty County, is a karst aquifer, characterized by limestone fissures, sinkholes and springs. This type of aquifer has special susceptibility to pollution. Infiltrating water dissolves the limestone, enlarging fractures and joints in the rock. This means that little filtering takes place within the aquifer and that groundwater flow rate is increased. If pollutants reach the formation, they can be dispersed quickly. They may reenter the surface water regime with discharge from springs.

Sinkholes are also a potential source of pollution for this aquifer. Sinkholes are the result of sub-surface collapse caused by the dissolution of limestone. Recharge occurs through a sinkhole when this natural drainage basin fills with water during large rain storms and then drains into the aquifer. If the water is contaminated due to flooding or to hazardous materials picked up in runoff, then pollutants will be introduced into the aquifer. Historically, sinkholes have also been illegal depositories for waste. This is another possible source of groundwater contamination.

Criteria have been established by the Georgia DNR for the protection of groundwater recharge areas. These criteria are required to be adopted into local ordinances. Dougherty County has adopted a Groundwater Recharge Area Protection Ordinance. The City of Albany has not adopted the criteria into a local ordinance, but should do so during the planning period. Dougherty County's Groundwater Recharge Area Protection Ordinance invokes more restrictive regulations for septic system placement and for activities which involve waste disposal sites, water holding basins, and the handling of hazardous materials.

A primary concern identified during the public involvement process was the protection of groundwater quality for drinking water and industry. Of particular concern was potential contamination of the groundwater supply from septic systems. Septic systems are discussed in more detail in the Sewer & Wastewater Treatment section of the

Community Facilities & Services Element. A long-term solution to reducing the potential for septic system contamination is to aggressively convert areas which are currently developed on septic to sewer and to require that future development occur on sewer rather than on septic systems. However, it is likely that some development will occur by necessity on septic systems because some development densities will not be great enough to justify the expansion of the public sewer system to the development. For this reason, and because Dougherty County has been identified as having high groundwater pollution potential by DNR due to the karst aquifers from which the City/County draws its drinking water supply, it is recommended that a study be undertaken to identify potential sources of groundwater contaminants, not only from septic systems, but from other sources as well (such as sinkholes); and to enact greater regulatory measures in both the City and County if necessary. Such a study would probably be conducted by the Dougherty County Environmental Health Department which administers the approval of septic systems in both incorporated and unincorporated areas.

Another concern has to do with the supply of water in the aquifers. South Georgia experienced drought conditions during the previous 10 year planning period. As a result, the Georgia Environmental Protection Division is currently developing a Flint River Basin Regional Water Development and Conservation Plan. Some of the goals of this plan include the determination of whether more agricultural water withdrawal permits can be issued, establishing a “safe yield” for the stream-aquifer system, and establishing sustainable use guidelines. The results of the study should establish water conservation and management guidelines to insure adequate water supply for potable water, industry, and agriculture.

The interactions between groundwater, drinking water, and surface water are discussed further in the Public Water Supply Sources section of this element and in the Sewer & Wastewater Treatment, Water Supply Treatment & Distribution, and Stormwater Management section of the Community Facilities & Services Element.

Natural Resources – Wetlands

The United States Army Corps of Engineers (USACE) defines wetlands as: “Those areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands include swamps, marshes, bogs, fens, sloughs and floodplain bottoms where water is a major component of the habitat. The most common method used for identifying a wetland includes three characteristics: (1) Hydrology – the flooding or saturation of a site during part of the year; (2) Hydric Soils – these soils are usually classified as alluvial floodplain soils; and (3) Vegetation – wetland vegetation consists of plants that survive in oxygen deficient soils through special adaptations. All three of these characteristics must be evaluated by a trained professional before an actual determination can be made as to actual wetland boundaries; and such a determination is usually done on a site-specific basis.

Wetlands provide many important benefits, such as the following:

- Flood Control – Wetlands act as natural sponges. They absorb and gradually release water from rain to groundwater and streams.
- Water Quality Improvement – Wetlands act as natural filters and remove sediment, nutrients and pollution from runoff.
- Groundwater Recharge – Water migrates downward through wetlands to maintain groundwater levels.
- Shoreline Erosion Control – Wetland plants bind the soil with their roots providing protection from storm and wave damage.
- Natural Products – A wealth of natural products are produced by wetlands – timber, fish, shellfish and wildlife.
- Fish and Wildlife Habitat – Wetlands provide food, nursery grounds and shelter for both aquatic and terrestrial organisms.
- Recreation and Aesthetics – Many recreational activities take place in and around wetlands – hunting, fishing, hiking, birding and photography.

Throughout the State of Georgia, approximately 1.5 million acres of wetlands have been lost. In the Albany/Dougherty County area, filling of wetlands has taken place and wetlands have been converted for forestry and agriculture in the past. However, land ownership characteristics have resulted in the preservation of a number of large hunting plantations in relatively undeveloped states. These plantations have protected many of the wetlands in Dougherty County. Yet development pressure around Albany now threatens existing wetland areas.

Currently Albany/Dougherty County uses copies of the National Wetland Inventory (NWI) maps provided by the United States Department of the Interior, Fish and Wildlife Service for planning purposes. These maps are general and are only used as a guide to identify possible wetland locations. The general wetland locations in Dougherty County, as mapped by NWI, are shown on the map entitled Wetlands, located at the end of this element. The majority of the wetlands are concentrated in the western section of the county, especially the southwest quadrant.

Section 404 of the Clean Water Act of 1977 gives the USACE the authority to regulate the discharge of dredged or fill materials into waters, including wetlands, of the United States. A federal permit from the USACE is required to alter or disturb regulated wetlands in any way. Local governments must ensure that local government permitting does not inadvertently encourage alteration of wetlands that are regulated by the

USACE. To this end, wetlands are identified in the Georgia DNR's Rules for Environmental Planning Criteria as requiring protection through local ordinances. Dougherty County's Wetland and Stream Corridor Protection Criteria which has been adopted as part of the Zoning Ordinance provides for protection of wetlands and stream corridors by establishing a buffer system. The City of Albany has not adopted separate legislation for the protection of wetlands. The adoption of such regulations by the City of Albany should be a priority during the planning period.

Additionally, pressure to develop new subdivisions adjacent to the northeast boundary of the City of Albany threatens wetlands during the planning period. The Generalized Future Land Use Map located in the Land Use Element has been developed to try to strike a balance between continued development and the preservation of wetlands and other natural resources. Development expansion during the planning period is intended to be limited with emphasis on infill development where natural resources have already been disturbed and where public infrastructure is already in place. However, it is recognized that the pressure to develop greenfields will continue. To this end, guidelines for rezonings have been articulated in the Land Use Element. Also, the subdivision regulations of the City and the County allow for a Conservation Subdivision which would allow for the protection of natural resources such as wetlands within new subdivisions.

In addition to regulatory and policy protections, a focus of the Governor's Greenspace Program in Albany/Dougherty County has been the acquisition of significant wetlands. For more information see the Governor's Greenspace Program section of this element. A large wetland area located in the southwest corner of Dougherty County is also permanently protected within the Chickasawhatchee Wildlife Management Area.

Natural Resources – Protected Mountains

Dougherty County has no protected mountains.

Natural Resources – Protected Rivers

River corridors are of vital importance to Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow for the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb floodwaters.

A "protected river" has been defined by the Georgia General Assembly as a Georgia river that has an average flow rate of at least 400 cubic feet per second. A "protected river corridor" is all land, inclusive of islands, in areas of a protected river and being within 100-foot horizontally measured on both sides of the river from the uppermost part of the river bank (usually delineated by a break in the slope). The protected area also includes the area between the uppermost part of the river bank and the water's edge,

although this strip of land is not included as part of the 100-foot buffer requirement contained in the state's minimum standards governing protected rivers.

The Flint River and Kinchafoonee Creek Corridor Protection Plan was approved and adopted by the Dougherty County Board of County Commissioners on October 26, 1993 and confirmed and ratified on February 8, 1994. This action was in response to the Georgia General Assembly's passing of the Mountain and River Corridor Protection Act in 1991. The Mountain and River Corridor Protection Act directed the Georgia DNR to develop minimum standards for the protection of certain mountain areas and river corridors. Dougherty County's plan meets these standards. Within the county's borders, only the Flint River and Kinchafoonee Creek are subject to the River Corridor Protection Plan criteria. Areas covered by the plan include 1) the portion of the Flint River which forms the border between Dougherty and Lee Counties, 2) the Flint River downstream of the Lake Chehaw Dam, and 3) Kinchafoonee Creek upstream of State Route 133/N. Jefferson Street. The areas protected by the plan are shown on the map located at the end of this element entitled Rivers, Streams, Lakes and Ponds. The Flint River and Kinchafoonee Creek Corridor Protection Plan was adopted by the City as part of the 2015 Comprehensive Plan. Some of the restrictions outlined in the plan include:

- A two-acre minimum lot size is required for new single-family dwellings.
- No septic fields are allowed within the zone.
- Agricultural and forestry activities must be consistent with best management practices and shall not impair the drinking quality of the river water.
- No hazardous or solid waste landfills are permitted.

To implement the Flint River and Kinchafoonee Creek Corridor Protection Plan, both the City and Dougherty County have adopted the Flint River and Kinchafoonee Creek Corridor Protection Area Ordinance as part of the Zoning Ordinance. The ordinance codifies the provisions of the Flint River and Kinchafoonee Creek Corridor Protection Plan and incorporates them into the development review process. In addition to these regulatory protections, the City of Albany and Dougherty County have been acquiring property along the Flint River for protection in perpetuity as greenspace. Funding has come from the Governor's Greenspace program, FEMA, and other sources. The publicly owned land, know as the Flint River Corridor, is managed to a higher degree of protection than the privately owned property along the river.

For more information on the Flint River Corridor see the Major Park, Recreation and Conservation Areas and the Governor's Greenspace Program sections of this Element. The Flint River Corridor is also discussed in the Land Use, Economic Development, and Intergovernmental Coordination Elements, and in the Parks & Recreation section of the Community Facilities & Services Element.

The Georgia Environmental Protection Division is currently developing a Flint River Basin Regional Water Development and Conservation Plan. Some of the goals of this plan include the determination of whether more agricultural water withdrawal permits can be issued, establishing a “safe yield” for the stream-aquifer system, and establishing sustainable use guidelines. The outcome of this plan may require Albany-Dougherty County to revise their Flint River and Kinchafoonee Creek Corridor Protection Plan and accompanying Ordinance.

Natural Resources – Coastal Resources

Dougherty County is not located along the coast or in proximity to coastal marshes or estuaries.

Natural Resources – Flood Plains

Flood plains include areas within the community that are subject to flooding based on the 100-year, or base, flood. Flood plains are generally flat, low-lying areas adjacent to stream channels. They act as floodwater storage areas, soaking up stormwater runoff in excess of a stream channel’s capacity.

A 100-year flood plain exists along the Flint River that runs through Albany-Dougherty County as well as in the southwestern portion of the county where numerous wetlands occur. The Flint River is the principal stream in Dougherty County. All streams that flow through the County eventually empty into the Flint River, although not always within the County borders. Approximately 4% of the land area in the City of Albany lies in the floodway of the Flint River and Kinchafoonee Creek, both of which are sources of community flooding. See the Flood Plain Map at the end of this element to view the general location of the 100-Year Flood Plain and the Floodway within Albany/Dougherty County.

The National Flood Insurance Program defines a floodway as “the channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment so that a 100-year flood can be carried without substantial increases in flood heights.” Areas within the floodway and flood plain have been developed in Albany and are prone to flood damage. Approximately 200 structures in these areas were purchased as part of the Federal Emergency Management Agency Hazard Mitigation Programs following the floods of 1994 and 1998. The structures were demolished and the property returned to open space uses.

In the wake of the 1994 and 1998 flood, both the City and the County adopted a new Flood Plain Ordinance. Both ordinances prohibit development in the floodway. The City of Albany Flood Plain Ordinance requires that new construction in the flood plain located outside of the floodway be elevated at least 1 foot above the base flood elevation. The Dougherty County Flood Plain Ordinance requires that new construction in the flood plain located outside of the floodway be elevated at least 3 feet above the

base flood elevation. It is recommended that the City of Albany consider revising its Flood Plain Ordinance to increase the required elevation of new development to more than 1 foot above the base flood elevation.

The City of Albany and Dougherty County have been acquiring property along the Flint River for protection in perpetuity as greenspace. Funding has come from the Governor's Greenspace program, FEMA, and other sources. The publicly owned land, know as the Flint River Corridor, is managed to a higher degree of protection than the privately owned property along the river, and generally does not contain structures that would be subject to potential flood damage. It is anticipated that property acquisitions along the Flint River Corridor will continue through the planning period.

For more information on flooding, see the Stormwater Management section of the Community Facilities & Services Element.

Natural Resources - Soil Types

Soil types have implications for development suitability, agricultural production, and erosion/sedimentation. Some soil types with poor drainage are unsuitable for development, and can erode in a way that harms water quality. Soil quality can be improved with proper erosion and sediment control measures, but in some cases it is necessary to restrict development or require land modifications in these areas. Additionally, prime farmlands are defined solely upon soil type and potential yield. Prime Farmland is discussed in greater detail in the Agricultural Land section of this element.

According to the U.S. Natural Resources Conservation Service, Dougherty County contains eight major soil associations. A soil association is a landscape that has a distinctive proportional pattern of soils. A soil association normally consists of one or more major soils and at least one minor soil. The same soils may be found in different associations but in a different pattern. The eight soil associations are described below.

- Orangeburg-Red Bay-Grady Association - Deep, well-drained soils that have a subsoil of yellowish-red to dark-red sandy clay loam and are on broad undulating uplands; and poorly drained, grayish soils in depressions.
- Greenville-Grady Associations - Deep, well-drained soils that have a subsoil of dark-red sandy clay and are on broad undulating uplands; and poorly drained, grayish soils in depressions.
- Swamp-Alluvial Land Association - Very poorly drained or poorly drained loamy and sandy alluvium covered with water or wet most of the year.

- Tifton-Carnegie Association - Well-drained, pebbly soils that have a subsoil of yellowish-brown to red sandy clay loam or sandy clay and are on gently rolling uplands.
- Izagora-Dunbar-Flint Association - Nearly level, moderately well drained or somewhat poorly drained soils that have a clayey or loamy subsoil and are on stream terraces.
- Lakeland-Eustis Association - Deep, somewhat excessively drained or excessively drained sandy soils in broad undulating areas.
- Lynchburg-Irvington-Goldsboro Association - Nearly level, somewhat poorly drained or moderately well drained loamy soils on uplands.
- Dunbar-Izagora-Bladen Association - Moderately well drained to poorly drained, frequently flooded soils along the Flint River.

Each association has its own characteristics which in turn affect an area's potential for development. Soil limitation determinations are defined by the Conservation Service as follows:

Slight Limitations – Soil properties are generally favorable for the rated use: i.e., limitations are minor and easily overcome or modified by specialized planning and/or design.

Moderate Limitations – Soil properties are such that they should be recognized, but limitations are such that they can be overcome or corrected by practical means.

Severe Limitations – Soil properties are so unfavorable and so difficult to correct or overcome major soil reclamations, special design, and/or intensive maintenance are required.

Please see the Soil Limitations for Residential Development Utilizing Septic Systems Map, the Soil Limitations for Residential Development Utilizing Sewage Systems Map, and the Soil Limitations for Development of Structures for Light Industry Map located at the end of this element. The information from these maps has also been used to produce the Development Limitations Map which served as the basis for the Generalized Future Land Use Map, both found in the Land Use Element of this Comprehensive Plan.

Erosion causes water quality problems in Georgia. Erosion leads to an increase in sediment ending up in lakes, streams, estuaries or marshlands. Problems caused by this sediment include:

- Local Taxes - Cleaning up sediment in streets, sewers and ditches adds extra costs to local government budgets.
- Dredging - The expense of dredging sediment from lakes, harbors and navigation channels is a heavy burden for taxpayers.
- Lower Property Values - Neighboring property values are damaged when a lake or stream fills with sediment. Shallow areas encourage weed growth and create boating hazards.
- Poor Fishing - Muddy water degrades fish habitat, smothers fish eggs, and can kill adult fish.
- Nuisance Growth of Weeds and Algae - Sediment carries fertilizers that fuel algae and weed growth. Growing algae use oxygen from the water that fish need to survive.

Both Albany and Dougherty County have adopted Soil Erosion and Sedimentation Control Ordinances pursuant to the Georgia Erosion and Sedimentation Act of 1975 as amended. In addition to other provisions, the soil erosion and sedimentation ordinances require that all perennial streams have a 25-foot undisturbed vegetated buffer. In addition to the provisions of its soil erosion and sedimentation ordinance, Dougherty County has adopted a Wetland and Stream Corridor Protection Ordinance which requires buffers around wetlands and wider buffers along streams. It is recommended that the City of Albany adopt similar additional protections for its wetlands and streams during the planning period. In addition to the requirements of local ordinances, many of the agricultural and forestry operations in the City/County follow Best Management Practices for soil conservation and erosion prevention.

Natural Resources - Agricultural Land

The USDA defines prime farmland as rural land with the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Prime farmlands include cropland, forest land, pastureland, and rangeland. The prime farmlands in Dougherty County are defined by soil type and are shown in Table 4-1. Dougherty County has 115,085 acres of prime farmland based on soil type. These prime farmlands generally occur in upland areas outside of floodplains and steep slopes. The prime farmland in Dougherty County is primarily utilized for crops, orchards and forestland, which can be seen on the map entitled Land Cover located at the end of this element. Dougherty County also contains additional soils meeting the criteria for farmlands of statewide importance, which is a more extensive list of soils than those classified as prime farmland.

Table 4-1. Prime Farmland in Dougherty County According to Soil Type

Soil Type	Symbol	Acres
Carnegie sandy loam, 2-5% slope, eroded	CoB2	1,295
Flint sandy loam, 0-5% slope	FrA, FrB	2,185
Goldsboro sandy loam, 0-2% slope	GmA	3,150
Greenville sandy loam, 0-5% slope	GoA, GoB	21,830
Greenville sandy loam, 2-8% slope, eroded	GoB2, GoC2	18,225
Irvington sandy loam, 0-2% slope	IgA	3,530
Marlboro sandy loam, 2-5% slope	MzB	430
Norfolk sandy loam, 0-5% slope	NhA, NhB	2,485
Orangeburg loamy sand, 0-5% slope	OeA, OeB	31,125
Orangeburg loamy sand, 2-8% slope, eroded	OeB2, OeC2	7,980
Red Bay loamy sand, 0-2% slope	RgA	6,135
Red Bay loamy sand, 2-8% slope, eroded	RgB2, RgC2	8,860
Tifton sandy loam, 0-5% slope	TuA, TuB	3,640
Tifton sandy loam, 2-8% slope, eroded	TuB2, TuC2	4,215
Total		115,085

Source: USDA NRCS

The USDA conducted a Census of Agriculture in 1987, 1992, 1997 and 2002. The results for Dougherty County are shown in Table 4-2. The Census results show an overall trend in Dougherty County of increase in the acres of land in farms and cropland harvested. The number of farms has fluctuated over the same time period. From 1997 to 2002, land in farms increased 13% from 86,086 to 97,673 acres of which 25,242 acres were harvested; the average size of farms increased 26% from 478 to 603 acres; the number of farms decreased 10% from 180 farms to 162 farms. The total farm acreage of 97,673 acres in 2002 represented 46.3% of total land area in the County.

Table 4-2. Census of Agriculture Results, Dougherty County 1987-2002

Item	2002	1997	1992	1987
Farms (number)	162	180	166	165
Land in Farms (acres)	97,673	86,086	71,135	82,305
Land in farms, average size of farm (acres)	603	478	429	499

Source: USDA NASS, 2002

The market value of agricultural products sold decreased between 1997 and 2002 according to the Census of Agriculture. The total market value of all agricultural products sold in the County decreased from approximately \$267,827,000 to \$22,482,000. The average market value of agricultural products sold per farm also decreased 7% from \$149,036 in 1997 to \$138,780 in 2002.

According to the 2003 Georgia Farm Gate Value Report developed by the Center for Agribusiness and Economic Development at the University of Georgia, the total value of products produced in Dougherty County accounted for approximately \$41.3 million (in farm gate value which is the dollar value in gross farm production as reported by county agricultural commissioners). The individual categories and their value that comprise the total farm gate value are shown in Table 4-3.

Table 4-3. Georgia Farm Gate Value - 2003		
Item	Dougherty County	Georgia
Row/Forage Crops	\$9,040,651	\$1,733,156,967
Fruit & Nuts	\$10,267,447	\$165,442,938
Vegetables	\$161,337	\$901,181,768
Ornamental Horticulture	\$2,747,425	\$648,965,317
Forestry & Products	\$3,067,555	\$597,804,012
Livestock & Aquaculture	\$8,844,160	\$1,131,483,706
Poultry & Eggs	\$1,255,082	\$3,952,612,170
Other Income	\$7,008,865	\$728,527,107
Total Farm Gate Value	\$42,392,522	\$9,859,173,985

Source: Center for Agribusiness and Economic Development, University of Georgia 2003

In 2004, the University of Georgia Center for Agribusiness and Economic Development reported 1,081 acres of Dougherty County farmland acreage in the Crop Reserve Program. Additional tools that could be used to preserve farmland and open space in general include conservation easements, transfer taxes, and a transfer of development rights program.

Dougherty County has a long history as a rural agricultural community. Today, cotton, pecans and peanuts are most prominent as cash crops for the county. Recently, some prime agricultural lands have been converted to residential subdivisions. Pressure for such conversion, particularly in northwest Dougherty County is likely to continue. Through the public involvement process supporting this Comprehensive Plan, the public expressed a desire to protect the County's prime agricultural lands from development for two reasons: 1) to protect viable agriculture, and 2) to maintain the rural character of the County. It is recommended that further study identify and map the County's viable prime agricultural lands, beginning with prime farmlands, and that the County adopt development policies, regulations, programs, and incentives to encourage farmland conservation.

Strategies to prevent or slow the conversion of agricultural lands are discussed further in the Land Use Element and will be considered as the Zoning Ordinance is updated over the next year. It is recommended that the City/County adopt clear policies for requested rezonings and land use changes that would convert agricultural lands to another use. These may include: adjacency to the existing urbanized area, availability of sewer service, classification as prime farmland, and the existing agricultural productivity

of the subject property. Also, general land use policies which are recommended in the Land Use Element would slow the conversion of agricultural land by promoting infill development where public services are already provided.

It should be noted that rural character generally, and agricultural production specifically, are important to the economy of Albany/Dougherty County. The roles which agriculture and associated businesses play in the overall economy are discussed in the Economic Development Element. Beyond the role of traditional agriculture, rural lands have an important part to play in the emerging tourism industry of the region, also discussed in the Economic Development Element. Eco-tourism, agri-tourism, and cultural/heritage tourism are key components of Albany-Dougherty County's economic development strategy during the planning period. This makes conservation and protection of the rural character and agriculture critical to the long-term vitality of the community.

Natural Resources – Forest Land

According to Forest Statistics for Central Georgia, 1997 by Thompson, published by the USDA Forest Service, Dougherty County had 110,300 acres in forest land all of which was classified as timberland, representing approximately 52% of the County's total land area. Of the 110,300 acres of timberland, 1,700 acres was owned by Federal, State, County or Municipal government; 55,300 acres was owned by corporations; and 53,200 was owned by individuals. Dougherty County's 110,300 acres of timberland fell into the following forest types: longleaf-slash 4.4%, loblolly-shortleaf 31.9%, oak-pine 9.6%, oak-hickory 5.3%, and oak-gum-cypress 45.1%. Dougherty County's 110,300 acres of timberland fell into the following stand-size classes: sawtimber 49.0%, poletimber 16.8%, and sampling-seedling 30.7%.

The general location of forest land in Albany-Dougherty County is shown on the Land Cover Map at the end of this element. On the Land Cover Map, forest land is subdivided into deciduous, evergreen, mixed forest, and woody wetlands. Most of the forest lands are located in the western half of Dougherty County.

According to the 2003 Georgia Farm Gate Value Report developed by the Center for Agribusiness and Economic Development at the University of Georgia, forestry and forestry products accounted for approximately \$3.1 million (in farm gate value which is the dollar value in gross farm production as reported by county agricultural commissioners). According to the 2002 County Business Patterns for Dougherty County, two businesses employing one to nine people were operating in forestry and logging. Both of these businesses were in timber tract operations. Additionally, five businesses were operating in forestry support activities. According to Georgia's Timber Industry--An Assessment of Timber Product Output and Use, 2001 by Johnson and Wells and published by the USDA Forest Service, Dougherty County had an output of 7.1 million cubic feet of timber product of which 51.7% was soft wood and 48.3% was hardwood. The majority of the timber products output from Dougherty County were softwood used for saw logs or pulpwood and hardwood used for pulpwood.

Forest land is a subset of farmland which is described in greater detail in the Agricultural Land section of this Element. As such, most of the issues facing farmland are the same for forest land and many of the strategies that are recommended for the conservation of farmland also apply to the conservation of forest land. It should be noted that pressure for the conversion of forest land in northwest Dougherty County to residential subdivisions will likely continue through the planning period. Many strategies to slow this conversion are outlined in the Land Use Element and will be incorporated into revisions to the Zoning Ordinance. Upland forest lands are in the greatest danger for conversion because woody wetlands are protected to some degree by Section 404 of the Clean Water Act and by Dougherty County's Wetland and Stream Corridor Protection Criteria. These wetlands have also been priorities for acquisition under the Governor's Greenspace Program, particularly those occurring along the Flint River Corridor.

Natural Resources - Plant and Animal Habitats

Plant and animal habitats include areas that support rare or endangered plants and/or animals. Protected species mean those species of plant and animal life that the Georgia DNR has designated and made subject to the "Wildlife Preservation Act" and "Endangered Species Act". Table 4-4 and Table 4-5 highlights the plants and animals currently considered rare or endangered as reported by the Georgia DNR.

Table 4-4: Special Concern Animals in Dougherty County, Georgia

Animals		
Status	Scientific & Common Name	Habitat in Georgia
US	<i>Amblema neislerii</i> Fat Threeridge	Small to large rivers with moderate current and muddy sand substrate
GA	<i>Ameiurus serracanthus</i> Spotted Bullhead	Large streams and rivers with moderate current and rock-sand substrate
GA	<i>Cyprinella callitaenia</i> Bluestripe Shiner	Flowing areas in large creeks and medium-sized rivers over rocky substrates
	<i>Elimia albanyensis</i> Black-crest Elimia	Slackwater habitats in medium-sized rivers
	<i>Elliptio arctata</i> Delicate Spike	Large rivers and creeks with some current in sand and sand and limestone rock substrates
	<i>Elliptio fraterna</i> Brother Spike	Sandy substrates of river channels with swift current
	<i>Elliptio nigella</i> Winged Spike	Spring influenced streams with substrate of sand and limestone rock
	<i>Elliptio purpurella</i> Inflated Spike	Sand and limestone rock substrates
US	<i>Elliptoideus sloatianus</i> Purple Bankclimber	Small to large rivers with moderate current and substrate of sand, fine gravel, or muddy sand
GA	<i>Graptemys barbouri</i> Barbour's Map Turtle	large streams and rivers
GA	<i>Haideotriton wallacei</i> Georgia Blind Salamander	Cave pools
US	<i>Haliaeetus leucocephalus</i> Bald Eagle	Edges of lakes & large rivers; seacoasts
	<i>Heterodon simus</i> Southern Hognose Snake	Sandhills; fallow fields; longleaf pine-turkey oak
US	<i>Lampsilis subangulata</i> Shinyrayed Pocketbook	Sandy/rocky medium-sized rivers & creeks
US	<i>Medionidus penicillatus</i> Gulf Moccasinshell	Sandy/rocky medium-sized rivers & creeks
	<i>Necturus beyeri complex</i> Gulf Coast Waterdog	Medium to large streams with lots of leaf packs and woody debris
GA	<i>Notropis harperi</i> Redeye Chub	Springs and spring influenced creeks over sand or rocky substrates
US	<i>Pleurobema pyriforme</i> Oval Pigtoe	Sandy, medium-sized rivers & creeks

Note: "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected. "GA" indicates Georgia protected species.

Source: Georgia Department of Natural Resources

Table 4-5: Special Concern Plants in Dougherty County, Georgia

Plants		
Status	Scientific & Common Name	Habitat in Georgia
US	<i>Armoracia lacustris</i> Lake-cress	Shallow water of swamps and lake margins
GA	<i>Epidendrum conopseum</i> Green-fly Orchid	Epiphytic on limbs of evergreen hardwoods; also in crevices of Altamaha Grit outcrops
	<i>Leitneria floridana</i> Corkwood	Swamps; sawgrass-cabbage palmetto marshes
	<i>Listera australis</i> Southern Twayblade	Poorly drained circumneutral soils
	<i>Lobelia boykinii</i> Boykin Lobelia	Cypress ponds, sometimes with <i>Oxypolis canbyi</i> ; Grady ponds; limesink depressions; wet savannas
	<i>Plantago sparsiflora</i> Pineland Plantain	Open, wet pine savannas; shallow ditches and seeps, especially in mowed rights-of-way
	<i>Pteroglossaspis ecristata</i> Wild Coco	Grassy saw palmetto barrens; longleaf pine grasslands, sometimes with <i>Schwalbea americana</i>
	<i>Rhexia aristosa</i> Awned Meadowbeauty	Pond margins and wet savannas
GA	<i>Sarracenia minor</i> Hooded Pitcherplant	Wet savannas, pitcherplant bogs
US	<i>Schwalbea americana</i> Chaffseed	Open pinelands, as in well-managed, somewhat moist longleaf pine-wiregrass forests seeps
	<i>Scirpus hallii</i> Hall Bulrush	Pond shores in peaty sands
GA	<i>Sideroxylon thornei</i> Swamp Buckthorn	Forested limesink depressions; calcareous swamps
	<i>Sium floridanum</i> Florida Water-parsnip	Calcareous swamps; floodplains
GA	<i>Stylisma pickeringii</i> var. <i>pickeringii</i> Pickering's Morning-glory	Open, dry, oak scrub of sandhills
US	<i>Thalictrum cooleyi</i> Cooley's Meadowrue	Pond margins and wet savannas

Note: "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected, "GA" indicates Georgia protected species.

Source: Georgia Department of Natural Resources

The key to protecting special concern animal and plant species is to protect their favored habitat. Fifteen of the eighteen animal species listed in Table 4-4 live in rivers, streams, or springs. These aquatic habitats may be threatened by poor water quality, alterations to their buffers, or by flash flooding due to urbanization that changes the substrate or physical configuration of the banks. Holistic stormwater and watershed management programs are keys to addressing all of these issues. Albany-Dougherty County has components of these management programs in place, but others are missing. It is recommended that the City/County develop a holistic Stormwater Management Plan during the planning period that addresses both water quality and

quantity. For more information on stormwater see the Stormwater Management section of the Community Facilities & Services Element.

Ten of the fifteen special concern plants listed in Table 4-5 grow in swamps, marches, ponds, wet savannas, bogs, ditches, seeps, and in poorly drained soils. All of these habitats may be considered wetlands in the broad definition of wetlands; however, all of these wetland habitats may not be protected under the definition of wetlands in Section 404 of the Clean Water Act or in Dougherty County's Wetland and Stream Corridor Protection Criteria. Therefore, it is recommended that the City/County examine the level of wetland protection currently in place relative to special concern plant species.

Additionally, one of the special concern animals and four of the special concern plants reside in the edges, or buffer areas, of lakes, rivers, streams, ponds, or wetlands. River and stream buffers are protected from disturbance by State and local regulations including the City/County's Flint River and Kinchafoonee Creek Corridor Protection Area Ordinance and Soil Erosion and Sedimentation Control Ordinances. Dougherty County has adopted greater protections for stream and wetland buffers through its Wetland and Stream Corridor Protection Criteria. However, stream and wetland buffers have little to no protection within the City of Albany and lake and pond edges have no regulatory protections in the City or the County. One special concern plant grows on floodplains; however, the City and County floodplain regulations do not address habitat. It is recommended that the City/County examine its regulations for buffers, aquatic edges, and floodplains relative to special concern animal and plant species.

Some of the special concern animal and plant species reside in specialized habitats which are isolated or small in number. These habitats could be easily inventoried and mapped, then protected through additional regulations or acquisition. These specialized habitats include: cave pools, limesink depressions, Altamaha Grit outcrops, sandhills, long-leaf pine forests/grasslands, and grassy saw palmetto barrens. If acquired, it would be anticipated that preserves would be created and managed for the protection of the subject plant and animal species.

It should be noted that the City/County has not been surveyed to identify specific populations of special concern plant and animal species, nor has critical habitat for these species been mapped. Also, no regulations exist that require inventories for private activities, private development, or local government activities that do not utilize state or federal funding. Provisions could be added to City/County regulations that would require surveys to identify special concern plant or animal species as part of the development permitting process or as part of the due diligence for City/County projects.

Natural Resources - Major Park, Recreation and Conservation Areas

Major park, recreation and conservation areas include major federal, state and regional parks, recreation areas and conservation areas (e.g., wildlife management areas, nature preserves, national forests, etc.). Identifying these areas can serve to reveal the

needs a community may have for land dedicated to conservation or green space. Existing and proposed parks, recreation, & conservation lands acreages area calculated and mapped in the Land Use Element. Currently, Albany/Dougherty County has far exceeds the recommended parks, recreation, & conservation lands acreage recommended for its population. This is largely due to the major park, recreation, and conservation areas described in this section.

A number of natural and conservation areas are located in Dougherty County. These areas serve not only the City of Albany and Dougherty County, but attract in-state and out-of-state visitors as well. They are keys to Albany/Dougherty County's emerging tourism industry. These resources are also discussed in the Land Use and Economic Development Elements and in the Parks & Recreation section of the Community Facilities & Services Element. All of the following resources are protected through public ownership and management.

Radium Springs is located 4 miles south of Albany on Radium Springs Road east of the Flint River. A combination of a large spring and back pressure from the Flint River, Radium Springs discharges crystal clear water at 70,000 gallons per minute at a constant temperature of 68 degrees Fahrenheit. It is recognized as the largest natural spring in the state. The spring, acreage surrounding it and more than 80 acres between it and the Flint River, is owned by Dougherty County and the Georgia Department of Natural Resources. It is slated for conversion into a natural recreational and educational park. The project is to be partly financed by SPLOST V funds. Radium Springs Wildlife Observation Point has been developed just south of the Radium Springs site on Radium Creek and will likely be incorporated into the overall management area of the Radium Springs Site.

Chickasawhatchee Wildlife Management Area covers 19,700 acres in Dougherty, Baker and Calhoun Counties and is owned by the Department of Natural Resources. Of the total acreage, 4,164 acres are in southwest Dougherty County, south of State Highway 82. The area is primarily timbered uplands of mixed hardwoods and pines interspersed with low-lying swamp areas. It is a major recharge area for the Floridan Aquifer and a prime hunting location. The DNR has tentative plans for campground additions, wildlife observation boardwalks and similar improvements that would increase public access to this unique resource.

The Parks at Chehaw is owned and operated by the Parks Authority. It includes over 800 acres and offers a wild animal park, train rides, picnicking, biking, camping and educational facilities. Chehaw Park has set aside several bogs and swamps for nature trails and conservation areas. It is one of the only two accredited zoos in the State of Georgia, the other being Zoo Atlanta. Improvements at the Parks at Chehaw are on-going.

The Flint River Corridor traverses Dougherty County and the City of Albany from north to south. Hundreds of acres of the corridor are owned by the City/County and the DNR

and are protected from development by deed restrictions. Canoeing and kayaking on the river is a popular recreational activity. The City/County will continue to acquire and improve properties as part of the Flint River Corridor throughout the planning period. It is recommended that a management mechanism, such as an authority, be created to oversee the Flint River Corridor.

Natural Resources – Governor’s Greenspace Program

The Georgia General Assembly created the Georgia Greenspace Program during the 2000 legislative session by enacting Senate Bill 399 (codified as Official Code of Georgia Annotated Sec. 36-22-1 et seq.). The statute assigned responsibility for program administration to the Department of Natural Resources and created a five-member Georgia Greenspace Commission which reviews and approves community greenspace programs submitted by eligible counties. The statute defines "greenspace" as permanently protected land and water, including agricultural and forestry land, which is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more listed goals for natural resource protection or informal recreation. Dougherty County’s program, includes the City of Albany, has one trust fund administered by the Dougherty County Finance Director.

Albany/Dougherty County has committed to protecting 20% (the minimum level required by the Georgia Greenspace Program) of its 209,793 acres by 2023. The 42,000 acres of greenspace will include:

- River corridor, associated flood plains, and other stream buffers
- Wetlands and contiguous upland areas
- Agricultural and farm lands
- Parks and areas suitable for parks
- Historic Resources
- Land that provides connectivity between these areas

Albany and Dougherty County currently have 4,875 acres protected (see Greenspace Program Map at the end of this element). Although state funding for the program has greatly diminished, local funding has been allocated continue greenspace acquisitions. The long-term management of the newly acquired properties should be addressed during the planning period. The Governor’s Greenspace Program is also discussed in the Intergovernmental Coordination Element.

Natural Resources - Scenic Views and Sites

Scenic views and sites include significant visual landmarks and vistas that may warrant special management practices. An example of a scenic view could be a scenic byway in a community. These scenic roads or areas often require local government protection

from visual blight, such as signage and billboards along major highways or from encroaching development. Other types of scenic views and sites include campgrounds, water falls, scenic trails, or points of interest.

Identified scenic views and sights within Dougherty County include:

- The Georgia Power Dam Park, located on the west bank of the Flint River, provides an excellent view of both Lake Chehaw and the Flint River.
- Veterans' Park, located on the river in downtown Albany, includes a 1,500-seat grassed, terraced, open-air amphitheater which faces the river.
- Lake Loretta, a privately owned lake located in northwest Albany, is enjoyed by residents as a place to walk, jog, run, fish and sail.
- Tift Park, located at the intersection of North Jefferson Street and 5th Avenue, is on the National Register of Historic Places. It is also registered as a historic district. Its magnificent oaks border the old Carriage Trail.
- Radium Springs, located 4 miles south of Albany, east of the Flint River, is the largest natural spring in Georgia and is considered one of Georgia's seven natural wonders.
- The Flint River Corridor presents miles of views of scenic forests and riparian areas to canoeists and kayakers.
- Riverfront Park, opened in 2004 on the banks of the Flint River in Downtown Albany, provides children's play areas in Turtle Park and in the play fountain. Green expanses and seating areas are gathering spaces. A paved trail of more than a mile goes north from Veteran's Park, providing opportunities for walking, skating and biking.
- Rural and agricultural lands in Dougherty County were generally identified as contributing to the character of the community. They are important aspects of the region's culture and heritage, and are keys to the areas emerging eco-tourism, agri-tourism, and cultural/heritage tourism industry.

Currently there are no programs or tools to protect scenic views and sites beyond acquisition. The City/County has acquisition funds set aside for the Governor's Greenspace Program which could be used to purchase scenic views and sites. Additionally, it is recommended that provisions be added to the City/County development regulations that would 1) slow the conversion of rural/agricultural lands to developed uses, 2) encourage the conservation of scenic views and sites as part of conservation subdivisions or master planned developments, and 3) codify a streamlined

procedure for placing scenic views and sites under conservation easements through the development process.

Natural Resources - Federally Listed Brownfield Sites

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. EPA has established a Brownfields Program which is designed to empower states, communities, and other stakeholders in economic development to work together in a timely manner to prevent, assess, safely clean up, and reuse brownfields. The State of Georgia has also developed some programs to encourage brownfield remediation and redevelopment. Concern about the number of brownfield sites in Albany/Dougherty County was raised during the public involvement process for this Comprehensive Plan.

Dougherty County ranks second in the state for the number of Superfund Sites (these are the most severely contaminated sites in the nation). There are currently three Superfund Sites in Dougherty County. The three sites are shown on the Federally Listed Brownfield Sites Map (located at the end of this element) along with 7 other sites listed in the CERCLIS database. CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System which tracks the location of hazardous materials nationally. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priority List (NPL) or are being considered for the NPL. The Superfund Site cleanup process begins with site discovery or notification to EPA of possible releases of hazardous substances. Once discovered, sites are entered into CERCLIS. After the discovery of a potentially hazardous waste site, EPA assesses the site to determine the severity of the hazard. EPA then evaluates the potential for release of hazardous substances to the environment. More information can be found on EPA's website: <http://www.epa.gov/superfund/>.

It is recommended that Albany/Dougherty County undertake a study during the planning period to develop a local program to encourage the redevelopment, reuse, and remediation of brownfield sites. This study and program should compliment the economic development strategies outlined in the Economic Development Element of this Comprehensive Plan. Many programs and tools are available at the local, state, and federal level; however, they must be bundled into a targeted program to provide enough incentives to facilitate positive change. Some of the tools which should be examined in the study follow:

- Existing economic development and community development programs
- State and federal brownfields programs including funding sources and tax credits
- Developer incentives

- Georgia Opportunity Zone Program (including Enterprise Zone Employment Act, Georgia Urban Redevelopment Laws, and Georgia Business Expansion & Support)
- Special Area Studies and Redevelopment Plans (see Land Use Element)

ASSESSMENT

The assessment of issues and needs relative to each natural resource is discussed in detail under the individual inventory sections of this element; however, many issues are common among all of the natural resources. Those items are discussed here. In addition, major issues and recommendations relative to natural resources are reiterated and summarized in this section.

Relationship to Other Plan Elements

Natural resources relate to components of the Land Use, Intergovernmental Coordination, Community Facilities & Services, and Economic Development Elements.

The protection of natural resources is incorporated extensively into the development of the Generalized Future Land Use Map and associated policies in the Land Use Element. The section of the Land Use Element entitled Natural and Manmade Development Limitations and the map at the end of the element entitled Development Limitations include an extensive analysis of the geographic location of natural resources and their impacts on development suitability. Floodways; flood plains; wetlands; the Flint River Corridor; existing parks, greenspace, and conservation areas; and areas with soil limitations based on the availability of public sewer service were mapped and served as the basis for the development of the Generalized Future Land Use Map. Additionally, land use policies have been developed in the Land Use Element to discourage the expansion of the urbanized area and to discourage the conversion of natural resources—particularly wetlands and farmland/forestland—to a developed use.

The Intergovernmental Coordination Element discusses further the Governor's Greenspace Program. It also discusses state environmental regulations and planning criteria that effect local government actions relative to natural resources.

All water resources affect one another in an interactive cycle. Part of this cycle includes Sewer & Wastewater Treatment, Water Supply Treatment & Distribution, and Stormwater Management, all of which are discussed in the Community Facilities & Services Element. Many of the solutions to water resource protection are actually recommended and should be implemented through studies and infrastructure solutions described in the Community Facilities & Services Element. For example, it is recommended that a study to identify and address potential sources of groundwater contaminants, and to enact greater regulatory measures as necessary to protect public

drinking water supplies is included under the Water Supply Treatment & Distribution section of the Community Facilities & Services Element.

Finally, the development of a tourism industry based on natural resources, agri-tourism, ecotourism, and cultural/heritage tourism is a key component of the City/County's economic development strategy for the planning period as discussed in the Economic Development Element. For this reason, the preservation of natural resources for their potential tourism value is essential.

Summary of Current and Future Needs

This element discusses natural resources in Albany-Dougherty County in an effort to protect them from future development, and where appropriate, to utilize them for economic development opportunities. The primary needs and associated recommendations for natural resources are summarized below:

1) Currently, the environmental codes of the City/County are incomplete and are included in separate sections of the City/County code. As such, they are not administered in a seamless and coordinated manner. To resolve this issue, it is recommended that a new code section be developed entitled "Environmental Protection". Portions of the existing City/County code would be relocated to this code section, updates would be added to ensure compliance with existing state and federal regulations, and other common elements would be added to make administration and implementation of resource protection easier. The new code section would include the following:

- Purpose of the Code Section
- Definitions
- Development Review Procedures
- Dougherty County Groundwater Recharge Area Protection Ordinance
- New Albany Groundwater Recharge Area Protection Ordinance
- Dougherty County Wetland and Stream Corridor Protection Criteria
- New Albany Wetland and Stream Corridor Protection Criteria
- Dougherty Soil Erosion and Sedimentation Control Ordinance
- Albany Soil Erosion and Sedimentation Control Ordinance
- Albany/Dougherty Flint River and Kinchafoonee Creek Corridor Protection Area Ordinance
- Dougherty Flood Plain Ordinance
- Albany Flood Plain Ordinance
- Required and optional conservation areas
- Conservation and Natural Resource Easement Provisions
- Additional protections for natural resources as desired by the City/County (which could include regulations for: sinkholes (relative to groundwater contamination and habitat for special concern animal and plant species), critical habitat of

special concern animal and plant species, upland forest lands, rural heritage areas, lake and pond edges, scenic views and sites)

2) As mentioned in the inventory, there will be continued pressure during the planning period to convert farmland and forest land to developed uses, particularly in the northwest portion of the County. Policies to address this issue are further outlined in the Land Use Element. However, specific recommendations to protect the viability of these natural resources and to maintain the rural character of the County are articulated below:

- Map prime farmlands and important forest lands.
- Consider the use of farmland conservation easements, transfer taxes, and transfer of development rights program.
- Adopt development policies, regulations, programs, and incentives to discourage farmland conservation.
- Adopt clear policies for requested rezonings and land use changes that would convert agricultural lands to another use. These may include: adjacency to the existing urbanized area, availability of sewer service, classification as prime farmland, and the existing agricultural productivity of the subject property.
- Maintain the 40-acre minimum agricultural lot size requirement.
- Actively involve agricultural/forestry agencies and organizations in City/County economic development initiatives and in land use decisions.

3) Water resources are probably the City/County's most vulnerable resource. This is true because of the seamless interaction between surface level pollutants and groundwater supplies due to the limestone karst geology of the County. The quality of the water is compounded by supply concerns, especially under drought conditions. The protection of groundwater quality and supply is critical because 100% of the public drinking water supply is derived from groundwater. Water resources are highly interactive and can only be addressed through a holistic approach. In addition to the regulations that have already been mentioned, the following are recommended:

- Support the development of a holistic stormwater management plan/program, as described in the Community Facilities & Services Element, which addresses both water quality and quantity.
- Support policies outlined in the Community Facilities & Services Element that encourage the expansion of the public sewer system into areas that are currently served by septic systems and that discourage future development of septic systems.
- Support the development of a study, as outlined in the Community Facilities & Services Element, to identify and address potential sources of groundwater contaminants, and to enact greater regulatory measures as necessary to protect public drinking water supplies.

- Implement the recommendations of DNR's Flint River Basin Regional Water Development and Conservation Plan.

4) There are no local programs to protect the habitat of special concern species. Additionally, inventory information regarding critical habitat is incomplete or non-existent. A first step to addressing this deficiency would be to inventory and map the locations of specialized habitat of special concern plant and animal species (such as cave pools, limesink depressions, Altamaha Grit outcrops, sandhills, long-leaf pine forests/grasslands, and grassy saw palmetto barrens). A second step would be to consider protecting these habitats through additional regulations, acquisition, or management.

5) As mentioned in the inventory section, Dougherty County has many brownfield sites in need of redevelopment. Currently, there is no local program to focus public resources and programs on the redevelopment of such sites. It is recommended that the City/County prepare a study and develop a local program to encourage the redevelopment, reuse, and remediation of brownfield sites.

6) The City/County has embarked upon an ambitious program of greenspace protection under the Governor's Greenspace Program. These acquisition efforts should continue; however, a need during the planning period is to develop a long-term management plan for these newly acquired properties. Specific recommendations follow:

- Continue FEMA Hazard Mitigation Programs including buyouts of flood prone properties
- Continue acquisitions under the Governor's Greenspace Program
- Continue expansion, improvement, and management of major park, recreation, and conservation areas
- Develop a strategy for the long-term management of newly acquired greenspace properties, particularly the Flint River Corridor

Cultural Resources

The Georgia Department of Community Affairs Plan Builder provides the following explanation of cultural resources. Cultural resources include a variety of resources that contribute to defining a particular community by contributing to its heritage, its economy, its neighborhoods, and its sense of identity. These resources are typically historical and archaeological resources that can define a people's way of life both current and past. They can also include those resources that are unique to a particular community like a landmark or vista. Cultural resources are important because they provide educational and informational services to the general public and education about the past. Protecting these resources helps us understand other cultures, appreciate architecture and engineering, and learn about past accomplishments.

INVENTORY

Cultural Resources - Historic Resources

Historic properties currently listed on The National Register of Historic Places are shown in Table 4-6 and on the map entitled National Register Historic Resources located at the end of this element.

In addition to the historic sites listed on the National Register of Historic Places, the City of Albany has designated two local historic districts: the Albany Historic District and the Carver Heights Historic District. The boundaries of these two historic districts are shown on the City of Albany Historic Districts Map at the end of this element. The Albany Historic District encompasses most of the Downtown area and the Phoebe Putney Memorial Hospital campus. The Carver Heights Historic District takes in the Carver Heights Neighborhood just south of Downtown.

Other historic residential resources are found in the Rawson Circle and Palmyra Heights neighborhoods, most of which are located outside the existing Districts.

Table 4-6: Albany-Dougherty County Historic Sites Listed on the National Register of Historic Places

Resource Name	Address
Albany District Pecan Growers' Exchange	211-213 Roosevelt Avenue
Albany Housefurnishing Company	226 W. Broad Avenue
Albany Railroad Depot Historic District	E. Roosevelt Avenue
Bridge House	112 N. Front Street
Carnegie Library of Albany	215 N. Jackson Street
Davis, John A., House	514 Pine Avenue
Davis-Exchange Bank Building	100-102 N. Washington Street
Farkas, Samuel, House	328 W. Broad Avenue
Lustron House at 1200 Fifth Avenue	1200 Fifth Avenue
Lustron House at 711 Ninth Avenue	711 Ninth Avenue
Mount Zion Baptist Church	328 W. Whitney Avenue
Municipal Auditorium	301 Pine Avenue
New Albany Hotel	245 Pine Street
Old St. Teresa's Catholic Church	313 Residence Avenue
Rosenberg Brothers Department Store	126 N. Washington Street
Smith, W. E., House	516 Flint Avenue
St. Nicholas Hotel	141 Flint Avenue, 300--310 Washington Street
Tift Park	Bounded by N. Jefferson St., 5th Avenue, 7th Avenue and Palmyra Road
U.S. Post Office and Courthouse	337 Broad Avenue
Union Depot	Roosevelt Avenue and N. Front Street

Source: National Register of Historic Places

Cultural Resources - Archeological Resources

A search of the Georgia Archaeological Site File in Athens, Georgia, produced a total of 153 officially reported archaeological sites in Dougherty County. Some sites were occupied during multiple cultural periods, so the total number of reported sites may not reflect exactly the sum of sites from all cultural periods. A breakdown of the represented cultural periods and numbers of reported sites is shown in Table 4-7.

This listing represents merely a fraction of the archaeological sites that actually exist in Dougherty County. These totals represent only those sites that have been officially reported to the Georgia Archaeological Site File by archaeologists involved in research or cultural resource management within the county. The actual number of archaeological sites in Dougherty County undoubtedly reaches into the thousands, resembling totals found in other Georgia counties experiencing a higher volume of development, and thus, a higher volume of archaeological assessment. The archaeological sites reported in Dougherty County vary widely in cultural time period, location, state of preservation, and endangerment by modern disturbance. No specific pattern of site location could be ascertained with the available information.

Table 4-7: Known Archaeological Sites in Dougherty County

Cultural Period	Date Range	Number of Reported Sites
Paleoindian	11000 B.C - 7800 B.C.	3
Archaic	7800 B.C. - 1050 B.C.	31
Woodland	1050 B.C. - A.D. 800	24
Mississippian	A.D. 800 - A.D. 1450	8
EuroAmerican/Historic	A.D. 1450 - Present	37
Historic Indian	A.D. 1450 - Present	1
Unknown Indian	Unknown	93
All Periods	11000 B.C. - Present	153

Source: Georgia Archaeological Site File, 2004

ASSESSMENT

Relationship to Other Plan Elements

Only historic and archeological resources are discussed in this assessment. Libraries are discussed in the Community Facilities & Services Element. Other cultural resources, such as the Flint Riverquarium, the civic center, and organizations are discussed in the Economic Development Element. It should be noted that cultural/heritage tourism is a key component of the City/County's economic development strategy for the planning period. As such, it is imperative that the area's cultural resources be protected. The City/County's tourism strategy is further discussed in the Economic Development Element.

Historic and archeological resources are eligible for acquisition and permanent conservation through the Governor's Greenspace Program. This program is discussed in the Natural Resources section of this element and in the Intergovernmental Coordination Element.

Many protections for historic resources are based in land use planning and policy. As such, many of the recommended historic preservation measures are discussed in greater detail and actually implemented through the Land Use Element. For example, the general land use policy to discourage expansion of the urbanized area should stem disinvestment in older areas. This should lead to the continued use of older structures. Conversely, it could also lead to tear-downs or inappropriate infill development. For this reason, infill development guidelines will be incorporated into the new Zoning Code. Another example of the interaction between land use and historic preservation is the continued expansion of Phoebe Putney Hospital into historic residential neighborhoods. A special area study is recommended in the Land Use Element to study this issue further.

Regulatory Tools

The Albany Dougherty Historic Preservation Commission enforces the Historic Preservation Ordinance in the City's two historic districts. The Ordinance requires Certificates of Appropriateness for exterior changes to existing structures in the Districts and for new construction. Demolitions must be approved by the Commission also. Members of the Commission are volunteers appointed by the City and County Commissions. The fact that many of Albany's older structures were demolished or relocated before enforcement of the Preservation Ordinance has increased the difficulty of the Commission's task.

Trends

As each year passes, more buildings, districts, and sites become potential historic resources, whether or not they are included in official inventories or ever designated. This is due to more properties becoming 50 years old or older and a better understanding of how the properties are significant in the region's history. In addition, new research is being conducted which provides more information about both "newly", as well as previously identified historic resources. Both time and knowledge increase the number of potential historic resources.

As more development occurs in the City/County, construction involving historic resources will increase. Some owners seeking to adapt older buildings to today's lifestyles, including all types of housing options will integrate historic resources into their projects. Others will demolish these buildings for new infill construction or for the creation of larger lots. Demolition activity involving historic houses in residential districts will continue. This is the result of historic residences that have fallen below code standards and must be demolished because they are a threat to the public health, safety, and welfare of the community or are considered obsolete due to their size or interior arrangement.

Two key development trends pose threats to historic structures 1) continued disinvestment in some older neighborhoods, and 2) continued expansion of Phoebe Putney Hospital. As residents and businesses relocate to the northwest, older buildings downtown and in the southern and eastern portions of the city area abandoned. This abandonment has led to the neglect and deterioration of many historic structures. It is hoped that the revitalization of Albany's Downtown will reverse this trend. Additionally, a conflict exists between historic preservation efforts in areas surrounding Phoebe Putney Hospital and the need and desire for the hospital to expand. This will continue to be an issue throughout the planning period.

Usage and demands on the City's historic parks and archeological resources within the Flint River Corridor will increase. The number of parks recognized for their history or

historic features will likely increase as their significance and history is better understood and documented. Parks are discussed further in the Community Facilities & Services Element. Additionally, the Flint River Corridor will become more popular and accessible as improvements are made, as public property is acquired, and as public access is improved. Care should be taken as the Corridor develops, that cultural resources are appropriately documents and protected.

Summary of Current and Future Needs

This element discusses cultural resources in Albany-Dougherty County in an effort to protect them from future development, and where appropriate, to utilize them for economic development opportunities. The primary needs and associated recommendations for historic and archeological resources are summarized below:

- Efforts to identify and protect historic resources should be on-going. A continuous cycle of inventories should be established to re-evaluate neighborhoods and historic resources. The results of the inventories should be used to prepare designations as appropriate, and to update regulations and programs as appropriate.
- Protective measures should be periodically evaluated. Currently, the City has two local historic districts, there is a façade program, and infill guidelines will be incorporated into the new Zoning Ordinance. Additional measures that could be considered include: financial assistance, developer incentives, transfer of development rights, and education programs.
- Many historic resources are deteriorated or deteriorating due to deferred maintenance or abandonment. Leaking roofs and termites are the primary culprits. The City/County should consider coupling code enforcement with public programs to stabilize historic properties until they can be reused. The basic elements needed to stabilize abandoned structures are: 1) securing the structure to discourage trespassing, 2) the presence of a good roof, and 3) regular termite treatments.
- The additional demands on historic parks and the Flint River Corridor could potentially cause long-term damage to historic and archeological resources in the parks. The increased demand could also lead to physical improvements and additional facilities in the parks. This issue should be addressed through the new Recreation Master Plan and through long-term management strategies for public parks and greenspaces including the Flint River Corridor.
- Interest in more compact development, downtown revitalization or intown single-family housing could both jeopardize and facilitate the presence of historic resources. There is a need for rehabilitation, adaptive reuse, and compatible new

construction on vacant property so that historic resources will benefit from renewal and development opportunities. The balance between demolition, infill development, and historic preservation must be struck in the City/County's development regulations.



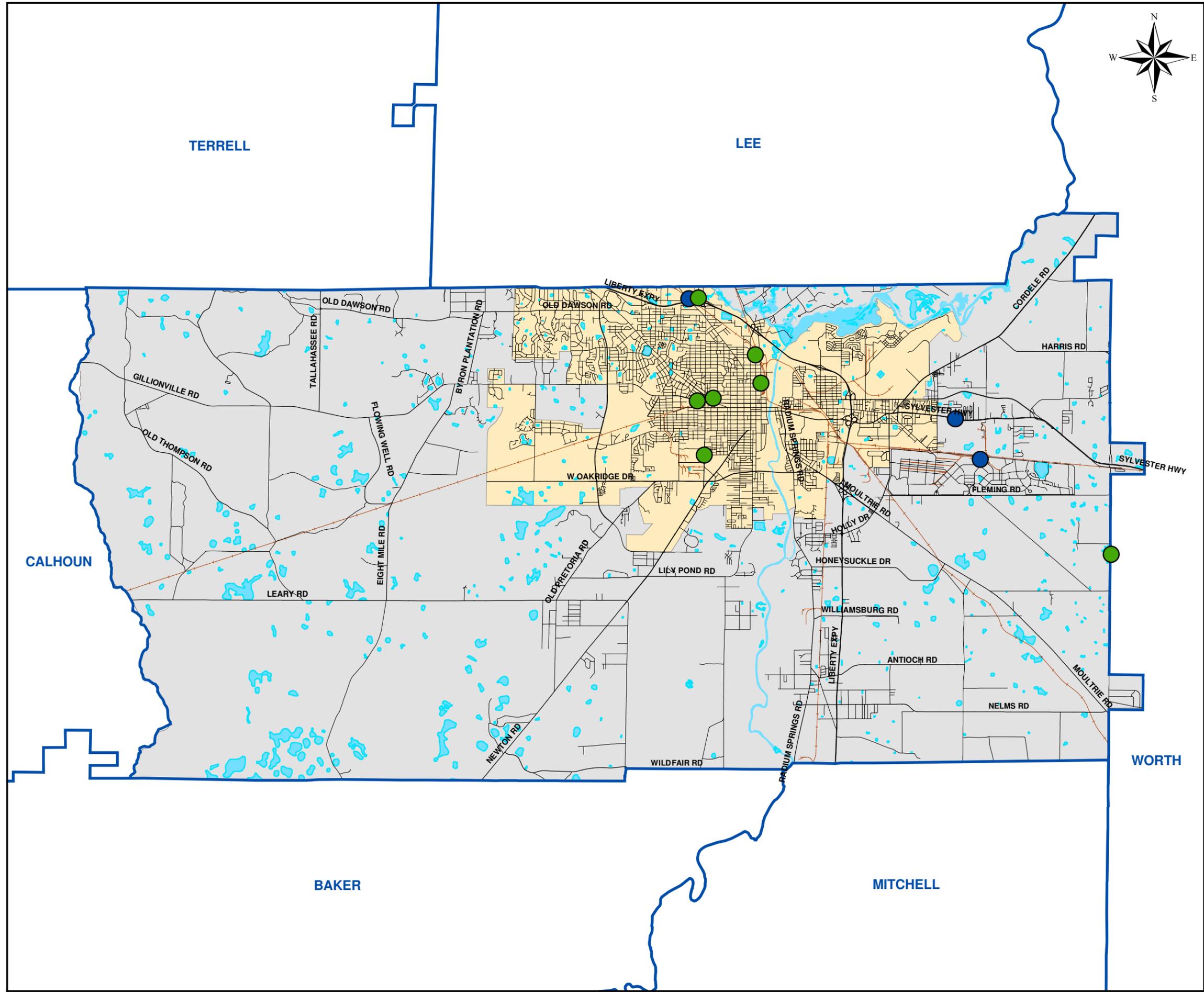
Federally Listed Brownfield Sites

Legend

- CERCLIS Sites
- National Priority List

Note: Three CERCLIS sites not mapped due to lack of address information.

Source: EPA CERCLIS, 1998 & 2004



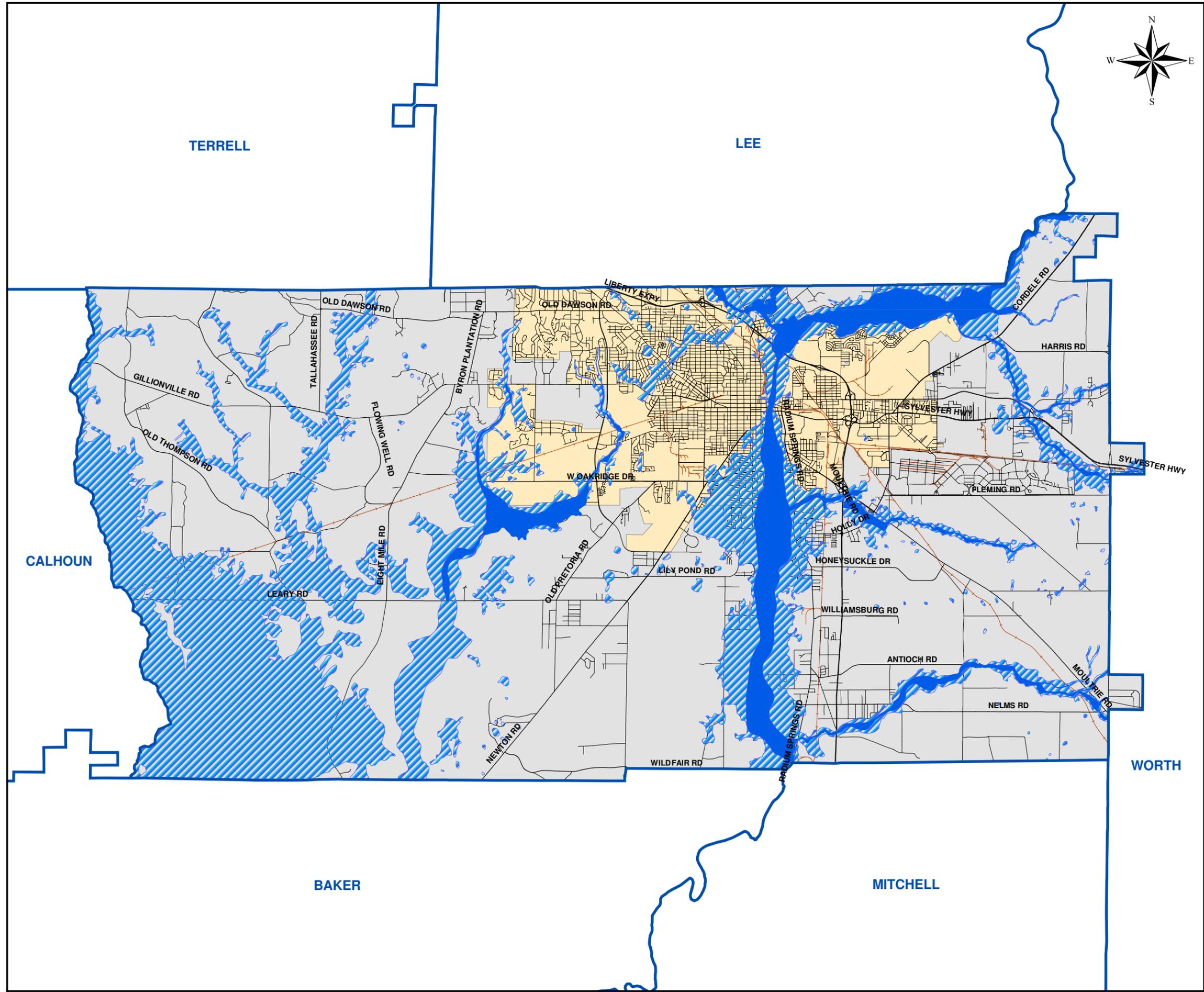
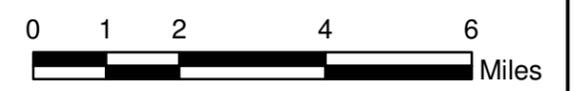


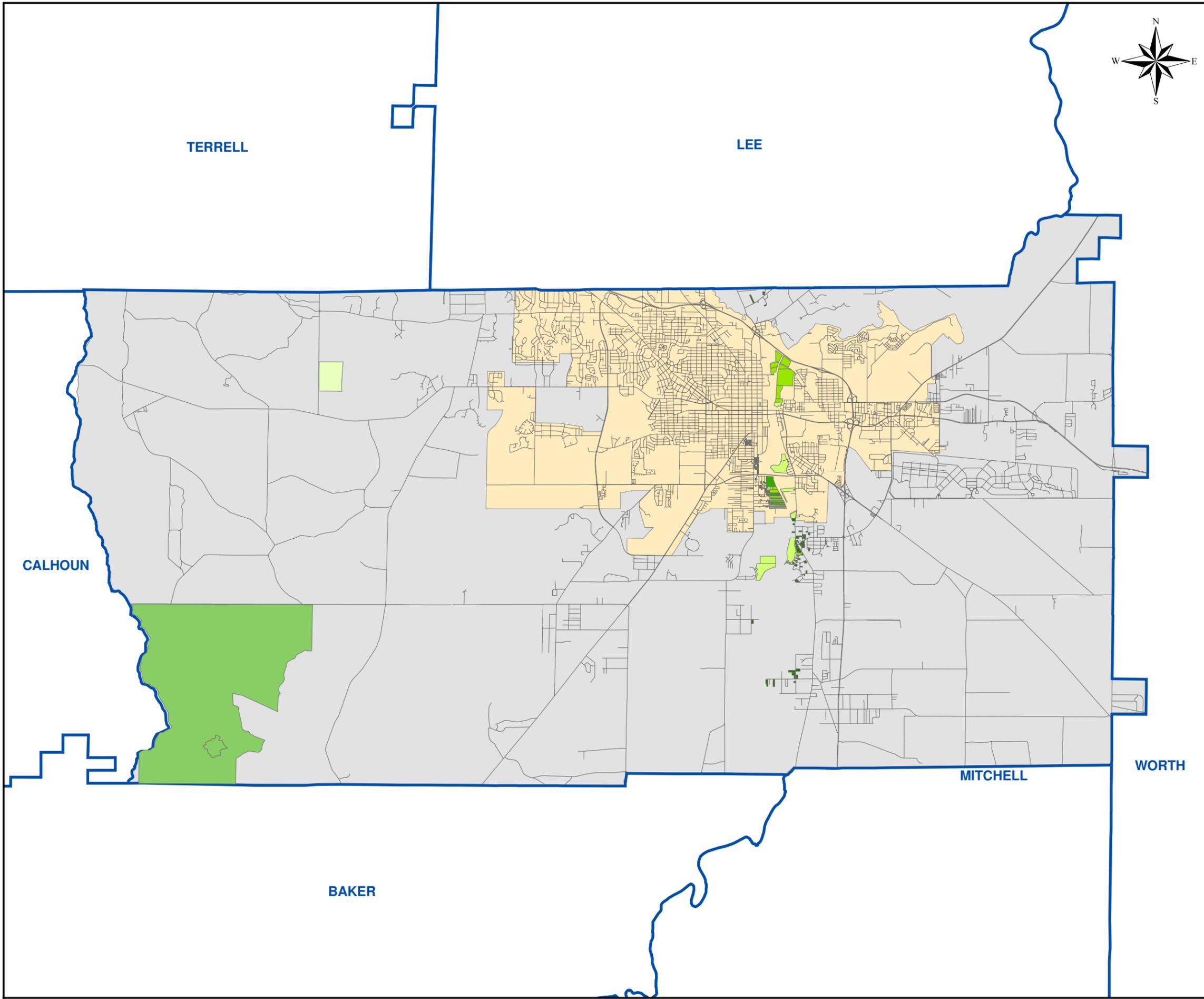
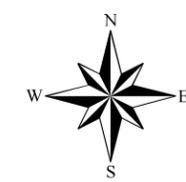
Flood Plain

Legend

-  100 Year Flood Plain
-  Floodway

Source: FEMA 2001



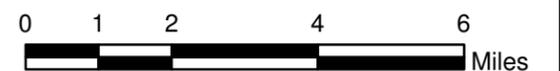


Greenspace Program

Legend

- State Conservation Area
- River Care 2000 Property
- Nursery
- Greenspace Program Property
- City FEMA Property
- County FEMA Property

Source: Albany/Dougherty County

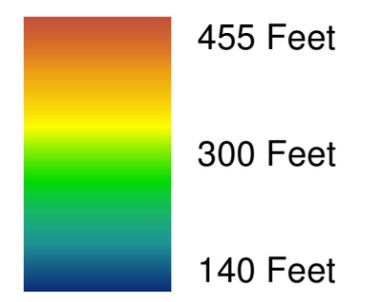




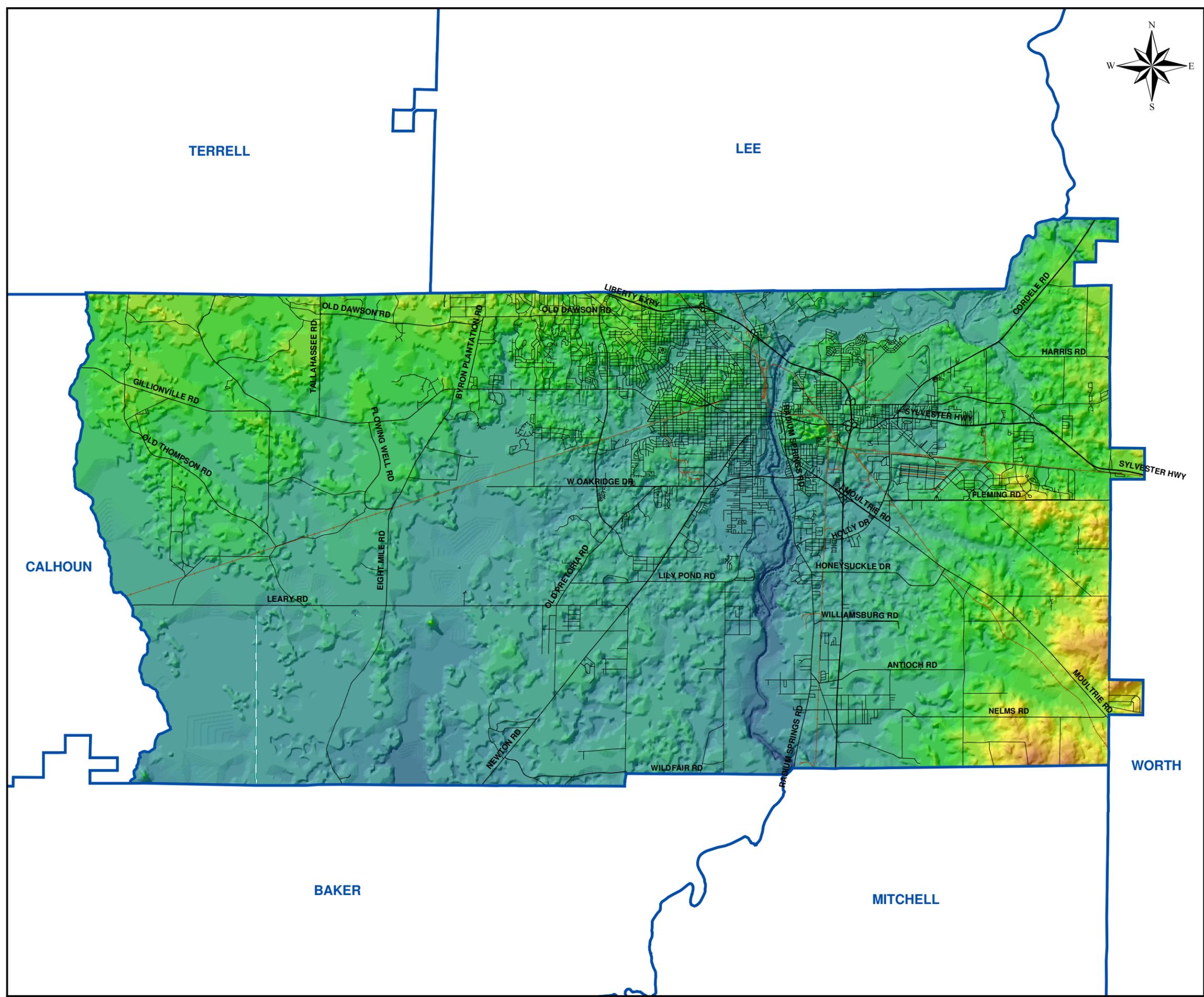
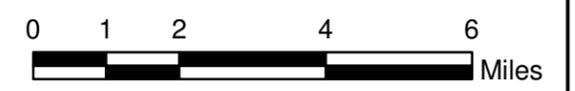
Ground Elevation

Legend

Ground Elevation Above Sea Level



Source: USGS National Elevation Dataset 1999



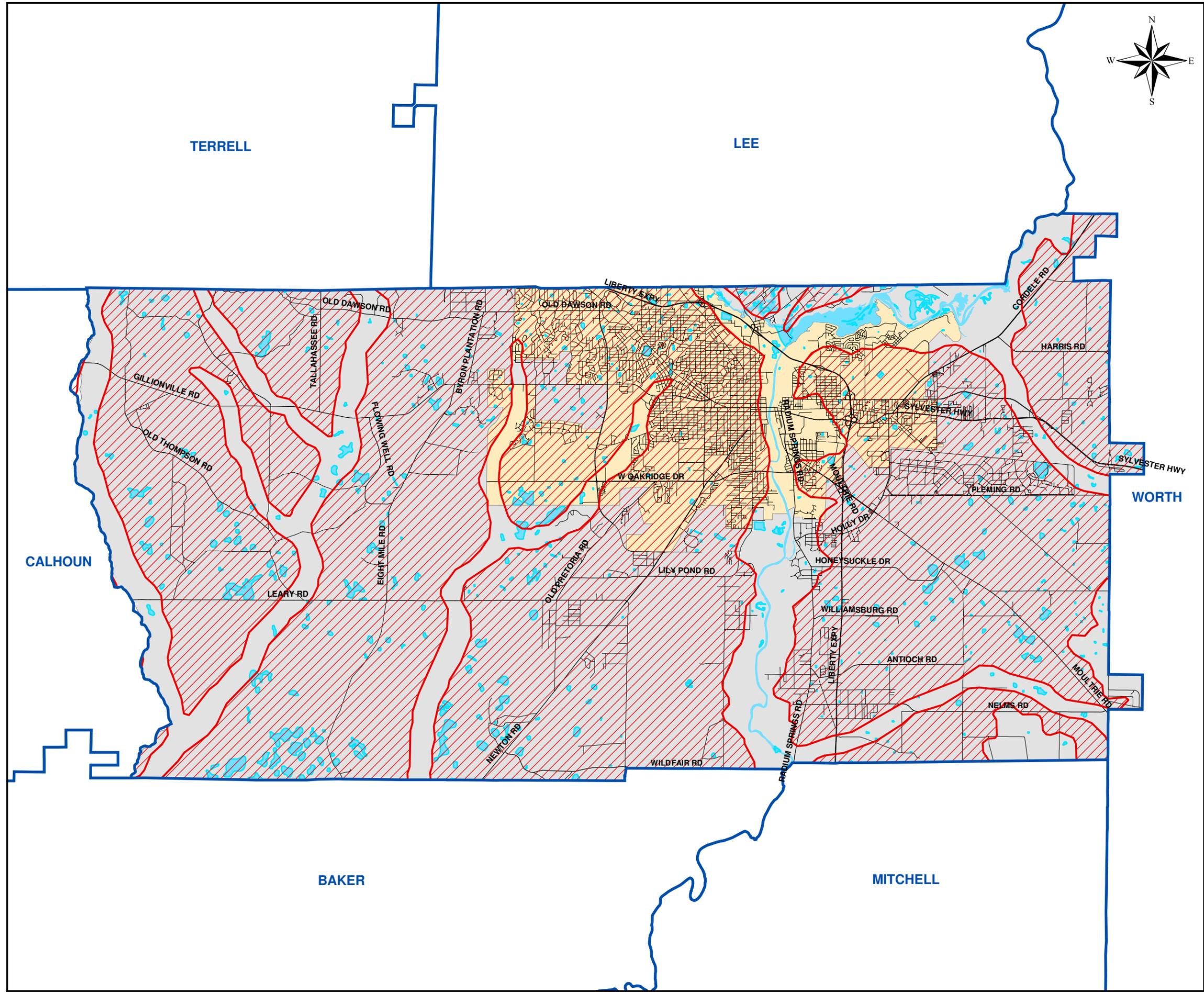


Groundwater Recharge Areas

Legend

-  Aquifer Recharge Area
-  Rivers
-  Lakes and Ponds

Source: USGS Digital Environmental Atlas 1989

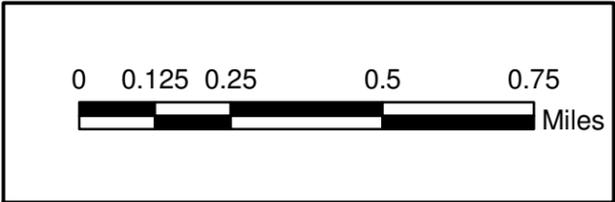




National Register Historic Resources

- | | |
|--------------------------------------|-------------------------------------|
| A. Albany Dist. Pecan Growers Exch. | L. Municipal Auditorium |
| B. Albany House Furnishing Co. | M. New Albany Hotel |
| C. Albany Railroad Depot Hist. Dist. | N. Old St. Teresa's Catholic Church |
| D. Bridge House | O. Rosenberg Brothers Dept. Store |
| E. Carnegie Library of Albany | P. W. E. Smith House |
| F. Davis-Exchange Bank Bldg. | Q. St. Nicholas Hotel |
| G. John A. Davis House | R. Tift Park |
| H. Samuel Farkas House | S. U.S. Post Office & Courthouse |
| I. Lustron House at 1200 Fifth Ave. | T. Union Depot |
| J. Lustron House at 711 Ninth Ave. | |
| K. Mount Zion Baptist Church | |

Source: National Register of Historic Places



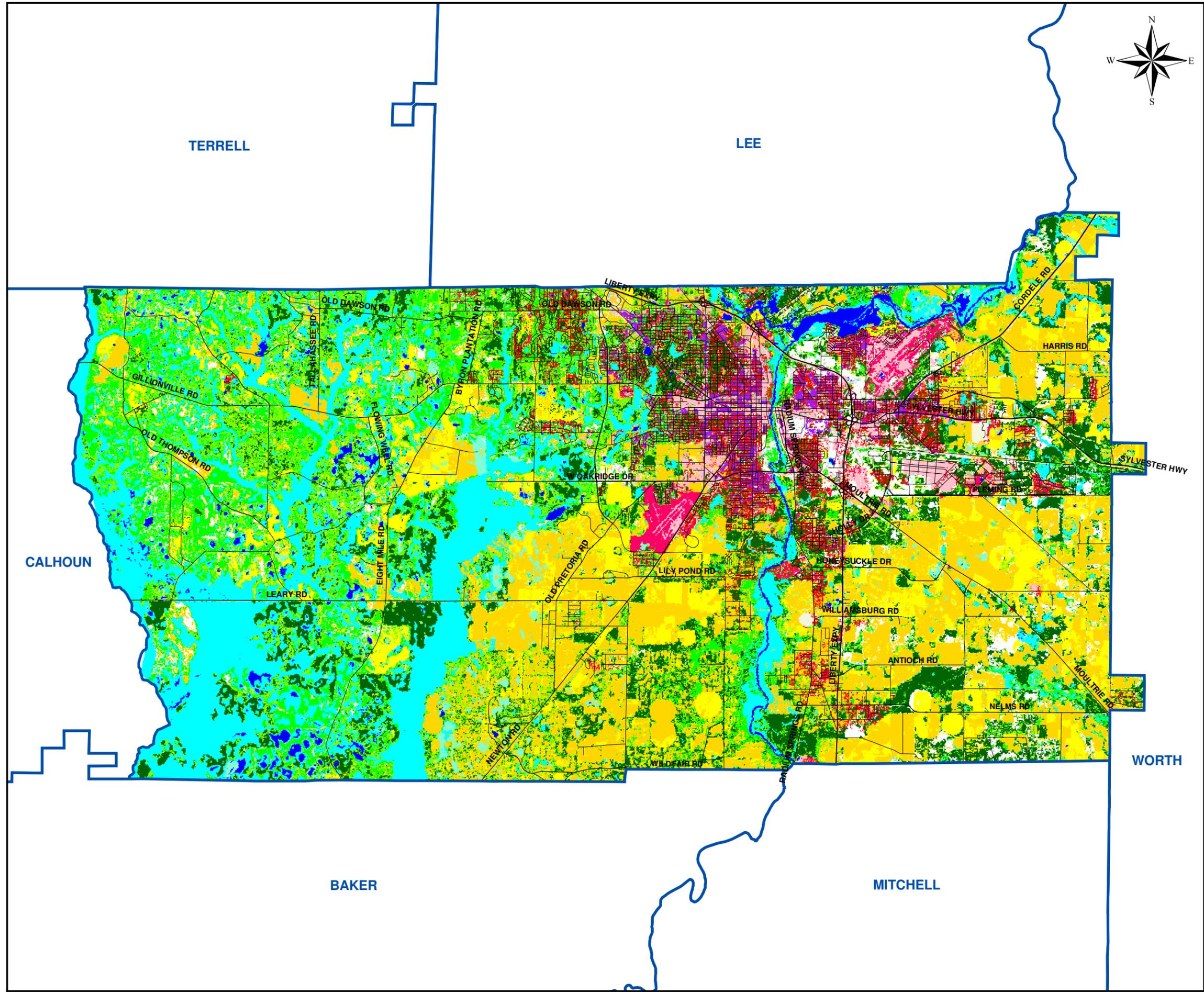


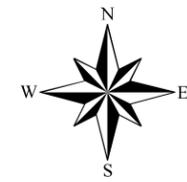
Land Cover

Legend

- | | |
|--------------------------|----------------------|
| Open Water | Grassland |
| Low Density Residential | Pastures |
| High Density Residential | Row Crops |
| Comm / Ind | Recreational Grasses |
| Rock | Woody Wetlands |
| Quarry | Herbacious Wetlands |
| Transitional | |
| Deciduous | |
| Evergreen | |
| Mixed Forest | |
| Shrubland | |
| Orchard | |

Source: USGS 1996



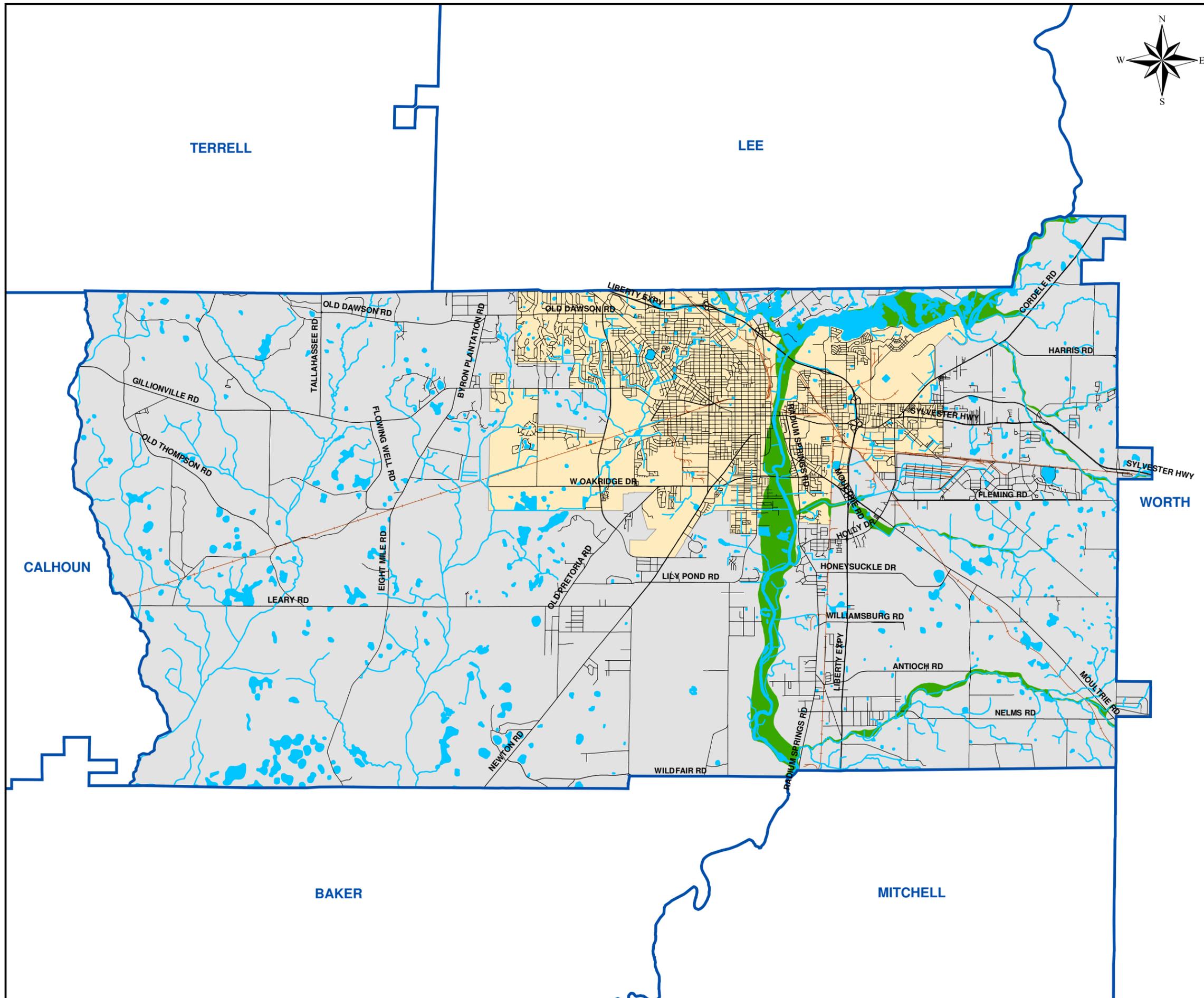


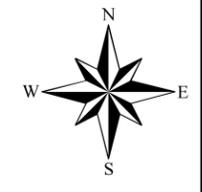
Rivers, Streams, Lakes & Ponds

Legend

-  Rivers and Streams
-  Lakes and Ponds
-  Flint River Protection Corridor

Source: HDR, FEMA 2001, Albany - Dougherty Co



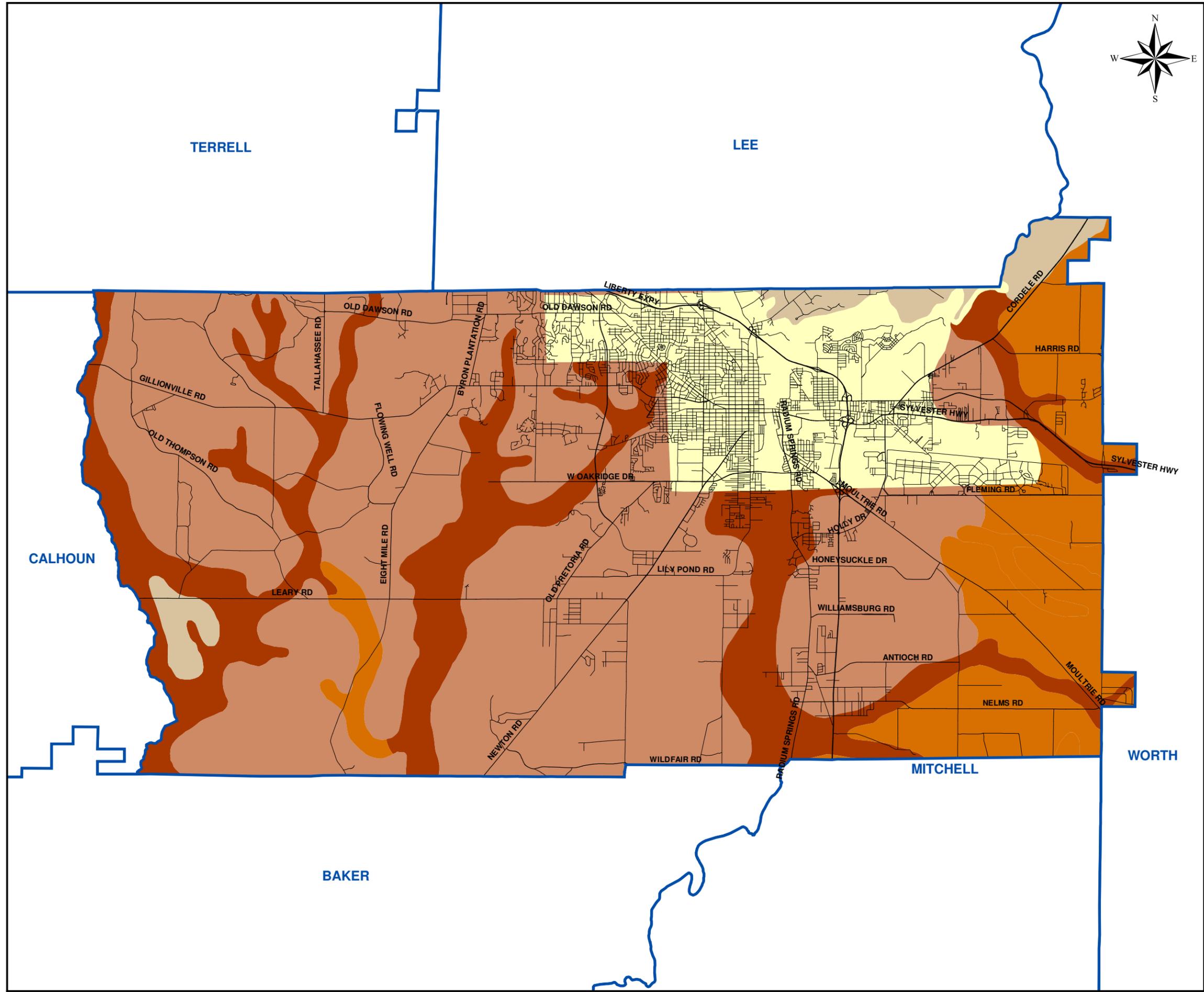


Soil Limitations for Residential Development Utilizing Septic Systems

Legend

- Severe
- Moderate-Severe
- Slight-Severe
- Slight-Moderate
- Urban

Source: Soil Survey of Dougherty County, GA
 USDA Soil Conservation Service, 1968
 and USGS Digital Environmental Atlas, 1996



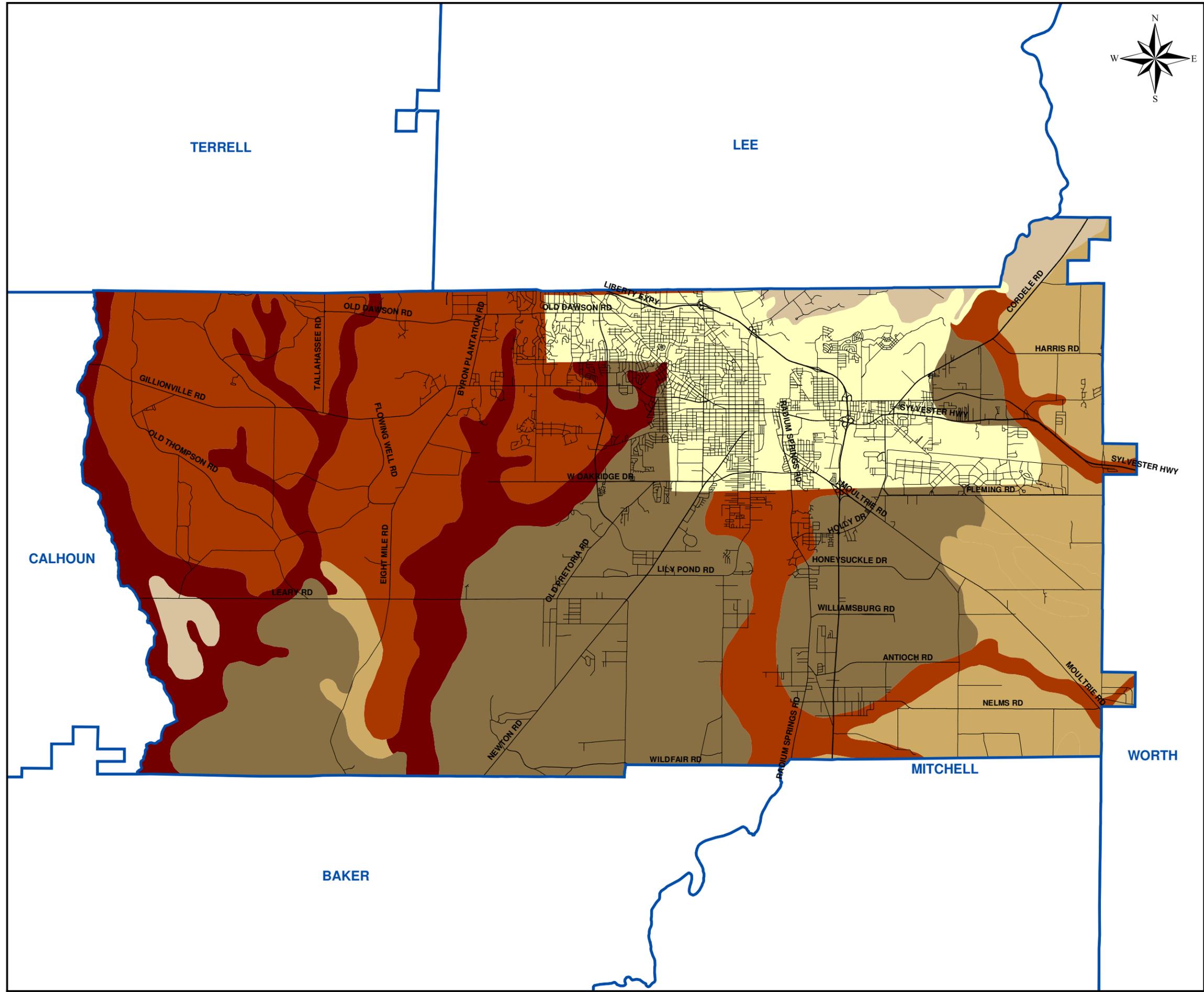


Soil Limitations for Development of Structures for Light Industry

Legend

- Severe
- Moderate-Severe
- Slight-Severe
- Moderate
- Slight-Moderate
- Urban

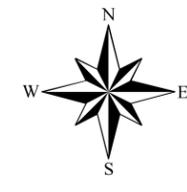
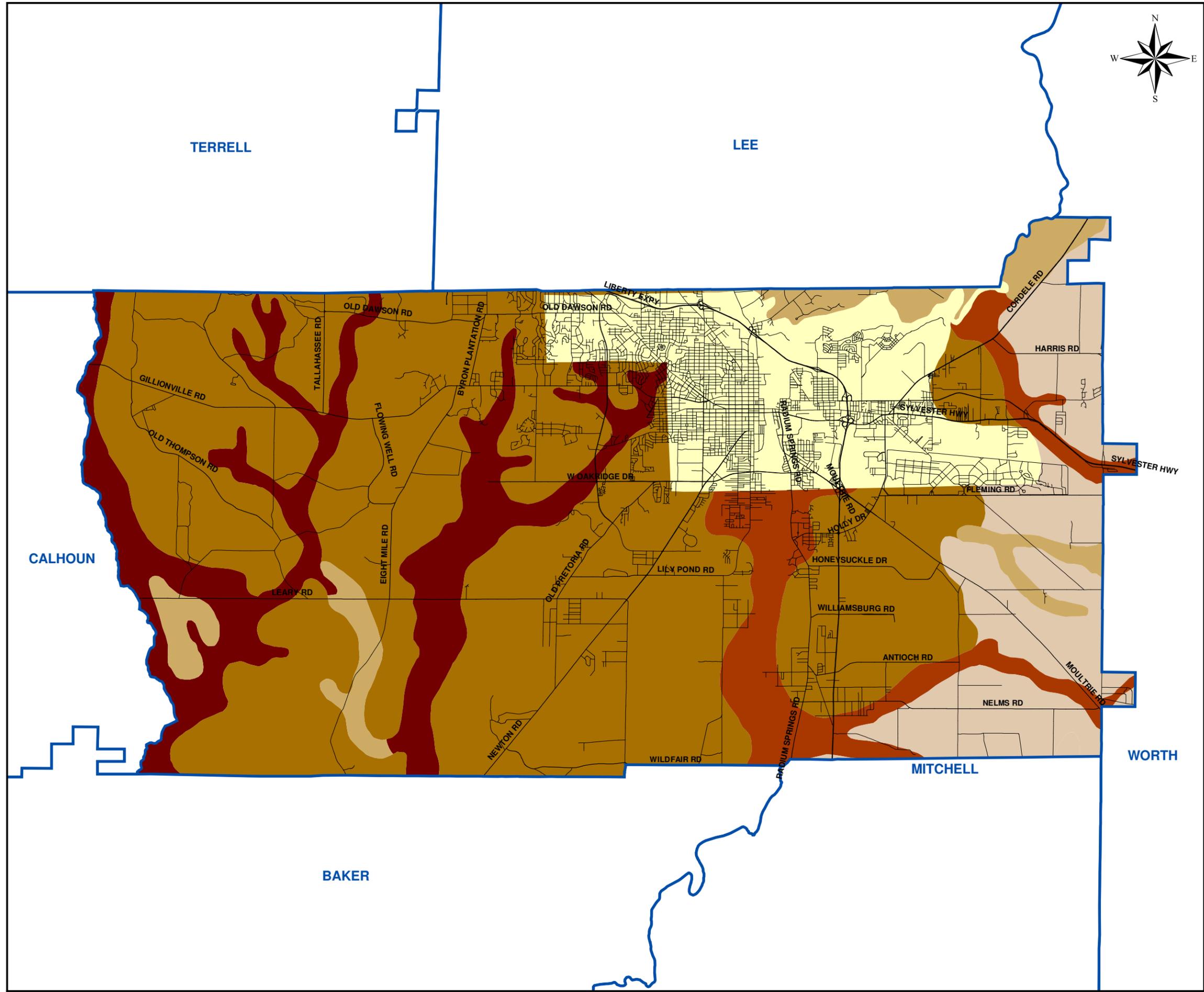
Source: Soil Survey of Dougherty County, GA
 USDA Soil Conservation Service, 1968
 and USGS Digital Environmental Atlas, 1996

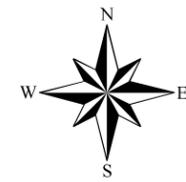


Soil Limitations for Residential Development Utilizing Sewage Systems

- ### Legend
- Severe
 - Moderate-Severe
 - Slight-Severe
 - Slight-Moderate
 - Slight
 - Urban

Source: Soil Survey of Dougherty County, GA
 USDA Soil Conservation Service, 1968
 and USGS Digital Environmental Atlas, 1996



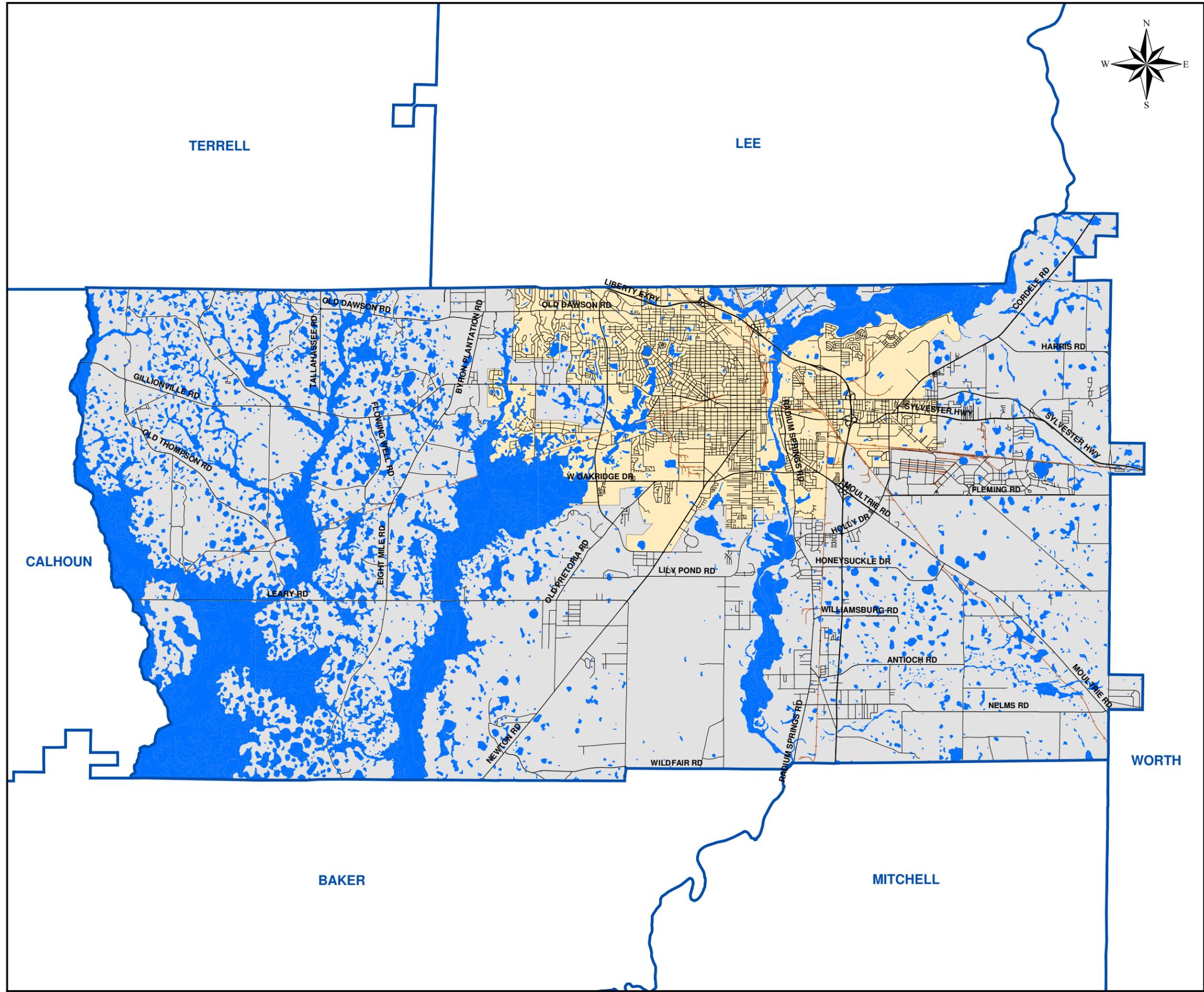


Wetlands

Legend

 NWI Wetlands

Source: NWI 1999



Community Facilities and Services Element

Community facilities are diverse and include public utilities, such as water collection, treatment, and distribution; wastewater collection and treatment; and sometimes electrical distribution. Also included are schools, parks, fire and police stations, jails, libraries, and solid waste treatment and storage facilities. Community facilities may include hospitals, community centers, and other public and quasi-public facilities.

Community facilities are important in two ways. First, they may provide both desirable services to, and impose undesirable impacts on, those in the community. Second, for land to be developable there must be access to a network of supporting infrastructure and community facilities, such as road frontage, potable water, and waste disposal. Property without these services generally has a lower value in land planning and development. Areas remote from other community services, such as schools and parks, also are less desirable for development. Thus, the lack of infrastructure and community services can literally change the landscape of the community by adding to the developable land supply or postponing or precluding the development of certain land.

Community facilities are integral parts of commercial centers, industrial and office parks, and residential communities, and they should be planned as such. For example, a civic center and governmental offices may be part of a central business district, or a power plant may be planned in conjunction with an industrial district. Other facilities, such as waterworks, sewage treatment plants, power substations and landfills, have special location considerations and can be planned for separately. However, it is important to keep in mind the effect of such facilities on the future development of the areas in which they are located.

This element provides local governments the opportunity to inventory a wide range of community facilities and services, assess their adequacy for serving present and future population and economic needs, and articulate community goals and an associated implementation program for providing the desired level of public facilities and services throughout the planning period. The purpose of this element is to assist local governments in coordinating the planning of public facilities and services to make the most efficient use of existing infrastructure as well as identify future investments and expenditures for capital improvements and long-term operation and maintenance costs.

In this Community Facilities element, each local government must address those facilities that provide service within its jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions must also address those facilities, using data from the comprehensive plan(s) of other jurisdictions as needed for the purpose of projecting facility needs. For shared facilities, each local

government must indicate the proportional capacity of the systems allocated to serve its jurisdiction.

Solid Waste Management

INVENTORY

Dougherty County currently operates a landfill which accepts both Municipal Solid Waste (MSW) and Construction and Demolition (C&D) waste. The Dougherty County landfill receives the vast majority of solid waste generated in the County. The landfill is a public facility owned by Dougherty County. The Dougherty County Solid Waste Department is responsible for the day-to-day operations of the landfill. The MSW landfill has been in operation for the past 21 years. See the Landfills Map located at the end of this element.

The landfill is located at 900 Gaissert Road, approximately 7.5 miles southeast of the City of Albany. The landfill is bounded on the north by Fleming Road and the United States Marine Corps Logistics Base; on the east and west by private property; and on the southwest by Gaissert Road. The site is comprised of approximately 850 acres including the active landfill, planted pine forests, and low lying woodlands. The surrounding land is predominantly agricultural.

Mission Statement

The mission of the Dougherty County Solid Waste Department is to provide safe and sanitary waste disposal for the citizens of Dougherty County through high standards of operation in a manner consistent with local, state and federal ordinances, regulations and laws. This includes making the best possible use of land and resources while protecting the environment from possible contamination.

Services

The Dougherty County Solid Waste Department is responsible for receiving, processing and disposing of all solid waste generated in Albany-Dougherty County. The daily operations of the landfill include:

- Special waste handling procedures;
- A chipping operation for wood and yard debris;
- Construction and demolition waste removal;
- Tire disposal;
- A solidification area;

- Leachate hauling; and
- Daily monitoring of the Active Gas System.

Waste is collected by private collection contractors and the City of Albany Public Works Department and delivered to the landfill. The landfill receives approximately 400 to 450 tons of MSW and 100 to 150 tons of C&D daily. In May 2004, the Dougherty County Landfill began experiencing a reduction in the daily average tonnage delivered to the landfill due to the opening of a privately owned transfer station that took the trash out of the county. In November 2004, Dougherty County entered into an Intergovernmental Solid Waste Services and Facilities Contract with the City of Albany. This agreement was the first step in reclaiming lost revenue from the Dougherty County Landfill.

The Dougherty County Landfill operates under the following permits:

- Solid Waste Handling Permit No 047-014D(SL) issued by the Georgia Department of Natural Resources, Environmental Protection Division (EPD).
- Permit No 047-014D(SL) Vertical Expansion of Waste Disposal Cells #7, #8, #9, #10, #11, and #12 issued by the Georgia Department of Natural Resources, EPD.
- Part 70 Operating Permit Amendment No 4953-095-0095-V-01-1, issued by the Georgia Department of Natural Resources, EPD.
- 502(b)(10) Permit for Part 70 Source, Permit Attachment Number 4953-095-0095-V-01-3 issued by the Georgia Department of Natural Resource, EPD, Air Protection Branch allowing for the construction and operation of a diesel engine powered mobile wood grinder at the landfill.

Facilities

The landfill is divided into cells, or parcels of land. Currently there are six unlined closed cells, three lined cells, and three remaining cells to construct.

Currently there are three recycling drop-off sites, one of which is located at the landfill. The Dougherty County Solid Waste Department also provides desktop recycling for all City of Albany and county offices. The Keep Albany-Dougherty Beautiful organization is mounting efforts to upgrade all sites by removing dumpsters and adding roll-off partitioned trailers. All recycling education is done through this organization.

The Maple Hill Landfill closed after 1998. The facility is now used by Albany-Dougherty County to collect vegetative material only.

According to the Georgia EPD, the MCLB also has a permitted landfill facility on the base.

ASSESSMENT

Capacity

The Dougherty County Landfill is currently meeting the needs of the community. The landfill has a life expectancy of an additional 22.6 years for MSW and 8.6 years for C&D waste. Additional C&D capacity could be found through the expansion of the existing Dougherty County Landfill; alternatively, additional C&D capacity could be filled by private C&D landfills. The need was identified through the Public Involvement Process to strengthen existing local zoning (and other) regulations governing the siting, buffering, and environmental protections for private C&D landfills in order to protect natural and cultural resources.

The Dougherty County Solid Waste Department has taken steps to reclaim the lost revenue due to the private transfer station. This is seen as an immediate need over the next 5 years.

The Dougherty County Solid Waste Department has the following capital improvements planned for the next 5 to 10 years:

- Purchase a new bulldozer at an estimated cost of \$375,000;
- Purchase a new compactor at an estimated cost of \$450,000;
- Purchase a new pan scraper at an estimated cost of \$450,000;
- Pave the roads inside the landfill for an estimated cost of \$300,000; and
- Construct new cells at an estimated cost of \$3 million.

Funding

The Dougherty County Landfill operates as an Enterprise Fund. Revenue is generated from fees charged for dumping waste at the landfill. This money is used to fund the daily operations and future growth of the facility.

General County Government Administration & Courts

INVENTORY

Dougherty County Government and Judicial buildings are under the care of the Dougherty County Facilities Management Department (FMD) located at 219 North Washington Street, Albany, GA 31702. This department is made up of the Facilities Maintenance Division, Records and Archives Division, Grounds Maintenance Division, and the Custodial Services Division. This department, with its divisions, is responsible for the Fifty Year Life Cycle Management of the county built environment.

Mission Statement

The mission of the FMD is to ensure the functionality of the local government built environment by providing Life Cycle Management functions; Planning (short and long range); Maintenance (preventative and corrective); Technical Support; and Support Services.

The goals and objectives of the FMD are:

- To meet all facilities requirements for the efficient operation of the local government;
- To continually search for ways to improve Facilities Support Services by employing the latest in methods and technology;
- To install systems and equipment that assists in the reduction of energy consumption;
- To promote a safe work environment;
- To provide technical and support services from in-house staff;
- To employ local contractors when the scope of work exceeds the economical employment of the in-house staff;
- To purchase materials and supplies from local vendors, supporting local small and disadvantaged businesses; and
- To establish, in cooperation with the Albany Technical College, a staff training program to enhance the knowledge, skills, and abilities of the department's personnel.

Services

The FMD is tasked with keeping the aesthetic and physical aspects of the existing facilities in a manner that is consistent with the department's goals and objectives. Apart from general custodial, maintenance, and grounds, a great amount of effort is spent in design and renovation of the current facilities. The four divisions of the FMD provide maintenance, planning, grounds maintenance, record archives, custodial, and technical services to all Dougherty County owned government buildings.

In addition, the FMD has a joint use agreement with the University Financial Foundation to provide maintenance services for the second floor of the Agricultural Building located at 125 Pine Avenue in Albany. This location is owned by the University Financial Foundation, who in turn reimburses the FMD for services rendered.

Since 1987, the FMD has provided services to a majority of City of Albany owned buildings. This agreement ended July 1, 2005. The end to this agreement was due to an increase in the number of facilities for which the FMD is responsible and the fact that the current county buildings are aging and demand an increasing maintenance effort. The Dougherty County Facilities Management Department does not have the manpower or financial resources needed to address the growing need for service. The FMD will continue to service the cooling tower and chiller at the City's Civic Center, Municipal Auditorium, and the Business and Technical Center. Since the expiration of the agreement with FMD for the maintenance of City buildings, this service has been contracted out by the City.

The FMD gauges its performance and service levels by the standards set forth in the Building Owners and Managers Association guidelines. Currently, the FMD meets or exceeds the levels of service set forth in the guide.

To maintain the level of service expected by the community, the FMD realizes the need for personnel advancement and growth. Highly skilled and technically proficient employees are needed to perform the tasks of maintenance, planning, and management of the County's government built environment. The FMD in cooperation with Albany Technical College has been working to develop an instruction program with two goals in mind. These goals are:

- 1) To provide each worker with the opportunity to increase knowledge, skills and abilities through a system of formalized instruction, which is designed to broaden and enhance the worker's capabilities in the Facilities Management Field; and
- 2) To increase the capabilities resident in the department while enhancing the department's value to the County Government for the management of its environment.

This program, along with these goals, will increase the overall value of the employees, permit greater flexibility in work assignment, and cross train technicians permitting quicker response to emergency calls.

Facilities

A conscious effort has been made over the last decade to site new government buildings in the Downtown to support revitalization efforts and implementation of the Downtown Master Plan. The Dougherty County Facilities Management Department provides services for roughly 50 sites. They are:

- Bridge House/R. F. Park located at 112 N. Front Street;
- Candy Room which is used for meetings located at 119 Pine Avenue;
- East and West Parking Decks located at 119 N Washington Street and 124 N Jackson Street respectively;
- Riverfront Resource Center located at 125 Pine Avenue;
- Department of Human Resources located at 200 W. Oglethorpe Blvd;
- Facilities Management Office located at 219 N. Washington Street;
- Government Center located at 222 Pine Avenue;
- Judicial Building which houses the Municipal, State, Probate, Superior, Magistrate, and Juvenile Courts located at 225 Pine Avenue;
- Central Square Government Complex located at 240 Pine Avenue;
- Central, Southside, Tallulah Massey, Westtown, and Northwest Libraries;
- FMD Carpentry Shop located at 320 N. Jackson Street;
- EMS Headquarters and Stations;
- Fire Stations #8, #9, #10, and #11;
- Harambee Child Development located at 406 Highland Avenue;
- Mental Health Facility located at 601 11th Avenue;
- Dougherty County Landfill facilities;
- Dougherty County Jail;
- Dougherty County Health Department;
- FMD maintenance shops and offices located at 2104 Habersham Road;
- Public Works office located at 2108 Habersham Road;
- Voting Precinct #26 located at 631 Branch Road; and
- Numerous sewer pumping stations.

ASSESSMENT

Capacity

There are no current plans to build new facilities. The capacity of the current government facilities is sufficient to meet the needs of the county and city both now and

in the future. In the upcoming year, there are several projects that will be undertaken in the Government Center and Judicial Buildings. They are:

- Completion of Suite 110 for the Information Technology Department;
- Replace the roof on the Government Center;
- Design and renovation for the Sheriff's Department; and
- Design and renovation for the Juvenile, State, Magistrate, and Municipal Courts.

As stated in the "Services" section above, the FMD currently meets or exceeds level of service standards set forth in the Building Owners and Managers Association guidelines.

Funding

Funding for the Facilities Management Department comes from the county general fund. Some larger projects are funded directly from funds gathered through the SPLOST.

Public Safety – City of Albany Police

INVENTORY

The Albany Police Department (APD) has been addressing the critical issues that are vital to improving law enforcement in the community. In 2004, the APD completed a strategic plan that outlines its goals for the next five years and identifies how those goals will be reached.

Vision

The vision of the APD is to provide a safe community with a professional police agency by practicing the principles of community oriented policing.

Mission Statement

The mission statement of the APD is to ensure the safety of the community by enforcing all laws and creating partnerships with citizens to improve the quality of life.

Services

The City of Albany is an ever growing and changing diverse community. The APD has implemented many programs to help educate the community and build partnerships with the local businesses. To maintain and improve upon the level of service provided, the APD must continue to grow and improve itself.

The department is organized into the following four divisions:

Administrative Division

- Responsible for coordinating internal affairs;
- Managing all personnel matters; and
- Overseeing the department's community relations program.

Uniform Division

- Administers those activities aimed at crime detection and prevention, which include street and neighborhood patrol, traffic monitoring, and installation and maintenance of surveillance equipment. The Uniform Division is the largest division.

Investigative Division

- Investigates crimes that require special attention and extensive follow-up.

Support Services

- Responsible for maintaining police reports and criminal activity records in accordance with various laws, ordinances, and internal regulations; and
- Oversees the training of all police officers.

In 1994, the APD implemented the Community Oriented Policing (COP) program. This program helps establish a close working relationship between the police department and the residents of the communities in which they serve. It calls for an increase in the visibility of the police department and a greater involvement of the residents in crime reduction practices. The APD has established many programs in this regard, including:

- The Albany Police Department Citizen's Academy (APDCA), which is an effort of the Albany Police Department to advance the knowledge

and understanding of the community in the functions, training, and operations of the police department.

- The Turn Around Program, which is a mentoring program for "at risk" youths in the community and has already assisted more than 200 children since its inception.
- Enforcing Underage Drinking Law Coalition, which is a program to prevent and dissuade merchants from selling alcohol to minors and to eliminate access of alcohol to minors.
- The Gang Resistance Education and Training (GREAT) program, which emphasizes a mentoring and role model perception of police officers through sustained personal interaction with students. The program also continues to provide education to the community about the gang-related activities.
- The Community Oriented Policing Leadership Council, which is a program comprised of a cross section of community members from business and residential interests and continues to be a driving force and positive influence to the community effort.
- The Operation Weed and Seed program, which is a strategy of the U.S. Department of Justice's Office of Justice Programs that aims to prevent, control, and reduce violent crime, drug abuse, and gang activity. Officers obtain helpful information from area residents for weeding efforts while they aid residents in obtaining information about community revitalization and seeding resources.

Facilities

Construction of a new Law Enforcement Center, which started in 2003, has been completed. The APD moved into the new facility in the summer of 2005. This facility is located at the corner of Oglethorpe Boulevard and Washington Street in downtown Albany.

The City of Albany is divided into four police districts with each district having its own center. The four police districts are listed below.

- District 1 2223 Dawson Road Albany, GA 31707
- District 2 1021 South Madison Street Albany, GA 31701
- District 3 530 West Broad Avenue Albany, GA 31701

- District 4 1721 East Oglethorpe Blvd. Albany, GA 31705

See the Community Facilities: Law Enforcement Map located at the end of this element.

ASSESSMENT

Capacity

The ratio of police officers to population is frequently used as a measure for determining level of law enforcement services. According to data compiled by the U.S. Department of Justice Federal Bureau of Investigation for 2004, cities with 50,000 to 99,999 inhabitants averaged 2.3 full-time law enforcement employees per 1,000 in population. The Albany Police Department had 222 full-time positions budgeted in 2006. This equates to approximately 2.9 full-time law enforcement employees per 1,000 in population which is above the national average for similar communities.

With the completion of the new Law Enforcement Center, a major need was eliminated. The district centers underwent renovation/construction recently, including the construction of a new District 2 center completed in 2005.

Current levels of service will be maintained by facility and equipment upgrades as follows:

Yearly costs:

- Replace 15 to 20 vehicles each year at a cost of \$440,000/year;
- Replace 1/3 of the bulletproof vests each year at a cost of \$12,000/year; and
- Replace 1/3 of the firearms each year at a cost of \$23,000/year.

Capital improvements planned for the next 5 years:

- CrimeView upgrade at a cost of \$30,000;
- Computer/Technology Replacement/Upgrades such as in-car cameras, radar, computers, software, office equipment, etc. at a cost of \$200,000;
- A new scanning system at a cost of \$18,000;
- A new time management system at a cost of \$70,000;
- Construction of a new Public Safety Training Center in two phases at a cost of \$7.5 million for each phase; and

- Construction of a new Equestrian Center at a cost of \$800,000.

Other goals that the APD is striving to accomplish within the next 5 years:

- A seamless criminal justice information system between the city and county;
- Recruitment of additional personnel;
- Improve salaries/pensions/benefits/incentives;
- Improve the training process;
- Reduce crime by expanding operations and public outreach; and
- Officer equipment/hardware upgrades.

A major issue facing the ADP is the potential consolidation of the City of Albany and Dougherty County Governments. Law enforcement is one area which is not consolidated with the APD, Dougherty County Police, and Dougherty County Sheriff currently serving the law enforcement needs of the City/County.

It is also worth noting that the programs of the APD, such as Community Oriented Policing and Operation Weed and Seed have been, and will continue to be, instrumental in the revitalization of the Downtown and surrounding neighborhoods. These programs are key components of Redevelopment Plans highlighted in the Land Use Element and economic development and revitalization strategies, highlighted in the Economic Development Element

Funding

Funding for the APD comes from the city's general fund and some federal and state grants. The construction of the new headquarters building was funded by monies generated from the Special Purpose Local Option Sales Tax IV (SPLOST). This same tax will further fund construction of new facilities for the police department.

Public Safety – Dougherty County Police

INVENTORY

The County Police Department is responsible for the unincorporated area of Dougherty County. This area covers 269 square miles with 474 miles of roads and a population of 18,189.

Mission Statement

The mission statement or standard order of procedures of the Dougherty County Police Department is:

- To protect the lives and property of the citizens of Dougherty County and all visitors within our jurisdiction, through enforcement of the ordinances of Dougherty County, the laws of the State of Georgia, and the Constitution of the United States of America in a fair and impartial manner;
- To serve and protect the public through dedication, professionalism, active cooperation with the community, and respect for human dignity;
- To recognize that no law enforcement agency can operate at its maximum potential without supportive input from the citizens it serves; and
- To provide assistance, as necessary and appropriate, to other agencies, city/county government departments, other employees, and elected officials.

Services

The Dougherty County Police Department provides a variety of related services that improve and enhance the quality of life of all citizens and ensure peace and tranquility within the neighborhoods and commercial areas within the unincorporated areas of Dougherty County. The police department endeavors to keep citizens informed by providing lectures and programs to churches, civic clubs, schools, and other concerned groups. In addition to other duties, the county police department is responsible for assisting the Tax Department in the collection of ad valorem taxes on mobile homes by enforcing the Georgia Code.

Facilities

The Dougherty County Police Department is currently housed in the original Dougherty County Prison building built in 1937 located at 2106 Habersham Road, Albany, Georgia. The building has sufficient space to house the present full-time staff of 46. However, the prison walls are built of security grade concrete and this limits structural modifications that may be needed for growth of the department. The ability to update the technology infrastructure is severely limited due to the wall construction. The existing HVAC system is inadequate and potential modifications are also limited due to the building's structural design and composition.

See the Community Facilities: Law Enforcement Map located at the end of this element.

ASSESSMENT

Capacity

The ratio of police officers to population is frequently used as a measure for determining level of law enforcement services. According to data compiled by the U.S. Department of Justice Federal Bureau of Investigation for 2004, the average rate of full-time law enforcement employees per 1,000 inhabitants in the southern United States was 3.4. The Albany Police Department, Dougherty County Police, and Dougherty County Sheriff combined have approximately 315 full-time positions. This equates to approximately 3.3 full-time law enforcement employees per 1,000 in population for the county as a whole which is near the average for similar communities.

Growth of the department and the need for expanded facilities is dependent upon population growth. At this time, the needs of the county are being met and there are no current needs for expansion. Should the need for physical expansion arise, the County would have to examine alternatives given the potential limitations to expanding the historic prison building which currently houses the Dougherty County Police.

The department does see the need for improvements in other areas. The improvement projects that are needed in the next 5 years are:

- A facility dedicated to public safety training (both classroom and practical application venue) that will allow for in-house training.
- To replace current communications system with a 800 MHz trunk digital radio system which will allow for multi-jurisdictional response/assistance and will satisfy Homeland Security mandates. The estimated cost of this project is \$6.8 million.
- A fully integrated criminal justice reporting system that will allow all local law enforcement, judicial, and criminal justice agencies to share information through a common repository. The estimated cost of this project is \$3.2 million.
- A transition to digital in-car camera systems at an estimated cost of \$6,000 per vehicle (20 patrol units), or \$120,000 total.
- The realization of Mobile Data Terminals in all patrol (20) plus investigative (6) vehicles at an estimated cost of \$7,500 each or \$195,000 total.

- The implementation of a take home vehicle fleet that will take approximately \$170,000 a year to build.

A major issue facing the Dougherty County Police is the potential consolidation of the City of Albany and Dougherty County Governments. Law enforcement is one area which is not consolidated with the APD, Dougherty County Police, and Dougherty County Sheriff currently serving the law enforcement needs of the City/County.

Funding

Funding for these projects comes from SPLOST V, operations budget, property taxes, and possible grant funding.

Public Safety – Dougherty County Sheriff

INVENTORY

The Dougherty County Sheriff's Department is a law enforcement agency under the direction of the County Sheriff. The Sheriff, an elected officer, is responsible for performing a wide variety of duties relating to civil and criminal matters as specified in the Georgia Code. In the absence of the Sheriff, the Colonel would have responsibility for the operations of the department.

Mission Statement

The mission of the Dougherty County Sheriff's Department is to provide law enforcement services in a professional and competent manor to the citizens of Albany/Dougherty County.

Services

The Sheriff's department is responsible for the entire county which is roughly 326 square miles of which 269 square miles is unincorporated. This includes industrial, commercial, agricultural, and residential areas with a population of about 96,000.

The Sheriff's Department is divided into several components with the major duties defined as follows:

Administration

- Management and administration of the office; and
- Maintenance of employee personnel files

Booking/Bonding/Courts/Security

- Complete various booking reports on persons who have criminal warrants issued, misdemeanors or felonies;
- Complete bonding reports on persons posting bonds to return to court;
- Furnish inmate information on request;
- Provide radio communication;
- Provide bailiff service at all sessions of Superior Court and other courts as required;
- Provide for the safety and security of judges, counselors, inmates and the public assembled in the courtroom;
- Maintain order in the courts;
- Sequester jurors and witnesses during trials; and
- Provide and upkeep bookings, fingerprints, photographs and criminal histories on persons.

Civil Process

- Serve all writs, processes, orders, subpoenas, and any other civil papers for local courts, other counties and states.

Criminal Warrants Process

- Serve criminal warrants on persons accused of violating the criminal law; and
- Serve criminal warrants for other counties and states.

Criminal Investigations

- Investigate all crimes reported to the Sheriff's Office;
- Responsible for all internal investigations; and
- Assist other agencies in crime scene investigations upon request.

Identification Technician

- Process crime scenes for identification for the preservation of physical evidence; and
- Assist other agencies with crime scene evidence investigation.

Patrol Division

- Patrol the County; and
- Write citations on traffic offenses and patrol homes and businesses

The Sheriff's Department also has a youth division. One deputy is assigned to the middle grade schools (approx. 7 schools) of the county. By teaching and example, the deputy hopes to mold the youth of the county into good citizens.

Facilities

The Sheriff's Department is located in the Judicial Building at 225 Pine Avenue, Albany, GA 31702. There are currently 37 deputies on the 47 full-time employee force.

See the Community Facilities: Law Enforcement Map located at the end of this element for facility locations.

ASSESSMENT

Capacity

The ratio of police officers to population is frequently used as a measure for determining level of law enforcement services. According to data compiled by the U.S. Department of Justice Federal Bureau of Investigation for 2004, the average rate of full-time law enforcement employees per 1,000 inhabitants in the southern United States was 3.4. The Albany Police Department, Dougherty County Police, and Dougherty County Sheriff combined have approximately 315 full-time positions. This equates to approximately 3.3 full-time law enforcement employees per 1,000 in population for the county as a whole which is near the average for similar communities.

The two major issues that need to be addressed by the Sheriff's department in order to meet the current and future needs of the citizens of Dougherty County are manpower and facility upgrades.

As the duty of serving civil papers and criminal arrest warrants increases, so does the need for added manpower. Currently, the department is in need of three more deputies and it is foreseen that another increase of 2-4 will be needed within the next 5 years in order to maintain the level of service needed for the county. Added manpower is also needed for the department to achieve its goal of expanding the youth division into all grade levels of county schools.

The facility is currently too small for the needs of the department. Planning has begun to increase the floor space of the facility. This extra space would facilitate the operations of the Warrant and Investigative Divisions.

In the next 5 to 10 years, there are several operational improvements that are needed to maintain an adequate level of service to the county. These include:

- Replacement of the department's fleet of patrol units;
- Introduction of live scan fingerprint technology for immediate identification of subjects;
- Upgrading of the departments computer infrastructure;
- Upgrading the existing communications system to allow for multi-jurisdictional response/assistance;
- And a fully integrated criminal data system to allow all law enforcement agencies the ability to share and review information.

Law enforcement is one area which is not consolidated with the APD, Dougherty County Police, and Dougherty County Sheriff currently serving the law enforcement needs of the City/County.

Funding

The main source of funding for the operation and improvement of the Dougherty County Sheriff's Department comes from the county's general fund. Special taxes, such as SPLOST, are potential funding sources for the department.

Public Safety – Dougherty County Jail

INVENTORY

The Dougherty County Jail (DCJ) is a state-of-the-art pre-trial detention facility that is under the supervision and operation of the Dougherty County Sheriff. The Dougherty County Jail is located at 1302 Evelyn Avenue in Albany.

The objective of the jail facility is to treat all inmates fairly and humanely, and to provide all inmates, staff, and visitors with an environment that is clean and healthy, while constantly maintaining a high level of safety and security using current and nationally accepted detention management practices.

Services

In addition to pre-trial inmates, the jail facility houses federal, state, and city inmates as well as a small number of inmates for other area law enforcement agencies.

The jail facility uses inmate labor under the supervision of contracted food services specialists to prepare approximately 3,500 meals daily which meet federal and state nutritional requirements. Inmates are also used in other areas of the jail such as the commissary, laundry room, warehouse, grounds maintenance, custodial duties, and a variety of off-site work details.

Facilities

The jail facility operates under two major divisions, with each containing support divisions. The divisions are:

Security Division

- Inmate Housing
- Intake/Classification

Administrative Division

- Inmate Commissary
- Finance/Personnel
- Maintenance
- Support Services
- Systems Support
- Warehouse/Laundry

The jail facility is unique in that it has two on-site courtrooms that host a variety of court proceedings seven days each week. The jail facility also houses other judicial support functions, such as a full time magistrate judge, a full time assistant district attorney, and indigent defense services.

The jail facility houses the Dougherty County Sheriff's Office Training Division, which is responsible for a variety of state-approved training classes for local, area, and state law enforcement agencies.

See the Community Facilities: Law Enforcement Map located at the end of this element.

ASSESSMENT

Capacity

The DCJ has a design capacity for 1,230 inmates. The current inmate population is 850. Existing programs, facilities, and services are meeting the current needs of the community. The facility also appears to be sufficient to meet future needs.

According to the Dougherty County Jail the administrative systems/management information systems are currently inadequate, but are scheduled for an upgrade in 2006/07.

DCJ maintains a 5-year Capital Improvement Projects Plan that guides the facility for upcoming maintenance/operational expenditures. Additional priority needs and improvements for the next 5 years include:

- Competitive wages and benefits to attract more qualified entry level employees and to retain current employees;
- Criminal Justice Information Systems Upgrade Project (2007-2008) at an estimated cost of \$4 million;
- DCJ Split Block Repair Project (2005-2006) at an estimated cost of \$1.7 million;
- DCJ Roof Replacement Project (2008-2009) at an estimated cost of \$2 million; and
- DCJ Energy Systems Improvement Project (2006-2007) at an estimated cost of \$125,000.

Funding

DCJ receives funding from the Dougherty County General Fund as well as state and federal grants. Some revenue is generated by the jail facility. The funding for the above mentioned projects was generated by the SPLOST.

Public Safety – Dougherty County Coroner

INVENTORY

The County Coroner's office is under the supervision of the Dougherty County Administration and the Dougherty County Board of Commissioners. The day to day activities are the responsibility of the Chief Coroner.

Mission Statement

The Coroner's office is "Determined to Make a Difference" by striving to serve faithfully and compassionately those who have been silenced or are in need of help.

Services

The Dougherty County Coroner's office serves Albany/Dougherty County in various ways. These duties include:

- Examination of deceased persons to determine the cause, method and manner of death in cases involving homicide, suicide, accident, suspicious or unusual manner and when unattended by a physician.
- Assists in examining scenes of death to evaluate evidence, conditions and documents, and document these findings through photographs, written description and drawings in determining the cause, method and manner of death.
- Communicating with various agencies, including police, medical examiner, state crime laboratory, in collection of evidence and transmittal of deceased persons to places for proper post mortem examination.
- Keeping proper records, through research and/or on scene investigations, filing such records, future court testimony, completing certain documents, and coordinating and holding inquests when necessary.

In performing these services, the County Coroner's office may work alongside and assist the other county law enforcement agencies such as the Albany Police Department, Dougherty County Police Department, Albany Fire Department, Dougherty County Sheriff's Department, as well as the Georgia Bureau of Investigations Crime Lab.

Facilities

The Coroner's Office is located in the City of Albany Judicial Building, which is located at 225 Pine Avenue, Albany, GA 31702. This office holds the staff which consists of the Chief Coroner, two Deputy Coroners, and the Administrative Assistant.

ASSESSMENT

Capacity

The current level of service and facilities of the Coroner's Office are sufficient to meet current and future needs. No needs for growth or capital improvements are foreseen for the next 20 years.

Funding

Funding for the County Coroner's office is obtained from the Dougherty County General Fund.

Public Safety – City of Albany Fire Department

INVENTORY

The Fire Department's primary function is to save lives and property by fighting and preventing fires through fire prevention efforts such as inspections, code enforcement, education, and arson investigation and prosecution.

Mission Statement

The Fire Department's mission is to improve the quality of life for residents and visitors of the City of Albany and Dougherty County by protecting lives and property through fire suppressions, rescue, disaster preparedness, fire prevention and community education.

Services

The Fire Department provides non-stop protective services year round to a geographic area of roughly 344 square miles. The firefighters work a 24-hour on duty/48-hour off duty schedule.

Overall operational responsibility of the Fire Department falls under the care of the Fire Chief. The department consists of six divisions: Administration, Firefighting, Fire Prevention, Fire Training, Automotive Shop and Emergency Management. All divisions,

with the exception of Emergency Management, report directly to the Deputy Fire Chief. Emergency Management reports to the Fire Chief.

Administration

The Administrative Division of the Albany Fire Department directs the everyday operations of the department, as required by the City Charter and Code of the City Ordinances. This includes administration, personnel management, maintenance, repair, purchasing, receiving, supply, safety and fiscal affairs management.

Firefighting

The mission of the Firefighting Division is to contribute to the overall mission of the Fire Department by responding to and mitigating all calls for service in Albany-Dougherty County in a timely and effective manner.

The Firefighting Division performs the very visible function of fire suppression, rescue and related services within the City of Albany and the rest of the County as provided for by contract. The mandates for these functions fall within the provisions of the City Charter, the Code of City Ordinances and Official Code of Georgia (OCGA), Title 25-12.

Fire Prevention

The mission of the Fire Prevention Division is to provide for a fire-safe environment for the citizens and visitors who live, work, and shop in Albany/Dougherty County. The Fire Prevention Division has the overall responsibility for administering and conducting annual fire safety compliance inspections in each business in Albany/Dougherty County. The division also has the following duties:

- Perform all fire/life safety compliance inspections for new business licensing and on new construction/renovation sites, which includes reviewing of all new construction plans;
- Responsible for investigating all fires of suspicious, incendiary or undetermined origin with a high dollar loss or fatality; and
- Responsible for fire safety education to all the citizens of Albany-Dougherty County.

Fire Training

The mission of the Fire Training Division is to contribute to the overall mission of the Fire Department by the planned and systematic development, implementation and delivery of training programs and drills and to insure the effectiveness and competence of all Suppression Division members.

The Fire Training Division provides planned course content and direction for the ongoing study of fire fighting responsibilities. This includes:

- Training new recruits for fire fighting, rescue functions and other related tasks;
- Providing direction to personnel for increasing skills and abilities through knowledge;
- Making recommendations based on evaluation and testing of all new hires and promotions within the department; and
- Maintaining records and delivering reports on all department training activities.

Emergency Management

The mission of the Emergency Management Division is to improve the quality of life for City of Albany residents and visitors by protecting lives and property through an active program in disaster mitigation, preparedness, response and recovery.

The Emergency Management Division has the responsibility for the development and continuous review and update of plans designed to provide for the continuation of local government prior to and/or during times of high stress, emergencies, or disasters. This responsibility includes (without limitation):

Coordination, training, resources and guidelines needed to enable the city and county departments, volunteers or other agencies to operate as a total organization during periods of high stress or emergency/disaster situations and support such operations with manpower, supplies and equipment as economically as possible.

The Fire Department's responsibilities are further defined in the City Charter and state statutes.

Facilities

The Albany Fire Department consists of 159 assigned personnel operating 11 fire stations in Dougherty County. Seven (7) stations are within the city limits of Albany. Stations #8, #9, #10, and #11 are the county stations. Nine (9) of these stations are single company stations with a 1,250 gallons per minute (gpm) pumper that carries 1,000 gallons of water on board. The other two stations are two company stations and house an aerial company in addition to the pumper engine.

The stations and addresses are:

- Station #1 320 North Jackson Street, Albany, GA 31701
- Station #2 1500 Palmyra Road, Albany, GA 31701
- Station #3 501 Holly Drive, Albany, GA 31705
- Station #4 2601 West Gordon Avenue, Albany, GA 31707
- Station #5 2036 Newton Road, Albany, GA 31701
- Station #6 2521 Meredyth Drive, Albany, GA 31707
- Station #7 200 North Mock Road, Albany, GA 31707
- Station #8 5824 Newton Road, Albany, GA 31707
- Station #9 1406 Antioch Road, Albany, GA 31705
- Station #10 4717 Gillionville Road, Albany, GA 31707
- Station #11 5115 Hill Road, Albany, GA 31705

See the Community Facilities: Fire Map located at the end of this element.

ASSESSMENT

Capacity

The National Fire Protection Association (NFPA) provides guidance for level of service (LOS) standards for fire protection. NFPA current response time standards require that the first fire apparatus (fire fighting vehicle or group of vehicles) must arrive at the scene of a fire incident in 4 minutes or less, 90% of the time. Meeting this response time standard drives the need for additional facilities and staff as well as the location of stations. The Albany Fire Department has established the goal of 1) responding to calls in corporate city limits in 5 minutes or less; and, responding to calls outside city limits in 12 minutes or less; 2) containing structure fires to the room of origin; 3) inspecting all fire hydrants in Albany/Dougherty County for serviceability; and inspecting and testing 3,600 fire hydrants annually. In 2004, 72% of all calls (2,831 within the City and 408 outside the City) were responded to in less than 5 minutes; 100% of all hydrants were tested; and 83% of all structure fires were contained to the room of origin.

Homeowner's insurance ratings are determined by the Insurance Service Organization (ISO); therefore, the location and capacity of fire service is of economic as well as public safety importance. ISO ratings within Albany/Dougherty County vary depending upon the distance from a fire hydrant or fire station. Portions of the County which are not served by public water supply do not have fire hydrants, and therefore have less favorable ISO ratings.

The Fire Department is meeting the demands of the community and no further facility expansions are foreseen for the next 20 years. All single company stations were designed to house two companies, and if future growth is needed, the single company stations would have another company added. Future investments in equipment and personnel would be needed to improve the current level of service (i.e. add companies).

Funding

Funding for the operation and maintenance of the Fire Department is generated from taxpayers.

Public Safety – Emergency Medical Service (EMS)

INVENTORY

Mission Statement

Dougherty County EMS will strive to provide expert patient care and dependable customer service.

Services

Dougherty County EMS, under the direction of the EMS Director, is an advanced life support ambulance service that provides quality pre-hospital medical care and transportation to the citizens of Dougherty County. The EMS operates in four supervised shifts that provide service 24 hours a day, 365 days a year. The EMS also operates a training office for training new personnel and refresher training for its veteran employees. All shift and facility supervisors report to the Director of EMS.

EMS also provides community service and education to the general public by teaching CPR and first aid and offering free blood pressure screenings.

Facilities

Dougherty County EMS has 64 total employees, all of which consists of 51 Paramedics, 5 Cardiac Technicians, 6 Emergency Medical Technicians, 1 Administrative Assistant,

and 1 Administrative Secretary. The annual attrition rate is approximately one percent. Of the 48 full-time personnel, 42 are licensed paramedics and 4 are cardiac technicians.

The department uses eight Type I one-ton truck ambulances and three first responder vehicles operated by the medical director, on-duty supervisor, and the training officer. Three trucks are run out of a headquarters facility that houses three two-person crews, the medical director, supervisor, training officer, and two administrative personnel. There are four satellite stations that operate with a one truck/two person crew in each. The locations of the headquarters and satellite stations are:

- Headquarters 901 North Jefferson Street, Albany, GA 31701
- West Station 503 North Westover Boulevard, Albany, GA 31707
- East Station 1501 Clark Avenue, Albany, GA 31705
- South Station 2040 Newton Road, Albany, GA 31701
- Southeast Station 401 Honeysuckle Road, Albany, GA 31705

See the Community Facilities: EMS Map located at the end of this element.

ASSESSMENT

Capacity

EMS responds to approximately 17,000 calls per year with an average response time of five minutes. Response times are monitored and evaluated to identify weakness in the service area. Patient care is also monitored to assure compliance with protocols that are set forth by EMS and the state and approved by the medical director.

EMS maintains a Continuous Quality Improvement Program where needed improvements and changes are recommended to maintain a level of service that is in agreement with their mission. Each year, to maintain operations, EMS purchases two new trucks at a cost of \$150,000 and a new defibrillator at a cost of \$15,000.

The top EMS needs that have been identified for the next 5 to 10 years are:

- Construction of a new headquarters building with an estimated cost of \$1.5 million;
- Station renovations;
- Upgrade of the facilities computer system; and

- More personnel with better pay raises and benefits which include improvements to the health insurance policy.

Funding

Funding for the operation of EMS is in part due to user fees and also from government subsidies. These funds will also help pay for the costs associated with upgrading the EMS computer system. The cost of constructing a new headquarters building will be funded by a local sales tax.

Parks & Recreation

INVENTORY

The City of Albany Recreation and Parks Department is responsible for the care and upkeep of parks and recreation facilities in Albany and Dougherty County, including: all neighborhood, district, and regional parks as well as numerous golf courses, community centers, and tennis court complexes. Guided by the Recreation and Parks Annual Report and Master Plan, the Park Planner is tasked with developing site plans and maintenance schedules for all the parks. These plans are implemented as necessary funding is allocated. Community surveys and evaluations are also used to determine the needs of the community. The last park system master plan, "Albany Dougherty Recreation Master Plan", was completed in January 1997. It is the goal of the Department to complete a new park system master plan in the future.

Mission Statement

The mission of the Recreation and Parks Department is to develop a high degree of standards that will provide safe and attractive grounds and facilities for the enjoyment of all. The department also strives to provide quality and diverse recreational and leisure services, activities, and programs for the community that are safe, competitive, educational, and informative and that create, promote, and enhance a healthy lifestyle, as well as encourage sportsmanship, teamwork, and fair play.

Services

The Recreation and Parks Department is responsible for the development, coordination and promotion of the recreational programs. It coordinates activities of volunteer recreational services for all sports programs and studies local conditions and develops immediate and long-range plans to meet recreational needs of all age groups. The department is comprised of eight divisions: Administration, Centers and Gyms, Parks and Playgrounds, Swimming Pools, Athletics, Golf, Park Maintenance and Cemeteries.

Facilities

Albany-Dougherty County's Parks and Recreation Facilities are shown in Tables 5-1 – 5-5. Parks and Recreation Facility locations are shown on two maps at the end of this element: the Parks and Recreation Facilities within the City of Albany Map and the Parks and Recreation Facilities within Dougherty County Map.

Table 5-1: Neighborhood Parks

Park	Address	Facilities
Avalon Park	1300 Avalon Ave.	Playground
Baldwin Park	Baldwin Dr./Maryland Dr.	Playground
Blaylock Park	N. Central St. & E. Tift Ave.	Playground
Brierwood Park	Johnson Rd.	Closed, Greenspace
Carver Park	McKinley St./Cherry Ave.	Playground, Pool, Tennis Courts
CW Heath Park	1151 N. Maple St.	Playground
Davis Park	Flint Ave./N. Davis St.	Greenspace
Dellwood Park	Dellwood Dr. & Valencia Dr.	Playground
Eighth Ave Park	800 8th Ave.	Ball Park
Elliott Park	6105 Elliott Drive	Playground, Picnic Facilities
English Gordon Complex	Gordon Ave./Willit Pitts Jr. Rd.	Ball Park, Playground
Engram Park	W. Society Ave./N. Monroe St.	Playground
Ernie Jones Memorial Youth Sports Complex	1600 Gillespie Ave.	Ball Park, Playground
Eugemar Park	Eugemar Dr. & 2nd Ave.	Playground
Evergreen Park	Evergreen Dr.	Playground
Grove Park	Rosebrier Rd.	Playground
Harry Goldstein Park	Colquitt Cir. (near Jones Ave.)	Closed, Greenspace
Hawthorne Park	2300 Hawthorne Dr.	Playground
Highland Sports Complex	S. Slappey Blvd./Highland Ave.	Ball Park
Hilsman Park	2nd Ave. & N. Van Buren St.	Playground
Hines Park	Hines St./W 1st Ave.	Greenspace
Ivey Park	7th Ave./Palmyra Rd.	Playground
Jefferies Park	S Jefferson St. & Mercer Ave.	Playground
Joe Malone Park	400 Cedar Ave.	Playground
Johnson Road Park	410 Johnson Rd.	Greenspace
Kalmon Malone Park	322 Vick St.	Playground
Ken Gardens Park	1509 Ken Garden Ave.	Playground

Park	Address	Facilities
Ken Gardens Sports Complex	1501 Ken Garden Ave.	Ball Park
Lakewood Park	McAdams Dr.	Playground
Lansing Park	3300 Forest Ridge Dr.	Playground
Louise Tompkins Memorial Youth Sports Complex	1800 Pearce Ave.	Ball Park
McIntosh Park (Palmyra Park)	1800 Block Palmyra Rd.	Playground
Oak Hill Park	Oak St. & Bonny View Dr.	Playground
Odom Park	Odom Ave./Harding St.	Playground
Putney Neighborhood Park	Radium Springs Rd./Antioch Rd.	Playground
Rawson Circle Park	4th Ave./N. Madison St.	Playground
Residence Park	600 Block Residence Ave	Playground
S.E. Dougherty Youth Sports Complex	Radium Springs Rd./Antioch Rd.	Ball Park
Shackleford Park	Clark Ave./Lines St.	Playground
Shadowlawn (Whitney) Park	Whitney Ave./Shadowlawn Dr.	Playground
Sherwood Park	Whispering Pines/Barnesdale Way	Ball Park, Playground
Sherwood Youth Sports Complex	2200 Briercliff @ Cascade	Ball Park
St. Andrews Park/Perth Court	E. Alberson Rd./Perth Ct.	Playground
Tallulah Massey Park	Tallulah Dr./Rosebrier Ave.	Ball Park
Thornton Center	US 82/Thornton Dr.	Center/Gym
Triangle Park	2500 Rosebriar Rd.	Greenspace
Turner Pool		Pool
Turtle Grove Play Park	106 North Front Street	Playground
Waddell Park	Waddell Ave./Willow St	Playground
Walden Park	Pinecrest Dr./Forest La.	Playground
Webb Park	Raybun Ct./Webb St.	Playground
Westtown Park	Gordon Ave./Westtown Rd.	Playground
Windsor Park	2610 Brierwood Dr.	Playground

Source: Albany-Dougherty County GIS

Table 5-2: District Parks

Park	Address	Facilities
Albany High School	801 Residence Ave.	Tennis Courts
Dougherty High School	1800 Pearce Ave.	Tennis Courts
Monroe High School	900 Lippitt Dr.	Tennis Courts
Paul Eames Sports Complex	Ball Park La.	Ball Park
Robert Cross Park	ML King Jr. Dr. south of City Limits	Playground, Tennis Courts, Basketball Court, Ball Park
Tift Park	1301-02 N. Monroe St.	Playground, Tennis Courts
Turner Ball Fields	Dame St.	Ball Park
Turner Landing Park	Turner Field	Boat Landing, Center, Gym, Playground, Pool
Westover High School	2600 Partridge Dr.	Tennis Courts
YMCA Sports Park	(private YMCA)	Other Sites

Source: Albany-Dougherty County GIS

Table 5-3: Regional Parks

Park	Address	Facilities
The Parks at Chehaw	(private, Park Authority)	
Chickasawhatchee WMA	(State run and maintained)	
Cox Landing	Philema Rd/Lakeshore Dr	Boat Landing
Cromartie Landing	1421 Cromartie Beach Dr	Boat Landing
Radium Springs Landing	Radium Springs Rd	Boat Landing

Source: Albany-Dougherty County GIS

Table 5-4: Golf Courses

Golf Course	Address	Facilities
Doublegate Country Club	3800 Old Dawson Road (Private)	Golf Course
Flint River Municipal Golf Course/George A. Ort Clubhouse	200 McAdams	Golf Course
Radium Country Club	310 Skywater Boulevard (Private)	Golf Course
River Pointe Golf Club	801 River Pointe Drive	Golf Course
Stonebridge Golf & Country Club	319 Osprey Ridge Court (Private)	Golf Course

Source: Albany-Dougherty County GIS

Table 5-5: Community Centers/Gyms

Center/Gym	Address	Facilities
Bill Miller Center	322 Vick St.	Center/Gym
Carver Gym	410 Mercer Ave.	Center/Gym
Carver Sports Complex	McKinley St & Holloway Ave.	Center/Gym
J.H. Gray Senior Citizen Center	Schilling Ave.	Center/Gym
Henderson Community Center	701 Willard St.	Center/Gym
Lockett Station Community Center	324 Lockett Station Rd.	Center/Gym
Potter Community Center	2621 Wildfair Road (private, Hospital)	Center/Gym
Thornton Community Center	210 Thornton Dr.	Center/Gym
Turner Gym	3300 George Ave.	Center/Gym
West Dougherty Community House		Center/Gym

Source: Albany-Dougherty County GIS

Apart from the facilities listed above, the Parks Department also maintains Riverside/Oakview Cemetery and Office and administrative/maintenance facilities which include Administrative offices; Crew Quarters & Yard; Lockett Station Community Center; Park Division Administrative Office; Sharon Park(holding pond); and Wetherbee Storage Building.

The City of Albany Recreation and Parks Department has joint use agreements with Dougherty County, Dougherty County School System, Albany YMCA, American Legion Post 512 and 530, Dixie Youth Baseball, and several other youth serving agencies.

ASSESSMENT

Capacity

Currently there are 7 community centers, 1 football field, 37 baseball/softball fields, 21 tennis courts, 18 basketball courts, 2 swimming pools, 1 golf course and numerous playgrounds and neighborhood parks.

The level of service currently provided by these facilities does not meet standards set by the National Recreation and Parks Association or the current Recreation Master Plan. In order to maintain the desired level of service at the present time, the following facilities should be added:

- 4 football fields;
- 27 tennis courts;
- 1 basketball court;
- 9 swimming pools; and
- 3 golf courses.

For future population growth in Dougherty County projected for the year 2015, the following needs are predicted in order to maintain the desired level of service:

- 24 acres for playgrounds;
- 41 acres for neighborhood parks;
- 46 acres for district parks;
- 5 football fields;
- 3 baseball/softball fields;
- 40 tennis courts;
- 6 basketball courts;
- 10 swimming pools; and
- 4 golf courses.

The Parks Department realizes the need for growth and improvements of recreational facilities within the county in order to maintain a desired level of service to the community. The major goals and objectives at this time are:

- To develop a new long range Master Plan; and
- To implement renovation and development plans as funded by SPLOST V.

The priority projects needed over the next 20 years that have been identified to date are:

- Adult Softball Complex
- Girl's Softball Complex
- Aquatic Facility

More projects are anticipated to arise from the new long range Master Plan. Additionally, the new long range Master Plan should identify an entity (which may be the Recreation Department) to oversee the Flint River Corridor and other greenspace properties which are being acquired and maintained by the City/County.

The short term work program for the next 5 years (2006-2010) includes:

- Gordon Sports Complex – The City of Albany plans to lengthen fences, pave parking, add new field lighting, and add new play equipment
- Tennis Center – Dougherty County plans to develop a 16 court tennis facility with clubhouse.

- Radium Springs Nature Park – Dougherty County plans to develop more nature trails and add a tourist area to the park.
- Greenspace Land Acquisition – The City of Albany and Dougherty County plan to preserve and protect green space areas.
- Riverfront Development – Development of a river walk in conjunction with revitalization of Downtown and in support of the Flint River Corridor concept will continue through joint efforts of the City and County.
- Parks At Chehaw Master Plan – The Chehaw Park Authority plans to develop a wild animal attraction ride.

Funding

Funding for these projects will come primarily from monies collected through SPLOST V. Federal Grants may also be available to fund the Radium Springs, Greenspace, and Riverfront projects. The Parks At Chehaw receive their funding not only from SPLOST V and grants but also from private donations.

Major Park, Recreation and Conservation Areas and the Governor’s Greenspace Program are discussed further in the Natural & Cultural Resources Element of this Comprehensive Plan.

Hospitals and Other Public Health Facilities – Hospitals - Phoebe Putney Memorial Hospital

INVENTORY

Phoebe Putney Memorial Hospital (Phoebe) is a private, not-for-profit medical facility located in the City of Albany which was established in 1911. Phoebe won the 2003 Foster G. McGaw Prize for excellence in community health and is a member of the American Hospital Association, Voluntary Hospital Association, Georgia Hospital Association and Georgia Alliance of Community Hospitals.

Mission

The mission of Phoebe is to be the leading provider of quality, cost effective, patient-centered health care services to all residents of Southwest Georgia.

Vision

The vision of Phoebe is to be the hospital of choice in the region and to become the finest community hospital in the nation.

Values

Phoebe pursues its mission through a patient-centered environment of care reflecting high standards and promoting a balance of professional preparation and service, continuous improvement and based on core values where:

- PEOPLE come first, are treated with dignity and respect, and diversity of culture and thought is respected.
- RELATIONSHIPS are built on honesty and integrity.
- REPUTATION is built on trust and pride.
- EXCELLENCE is achieved through teamwork, leadership, creativity, and a strong work ethic.
- EFFICIENCY is achieved through wise use of human and financial resources.
- COMMITMENT is our guiding inspiration.

Services

Phoebe Putney Memorial Hospital offers a wide range of services including:

- Audiology
- Behavioral Health
- Cancer Center
- Cardiac Rehabilitation
- Carlton Breast Health Center
- Chest Pain Center
- Childbirth Education/Lactation Services
- Clinical Trials
- ConvenientCare
- Corporate Health Services
- Diabetes Center
- Digestive Disease Center
- Emergency Medicine
- First Steps
- Golden Key
- Heart

- Hematology/Oncology
- Hyperbaric Oxygen Therapy
- Labor & Delivery
- Laboratory Medicine
- Morningside Assisted Living
- Neurodiagnostics
- Orthopedics
- Outpatient Diagnostics
- Pain Management Center
- Pavilion for Women
- Pediatrics
- Pediatric Therapy
- Phoebe Health Partners
- Physical Medicine
- Physical & Occupational Therapy
- Prostate Brachtherapy
- Radiation Oncology
- Sickle Cell Clinic
- Sleep Center
- Social Services/Support Groups
- Speech Therapy
- Sports Medicine
- Stem Cell Transplant
- SurgiCare Center
- Total Life
- Tumor Registry
- Women's Health
- Wound Care

Facilities

Phoebe health care system provides services to communities within a 100 mile radius of Albany and has the following facilities in the Albany – Dougherty County Area:

- Main Campus – 417 West Third Avenue, Albany
- Meredyth Place - 2709 Meredyth Drive, Albany
- Phoebe East - 2410 Sylvester Road, Albany
- Phoebe Northwest - 2336 Dawson Road
- Phoebe ConvenientCare, South Albany – 1300 Newton Road, Albany
- Tower Medical Group – 425 Third Avenue, Albany

ASSESSMENT

Capacity

According to its website, Phoebe has 443 beds distributed through the following departments:

- Acute Care: 285
- Neonatal Intensive Care: 22
- Postpartum: 44
- Psychiatry: 38
- Rehab: 18
- Critical Care: 36

Phoebe currently has 3,458 employees including 306 doctors.

According to its website, Phoebe Putney Health System recently announced the planning phase for an expansion that would add up to 100 patient beds and increase the hospital's inpatient bed capacity to meet projected demands for health care services. Special focus will include a significant increase in the number of private rooms. The planned expansion is designed to respond to current and future needs of the region.

Phoebe is a major employer and occupies a large campus just north of the Downtown Area. Phoebe is seen as a regional asset which contributes positively to the quality of life of the community. Phoebe is further discussed in both the Economic Development Element and the Land Use Element of this Comprehensive Plan.

Funding

Phoebe is a private, not-for-profit medical facility. According to its website, more than \$36,000,000 was spent on charity and indigent care in the most recent calendar year. Other information regarding funding sources was not available.

Hospitals and Other Public Health Facilities – Hospitals – Palmyra Medical Centers

INVENTORY

Palmyra Medical Centers is a private medical facility owned by Hospital Corporation of America. Palmyra Medical Centers is a 248-bed medical center which is fully

accredited by the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO).

Mission

Palmyra Medical Centers is dedicated to bringing the people of Southwest Georgia the highest quality, modern healthcare available. To continually improve and expand their programs and services to better assist the medical community in serving patients, their families, business and industry.

Services

Palmyra Medical Centers offers the following centers of service at their facility located at 2000 Palmyra Road in Albany:

- Ambulatory Surgery Center
- Center for Orthopedics and Neurosciences
- Company Care: Center for Occupational Health
- Diabetes Treatment Center
- Diagnostic Imaging Center
- Emergency Center
- Laser Center
- Obesity Treatment Center
- Outpatient Services Center
- Pain Treatment Center
- Palmyra Regional Rehabilitation Center
- The Stone Treatment Center.

ASSESSMENT

Capacity

Palmyra Medical Centers has over 200 on-staff physicians, a medical support staff of nearly 400 employees and nearly 100 volunteers. Palmyra Medical Centers is a 248-bed medical center which is fully accredited by the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO). According to its website, more than 60,000 patients are treated per year.

Together with Phoebe, Palmyra Medical Center is currently serving the medical needs of the community. Demands for medical care are expected to grow as the population continues to age. As a result, Palmyra Medical Center may expand in the next 20 years.

To maintain its current level of service, Palmyra Medical Center has identified the following Capital Projects:

- Install Second Entry into Electrical Power Supply Building
- Second Electrical Sub Station
- Parking Expansion
- Security Control Areas

Palmyra Medical Center, Phoebe, and the regional medical industry are further discussed in the Economic Development Element. Palmyra Medical Center and its relationship to surrounding land uses are further discussed in the Land Use Element.

Funding

Palmyra Medical Centers is a privately owned company. Information regarding its funding was not available.

Dougherty County Health Department

INVENTORY

The operations of the Dougherty County Health Department (DCHD) are overseen by the Dougherty County Board of Health. The DCHD and all services provided are guided by protocols, policies, procedures and standards of care established by the state, district, and county Divisions of Public Health.

Mission Statement

The mission of the DCHD is to ensure comprehensive, quality health education and services for individuals, families, and communities through analysis of data; continual assessment of needs, outcomes and effectiveness; and collaboration to prevent disease, injury, and disability.

Services

The DCHD predominately provides service to the residents of Dougherty County. The service programs provided include child health services, women's health services, dental services for children and adults, environmental health services, adolescent health and youth development services, and school health services. The level of service and programs provided currently meet the demands of the community and will meet the future demands of the community for some time. These services include but are not limited to:

Personal Health Services

- Child Health - Physical checkups; hearing, vision, and scoliosis screening; sickle cell/genetics, and the Babies Can't Wait and Children 1st programs.
- Chronic Disease - Screenings for breast/cervical cancer, high blood pressure and diabetes.
- Communicable Disease Control - Immunizations and diagnosis/treatment of tuberculosis.
- Dental Services - Screening/treatment for children, pregnant women and older adults.
- Family Planning - Birth control methods, pregnancy tests and physical exams.
- Perinatal Services - Counseling, home visits, and support services for a healthy pregnancy; Medicaid enrollment.
- Sexually Transmitted Diseases - Screening, diagnosis, treatment, counseling and ongoing care for people with HIV/AIDS.
- Adolescent Health - Physical exams, counseling, abstinence education and pregnancy testing.
- Nutrition Services/WIC Programs - Nutrition education and supplemental food.

Environmental Health Services

- Food - Review plans; issue permits to restaurants and temporary food vendors in compliance with state laws; perform routine follow up and complaint inspections concerning facilities and food vendors; and investigate food borne illnesses.
- On-site Sewage Management - Review subdivision plans; evaluate suitability of property for installation of septic tanks and disposal field; issue permits; inspect systems for compliance with state and county rules.
- Tourist Accommodations – Review plans; issue permits; and perform routine follow-up and complaint inspections of facilities.

- Rabies Control – Enforce quarantine of animals exposed to rabies or animals that have bitten humans; submit samples for rabies testing; alert public about rabies incidents; and encourage vaccination of cats and dogs in accordance with state and county rules.
- Swimming Pools and Spas – Review public pool sites and plans; issue permits; perform routine inspections on public properties in accordance with state laws.
- Water – Conduct site evaluations; issue permits for well installation and conduct well water sampling.
- Health Education – Conduct and coordinate health workshops concerning environmental health issues; develop and distribute educational materials.
- Institute Evaluations – Evaluate mental health institutions, foster homes, adoptive homes, educational facilities, job training sites, etc. on an as request basis.
- Nuisance Complaints – Investigate and mitigate situations that may be health hazards.
- Environmental Consultation – Consult on issues, such as indoor air quality, asbestos, formaldehyde, radiation control, and occupational health for facilities not covered by the Occupational Safety and Health Administration (OSHA).

Community Health Promotion

- BreasTest & More – Program that offers mammograms and breast health information to women that are uninsured or underinsured.
- Health Education – Promotes wellness by providing accurate preventative health education, consultation and training resources.
- Immunization Initiative – Checks the immunization status of preschool children and educates the community about the importance of childhood immunizations.
- Injury Prevention - Works to reduce the number of childhood, motor vehicle, pedestrian, and violent injuries occurring in the community.
- School Health – Promotes wellness and social development to keep school children healthy.

- Community Assessment – Builds partnerships with communities, health care agencies and providers, and community organizations to help promote health and prevent disease.
- Tobacco Prevention Initiative – Works with other community agencies to combat tobacco use and encourage cessation.
- Surveillance – Collection, analysis, and interpretation of data for planning implementation and evaluation of public health practice.
- Epidemiology – Studies the occurrence of disease or other health related characteristics in populations.
- Health Assessment – Assesses the health status and needs of southwest Georgia residents.
- Computer Systems – Combines financial and program information to help management in decision making.

Facilities

The DCHD has four locations where service is provided to the public. These locations are:

- Main Facility of the DCHD, 1710 South Slappey Boulevard, Albany, GA 31701
- Adolescent Health and Youth Development Center, 1139 Dawson Road, Albany, GA 31707
- Satellite Branch of the DCHD, 213 Old Radium Springs Road, Albany, GA 31705
- Environmental Health Section, 240 Pine Avenue, Room 360, Albany, GA 31701

ASSESSMENT

Capacity

The facilities were designed with future growth in mind. The facilities were designed for 140 employees, and currently there are 108. According to the DCHD, at this time, the facilities and operating systems are sufficient to meet current and future demands. There are no capital improvement projects planned for the near future.

Funding

Funds for the operation and maintenance of the DCHD come from many sources, including:

- Accounts receivable from Medicare and Medicaid;
- Accounts receivable from private insurance;
- Accounts receivable from care recipients;
- State funded grants and aid;
- County funded grants and aid; and
- Federal funds.

Educational Facilities - Public Preschool, Elementary & Secondary Education

INVENTORY

The Dougherty County School System (DCSS) is the twenty-first largest of Georgia's 180 school systems and is Dougherty County's second largest employer. The school system employs 2,527 people with 1,313 certified and 1,186 classified personnel. There are 28 administrators. Sixty-one (61) percent of the faculty has advanced degrees and an average of 15 years professional classroom experience.

Parental and community involvement are hallmarks in Dougherty County as reflected through PTA/PTO participation, school councils, Albany-Dougherty Community Partnership for Education and Partners in Excellence programs.

Mission Statement

The mission of the Dougherty County School System is to create a stimulating climate in which all students will pursue excellence, take responsibility for their lives and contribute positively to their families, schools, the environment and the global community. DCSS operates with the belief that:

- All children can learn.
- Learning is a life-long process.
- Students must have the educational foundation to succeed in an ever-changing global society.
- Students deserve an environment that is safe, orderly, and conducive to learning.
- Education is a shared responsibility of the home, the school, and the community.

Services

Public preschool, elementary and secondary education in Dougherty County is provided by DCSS. DCSS has specialized programs which include the gifted students program, exceptional student program (ESP), and early childhood education (Pre-K).

The DCSS does serve the needs of students from outside the County; however an out-of-county fee applies.

All schools hold accreditation from the Southern Association of Colleges and Schools and have accreditation with quality from the Georgia Accrediting Commission.

The Dougherty Process Management System certification procedure for Business Services was started in January 2002. This system is based on international standards of quality (ISO 9001). Throughout the world, businesses and schools certified as meeting the high standards of quality specified by ISO 9001 have improved their products and services, reduced error and costs, and experienced increased customer confidence. This certification is such a valued system that many corporations will not do business with organizations that are not ISO 9001-certified.

Facilities

Every 5 years, the State of Georgia Department of Education requires school systems to complete a facilities master plan. In the fall of 2001, Dougherty County School System contracted with Urban Collage, Inc. to complete the state mandated plan and also form a more thorough comprehensive facilities master plan to direct operations for the years 2002-2007.

Currently, the DCSS operates a total of 27 primary, secondary, and alternative schools. Additionally, a new elementary school at 4531 Gillionville Road is scheduled to open for the 2007-2008 school year. Table 5-6 shows the DCSS facilities.

Table 5-6: Dougherty County Public Schools

High Schools		
Albany	801 Residence Avenue	Albany, GA 31702
Dougherty	1800 Pearce Avenue	Albany, GA 31705
Monroe	900 Lippitt Drive	Albany, GA 31701
Westover	2600 Partridge Drive	Albany, GA 31707
Middle Schools		
Albany	1700 Cordell Ave.	Albany, GA 31705
Dougherty	1800 Massey Dr.	Albany, GA 31705
Merry Acres	1601 Florence Dr.	Albany, GA 31707
Radium Springs	2600 Radium Springs Road	Albany, GA 31705
Robert A. Cross	324 Lockett Station Road	Albany, GA 31721
Southside	1615 Newton Road	Albany, GA 31701
Elementary Schools		
Alice Coachman	1425 W. Oakridge Drive	Albany, GA 31707
International Studies Magnet	2237 Cutts Drive	Albany, GA 31705
Jackson Heights	1305 East Second Street	Albany, GA 31705
Lake Park	605 Meadowlark Drive	Albany, GA 31707
Lamar Reese School of the Arts	1215 Lily Pond Road	Albany, GA 31707
Lincoln Magnet	722 Corn Avenue	Albany, GA 31701
Magnolia	1700 Samford Drive	Albany, GA 31707
M.L. King, Jr.	3125 M.L. King, Jr. Drive	Albany, GA 31707
Morningside	120 Sunset Lane	Albany, GA 31701
Northside	901 14th Avenue	Albany, GA 31701
Radium Springs	2400 Roxanna Road	Albany, GA 31707
Sherwood	2201 Doncaster Way	Albany, GA 31707
Sylvester Road	2600 Trenton Lane	Albany, GA 31705
Turner	2001 Leonard Avenue	Albany, GA 31705
West Town	1113 University Avenue	Albany, GA 31707
Centers		
South Georgia Regional Achievement Center	1001 Highland Avenue	Albany, GA 31701
Sylvandale – Pre-K Center	1520 Cordell Avenue	Albany, GA 31705

Source: Albany–Dougherty County Website 10-28-04

See the Schools Map at the end of this element for school locations.

Additionally the System owns and operates an assortment of special purpose and support facilities which include:

- a central administration building;
- a child nutrition facility;
- an exceptional students program center;

- a learning resources center;
- the McIntosh Teachers Academy;
- two transportation facilities;
- the Oak Tree Center;
- a pre-K center;
- supply services;
- a safety and security building;
- a testing and evaluation center; and
- a facilities building.

The majority of DCSS facilities were constructed between 1952 and 1968. Some renovations occurred during the 1970's and 1980's, but due to lack of funding, most buildings had not been adequately maintained over the last 30 years. The technology infrastructure in most of the schools is inadequate. Portable classroom buildings are being used at various schools to help with overcrowding and to maintain the desired student to teacher ratio per class.

The elementary schools are in good to fair condition. During the last decade the system has been working to renovate and expand older schools and more than half of the elementary schools have been improved over the last 7 years. Three new schools were constructed on the south side of the county to replace those schools lost due to the flooding in 1994.

The middle schools are generally in good physical condition. Albany Middle School and Robert A. Cross Fundamental Middle School were newly constructed and opened to students in August 2002. Radium Springs Middle School is the only middle school that has not been newly constructed or renovated within the last seven years; however, it is currently undergoing construction of an entirely new facility.

DCSS high schools have the greatest needs in the system. In 2002-2003, new athletic complexes were finished at each of the four high schools. Focus is now on the buildings.

ASSESSMENT

Capacity

Table 5-7 shows the Dougherty County School System's capacity.

Table 5-7: Current Size of School System

Enrollment	16,362 Total Student Population (Spring 2003)
Average Pupil/Teacher Ratio	24:1
Schools	16 Elementary (includes 2 magnet schools) 6 Middle (includes 1 magnet school) 4 High (includes an honors magnet school) 1 Alternative 1 Exceptional Students Center 1 Pre-Kindergarten Center 1 Teacher Academy

Source: Albany – Dougherty County Website 2003

As of October 2001, the Dougherty County School System had an enrollment of 16,710 students and the last official enrollment count for the State of Georgia was 16,460 in 2002. Based upon trends over the last seven years, the Georgia Department of Education predicted that enrollment would decrease in Dougherty County at a rate of 300 students a year. This prediction was heavily affected by the flooding in 1994 and 1998. With this in mind, the school system predicts that the enrollment trends will level off and vary minimally (less than 100 students per year) as the population in Dougherty County stabilizes. Also, as the school system makes expected instructional and facility improvements, it is expected that students will be drawn from private schools and neighboring counties into the DCSS.

Level of service standards for schools are set by the State for both square footage and maximum class size. Based on these standards, eight elementary schools (Jackson Heights, Lake Park, Lincoln, Magnolia, Northside, Sylvandale, Sylvester Road, and Turner) require extensive renovation and expansion to meet the current and future needs of the community. However, the high schools have the greatest needs in the system. The high schools, with the exception of Albany High School, are overcrowded and need to be expanded in order to accommodate Center of Excellence instructional programs and to eliminate the use of portable classroom buildings. The technology infrastructure is inadequate to support the needs of the students and the instructional programs. Also, the school districts need to be reevaluated and redrawn to promote more contiguous attendance areas.

The Facilities Master Plan developed in 2002 determined the needs of the DCSS and made recommendations that were to meet several key goals to improve level of service:

- To meet the instructional goals of the DCSS by providing an appropriate and adequate physical learning environment
- To maximize the efficiency of the DCSS facilities by reducing redundant and underutilized spaces across the system and by accommodating special programs in school facilities with available capacity

- To enhance equity across the system in terms of the types and numbers of spaces available at DCSS schools
- To reinforce the notion of neighborhood schools at the elementary level where students attend the facility closest to their home
- To clarify attendance zones and develop a clear feeder pattern from elementary to middle to high schools
- To touch each student only once with attendance zone modifications – no student should be relocated twice during the life of the Facilities Master Plan

To address these goals, actions have been identified to address current and future demands. At the elementary school level, the recommendations included closing one school, building two new schools, and renovations/additions for eight others. Zoning modifications are also needed to define the feeder pattern for the students. It was also recommended to discontinue the use of centralized special program centers and relocate those programs within existing school facilities in order to lower maintenance costs and allow for increased student socialization. Over the next five years, the 2002 Master Plan suggested the following elementary school level improvements:

- Closing Sylvandale Elementary School
- Constructing a new elementary school in Northwest Dougherty County
- Reconstructing Jackson Heights Elementary on its existing site
- Reconstructing Lincoln Fundamental Elementary at the McIntosh Teacher's Academy site
- Renovate/Expand Lake Park Elementary
- Renovate/Expand Magnolia Elementary
- Renovate/Expand Sylvester Road Elementary
- Renovate/Expand Turner Elementary
- Add a Pre-K center and additional classrooms at Northside Elementary
- Add an ESP center or additional classrooms at International Studies Magnet Elementary
- Add an ESP center or additional classrooms at West Town Elementary
- Add a Pre-K and kindergarten center at Morningside Elementary
- Implement new elementary school attendance zones to balance enrollment and accommodate school openings and closures
- Close stand alone special program sites for ESP, gifted, and Pre-K

At the middle school level, Radium Springs Middle School is the only facility that has not been recently constructed or renovated. Construction of the new facility at Radium Springs Middle School began in the summer of 2005. The other recommendation was to make minor zoning modifications surrounding downtown Albany to complement attendance zone modifications at other levels.

At the high school level, the planning team recommended expanding/renovating all four high schools and redrawing attendance zone line to balance the enrollment at three of the four schools (Albany High is slated for a smaller enrollment) and to complete the feeder pattern. The renovation projects are to include facilities that will support the Center of Excellence at each school. The Center of Excellence programs at each school were identified as:

- Albany High School High Achieving Magnet/Multimedia Arts and Communications
- Dougherty High School Visual and Performing Arts
- Monroe High School Pre-engineering, Mathematics, and Technology
- Westover High School Allied Health and Science

To date, 2005, the DCSS has been proceeding with the recommendations contained within the Facilities Master Plan. The project highlights that have or are currently taking place are:

- Sylvandale Elementary School has closed and no longer functions as an elementary school. The building is currently used as the site for the Pre-K program.
- Bidding and award of the construction project of a new elementary school in Northwest Dougherty County will take place in April 2005, and the new elementary school is scheduled to open to students in August 2006.
- Jackson Heights Elementary is being rebuilt on its current site. Half of the two story structure is scheduled to open in December 2005, with the final completion scheduled for March 2006.
- Lincoln Fundamental Elementary is being constructed on The McIntosh Teacher's Academy site and is scheduled to open August 2006.
- Radium Springs Middle School was slated for renovation, but it was decided that it would be more cost effective to build a new school. Design of the new school is complete and construction is anticipated to begin April 2005. The new Radium Springs Middle School facility is scheduled to open August 2006.

- Monroe High School is gaining an 86,000 square foot addition that will house a new cafeteria/kitchen and administration offices. Phase I of the addition and renovations is scheduled to be completed January 2006. Phase II will begin after the next SPLOST when funds become available.
- Albany High School is in the process of completing a 15,000 square foot addition and renovations to the auditorium and band areas. This project is scheduled to end in August 2006.

Renovations and expansions at Lake Park, Magnolia, Sylvester Road, and Turner Elementary Schools as well as projects at Westover and Dougherty High Schools are slated to begin when funding becomes available through the next SPLOST.

Funding

Table 5-8 shows how the schools in Dougherty County are funded.

Table 5-8: Funding

Funding Sources		
State Sources	\$ 68,143,738	64.66%
Local Sources	36,450,687	34.58%
Federal Sources	540,000	0.51%
Other Sources	265,000	0.25%
Total Revenue	\$ 105,399,425	100.00%
Expenses		
Instructional	\$ 69,841,137	66.28%
Maintenance & Operations	9,876,177	9.37%
School Administration	7,650,057	7.26%
Student Transportation	4,283,014	4.06%
Pupil Services	3,578,295	3.39%
Support Services - Business	3,040,582	2.88%
Educational Media Services	2,871,284	2.72%
Improvement Inst. Services	2,541,691	2.41%
General Administration	1,179,188	1.12%
Other Program Support	538,000	0.51%
Total Expenses	\$ 105,399,425	100.00%
Annual Per Pupil Expenditures	\$ 6,441.72	<i>(Based on an FTE student population of 16,362)</i>

Source: Albany – Dougherty County Website 10-28-04

Educational Facilities - Private Elementary & Secondary Education

INVENTORY

The following major private elementary and secondary schools are located in Albany-Dougherty County:

- Byne Memorial Baptist School – 313 Society Ave., Albany, 31701
- Darsey Private School – 1201 W. Oglethorpe Blvd., Albany, 31707
- Deerfield-Windsor School – 2301 Stuart Ave., Albany, 31708

- Emanuel SDA Junior Academy – 1534 East Broad Ave., Albany, 31705
- St. Teresa School – 417 Edgewood Lane, Albany, 31707
- Sherwood Christian School (Middle/High School Campus) – 1418 Old Pretoria Rd., Albany, 31707
- Sherwood Christian School (Elementary School Campus) – 2200 Stuart Avenue, Albany, 31707

According to 2000 U.S. Census Data, approximately 11% of school-age children in Dougherty County who are enrolled in school are enrolled in private schools.

ASSESSMENT

Private school capacity and enrollment is driven by market demand. It is assumed that the demand for private schools in the City/County is being met and that if demand increased that the market would respond. However, a key assumption in the Dougherty County School System's master planning efforts is that instructional and facility improvements planned in the public schools will draw students away from private schools.

Educational Facilities – Albany State University

INVENTORY

Albany State University is a four- year institution offering undergraduate and graduate liberal arts and professional degree programs, and a wide range of outreach programs to the community. Albany State University (ASU) is located at 504 College Drive, Albany, GA 31705, and is shown on the Schools Map at the end of this element.

Officials from ASU were not available for comment. The information contained in this section was obtained from the ASU website: www.asurams.edu and the Board of Regents of the University System of Georgia's web site: www.usg.edu/inst/aslu.

Mission

Albany State University was founded in 1903 to educate African American youth. The University continues to fulfill its historic mission while also serving the educational needs of a diverse student population. A progressive institution, Albany State University seeks to foster the growth and development of the region, state and nation through teaching, research, creative expression and public service. Through its collaborative efforts, the University responds to the needs of all its constituents and offers educational programs and service to improve the quality of life in Southwest Georgia.

The primary mission of Albany State University is to educate students to become outstanding contributors to society. Offering Bachelor's, Master's and Education Specialist degrees and a variety of non-degree educational programs, the University emphasizes the liberal arts as the foundation for all learning by exposing students to the humanities, fine arts, social sciences and the sciences. Global learning is fostered through a broad-based curriculum, diverse University activities and the expanding use of technology.

A leader in teacher education, nursing, criminal justice, business, public administration and the sciences, Albany State provides a comprehensive educational experience with quality instruction as the hallmark of all its academic programs. The University embraces the concept of "students first" as a core institutional value. The University advocates the total development of students, especially the under served, and provides a wholesome academic environment in which students can study, learn and develop through their interaction with fellow students, faculty, staff, administrators, visiting scholars and community leaders.

Consistent with the core mission of the University System of Georgia, Albany State University exhibits the following characteristics:

- A supportive campus climate, necessary services, and leadership and development opportunities, all to educate the whole person and meet the needs of students, faculty and staff;
- Cultural, ethnic, racial, and gender diversity in the faculty, staff and student body, supported by practices and programs that embody the ideals of an open, democratic and global society.
- Technology to advance educational purposes, including instructional technology, student support services and distance education;
- Collaborative relationships with other System Institutions, state agencies, local schools and technical institutes, and business and industry, sharing physical, human, information, and other resources to expand and enhance programs and services to the citizens of Georgia.

With other state universities in the University System of Georgia, Albany State University shares:

- A commitment to excellence and responsiveness within a scope of influence defined by the needs of an area of the state, and by particularly outstanding programs or distinctive characteristics that have a magnet effect throughout the region or state;
- A commitment to a teaching/learning environment, both inside and outside the classroom, that sustains instructional excellence, serves a diverse and college-prepared student body, promotes high levels of student achievement, offers

- academic assistance, and provides developmental studies programs for a limited student cohort;
- A high quality general education program supporting a variety of disciplinary, interdisciplinary, and professional academic programming at the baccalaureate level, with selected Master's and Education Specialist degrees, and selected Associate degree programs based on area need and/or inter-institutional collaborations;
 - A commitment to public service, continuing education, technical assistance, and economic development activities that address the needs, improve the quality of life, and raise the educational level within the University's scope of influence;
 - A commitment to scholarly and creative work to enhance instructional effectiveness and to encourage faculty scholarly pursuits, and a commitment to applied research in selected areas of institutional strength and area need.

While Albany State University shares much in common with other state universities, it is dedicated to preparing leaders for under served populations and is committed to the following distinctive purposes:

- Providing quality educational experiences for under served populations in the region, state and nation;
- Promoting and preserving the historical and culturally distinctive traditions which define African American culture;
- Offering of a comprehensive array of programs in health care services, community development, human disabilities, cultural enhancement, business and economic development, international trade and entrepreneurship;
- Graduating marketable students not only through technologically advanced academic programs but also through undergraduate research, studies abroad, internships, service learning and developmental pre-professional experiences;
- Improving the quality of life of African-American males via the educational, research, intervention and service programs coordinated through the Center for the African-American Male.

Services

Albany State University offers undergraduate and graduate liberal arts and professional degree programs, and a wide range of outreach programs to the community. Albany State offers seven undergraduate degree programs, of which the most popular majors are biology, criminal justice, computer science, education management and nursing. The University offers six advanced degrees: a master of science in criminal justice, a master of public administration, a master of business administration, a master of science in nursing, a master of education in 11 majors, and an education specialist degree. The University offers a Board of Regent's engineering transfer program and a dual degree program in engineering with Georgia Tech.

The University offers an array of social opportunities for students through bands, choirs, religious groups, honor societies, several major Greek and honor sororities and fraternities, and ROTC. An NCAA Division II school, Albany State's intercollegiate sports include men's sports in football, basketball, baseball, track and field, cross-country, and women's sports in basketball, volleyball, cross-country and track and field.

Albany State serves its community through a range of outreach initiatives, particularly through service-learning programs.

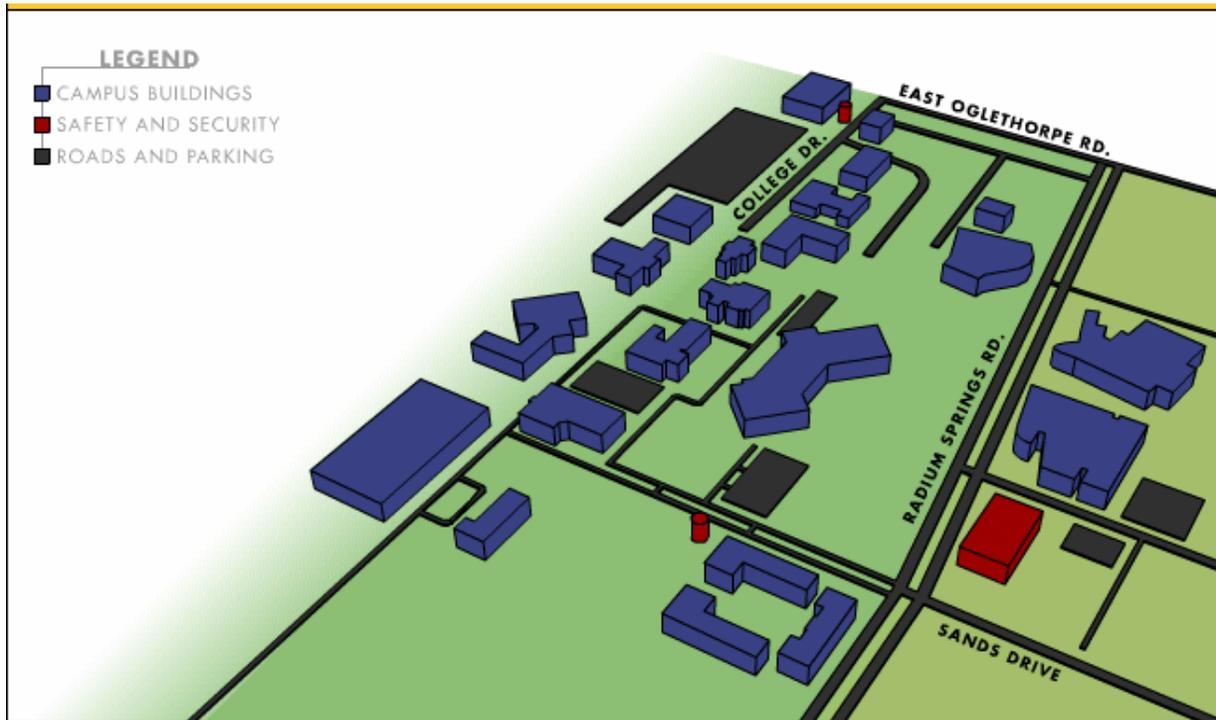
A historically black institution, Albany State was established in 1903 as the Albany Bible and Manual Training Institute, supported by private and religious organizations to train black youths in southwest Georgia. In 1917, it became the state-supported, two-year Georgia Normal and Agricultural College. In 1943 it became a four-year institution and was named Albany State College. The current name, Albany State University, was approved by the Board of Regents in June 1996.

Both traditional and non-traditional students comprise the 3,150 student population, with approximately 60 percent fitting the traditional 18 to 22 year old student profile. About 40 percent of the students live in campus housing, while 40 percent are older adults. Sixty percent are women.

Facilities

The 204-acre campus is completing a \$112 million extensive construction and renovation as the result of the flood in 1994. The construction has created a new campus for Albany State students. See the Schools Map at the end of this element for the ASU location.

The Vice President for Fiscal Affairs is responsible for the orderly, long-range development of facilities at Albany State University. The Plant Operations Department is responsible for new facilities planning and for implementing capital improvement projects. Generally, new facilities planning and construction are limited to projects approved by the Board of Regents, Office of Facilities. Other projects are accomplished by outside architects and contractors in close coordination with the Plant Operations Department.



ASSESSMENT

Capacity

Albany State University’s current student population is 3,150. In 2003, the University System of Georgia Office of Facilities System began a Capacity Study. The initial study projected that Albany State University would have an average enrollment of 4,340 in 2020. The initial study also outlined next steps for the Board of Regents and the individual universities to follow in order to plan for the projected growth. This process is ongoing. Below is a description of the steps to be taken in the planning process.

Board of Regents/System Level:

- Develop capacity study data further, and integrate with other system data resources for greater analytical utility.
- Distribute capacity study data to campuses for refinement and utilization.
- Use capacity data and methodology for more quantitative evaluation of capital project requests.
- Examine policies on institutional and program growth, and regional allocation of enrollment and resources.

Campus/Institutional Level:

- Use data and projections from study as structural element of ongoing campus strategic planning efforts.
- Evaluate accuracy of space inventory classification and implement necessary corrections and improvements
- Understand capacity data and role of capacity analysis in master planning, and use capacity analysis in capital project development

Funding

Albany State University receives the major portion of its operating funds through appropriations from the State of Georgia. State appropriations for the University System are requested by, made to, and allocated by the Board of Regents. Recent funding requests include Student Center Addition, James Pendergrast Library Addition, and a Liberal Arts Building.

Potential funding sources include grants from the City of Albany and Dougherty County, private donations, and possible grants from the federal government.

Educational Facilities – Albany Technical College

INVENTORY

Albany Technical College (ATC), a public, post-secondary institution of the Georgia Department of Technical and Adult Education (DTAE), provides technical education and training support for the evolving workforce development needs of southwest Georgia. To accomplish this mission, the college uses traditional, online and distance learning methods. ATC is located at 1704 South Slaphey Boulevard, Albany, Georgia 31701, and is shown on the Schools Map at the end of this element.

Vision

The vision of ATC is:

- To be widely recognized for strength in Workforce Development;
- To be strongly growing the enrollment in all the geographies and demographic groups and increasing the graduation and placement rates;
- To be continuously adapting the curriculum to meet community needs, as well as providing local employers with customized training that meets their specific needs;

- To have state-of-the-art facilities and equipment supporting the service delivery area and technology and capabilities for delivering training that is not space or time bound;
- To be an organization focused on achieving results and desired outcomes for the students, the local employers and the communities;
- To be substantially increasing the literacy rate in all the communities that are served;
- To be a COC accredited institution, with a high quality, visible, respected faculty and strong support services for the students; and,
- To be a financially sound organization, a preferred employer and an attractive place to work.

Mission Statement

The following is the mission statement of the ATC:

- To provide quality competency-based associate degree, diploma and technical certificates of credit programs that prepare students for employment in business, technical sciences, allied health, personal services and industrial careers;
- To provide basic adult education and development programs to help adults improve life skills and prepare for continued education and training;
- To contribute to the technological advancement of area businesses and industry through education and training; and
- To offer comprehensive continuing education courses and programs for the advancement of skills, knowledge and personal growth.

The Georgia DTAE has developed curricula standards with direct involvement of business and industry. These standards serve as the industry-validated specifications for each occupational program.

ATC is the regional QuickStart provider to industries for Southwest Georgia. The QuickStart program assists new and expanding industries by designing and implementing training programs to ensure employees are prepared for work when the facility begins operation. This training is typically offered at no cost. ATC's QuickStart program is partially responsible for many industry locations and expansions in the Albany area.

Services

ATC is comprised of two campuses. The main campus, located in Dougherty County, serves Dougherty, Baker, Early, Clay, Calhoun, Lee, Terrell and Randolph counties. The satellite campus, located in Early County, serves the westernmost portion of ATC's service delivery area, which consists primarily of Early, Randolph, Clay and Calhoun counties.

Currently, ATC offers 12 associate degree, 39 diploma and 66 technical certificate of credit (TCC) programs in the areas of health occupations, business, automotive, design, early childhood education, agri-technology, electronics and electrical, information technology, metals and construction, personal and public services. In addition, ATC offers adult literacy programs in each of the counties in the service delivery area (SDA), including GED preparation and testing. There is also a learning center in Randolph County. ATC also offers dual enrollment opportunities at high schools who wish to participate. Students from outside the service area (Worth, Colquit, Thomas, and Crisp counties) also attend ATC.

Facilities

The main campus in Dougherty County is comprised of six instructional buildings, a manufacturing technology center, a facilities/maintenance structure, a truck driving range and an administration building. The Dougherty County campus also contains a new 5,064-square-foot Child Development Demonstration Center. See the Schools Map at the end of this element for the ATC Dougherty County location.

ASSESSMENT

Capacity

ATC has more than 3,000 full time students and 2,500 part time students. To meet the growing needs and future expectations of the college, a Master Campus Plan was developed in 2004 to guide the college in growth decisions over the next 5 years. ATC also develops a strategic plan every three years to guide the College in fulfilling its mission. The college also produces an Institutional Effectiveness Plan that is used to evaluate performance. The latest Master Campus Plan was developed in 2004.

Currently, facilities are designed based on current program offerings, but these facilities are not capable of meeting existing needs. The need for more course offerings has also been noted. Expansion of the programs and course offerings include (but are not limited to) construction related programs, first responder programs, and several other programs that have outgrown their existing space allocation.

To meet current demands and future growth needs, ATC has recognized the following as priority projects/programs:

- Construction of Building K to house the culinary arts program, law enforcement program, hotel/restaurant/travel management program, a 200-seat auditorium, a student center, and a new campus library. The estimated cost of this project is between \$6.7 and \$11 million.
- Completion of the Carlton Construction Academy which will enable ATC to offer much needed construction related programs. The estimated cost of this project is between \$2 and \$7 million.
- Renovation of the Fire Station to house the new first responder programs. The estimated cost of this project is \$1.2 million.
- Renovation of the former Agriculture Building on Lowe Road to house a Career Service Center. The estimated cost of this project is \$750,000.

Renovations of buildings A, B, C, and D, as well as parking area renovations, are also in the plans for the next two years. Land acquisition is essential to the future growth and development of the college. The area between the main campus and the Carlton Construction Academy would connect the properties of ATC. The properties adjacent to building E across Slappey Boulevard and others along Newton Road are also possible areas of interest.

Funding

Although ATC currently receives funding from the state and federal governments, the majority of the funding for these projects will come from the ATC Foundation and the Georgia DTAE.

Educational Facilities – Darton College

INVENTORY

Darton College, formerly Albany Junior College, was founded in 1963 by the Board of Regents of the University System of Georgia. Citizens of Albany and Dougherty County approved a bond referendum for the original land and buildings. The first classes were offered by the college in 1966.

Darton College is located at 2400 Gillionville Road, Albany, GA 31701, and is shown on the Schools Map at the end of this element.

Vision Statement

Darton College will be recognized as a vibrant and exemplary teaching and learning educational community where students are nurtured and encouraged to achieve their greatest potential. With a student centered faculty and staff who embrace diversity in a friendly and inclusive learning environment, Darton will be a valued leader, resource and model for the students and the community. Darton will provide the opportunity for all students to participate in every aspect of collegiate life, including personal enrichment in athletics, fine arts, and wellness. The College will provide technologically advanced educational opportunities in response to the community's need for quality, affordable, and accessible programs, while partnering with business, industry, and other educational institutions to promote the economic and community development of the region.

Mission Statement

Darton College is a two-year college within the University System of Georgia. Its principal mission is to provide educational programs, services, and opportunities to eligible citizens of southwest Georgia. Darton College seeks to serve by:

- Responding to local area needs with a commitment to excellence;
- Fostering and maintaining a teaching/learning environment that sustains instructional excellence for diversely prepared students;
- Providing high quality educational programs and services;
- Making a comprehensive commitment to the total needs of Southwest Georgia; and
- Supporting faculty development to encourage instructional excellence, scholarly advancement, and creative activities.

Services

Darton College is a community college that offers two-year degrees in transfer and career programs. Graduates of transfer programs continue their studies at four-year colleges or universities, while graduates of career programs generally enter the work force upon receiving their two-year degrees. One-year certificate programs are also offered. Just over 50 percent of the students enrolled at Darton College are traditional students immediately out of high school. Non-traditional students, who have been out of high school for five years or more, make up the rest of the student body. To meet the needs of the community, Darton offers day, evening, and weekend classes. Students may take courses in the traditional classroom setting, online, or via cable television.

The college awards the Associate of Arts degree (A.A.), the Associate of Science degree (A.S.), the Associate of Applied Science degree (A.A.S.), and certificates. Students who complete the requirements for one of the college transfer programs are awarded either an A.A. or an A.S. degree depending upon their particular program of study. The A.S. degree is also awarded to students who complete a career program in certain health areas. The A.A.S. degree is awarded to students who complete other two-year career programs. Certificates are awarded to students who complete certain planned objectives or programs requiring less than two years of work.

In addition to courses offered at the main campus, Darton College has several offsite locations where courses are offered. Darton College offers college credit and continuing education courses in Cordele at the Crisp County Higher Education Center. College credit courses offered in Cordele lead to a two-year associate's degree. Classes for the Medical Laboratory Technology Degree Program are offered at two off-campus sites: Rome and Waycross. Darton College also offers its two-year nursing degree program in Americus, Bainbridge, Colquitt and Thomasville in addition to the Albany campus.

Darton College is adding 4-year degree programs. As a result of expanded program offerings and of the general trend of increasing college students in the area during the planning period, it is anticipated that Darton College will need to increase its facilities and the size of its campus.

Facilities

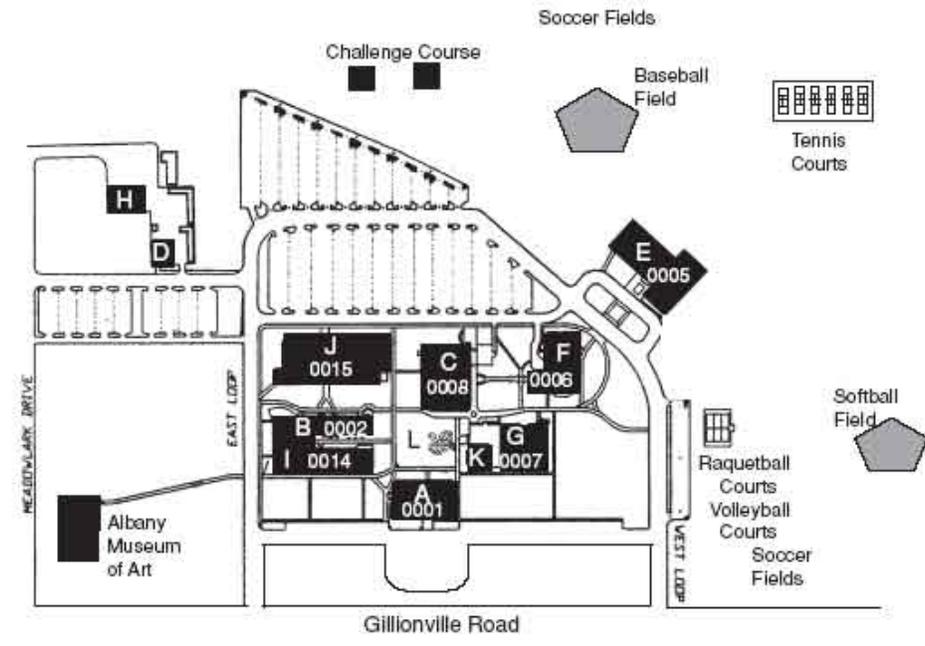
The Darton College campus consists of 180 acres and is located in west Albany. Ten buildings house the various activities of the college. The following is a list of the campus buildings with the offices or services normally accommodated in each; however, some adjustments may be made because of renovation or new construction:

- Administration Building - A (0001) - Houses the Offices of the President, Vice President for Academic Affairs, Vice President for Business and Financial Services, Registrar, Admissions, Business Office, Financial Aid, Development, College Relations, Computer Center, and Personnel.
- Allied Health, Community Services, Classroom Building - J (0015) - Houses Allied Health Programs, Continuing Education facilities, classrooms, and a theater.
- Alpine Tower and Carolina Climbing Wall – Located east of the Baseball Field. They are used with a low initiatives course for team building and leadership training.

- Classroom Building - B (0002) - Houses the Science/Mathematics Division, Dental Hygiene facilities, the Southwest Georgia Center for Women, some business classrooms and a computer laboratory.
- C.D. McKnight Building - F (0006) - Houses the Humanities/Learning Support Division, and the Mathematics, Writing, and Reading Laboratories.
- Classroom Building - I (0014) - Houses the Business/Social Science Division, Nursing, laboratories for Chemistry and Biology, and computer laboratories.
- Physical Education Building - E (0005) - Houses the Physical Education and Athletic Departments, including a recreation gymnasium, the Cavalier Arena, a fitness center, and a 10-lane, 25-yard by 25-meter multi-use indoor heated pool equipped with two one-meter and one three-meter maxi flex model "B" springboards on cement standards. Outdoor athletic facilities surround the building and include a baseball field, soccer fields, softball field, six all-weather lighted tennis courts, six racquetball courts, a driving range, artificial putting green, walking paths and a 5K cross-country course.
- Fitness Facility - E (0005) - The Darton College Fitness Facility is located in E-105.
- Student Center - C (0008) - Houses the Office of the Vice President of Student Affairs, Student Activities, Student Success Program, Testing Center, Job Placement, Minority Advising, Food Services, Bookstore, Career Development Center, Disabled Student Services, Pass Program, the Tutoring Center, some public services and meeting rooms, the Albany Symphony Orchestra offices, and a recreational room with table tennis, pool tables, and video games.
- Harold B. Wetherbee Library - G (0007) - Houses the college library, the Foreign Language Lab, television operations/studio area, and an open computer laboratory.
- Maintenance Building - D (0004) - Houses the Director of Plant Operations, maintenance shops, and storage for building and grounds service.
- Warehouse Building - H (0009) - Houses Purchasing, Central Supply, Receiving, storage, and delivery.

- Provisions for Disabled Students - All buildings include access and facilities to accommodate students with disabilities. The Disability Services Office is located upstairs in the Student Center.
- Parking - Two lighted parking areas for 1,000 cars are located behind the Student Center. An additional parking lot is located in front of the Warehouse Building, adjacent to the Allied Health, Community Services, and Classroom Building. Faculty, staff, and visitor parking areas are marked.

Dartan College Campus



A - (0001)	Administration
B - (0002)	Science and Allied Health
C - (0008)	Student Center
D	Maintenance
E - (0005)	Physical Education
F - (0006)	Humanities
G - (0007)	Harold B. Wetherbee Library/Study Hall
H	Warehouse
I - (0014)	Social Science/Business/Nursing
J - (0015)	Allied Health, Community Service, and Classrooms
K	Central Computer Lab
L	Courtyard/Gazebo Area

Source: Dartan College Campus Master Plan.

ASSESSMENT

Capacity

The design capacity of the campus is 2,500 students, but the current demand on the campus is 4,100 students. Presently, there are some areas that are able to meet the current and future demands on the facility. However, as the college looks to the future, it sees the need for classroom, laboratory, and office buildings that will accommodate an enrollment of 10,000 to 15,000.

A Master Plan was developed for the Darton Campus in 2002. It shows several locations within the existing campus that can be used to accommodate future buildings.

There are four projects that are planned for the next 5 to 10 years. They are:

- Renovation of the building that currently houses the Albany Museum of Art at an estimated cost of \$1 million.
- Construction of a new Administration Building at an estimated cost of \$5 million.
- Construction of a Humanities Classroom Building at an estimated cost of \$24 million.
- Construction of a Healthcare Education Building at a cost of \$20 million.

Funding

The funding source for these projects is the State of Georgia. State appropriations for the University System are requested by, made to, and allocated by the Board of Regents.

The Darton College Foundation, Inc., chartered in 1973, gives added support to the continued growth and services of Darton College beyond the allocations received from the State Board of Regents.

Potential funding sources include grants from the City of Albany and Dougherty County, private donations, and possible grants from the federal government.

Libraries – Dougherty County Libraries

INVENTORY

The library system has a Central Library and four branches. The libraries are governed by a Board of Trustees appointed by the Commission of Dougherty County for three-year staggered terms. This board is responsible for the total operations of the libraries, as required by state law as stated in OCGA 20-5-41. The libraries currently use standards set by the Board of Regents through the Georgia Public Library Services to evaluate the effectiveness of its library services.

Mission Statement

The mission of the library system might be best described by the following:

- To select, assemble and administer organized collections of educational and recreational library materials, making them available and accessible to every individual in the community;
- To serve the community as a center of reliable information and a place where inquiring minds may encounter original, unorthodox, or critical ideas in society - one which is based on freedom of the individual and free competition of ideas;
- To provide opportunities and encouragement for continuing education;
- To supplement and help formal education programs;
- To continually seek to identify community needs, to provide programs of service to meet such needs, to support civic groups, cultural activities, or cooperate with other agencies as they work for community good;
- To maintain and disseminate public information encouraging individuals to better use the libraries as well as to contribute to the field of professional librarianship;
- To enhance interest and research in local history; and
- To provide opportunity for substantive recreational and constructive use of leisure time through the use of literature, music, films, and other forms.

Services

Dougherty County Public Library, serving an area of approximately 100,000 residents, has a collection of 300,000 books and periodicals. In addition, there are 7,800 CDs, records, cassettes and other audio materials and 16,800 video items, such as DVDs and VHS tapes. Internet terminals are available for use by the general public. Some

materials that are not available in the Dougherty County library system may be obtained through InterLibrary Loan.

Staffing consists of 46 employees, 11 of whom are fully accredited librarians, plus volunteers. Patrons make 340,000 annual visits to the Dougherty County library system, and check out about 480,000 items per year. Twenty-five (25) percent of all check-outs are children's materials.

The library currently participates in joint use agreements with the Board of Regents through the Georgia Public Library Services, with the Public Information Network for Electronic Services (PINES), and with the Georgia Library for Accessible Services (GLASS).

Facilities

The Dougherty County Public Library System has a central library and four branch libraries. These facilities have been geographically dispersed to provide efficient library service to all residents of the county. The Albany Library for the Blind and Physically Handicapped is housed within the central library building.

The branches and their corresponding addresses are:

- The Central Library 300 Pine Avenue, Albany, GA 31701
- The Northwest Library 2215 Barnesdale Way, Albany, GA 31701
- The Southside Library 821 Oakridge Drive, Albany, GA 31705
- The Tallulah Massey Library 2004 Stratford Drive, Albany, GA 31705
- The Westtown Library 2124 Waddell Avenue, Albany, GA 31707

See the Public Libraries Map located at the end of this element.

ASSESSMENT

Capacity

Each library building currently meets or exceeds all minimum standards and square footages recommended by the Department of Georgia Public Library Services; however, population growth/movement within Dougherty County to the northwest has prompted a 50 percent increase in square footage for the Northwest Branch Library. If growth continues in the northeast, another addition to the Northwest Branch Library may be necessary within the planning period.

The major capital improvements needed in the next 5 years to maintain the current level of service to the community are:

- (2005) Work will begin on renovation of a recently acquired new location for the Northwest Library at an estimated cost of \$4.5 million. This is a SPLOST project.
- (2006) Extensive repairs to the Central Library's roof and HVAC systems, paint and repairs. \$1.05 million was approved for this project in SPLOST 2004.
- (2007) Refurbish roof, parking lot, and AC systems at the Tallulah Massey Library. \$190,000 was approved for this project from SPLOST 2004.
- (2008) Refurbish Southside Library, including the parking lot. \$95,000 was approved for this project from SPLOST 2004.
- (2009) Refurbish the Westtown Library and its storage facility. \$130,000 was approved for these projects in SPLOST 2004.

Other goals and objectives for the library system in the next 5 years include upgrading its IT infrastructure at a projected cost of \$20,000 to \$30,000; purchasing and installing a software management program to control computer access and manage printing functions for all public access computers in all locations; and, converting local newspapers and other unique items from existing microfilm format to a digital format.

For future time frames, the major projects are:

- (5 to 10 years) Purchase and install software management programs at an estimated cost of \$25,000 to \$30,000.
- (10 to 15 years) New roofs and general refurbishing at the Central Library building as well as the other branches at an estimated cost of \$200,000 to \$300,000 per facility.
- (15 to -20 years) If current growth continues, an additional 5,000 to 10,000 square feet will need to be added to the Northwest Library at an estimated cost of \$2.5 to \$5 million.

Funding

The local sales tax - SPLOST – has generated much of the funds for the capital improvements and maintenance of the library system. The library also receives annual funds from the Dougherty County Board of Commissioners and the State of Georgia. Other funds come from the federal government through the Library Services and Technology Act and the E-rate Telecommunications programs.

Libraries – Dougherty County Law Library

INVENTORY

The Dougherty County Law Library has an expansive collection of Georgia cases, codes, digests, and other materials. The library provides for the legal research of the Dougherty County Judicial Circuit and county employees, the Dougherty County Bar Association, and Dougherty County litigants.

A seven-member Board of Trustees is responsible for overseeing the operation of the library. Five positions are elected and two are appointed. The board has the power to hire the librarian and fix the salary compensation. The librarian is responsible for carrying out the day-to-day operations of the library.

Mission Statement

The Law Library's mission is to give users access to up-to-date legal information; to teach users how to conduct legal research in both print and electronic formats; and to give ordinary citizens the tools they need to solve simple legal problems on their own. The librarian is dedicated to providing excellent service to judges, attorneys, and citizens.

Values

The Law Library adheres to the ethical standards set forth by the American Association of Law Libraries, as well as the Library Bill of Rights declared by the American Library Association. These values include open access to information, the preservation of information, the privacy of the users, the avoidance of the unauthorized practice of law, fair and ethical trade practices, the avoidance of conflicts of interest, the wise use of financial resources, respect for the rights of both owners and users of intellectual property, continual professional development, and excellence in librarianship.

Services

The library provides for the legal research needs of the Dougherty County Judicial Circuit and county employees, the Dougherty County Bar Association, and Dougherty County litigants. The library's conference room is available for use by local attorneys for depositions, mediations, and other meetings. The library is also open to the public for research. The librarian teaches legal research classes as needed; is available for public speaking to schools and community groups; and helps researchers find appropriate materials and suggests possible resources in person, by telephone or e-mail. However, the librarian is not permitted to give legal advice or to interpret specific legal situations which might constitute the unauthorized practice of law.

The Law Library primarily serves the citizens of Dougherty County, but it also serves citizens of surrounding counties and states. Through online legal subscriptions, patrons who visit the Law Library can access legal materials from all states and all federal jurisdictions at no charge. As a result of the library's website, even citizens from other states who have Georgia legal issues are able to contact the library. The library also has several form packets for *pro se* litigants which can be purchased at the library or downloaded from the website for free. In the rare instance that a user's information need is not met, the Law Library can turn to other Georgia county public law libraries or Georgia law school libraries for further assistance.

The librarian compiles statistics about library usage, which are shown to the Board of Trustees on a monthly basis, and kept on file at the Law Library. These statistics help monitor library usage and determine if the needs of the community are being met. The records kept include:

- Number of telephone reference questions;
- Number of e-mail reference questions;
- Number of in-house reference questions;
- Number of attorney patrons who visit the library;
- Number of lay patrons who visit the library;
- Number of visitors to the website; and
- Additionally, the accounting software contains records of the number of *pro se* packets sold.

The Law Library is regulated by OCGA § 36-15-1 et. seq. The Law Library operates by statute under the governance of the Board of Trustees. The Law Library could possibly join a consortium of other Georgia law libraries in the future for the purposes of cataloging, inter-library loans, etc. However, the Law Library's governance and finances must remain independent as required by OCGA § 36-15-1 et. seq. Informal

collaboration with the local public library as well as local colleges and universities is also possible for the benefit of the community.

Facilities

The Law Library is located at 225 Pine Avenue, Albany, GA and consists of two rooms. One room houses the library collection in 36 bookcases. The room also contains the librarian's desk, two computer desks, computers and printers, a fax machine, a photocopy machine, two literature racks and four chairs. The second room is the library's conference room, containing a conference table, five computer desks, and seventeen chairs. Additionally, there are four lamps, a child's table and four chairs, and miscellaneous items to entertain the children of pro se researchers.

Due to the library's small size and one-person staff, administrative systems are quite informal. The Board of Trustees has the authority to set library policies and procedures, but delegates all of the day-to-day operational duties to the librarian with the exception of payroll and tax compliance. Dougherty County handles such payroll issues as direct deposits, tax withholding, and the like.

ASSESSMENT

Capacity

The facility meets the current demands placed upon it, and the facility is designed to meet the needs of the community for the 20-year planning period with one exception. Darton College has a paralegal night school which needs the library to be open half a day on Saturdays and on some weeknights. Additionally, there are users who have difficulty getting off work to research at the library during the work week. Meeting these needs is not currently possible due to security considerations (the building is closed on Saturdays) and staffing considerations (the library currently has only one employee). This could be addressed by adjusting hours of operation.

Due to changes in technology, laws, usage and demands, the library must constantly change. While the facility itself is meeting the needs of the community, the Law Library must change and adapt its programs to current needs. Some of these needs foreseen in the next 5 to 10 years are:

- Establishing an attorney referral service;
- More pro bono and reduced fee legal assistance;
- More community awareness of library resources and services;
- Develop more classes about law and legal research; and
- Re-invest the library fund in higher interest bearing instruments.

Funding

The Law Library is funded by a portion of the filing fees received by the Dougherty County courts. By statute, the library is allowed to receive up to \$5.00 from each filing fee (OCGA § 36-15-9(a)). Currently the library receives \$4.00 from each fee, and if necessary, could increase its portion to \$5.00. Additionally, the Law Library Board of Trustees “may take, by gift, grant, devise, or bequest, any money, real or personal property, or other thing of value and may hold or invest the same for the uses and purposes of the library (OCGA § 36-15-6).” The county governing authority is required to “furnish necessary space, offices, lights, heat, and water for the maintenance of the county law library (OCGA? § 36-15-8).”

Cultural Facilities & Services - Other

Other Cultural Facilities and Services are discussed in the Economic Development Element of this Comprehensive Plan.

Sewer & Wastewater Treatment

INVENTORY

Municipal wastewater collection and treatment facilities are operated and maintained by the Albany Department of Public Works. Typically most capital projects for the collection system are designed and administered by the Albany Engineering Department. Since improvements to the Wastewater Treatment Plant usually require the special resources of a consulting engineer, capital projects at the Wastewater Treatment Plant are typically administered through the Department of Public Works.

Services

The City is responsible for monitoring, collecting, conveying, treating, and disposing of the wastewater within the sewer service area in a manner which prevents the treated wastewater from adversely impacting public health, the environment, or wildlife. The current area served by public sewer is shown on the Generalized Existing Sewer Service Area and Wastewater Treatment Map at the end of this element.

Facilities

Within Dougherty County, one wastewater discharge permit has been issued for the Joshua Road Wastewater Treatment Plant operated by the City of Albany. The location of the Joshua Road Wastewater Treatment Plant is shown on the Generalized Existing Sewer Service Area and Wastewater Treatment Map at the end of this element. Since

the last comprehensive plan was published in 1995, the City has decommissioned a small Turner Field Wastewater Treatment Facility and diverted the wastewater flow to the Joshua Road Wastewater Treatment Plant.

In addition to the one municipal permit, there are six private industrial wastewater discharge permits issued to the following facilities in the County:

- Tara Foods
- Proctor & Gamble
- Miller Brewing
- Viking Distillery
- Merck Manufacturing Division
- Ayres Corporation

The existing public wastewater collection system is comprised of Combined Sewers, Separated Sewers, and Pumping Stations. The existing wastewater collection system consists of over 350 miles of both combined sewers and separate sanitary sewers. The combined sewers are located in two of the older parts of the community as shown on the Generalized Existing Sewer Service Area and Wastewater Treatment Map at the end of this element. A total of 82 pump stations are distributed throughout the existing collection system. During the last ten years, the primary focus has been on eliminating the combined sewers and installing new separate storm and sanitary sewers. In the separated areas, the condition of the sewer infrastructure is good. The elimination of the two remaining combined sewer service areas is the highest priority for work on the collection system. The most recent cost projections for the separation of the 8th Avenue Basin and Holloway V Basin is approximately \$40-\$45 million.

Separation of the combined sewers during the past 10 years has significantly improved the physical condition of the collection system. Overall, the physical condition of the system is good. The most significant deficiency in managing this asset is the lack of adequate mapping. Only limited digital mapping exists for the sanitary or storm sewer systems. Common practice in similar communities is a collection system data base contained within a Geographical Information System (GIS). A GIS allows modeling of the collection system to efficiently and cost-effectively make decisions on how best to provide service. Most utilities are implementing some sort of asset management system that operates from a GIS database to optimize the operation and maintenance of the collection system. Digital mapping of the utility systems should be a high priority that is implemented within the next few years.

A \$13,700,000 upgrade of the Joshua Road Wastewater Treatment Plant was completed within the past five years. These improvements follow a prior major plant upgrade during the early 1990's that was targeted to accommodate the flows from the combined sewers during storm events. The plant headworks include influent shredders for large solids reductions, grit removal, and raw sewage pumping. The wastewater then flows into primary settling basins for gross solids removal prior to entering the

secondary treatment basins containing aerations tanks and secondary settling tanks for removal of dissolved waste. Prior to release into the receiving waters, the clean water discharge receives disinfection treatment. Solids removed in the treatment process are digested in heated tanks to limit the population of harmful organisms and significantly reduce the solids volume. Until recently, the bio-solids discharged from the digesters were land applied. However, this practice was terminated in response to the concern for nitrogen that might be entering the groundwater from the bio-solids. Currently, the digested bio-solids are dewatered and shipped to a composting facility in Plains, Georgia. The composting facility produces a Class A, exceptional quality classification product. Because the composting operation involves further treatment, the composting operation assumes the responsibility for the final fate of the bio-solids.

The Joshua Road Wastewater Treatment Plant has been built in the flood plain of the Flint River. During extreme flood events such as those experienced during the 1990s, access to the plant is impaired and operations are limited. Significant improvements in flood control have been implemented during the last ten years, but there are a number of remaining issues with flood control. For the wastewater facilities, the immediate concern is the separation of the combined sewer system. A focus on flooding issues is likely to receive greater attention when the separation program is complete.

The condition of the treatment facility is very good due to the recent improvement projects. However, the treatment process and equipment are subject to harsh operating conditions. Planning for expansion capacity will probably not be an issue during the next twenty years, but periodic replacement of worn out equipment and deteriorated structures must be anticipated in the facility's operating budget. Since the Federal discharge permit was issued to the City of Albany, the City is ultimately responsible to assure that the facility is well maintained and capable of total compliance with the permit limits.

ASSESSMENT

Capacity

Conservative design criteria are used for the sizing of new gravity sewers and lift stations in the sanitary collection system. The criteria is similar to values used in other successful systems and should serve the community well in future years. Ultimately, the goal of the criteria for the gravity sewers is to serve populations projected for the next 40-50 years. Since the mechanical equipment in a lift station has a much shorter service life than the gravity sewer, the goal of the criteria for sizing lift stations is to serve a population projected for at least the next 15 years.

Currently, there are two reported areas of concern for capacity in the collection system:

- Lockett Station Road between lift stations LS78 and LS79; and
- Between lift stations LS2 and LS3 where there is an excessive amount of infiltration

Given the size of the collection system, correcting these problem areas in the future is a very manageable task. Further improvements in overall system capacity will be realized in the separation of the combined sewer system. As part of the overall CSO control strategy, the combined sewers within the City are being separated into separate storm and sanitary sewers. Removing the storm water from this segment of the collection system will increase the future peak flow capacity for wastewater in the existing system.

During 2001, an assessment of future build-out for the collection system was prepared by the Albany Engineering Department both within the current City limits and in potential service areas throughout Dougherty County. Using zoning, land use and population projections developed by the Albany Planning & Development Department, the investigators first determined likely areas of development for the next 20 years, then prepared a conceptual method to serve the area and completed the investigation by projecting the capital cost in 2001 dollars for the new service. Capital costs projected in this study are as follows:

▪ City of Albany.....	\$ 15,222,000
▪ Dougherty County.....	\$ 44,446,000
▪ Total	\$ 59,668,000

This study confirms that a significant local investment for expansion of the sanitary collection system should be expected during the next twenty years. The major burden for financing the bulk of this capital investment will fall on private development. However, some of the areas projected for future service are currently developed areas served by septic tanks. As long as these septic systems are adequately maintained and there are no negative impacts on adjacent groundwater or surface water quality, there will be no driver for connection to the municipal system. However, as development density increases in the vicinity of these areas, the existing septic systems are likely to experience difficulties in providing adequate service. Providing sanitary sewer services to these areas should be a priority during the planning period. Some of the costs to service the areas currently served by septic systems may be extraordinary and an equitable means of financing the new collection sewers will have to be established.

In addition to currently developed areas that are served by septic systems, the Generalized Future Land Use Map (found at the end of the Land Use Element) calls for new residential development in some areas of the City/County which are not currently served by sanitary sewer. It is recommended that development expand into these areas concurrently with the expansion of the sanitary sewer system, and that these areas not be developed on septic systems. As discussed in the Natural & Cultural Resources Element, Dougherty County has been identified as having high groundwater pollution potential by DNR due to the karst aquifers from which the City/County draws is

drinking water supply. Septic systems are a potential source of contamination which should be avoided if at all possible. Protection of the drinking water supply from possible contamination from septic systems was a primary concern raised during the public involvement process.

The Potential Sewer Improvement Projects Map found at the end of this Element illustrates the existing and proposed sewer service area. The proposed sewer service area corresponds to the area which is proposed for development during the planning period on the Generalized Future Land Use Map (found at the end of the Land Use Element). The proposed sewer service area includes both areas of new development and areas that are currently developed on septic systems and that should be converted to sanitary sewer.

Federal NPDES discharge permits have been issued to the City of Albany by the Georgia Environmental Protection Division for the overflow points from the combined sewers and the effluent from the wastewater treatment facility entering the Flint River. Rigorous compliance with the requirements of each permit is essential, since there are significant criminal and civil penalties associated with permit violations. Both long term and interim strategies have been adopted by the City of Albany to address combined sewer overflow (CSO) issues. Ultimately, CSOs will be eliminated by sewer separation. Separate sanitary and storm sewers will convey wastewater to the Joshua Road Wastewater Treatment Plant and storm water to discharge into the Flint River. The discharge from the Joshua Road Wastewater Treatment Plant will be regulated by a NPDES Permit issued specifically for this facility by the Georgia EPD. The NPDES Storm Water Permit regulations are described in greater detail in the Storm Water section of this element. The interim CSO control strategy is designed to comply with the stipulations in the NPDES Permit for the eight discharge locations to the Flint River within the City of Albany. The first discharge location is at the Joshua Road Wastewater Treatment Plant (#001) and the other seven points are located as follows:

<u>Outfall #</u>	<u>Outfall Location</u>
003	Lift Station 27 Bypass
004	Lift Station 25 Bypass
005	Whitney Avenue
006	Highland Avenue
011	Booker Avenue
014	Third Avenue
015	Eighth Avenue

The NPDES permit was last updated and reissued for a 4.5 year period on July 30, 2004. The permit requires monitoring the characteristics of discharges from each discharge point, monitoring the Flint River upstream and downstream of each discharge point and collecting rainfall intensity data for each event. Discharges are allowed as long as there is no violation of Georgia water quality standards. Permit compliance is maintained with effluent quality requirements that limit excessive solids, floating debris,

materials that cause objectionable odor, color or similar objectionable conditions, and toxic or corrosive standards that could harm the environment. The recent capacity upgrade for the treatment system ensures compliance with permit conditions. CSO overflows occur only after the initial storm surge has flushed any objectionable materials to the treatment plant. Ultimately, the long term plan will eliminate the combined sewer system and the need for a NPDES CSO Permits.

The Joshua Road Wastewater Treatment Plant capacity is based on two criteria. The first is the plant rated average daily domestic wastewater capacity of 32 MGD. Over the past year the average daily flows have ranged from 18 - 20 MGD. It is likely that the capacity to treat domestic wastewater will not be exceeded for the 20 year design life used in planning the recent plant improvements. Typically, planning for the next capacity expansion of a treatment facility is triggered when the actual average daily flows are within 80% of the design capacity. It will take substantial growth to reach this position for the Joshua Road facility. Completion of the sewer separation projects will also provide a positive impact on preserving existing plant capacity. These improvements in the collection system will remove many of the leakage sources that currently consume design capacity.

The second design criteria for the wastewater treatment plant is the maximum hydraulic capacity of 80 MGD. This design hydraulic capacity is part of the overall strategy to control the discharge from the CSOs along with the initiative to separate major portions of the existing combined sewers. During storm events, the raw wastewater pumps are capable of lifting 80 MGD into the plant to receive a minimum of primary treatment. Flow rates of up to 60 MGD have been processed through the entire treatment system. The split treatment flows combine for disinfection prior to discharge into the Flint River. Since the flow rates for all recent storm events have been processed through the entire treatment system, the design hydraulic capacity should be adequate for the 20-year planning period.

Currently, the City/County does not have a comprehensive Wastewater Master Plan. It is recommended that such a plan be developed which would detail particular needs within the system, identify and prioritize expansion areas, identify projects, and define funding sources for the program. In this way, the City/County can proactively address its current and future wastewater needs.

Funding

The capital cost for the installation of new sanitary sewers is typically funded by private development as part of development costs. Individual users pay a connection fee for the initial hook-up and a user charge that covers both the retirement of existing bonded debt and the cost of operation and maintenance. The connection fee is associated with buying an equity share in the existing collection and treatment system on an equal basis with all existing users.

Another vehicle that has been used recently to fund the capital cost of separating the combined sewers is the Special Purpose Local Option Sales Tax (SPLOST). Since almost all of the wastewater flow through the collection system flows through the older combined sewer segment, a logical source of funding is the SPLOST program or local bonding that is paid off by user charges. However, the SPLOST funds are limited, causing the sewer separation program to be spread out over a number of years.

For the treatment facility local issue bonding is the preferred method of funding capital improvements. User charges are assessed to cover both the annual cost of debt retirement and the cost of facility operation and maintenance.

Water Supply Treatment & Distribution

INVENTORY

Services

The Albany Water Gas & Light (WGL) Commission owns and operates the municipal drinking water system. The WGL is responsible for all management, daily operations, and maintenance of the raw water well production system, the water treatment facilities and the distribution system serving the end users. The current service area for the drinking water distribution system is shown on the Water Supply and Treatment Map located at the end of this element. The system serves approximately 43,000 residential, commercial, and governmental users.

Facilities

The water supply system consists of wells, a well field, tanks, distribution lines, a water treatment plant, and operations center. The location of the wells, well field, tanks, water treatment plant, and operations center are shown on the map at the end of this element entitled Water Supply & Treatment. The map also shows the service area that is served by a network of distribution lines.

Significant improvements have been made over the past ten years to secure the future success of the municipal drinking water system in Dougherty County. To comply with a Georgia Environmental Protection Division mandate, the Upper Floridian Aquifer was identified as the source of additional water supply for the next 50 years. A new well field has been installed along Lily Pond Road and a new treatment plant was placed in service during 2003. A 24" diameter transmission main was extended from the new treatment facility to deliver additional water supply to the distribution grid and solve localized pressure problems that had been persistent.

The current production wells along with their rated pumping capacity are listed in Table 5-10 below. Overall, the total rated pumping capacity of all wells is 38,861 gpm. In addition to the eight wells in the new well field (Wells #40 - #47), there are 32 production wells scattered throughout the community. Raw water from the well field requires processing at the Water Treatment Plant prior to discharge into the distribution system. The remaining production wells are sufficiently protected from contamination and pump directly into the distribution grid after being chlorinated and fluoridated.

The water treatment system consists of flocculation clarifiers followed by gravity filters. Filter effluent is chlorinated and fluoridated prior to being pumped into the distribution system. Since being placed in service during October of 2003, the water treatment plant has operated at reduced capacity while optimization of each unit process was investigated. The current average daily flow rate is 3.6 MGD. Under optimized conditions, the flow through the plant will soon increase closer to the 7.2 MGD average design capacity for the facility.

The distribution system consists of approximately 600 miles of water mains. Elevated storage tanks are located throughout the distribution system to respond to instantaneous demands such as fire flows. Table 5-11 below lists each of the elevated storage tanks and the nominal storage volume. The total system storage capacity is 8,000,000 gallons.

Table 5-10: Municipal Raw Water Wells

Municipal Raw Water Wells		
Well Number	Location	Rated Capacity (Gallons per minute)
1-5	Abandoned	0
6	200 Dewey Street	1129
7	220 N. Front Street	748
8	700 Flint Avenue	995
9	311 N. Broadway Street	499
10-11	Abandoned	0
12	1513 Third Avenue	536
13	314 Roosevelt Street	703
14	1611 Highland Avenue	539
15	1907 N. Hoover Street	864
16	1515 N. Jefferson Street	720
17	605 Owens Avenue	656
18	2361 Dawson Road	755
19	2004 Rosebrier Avenue	662
20	630 Zackery Street	350
21	601 Holly Road	782
22	Gordon Avenue	668
23	2010 Schley Avenue	747
24	2704 Gillionville Road	975
25	108 Independence Drive	1093
26	St. Andrews Subdivision	619
27	2507 Whatley Drive	640
28	2119 E. W. Dame Street	1088
29	603 County Line Road	1057
30	1602 Clark Avenue	1059
31	3807 Old Dawson Road	910
32	1104 Cordele Road	1188
33	3702 Gillionville Road	1098
34	1215 La Juana Drive	1023
35	2613 Oakridge Drive	1076
36	2107 Hanover Street	546
37	Abandoned	0
38	5233 Gillionville Road	782
39	3208 Old Dawson Road	1154
40	1726 Lily Pond Road (Well Field)	1200
41	1726 Lily Pond Road (Well Field)	2000
42	1726 Lily Pond Road (Well Field)	1000
43	1726 Lily Pond Road (Well Field)	2000
44	1726 Lily Pond Road (Well Field)	2000
45	1726 Lily Pond Road (Well Field)	1500
46	1726 Lily Pond Road (Well Field)	1500
47	1726 Lily Pond Road (Well Field)	2000
Total Well Pumping Capacity		38,861

Source: Albany Water Gas & Light

Table 5-11: Elevated Storage Tanks

Elevated Storage Tanks		
Tank Number	Location	Capacity (gallons)
1	314 Roosevelt Ave	500,000
2	200 Dewey Street	500,000
3	2005 Gillionville Road	500,000
4	601 Holly Drive	500,000
5	312 S. Madison Street	500,000
6	2507 Whatley Drive	1,000,000
7	2119 E. W. Dame Street (Abandoned)	
8	2420 Dundee Drive	1,000,000
9	2001 Clark Avenue (Miller Brewing Co.)	2,000,000
10	417 Oakwood Street	750,000
11	1215 La Juana Lane	750,000
Total Volume		8,000,000

Source: Albany Water Gas & Light

ASSESSMENT

Capacity

Both surface water from the Flint River and groundwater from four aquifers are available in the planning area. Georgia Power Company has been issued the only Georgia EPD surface water permit for a withdrawal of 232 MGD from the Flint River. Artesian wells have long been favored as the preferred source for drinking water in the Albany area, because of the exceptional water quality. Currently, the Georgia EPD has issued one municipal permit to the Albany Water, Gas & Light Company and ten industrial permits as shown in Table 5-9. Outside the WGL service area almost all residents have private wells for their water supply. In addition to these users, another substantial use of ground water in the Albany/Dougherty County area is agriculture.

The source for the public drinking water supply in Albany-Dougherty County is groundwater. In addition, most residents and businesses that are not served by the WGL rely on private wells for their drinking water. Groundwater resources are discussed in detail in the Groundwater Recharge Area and Public Water Supply Sources sections of the Natural & Cultural Resources Element. These sections also discuss the status of the existing Groundwater Recharge Area regulations.

Table 5-9: Water Supply Permits

Water Supply Permits			
Municipal Permits	Monthly (MGD)	Annual (MGD)	Aquifer
Albany Water, Gas & Light	31.500	20.000	Clayton, PR, Tallahatta, Floridian
Industrial Permits	Monthly (MGD)	Annual (MGD)	Aquifer
Cooper Tire Company	0.720	0.720	Floridian
Doublegate Country Club	0.720	0.720	Floridian
Georgia Power Company	0.250	0.250	Floridian
Marine Corps Logistics Base	2.000	1.500	Tallahatta, Wilcox, Clayton, UK
Merck & Company, Inc.	10.440	8.500	Floridian
Miller Brewing Company	3.000	3.000	Clayton, Tallahatta
Proctor & Gamble Paper Products Company	8.500	8.500	Floridian
Southern Concrete Construction Company	0.250	0.160	Floridian
Viking Distillery, In.	0.100	0.100	Clayton
Young Pecan Company	0.180	0.100	Floridian
Subtotal Industrial	26.160	23.550	
Total All Permits	57.660	43.550	

Source: Flint River Basin Plan (Draft)

A primary concern identified during the public involvement process was the protection of groundwater quality for drinking water and industry. Of particular concern was potential contamination of the groundwater supply from septic systems. Septic systems are discussed in more detail in the Sewer & Wastewater Treatment section of this element. A long-term solution to reducing the potential for septic system contamination is to aggressively convert areas which are currently developed on septic to sewer and to require that future development occur on sewer rather than on septic systems. However, it is likely that some development will occur by necessity on septic systems because some development densities will not be great enough to justify the expansion of the public sewer system to the development. For this reason, and because Dougherty County has been identified as having high groundwater pollution potential by DNR due to the karst aquifers from which the City/County draws its drinking water supply, it is recommended that a study be undertaken to identify potential sources of groundwater contaminants and to enact appropriate regulatory protections. Additional groundwater concerns are discussed in the Natural & Cultural Resources Element.

System improvements over the past ten years have assured an adequate supply of safe municipal drinking water through the year 2050. Current average daily use is about 22 MGD and the peak daily use during warm dry periods is approximately 36 MGD. A variety of conservation measures have been implemented to control the maximum demand rate including enforcement of odd/even watering bans during the summer. The total system delivery capacity is estimated at 47.2 MGD; 40.0 MGD coming from the wells located within the distribution system and the 7.2 MGD coming from the new water treatment facility. After delivering 7.2 MGD to the water treatment plant, the new well field on Lily Pond Road provides 11.8 MGD of reserve raw water production capacity.

Details on the capacity of the water treatment plant, production wells and pumping capacity, and total system storage capacity are discussed in “Facilities” above.

The WGL has taken a very aggressive position on unaccounted water in recent years. Unaccounted water is the difference between water metered into the distribution system and water metered out of the distribution system. For the WGL system, the average rate of unaccounted water has been reduced from 19% to 13%. The American Water Works Association recommends a maximum target of 10% and the WGL is close to achieving this standard. New residential and commercial water meters with remote reading capabilities have recently been installed to improve the measurement accuracy for water delivered to the users. A periodic water main flushing program has been initiated to assure improved and consistent water quality. Unaccounted water programs, meter replacement programs, and water main flushing programs are all indicators of a successfully operated utility.

Given the recent system improvements, current and future needs are very limited during the next twenty years. As with other municipal systems, security and bio-terrorism threats need to be addressed. Implementation of computerized Asset Management tools is likely to yield substantial benefits. Annually, the water system will have to be concerned with maintaining service to existing users and extending the distribution network to service new users.

Federal law requires every U.S. drinking water utility to annually prepare and distribute a Consumer Confidence Report (CCR). This report takes a critical look at the quality of the water delivered to the end users and presents data to demonstrate compliance with EPA guidelines for drinking water standards. The latest CCR for the Albany area as posted on the WGL web site demonstrates full compliance with established standards and the delivery of an excellent water supply to protect the health and welfare of the community.

A Flint River Basin Regional Water Development and Conservation Plan is currently being developed by the State of Georgia. The plan shall, “serve to promote the conservation and reuse of water, guard against a shortage of water, and promote efficient use of the water resource” (Georgia Environmental Protection Division). The plan may result in increased water supply regulations and restrictions. For more on the Flint River, refer to the Protected Rivers section of the Natural and Cultural Resources Element.

Funding

Funding for capital projects is usually obtained from local bond issues. However, recently some water main extensions have been financed through SPLOST funds. User rates are very equitable for drinking water consumption. The user rates cover the retirement of capital debt as well as the annual budget for operation and maintenance of the water production, treatment and distribution infrastructure.

Stormwater Management

INVENTORY

Services

Albany and Dougherty County are subject to requirements under the NPDES (National Pollutant Discharge Elimination System) program. This program requires that both the City of Albany and Dougherty County hold permits through the Georgia EPD for discharges from their separate stormwater systems into receiving waterbodies.

In 2003, Dougherty County submitted its Notice of Intent (NOI) to the State of Georgia Environmental Protection Division (EPD) for a Small Municipal Separate Storm Sewer System in order to further control the drainage issues present in the County. The proposed separate storm sewer system will be overseen by the County's Engineering Staff and Department of Public Works. A Stormwater Management Technician will oversee the practices to obtain the goals listed in the NOI. The support staff will come from the County Engineering Staff and other Public Works employees. For the creation of a separate storm sewer system, the County will require the special resources of a consulting engineer, which will be administered through the Department of Public Works. The separate storm sewer system safeguards the health and welfare of the County's residents and their properties by providing stormwater facilities for drainage, flood control, and pollution reduction.

In 2004, the City of Albany submitted its Notice of Intent (NOI) to the State of Georgia Environmental Protection Division (EPD) for a Small Municipal Separate Storm Sewer System in order to further control the drainage issues present in the City. The NOI designated the City Engineering Department as responsible for the City's stormwater management program. Some responsibilities of the program are delegated to the City Public Works Department. The Public Works Storm Drainage Section maintains all drainage ditches, drainage easements and holding ponds operated by the City; and provides assistance to other divisions in Public Works in cleaning, removal of storm debris and the hauling of dirt and sand in conjunction with various work programs. The Public Works Storm Stations Section operates and maintains 18 Stormwater Pumping Stations located throughout the City. The NOI covers public education and outreach, public involvement/participation, illicit discharge detection and elimination, construction site stormwater management in new development and redevelopment, and pollution prevention/good housekeeping.

Facilities

The City of Albany and Dougherty County manage their stormwater primarily through an extensive canal and pond system. Some ponds require pumping stations to complete

discharge of the stormwater. The pumping stations move the stormwater from holding areas to canals/ditches and eventually to the receiving stream, and ultimately to the Flint River. In addition, swales, ditches, curbs and gutters, storm sewers, combined sewers, and combined sewer overflows (CSOs) are also used to convey stormwater. Detail on the combined sewers and the CSOs can be found in the Sewer & Wastewater Treatment section of this element.

ASSESSMENT

The relatively flat topography combined with typically abundant rainfall in Dougherty County, result in frequent, localized flooding and other drainage issues. These issues are intensified due to the porous limestone formations that underlie the surface, known as Karst. The Karst topography of the region is characterized by numerous sinkholes and depressions that act as natural collection areas. Stormwater collects in sinkholes and natural depressions until it overflows into the next collection area, seeps into the ground, or eventually ends up in the Flint River.

Stormwater runoff contains many pollutants, which include oil and grease, fertilizers, pesticides and animal waste. In fact, the first five minutes of a significant rain event often results in runoff that can be more polluted than raw sewage. This is a particular concern when this runoff is collected in sinkholes which connect to the groundwater system or drain to the Flint River. This has implications for the public drinking water supply which is withdrawn from groundwater sources.

Additionally, the City of Albany's downtown area contains two Combined Sewer basins that collect both stormwater and sanitary flows into the same pipe system. When the rainfall events exceed the capacity of the combined sewer, localized flooding results, and untreated sewage from the system overflows into the Flint River. Also, when the Flint River is at flood stage, the drainage system cannot discharge normally into the river. This can cause backups in the sewer system and other localized storm flooding in the City/County.

These issues, as well as requirements of the NPDES program should be addressed in Stormwater Management Plans for both the City and the County. Such plans would identify a strategy for holistically addressing stormwater issues, identify and prioritize actions and projects, and clarify and assign responsibilities for the long-term maintenance and management of the stormwater systems.

Stormwater and its management effect and interact with numerous natural resources as well as Wastewater and Water Supply Systems. Wastewater and septic system discharges can contaminate stormwater which may in turn contaminate drinking water supplies. Any Stormwater Management Plan must acknowledge these inter-related systems. For more information see the Groundwater Recharge Areas, Wetlands,

Protected Rivers, Flood Plains, and Governor's Greenspace Program section of the Natural Resources Element. Also see the Sewer & Wastewater Treatment and Water Supply Treatment & Distribution sections of this element.

Capacity

A separate storm sewer system is currently under development in Dougherty County. Design of the new storm sewer system includes an inventory of stormwater structures, land use definition, stormwater flow rate definition, and design of storm sewers. The inventory of the stormwater structures is the basis for design of the new storm sewer system and will also be used in the database and mapping that are required in the NOI submitted to the EPD. Current flow rates will be developed from current land use conditions and flow meter data, while the design flow rate will be developed from the 25 year storm and the projected build out land use. The pumping stations are similar to those in the sanitary sewer system in that they should be sized to project a minimum of 15 years build out. The design capacity of the system will likely address the 25-year storm event. Anecdotal information suggests that this standard is not currently being met. The goal of the new system will be to address current and future stormwater management needs. It is recommended that development of the new system be guided by a Stormwater Management Plan.

The standard for stormwater drainage within the City of Albany has been to remove runoff due to a ten-year frequency storm. Several stormwater drainage problem areas were identified in the City of Albany following the floods in the 1990s. As a result, several priority projects were identified and executed. Of those initial projects, only the Holloway V and the 8th Avenue Basin projects remain. Other projects were identified to be addressed as funds became available. The list of needed improvements indicates that current stormwater needs are not currently being met. The following future projects have been identified to improve the City's stormwater system:

Short-Term:

- Holloway V
- 8th Avenue Basin (\$25-30 mil)
- Ridgemont at Longleaf, Town and Country
- Pine Needle Alley (Install 48 inch pipe), Forest Glen to Alley East of Hilltop
- Temple at Taft, Ditch north of Acker
- East Broad Underpass, East to Dewey

Long-Term:

- PS 43 Upgrade
- Davis Roosevelt Pond-Install new pumping station
- Mobile at Wingate, PS 50
- 1st at Madison

- 1st at Davis
- Audubon (400 block)
- Wexford Drive (3400)-Lee Johnson (drainage ditch improvements)
- Midtown Shopping Center, Broad at west side of Brooks Plaza
- Barnesdale at Market
- Forest Glen Alley
- Rosebrier West of Johnson Road
- Nona between Broad and Oglethorpe Blvd.
- Harmon at Madison
- Lines Drive north of Swift
- East Broad at Old East Albany Lumber Co.
- Meadowlark at Pheasant and Forest Glen
- Mercer 400 block, Northside at school
- West Oglethorpe Ave., 1305 Albany Auto Service
- Madison at Alice, Holloway, Area I, Phase II.
- Valencia 1632 Rear, ditch along alley
- 8th Avenue, 1500 block of 7th Alley
- Homewood, Alley west of, rear of 1907
- Homewood Drive, 2700 Block
- Gillionville Alley, East of Knights of Columbus

It is recommended that the City develop a Stormwater Management Plan and Program to comprehensively address the City’s stormwater needs and the requirements of the NPDES program. The plan would identify a strategy for holistically addressing stormwater issues, identify and prioritize actions and projects, and clarify and assign responsibilities for the long-term maintenance and management of the stormwater program and infrastructure system. The plan may also identify needed changes to the City’s development requirements that would modify design and maintenance requirements for private development. The issues addressed by the Stormwater Management Plan should include protection of water resources as outlined in the Natural & Cultural Resources Element.

The County has recently adopted a Storm Water Ordinance which includes among other provisions: Permit Procedures and Requirements, Standards, Post Construction Management, Requirements for Existing Development, and Pollutant Reduction Measures. The Ordinance also adopts most of the standards set forth in the Georgia Stormwater Management Manual. The City of Albany has stormwater infrastructure standards for new development. It is recommended that the City of Albany review and revise its existing stormwater standards to include the provisions set forth in the Georgia Stormwater Management Manual and adopt regulations governing existing development, redevelopment, and post construction management. Both Albany and Dougherty County have Erosion and Sedimentation Ordinances which contain provisions to prevent the transport of soil and sediment by stormwater. Both the city and the County also have a floodplain ordinance which governs construction in floodprone areas. The City Engineer reviews development plans within the City for impacts on the

stormwater system, and the County Public Works Department reviews county development plans.

Funding

Improvements to the separate storm system are being funded through the Special Purpose Local Obligation Sales Tax (SPLOST). However, the SPLOST funds are limited and this will extend the implementation of improvements over a number of years. Development of a Stormwater Management Plan with accompanying Capital Improvements Program would help prioritize projects and identify alternative funding sources.

Community Facilities & Services: Summary of Current and Future Needs

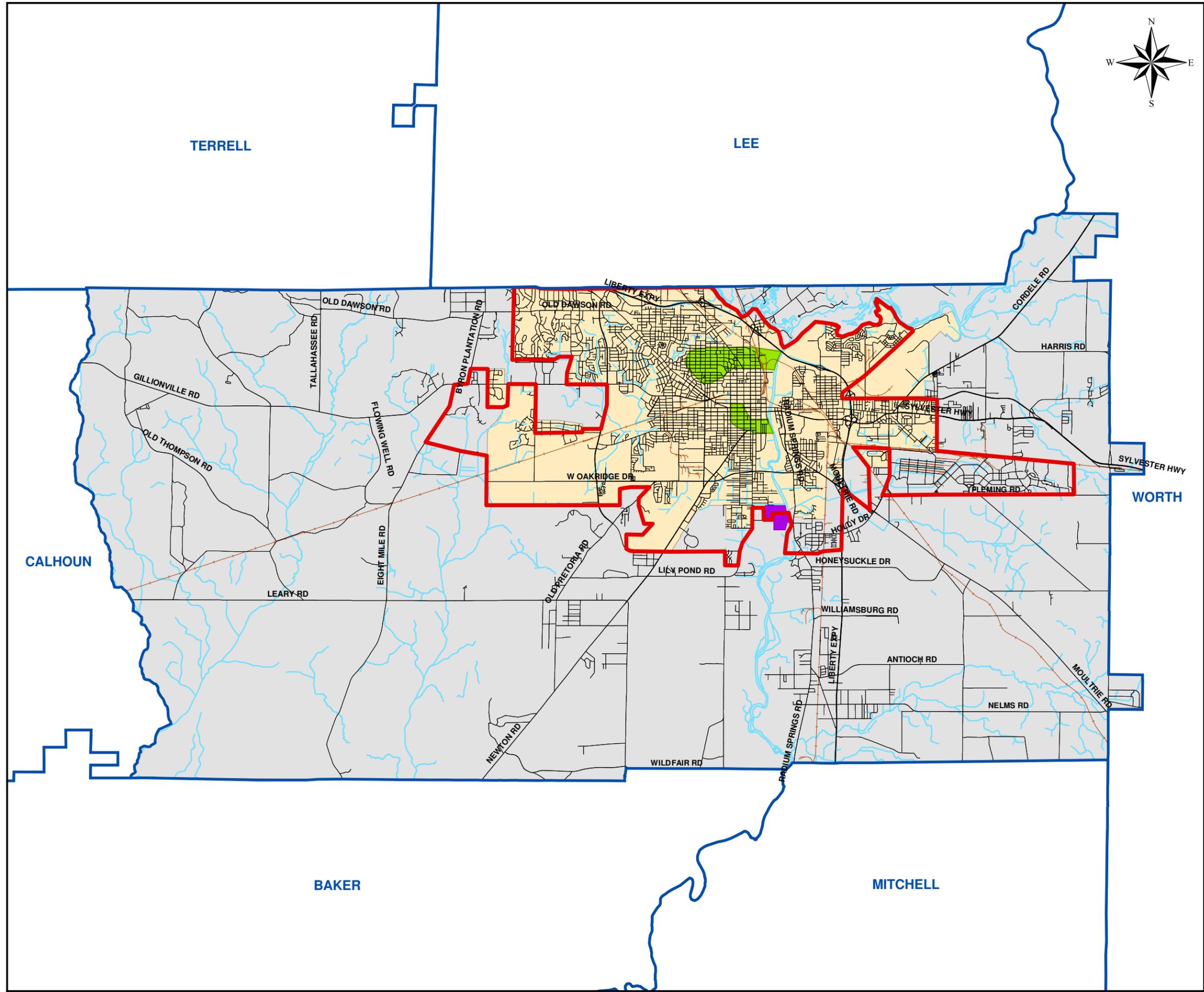
The Community Facilities & Services Element examines the following areas: solid waste management, general government administration, public safety, parks & recreation, hospitals & public health, schools, libraries, stormwater, water supply, and wastewater. Needs and recommendations have been identified in the previous sections of this element relative to each of the individual community facilities and services provided. However, there are some overarching needs which relate to the other plan elements, the future land use framework, and the overall quality of life within the community. To address those needs, priority recommendations have been developed for the Community Facilities and Services Element in its entirety as follows:

- Pursue consolidation of the City of Albany and Dougherty County governments to streamline the provision of services and to reduce duplication of effort.
- Increase the number of parks and recreation facilities in Albany-Dougherty County by implementing a long-range parks and recreation system master plan.
- Pursue public capital improvements for the Radium Springs Site and the Flint River Corridor.
- Create a long-term management strategy for greenspace properties, including the Flint River Corridor, to address improvements, maintenance and operations.
- Provide room for expansion of the colleges and the hospitals.
- Continue to separate the combined sanitary and stormwater sewer system.
- Aggressively extend sewer service to developed areas that are currently utilizing septic systems and to new development areas.

Generalized Existing Sewer Service Area & Wastewater Treatment

- ## Legend
-  Existing Sewer Service Area
 -  Wastewater Treatment Plant
 -  Remaining Combined Sewers in Collection System

Source: Albany-Dougherty County, 2005



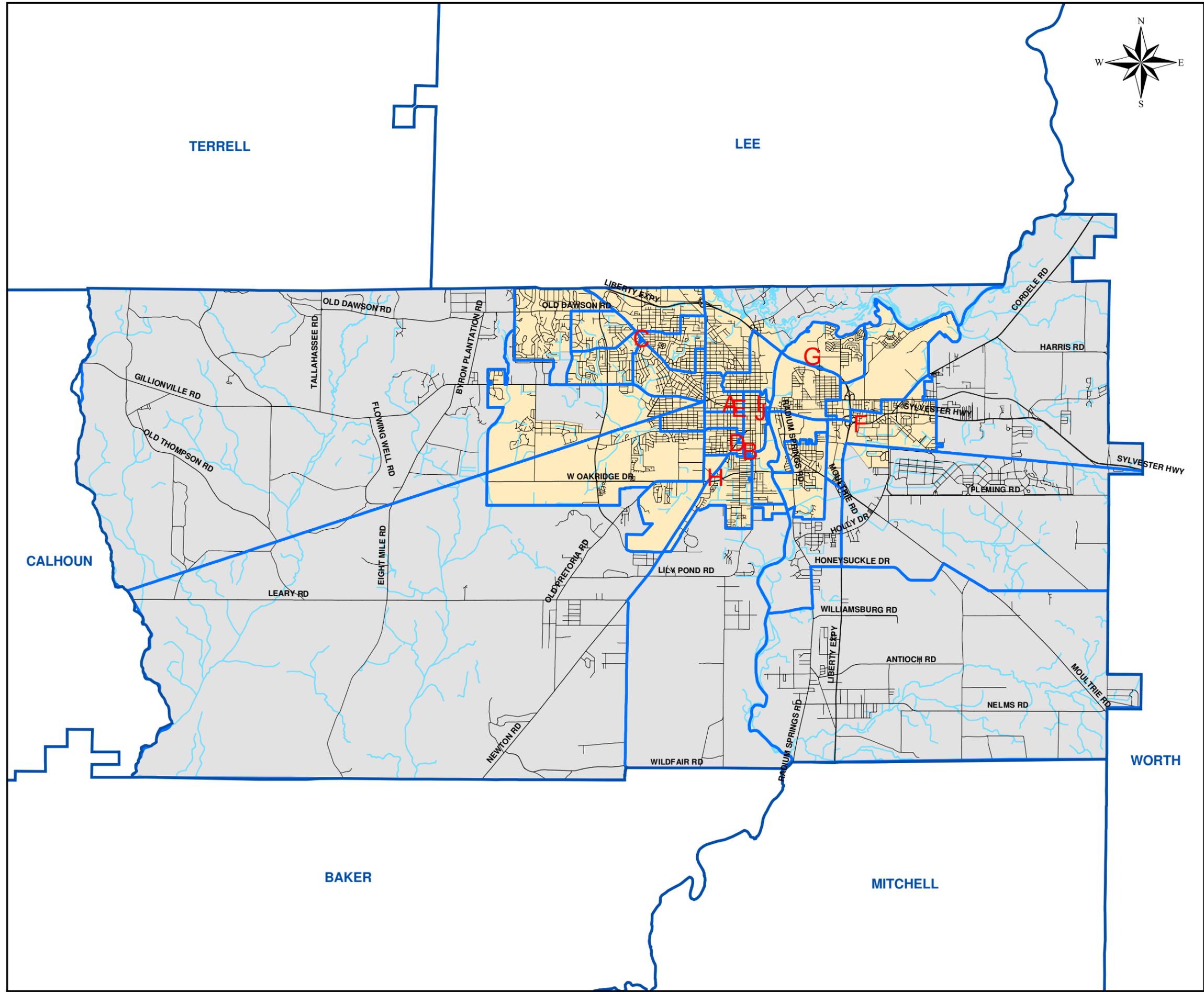


Community Facilities: Law Enforcement

Legend

- A** Albany-Dougherty Drug Unit (Multi-jurisdictional)
- B** Animal Control & Mounted Police (APD)
- C** District 1 (APD)
- D** District 2 (APD)
- E** District 3 (APD)
- F** District 4 (APD)
- G** Dougherty County Jail (DCSD)
- H** Headquarters (DCPD)
- I** Courts & Headquarters (DCSD)
- J** Law Enforcement Center (APD)
- Police Precincts

Source: Albany - Dougherty County



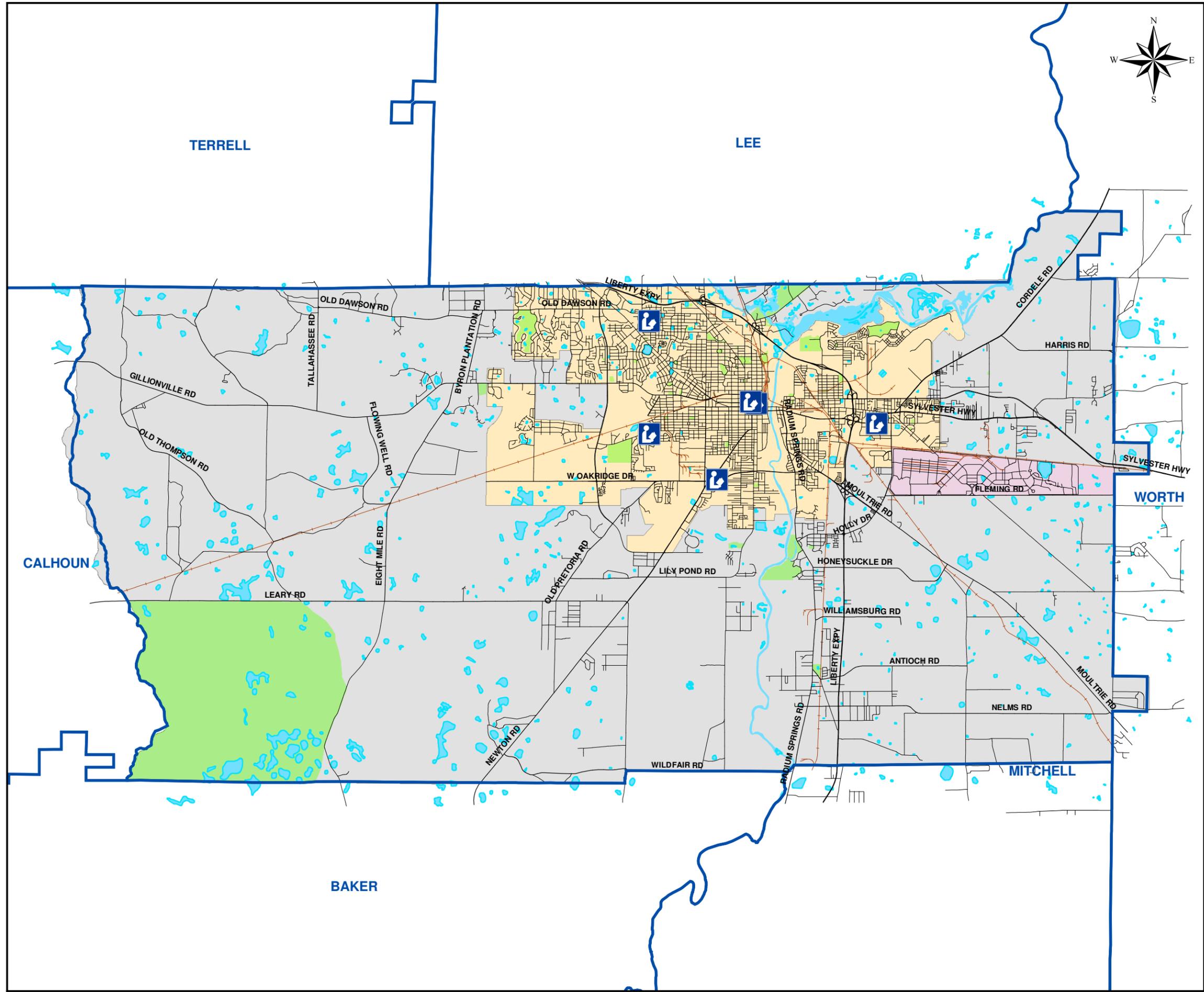
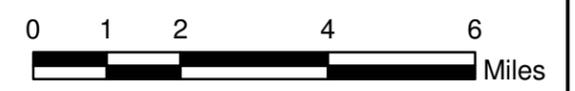


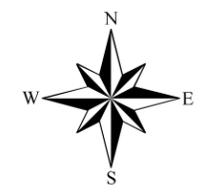
Public Libraries

Legend

 Library

Source: Albany - Dougherty County



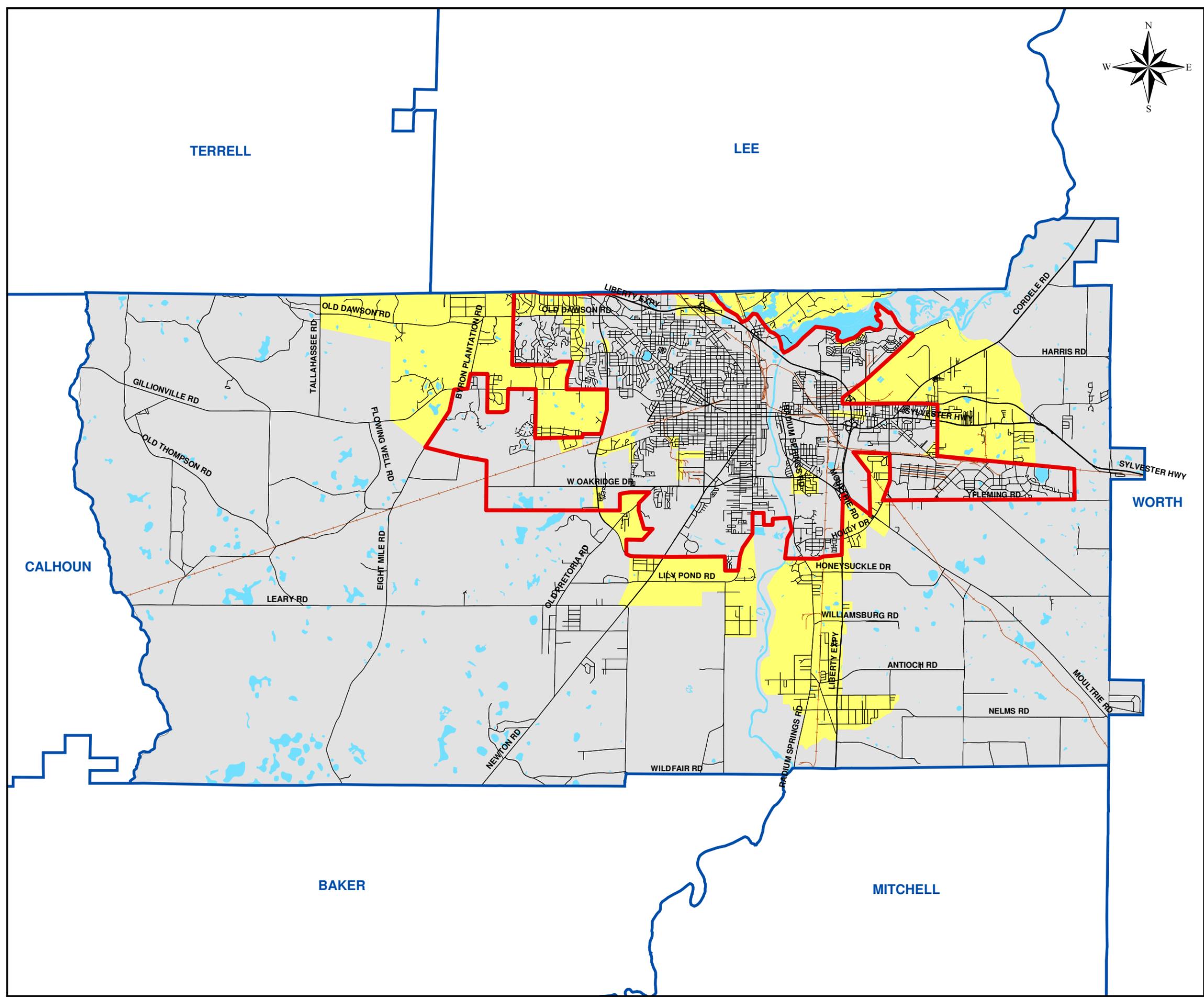
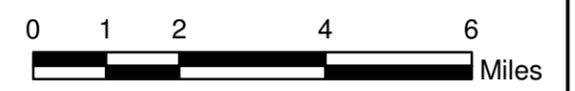


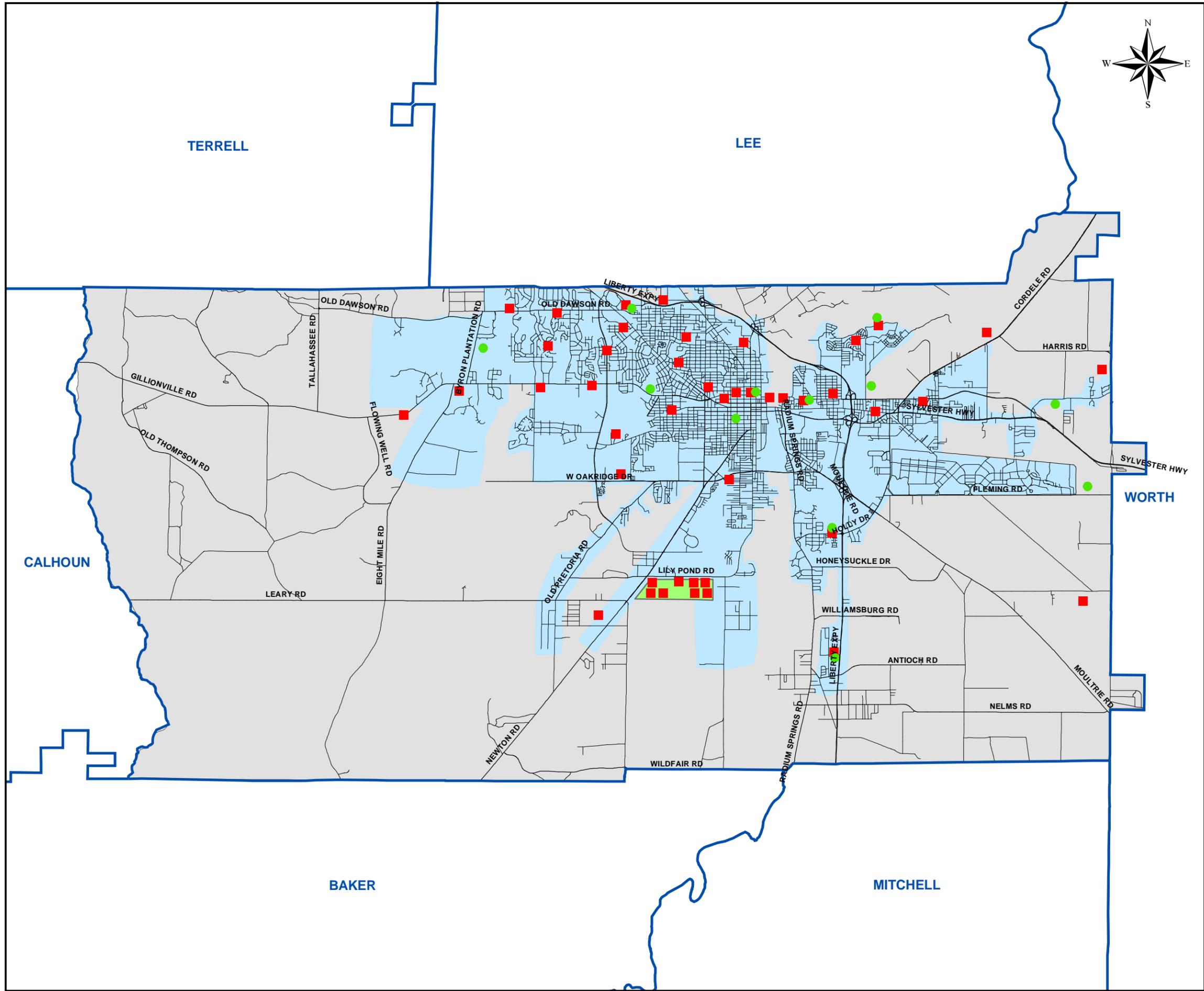
Potential Sewer Improvement Projects

Legend

- Proposed Sewer Expansion or Improvement
- Existing Sewer Service Area

Source: HDR 2005



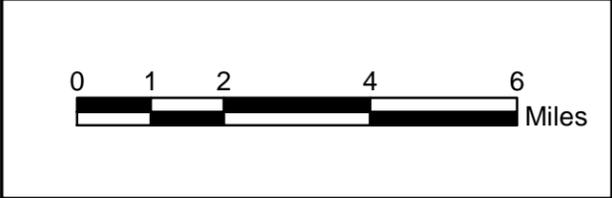


Water Supply & Treatment

Legend

- Wells
- Tanks
- Water Supply Service Area
- Well Field, Treatment Plant & Operations Center

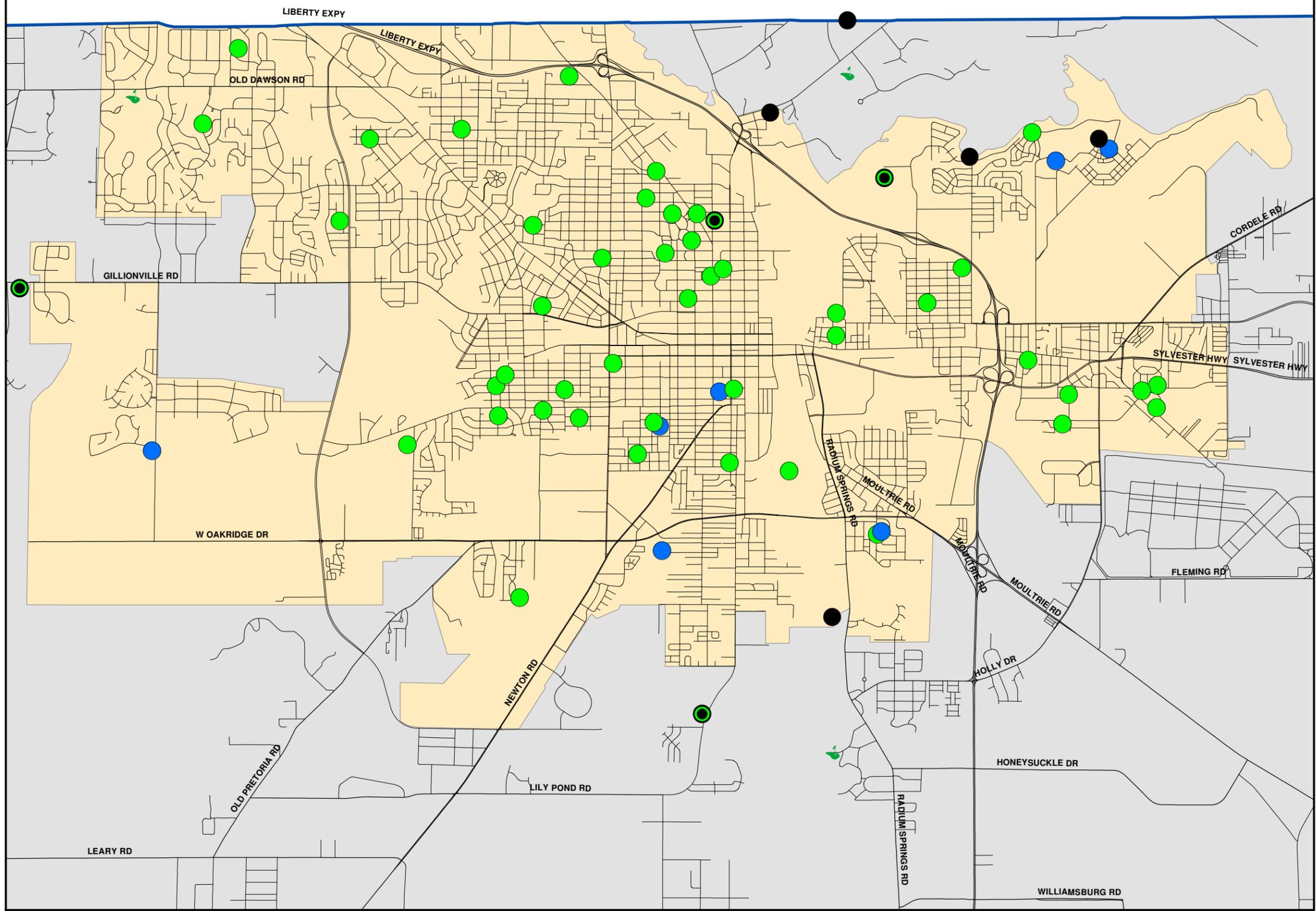
Source: Water, Gas & Light Commission and MCLB





LEE

Parks & Recreation Facilities within City of Albany



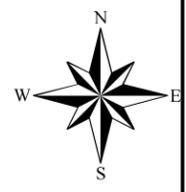
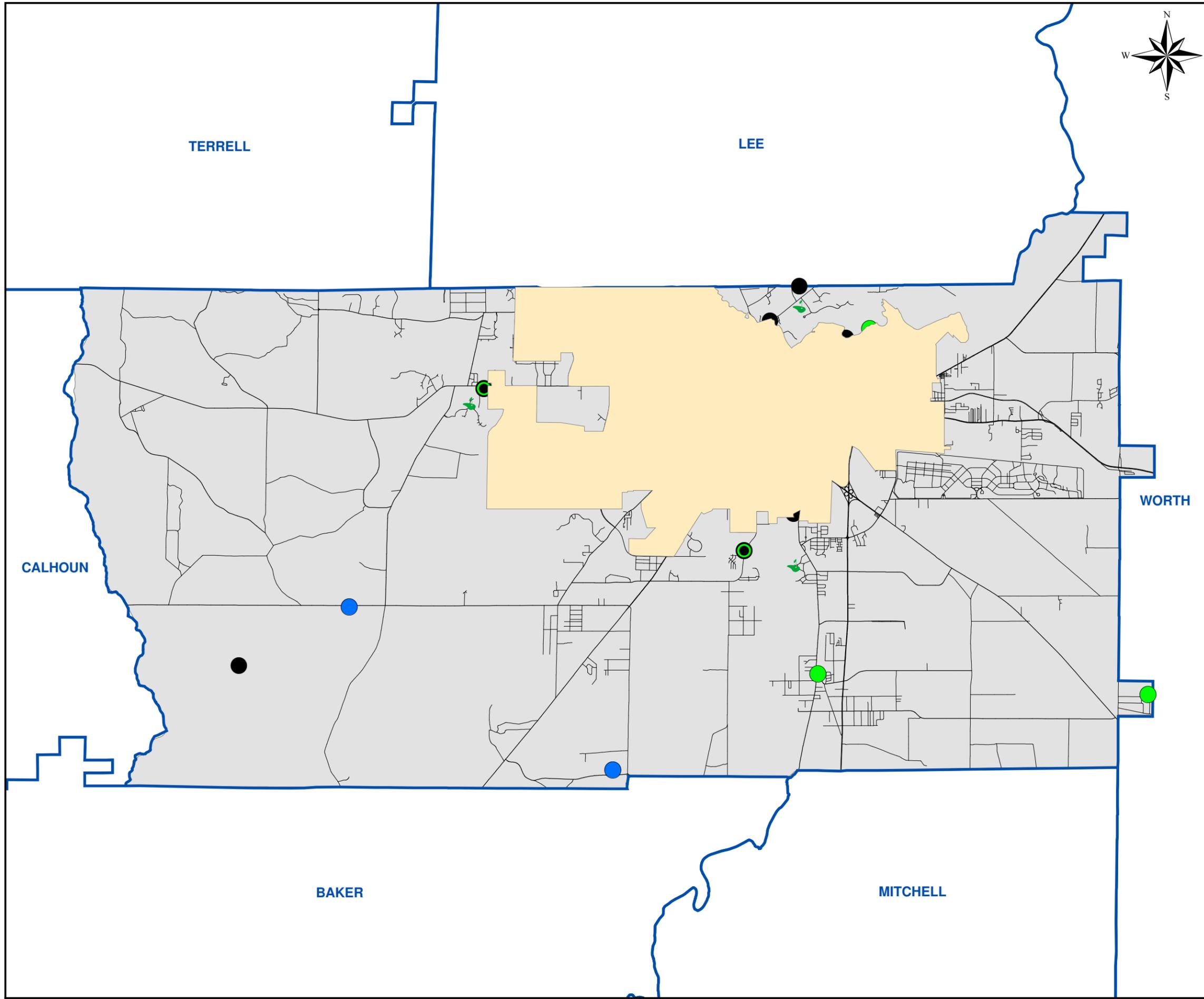
Legend

- Neighborhood Parks
- District Parks
- Regional Parks
- ♣ Golf Courses
- Community Center/Gym
- Albany City Limit

Source: Albany - Dougherty County, 2004



Parks & Recreation Facilities within Dougherty County



Legend

-  Neighborhood Parks
-  District Parks
-  Regional Parks
-  Golf Courses
-  Community Center/Gym
-  Albany City Limit

Source: Albany - Dougherty County, 2004



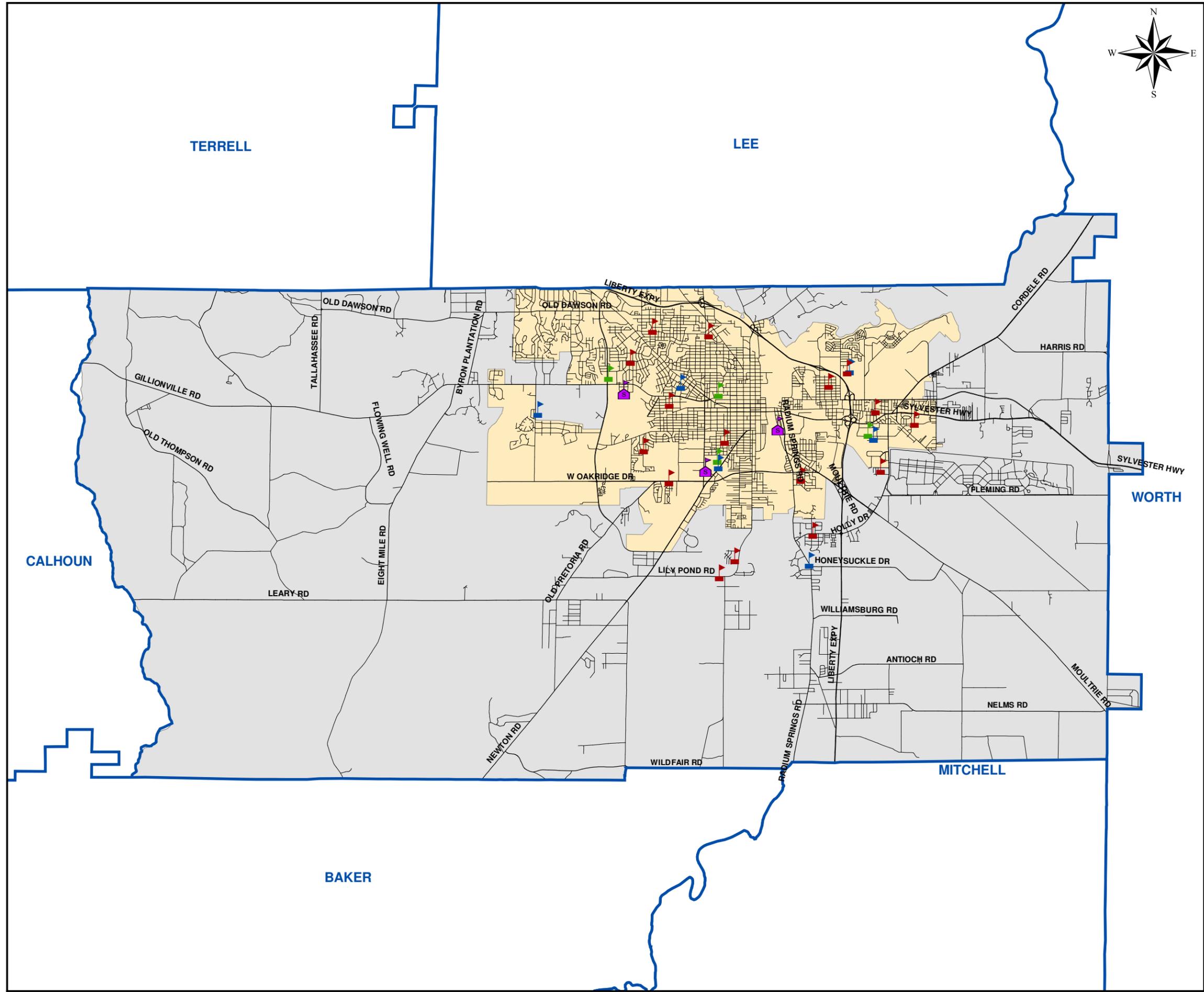


Schools

Legend

-  Elementary Schools
-  Middle Schools
-  High Schools
-  Colleges/Universities

Source: Albany - Dougherty County



Land Use Element

The Land Use Element provides communities the opportunity to inventory existing land use patterns and trends; to guide and direct future patterns of growth based on community needs and desires; and to develop goals, policies and strategies for future land use that support and reflect the economic, housing, community service and natural & cultural goals of the plan. Each community must address existing and future land uses located within the jurisdiction.

INVENTORY

Existing Land Use Allocations

Existing land use was inventoried using a variety of methods. A "windshield" survey of existing land use was conducted. This survey was supplemented by examining aerial photography and the city-county's existing land use and zoning maps. Where available, existing conditions surveys, provided by Albany-Dougherty County, were used to supplement the general mapping resources. These detailed existing conditions surveys were conducted in intown neighborhoods in 2001. These inventory methods were combined in a Geographic Information System (GIS) to provide documentation in graphic form of the spatial relationships of land use within the city-county. The following land use categories were used for the existing land use survey for Albany-Dougherty County:

Residential - Residential land is divided into three categories: low, medium, and high density. Low density is defined as single-family detached housing on individual lots averaging 4 units/acres or less. Medium density includes both single-family and multi-family units averaging 5 units/acre. High density includes primarily multi-family units averaging 8 units/acre.

Commercial - This category includes all commercial land uses including wholesale and retail trade, consumer establishments, and office.

Industrial - This category includes all land and buildings used for manufacturing and warehousing, including such accessory uses as rail loading yards, parking and storage. Industrial is divided into two categories: low intensity and high intensity.

Public/Institutional - This category includes publicly owned lands and buildings such as the Government Center, police and fire stations, libraries, post offices, schools, colleges, prisons, cemeteries, and the Marine Corps Logistics Base. Related uses include private or semi-privately owned facilities and lands that are generally open to the public such as churches, lodge halls, and private hospitals.

Transportation Communication and Utilities (TCU) - Land in this category is occupied by public and quasi-public right-of-way for railroads, transmission lines, and roads. This category includes power substations, radio and television transmission facilities, airports, and other utility land uses.

Parks/Recreation/Conservation - This category includes both active and passive park and recreational lands, including associated buildings and parking areas. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, golf courses, and recreation centers.

Agricultural/Forestry - Land used for farming, livestock production, commercial timber or pulpwood harvesting is included in this category.

Undeveloped – This category is used for land that is prime for development but has not yet been developed. Examples include vacant platted lots in a residential subdivision or vacant lots in urban areas that could be utilized for infill development.

Open Water – Open water includes large rivers, lakes, and ponds.

The inventory of existing land uses is depicted graphically on the Generalized Existing Land Use Map at the end of this element. The map also shows an Urban Area Boundary. The Urban Area Boundary was drawn around urban and urbanizing land uses. This boundary was created so that land use issues could be discussed in the context of rural or urban. The urban and urbanizing area surrounding Albany is currently very compact and transitions quickly to rural agricultural and forestry uses. Generally, Albany-Dougherty County has very little “sprawl”.

The acreage and the percentage of each land use category were calculated from the map and are shown in Table 6-1. Calculations are shown for the county as a whole and for the area inside and outside of the Urban Area Boundary. The areas outside the Urban Area Boundary are dominated by agricultural and forestry uses.



Table 6-1: Existing Land Use

Dougherty County		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of Total</i>
Undeveloped	7,328	3.41%
Agriculture/Forestry	122,522	57.10%
Low Density Residential	21,673	10.10%
Medium Density Residential	2,017	0.94%
High Density Residential	1,883	0.88%
Commercial	5,261	2.46%
Low Intensity Industrial	3,358	1.56%
High Intensity Industrial	4,375	2.04%
Public/Institutional	6,210	2.89%
Transportation Communication Utility	10,840	5.05%
Parks, Recreation & Conservation	23,021	10.73%
Open Water	6,089	2.84%
TOTAL	214,578	100.00%
Within Urban Area Boundary		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of Total</i>
Undeveloped	7,328	11.04%
Agriculture/Forestry	2,713	4.09%
Low Density Residential	17,609	26.53%
Medium Density Residential	2,017	3.04%
High Density Residential	1,867	2.81%
Commercial	5,222	7.87%
Low Intensity Industrial	3,315	4.99%
High Intensity Industrial	4,375	6.59%
Public/Institutional	6,046	9.11%
Transportation Communication Utility	8,410	12.67%
Parks, Recreation & Conservation	5,545	8.35%
Open Water	1,938	2.92%
TOTAL	66,386	100.00%
Outside Urban Area Boundary		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of Total</i>
Undeveloped	0	0.00%
Agriculture/Forestry	119,809	80.85%
Low Density Residential	4,064	2.74%
Medium Density Residential	0	0.00%
High Density Residential	16	0.01%
Commercial	39	0.03%
Low Intensity Industrial	43	0.03%
High Intensity Industrial	0	0.00%
Public/Institutional	164	0.11%
Transportation Communication Utility	2,430	1.64%
Parks, Recreation & Conservation	17,477	11.79%
Open Water	4,152	2.80%
TOTAL	148,192	100.00%

Source: HDR



Existing Land Use Patterns

Residential

The land use inventory revealed that 11.92% of Dougherty County's land area is currently used for residential. The vast majority of this land (10.10% of the County's total land area) is low density residential—both within and outside of Albany City Limits. The medium density residential uses are located within the City of Albany and consist of small-lot single family, duplex, town homes, row houses, and cluster housing. High density residential is also located within the City of Albany and consists of low-rise multi-family.

Residential structures located outside the City are predominantly single-family residential detached dwellings within standard subdivisions, scattered on large lots along major thoroughfares, or clustered in rural communities such as Putney and Radium Springs. New housing constructed within the past 15 years is generally concentrated in large lot single-family subdivisions adjacent to the city limits in the northwest. Residential concentrations outside the Urban Area Boundary represent "leap-frog" development and are found along Dawson Road and Gillionville Road in northwest Dougherty County, near the intersection of Newton Road and Leary Road near the Airport, in Acree along Sylvester Highway, along Hill Road in East Dougherty County, and along Moultrie Road at the Worth County line.

Within the City, residential development is characterized by single-family detached dwellings on small to medium size lots, 6,000 square feet to 12,000 square feet in size. The greatest residential densities occur in the vicinity of Downtown, where some of the more dilapidated housing stock is found. The majority of the older established residential neighborhoods are found in the areas to the north and south of downtown Albany. Small and large lot single-family homes are predominant north of the downtown and higher density small lot single-family, row housing, and duplexes dominate the area south of downtown.

Some areas north and south of downtown have experienced a significant amount of transition from residential land to commercial uses. Many of the residential structures north of downtown in the vicinity of Phoebe Putney Memorial Hospital have been converted to doctor's offices, medical supply stores and other health-related uses. These types of uses are interspersed among the remaining residential structures in the area. Residential conversion has also occurred along West Broad, West Oglethorpe, and West Highland, just south and west of downtown. Since 1990, housing increases occurred in areas south of downtown through the redevelopment of flood damaged properties.

Commercial

Commercial land use accounted for 2.46% of Dougherty County's total land area with the majority of commercial use concentrated within the city limits of Albany. Five distinctive types of commercial development were identified: (1) the central business district (CBD); (2) corridor development; (3) regional and community centers; (4) neighborhood commercial, and (5) medical related uses surrounding the hospitals.

Central Business District. The CDB, for study purposes, may be considered as the area bounded on the east by the Flint River; on the south by Oglethorpe Boulevard; on the west by Jefferson Street; and on the north by Roosevelt Avenue. (Actual CDB boundaries are defined in the Albany Dougherty County Zoning Ordinance.) The CBD is characterized by older established commercial enterprises, offices and institutional uses. The following facilities are located in the CBD: governmental facilities, the main county library, the Albany Civic Center and auditorium, and the old post office. As a result of commercial expansion outside the CBD, the downtown area no longer serves as the center of retail activity in the County. Due to the downtown area's numerous banking facilities, it is generally considered a center of banking services for the southwest Georgia region. Redevelopment efforts have increased the number of retail and restaurant establishments and a new hotel/conference facility in the CBD.

Corridor Development. Extensive commercial strip development is found along major transportation corridors such as Slappey Boulevard, Oglethorpe Boulevard, Dawson Road, Newton Road and Sylvester Highway. Development along Oglethorpe Boulevard and Slappey Boulevard is largely "built out" and is beginning to encroach down side streets and into established residential areas. Sylvester Highway, Dawson Road, and Newtown Road contain some residential and vacant land where additional commercial expansion could occur. Strip commercial development can also be found along Gillionville Road.

Regional and Community Centers. These commercial centers serve the needs of the commuting population by providing services for a regional and community-wide market. Albany Mall, located along Dawson Road in northwest Albany, serves as a major commercial center for southwest Georgia. Other commercial shopping centers are located around the Albany Mall and are concentrated along Slappey Boulevard. East Oglethorpe Boulevard, Sylvester Highway, Mock Road and East Broad Avenue intersect at a location known as Five Points, which is the most prominent commercial area in east Albany. Retail activities in the area include mobile home sales, automobile sales, lumber yards, and restaurants.

Neighborhood Commercial. Neighborhood commercial land use includes shopping areas providing a mix of commercial, personal and convenience services for area residents. These smaller commercial areas are interspersed throughout the city. Many

neighborhood commercial businesses, for example, are located along Liberty Expressway and Radium Springs Road.

Medical Uses surrounding the Hospitals. Phoebe Putney Memorial Hospital and the HCA Palmyra Medical Center have created the need for a significant amount of office, nursing, and medical supply related activity in their immediate areas. The expansion of these businesses is expected to continue as the hospitals continue to grow.

Industrial

Industrial land use represents 3.60% of Dougherty County's total land area. The majority of industrial land is located within the city limits of Albany. A significant percentage of the industrial land within the City of Albany is located primarily within two industrial parks: the Southern Railroad Industrial Park and the Seaboard Coastline Industrial Park located off Liberty Expressway on Worth Street. Additional industrial uses within the city are located along rail lines and major thoroughfares. In the unincorporated areas of the county, industrial uses are located along the Flint River, and along rail lines and major thoroughfares. Large industries (such as Miller Brewing, Merck Chemical, Copper Tire, Proctor and Gamble, etc.) also hold significant tracts of industrial land. The Dougherty County Landfill also represents a significant industrial use.

Public/Institutional

Public and institutional uses represent 2.89% of Dougherty County's total land area. Public and institutional uses are scattered throughout the city and county. The largest concentration of public and institutional land use is the U. S. Marine Corps Logistics Base, located in unincorporated Dougherty County, with approximately 3,096 acres. Other major public/institutional uses include Phoebe Putney Memorial Hospital, HCA Palmyra Medical Center, Albany State University, Darton College, Albany Technical Institute, the Turner Job Corps Complex, the Wastewater Treatment Plant, and the new Well Field located just south of Lily Pond Road.

TCU

TCU represents 5.05% of Dougherty County's total land area. The greatest concentration of TCU land use is the Albany Dougherty County Airport located in southwest Albany. Railroad switching yards and expressway rights-of-way account for other substantial TCU land area.

Park/Recreation/Conservation

Park/Recreation/Conservation uses account for 10.73% of Dougherty County's total land area. The largest concentration is the Chicasawhatchee Wildlife Management Area, which occupies 10,000 acres. The Flint River Corridor (including Chehaw Wild Animal Park, RiverFront Park, Radium Springs, and Radium Springs Country Club) represents another large park/recreation/conservation use which bisects the County from north to south. Other major park/recreation/conservation land includes the Dry

Creek Floodway in southeast Dougherty County, the County Nursery on Tallahassee Road, cemeteries, golf courses, and a number of small park and recreational facilities are scattered throughout the area.

Agriculture/Forestry

Agriculture/Forestry represents the largest land use in Albany-Dougherty County comprising 57.10% of Dougherty County's total land area. Most of this land is located in unincorporated Dougherty County. Much of this land is characterized by large land holdings (plantations). Some agricultural land is located within the Urban Area Boundary and consists of actively managed and productive pecan orchards. Forestry is only a minor land use in the City/County. Agriculture/Forestry uses in Albany-Dougherty County are further discussed in the Natural and Cultural Resources Element of this Comprehensive Plan.

Undeveloped

Undeveloped land is land that is prime for development but has not yet been developed. Undeveloped land is located within the Urban Area Boundary and excludes actively managed agricultural land and represents 3.41% of the total land area of Dougherty County. In most cases, the undeveloped land has already been zoned for a higher intensity land use. Undeveloped land is located within the urban area boundary, mostly in west Albany and in Dougherty County adjacent to the western Albany City Limits. Some undeveloped land also exists in the Putney area south of Albany; in east Albany near Cordele Road; and in extreme north Albany near Lake Chehaw.

Open Water

Open Water represents 2.84% of Dougherty County's total land area. Most Open Water consists of wetlands, the Flint River, and Lake Chehaw.

ASSESSMENT

TRENDS, LIMITATIONS, NEEDS AND OPPORTUNITES

Historic and Future Trends and Patterns

The following excerpt from the Dougherty Area Regional Transportation Study (DARTS) 2030 Transportation Plan provides a description of residential, commercial, and industrial land use trends:

Since 1970, a major residential trend has occurred. Residential growth in Dougherty County is occurring primarily in the Northwest, both within and

adjacent to the Albany city limits and also into southern Lee County. The majority of this growth occurred in the form of single-family detached housing subdivisions, although some scattered lot development along major transportation routes did occur. In the unincorporated portion of the county, residential growth can be characterized by large lot residential subdivisions on septic systems, as city sewerage facilities are not available. The development of small residential lots in areas surrounding Albany is limited as a result of the number of large land holdings in the county. Little multi-family (apartments, townhouses) development is occurring. That which has occurred is scattered within the city limits of Albany. It is anticipated that the trend of residential development in the Northwest will continue. This will be particularly reinforced by plans to extend city sanitary sewer service to this portion of the county.

Commercial activity has primarily been occurring in the Northwest area as well. The Albany Mall is located here and related retail development is occurring in the area. Other commercial activity has occurred in linear strip patterns along major thoroughfares within the Albany city limits. Gillionville Road in west Albany has the potential to become the next thoroughfare to develop with strip commercial activities. Westover Road is also beginning to experience strip commercial development. Commercial expansion of this type outside the central business district (CBD) has eroded the economic position of the downtown as the retail center for Albany, Dougherty County and the region. The completion of the Central Square project in downtown Albany will stimulate the CBD as an office and governmental services center. It is likely that these uses will support related retail development in future years. Even with the development of Central Square, the trend of commercial development growth outside the CBD is projected to continue around the Albany Mall and along existing and developing thoroughfares.

Industrial growth has been confined by the area's economy in general and limited to the expansion of existing industries. Industrially zoned land with available infrastructure is an asset supportive of future growth desires. The opportunity for Dougherty County to serve as a regional center for new development in agri-business is a factor considered in the plan for increased industrial development.

Future Land Use Needs and Allocations

Future Land Use Allocations are influenced by many factors including projected population and employment needs, existing land use allocations, and natural and manmade development limitations. The following sections examine these influences and ultimately combine them into one Future Land Use Map for the 2025 planning horizon.

Population and Employment Allocations

Future land use needs were derived from the Population and Housing Elements with regard to the future demand for residential land uses. The Economic Development

Element influenced the need for future commercial and industrial allocations.

In addition to the aggregate population, housing, and employment figures which are displayed in tables in the preceding elements, future land use needs were informed by the Dougherty Area Regional Transportation Study (DARTS) 2030 Transportation Plan which comprises the Transportation Element of this Comprehensive Plan. A transportation model was created for the DARTS 2030 Transportation Plan which geographically distributed projected population and employment growth within Dougherty and Lee Counties. The following is an excerpt from that plan which applies to the 2002-2030 planning period and provides context for the development of this Land Use Element.

Excerpt from the Dougherty Area Regional Transportation Study (DARTS) 2030 Transportation Plan Section 3.2.1.1 Population and Employment:

2002-2030 Change

The demographic growth forecast for the region as a whole was a continuation of trends that evolved during the past 30 years. Population is expected to increase during the next 30 years at a moderate average annual rate of 0.7% per year. At that rate, the DARTS region will gain another 24,000 persons to reach a total population of 144,000 by 2030. Total employment in the study area was forecast to grow by a moderate rate of 1.2% per year in the 2002 to 2030 time frame. This rate of growth translates into an additional 21,000 jobs by future year 2030.

To make regionwide forecasts of demographic changes meaningful in the transportation planning process it is also important to anticipate their whereabouts to the extent that is possible. This was done using the allocation methods explained earlier [transportation model used to develop the DARTS 2030 Plan]. Results from allocating 2002 to 2030 population and employment growth are illustrated in graphical form below using district-level geography. District boundaries were formed by grouping [Traffic Analysis Zones] TAZs together in areas where large allocations of growth were concentrated.

Most of the growth forecasted for the DARTS region was allocated into fourteen districts inside the study area. The districts are split evenly, seven for population and seven for employment. For population, the seven districts contain 21,000 of the total 24,000 person increase for the region as a whole. In terms of total employment, district geography accounts for 14,000 of the total 21,000 employment increase that was forecast for the study area.

Population Allocations

District-level geography showing the largest concentrations of population growth in the DARTS study area is presented in Figure 3.2.1.1-2. The 2002 and 2030 population estimates that came out of the allocation process are listed in Table 3.2.1.1-5. The largest 2002 to 2030 population changes were

expected to occur in southwest Lee County along US82. The number of persons expected to reside in this district was projected to grow by 12,400. The geography of this particular district, named US82/Fowlton Creek, contains the Oakland Plantation development that has been proposed to the Lee County Board of Commissioners. On the southern border of the City of Leesburg, the Leesburg district was allocated an additional 4,100 persons. On the western outskirts of the City of Albany and partially in unincorporated parts of Dougherty County another 2,100 persons were allocated into a district named Lockett Crossing/Gillionville.

Figure 3.2.1.1-2 High Population Growth Areas

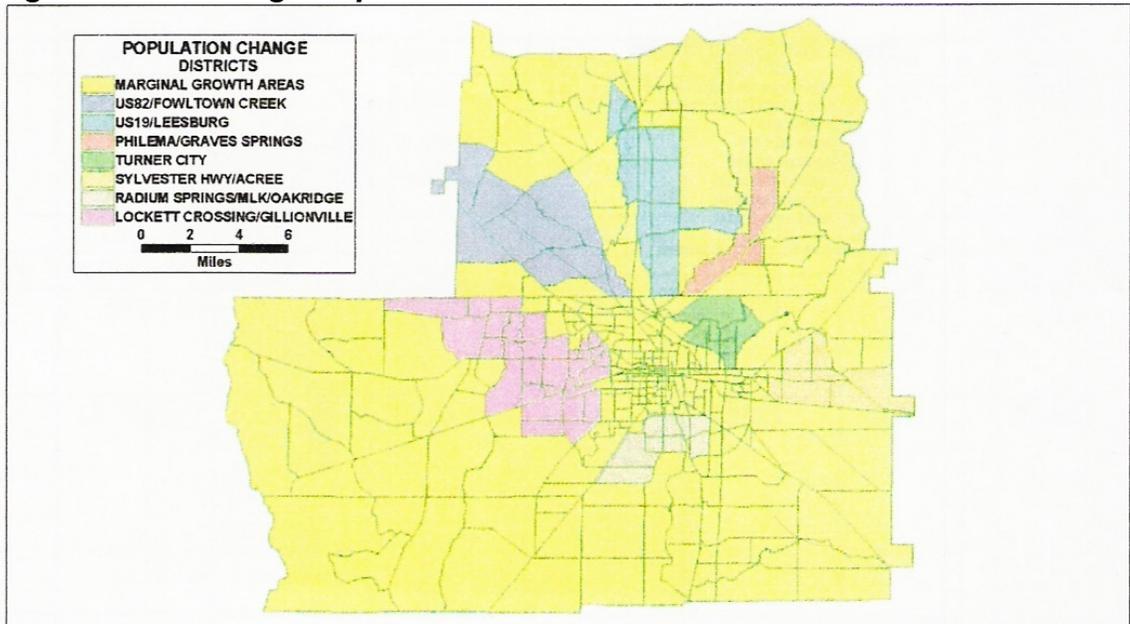


Table 3.2.1.1-5 2002 to 2030 Population Growth by District

District Name	2002 Population	2030 Population*	2002-2030 Population Change
US82/Fowlton Creek	1,900	14,300	12,400
US19/Leesburg	1,600	5,700	4,100
Philema/Graves Springs	900	1,300	400
Turner City	8,600	9,000	400
Sylvester Hwy./Acree	5,000	5,900	900
Radium Springs/MLK/Oakridge	6,700	7,500	800
Lockett Crossing/Gillionville	9,600	11,700	2,100

*Note: Source for data is Ga. Department of Transportation and DARTS Estimates

Total Employment Allocations

The largest concentrations of total employment growth in the DARTS study



area are depicted in Figure 3.2.1.1-3. The 2002 and 2030 total employment estimates that were allocated to high growth employment districts are listed in Table 3.2.1.1-6. The largest increase occurred in the Westover Blvd. district located on the City of Albany's western border and including some parts of unincorporated Dougherty County. The number of employees expected to work at businesses in this district was projected to grow by 4,100. The second and third highest concentrations of employment growth were located in the Albany Mall and Phoebe-Putney Medical districts inside the City of Albany. Together, these two districts accounted for 4,700 of the new jobs forecast for the region during the 2002 to 2030 time frame.

Figure 3.2.1.1-3 High Total Employment Growth Areas

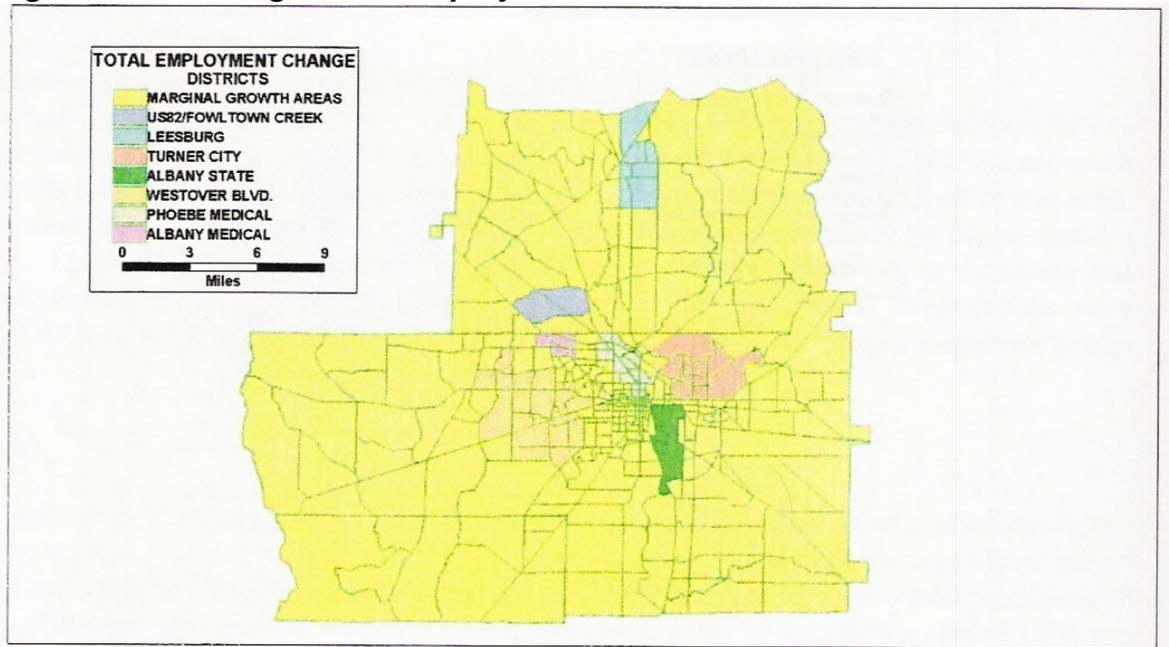


Table 3.2.1.1-6 2002 to 2030 Total Employment Growth by District

District Name	2002 Total Employment	2030 Total Employment*	2002-2030 Total Employment Change
US82/Fowltown Creek	80	650	570
Leesburg	1,000	2,200	1,200
Turner City	2,000	3,700	1,700
Albany State University	1,700	3,400	1,700
Westover Blvd.	4,600	8,700	4,100
Phoebe Putney Medical	5,600	7,900	2,300
Albany Mall	4,700	7,100	2,400

*Note: Source for data is Ga. Department of Transportation and DARTS Estimates

Additionally, the Dougherty Area Regional Transportation Study (DARTS) 2030



Transportation Plan projects constant employment figures in the wholesale and manufacturing sectors and gains in the service and retail sectors. The Plan also predicts that Albany's role as regional economic center will increase with growth in the medical industry, higher education, and tourism/entertainment.

Natural and Manmade Development Limitations

Just as market forces influence future development, natural and cultural resources and the provision of public infrastructure can limit, or constrain, future development. Many natural and cultural resources were mapped in the Natural & Cultural Resources Element of this Comprehensive Plan. Those resources were combined with public water and sewer service area maps from the Community Facilities & Services Element to produce the Development Limitations Map located at the end of this element. The Development Limitations Map provides information about areas that should not be developed, should receive limited development, or are desirable for development.

The Development Limitations Map divides the geography of the county into the following categories:

- Unsuitable for Development – This category includes open water, floodways, wetlands, the Flint River Corridor, existing parks/recreation/conservation areas, and areas with “severe” soil limitations based on the availability of public sewer.
- Very Very Limited Development – This category includes the 100-year flood plain.
- Very Limited Development – This category includes areas with “moderate-severe” development limitations based on soil type and the availability of public sewer.
- Limited Development – This category includes any remaining areas not served by public sewer.
- Desirable for Development – This category includes remaining areas served by public sewer but not by public water.
- Optimal for Development – This category includes areas served by public sewer and water.
- Limitations for Industrial Development: This category is based on “moderate-severe” soil limitations for the development of light industry.

The area was calculated for each category and shown in Table 6-2. The table shows area calculations for the entire county and for areas within and outside of the Urban



Area Boundary.

It should be noted that many areas of Albany-Dougherty County have been developed using septic systems and that some of these areas are environmentally sensitive. It is a major recommendation of this plan that public sewer service be expanded into areas that are already developed on septic systems and that new development occur where public sewer service is available. The Development Limitations Map can be used to aid decision-making regarding the location of new development and the need for public sewer systems. Sewer and Wastewater Treatment are discussed further in the Community Facilities and Services Element of this Comprehensive Plan. The Community Facilities and Services Element also contains a map entitled Potential Sewer Improvement Projects. This map is based on the Generalized Future Land Use Map and reflects future sewer service for all developed areas of Albany-Dougherty County.

Table 6-2: Development Limitations

Dougherty County		
<i>Development Limitations</i>	<i>Acres</i>	<i>Percent of Total</i>
Unsuitable for Development	73,714	34.35%
Very Very Limited Development	10,813	5.04%
Very Limited Development	22,664	10.56%
Limited Development	80,813	37.66%
Desirable for Development	1,813	0.84%
Optimal for Development	24,761	11.54%
TOTAL	214,578	100.00%

Source: HDR

Important cultural resources also present development limitations. The Natural & Cultural Resources Element discusses historic and archeological resources, and the importance of the general cultural/rural heritage of Albany/Dougherty County. Recommendations for the preservation of those resources are included in the Natural & Cultural Resources Element and include inventories, local historic district regulations, and special studies—particularly in the vicinity of Phoebe Putney Hospital where conflict exists between the expansion of the hospital and the preservation of historic neighborhoods. The preferred strategy for the preservation of historic resources is adaptive reuse. In addition to historic district regulations, infill development guidelines are recommended. Strategies have also been included to slow the conversion of agricultural/forestry land to developed uses. These include criteria for rezonings, suggested limitations for development not served by public sewer, and a focus on infill development.

Future Land Use Allocations

The future land use map was developed through an interactive process and was influenced by many factors. Recommended future land uses are shown on the



Generalized Future Land Use Map at the end of this element. In most cases, where there was an existing developed land use, that land use was carried forward to the future land use map. Existing land uses were changed on the future land use map in the following circumstances: 1) when a special area study specified a different land use; 2) when the existing zoning specified a higher intensity land use than the existing land use; or 3) when the existing land use fell into the “unsuitable for development” category on the Development Limitations Map.

Infill Development and Infrastructure

The future land use map does show the conversion of all Undeveloped land and some Agriculture/Forestry Land to residential use. Generally, all land use conversions from Undeveloped or Agriculture/Forestry were confined within the Urban Area Boundary with one exception. Residential expansion outside the current Urban Area Boundary is shown in the Lockett Crossing/Gillionville Area in response to the projected future population growth in that area. To support this future residential development, public sewer service should be expanded into the area.

Natural Environment Opportunities

The future land use map endeavors to be responsive to the natural environment and to existing conditions within Albany-Dougherty County. With few exceptions, all areas that were classified as “unsuitable for development” on the Development Limitations Map are shown as Park/Recreation/Conservation on the Generalized Future Land Use Map. Few new development areas are shown. This decision supports two policies: 1) to conserve the natural environment by limiting urban sprawl, and 2) to encourage reinvestment in urbanized areas where infrastructure is available and where economic revitalization may be needed.

Table 6-3: Future Land Use Allocations

Dougherty County		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of Total</i>
Agriculture/Forestry	84,462	39.36%
Low Density Residential	23,395	10.90%
Medium Density Residential	2,258	1.05%
High Density Residential	2,016	0.94%
Commercial	5,558	2.59%
Low Intensity Industrial	3,772	1.76%
High Intensity Industrial	4,192	1.95%
Transportation Communication Utility	11,030	5.14%
Public/Institutional	6,210	2.89%
Parks, Recreation & Conservation	65,596	30.57%
Open Water	6,089	2.84%
TOTAL	214,578	100.00%
Within Urban Area Boundary		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of Total</i>
Agriculture/Forestry	642	0.97%
Low Density Residential	18,303	27.57%
Medium Density Residential	2,258	3.40%
High Density Residential	2,000	3.01%
Commercial	5,519	8.31%
Low Intensity Industrial	3,729	5.62%
High Intensity Industrial	4,192	6.31%
Transportation Communication Utility	8,510	12.82%
Public/Institutional	6,046	9.11%
Parks, Recreation & Conservation	13,249	19.96%
Open Water	1,938	2.92%
TOTAL	66,386	100.00%
Outside Urban Area Boundary		
<i>Land Use</i>	<i>Acres</i>	<i>Percent of Total</i>
Agriculture/Forestry	83,820	56.56%
Low Density Residential	5,092	3.44%
Medium Density Residential	0	0.00%
High Density Residential	16	0.01%
Commercial	39	0.03%
Low Intensity Industrial	43	0.03%
High Intensity Industrial	0	0.00%
Transportation Communication Utility	2,520	1.70%
Public/Institutional	164	0.11%
Parks, Recreation & Conservation	52,347	35.32%
Open Water	4,152	2.80%
TOTAL	148,192	100.00%

Source: HDR



Needs and Opportunities

The future land use allocations were calculated from the Generalized Future Land Use Map using GIS. These area calculations are shown in Table 6-3. The table shows the future land use allocation by category for the entire county and for areas within and outside of the current Urban Area Boundary.

To assure that enough land was allocated within each category, the future land use allocations were compared to projected land use needs. Projected land use needs were derived based upon very conservative estimates of the maximum number of households and maximum total population anticipated within the county during the planning period. These comparisons are shown in Tables 6-4 and 6-5. Based on the comparisons, the Generalized Future Land Use Map allocates more than enough land in each land use category to accommodate the projected need within the planning period.

Table 6-4: Dougherty County Future Residential Land Use Requirements – 2025

Residential Land Use Type	Projected Need (acres)	Future Land Use Allocation (acres)	Surplus Land Allocated (acres)
Low Density Residential (average 2 units/acre applied to 6% of projected households)	1,350	5,092	3,742
Low Density Residential (average 4 units/acre applied to 60% of projected households)	6,750	18,303	11,553
Medium Density Residential (average 5 units/acre applied to 12% of projected households)	1,080	2,258	1,178
High Density Residential (average 8 units/acre applied to 22% of projected households)	1,238	2,016	778
TOTAL RESIDENTIAL	10,418	27,669	17,251

Note: Required Future Residential Acreage Based on 45,000 Maximum Projected Households in 2025
 Source: HDR



Table 6-5: Dougherty County Future Nonresidential Land Use Requirements – 2025

Land Use Type	Projected Need (acres)	Future Land Use Allocation (acres)	Surplus Land Allocation (acres)
Commercial (8.5 ac./1,000 pop.)	893	5,558	4,665
TOTAL COMMERCIAL	893	5,558	4,665
High Intensity Industrial (6 ac./1,000 pop)	630	4,192	3,562
Low Intensity Industrial (9 ac./1,000 pop)	945	3,772	2,827
TOTAL INDUSTRIAL	1,575	7,964	6,389
Parks, Recreation, Conservation (10 ac./1,000 pop.)	1,050	65,596	64,546
TOTAL PARKS, RECREATION, CONSERVATION	1,050	65,596	64,546
Public/Institutional (10 ac./1,000 pop.)	1,050	6,210	5,160
TOTAL PUBLIC/INSTITUTIONAL	1,050	6,210	5,160
TCU (13 ac./1,000 pop.)	1,365	11,030	9,665
TOTAL TCU	1,365	11,030	9,665

Note: Required Future Nonresidential Acreage Based on 105,000 Maximum Projected Total Population in 2025

Source: HDR

The Urban Area Growth Boundary includes both areas that are currently developed and areas with sufficient water and sewer infrastructure to support future infill. Most significant future development has been allocated within the Urban Growth Boundary. This is where the greatest opportunities for infill and redevelopment are found.

Table 6-6 shows the change in land use allocations between the Generalized Existing Land Use Map and the Generalized Future Land Use Map. No change is noted in Open Water or Public/Institutional land use. TCU shows a slight increase. The residential categories all show increases which reflect both the conversion of Undeveloped and Agricultural/Forestry land to a residential use, and the redevelopment of existing residential uses to higher density residential categories. Likewise, the Undeveloped category shows a 100% decrease since all of that land is expected to develop during the planning period. Agriculture/Forestry shows a decrease for two reasons 1) some Agriculture/Forestry land is expected to develop to a higher intensity use during the planning period, and 2) much Agricultural/Forestry land has been reclassified to Parks/Recreation/Conservation because it is “Unsuitable for Development.” While Agriculture and Forestry uses can continue in the Parks/Recreation/Conservation category, this designation alerts policy makers in the event a request is made to convert the land to a non-Agriculture/Forestry “developed” use. Because of the reclassification of land “Unsuitable for Development” there is also a decline in High Intensity Industrial

and an increase in the Parks/Recreation/Conservation category. Increases in Low Intensity Industrial and Commercial represent properties that are already zoned for those uses but that are currently Undeveloped.



Table 6-6: Land Use Allocation Change 2005-2015

Dougherty County		
<i>Land Use</i>	<i>Acres</i>	<i>Percent Change</i>
Undeveloped	-7,328	-100.00%
Agriculture/Forestry	-38,060	-31.06%
Low Density Residential	1,722	7.95%
Medium Density Residential	241	11.95%
High Density Residential	133	7.06%
Commercial	297	5.65%
Low Intensity Industrial	414	12.33%
High Intensity Industrial	-183	-4.18%
Public/Institutional	0	0.00%
Transportation Communication Utility	190	1.75%
Parks, Recreation & Conservation	42,575	184.94%
Open Water	0	0.00%
Within Urban Area Boundary		
<i>Land Use</i>	<i>Acres</i>	<i>Percent Change</i>
Undeveloped	-7,328	-100.00%
Agriculture/Forestry	-2,071	-76.34%
Low Density Residential	694	3.94%
Medium Density Residential	241	11.95%
High Density Residential	133	7.12%
Commercial	297	5.69%
Low Intensity Industrial	414	12.49%
High Intensity Industrial	-183	-4.18%
Public/Institutional	0	0.00%
Transportation Communication Utility	100	1.19%
Parks, Recreation & Conservation	7,704	138.94%
Open Water	0	0.00%
Outside Urban Area Boundary		
<i>Land Use</i>	<i>Acres</i>	<i>Percent Change</i>
Undeveloped	0	0.00%
Agriculture/Forestry	-35,989	-30.04%
Low Density Residential	1,028	25.30%
Medium Density Residential	0	0.00%
High Density Residential	0	0.00%
Commercial	0	0.00%
Low Intensity Industrial	0	0.00%
High Intensity Industrial	0	0.00%
Public/Institutional	0	0.00%
Transportation Communication Utility	90	3.70%
Parks, Recreation & Conservation	34,870	199.52%
Open Water	0	0.00%

Source: HDR



Relationship between Land Use, Zoning, & Other Development Regulations – The Need to Strengthen and Improve Codes

The Land Use Element of the Comprehensive Plan is implemented through the Zoning Ordinance and other Development Regulations. Currently, the City-County performs a major update to the Comprehensive Plan and adopts it, including the Land Use Element, every 10 years. The Land Use Element serves as a policy guide for zoning and development decisions during the planning period. However, the City-County have no codes that formally relate the Land Use Element to the Zoning Ordinance and other development regulation. Likewise, the City-County have no codes that require updates to the Land Use Element on a regular basis or when land use policies change.

As a result, over the 10-year planning period, the Zoning Code, the Zoning Maps, and other development regulations, which are evolving, tend to diverge from the Land Use Element which remains static. By the end of the planning period, Zoning and Development decisions are made which are not supported by the Land Use Element because the Land Use Element has not been updated to reflect evolving policies.

For this reason, it is recommended that the City-County adopt regulations to codify (1) the relationship between the Land use Element and the Zoning Ordinance and other development regulations (2) the mandatory review and possible update of the Land Use Element and Generalized Future Land Use Map on an annual basis (3) and the role of the Land Use Element in rezoning and land use change decisions.

Guidance for Land Use Change Decisions

Through the public involvement process, several sensitive issues were identified regarding land use conversion. These include the expansion of major institutional uses such as universities and hospitals, the need for “greenfield” versus infill development, and the conversion of agricultural land to higher intensity land uses. These are anticipated to continue to be issues throughout the planning period. To that end, the following recommendations are offered to guide land use and zoning decisions.

- Allow future development only within and directly adjacent to the existing urbanized area as defined by the Urban Area Boundary.
- Adopt clear criteria to govern the conversion of agriculture/forestry land to a higher intensity land use incorporating the following factors: adjacency to the existing urbanized area, availability of public water and sewer, and the existing agricultural productivity of the subject property.
- Provide opportunities for the development of “greenfield” housing developments that will be served by water and sewer infrastructure adjacent to existing urbanized areas as defined by the Urban Area Boundary.
- Encourage infill development in areas that are served by water and sewer infrastructure.

- Provide room for expansion of the colleges and the hospitals.

Zoning Ordinance and Development Regulations - Recommendations

The City and County will be revising their Zoning Ordinance pursuant to the adoption of this Comprehensive Plan. The following issues were identified during the planning process that should be addressed through revisions to the Zoning Ordinance or other development regulations.

- Designate areas and provide guidance for mixed-use developments.
- Provide guidance for redevelopment.
- Develop appropriate buffering requirements between land use types.
- Develop regulations to encourage a pattern of commercial nodes rather than commercial strips.
- Develop regulations to prevent the encroachment of commercial land uses into established residential neighborhoods; designate firm single-family neighborhood boundaries on the land use and zoning maps.
- Develop access management and landscaping requirements for existing commercial strips.
- Protect the following natural resources from future development: floodways, wetlands, the Flint River Corridor, Existing Park/Recreation/Conservation Areas, and areas with “Severe” Soil Limitations based on the availability of sewer service.
- Develop regulations that incorporate “smart growth” principals including appropriate connectivity and transitions between uses, the provision of amenities, and conservation of natural resources.
- Provide incentives for affordable housing and mixed-income neighborhoods.
- Incorporate landscaping requirements and other aesthetic considerations for all uses.
- Limit locations for daycares, boarding houses, and churches based on access, distance, or other criteria.
- Establish guidelines for infill development.
- Remove impediments that would prevent a variety of housing types.
- Regulate location and spacing between neighborhood commercial nodes.
- Tie sign regulations to land use or zoning district and other sign ordinance revisions.
- Reduce need for conditional zoning.
- Regulate outdoor display/storage.
- Add residential zoning categories with smaller lots than currently allowed in the R-6 zoning category.

PROBLEMS TO BE ADDRESSED THROUGH SPECIAL AREA STUDIES, REDEVELOPMENT PLANS, OR CODE REVISIONS

Special Area Studies

Albany-Dougherty County has invested in several special area studies. Special area studies are comprehensive investigations of targeted areas and usually consider land use, transportation, infrastructure, and other factors. Most of the existing special area studies have focuses on economic development or redevelopment in and around the Downtown area. The existing special study areas are shown on the Existing Special Area Studies Map at the end of this Element. Special area studies completed to date by the City-County or other organizations are:

- The Albany Downtown Riverfront Master Plan
- The South Albany Urban Redevelopment Plan
- The East Albany Urban Redevelopment Plan

Other areas that may warrant future, detailed study were identified through the public involvement process. These areas are shown on the map entitled Potential Future Special Study Areas at the end of this Element. These include major undeveloped or blighted transportation corridors, developing corridors, and areas in economic decline or transition.

Corridor and District Studies

Major transportation corridors which lead into Albany have been identified for special study. These corridors have future development potential and should be planned in advance of development to prevent sprawl and traffic conflicts and to reserve right-of-way for future widening or transportation enhancement activities. These include:

- Newton Road
- Moultrie Road
- Cordele Road
- Sylvester Highway
- Clark Avenue

Other corridors are currently developing and redeveloping to serve adjacent residential uses. These corridors should be developed with an emphasis on commercial nodes, thus reducing strip commercial development and the number of curb cuts. These corridors include:

- Liberty Expressway
- Gillionville Road



Other corridors and neighborhoods have been identified which are struggling economically, experiencing redevelopment, or experiencing transition. Special area studies are recommended for these areas that would focus on redevelopment and revitalization. These areas include the following:

- The former Turner Field and adjacent areas
- East Albany, particularly the Five Points Area centered on Sylvester Highway
- The area in west Albany centered on the intersection of Dawson Road and Slappey Boulevard including corridors radiating from this intersection and surrounding neighborhoods
- The West Broad, West Oglethorpe, and West Highland Corridors
- Newton Road between Oakridge Drive and Jefferson Street

Other Mixed Use Districts and Corridors

Most of Albany-Dougherty County's Land Use and Zoning issues revolve around the growth management of mixed use districts and corridors including the Downtown, strip commercial corridors, and the need to establish transitional zones between commercial/institutional and residential land uses. For example, the need for revised mixed use development regulations centers on the Downtown and the Albany Mall area. Both of these areas represent large concentrations of commercial land use. The desire and need exists to introduce other uses, including various types of residential, into these commercial areas. While the City and County do have one commercial zoning category which allows mixed use, the specific regulations warrant a closer look.

The City and County will be revising their Zoning Ordinance pursuant to the adoption of this Comprehensive Plan. The new Zoning Ordinance should provide better guidance for the development and management of mixed use areas. General recommended guidelines are provided in Table 6-7. The guidelines in Table 6-7 apply to large commercial areas such as the Downtown and the Albany Mall area, commercial corridors, commercial nodes, and urban neighborhoods desiring neighborhood-supporting commercial uses.

Through the public involvement process, priority areas where mixed use should be encouraged were identified. These are displayed on the Future Mixed Use Focus Areas Map at the end of this Element. The map identifies both potential mixed use districts and corridors.

Corridors

With the exception of the Albany Mall and Downtown areas, commercial areas in the city are corridor-oriented. The major arterials such as Slappey Boulevard, Oglethorpe Boulevard, Broad Avenue, and Dawson Road are characterized as strip commercial corridors. These corridors have commercial activities fronting on them with the

attendant problems of numerous curb cuts, visually obtrusive signs, nightmarish traffic, and chaotic design features.

Residential areas in the City which are located adjacent to these strip commercial corridors are experiencing pressure from adjacent uses to change their current use. This pressure is in the form of commercial uses encroaching into established residential areas along thoroughfares. Land use has been in transition from residential uses to commercial uses along thoroughfares such as Dawson Road, Gillionville Road, Broad Avenue, Clark Avenue, Martin Luther King, Jr. Drive, Radium Springs Road, Palmyra Road, Sylvester Highway, Westgate Drive, and Whispering Pines Road. This transition is occurring as a result of roadway improvements and the increasing perception of these areas as being undesirable areas in which to live.

Institutional Districts

Land use in transition is also found in the areas surrounding Phoebe Putney Memorial Hospital and HCA Palmyra. Medical related facilities are expanding into adjacent residential areas, thereby reducing the residential desirability of the area and increasing the pressure for existing residential structures to be used for medical-related purposes. Similar pressures may also be experienced by the expansion of the Downtown, the colleges and universities, or the Albany Mall area during the planning period.

Downtown Albany

Within the last 20 years, the character of downtown Albany has been redefined. Until the 1970's, the downtown served as the commercial center for the entire city and the Southwest Georgia region. Since then, the downtown has lost its importance as a commercial center, and become instead a center for government, service and cultural activities.

The physical character of the downtown is still undergoing transition. An ambitious revitalization initiative is under way to recreate the heart of Albany. After the Flood of 1994, community leaders founded a business-based nonprofit corporation, Albany Tomorrow, Inc. to spearhead an effort to create a revitalization plan for Albany. The idea for the plan began in the boardroom of the Albany Dougherty Inner-City Authority and today is known as the Albany Downtown Riverfront Master Plan. The \$210-million master plan serves as the road map for creating a new mix of commercial, institutional, and residential activities necessary to accomplish revitalization and development. The goal of the Master Plan is to fill the downtown with diverse activities and destinations that will be an irresistible draw and entice others from outside the community to come and visit or to make Albany their home.



Table 6-7. Recommended Guidelines for Managing Mixed Use Development

	Neighborhood Mixed Use	Town Center	Regional Center
Permitted Uses			
Agriculture			
Single Family Detached	X		
Single Family Attached	X		
Townhouses	X	X	X
Accessory Unit	X	X	X
Multi-family	X	X	X
Retail and Services	X****	X*	X
Offices	X****	X*	X
Public and Semi-Public	X	X	X
Density			
Gross Units/Acre	12	24	36
Sidewalks			
Total Width	15-20 ft	15-20 ft	15-20 ft
Landscaping Zone	5-8 ft	5-8 ft	5-8 ft
Buildings			
Front Setback**	15-25 ft***	0-10 ft	0-10 ft
Buildings Along Front Setback	70%	70%	70%
Rear Setback, Minimum	10 ft/buffers	10 ft/buffers	10 ft/buffers
Side Setback, Minimum	15 ft/buffers	0 ft/buffers	0 ft/buffers
Height, Minimum	18 ft	18 ft	18 ft
Height, Maximum	35 ft	52 ft	120 ft
Parks and Plazas			
Lots >10 acres	20%	20%	10%
Lots 5 to 10 acres	10%	10%	10%
Lots <5 acres	5%	5%	5%
New Streets			
Minimum Block Perimeter	2500 ft	2500 ft	2500 ft
On-street Parking Required?	Yes	Yes	Yes

* Retail and Service and Office uses are only permitted along arterial streets or within 500 feet of any street intersection.

** Front setbacks should be measured from the back of the required sidewalk. Corner lots have two front yards.

*** Buildings continuous first floor storefronts have a front setback of 0-25 feet.

**** Retail and Service and Office uses are only permitted within 200 feet of intersections of arterials or arterials and collector streets. Individual business establishments are limited in size to 30,000 square feet.



The Central Square government complex and many other government buildings have been constructed along Pine Avenue. New shops and restaurants are occupying historic storefronts along West Broad Avenue. Several historic structures and complexes in the downtown area have been restored or are in the process of being restored. A \$14.7-million administrative and client service facility for the Georgia Department of Human Resources has been completed. The Flint Riverquarium opened in 2004, followed by the 2005 opening of the Hilton Garden Inn on Front Street with 122 guestrooms and 13,000 square feet of diverse meeting and banquet space.

RiverFront Park, part of the Flint River Corridor, has been completed. The RiverFront Park is a 6 acre park located in Downtown Albany on the banks of the Flint River. Amenities of the park include: an expansive lawn area for family picnics and gatherings, animated play fountain, pavilion areas, Turtle Grove Play Park, a 1.5 mile Greenways Trail System, Horace King Overlook, the historic Bridge House and the Riverwalk. Trails are planned that will extend north and south along the Flint River from RiverFront Park.

In addition to securing private investment to advance the Albany Downtown Riverfront Master Plan, Albany Tomorrow, Inc., is helping the community identify and coordinate public funds to redevelop downtown, such as TEA-21 and SPLOST funds.

East Albany – Potential Redevelopment Area

Transitional and blighted areas have had much attention in recent years, with a focus on the revitalization of Downtown, which is traditionally viewed as the west side of the Flint River. It is time to focus attention toward planning for uses on the east bank of the Flint River opposite Downtown. This area is known as East Albany and was the historic location for African American businesses and culture prior to desegregation. The center of East Albany was East Broad Street which still retains some historic storefronts and residences. Also located on the east side of the Flint River is Albany State University, the Five Points, and East Oglethorpe Avenue—a major gateway into Downtown.

The opportunity exists to revitalize East Broad by creating a commercial district there focused on serving Albany State University. The area between East Broad and Oglethorpe could also be developed with student housing. Additionally, East Albany and Albany State University should be better linked to the west side of the Flint River through pedestrian and streetscape improvements along Broad and Oglethorpe. Albany State University could be better connected to Broad Street through pedestrian and streetscape improvements to South Broadway and College Drive. Opportunities also exist to create passive park areas along the east side of the Flint River as part of the Flint River Corridor.

Phoebe Putney Area

Many land use conflicts exist in the area surrounding Phoebe Putney Memorial Hospital (Phoebe.) As the hospital and related services continue to grow, encroachments into adjacent single family neighborhoods occur. The opportunity exists to use Phoebe's growth to revitalize the Downtown while reducing encroachments into established single-family neighborhoods. The following recommendations apply to the area surrounding Phoebe and its relationship to the adjacent Downtown:

- A firm boundary should be established for adjacent single-family neighborhoods past where encroachment and transitional land uses will not be permitted.
- A firm transitional zone should be established adjacent to the single-family neighborhood boundaries to include medium and high density residential and office land uses. This transitional zone should be governed by appropriate transitional height planes.
- Phoebe and related services should be encouraged to grow vertically and southward—toward the Downtown.
- Appropriate areas around Phoebe, including the Downtown, should be developed with multi-family residential uses, independent elderly living accommodations, student housing, medical offices and labs, out-patient facilities, and medical research facilities.
- The opportunity exists to develop an elementary charter school, preschool, and housing near Phoebe and possibly in the Downtown area.

Marine Corps Logistics Base

The Marine Corps Logistics Base is discussed in detail in the Intergovernmental Coordination Element. However, the future vitality of the base has some land use implications. Primary among these is the issue of encroachment around the base that would prohibit future expansion of the base or that would cause conflicts between adjacent uses and activities conducted on the base. To this end, it is recommended that appropriate measures be taken to protect the base from encroachment through the Land Use Map, Zoning Ordinance, and other Development Regulations

Transportation Corridors (Gateways)

There are several identified gateways into the community. Gateways are points along major transportation corridors that delineate entrance points to a community. Corridors, as well as gateways, have a profound impact on one's perception of community character. Examples of these gateways included the following:

- East Oglethorpe Boulevard
- Philema Road/Jefferson Street



- Slappey Boulevard (north of the interchange)
- Gillionville Road (west of the Cooleewahee Creek)
- Liberty Expressway (south of Moultrie Road interchange)
- Newton Road (south of Oakridge Intersection)
- Dawson Road (northwest of the mall to the county line)
- Broad Avenue at the approach to downtown.

The East Oglethorpe Boulevard and Cordele Road access to the city from Interstate 75 acts as the entry point for most visitors (62 %) from in-state and out of state that come to the city. Improvements were made to East Oglethorpe at the Flint River with flood recovery money. However, aesthetic improvement is still needed to East Oglethorpe and Cordele Road to create a proper gateway.

A primary way to enter the city is through Newton Road from the airport. Presently, this entryway is bare and does not have the amenities to create a positive impression to a visitor.

The Dawson Road (from County Line to Liberty Expressway Interchange) and Slappey Boulevard (from County Line past the interchange) are both important corridors and gateways. Dawson Road is the entry point for visitors from Columbus. Slappey Boulevard is the entry point for travelers from Atlanta and north Georgia. These corridors, like others, are bare except for the commercial signs that line the roadway. They project a poor image because of the clutter. Less obvious but equally important are the Gillionville Road and Moultrie Road Corridors.

Improvements to all of the above mentioned corridors are needed to create positive gateway treatments and entrances into the community.

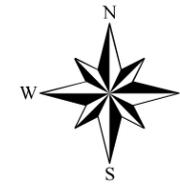
Summary of Current and Future Needs

The Land Use Element defines areas that will be utilized for residential, commercial, industrial, agriculture/forestry, public/institutional, and conservation land use over the next 20 years. The Land Use Element also defines policies which will govern land use changes during the planning period. Of primary importance is the need to:

- Revise the Zoning Ordinance and other Development Regulations to reflect the policies defined in the Comprehensive Plan.
- Codify a requirement for the annual review of the Land Use Map and accompanying Land Use Policies in the Comprehensive Plan.
- Allow future development only within and directly adjacent to the existing urbanized area.
- Protect the following natural resources from future development: floodways, wetlands, the Flint River Protection Corridor, Existing

Park/Recreation/Conservation Areas, and areas with “Severe” Soil Limitations based on the availability of sewer service.

- Adopt clear criteria to govern the conversion of agriculture/forestry land to a higher intensity land use incorporating the following factors: adjacency to the existing urbanized area, availability of sewer service, prime farmland, and the existing agricultural productivity of the subject property.
- Provide opportunities for the development of “greenfield” housing developments that will be served by water and sewer infrastructure adjacent to existing urbanized areas.
- Encourage infill development in areas that are served by water and sewer infrastructure; discourage new development in areas that are not served by public sewer service.
- Designate areas for Mixed-Use Development.
- Encourage redevelopment in targeted areas that are declining in economic vitality.
- Conduct detailed special area studies in zones that need redevelopment, are experiencing land use conflicts, or are transitioning in development intensity.
- Develop appropriate buffering requirements between land use types.
- Develop regulations to encourage a pattern of commercial nodes rather than commercial strips.
- Develop regulations to prevent the encroachment of commercial land uses into established single-family residential neighborhoods.
- Develop access management and landscaping requirements for existing commercial strips.
- Provide room for expansion of the colleges, the hospitals, and the MCLB.
- Prevent encroachment around the MCLB that would prohibit future expansion of the base or that would create conflicts with activities on the base.
- Develop regulations that incorporate “smart growth” principals including appropriate connectivity and transitions between uses, the provision of amenities, and conservation of natural resources.



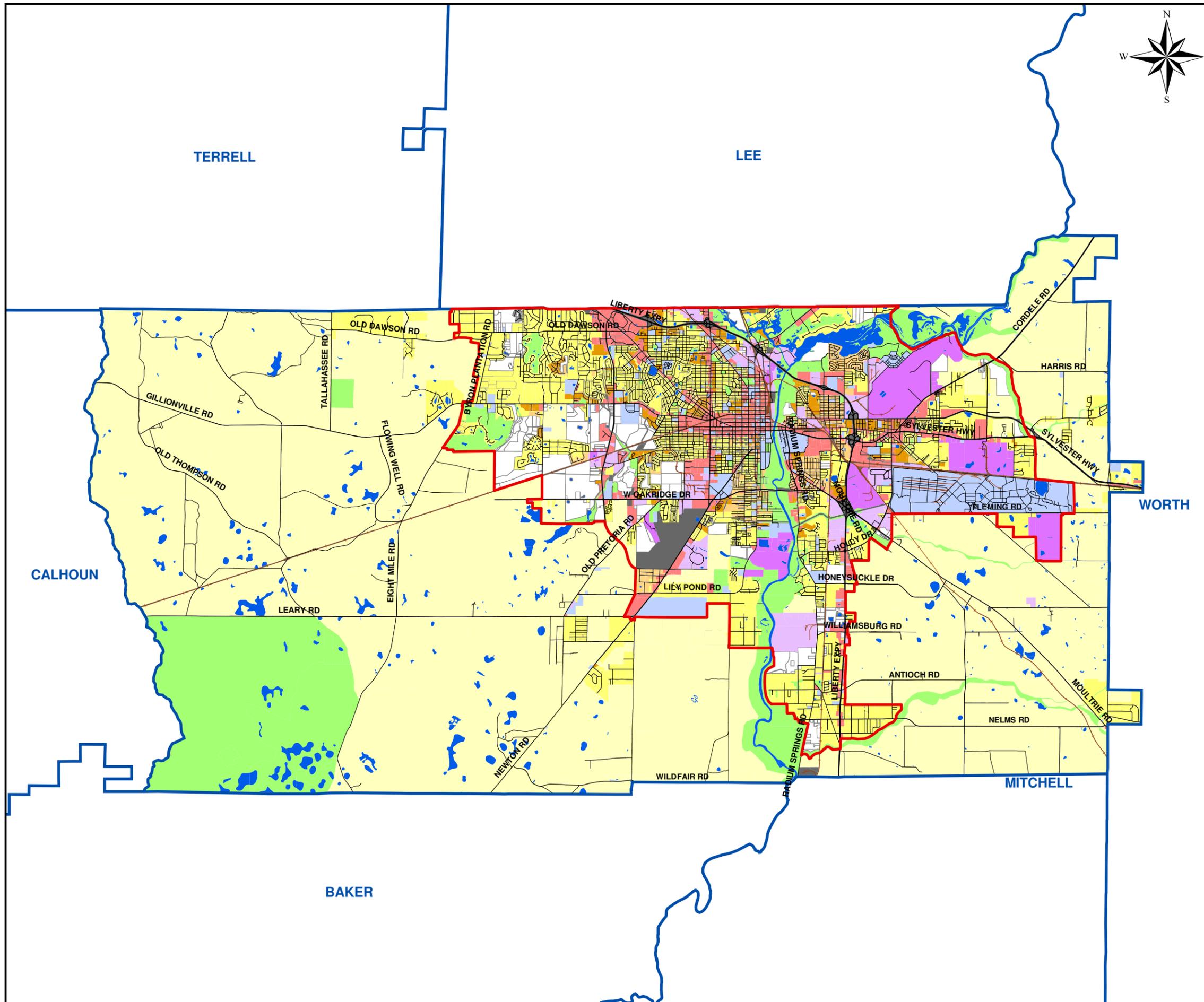
Generalized Existing Land Use

Legend

- Undeveloped
- Agriculture/Forestry
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Low Intensity Industrial
- High Intensity Industrial
- Public/Institutional
- Park/Recreation/Conservation*
- Open Water
- Transportation/Communication/Utility
- Urban Area Boundary

* Note: Agriculture/Forestry Uses Allowed

Source: HDR 2005

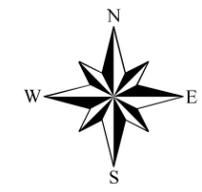
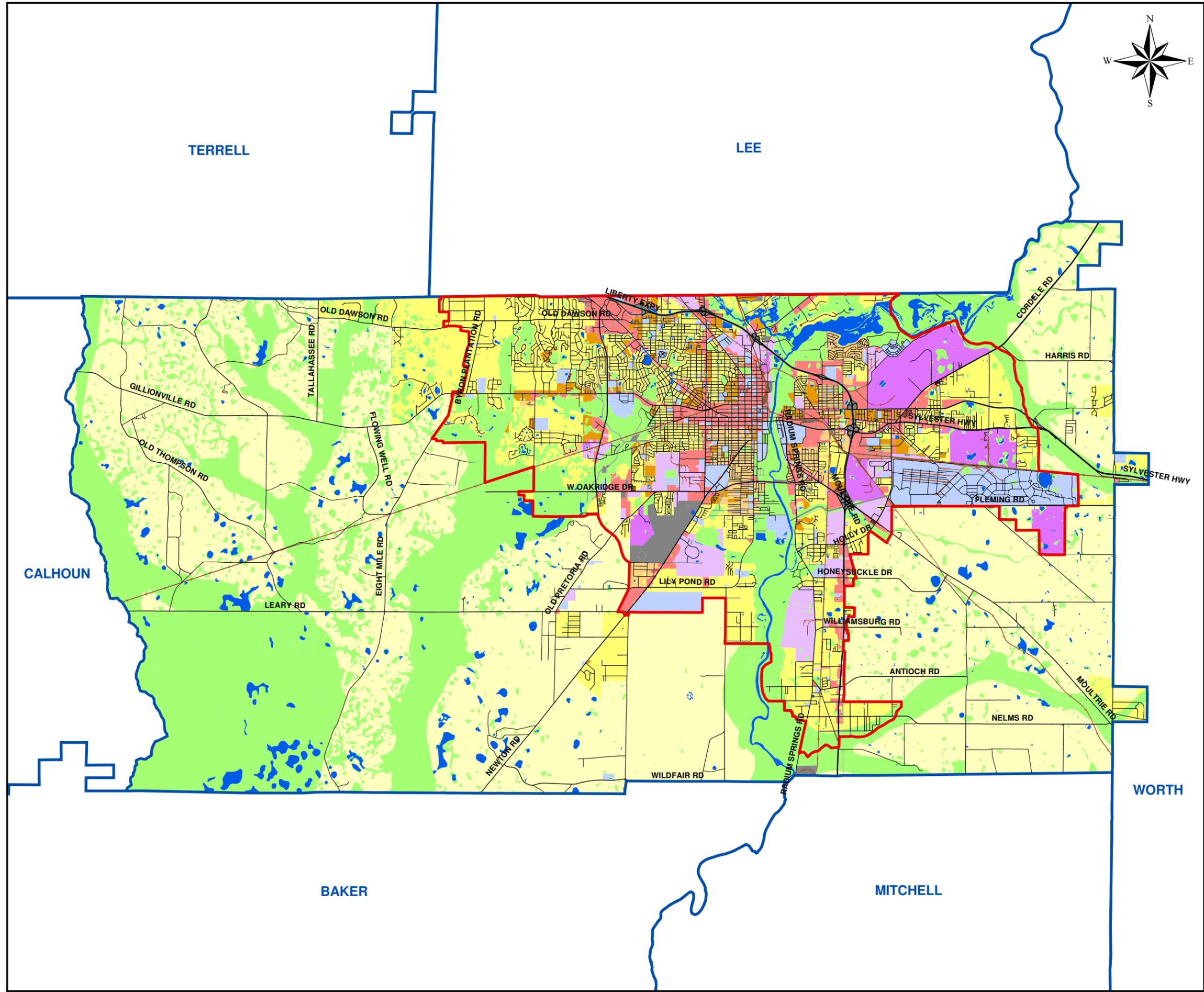


Generalized Future Land Use

Legend

- Agriculture/Forestry
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Low Intensity Industrial
- High Intensity Industrial
- Public/Institutional
- Park/Recreation/Conservation*
- Open Water
- Transportation/Communication/Utility
- Urban Area Boundary

* Note: Agriculture/Forestry Uses Allowed
 Source: HDR 2005



Key:
 Unsuitable for Development: Floodways, Wetlands, the Flint River Protection Corridor, existing parks, existing greenspace, existing conservation areas, areas with "severe" soil limitations based on the availability of public sewer.

Very Very Limited Development: The 100-year flood plain.

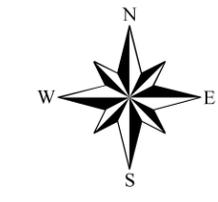
Very Limited Development: Areas with "moderate - severe" development limitations based on soil type and the availability of public sewer.

Limited Development: Remaining areas not served by public sewer.

Desirable for Development: Remaining areas served by public sewer but not by public water.

Optimal for Development: Areas served by public sewer and water.

Limitations for Industrial Development: Based on "moderate - severe" soil limitations for the development of light industry.

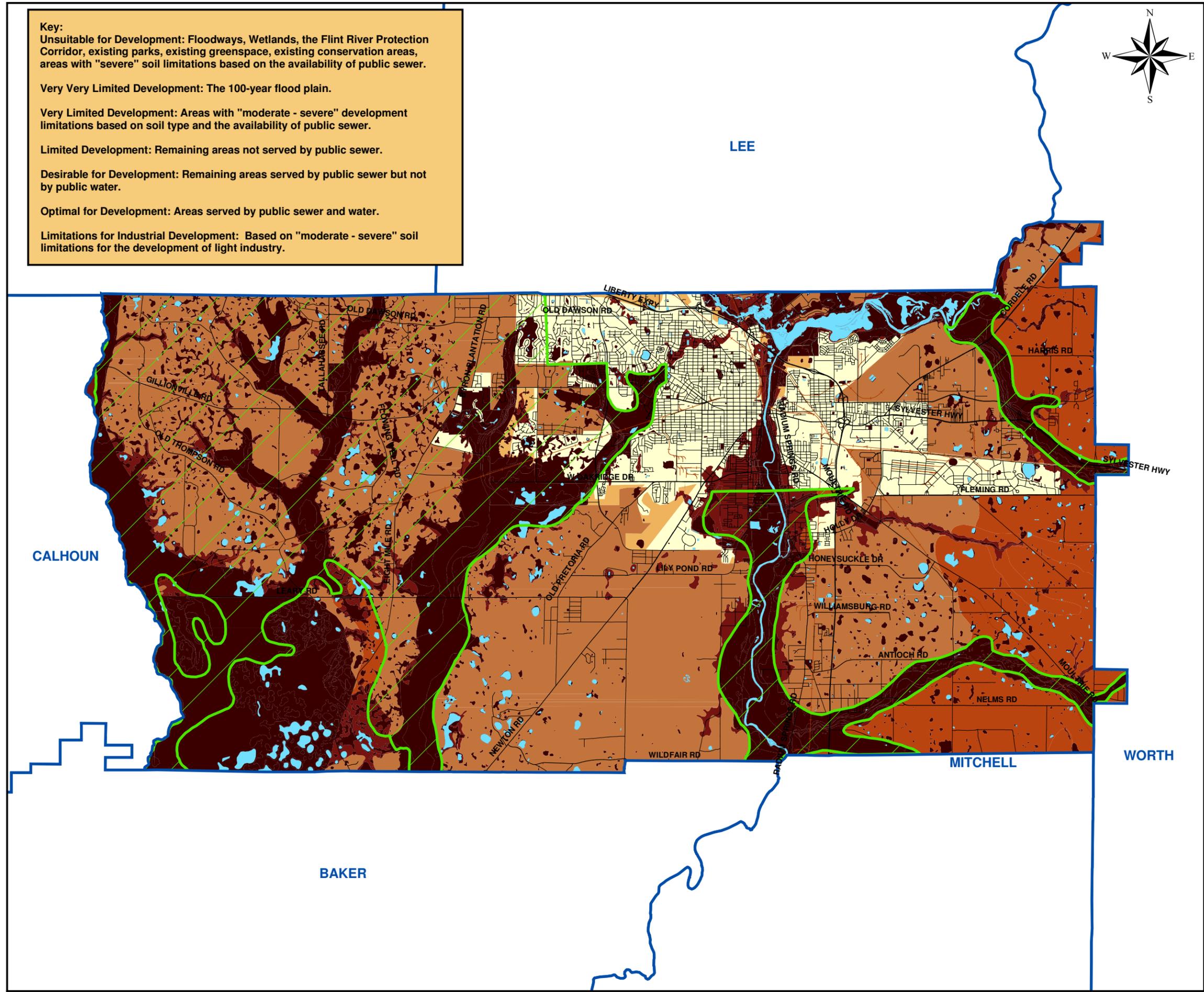
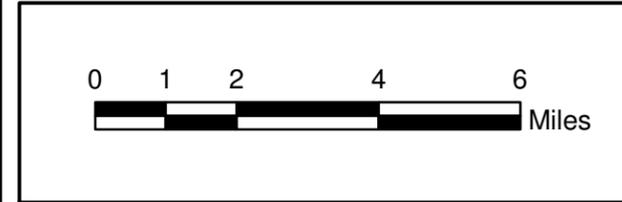


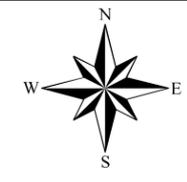
Development Limitations

Legend

Development Limitations

- Unsuitable for Development
- Very Very Limited Development
- Very Limited Development
- Limited Development
- Desirable for Development
- Optimal for Development
- Open Water
- Limitations for Industrial Development





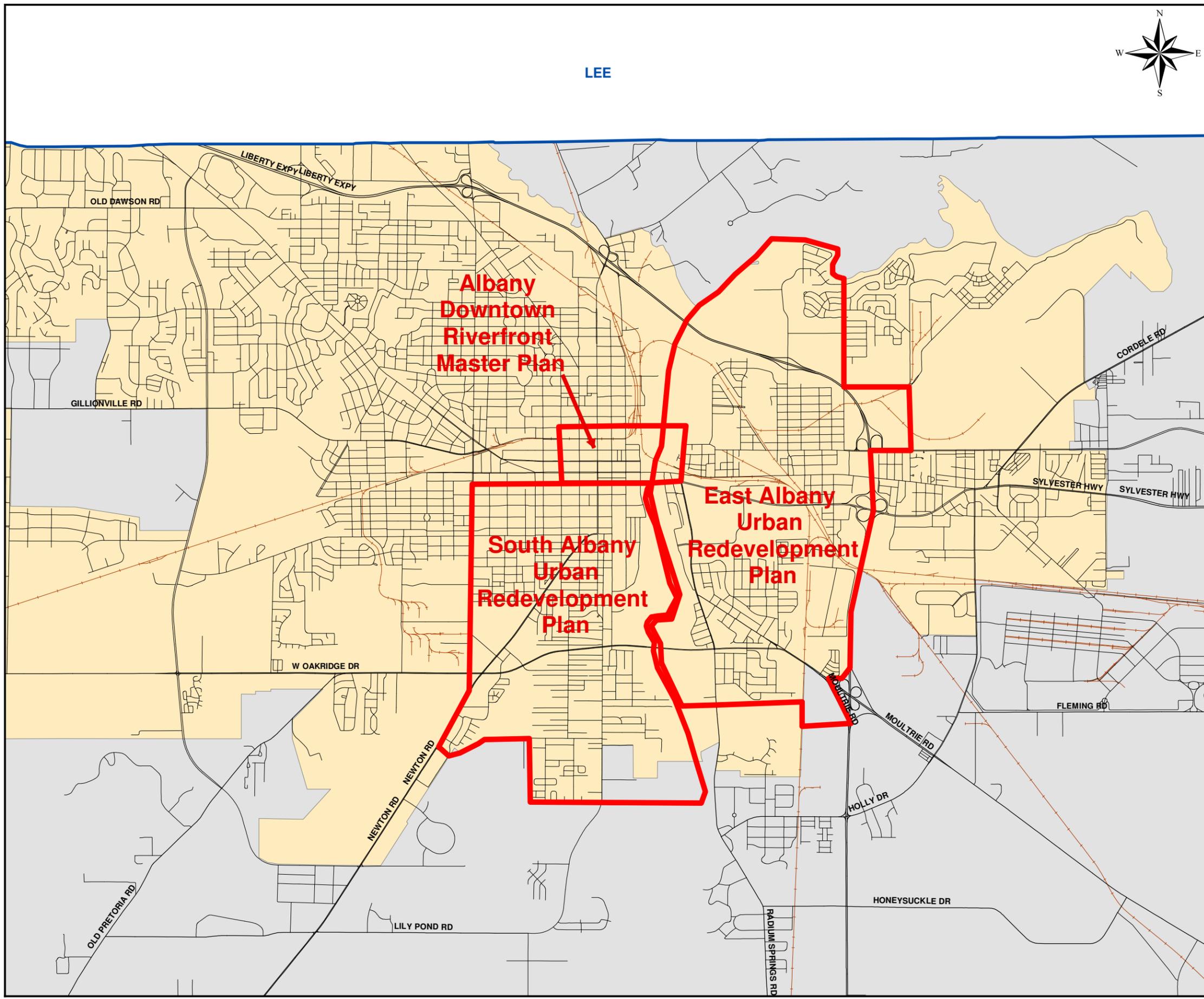
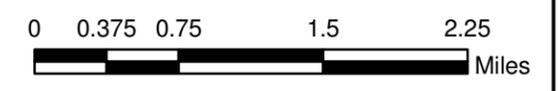
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Existing Special Study Areas

Legend

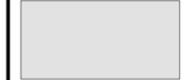
-  Existing Special Study Areas
-  City of Albany
-  Dougherty County

Source: Albany - Dougherty County 2005

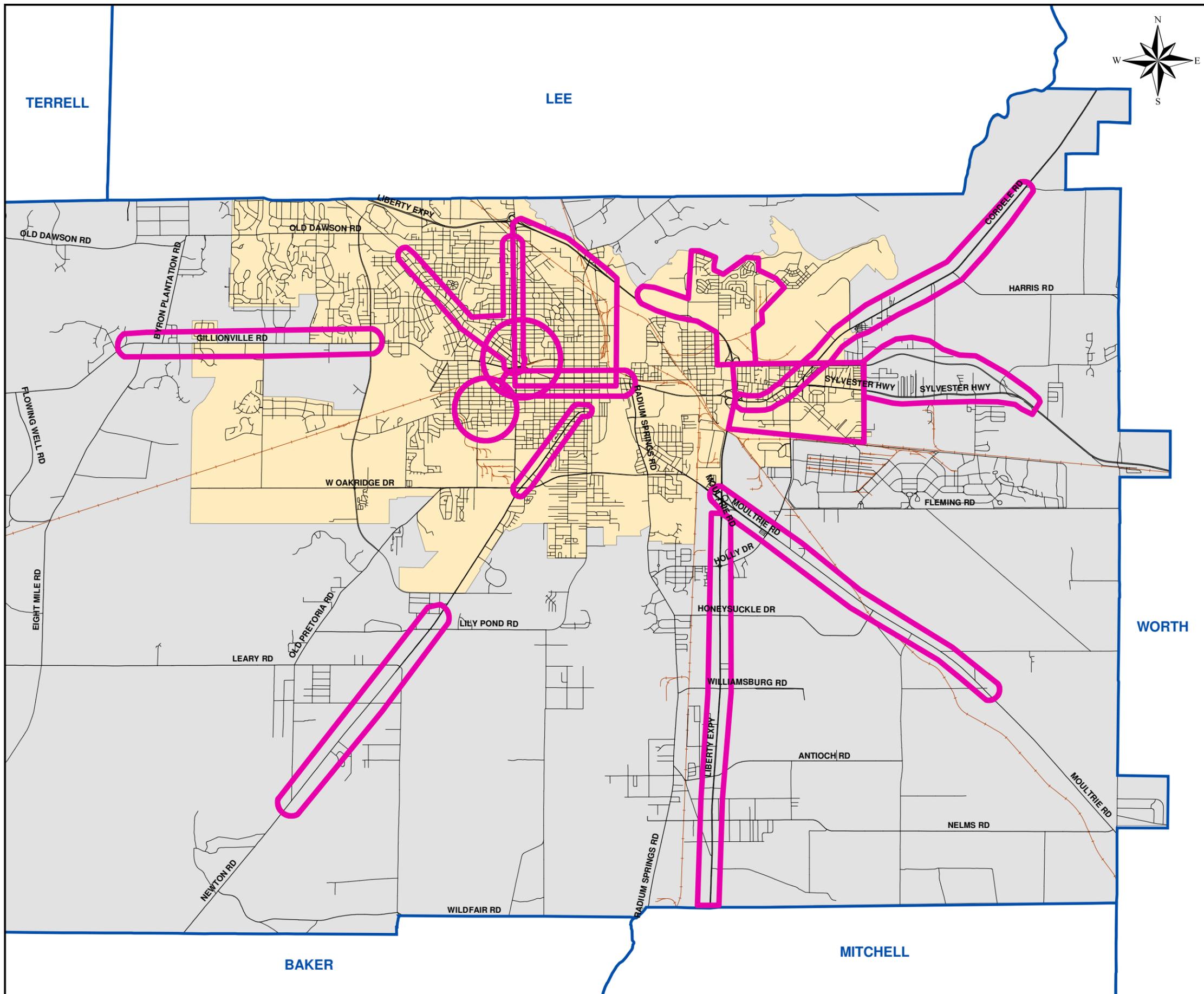


Potential Future Special Study Areas

Legend

-  Potential Future Special Study Areas
-  City of Albany
-  Dougherty County

Source: HDR 2005

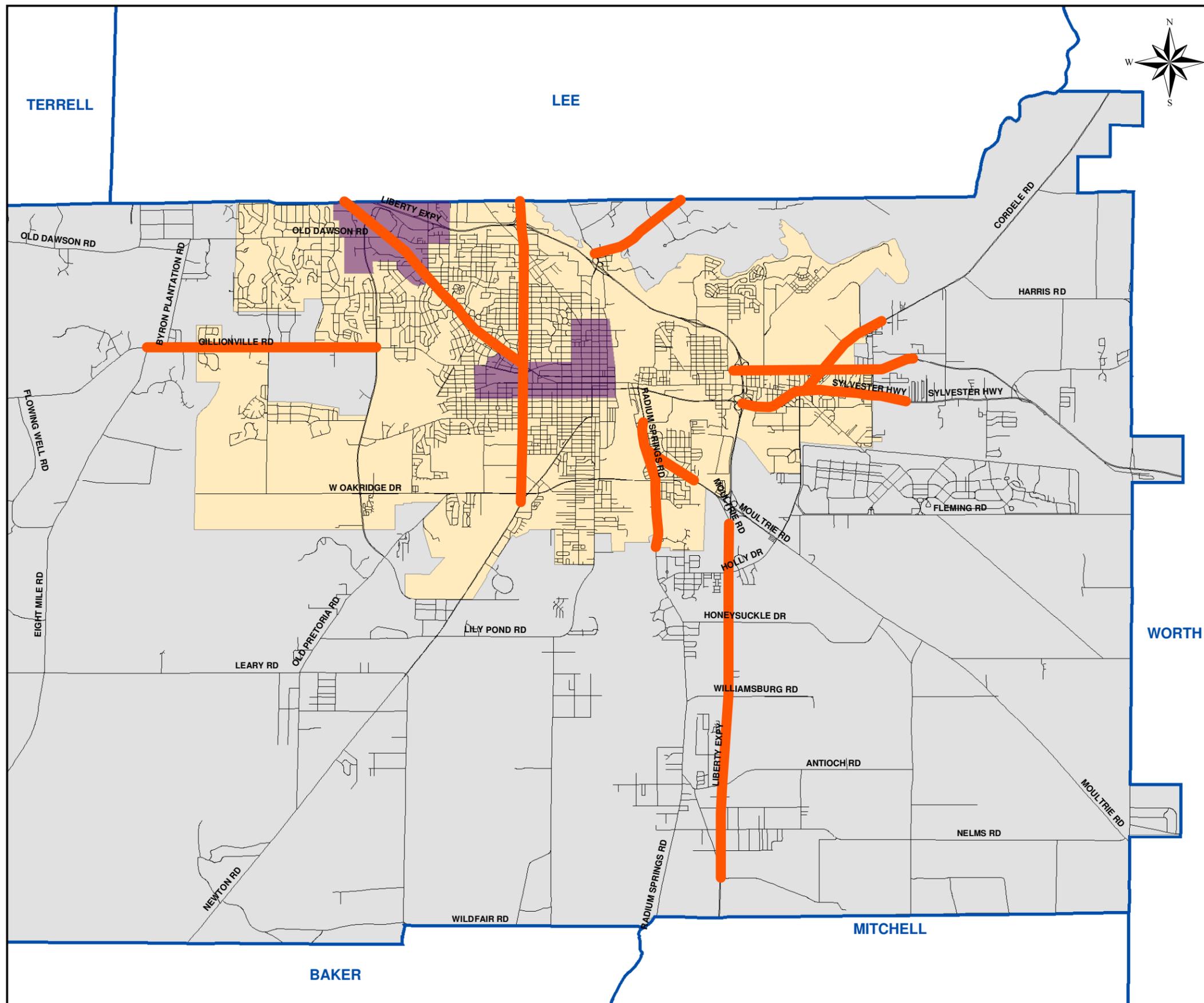


Future Mixed Use Focus Areas

Legend

-  Corridors
-  Districts
-  City of Albany
-  Dougherty County

Source: HDR 2005



Intergovernmental Coordination Element

The Intergovernmental Coordination Element provides communities an opportunity to inventory existing intergovernmental coordination mechanisms and processes involving other local governments and governmental entities. These can have profound impacts on the success of implementing the Comprehensive Plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms and their ability to serve the current and future needs of the community. The element also articulates goals and seeks to formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

INVENTORY

Adjacent Counties

The City of Albany and Dougherty County share a lengthy common border with Lee County to the north. Much potential exists for coordination with Lee County, particularly in the area of land use planning. Because of available land, the development pattern occurring in the northern area of Dougherty County is continuing into Lee County. This development trend is recognized in the planning boundary determined by the Metropolitan Planning Organization, the entity responsible for ensuring that federally supported transportation projects are planned in a coordinated manner. The MPO area includes all of Dougherty County and the southern portion of Lee County. Both counties are represented on the Transportation Committees.

Certain natural resource issues common to all surrounding counties, such as water quality, stormwater management, and flooding, are regional issues and need to be addressed as such with adjoining counties, perhaps through the SWGRDC.

Southwest Georgia Regional Development Center

The Southwest Georgia Regional Development Center (SWGRDC) is the regional government for the City of Albany and Dougherty County. The SWGRDC has 14 counties under its jurisdiction. The only metropolitan area in the SWGRDC region centers on the City of Albany and encompasses portions of Dougherty and Lee Counties. The role of the SWGRDC is to provide technical assistance to local governments within its jurisdiction. The Georgia Department of Community Affairs provides annual contractual opportunities to the SWGRDC to conduct various activities related to implementing the Georgia Planning Act. However, the City of Albany and Dougherty County maintain the primary responsibility for planning policies and decisions within their borders.

SWGRDC has provided technical assistance for historic preservation and helped to develop a historic preservation ordinance in the 1990's. Assistance is also given to the Albany Dougherty Historic Preservation Commission on an ongoing basis. SWGRDC also developed a Greenspace Connectivity Plan, suggesting options for a trail connecting existing protected greenspace in Dougherty and Lee Counties along the Flint River and Muckalee Creek corridors. SWGRDC's role in the greenspace program is one of advocacy.

Additionally, the SWGRDC is providing technical assistance to the region in the area of economic development. Currently the SWGRDC is partnering with Dougherty County and other organizations on the economic diversification of the region. Particular attention has focused on the Marine Corps Logistics Base and its future expansion or reuse. The SWGRDC is also working to encourage economic development in surrounding counties within the region.

State of Georgia

Flint River and Kinchafoonee Creek Corridor Protection Plan

In 1991, the General Assembly passed the Mountain and River Corridor Protection Act, which called for the Department of Natural Resources (DNR) to develop criteria for the protection of important river corridors within the State of Georgia. The State Department of Community Affairs further required all local governments to address these River Corridor Protection Act criteria within their comprehensive plans as they apply to rivers and streams in their municipal boundaries. Within Dougherty County, the Flint River and Kinchafoonee Creek are subject to the River Corridor Protection Act criteria. The Flint River and Kinchafoonee Creek Corridor Protection Plan was developed to comply with the state's requirements subsequent to the Mountain and River Corridor Protection Act and contains several goals that provide for the protection of water quality, scenic and unique areas, and the protection of property rights for landowners. The Flint River and Kinchafoonee Creek Corridor Protection Plan was adopted by the City and County as part of the current Comprehensive Plan and the Zoning Ordinance.

Governor's Greenspace Program

The Georgia General Assembly created the Georgia Greenspace Program during the 2000 legislative session by enacting Senate Bill 399 (codified as Official Code of Georgia Annotated Sec. 36-22-1 et seq.). The statute assigned responsibility for program administration to the Department of Natural Resources and created a five-member Georgia Greenspace Commission which reviews and approves community greenspace programs submitted by eligible counties. The statute defines "greenspace" as permanently protected land and water, including agricultural and forestry land, that is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more listed goals for natural

resource protection or informal recreation. Dougherty County's program, includes the City of Albany, had one trust fund administered by the Dougherty County Finance Director.

Dougherty County has committed to protecting 20% (the minimum level required by the Georgia Greenspace Program) of its 209,793 acres by 2023. The 42,000 acres of greenspace will include:

- River corridor, associated flood plains, and other stream buffers
- Wetlands and contiguous upland areas
- Agricultural and farm lands
- Parks and areas suitable for parks
- Historic Resources
- Land that provides connectivity between these areas

Funding for the Greenspace Program ended with the term of Governor Roy Barnes and was closed out in 2004. Governor Sonny Perdue sponsored a conservation initiative, the Georgia Land Conservation Act, in 2005 which also provides a mechanism for permanently protecting farms, timberland, river corridors, historic sites and other valuable landscapes.

Albany and Dougherty County currently have 10,818 acres protected. See the Natural & Cultural Resources Element for more information.

Special Purpose Local Option Sales Tax (SPLOST)

In 1985, the State Legislature authorized counties to hold referendums for the approval of an additional 1% sales tax for funding Special Purposes. These Special Purposes were originally only for roads, streets and bridges with the tax collection limited to four years. As the popularity of this funding source grew, the state legislature created more flexibility. Special Purposes were expanded to include more diverse projects such as public facilities, industrial parks, equipment and debt retirement.

The proceeds of the tax must be spent for capital, non-operating outlays by the county government and participating municipal governments in the county. To date, five Special Referenda have been approved by the City of Albany and Dougherty County voters that have funded more than \$2 billion in improvements.

Georgia Department of Transportation (GDOT)

Regional transportation planning is accomplished in close cooperation with GDOT, through which Federal transportation funds are funneled to the local Metropolitan Planning Organization.

Georgia Department of Natural Resources (DNR)

Several divisions of DNR provide support, direction, and training for local government including:

- Historic Preservation Division
- Wildlife Resources Division
- Environmental Protection Division

Dougherty County School System

The Dougherty County School System is the twenty-first largest of Georgia's 180 school systems and is Dougherty County's second largest employer. The school system has used money from the Special Purpose Local Option Sales Tax approved by county voters in 1997 to finance new schools, improve existing schools, and enhance technology. Planning for schools is the responsibility of the Dougherty County Board of Education. The Board of Education generally requests input on capital facilities plans for short-term facility improvements, including the location of new schools. Additionally, the school system currently has excess property in its inventory that is being evaluated for sale or reuse by the school system. The DCSS is discussed further in the Community Facilities & Services Element.

Federal Government

The relationship between the City of Albany and Dougherty County and various federal agencies was maximized following the flood of July 1994 that devastated a large area of Albany. The Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers were conduits of flood relief efforts in redeveloping infrastructure and impacted neighborhoods. The flood relief was provided primarily for the purposes of reconstruction of housing and other infrastructure. The effort has lasted for 10 years and the City of Albany and other impacted institutions have rebuilt, where allowed, and have replaced damaged and destroyed structures.

Marine Corps Logistics Base

The 3,458 acre base was originally commissioned in 1952, as the Marine Corps Depot of Supplies. The installation was renamed in the late 1970's to the current name, Marine Corps Logistics Base (MCLB) Albany to better represent the logistics support functions required to support the Marine Corps ground weapon systems and equipment that was being performed at the base.

In 1990, MCLB Albany also took on the responsibilities of command of the Marine Corps Logistics Bases, known as LOGCOM. LOGCOM functions as the hub for Marine

Corps Logistics and consists of three major locations – MCLB Albany, Georgia; MCLB Barstow, California; and the Blount Island Command, Jacksonville, Florida.

The MCLB is Albany’s second largest employer, with more than 2,200 civilians along with a complement of 600 marines, for an annual payroll totaling more than \$217 million. The base employs workers from the surrounding 21-county area. MCLB Albany represents a major economic impact on the Albany Dougherty County Area.

The primary mission of the base as a logistics, supply chain and repair facility results in MCLB Albany affecting less community impact than other military installations. There is not an airfield or weapons firing ranges that might cause noise or other impacts to the surrounding community. In many regards, MCLB Albany functions much like any typical large scale industrial and warehousing facility.

Facilities

The base features over 6.2 million square feet of facilities. The primary use is as a maintenance center providing rebuild and repair for ground-combat and combat-support equipment for the Marine Corps and other customers. Associated with the maintenance center operations are a vehicle test track and a pond for testing amphibious vehicles.

A series of 19 warehouses, measuring 5 acres of inside storage each, are used for equipment for the Marines as well as storage and distribution for all branches of the military. Additionally, there are a total of 2 million square yards of open storage area.

Commerce for the base is provided in the “Downtown” area consisting of a day care center, PX, commissary, recreation centers, gas station and other services. The administrative area at MCLB Albany hosts the offices, meeting and training areas for the base.

The base offers two areas of housing within its boundaries. Eight residential barracks buildings are offered for enlisted Marines. Two additional barracks buildings have been converted for uses as classroom space. A separate on-base residential neighborhood known as Hill Village provides 250 family housing units.

Like any small city, MCLB Albany has a comprehensive infrastructure network to serve the industrial, administrative and residential uses on the base. MCLB provides its own electric, natural gas, potable water and potable water wells, wastewater treatment, telephone, fiber optics services. Also, within the base are 50 miles of paved roads and 26 miles of railroads.

MCLB Albany has several large areas of open space. In the northeastern part of the base, the Indian Lake Wildlife Refuge is the center of a beautiful, undisturbed area. Among the open space, there are some areas of floodplain designated on the base, so not all vacant land is suitable for future development.

Inter-Agency Coordination

The Southwest Georgia Alliance for Progress has established a high level of community involvement and renewed partnership with MCLB Albany. Along with the State of Georgia, an economic development strategy is being developed including state and local support, tax incentives, infrastructure improvements, job training, and other programs.

Further evidence of community partnership occurred on June, 25 2004, when the Albany Area Chamber of Commerce and MCLB Albany came together in partnership after more than 50 years of creating jobs and bringing industry to the area. Mr. Tim Martin, CEO of the Chamber, and Colonel Joseph R. Wingard, Commanding Officer, signed a memorandum of understanding formally linking the two organizations. This relationship will assist in advancing the affordable cost of living and high level of community support in Albany. This support extends to the strategy of increasing the size of the base in terms of missions, organizations, and functions.

The Southwest Georgia Alliance for Progress proposed further detailed study on the issue of economic diversification for the region through a Request for Proposals using Office of Economic Opportunity (OEA) grant funds application, matched with local resources, through the Southwest Georgia Regional Development Center.

Base Realignment and Closure (BRAC)

In 1990, the Defense Base Closure and Realignment Act was enacted. Pursuant to this Act, the US Department of Defense periodically conducts Base Realignment and Closure (BRAC) evaluations. The fifth round of these evaluations was completed in 2005. As a result of the 2005 BRAC process, it was announced that the MCLB would remain open and would receive additional missions, organizations, and functions in the future.

The US Department of Defense routinely examines the long-term viability of its military installations through the Base Realignment and Closure (BRAC) process. It is important that relationships between the local economic development agencies and the MCLB remain active during the planning period with a focus on retaining the base and expanding its missions, organizations, and functions through future BRAC evaluations. Evaluation criteria which were applied during the 2005 BRAC process focused on efficiencies that could be achieved through share facilities.

ASSESSMENT

Trends and Opportunities

Service Delivery Strategies

Intergovernmental coordination between governments is not new for the City of Albany and Dougherty County. The feasibility of consolidation was discussed as early as the 1960's. In 1972, the City of Albany and Dougherty County entered into a series of cooperative agreements, which consolidated several service departments, such as Planning, Voter Registration and Tax services. These agreements have served as models for other cities and counties throughout the state as well as the U.S. Since that time, many services provided by the City of Albany and Dougherty County have been consolidated.

In 1997, the state passed the Service Delivery Strategy Act (HB 489). This law mandates the cooperation of local governments with regard to service delivery issues. Each county was required to initiate development of a service delivery strategy between July 1, 1997 and January 1, 1998. In 1999, the City of Albany and Dougherty County submitted a report that outlined cooperative agreements between the city and county for delivery of services for all departments with the exception of Personnel, Police Services, Finances, and Public Works.

In an effort to fully consolidate services, a joint resolution was passed in April 2003 that established the Albany-Dougherty County Governmental Study Commission for the purpose of providing an in depth study of the governments of the city and county and to give consideration to possible consolidation of services; delineation of functions; and the elimination or addition of services, departments, agencies or other entities. There are only the four departments mentioned above and three units in which cooperative agreements are not already in effect. The units are legislative (the Boards of Commissioners), managerial (administrators), and legal (attorneys).

In November 2004, a consulting firm, Del Delaper and Associates, was contracted by the Albany-Dougherty County Governmental Study Commission to conduct a study of the four departments and a scan of the three units of government. The study results were presented in December 2004 and the consulting firm concluded that because of substantial duplication of functions and costs that significant economies and efficiencies could be realized if the operations of the two governments were completely combined. It was therefore recommended that the process leading to the complete unification of the City and County governments be initiated.

The Albany-Dougherty County Governmental Charter Commission was charged with fashioning a charter to govern the consolidation of the City of Albany and Dougherty County. The majority of work on the charter is complete and the consolidation process is expected to move forward in 2006. The State Legislature and the voters of the City and County must approve the charter in order for consolidation to take place.

MCLB

Almost everything at MCLB Albany was Marine Corps-owned and operated until about twelve years ago. Over the past several years, however, the base has experienced a major shift toward partnerships with other branches of the military, civil service, and contract teams. This has resulted in a highly efficient logistics support capability available to the Department of Defense. As part of the recent BRAC process, it was announced that the MCLB would receive additional missions, organizations, and functions. This means the addition of operational capacity and personnel. This is a trend that should be supported in preparation for future BRAC evaluations. The initiatives which were formed to lobby for the retention of the MCLB should continue in preparation for the next BRAC so that the MCLB will be prepared to receive even more missions, organizations, and functions. This will improve the long-term viability of the base as a military installation.

Goals and Implementation

Every element of the Comprehensive Plan will benefit from the proposed consolidation of City/County government. Implementation of a consolidation plan is a goal of both City and County government. The recommendation for consolidation is repeated in the Community Facilities & Services Element.

Additionally, improved coordination between economic development agencies within the City/County and within the region is recommended in the Economic Development Element. An umbrella organization or a standing coordination committee would greatly improve the effectiveness of the many economic development initiatives that already exist. Particularly, better coordination is needed between the job training role and curricula of the Dougherty County School System, the colleges and universities, and industry retention and recruitment efforts.

Efforts to retain the MCLB should continue in preparation for future BRAC evaluations. The relationships and communications which have been forged between the local economic development agencies and the MCLB should continue to proactively address issues that would allow the future expansion of the base or the base's missions, organizations, and functions. Communications should also focus on the provision of off-base housing to accommodate base military and civilian personnel.

Summary of Current and Future Needs

The intergovernmental Coordination Element investigates issues that require the cooperation of multiple government agencies. Major intergovernmental coordination issues that exist in Albany-Dougherty County revolve around three major areas: City/County Government Consolidation, Regional Issues, and the MCLB. Major recommendations to address these needs are as follows:

- Pursue consolidation of the City of Albany and Dougherty County governments to streamline the provision of services and to reduce duplication of effort.
- Utilize the SWGRDC as a forum to address regional issues; particularly those common to both Albany-Dougherty County and Lee County.
- Anticipate issues that may arise from the next Base Realignment and Closure (BRAC) process and proactively address these to position the MCLB to receive additional missions, organizations, and functions and to ensure the long-term viability of the base as a military installation.
- Periodically update the Generalized Future Land Use Map and supporting policies in the Land Use Element to ensure appropriate buffers around the MCLB, potential expansion of the MCLB, and the reduction of land uses around the MCLB that may conflict with future missions, organizations, and functions of the base.

Transportation Element

The Transportation Element of this Comprehensive Plan consists of the Dougherty Area Regional Transportation Study (DARTS) 2030 Transportation Plan produced by PBS&J and MPH and Associates which was published in December 2004. The DARTS 2030 Transportation Plan covers the planning period from 2005 through 2030. The DARTS 2030 Transportation Plan was commissioned by the Metropolitan Planning Organization (MPO) and covers the City of Albany, Dougherty County, and Lee County. The Albany-Dougherty County Department of Planning and Community Development provides local staff support for the administration of the DARTS 2030 Transportation Plan and the MPO. The Future Land Use Map in the Dougherty Area Regional Transportation Study is acceptable and accurate for decisions presented in the DARTS. Changes shown in the Future Land Use Map in the Land Use Element of the Comprehensive Plan will be incorporated in the next update of the DARTS in 2009.

Short Term Work Program

The Short Term Work Program (STWP) includes a listing of the specific actions to be undertaken annually by Albany-Dougherty County over the upcoming five years (2005-2010) to implement this Comprehensive Plan. The STWP is organized by the categories, or elements, discussed in Part III Inventory & Assessment. The actions in the STWP address the needs identified through the Inventory & Assessment and implement the Goals & Policies found in Part II. Actions or projects scheduled to occur after 2010 will be presented in a separate Capital Improvement Program (CIP) when the final Comprehensive Plan is published.

The STWP should be reviewed annually - and updated to include the following:

1. The addition of a new year-five, and
2. A report of the status of each activity, with an indication of activities that have been completed, are currently underway, have been postponed, or have not been accomplished.

The Short Term Work Program is intended to serve as a guide for action by Albany-Dougherty County as the Comprehensive Plan is implemented and as annual budgets or other major funding packages are prepared. Annual Short Term Work Program Updates should follow the requirements established by the Georgia Department of Community Affairs.

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Element: Housing											
To apply for and secure approval for funding of 25-50 units from the transitional housing funds									Liberty House in conjunction with the Bridge Non profit.	\$1,200,000	HUD's Supportive Housing Program & GHFA Transitional Housing
To reduce lead base paint by 10% using the City's Lead Based Paint Strategy									Albany Housing Authority, City of Albany CED Dept.	To be determined	CDBG and Public Housing Comprehensive Grant Program
The construction of 40 units of housing for persons with a disability due to the HIV/AIDS in the next five years.									HAVN's Incorporation	\$2,500,000	HOWPA. Section 811, and GHFA - Projected
Acquisition and redevelopment of the Mulberry School property.									Albany C&ED Dept.	\$305,000,000	CDBG Supplement
To shelter all people who are currently homeless and assist them in obtaining and remaining in permanent housing by developing a computer database or services, resources, clients, and referrals, developing a system of coordination of intake assessment and case management, coordinating phone lines for homeless intake/referral services, and creating 15 permanent units for emergency housing (for families).									Albany/Dougherty Coalition to End Homelessness	\$40,000	Department of Community Affairs, Georgia Coalition to end Homelessness/Department of Human Resources, City of Albany CDBG funds
Albany Housing Authority to construct 100 new public housing units on scattered infill lots in South and South Central Albany.									Albany C&ED Dept.	\$10,000,000	HUD, FEMA Flood Insurance
Housing Rehabilitation for 45 units in East Albany	x	x							Albany C&ED Dept.	\$1,350,000	CDBG, HOME
Housing Counseling for 75 households.	x	x							Albany C&ED Dept.	\$75,000 per year	CDBG & HUD Housing Counseling Grant
Broadway Project, construction of 32 rental units.									Albany C&ED Dept.	\$2,000,000	HOME
Home Ownership Program									Albany C&ED Dept.	\$1,000,000	CDBG, Financial Institutions & Flood Recovery Funds
Construction of North Davis and 1 st Avenue Housing Project.									Albany C&ED Dept.	\$200,000	CDBG
Rehabilitation of Housing in City.									Albany C&ED Dept.	\$100,000	CDBG & HOME
Acquisition of Housing	x	x							Albany C&ED Dept.	\$200,000	CDGB FLOOD RECOVERY FUNDS

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Acquisition of properties that are dilapidated .	x	x							Albany C&ED Dept.	\$495,000	CDGB
Relocation of residents whose residence has been acquired.									Albany C&ED Dept.	\$120,000	CDGB
Clearance/demolition of acquired properties.									Albany C&ED Dept.	\$135,000	CDBG
Raise up to 26 residences located in the flood plain one foot above the Base Flood Elevation. Includes raising foundation work and plumbing and electrical work.									Albany C&ED Dept.	\$1,000,000	CDGB
Homeowner neighborhood #1 new construction.									Albany C&ED Dept.	1,200,000	CDGB FLOOD RECOVERY FUNDS
Homeowner neighborhood #2 new construction									Albany C&ED Dept.	\$975,000	CDGB FLOOD RECOVERY FUNDS
New construction rental units neighborhood #1.									Albany C&ED Dept.	\$2,000,000	CDGB FLOOD RECOVERY FUNDS
New construction rental units neighborhood #2									Albany C&ED Dept.	\$4,000,000	CDGB FLOOD RECOVERY FUNDS
Relocation of tenants.									Albany C&ED Dept.	\$1,400,000	CDGB FLOOD RECOVERY FUNDS
Relocation of homeowners									Albany C&ED Dept.	\$1,200	CDGB FLOOD RECOVERY FUNDS
Newton, Jefferson, Jefferies, Gordon Project II. Construction of singlefamily housing for homeownership.									Albany C&ED Dept.	\$1,050,000	CDGB FLOOD RECOVERY FUNDS
Newton, Jefferson, Jefferies, Gordon Project II. Project II. Construction of singlefamily rental housing.									Albany C&ED Dept.	\$1,800,000	CDGB FLOOD RECOVERY FUNDS
Newton, Jefferson, Jefferies, Gordon Project II. Construction of a park.									Albany C&ED Dept.	\$150,000	CDGB FLOOD RECOVERY FUNDS
Jefferies, Mercer, Jefferson Construction of Single-Family housing.									Albany C&ED Dept.	\$3,870,500	CDGB FLOOD RECOVERY FUNDS
Story & Henderson construction of single-family housing for home ownership.									Albany C&ED Dept.	\$1,500,000.00	CDGB FLOOD RECOVERY FUNDS
Story & Henderson Project III. Construction of single-family rental housing.									Albany C & ED Dept.	\$3,000,000	CDGB FLOOD RECOVERY FUNDS
Charity Project IV. Construction of rental units.									Albany C&ED Dept.	\$1,800,000	CDGB Flood Recovery Funds
Capital Improvements to existing public housing.	X	X							Albany Housing Authority	\$7,500,000	HUD Capital Fund Program
Element: Natural & Cultural Resources											

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Greenspace Acquisition	X	X	X	X	X	X			County	\$535,000	SPLOST
Participate in the Georgia Greenspace Program	X	X	X	X	X	X	X	X	Albany/Dougherty Planning & Development	\$1,100,000	State and County funds, SPLOST IV Funds
Radium Springs Improvements	X	X	X	X	X	X			County	\$2,500,000	SPLOST
Expand Historic District									Albany/Dougherty Historic Preservation Commission	\$7,500	State of Georgia Historic Preservation Division
Make funds available to assist owners of property in the Historic District with maintenance.									Albany/Dougherty Historic Preservation Commission	\$100,000	HUD
Albany-Dougherty Inner City Authority/Mule Barn Preservation	X	X	X	X	X	X			County	\$500,000	SPLOST
Element: Economic Development											
Construct a speculative industrial building to attract a new expanding enterprise to Albany.									Albany and C&ED Dept.	\$400,000	SPLOST III,
Construct Hampton Shopping Center on Newton Road to provide services in South Albany.									Albany and C&ED Dept.	\$1,500,000	CDGB Flood Recovery Funds
Utilize facility bonds to finance property in designated target area.									ADICA, Payroll Development Authority	To be determined	Tax exempt bonds
To provide a Job Training program									Albany C&ED Dept	\$500,000	CDBG \$ Labor Grants
To assist small businesses with commercial development									ACT (Albany Community Together)	\$1,000,000	CDBG & FINANCIAL INSTITUTIONS
Implementation of the East Albany Gateway Corridor Project	X								Dougherty County	\$1,700,000	SPLOST III, additional funds, future SPLOST, and bonds
Perform a market study to determine the potential for business expansion and recommend an appropriate mix of new business.									Albany Dougherty Chamber of Commerce & Albany C&ED Dept.	\$30,000	CDBG
Facilitate the expansion of the of the Enterprise Community Target Area in order to encourage additional commercial growth.									Albany C&ED Dept	To be determined	To be determined
Facilitate the location of a grocery chain outlet in the Target area.									Albany CED Dept.	\$1,000,000	Financial Institutions
Expand Facade Improvement Program and provide assistance to 10 business properties.									Albany C&ED Dept	15,000	CDBG

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Develop an Employment-Skill Development Center to serve both target areas.									CDC, CHDO, & Dept. of Labor	\$100,000	State of Georgia, CDBG
Expand the One-Stop-Shop in the target area.									Dept. of Labor	\$50,000	State of Georgia
Develop a plan for the development of properties to be acquired.									Albany C & ED	\$30,000	CDBG
Micro Business Loans									ACT (Albany Community Together)	\$500,000	CDGB Flood Recovery Funds
Revolving Loans									ACT (Albany Community Together)	\$500,000	EDA
Long term fixed access loans									ACT (Albany Community Together)	\$250,000	CDBG
Make Geographical Information System data for Albany/Dougherty County on-line									Albany/Dougherty Planning & Development	\$100,000	To be determined
Grants for micro-business enterprise, home ownership, and educational opportunities	x	X							Albany & C&ED Dept.	To be determined	Local governments, Local Organizations, Private Foundations, and Fininacial Institutions
Albany-Dougherty Payroll Development Authority/ Development Projects including, but not limited to, land acquisition, building acquisition, equipment acquisition and retirement of debt on the Nypro Building	X	X	X	X	X	X			County	\$3,000,000	SPLOST
Riverfron Development Projects including Plaza Development, Bridgehouse Development, Trails Development, Park Development and Pedestrian Bridge Development	X	X	X	X	X	X			County	\$100,000	SPLOST
Riverfron Development Projects including Plaza Development, Bridgehouse Development, Trails Development, Park Development and Pedestrian Bridge Development	X	X	X	X	X	X			City	\$8,650,000	SPLOST
Element: Community Facilities											
New Public Works Facility									County	\$700,000	SPLOST

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Engineering (Traffic Improvements, storm sewer & lift station improvements, downtown streetscape; road improvements at ASU, ATC, Darton)	X	X	X	X	X	X			City	\$13,850,000	SPLOST
GPS/GIS information infrastructure mapping	X	X	X	X	X	X			City	\$1,500,000	SPLOST
GIS Color Infrared Photos	X	X	X	X	X	X			City	\$750,000	SPLOST
Water Supply and Treatment											
Water system improvements in South Dougherty County due to high nitrates.									Albany Water, Gas and Light Commission	\$1,200,000	SPLOST III and IV
Sanitary Sewers											
Complete the expansion of the Joshua Road Wastewater Pollution Control Plant to provide sufficient capacity throughout the planning period.										\$11,000,000	Sewer Bonds
Upgrade force main at lift station 4	X	X							Albany Engineering Dept.	\$255,000	SPLOST III
County Sewer Extensions	X	X	X	X	X	X			County	\$1,000,000	SPLOST
Storm Drainage											
Complete project separating sanitary and stormwater sewers. (CSOs).	x	x							City of Albany Engineering and Public Works Departments	\$500,000	To be determined.
Holloway Storm Drainage I, II, IV & V	X	X							Albany Engineering Dept.	\$6,465,000	SPLOST III and IV
Adopt and implement a stormwater management plan for Albany and Dougherty County. (Currently in study)	X	X							Albany/Dougherty County Engineering and Public Works Dept.	To be determined (Currently under study)	To be determined.
Storm Drainage control (per DCED), as indicated in the East Albany Urban Redevelopment Plan									City of Albany Public Works Dept.	\$100,000	SPLOST III and IV
Completion of stormwater drainage system construction west of Westtown Road to alleviate flooding at the corner of Westtown and Industry Avenue.	X	X							Albany Engineering Dept.	\$6,465,000	SPLOST III and IV
Solid Waste Management											

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Continue community wide education, operate three recycling drop off sites which are currently open and possibly add two additional sites by FY 2002.	X	X							Keep Albany/Dougherty Beautiful	\$150,000	City of Albany & Dougherty County
Public Health											
Mental Health Bulding Improvements	X	X	X	X	X	X			County	\$1,400,000	SPLOST
Public Health Building Improvements	X	X	X	X	X	X			County	\$700,000	SPLOST
New Emergency Medical Services Headquarters Facility	X	X	X	X	X	X			County	\$2,000,000	SPLOST
Public Safety											
Implementation of the Code Enforcement Program (per DCED), as indicated in the Urban Redevelopment Plan.	X	X							Albany/Dougherty Planning & Development	\$100,000	General Funds
Development and implementation of Public Safety (per DCED), as indicated in the Urban Redevelopment Plan.									City of Albany Police Dept.	\$50,000	General Funds
Increase the Neighborhood Watch program for neighborhoods (per DCED), as indicated in the Urban Redevelopment Plan.	x	x							City of Albany Police Dept.	To be determined	To be determined
Complete District 2 Community Policing Center									City of Albany Police Dept.	\$500,000	CDBG & Private Funds
To reduce drug trafficking in the Weed & Seed area by 25% within the next four years by using code enforcement to reduce the number of available dwellings that are conducive to drug trafficking.	X								City of Albany Police Dept, Albany/Dougherty Drug Unit	\$180,000	USDOJ, City of Albany, and Cougherty County
To reduce the incidence of juvenile crime and criminal activity in the next five years in the Weed & Seed area by purchasing computer software to list and track juvenile and gang offenses, continuing the development of the drug enforcement unit in the Albany Police Department, and identifying the potential youth at risk for gang involvement.	X	X							City of Albany Police Dept.	\$10,000	USDOJ

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Completion of the Hill Road Fire Station in Dougherty County									City of Albany Fire Department, Dougherty County	\$1,000,000	SPLOST III
Maintain all fire stations	X	X							City of Albany Fire Department	Variable	General Funds
Build a Southeast Albany Emergency Medical Service satellite station									Dougherty County Emergency Medical Services	\$350,000	SPLOST IV
Construct a new law enforcement center on West Oglethorpe									City of Albany Police Department/Albany Tomorrow, Inc.	\$14,500,000	SPLOST IV
Build a state of the art training facility with driving and firing ranges									City of Albany Police Department	\$750,000	Future SPLOST, Proposed Bonds and Grants.
Dougherty County Jail Facility Improvements	X	X	X	X	X	X			County	\$3,825,000	SPLOST
County Police Building Improvements	X	X	X	X	X	X			County	\$140,000	SPLOST
County Fire Station Improvements	X	X	X	X	X	X			County	\$100,000	SPLOST
Criminal Justice Information System	X	X	X	X	X	X			County	\$4,000,000	SPLOST
Fire Department (aerial, pumper truck replacement)	X	X	X	X	X	X			City	\$1,500,000	SPLOST
Public Safety (Communications & Equipment)	X	X	X	X	X	X			City	\$150,000	SPLOST
Fire Training Facility	X	X	X	X	X	X			City	\$1,500,000	SPLOST
Recreation											
Maintenance of parks (per DCED), as indicated in the East Albany Urban Redevelopment Plan									City of Albany Parks & Recreation Department	\$75,000	General Fund
Develop a recreational hub (per DCED), as indicated in the East Albany Urban Redevelopment Plan.									City of Albany Parks & Recreation Department	\$500,000	SPLOST III and IV
Seek funding for Georgia Woods Exhibit	X	X							Parks at Chehaw	\$3,000,000	State General Assembly
Improve parks at Chehaw infrastructure	X	X							Parks at Chehaw	\$700,000	SPLOST IV
Tennis Center Facility	X	X	X	X	X	X			County	\$2,700,000	SPLOST
Recreation (Gordon upgrade; master plan & implementation)	X	X	X	X	X	X			City	\$5,000,000	SPLOST
To develop and construct a park along the west banks of the Flint River between West Oglethorpe Blvd. and Pine Ave.									Albany Tomorrow, Inc.	\$6,000,000	SPLOST IV
Construction of Neighborhood Community Center, as indicated in the East Albany Urban Redevelopment Plan.									Albany & C&ED Dept.	\$250,000	CDBG

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Renovation of Heath Park, as indicated in the East Albany Urban Redevelopment Plan.									Albany & C&ED Dept.	\$100,000	CDBG
Development of Dixie Heights Park, as indicated in the East Albany Urban Redevelopment Plan.									Albany & C&ED Dept.	\$200,000	CDBG & LWCF
Maintenance of open space (per DCED), as indicated in the East Albany Urban Redevelopment Plan.									City of Albany Public Works Department	\$75,000	General Funds
Construction and Maintenance of parks and recreation facilities, as indicated in the City/County Recreation master Plan.	X	X							City of Albany Recreation & Parks Department	To be determined	SPLOST III and IV
Chehaw Park Improvements	X	X	X	X	X	X			City	\$2,000,000	SPLOST
General Government Facilities											
Construct a new government facility in the downtown area in Central Square. (includes a building and parking structures.)									Albany Tomorrow, Inc.	\$15,300,000	SPLOST
Develop a plan for additional community facilities.									Albany C&ED Dept.	\$40,000	CDBG
Construct an Agricultural Service Center									Albany Tomorrow, Inc.	\$2,000,000	SPLOST III
Government Center Improvements	X	X	X	X	X	X			County	\$1,000,000	SPLOST
Judicial Building Improvements	X	X	X	X	X	X			County	\$2,000,000	SPLOST
Election Equipment	X	X	X	X	X	X			County	\$100,000	SPLOST
New Public Works Facility	X	X	X	X	X	X			County	\$700,000	SPLOST
Information Technology Computer/Equipment/Software	X	X	X	X	X	X			County	\$2,440,000	SPLOST
Cultural Facilities											
Construction of Flint River Center									Albany Tomorrow, Inc.	\$31,000,000	State Funds
Rehabilitate Union Railroad Depot at Thronateeska HeritageCenter.									USDOT and City of Albany	\$96,000	SPLOST III
Library Building Improvements and New Library Facility	X	X	X	X	X	X			County	\$6,000,000	SPLOST
Albany Museum of Art Inc./ Art Museum Relocation	X	X	X	X	X	X			County	\$3,000,000	SPLOST

Short Term Work Program

Work Items	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	5-10 year	10-15 year	15-20 year	RESPONSIBLE	COST ESTIMATE	FUNDING SOURCE
Flint RiverCenter Partners, Inc./ Theater in the Trees Exhibit	X	X	X	X	X	X			County	\$1,000,000	SPLOST
Civic Center Complex Improvements	X	X	X	X	X	X			City	\$2,560,000	SPLOST
Civic Center Debt Retirement	X	X	X	X	X	X			City	\$5,500,000	SPLOST
Thronateeska Improvements	X	X	X	X	X	X			City	\$3,500,000	SPLOST
Civil Rights Museum Expansion	X	X	X	X	X	X			City	\$3,750,000	SPLOST
Land Use											
Update Zoning Ordinance	X										
Intergovernmental Coordination											
Other											
800 mhz radio upgrade, tower	X	X	X	X	X	X			City	\$6,800,000	SPLOST
Disparity Study	X	X	X	X	X	X			City	\$350,000	SPLOST

**PROCESS FOR UPDATING
THE
ALBANY/DOUGHERTY COUNTY
COMPREHENSIVE PLAN & ZONING ORDINANCE**

July 2004

In 1989, the Georgia General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the State of Georgia. This program provides local governments with opportunities to plan for their future and to improve communication with their neighboring governments. The Planning Act also assigns local governments certain minimum responsibilities to maintain Qualified Local Government (QLG) status and, thus, be eligible to receive certain state funding.

Local Comprehensive Planning and Qualified Local Government Status under the Georgia Planning Act of 1989

The cornerstone of the coordinated planning program is the preparation of a long-range comprehensive plan by each local government in the state. This plan is intended to highlight community goals and objectives as well as determine how the government proposes to achieve those goals and objectives. It is intended that the comprehensive plan be used to guide local government decision-making on a daily basis. With the passage of the Georgia Planning Act of 1989, all of Georgia's 159 counties and 529 cities were designated QLG. Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs. The Official Code of Georgia (O.C.G.A.) Section 50-8-2(G)(18) defines QLG as a county or municipality which:

- Has a comprehensive plan in conformity with the minimum standards and procedures;
- Has established regulations consistent with its comprehensive plan and with the minimum standards and procedures; and
- Has not failed to participate in the Department of Community Affairs' mediation or other means of resolving conflicts in a manner which, in the judgment of the department, reflects a good faith effort to resolve any conflict.

A variety of state assistance programs are available to cities and counties that maintain their QLG status under the Georgia Planning Act. Conversely, if a city or county loses its QLG status, it is not eligible to receive assistance from these state programs. All local governments in Georgia will need to prepare a complete update to their comprehensive plan sometime during the period of 2004-2008. Every local government has been given a specific deadline by which time their plan update must be submitted, reviewed and approved by the Department of Community Affairs (DCA), and adopted by the local government in order to maintain their QLG status. Albany/Dougherty County's recertification deadline is June 30, 2006.

Local Comprehensive Plan under the Georgia Planning Act of 1989

The Comprehensive Plan is a 20-year plan by a local government covering all aspects of its jurisdiction. The Comprehensive Plan must include 1) an inventory of existing conditions; 2) an assessment of current and future needs; 3) maps depicting current and future conditions; 4) a community vision; 5) goals, policies, and strategies; and 6) an implementation program. The aspects of the comprehensive plan are to apply to the community as a whole but also to eight specific plan elements, which are population, economic development, natural & historic resources, community facilities & services, housing, land use, transportation, and intergovernmental coordination. Additionally, the Comprehensive Plan must be prepared or updated according to a publicized Planning Process and offer adequate public involvement. Opportunities for public involvement are described in the Citizen Participation and Involvement Plan.

Part of the implementation program of the Comprehensive Plan is the Short Term Work Program (STWP) which sets out the specific actions the local government intends to take during the next five years to further the community vision, goals, and policies. The STWP assigns time frames, cost estimates, and responsible parties to the identified actions. The STWP must be updated every five years and may be updated annually.

Comprehensive Plan Implementation Tools

The Comprehensive Plan is intended as a policy guide for local government. All local government decisions should support the policies of the Comprehensive Plan. As such, all local government ordinances and budgetary decisions should implement the Comprehensive Plan. As part of the Comprehensive Plan Update process, the City/County is also updating two other documents that implement the Comprehensive Plan: the Zoning Ordinance and the Capital Improvements Program (CIP).

The Zoning Ordinance must be consistent with the Comprehensive Plan. The Zoning Ordinance regulates land use and other policies outlined in the Comprehensive Plan. Zoning districts must correspond to land uses depicted on the future land use map in the land use element of the Comprehensive Plan. Additionally, zoning regulations should support and further the community vision, goals, and policies established in the Comprehensive Plan.

The Capital Improvement Program (CIP) is a multi-year planning instrument used to identify and budget for needed capital projects and to coordinate the financing and timing of these projects. The CIP covers a 20-year period rather than the 5-year period addressed by the STWP. Capital projects are generally large expenditures for physical projects such as facilities and infrastructure and may be funded through bonds, the general fund, or other special funds.

Comprehensive Plan and Zoning Ordinance Update Process

Prior to commencing plan preparation, each local government must develop and publish a schedule for completion of the comprehensive plan, identifying time frames for completion of the various steps of the local planning process. Exhibit A shows the Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Process.

The planning process is intended to address the requirements of the Georgia Planning Act by preparing the Comprehensive Plan in a logical sequence of events and offering appropriate opportunities for public input throughout the process.

The process depicted in Exhibit A will be announced at the 1st Public Hearing which is designed to inform the public about the purpose of the plan and the planning process, schedule, and public participation program to be followed during the preparation of the plan. In addition, the planning process will be posted on the City/County website through the duration of the project. The process will also be available at each public hearing/meeting and will be provided to each stakeholder interviewed for dissemination to the represented stakeholder group. The process will also be periodically displayed on the local access cable station.

Exhibit A

**Albany/Dougherty County
Comprehensive Plan and Zoning Ordinance Update Process**

Comprehensive Plan Update Schedule

3/04-6/04	Develop and Publicize Planning Process and Citizen Participation & Involvement Plan
3/04-10/04	Inventory Existing Conditions
6/04-10/04	Develop Community Vision, Goals & Policies for the Future of Albany/Dougherty County
10/04-3/05	Assess Current and Future Needs and their Significance to the Community
1/05-3/05	Develop Implementation Program (Short Term Work Program and Capital Improvements Program)
3/05	Submit Draft Plan to SWGRDC and DCA
4/05-5/05	Revise Draft Plan based on Comments by SWGRDC and DCA
6/05	City/County Commission Adopts Final Comprehensive Plan & Capital Improvements Program

Zoning Ordinance Update Schedule

9/04-12/04	Research Existing Zoning Ordinance
1/05-5/05	Update Zoning Ordinance to Implement Comprehensive Plan Recommendations
6/05	City/County Commission Adopts Updated Zoning Ordinance

**CITIZEN PARTICIPATION & INVOLVEMENT PLAN
FOR
ALBANY/DOUGHERTY COUNTY
COMPREHENSIVE PLAN & ZONING ORDINANCE UPDATE**

Updated December 2004

A. Introduction

The preparation of the Citizen Participation & Involvement Plan is an important first step in obtaining citizen participation in the study process. The purpose of the Citizen Participation & Involvement Plan for the Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan, plan elements or plan amendments, and have adequate access to the process of defining the community's vision, values, goals, policies, priorities, and implementation strategies. Albany/Dougherty County government must implement a program to provide for and encourage public participation during the preparation of: (1) the comprehensive plan; (2) amendments to the comprehensive plan; (3) updates to the Short-Term Work Program (STWP) portion of the plan and Capital Improvements Program (CIP), and (4) the Zoning Ordinance Update.

The public participation program must provide for: adequate public notice to keep the general public informed of the emerging plan or plan amendments; opportunities for the public to provide written comments on the emerging plan; the holding of required public hearings or other forums; and consideration of and response to public comments. The local government should also provide notice to real property owners, through advertisement in a newspaper of general circulation in the area, or other method adopted by the local government, of any official actions that will affect the use of property.

The Citizen Participation & Involvement Plan will serve to inform the public and encourage input from the public on both the Comprehensive Plan Update and the Zoning Ordinance Update. The Citizen Participation & Involvement Plan will be implemented parallel to both the Comprehensive Plan Update Process and the Zoning Ordinance Update Process and will provide input at critical junctures. Exhibit B shows the Public Involvement Schedule and its relationship to the Comprehensive Plan and Zoning Ordinance Update Process (Exhibit A). Exhibit C shows the Public Meeting Schedule. Opportunities for public information and input are scheduled throughout the Comprehensive Plan and Zoning Ordinance Update process.

The Citizen Participation & Involvement Plan is designed to gather input from groups within the City/County, including but not limited to, the Planning Commission, government staff, stakeholder groups, the general public, and elected officials. Input will be gathered in various formats including briefings, public hearings, public meetings, stakeholder interviews, and written comment forms. Information and notifications will

also be disseminated using a variety of media including government web sites, print media, and cable television.

B. Citizen Participation & Involvement Opportunities

The Citizen Participation & Involvement Plan is designed to provide a variety of opportunities for public input and education. Opportunities for public input and information are planned throughout the Comprehensive Plan and Zoning Ordinance Update process. In addition, a variety of formats will be employed to gather meaningful input and to keep the public informed.

Kick-Off Meeting – The Comprehensive Plan and Zoning Ordinance Update process will begin with a kick-off meeting hosted by Albany/Dougherty County. The kick-off meeting will announce the planning process to elected officials, government staff, and other stakeholders. City/County officials will introduce the process and the relationship between the Comprehensive Plan and the Zoning Ordinance. The Consulting Team will present the project purpose, major objectives, project timeline, and project approach.

Stakeholder Interviews – Albany/Dougherty County will identify stakeholders to be interviewed. The Consulting Team will conduct interviews with key stakeholders, representing various segments of the community. Identified stakeholders will have knowledge of and a vested interest in the plan, and will include leaders from various segments of the community. The purpose of stakeholder interviews is to identify major issues and significant trends. Stakeholder interviews will also help to develop a complete understanding of public opinions, comments, and concerns, including potential sources of conflict, and anticipated barriers to effective implementation. Results of the stakeholder interviews will be incorporated into the development of the plan and zoning ordinance.

Staff Interviews – An important component of the Comprehensive Plan and Zoning Ordinance Update will be interviews with City and County staff. Staff knowledge will be essential to data collection; inventory of existing conditions, trends, and issues; opportunities and needs; and development of the Short Term Work Program and the CIP. The Consulting Team will conduct various staff interviews as needed throughout the update process.

Planning Commission Meetings – The Consultant will facilitate four meetings with the Planning Commission, roughly prior to each Public Meeting/Hearing. These meetings will be designed to keep the Planning Commission informed of progress, to gather suggestions prior to large public presentations, and to receive input on draft products throughout the course of the project. The Planning Commission will also be asked to review and comment on the draft Comprehensive Plan, CIP, and Zoning Ordinance. The Planning Commission will forward its recommendation regarding approval and adoption of the Comprehensive Plan, CIP, and Zoning Ordinance to the City/County Commission.

Public Hearings - Albany/Dougherty County will host three public hearings during the Comprehensive Plan and Zoning Ordinance Update process. The City/County will advertise all public hearings in compliance with the public hearing notification

procedures they normally use in announcing and conducting public hearings. Public comments will be recorded by the City/County.

- **Public Hearing #1** will be held at the beginning of the update process and prior to the commencement of substantial work or the development of the plan. The purpose of the first public hearing is to inform the public about the purpose of the plan and the planning process, schedule, and public participation program to be followed during the preparation of the plan.
- **Public Hearing #2** will be held once the draft plan has been completed, but prior to the submittal of the draft plan to the regional development center for review. The purpose of this hearing is to brief the community on the contents of the draft plan; to provide an opportunity for the public to make suggestions, additions or revisions; and to notify the community of when the draft plan will be submitted to the regional development center for review.
- **Public Hearing #3** will be held as part of the adoption process once comments on the plan have been received from the regional development center and the Department of Community Affairs (DCA). This final public hearing will be held on the Comprehensive Plan (final draft), Zoning Ordinance, and Capital Improvements Program.

Public Meetings - Albany/Dougherty County will host two public meetings during the Comprehensive Plan and Zoning Ordinance Update process. The City/County will advertise these public meetings in compliance with the public hearing notification procedures they normally use in announcing and conducting public hearings, as well as through other outlets. Public input gathered at the public meetings will be summarized in a written format and included in the final plan document by the Consulting Team.

- **Public Meeting #1** will allow public participation and input during the process of developing and articulating a Community Vision and Goals & Policies. The audience will be divided into small groups and worksheets will be provided. A citizen spokesperson will be selected to record notes and to present the results to the full group. The public meeting will begin with a visioning exercise and conclude with an exercise focusing on the eight planning elements. During the visioning exercise, participants will be asked a series of questions to identify general likes and dislikes about living in Albany/Dougherty County. The exercise will conclude with the formulation of a group vision statement for the future of the City/County. In the second part of the workshop, participants will view a series of visual images of the built environment such as, development types and styles, streetscape treatments, and others. The purpose of this exercise is to identify issues and needs relative to each of the eight elements of the Comprehensive Plan. Participants will be asked to record specific issues and needs relative to each element. Based upon the summary from this public meeting, the Consultant will develop the Community Vision Statement and work to articulate preliminary goals and policies for each of the eight plan elements.

- **Public Meeting #2** will be a combined public open house/public workshop format. An open house period will be scheduled to allow drop-in review of the draft Comprehensive Plan, STWP, and CIP concepts. Displays and materials will be available for members of the public to review and the Consulting Team will be available to receive verbal input. Comment cards will also be provided for written input. Another timeslot will be scheduled for a structured presentation and workshop. During the structured timeslot, the Consulting Team will present the draft Comprehensive Plan, STWP, and CIP concepts. Following the presentation, the public will be divided into groups where a facilitator will record their comments and reactions to the presented concepts. The purpose of this public meeting is to allow public participation and input during the development of the plan implementation program (STWP and CIP). The concepts presented during this public meeting should address the vision and goals developed during the first public meeting.

Official Public Review and Comment Period – Following the 2nd Public Meeting, the draft documents will be made available for public review and comment. The documents will be posted on the City/County website and hard copies will be made available at public locations for review. The public will be encouraged to comment in writing during this period. Public comments will be considered in any revisions to the draft documents. The official public review and comment period will last one month.

C. Schedule and Procedures for Public Involvement

One purpose of the Citizen Participation & Involvement Plan is to insure that citizens and other stakeholders are aware of the planning process, to encourage public participation during the preparation of the Comprehensive Plan and Zoning Ordinance Update, and to ensure a broad participatory base. The Citizen Participation & Involvement Plan must provide for adequate public notice to keep the general public informed of the emerging plan or plan amendments; opportunities for the public to provide written comments on the emerging plan; and consideration of and response to public comments. To that end, the planning process, public involvement process, and opportunities for input must be adequately publicized. Detailed below are the methods which will be utilized to publicize the planning process and to ensure that the plan and zoning ordinance are updated in an open manner.

Publicizing the Process - Prior to commencing plan preparation, each local government must develop and publish a schedule for completion of the comprehensive plan, identifying time frames for completion of the various steps of the local planning process, and describing procedures for actively involving residents, businesses, private sector interests, other special interest groups, and the general public throughout the community in all phases of the planning process. Exhibit B shows the Public Involvement Schedule and its relationship to the Comprehensive Plan and Zoning Ordinance Update Process (Exhibit A). These schedules will be announced at the 1st Public Hearing and the process for the Comprehensive Plan Update, the Zoning Ordinance Update, and the Citizen Participation & Involvement Plan will be described. In addition, the schedules will be

posted on the City/County website through the duration of the project along with the Citizen Participation & Involvement Plan and the Albany/Dougherty County Comprehensive Plan & Zoning Ordinance Update Process. The schedules will also be available at each public hearing/meeting and will be provided to each stakeholder interviewed for dissemination to the represented stakeholder group. The schedules will also be periodically displayed on the local access cable station throughout the planning process.

Community Organizations -

Public information will be periodically disseminated by the City/County to community groups throughout the update process using two methods: the City/County mailing list of organizations and City/County staff attendance at organizational meetings. These methods will be used to announce public meetings/hearings, to disseminate prepared materials, and to provide updates on the process.

Advertising Public Meetings/Hearings and Other Official Actions -

Albany/Dougherty County will advertise all public meetings/hearings in compliance with the public hearing notification procedures they normally use in announcing and conducting public hearings. Albany/Dougherty County will also provide notice to real property owners, through advertisement in a newspaper of general circulation in the area, or other method adopted by the local government, of any official actions that will affect the use of property including the public meetings/hearings, Planning Commission Meetings, or City/County Commission Meetings where official actions will be taken on the Comprehensive Plan (including plan submittal, plan adoption, or plan amendments) or the Zoning Ordinance. Public Meeting/Hearing announcements will also be posted on the City/County website and the local access cable channel.

Public Information Materials – Informational materials will be created and used to help the public understand components of the Comprehensive Plan and Zoning Ordinance Update. These materials will be distributed at public meetings/hearings to educate the public and establish visible, continuous public feedback. These materials will also be posted on the City/County website following the public meeting/hearing at which they were distributed. The draft Comprehensive Plan, Zoning Ordinance, STWP, and CIP will be posted on the City/County website for official public review and comment, and will remain posted through adoption.

Written Comments – At most public hearings/meetings, oral comments will be recorded by a facilitator or recorder, however, comment cards will be provided for written comments during the Open House portion of the 2nd Public Meeting. In addition, a mailing address will be provided on the City/County website for written comments. The draft documents will be posted on the City/County website and made available in hard copy format for public review and comment for a one-month period, which will constitute the official public review and comment period. During this period, written comments will be encouraged.

Website – Albany/Dougherty County will have a special link on their home page website that will provide information on the progress of the Comprehensive Plan and Zoning Ordinance Update. Throughout the process, information will be updated. The schedules for the process as well as the Public Involvement Schedule will be posted on the website. A mailing address for written public comments will also be provided. The draft documents will be posted on the City/County website for a one-month official review and comment period prior to official action by the City/County Commission.

Cable Television – The City/County local access cable channel will periodically display the schedules for the Comprehensive Plan and Zoning Ordinance Update as well as the Citizen Participation & Involvement Plan throughout the duration of the project. Announcements for the Public Meetings/Hearings will be made on the cable station preceding each meeting/hearing.

Review and Adoption by Elected and Appointed Officials – The draft Comprehensive Plan, Zoning Ordinance, STWP, and CIP will be reviewed by the Planning Commission. The draft documents may be revised based on input from the Planning Commission. The Planning Commission will then forward the documents to the City/County Commission with a recommendation. The City/County Commission will then review, may revise, and will ultimately adopt the draft documents. Through this public process, the Planning Commission and the City/County Commission will provide invaluable input into finalizing the documents.

Plan Submittal - The City/County Commission must take official action, by resolution, authorizing the transmittal of the draft plan to its regional development center for review and also certifying that the required public participation program was implemented and that the required public hearings were held. This is scheduled to occur at the 2nd Public Hearing.

Plan Adoption - The local government shall take official action to adopt the Comprehensive Plan after DCA determines that the plan meets the minimum standards and procedures. The City/County Commission shall notify the regional development center, in writing, within seven days of the adoption of the plan. No such adoption shall occur until 60 days after the plan is first submitted to the regional development center for review, or 90 days if reconsideration in accordance with the Georgia Planning Act is requested.

Exhibit A

Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Process

Comprehensive Plan Update Schedule

3/04-6/04	Develop and Publicize Planning Process and Citizen Participation & Involvement Plan
3/04-10/04	Inventory Existing Conditions
6/04-10/04	Develop Community Vision, Goals & Policies for the Future of Albany/Dougherty County
10/04-3/05	Assess Current and Future Needs and their Significance to the Community
1/05-3/05	Develop Implementation Program (Short Term Work Program and Capital Improvements Program)
3/05	Submit Draft Plan to SWGRDC and DCA
4/05-5/05	Revise Draft Plan based on Comments by SWGRDC and DCA
6/05	City/County Commission Adopts Final Comprehensive Plan & Capital Improvements Program

Zoning Ordinance Update Schedule

9/04-12/04	Research Existing Zoning Ordinance
1/05-5/05	Update Zoning Ordinance to Implement Comprehensive Plan Recommendations
6/05	City/County Commission Adopts Updated Zoning Ordinance

Exhibit B

Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Public Involvement Schedule (Revised 12/2004)

- March 26, 2004 Kick-off Meeting with Representatives from the City of Albany/Dougherty County
- Apr. 2004 – March 2005 Albany/Dougherty County Staff Interviews
- June 3, 2004 Planning Commission Briefing
- June 21, 2004 1st Public Hearing
- June – Jan. 2005 Conduct Stakeholder Interviews
- Aug 19, 2004 1st Public Meeting
- Feb. 3, 2005 Planning Commission Briefing
- Feb. 17, 2005 2nd Public Meeting/Public Open House
- Feb. 17 – Mar 17, 2005 Formal Public Review and Comment Period
- March 3, 2005 Planning Commission Public Hearing
- March 14, 2005 County Commission Work Session
- March 15, 2005 City Commission Work Session
- March 21, 2005 County Commission Meeting
- March 22, 2005 City Commission Meeting
- March/April 2005 Submit Plan to SWGRDC and DCA
- April/May 2005 Receive Comments from SWGRDC and DCA
- June 2005 Planning Commission Briefing
- June 2005 3rd Public Hearing
- June 2005 Adopt Comprehensive Plan, Zoning Ordinance Updates, & CIP

Exhibit C

**Albany/Dougherty County
Comprehensive Plan & Zoning Ordinance Update**

**Public Meeting Schedule 2004-2005
(Revised 12/2004)**

DATE	TIME	MEETING	LOCATION
Friday March 26, 2004	12:00 Noon	Kick-off Meeting for City & County Officials	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday June 3, 2004	2:00 PM	Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
Monday, June 21, 2004	6:00 PM	Public Hearing Announce Process & Schedule	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday Aug. 19, 2004	6:00 PM	Public Meeting Community Vision, Goals & Policies	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday Feb. 3, 2005	2:00 PM	Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
Thursday Feb. 17, 2005	2:00 PM	Public Open House Review Draft Documents	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday Feb. 17, 2005	6:00 PM	Public Meeting Review Draft Documents & Implementation Strategies	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday March 3, 2005	2:00 PM	Planning Commission Public Hearing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
Monday March 14, 2005	10:00 AM	County Commission Work Session Resolution to Transmit Draft Documents to SWGRDC/DCA	Room 120 Central Square Government Center 225 Pine Avenue, Albany, GA

Tuesday March 15, 2005	8:30 AM	City Commission Work Session Resolution to Transmit Draft Documents to SWGRDC/DCA	Room 120 Government Center 222 Pine Avenue, Albany, GA
Monday March 21, 2005	10:00 AM	County Commission Meeting Resolution to Transmit Draft Documents to SWGRDC/DCA	Room 100 Central Square Government Center 225 Pine Avenue, Albany, GA
Tuesday March 22, 2005	8:00 PM	City Commission Meeting Resolution to Transmit Draft Documents to SWGRDC/DCA	Room 100 Government Center 222 Pine Avenue, Albany, GA
Approx. 45 Days After Transmission		SWGRDC/DCA Comments Received	Southwest Georgia Regional Development Commission & Georgia Department of Community Affairs
To Be Scheduled		Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
To Be Scheduled		Public Hearing Resolution to Adopt Documents	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA

These meetings are designed as a forum for citizens, business representatives, and other interested parties to discuss issues affecting Albany/Dougherty County and to provide input into the Comprehensive Plan and Zoning Ordinance Update, scheduled to be completed June 2005.

Questions about these meetings and public comments should be addressed to:

**Elizabeth Dean, AICP
Planning & Community Development
Albany/Dougherty County
P.O. Box 447
Albany, Georgia 31702-0447
(229) 438-3900 or (229) 438-3932
FAX: (229) 438-3965
edean@dougherty.ga.us**

Also visit the local government web site at www.albany.ga.us.

DOUGHERTY COUNTY COMMISSION
CITY OF ALBANY COMMISSION
ALBANY-DOUGHERTY PLANNING COMMISSION
JOINT SPECIAL CALLED MEETING MINUTES

JUNE 21, 2004

The Board of Commissioners of Dougherty County, the Board of Commissioners of the City of Albany, and the Albany-Dougherty Planning Commission met in the Candy Room of the Riverfront Resource Center on June 21, 2004 at 6:00 p.m. County Commission Chairman Jeff Sinyard presided. City Commissioners present was Bob Langstaff. County Commissioners present were William Hall, Lamar Hudgins, Charles Lingle, and Brenda Robinson-Cutler. Present from City Administration were Kevin Hogancamp, Assistant to the City Manager; Nathan Davis, City Attorney; and Sonja Tolbert, Assistant City Clerk. Present from County Administration were Richard Crowdis, County Administrator; Thomas Thomas, Assistant County Administrator; Barbara Russell, County Clerk; and Sissy Kelly, Administrative Secretary. Planning staff present were Richard Wooten, Planning Director; Elizabeth Dean, Planning Manager; Mary Teter, Planner; and Linda Sootsman, Community Development Planner.

County Commission Chairman Jeff Sinyard called the public hearing to order and recognized Richard Wooten, Planning Director.

Mr. Wooten stated that future meetings will be more 'public friendly' by allowing the public to be actively engaged in the process. The purpose of this meeting is to lay out the participation plan, schedules and goals of the new Master Plan. He introduced Ron Huffman, Director of Planning with HDR

Mr. Huffman stated that HDR's role is to help the City and County with the Development and Comprehensive Plan. This kick-off meeting will provide an analysis and announce that the City and County are about to initiate the year long process. He introduced Angie Minton of his staff to continue the discussion.

City Commissioner Tommy Postell entered the meeting.

Ms. Minton stated that the four main items for discussion tonight are the purpose of the Comprehensive Plan and Zoning Ordinance, the process, schedule and public involvement, which are covered in the handout. Albany/Dougherty County has an adopted Comprehensive Plan currently in place which complies with the Georgia

Planning Act and the Georgia Department of Community Affairs. One requirement of the Planning Act is a periodic update of the Comprehensive Plan, thus the reason for the meetings. The recertification deadline for Albany/Dougherty County is June 30, 2006. The Comprehensive Plan bears a direct relationship to the status of Qualified Local Governments [QLG], affecting state funding and state administered federal funding. She briefly reviewed the handout *Process For Updating* which covers the Comprehensive Plan Implementation Tools, Zoning Ordinance Update Process, and schedules.

In response to the Chairman, she stated that the recertification deadline is 2006; however, HDR projects the process to be completed by June 2005. This will allow time between completion of the process and adoption deadline for fine-tuning the Plan.

City Commissioner Henry Mathis entered the meeting.

Ms. Minton reviewed the handout, *Citizen Participation & Involvement Plan*, the process used in development of the Plan.

Commissioner Robinson-Cutler stated that since it is vacation season, could the July 15th meeting be moved back to August?

Responding to Commissioner Postell, Ms. Minton explained the criteria to be considered an QLG.

Mr. Wooten added that Albany/Dougherty County is already an QLG but to maintain that status it must undergo the recertification process.

Commissioner Mathis asked if there are mandates to tie the GIS system into the Plan?

Mr. Huffman replied that there are no mandates. However, Albany/Dougherty County has a good GIS system and all mapping will be developed using available information from that system. The Comprehensive Plan could possibly be developed and used as an industrial development tool.

Ms. Minton advised that Elizabeth Dean, Planning Manager, is the contact person during the process. All questions and comments should be directed to her. In response to Commissioner Langstaff, she stated that the stakeholders have not yet been finalized.

Mr. Huffman added that among others, entities such as the Development Authority and the Chamber of Commerce will be stakeholders.

In response to Commissioner Mathis, Mr. Huffman stated that the Comprehensive Plan is developed to provide guidance with a strong emphasis on consistency in the decision-making process. Adherence to the Plan by everyone except the Commissioners

voids the intent of the Plan and establishes a pattern of disagreement with the Plan. However, the Plan HDR develops will provide flexibility and guidance to allow for interpretation and changes. Without consistency the Plan is deemed flawed.

By consensus, the July 15th meeting was moved to August 19^h.

There being no further business to come before the Commissions, the meeting was adjourned.

CHAIRMAN

ATTEST:

COUNTY CLERK



Sign-In Sheet

Albany-Dougherty County Comprehensive Plan & Zoning Ordinance Update

Public Hearing

6:00 PM

June 21, 2004

Name	Mailing Address	Organization/Citizen	Telephone	FAX	E-mail
Chad Single	1708 Lynwood La.	DoCo Commissioner			
Robert B. Allen	City of Albany	City of Albany			
William R. Dell	210 Westmont Ave	Do. County Comm.			
Ken Young		City of Albany			
Tim D. Seaton		City of Albany			
John A. Quinn		City Commissioner			
Barbara Russell		DOCO			
Sissy Adkins		DOCO			
Thomas Thomas		DOCO			
Richard Crowder		DOCO			
Mary Teter		Planner Dept.			
Elizabeth Dean		" "			

**CITIZEN PARTICIPATION & INVOLVEMENT PLAN
FOR
ALBANY/DOUGHERTY COUNTY
COMPREHENSIVE PLAN & ZONING ORDINANCE UPDATE**

June 2004

A. Introduction

The preparation of the Citizen Participation & Involvement Plan is an important first step in obtaining citizen participation in the study process. The purpose of the Citizen Participation & Involvement Plan for the Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan, plan elements or plan amendments, and have adequate access to the process of defining the community's vision, values, goals, policies, priorities, and implementation strategies. Albany/Dougherty County government must implement a program to provide for and encourage public participation during the preparation of: (1) the comprehensive plan; (2) amendments to the comprehensive plan; (3) updates to the Short-Term Work Program (STWP) portion of the plan and Capital Improvements Program (CIP), and (4) the Zoning Ordinance Update.

The public participation program must provide for: adequate public notice to keep the general public informed of the emerging plan or plan amendments; opportunities for the public to provide written comments on the emerging plan; the holding of required public hearings or other forums; and consideration of and response to public comments. The local government should also provide notice to real property owners, through advertisement in a newspaper of general circulation in the area, or other method adopted by the local government, of any official actions that will affect the use of property.

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also be disseminated using a variety of media including government web sites, print media, and cable television.

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The Citizen Participation & Involvement Plan is designed to provide a variety of opportunities for public input and education. Opportunities for public input and information are planned throughout the Comprehensive Plan and Zoning Ordinance Update process. In addition, a variety of formats will be employed to gather meaningful input and to keep the public informed.

Kick-Off Meeting – The Comprehensive Plan and Zoning Ordinance Update process will begin with a kick-off meeting hosted by Albany/Dougherty County. The kick-off meeting will announce the planning process to elected officials, government staff, and other stakeholders. City/County officials will introduce the process and the relationship between the Comprehensive Plan and the Zoning Ordinance. The Consulting Team will present the project purpose, major objectives, project timeline, and project approach.

Stakeholder Interviews – Albany/Dougherty County will identify stakeholders to be interviewed. The Consulting Team will conduct interviews with key stakeholders, representing various segments of the community. Identified stakeholders will have knowledge of and a vested interest in the plan, and will include leaders from various segments of the community. The purpose of stakeholder interviews is to identify major issues and significant trends. Stakeholder interviews will also help to develop a complete understanding of public opinions, comments, and concerns, including potential sources of conflict, and anticipated barriers to effective implementation. Results of the stakeholder interviews will be incorporated into the development of the plan and zoning ordinance.

Staff Interviews – An important component of the Comprehensive Plan and Zoning Ordinance Update will be interviews with City and County staff. Staff knowledge will be essential to data collection; inventory of existing conditions, trends, and issues; opportunities and needs; and development of the Short Term Work Program and the CIP. The Consulting Team will conduct various staff interviews as needed throughout the update process.

Planning Commission Meetings – The Consultant will facilitate four meetings with the Planning Commission, roughly prior to each Public Meeting/Hearing. These meetings will be designed to keep the Planning Commission informed of progress, to gather suggestions prior to large public presentations, and to receive input on draft products throughout the course of the project. The Planning Commission will also be asked to review and comment on the draft Comprehensive Plan, CIP, and Zoning Ordinance. The Planning Commission will forward its recommendation regarding approval and adoption of the Comprehensive Plan, CIP, and Zoning Ordinance to the City/County Commission.

Public Hearings - Albany/Dougherty County will host three public hearings during the Comprehensive Plan and Zoning Ordinance Update process. The City/County will advertise all public hearings in compliance with the public hearing notification

procedures they normally use in announcing and conducting public hearings. Public comments will be recorded by the City/County.

- **Public Hearing #1** will be held at the beginning of the update process and prior to the commencement of substantial work or the development of the plan. The purpose of the first public hearing is to inform the public about the purpose of the plan and the planning process, schedule, and public participation program to be followed during the preparation of the plan.
- **Public Hearing #2** will be held once the draft plan has been completed, but prior to the submittal of the draft plan to the regional development center for review. The purpose of this hearing is to brief the community on the contents of the draft plan; to provide an opportunity for the public to make suggestions, additions or revisions; and to notify the community of when the draft plan will be submitted to the regional development center for review.
- **Public Hearing #3** will be held as part of the adoption process once comments on the plan have been received from the regional development center and the Department of Community Affairs (DCA). This final public hearing will be held on the Comprehensive Plan (final draft), Zoning Ordinance, and Capital Improvements Program.

Public Meetings - Albany/Dougherty County will host two public meetings during the Comprehensive Plan and Zoning Ordinance Update process. The City/County will advertise these public meetings in compliance with the public hearing notification procedures they normally use in announcing and conducting public hearings, as well as through other outlets. Public input gathered at the public meetings will be summarized in a written format and included in the final plan document by the Consulting Team.

- **Public Meeting #1** will allow public participation and input during the process of developing and articulating a Community Vision and Goals & Policies. The audience will be divided into small groups and worksheets will be provided. A citizen spokesperson will be selected to record notes and to present the results to the full group. The public meeting will begin with a visioning exercise and conclude with an exercise focusing on the eight planning elements. During the visioning exercise, participants will be asked a series of questions to identify general likes and dislikes about living in Albany/Dougherty County. The exercise will conclude with the formulation of a group vision statement for the future of the City/County. In the second part of the workshop, participants will view a series of visual images of the built environment such as, development types and styles, streetscape treatments, and others. The purpose of this exercise is to identify issues and needs relative to each of the eight elements of the Comprehensive Plan. Participants will be asked to record specific issues and needs relative to each element. Based upon the summary from this public meeting, the Consultant will develop the Community Vision Statement and work to articulate preliminary goals and policies for each of the eight plan elements.

- **Public Meeting #2** will be a combined public open house/public workshop format. An open house period will be scheduled to allow drop-in review of the draft Comprehensive Plan, STWP, and CIP concepts. Displays and materials will be available for members of the public to review and the Consulting Team will be available to receive verbal input. Comment cards will also be provided for written input. Another timeslot will be scheduled for a structured presentation and workshop. During the structured timeslot, the Consulting Team will present the draft Comprehensive Plan, STWP, and CIP concepts. Following the presentation, the public will be divided into groups where a facilitator will record their comments and reactions to the presented concepts. The purpose of this public meeting is to allow public participation and input during the development of the plan implementation program (STWP and CIP). The concepts presented during this public meeting should address the vision and goals developed during the first public meeting.

Official Public Review and Comment Period – Following the 2nd Public Meeting, the draft documents will be made available for public review and comment. The documents will be posted on the City/County website and hard copies will be made available at public locations for review. The public will be encouraged to comment in writing during this period. Public comments will be considered in any revisions to the draft documents. The official public review and comment period will last one month.

C. Schedule and Procedures for Public Involvement

One purpose of the Citizen Participation & Involvement Plan is to insure that citizens and other stakeholders are aware of the planning process, to encourage public participation during the preparation of the Comprehensive Plan and Zoning Ordinance Update, and to ensure a broad participatory base. The Citizen Participation & Involvement Plan must provide for adequate public notice to keep the general public informed of the emerging plan or plan amendments; opportunities for the public to provide written comments on the emerging plan; and consideration of and response to public comments. To that end, the planning process, public involvement process, and opportunities for input must be adequately publicized. Detailed below are the methods which will be utilized to publicize the planning process and to ensure that the plan and zoning ordinance are updated in an open manner.

Publicizing the Process - Prior to commencing plan preparation, each local government must develop and publish a schedule for completion of the comprehensive plan, identifying time frames for completion of the various steps of the local planning process, and describing procedures for actively involving residents, businesses, private sector interests, other special interest groups, and the general public throughout the community in all phases of the planning process. Exhibit B shows the Public Involvement Schedule and its relationship to the Comprehensive Plan and Zoning Ordinance Update Process (Exhibit A). These schedules will be announced at the 1st Public Hearing and the process for the Comprehensive Plan Update, the Zoning Ordinance Update, and the Citizen Participation & Involvement Plan will be described. In addition, the schedules will be

posted on the City/County website through the duration of the project along with the Citizen Participation & Involvement Plan and the Albany/Dougherty County Comprehensive Plan & Zoning Ordinance Update Process. The schedules will also be available at each public hearing/meeting and will be provided to each stakeholder interviewed for dissemination to the represented stakeholder group. The schedules will also be periodically displayed on the local access cable station throughout the planning process.

Community Organizations -

Public information will be periodically disseminated by the City/County to community groups throughout the update process using two methods: the City/County mailing list of organizations and City/County staff attendance at organizational meetings. These methods will be used to announce public meetings/hearings, to disseminate prepared materials, and to provide updates on the process.

Advertising Public Meetings/Hearings and Other Official Actions -

Albany/Dougherty County will advertise all public meetings/hearings in compliance with the public hearing notification procedures they normally use in announcing and conducting public hearings. Albany/Dougherty County will also provide notice to real property owners, through advertisement in a newspaper of general circulation in the area, or other method adopted by the local government, of any official actions that will affect the use of property including the public meetings/hearings, Planning Commission Meetings, or City/County Commission Meetings where official actions will be taken on the Comprehensive Plan (including plan submittal, plan adoption, or plan amendments) or the Zoning Ordinance. Public Meeting/Hearing announcements will also be posted on the City/County website and the local access cable channel.

Public Information Materials – Informational materials will be created and used to help the public understand components of the Comprehensive Plan and Zoning Ordinance Update. These materials will be distributed at public meetings/hearings to educate the public and establish visible, continuous public feedback. These materials will also be posted on the City/County website following the public meeting/hearing at which they were distributed. The draft Comprehensive Plan, Zoning Ordinance, STWP, and CIP will be posted on the City/County website for official public review and comment, and will remain posted through adoption.

Written Comments – At most public hearings/meetings, oral comments will be recorded by a facilitator or recorder, however, comment cards will be provided for written comments during the Open House portion of the 2nd Public Meeting. In addition, a mailing address will be provided on the City/County website for written comments. The draft documents will be posted on the City/County website and made available in hard copy format for public review and comment for a one-month period, which will constitute the official public review and comment period. During this period, written comments will be encouraged.

Website – Albany/Dougherty County will have a special link on their home page website that will provide information on the progress of the Comprehensive Plan and Zoning Ordinance Update. Throughout the process, information will be updated. The schedules for the process as well as the Public Involvement Schedule will be posted on the website. A mailing address for written public comments will also be provided. The draft documents will be posted on the City/County website for a one-month official review and comment period prior to official action by the City/County Commission.

Cable Television – The City/County local access cable channel will periodically display the schedules for the Comprehensive Plan and Zoning Ordinance Update as well as the Citizen Participation & Involvement Plan throughout the duration of the project. Announcements for the Public Meetings/Hearings will be made on the cable station preceding each meeting/hearing.

Review and Adoption by Elected and Appointed Officials – The draft Comprehensive Plan, Zoning Ordinance, STWP, and CIP will be reviewed by the Planning Commission. The draft documents may be revised based on input from the Planning Commission. The Planning Commission will then forward the documents to the City/County Commission with a recommendation. The City/County Commission will then review, may revise, and will ultimately adopt the draft documents. Through this public process, the Planning Commission and the City/County Commission will provide invaluable input into finalizing the documents.

Plan Submittal - The City/County Commission must take official action, by resolution, authorizing the transmittal of the draft plan to its regional development center for review and also certifying that the required public participation program was implemented and that the required public hearings were held. This is scheduled to occur at the 2nd Public Hearing.

Plan Adoption - The local government shall take official action to adopt the Comprehensive Plan after DCA determines that the plan meets the minimum standards and procedures. The City/County Commission shall notify the regional development center, in writing, within seven days of the adoption of the plan. No such adoption shall occur until 60 days after the plan is first submitted to the regional development center for review, or 90 days if reconsideration in accordance with the Georgia Planning Act is requested.

Exhibit A

Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Process

Comprehensive Plan Update Schedule

3/04-6/04	Develop and Publicize Planning Process and Citizen Participation & Involvement Plan
3/04-10/04	Inventory Existing Conditions
6/04-10/04	Develop Community Vision, Goals & Policies for the Future of Albany/Dougherty County
10/04-3/05	Assess Current and Future Needs and their Significance to the Community
1/05-3/05	Develop Implementation Program (Short Term Work Program and Capital Improvements Program)
3/05	Submit Draft Plan to SWGRDC and DCA
4/05-5/05	Revise Draft Plan based on Comments by SWGRDC and DCA
6/05	City/County Commission Adopts Final Comprehensive Plan & Capital Improvements Program

Zoning Ordinance Update Schedule

9/04-12/04	Research Existing Zoning Ordinance
1/05-5/05	Update Zoning Ordinance to Implement Comprehensive Plan Recommendations
6/05	City/County Commission Adopts Updated Zoning Ordinance

Exhibit B

Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Public Involvement Schedule

- March 26, 2004 Kick-off Meeting with Representatives from the City of Albany/Dougherty County
- Apr. 2004 – March 2005 Albany/Dougherty County Staff Interviews
- June 3, 2004 Planning Commission Briefing
- June 21, 2004 1st Public Hearing
- June – Aug. 2004 Conduct Stakeholder Interviews
- July 15, 2004 1st Public Meeting
- Feb. 10, 2005 Planning Commission Briefing
- Feb. 17, 2005 2nd Public Meeting/Public Open House
- Feb. 17 – Mar 17, 2005 Formal Public Review and Comment Period
- March 3, 2005 Planning Commission Briefing
- March 17, 2005 2nd Public Hearing
- March 2005 Submit Plan to SWGRDC and DCA
- April/May 2005 Receive Comments from SWGRDC and DCA
- June 2005 Planning Commission Briefing
- June 2005 3rd Public Hearing
- June 2005 Adopt Comprehensive Plan, Zoning Ordinance Updates, & CIP

Exhibit C

**Albany/Dougherty County
Comprehensive Plan & Zoning Ordinance Update**

Public Meeting Schedule 2004-2005

(Revised 6/2/04)

DATE	TIME	MEETING	LOCATION
Friday March 26, 2004	12:00 Noon	Kick-off Meeting for City & County Officials	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday June 3, 2004	2:00 PM	Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
Monday, June 21, 2004	6:00 PM	Public Hearing Announce Process & Schedule	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday July 15, 2004	6:00 PM	Public Meeting Community Vision, Goals & Policies	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday Feb. 10, 2005	2:00 PM	Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
Thursday Feb. 17, 2005	2:00 PM	Public Open House Review Draft Documents	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday Feb. 17, 2005	6:00 PM	Public Meeting Review Draft Documents & Implementation Strategies	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA
Thursday March 3, 2005	2:00 PM	Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
Thursday March 17, 2005	6:00 PM	Public Hearing Resolution to Transmit Draft Documents to SWGRDC/DCA	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA

Approx. 45 Days After Transmission		SWGRDC/DCA Comments Received	Southwest Georgia Regional Development Commission & Georgia Department of Community Affairs
To Be Scheduled		Planning Commission Briefing	Room 380 Central Square Complex 240 Pine Avenue, Albany, GA
To Be Scheduled		Public Hearing Resolution to Adopt Documents	Candy Room Riverfront Resource Center 125 Pine Avenue, Albany, GA

These meetings are designed as a forum for citizens, business representatives, and other interested parties to discuss issues affecting Albany/Dougherty County and to provide input into the Comprehensive Plan and Zoning Ordinance Update, scheduled to be completed June 2005.

Questions about these meetings and public comments should be addressed to:

**Elizabeth Dean, AICP
 Planning & Development Services
 Albany/Dougherty County
 P.O. Box 447
 Albany, Georgia 31702-0447
 (229)438-3900
 (229) 438-3932
 FAX: (229) 438-3965
edean@dougherty.ga.us**

**PROCESS FOR UPDATING
THE
ALBANY/DOUGHERTY COUNTY
COMPREHENSIVE PLAN & ZONING ORDINANCE**

June 2004

In 1989, the Georgia General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the State of Georgia. This program provides local governments with opportunities to plan for their future and to improve communication with their neighboring governments. The Planning Act also assigns local governments certain minimum responsibilities to maintain Qualified Local Government (QLG) status and, thus, be eligible to receive certain state funding.

Local Comprehensive Planning and Qualified Local Government Status under the Georgia Planning Act of 1989

The cornerstone of the coordinated planning program is the preparation of a long-range comprehensive plan by each local government in the state. This plan is intended to highlight community goals and objectives as well as determine how the government proposes to achieve those goals and objectives. It is intended that the comprehensive plan be used to guide local government decision-making on a daily basis. With the passage of the Georgia Planning Act of 1989, all of Georgia's 159 counties and 529 cities were designated QLG. Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs. The Official Code of Georgia (O.C.G.A.) Section 50-8-2(G)(18) defines QLG as a county or municipality which:

- Has a comprehensive plan in conformity with the minimum standards and procedures;
- Has established regulations consistent with its comprehensive plan and with the minimum standards and procedures; and
- Has not failed to participate in the Department of Community Affairs' mediation or other means of resolving conflicts in a manner which, in the judgment of the department, reflects a good faith effort to resolve any conflict.

A variety of state assistance programs are available to cities and counties that maintain their QLG status under the Georgia Planning Act. Conversely, if a city or county loses its QLG status, it is not eligible to receive assistance from these state programs. All local governments in Georgia will need to prepare a complete update to their comprehensive plan sometime during the period of 2004-2008. Every local government has been given a specific deadline by which time their plan update must be submitted, reviewed and approved by the Department of Community Affairs (DCA), and adopted by the local government in order to maintain their QLG status. Albany/Dougherty County's recertification deadline is June 30, 2006.

Local Comprehensive Plan under the Georgia Planning Act of 1989

The Comprehensive Plan is a 20-year plan by a local government covering all aspects of its jurisdiction. The Comprehensive Plan must include 1) an inventory of existing conditions; 2) an assessment of current and future needs; 3) maps depicting current and future conditions; 4) a community vision; 5) goals, policies, and strategies; and 6) an implementation program. The aspects of the comprehensive plan are to apply to the community as a whole but also to eight specific plan elements, which are population, economic development, natural & historic resources, community facilities & services, housing, land use, transportation, and intergovernmental coordination. Additionally, the Comprehensive Plan must be prepared or updated according to a publicized Planning Process and offer adequate public involvement. Opportunities for public involvement are described in the Citizen Participation and Involvement Plan.

Part of the implementation program of the Comprehensive Plan is the Short Term Work Program (STWP) which sets out the specific actions the local government intends to take during the next five years to further the community vision, goals, and policies. The STWP assigns time frames, cost estimates, and responsible parties to the identified actions. The STWP must be updated every five years and may be updated annually.

Comprehensive Plan Implementation Tools

The Comprehensive Plan is intended as a policy guide for local government. All local government decisions should support the policies of the Comprehensive Plan. As such, all local government ordinances and budgetary decisions should implement the Comprehensive Plan. As part of the Comprehensive Plan Update process, the City/County is also updating two other documents that implement the Comprehensive Plan: the Zoning Ordinance and the Capital Improvements Program (CIP).

The Zoning Ordinance must be consistent with the Comprehensive Plan. The Zoning Ordinance regulates land use and other policies outlined in the Comprehensive Plan. Zoning districts must correspond to land uses depicted on the future land use map in the land use element of the Comprehensive Plan. Additionally, zoning regulations should support and further the community vision, goals, and policies established in the Comprehensive Plan.

The Capital Improvement Program (CIP) is a multi-year planning instrument used to identify and budget for needed capital projects and to coordinate the financing and timing of these projects. The CIP covers a 20-year period rather than the 5-year period addressed by the STWP. Capital projects are generally large expenditures for physical projects such as facilities and infrastructure and may be funded through bonds, the general fund, or other special funds.

Comprehensive Plan and Zoning Ordinance Update Process

Prior to commencing plan preparation, each local government must develop and publish a schedule for completion of the comprehensive plan, identifying time frames for completion of the various steps of the local planning process. Exhibit A shows the Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Process.

The planning process is intended to address the requirements of the Georgia Planning Act by preparing the Comprehensive Plan in a logical sequence of events and offering appropriate opportunities for public input throughout the process.

The process depicted in Exhibit A will be announced at the 1st Public Hearing which is designed to inform the public about the purpose of the plan and the planning process, schedule, and public participation program to be followed during the preparation of the plan. In addition, the planning process will be posted on the City/County website through the duration of the project. The process will also be available at each public hearing/meeting and will be provided to each stakeholder interviewed for dissemination to the represented stakeholder group. The process will also be periodically displayed on the local access cable station.

Exhibit A

Albany/Dougherty County Comprehensive Plan and Zoning Ordinance Update Process

Comprehensive Plan Update Schedule

3/04-6/04	Develop and Publicize Planning Process and Citizen Participation & Involvement Plan
3/04-10/04	Inventory Existing Conditions
6/04-10/04	Develop Community Vision, Goals & Policies for the Future of Albany/Dougherty County
10/04-3/05	Assess Current and Future Needs and their Significance to the Community
1/05-3/05	Develop Implementation Program (Short Term Work Program and Capital Improvements Program)
3/05	Submit Draft Plan to SWGRDC and DCA
4/05-5/05	Revise Draft Plan based on Comments by SWGRDC and DCA
6/05	City/County Commission Adopts Final Comprehensive Plan & Capital Improvements Program

Zoning Ordinance Update Schedule

9/04-12/04	Research Existing Zoning Ordinance
1/05-5/05	Update Zoning Ordinance to Implement Comprehensive Plan Recommendations
6/05	City/County Commission Adopts Updated Zoning Ordinance

Albany-Dougherty County
Comprehensive Plan &
Zoning Ordinance

Update

2005 - 2025

... the future is yours!

Mailing Label Here

Planning & Development Services
Albany-Dougherty County
PO Box 447
Albany, GA 31702-0447

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Stamp
Here

Albany-Dougherty County
Comprehensive Plan &
Zoning Ordinance
Update
2005 - 2025

Community Vision, Goals & Policies Workshop



August 19, 2004
6:00 p.m.
Candy Room
Riverfront Resource Center
125 Pine Avenue
Albany, Georgia



Topics Will Include:

- ❖ Community Facilities and Services
- ❖ Economic Development
- ❖ Housing
- ❖ Intergovernmental Coordination
- ❖ Land Use
- ❖ Natural and Cultural Resources

Questions about these meetings and public comments should be addressed to:

Elizabeth Dean, AICP
Planning & Development Services
Albany-Dougherty County
PO Box 447
Albany, GA 31702-0447
(229) 438-3900
FAX: (229) 438-3965
edean@dougherty.ga.us

Vision Statement Results (8/19/04 Public Meeting)

What are the things you like most about Albany-Dougherty County?

Group #1

- Low cost of living
- Everything is in close proximity
- Outdoor activities
- Downtown revitalization
- Convenience
- Improved shopping
- The people
- Diversity in population
- Attitudes
- Public involvement in government
- Growth and development opportunities
- Low cost of land
- Diversity in government representation

Group #2

- The warmth/welcoming nature of the people in the community
- Cost of living
- Educational opportunities
- Beauty of the community
- Health care
- Lack of traffic
- It's not Atlanta (mobility)

Vision Statement Results (8/19/04 Public Meeting)

Group #3

- Climate, environmental and economic diversity
- Medical
- Post secondary educational opportunities
- Increased activity downtown
- Good public safety
- Becoming developer-friendly
- Small town atmosphere with big city benefits

What things would you change about Albany-Dougherty County?

Group #1

- Qualifications to run for government (high moral standards, ability to manage finances)
- Neighborhood issues (letting run down, home ownership)
- Improve education
- Unlivable neighborhoods are a root to problems
- More trust among people
- East vs. West
- Upgrade all schools to equal level
- City and county public grounds maintenance
- Need more day care programs
- Improved code enforcement
- Better public transportation
- High air travel cost from Albany
- Improved access to highways
- Higher paying jobs and job opportunities
- More responsive trades and contractors

Vision Statement Results (8/19/04 Public Meeting)

Group #2

- More restrictions on zoning
- Closed mindedness of many people in the community
- Slow responsiveness of the government
- The lack of the development on the east side of Albany
- Race relations
- Lack of affordable housing
- Lack of non-manufacturing jobs (white collar)
- More night life
- Shift downtown development away from government expansion
- Clean-up
- More physical/architectural/landscaping character
- Improve the elementary schools
- A more visionary leadership that is not afraid to shake-up the status quo
- A more socially unified community

Group #3

- Corridors need cleaning up and landscaping
- Zoning regulations need to better protect existing neighborhoods
- Reduce the divisions (geography, race, income) in Albany
- More opportunities for young people to remain in Albany (education, jobs)

What would you like Albany-Dougherty County to be like in 20 years?

Group #1

- Vibrant Radium Springs, Chehaw, and Downtown
- Alive, vibrant city
- Increased tax base

Group #2

- N/A

Group #3

- N/A



Vision Statement Results

(8/19/04 Public Meeting)

Draft Albany-Dougherty County Vision Statement

Group #1

Albany should evolve into an active economic, cultural, social and spiritual center of South Georgia. It should be an important destination and desirable place for families. It will have a high quality image internally and outside the county. It will be the headquarters for a number of publicly known national companies. The city will be lead by visionaries who can effect change and have a heart for every citizen. It will be exciting!

Group #2

To become a world class community focused on providing a high quality of life for all citizens; be seen as the model city-county in the region; residents will be proud to live here; be seen by others as a progressive and vibrant part of the state; continuity and consistency in planning, implementing policies, and governing; services efficiently delivered and sufficient to support current and future development; minimize the impacts of growth.

Group #3

One Albany. Maintain and enhance the quality of life for all citizens of Albany-Dougherty County both in our neighborhoods and in our vibrant downtown. Provide employment and educational opportunities for citizens to remain in Albany-Dougherty County and encourage Albany's young people to return to the community.

Community Facilities & Services Results (8/19/04 Public Meeting)

- **Public Water Supply & Treatment**
- **Private Water & Wastewater (Wells & Septic Systems)**
- **Public Sewer System & Wastewater Treatment**
- **Storm Water Management**
- **Solid Waste Management (Trash Collection/Dumping)**
- **Government Buildings (Courthouses, City Halls, Administration Buildings)**
- **Public Safety (Police, Sheriff, Fire, EMS)**
- **Parks, Recreation, Conservation Facilities**
- **Hospitals/Health Facilities & Services**
- **Educational/Training Facilities & Services (public schools, private schools, universities and colleges, vocational schools and adult education)**
- **Libraries**
- **Social Services**
- **Multi-Generational Day Care and Adult Day Care**
- **Bicycle and Pedestrian Facilities**
- **Cultural Facilities/Amenities & Services**
- **Other Issues**

ISSUES & NEEDS:

- Education programs/school system
 - Perception has a lot to do with the negative image
 - Many positives are ignored or overlooked (e.g. – Job Corps)
 - Education of low-income residents taxes the school system
 - Educational facilities are underutilized causing social problems and lower graduation rates
 - Tutoring & parenting programs
 - Better use of existing educational programs
 - Upgrade all schools to equal level
 - Improve the elementary schools
 - Need more day care programs
 - Maintain educational opportunities especially post secondary
 - Want educational opportunities to encourage citizens, especially young people, to remain in Albany-Dougherty County
- The safety of the water supply (homeland security/terrorism)
- Sewer infrastructure failing; needs \$100 million worth of work
- Good health care
- Public safety
 - Slow response
 - Size is ok
 - Confusion with process and emergency communication phone numbers (who to call)
 - Confusion related to the function of the sheriff vs. police
 - More citizen participation with public safety agencies

Community Facilities & Services Results (8/19/04 Public Meeting)

- Consolidation of police departments
- More cultural & youth oriented facilities needed
- More cost/benefit and inventory should take place before new facilities are built to lower cost and avoid duplication of services
- Confusion exists about which agencies/departments have responsibility over services; who's paying for what service (city, county, or residents) and taxation between city and county
- Improve city and county public grounds maintenance, especially parks
- Want services efficiently delivered and sufficient to support current and future development
- Level of community services should make Albany-Dougherty County attractive to families and companies (safe, good schools, day care, parks, desirable housing, attractive neighborhoods, good jobs)

Economic Development Results (8/19/04 Public Meeting)

- **Community/Neighborhood Commercial & Retail**
- **Commercial/Retail Mix**
- **Redevelopment (Downtown, Neighborhoods and Commercial Corridors)**
- **Economic Development Commission & Chamber of Commerce**
- **Economic Diversity (self-sufficiency, sustainability)**
- **Industrial Parks**
- **Marine Corps Logistics Base**
- **Inner City Authority (Downtown Development)**
- **Ecotourism**
- **Job Training and Business Start-Up Assistance**
- **Business Expansion & Industry Retention**
- **Market Area/Market Function**
- **Banking of Vacant Land**
- **Transportation – Airport & Rail Access**
- **Economic Development Barriers/Impediments**
- **Other Issues**

ISSUES & NEEDS:

- **Jobs**
 - Want employment opportunities to encourage citizens, especially young people and families, to remain in Albany-Dougherty County
 - Since most jobs are created in small companies, do not focus only on attracting large manufacturing employers
 - Job training and small business incubator is needed to help support growth
 - Need higher paying jobs and job opportunities
 - Improve lack of non-manufacturing jobs (white collar)
 - Encourage successful small businesses in Albany to expand and reinvest in Albany
 - Maintain economic diversity
- **Neighborhoods and Commercial Development**
 - Protect established neighborhoods from commercial encroachment
 - Conversely, allow some “mom and pop” stores in the neighborhoods so elderly and those without cars may get to nearby shopping
- **MCLB is a huge impact on economy but creates traffic congestion at peak times and many jobs at the base are held by residents of adjoining counties, not Dougherty County.**
- **Grants and Funding**
 - Some feeling that state resources (grants, funding) are not taken full advantage of
 - City needs a grant writer to focus on these efforts
- **Downtown**
 - Downtown revitalization has been very positive.
 - Need to attract more restaurants and a department store.

Economic Development Results (8/19/04 Public Meeting)

- Need to attract residents to downtown, loft apartments.
- Cultural amenities – such as the new aquarium and IMAX theatre – will create jobs and excitement/activity downtown.
- Continued development of the riverfront for recreation and cultural amenities
- Improve nightlife
- Shift downtown development away from government expansion
- Maintain low cost of living and low land cost
- Increase tax base
- Maintain growth and development opportunities
- Improve the lack of development on the east side of Albany.
- Improve high air travel cost from Albany
- Maintain improved shopping opportunities
- Improve supply of responsive trades and contractors
- Maintain and improve economic position in the region and in the state
- Strive to be the headquarters for a number of publicly known national companies.
- Become a world class community focused on providing a high quality of life for all citizens
- Be seen by others as a progressive and vibrant part of the state
- Promote Albany-Dougherty County as a destination and the economic center of South Georgia (e.g. Radium Springs and other quality of life amenities)
- Make Albany-Dougherty County attractive to families and companies (safe, good schools, day care, parks, desirable housing, attractive neighborhoods, good jobs)

Housing Results (8/19/04 Public Meeting)

- **Single-Family**
- **Multi-Family**
- **Manufactured Housing & Mobile Homes**
- **Owner Occupied and Renter Occupied**
- **Housing Market (New Construction, Infill & Rehabilitation)**
- **Senior and Retirement Housing**
- **Neighborhood Revitalization**
- **Military Housing (On- and Off-Base)**
- **Mixed-Use Developments**
- **Special Needs Housing (Disability & Rehabilitation)**
- **Affordable Housing Options**
- **Public Housing (Hope VI)**
- **Concentrations of Substandard Housing**
- **Assistance Programs (Habitat for Humanity, etc.)**
- **Impact of Regulations on Housing (Zoning, Subdivision, Taxation, Design Standards, etc.)**
- **Other Issue**

ISSUES & NEEDS:

- Ownership vs. rental debate – very strong opinions on both sides of issue. Desire to see more programs to assist residents to own their homes. Theory that rental property is not maintained as well as owner occupied.
- Habitat for Humanity very active in Albany, built 103 homes so far.
- There is an overlap in services for housing – Albany needs a housing coalition with staff to coordinate and pool the resources and programs offered by the various agencies. It is not efficient and not coordinated now, with much duplication.
- Need more senior housing, especially in east Albany
- Need more livable, affordable housing
- City has no real budget for housing, outside of flood recovery funding. There is an opinion that lower and mixed income development will not be built without some local government support and funding
- Combat geographic segregation based on race and income through housing choice & mixed income communities
- Affordable housing is oversaturated in south and east Albany neighborhoods
- Need a mixed income and mixed race project (one is apparently underway now)
- Look at expanding faith based organizations getting involved in housing programs – already started
- The main issue with the lack of affordable housing is geography. There are three reasons:
 1. Flood recovery funds are only for use in targeted areas
 2. Zoning regulations prevent affordable housing in some areas
 3. Land costs in some areas are too high
- Local financial institutions not offering innovative lending programs (such as reversible mortgages for seniors)
- Improve dilapidated condition of housing; improve code enforcement

Housing Results **(8/19/04 Public Meeting)**

- Make Albany-Dougherty County attractive to families and companies (safe, good schools, day care, parks, desirable housing, attractive neighborhoods, good jobs)

Intergovernmental Coordination Results (8/19/04 Public Meeting)

- **City & County Government**
- **Consolidation Studies**
- **Board of Education**
- **Water and Sewer Utility**
- **Southwest Georgia Regional Development Center**
- **Housing Authority**
- **Inner City Authority**
- **Adjoining Counties**
- **Marine Corps Logistics Base**
- **State of Georgia**
- **Federal Government**
- **Constitutional Officers (Judges, Sheriff, Tax Commissioner, etc.)**
- **Job Corps**
- **Other Issues**

ISSUES & NEEDS:

- More unified/better coordination between the city and county (turf issues)
- Confusion exists about which agencies/departments have responsibility over services, who's paying for what service (city, county, or resident) and taxation between city and county (e.g. city parks paid by county taxes)
- Animal Control and Solid Waste are city departments that serve the entire county, therefore reducing the level-of-service for county residents.
- City/County consolidation can create a wider tax-base and lower government cost
- The Water and Sewer Authority should remain separate from the rest of the government
- Better use/coordination of Animal Control and Solid Waste departments
- Improve slow responsiveness of the government
- Leadership & Governance
 - Desire more visionary leadership that is not afraid to shake-up the status quo
 - Desire improved qualifications to run for government (high moral standards, ability to manage finances)
 - Like public involvement in government and diversity in government representation
 - Desire leadership that is sensitive to improving the quality of life for all citizens
 - Desire continuity and consistency in planning, implementing policies, and decision-making

Land Use Results (8/19/04 Public Meeting)

- **Residential**
- **Subdivision Regulations**
- **Commercial and Industrial**
- **Mixed-Use Development**
- **Public and Institutional**
- **Military Bases**
- **Transportation, Communication and Utilities**
- **Parks, Recreation and Conservation Areas**
- **Environmentally Sensitive Areas**
- **Agriculture, Mining and Forestry**
- **Special Area Planning**
- **Infrastructure Capacity and Growth**
- **Code Enforcement**
- **Aesthetics (Streetscape, Signage, Gateways)**
- **Land Use Buffers**
- **Redevelopment Areas**
- **Other Issues**

ISSUES & NEEDS:

- Zoning/Development Codes
 - Improve setbacks
 - Tree ordinance inflexible
 - Intown homes zoned commercial; have to rezone to get residential financing/tax rates; discourages intown living; intown residential needed to support downtown revitalization
 - Need some mixed use zones with proper residential/commercial mix
 - Improve inspections and code enforcement
 - Need more restrictions on zoning
 - Ordinances not in place to encourage redevelopment
 - Zoning regulations need to better protect existing neighborhoods
 - Need better cross-referencing between code sections and better coordination among commissions, etc. that administer the different sections
- Neighborhood Issues
 - Commercial and multi-family intrusion into single family neighborhoods; neighborhood conversion
 - Neighborhood preservation needed (examples: don't widen roads through established neighborhoods; maintain appropriate commercial/residential mix)
 - Prevent neighborhoods from running down
 - Unlivable neighborhoods are a root to problems
 - Maintain and enhance the quality of life for all citizens in all neighborhoods
 - Zoning regulations need to better protect existing neighborhoods

Land Use Results (8/19/04 Public Meeting)

- Outlying development should pay cost to expand public services to the development
- Sewer infrastructure failing; needs \$100 million worth of work
- Corridors need cleaning up and landscaping; \$22 million gateway/streetscape plan unfunded
- Maintain beauty of the community; clean-up; improve physical/architectural/landscaping character
- Concern about future haphazard conversions of plantations into subdivisions
- Need comprehensive development plan/vision that will be followed
- Combat geographic segregation based on race and income through housing choice/mixed income communities
- Maintain convenience, mobility, proximity of uses; lack of traffic
- Improve public transportation and access to highways
- Maintain small town atmosphere with big city benefits
- Improve image; residents should be proud to live here; it should be a desirable place for families and companies (safe, good schools, day care, parks, desirable housing, attractive neighborhoods, good jobs)

Natural & Cultural Resources Results (8/19/04 Public Meeting)

- **Air Quality**
- **Tree Protection/Landscape Requirements**
- **Water Supply Watersheds**
- **Groundwater Recharge Areas**
- **Floodplains and Wetlands**
- **Protected Rivers and Streams**
- **Lakes & Ponds**
- **Geology, Topography, Soils**
- **Scenic Views/Sites**
- **Conservation/Greenspace Opportunities**
- **Plant & Animal Habitats/Wildlife Management**
- **Prime Agricultural and Forest Lands**
- **Mineral Resources**
- **Historic and Archeological Resources**
- **Historic and Heritage Organizations**
- **Historic Districts and Regulations**
- **Cultural Resources**
- **Other Issues**

ISSUES & NEEDS:

- Albany should evolve into an active cultural, social and spiritual center of South Georgia
- Outdoor activities and environmental diversity important
- Radium Springs and Chehaw Park are important assets
- Greenspace—See Greenspace Commission documents
 - Flint River Greenway Initiative
 - Greenspace program is buying wetlands and floodplain along the Flint River
- Scenic Views/Sites—Tift Park; Radium Springs
- Trees
 - Have tree ordinance and committee—Tree replacement requirement may not be adequate
 - Noted for nice trees
 - Tree trimming education needed—Street trees are butchered
 - Need city arborist
- Water Supply
 - Public water from aquifer—quality of aquifer important for companies such as Miller
 - Water table is highly taxed and is declining
 - Radium Springs and other springs important
 - Groundwater pumping for irrigation starting to be monitored (measured) by the state for agricultural water withdrawals
- Floodplain/Stormwater
 - Downtown Albany still in the floodplain
 - Some buildings still need to be moved out of the floodplain

Natural & Cultural Resources Results (8/19/04 Public Meeting)

- New dams and levees to control River being discussed
- New development in the floodplain
- Drainage ponds need to be more attractive
- Brownfields
 - Marine Base contaminated (Superfund Site)
 - East bank of Flint River contaminated
 - City-owned radiator shop on Broad Street contaminated
- Historic Resources
 - Historic Preservation Commission in place
 - Active historic society
 - Need county-wide historic resources survey
 - East-side historic district needed
 - Plantations historic
 - Historic ordinance adequate but not enforced; more historic protections may be needed
 - Need cultural resource education
 - Promote culture as tourism
 - Need local history curriculum in schools



ALBANY/DOUGHERTY COUNTY COMPREHENSIVE PLAN UPDATE Stakeholders Interview Summary

In order to better understand and plan for Albany/Dougherty County's growth trends as well as the efforts and challenges associated with this growth, interviews with several stakeholders, defined by the city/county-planning department, were completed. A total of 25 interviews were conducted involving 48 individuals. The focus of the interviews varied according to the background of the stakeholder(s). The summary of the interviews is presented below.

I - Insights regarding each one of the Comprehensive Plan Elements and the Zoning Ordinance

A - Population

What are the recent and anticipated changes and challenges in terms of demographics (for example, related to growth rates, race composition, age composition, income, etc)?

Are all members of the community adequately provided for? Seniors? Ethnic minorities? Are there facilities and/or programs that the city should consider in order to encourage a more inclusive and diverse community?

- There is a need for better socio-economic integration in the City/County, which can be achieved only through increase of social conscientiousness.
- Getting people with different races living together is an issue in the Flint River Habitat for Humanity housing programs. There is a need for more socio-economic integration in the City/County.

B - Economic Development

What are the recent and anticipated changes and challenges in terms of economic development?

What are the main economic sectors? What is the level of diversification? What are the successful/not successful economic development programs or incentives? How good is the labor force? How are the training programs, if existent? How is the relationship between the University/Technical Schools and the City/County in terms of economic development? Are there new potential sectors/areas for development?

- Albany/Dougherty County is the capital of southwest Georgia due to several factors:
 - (1) It offers more than 65,000 job opportunities, attracting workers from more than 40 counties everyday;
 - (2) It is home of a developed industrial sector, including Miller Brewing, Proctor & Gamble, among others;
 - (3) It is an educational center with three major educational institutes: Albany State College, Darton College, and Albany Technical Institute;
 - (4) It is a retail center circulating 1.5 billion dollars per year and attracting people as far as 60 miles away;
 - (5) It's a health center with two major hospitals (Palmyra Medical Centers and Phoebe Putney Memorial Hospital), offering more than 700 beds. It also counts with the support of secondary care institutions and the Emory Research Center;
 - (6) It is a cultural center offering several alternatives for culture (ballet, symphony, etc) and attractions (museums such as the Civil Rights Museum, the Museum of Art, and the Heritage Museum, a zoo, an aquarium, several parks, etc);
- The telecommunication sector is viewed as the most promising new industrial sector for the region, primarily related to call center(s) activities. Therefore, this sector should be seen as a new target for the City/County economic development efforts. Also, a high retail growth is seen as promising.
- Economic development activities in the City/County are funded by taxes such as the SPLOST, the Chamber of Commerce, and programming activities. The City and County contribute with \$150,000 annually, \$100,000 less than the ideal as estimated by the Economic Development Commission.
- A better relationship between educational centers and local industries need to be established. Also, industries need to offer better salaries to keep young graduates in the city/county.
- High technology industries need to be brought to the City/County.
- The City/County needs to better promote its educational environment.
- The City/County should involve the colleges in the industrial recruiting process in order to attract business/ industries in the fields in which the local colleges offer educational programs.
- There is a need for better job opportunities and better qualification and training programs;
- The future of the Marine Corps Logistic Base and its associated jobs is a concern;
- Recent budget cuts for universities that are part of the University System Georgia (USG) is a concern. It can affect the educational centers growth plans.
- The relocation of residents in Lee County who work and use most of Albany/Dougherty County's infrastructure and services, but do not pay taxes for the City/County is a concern.
- The City/County needs to work closely with the Chamber of Commerce and with the industries to create and attract new jobs. The City/County economy is stabilized. It needs more economic development programs to attract new business and new people.
- The City does not address its issues comprehensively. Serious studies are needed for the south of the City to attract development
- Downtown as the center of entertainment for Southwest Georgia with several restaurants and bars, locally owned, reasonably priced and with good access is key. An Entertainment District is being proposed through ordinance. Several events have been

programmed, including a “Mardi Gras,” parades, movie nights (when movies are shown on sides of buildings), etc. However, closing streets for these events has been an issue with the City of Albany and GDOT. This relationship has improved in the past years, however. The main issue of concern for the City is the alcohol consumption outside during the events. These events have brought vendors from several counties around Albany to downtown and the positive response from the vendors was 100%. Dougherty County has been very supportive of the entertainment programs downtown.

- Also of issue is the difficulty of getting businesses from the African American community involved in the downtown promotion.
- One of the most important factors to the downtown redevelopment success is to convince people that it is a good idea to go downtown; that it’s safe and that there are things to do downtown.
- The city needs to invest in a better “social life” to keep the graduates in the City/County. Downtown revitalization is seen as very important to keep recent graduates.
- Downtown Albany has been ignored for too long. Albany needs the downtown redeveloped to be able to function more properly as a city. The City has not done enough to preserve what is unique in Albany; it has been driven by quick dollars instead of a full plan for the city. The plans for downtown should include a mix of shopping and restaurants and other vibrant activities. It should begin by ceasing the demolition of buildings without reason. It also needs government intervention to redevelop abandoned neighborhoods. The redevelopment of middle class residential areas downtown can be the most important factor to the success of the downtown revitalization plan.
- The River Center programs are also important for downtown, but they might attract more people from outside the county than the residents themselves.
- Lee County has pulled people from Albany/Dougherty County for years. The growth in Lee County is due primarily to people moving from Dougherty. There are very few people moving from other regions in the State or Country to Lee County. Lee County has also attracted several businesses such as the Wal-Mart, car dealerships, etc. The City/County needs to find the reasons for that and work properly to avoid or reverse this pattern. Downtown revitalization, primarily if able to attract middle and upper income residents, could be the main catalyst for reverting this pattern of people moving out to Lee County. The City/County should also work with Lee County towards some kind of revenue sharing program to avoid sprawl in Lee County and abandoned areas in Albany/Dougherty County.

C - Natural and Cultural Resources

What are the most successful programs and challenges in terms of natural and cultural resources? What are the City/County’s natural and built features that you think are worthy of preserving and/or enhancing?

Historic Resources: Programs/funds for preservation, any other sites to be included in the National Register of Historic Places, etc.

- The North side of Albany needs to be rebuilt as it used to be, preserving the historic character of the area.
- The Thronateeska Heritage Center offers curriculum-based educational programs for students from pre-K to 12th grade. The programs are grade-specific. However, with the recent school budget cuts, these programs are being threatened. From time to time it also offers open-programs such as special speakers, lectures, traveling exhibits, etc.
- The Albany/Dougherty County community, as a whole, does not value their own history. That is the main reason why historic structures/buildings in the City/County are not preserved. If history and historic preservation were strongly valued by the community, new ways to fund and plan for preservation would be developed. This is also true for the government. As an example, an entire block of historical buildings in downtown was demolished and replaced by the new government buildings.
- There are several buildings that could be included in the National Register List of Historic Sites. However, the property owners are the first to be against listing their properties because they don't want more regulations on what they can do with their property and because there is no financial incentives. Local property tax abatements are necessary to create an incentive for preservation.
- Buildings constructed in the 50s are historical now (a building with more than 50 years old can be considered historical depending on its characteristics).
- A better consciousness of what is good for the community is needed in order to preserve the neighborhoods' character.
- Restriction in architectural style needs to be imposed to preserve the neighborhoods old character.
- The Albany Historic Preservation Community is an advisory committee attempting to maintain the historic character of the City. The idea is to try to preserve all historical buildings that have good structural conditions. When a building is being restored, the Committee tries to insure that the new building maintain the same architecture and original material. The main lost for the City's historic preservation was the block between Pine Avenue, West Broad Ave, Jefferson Rd. and Washington Rd, which was torn down for the construction of the new government buildings. The strongest historical area now is near the Phoebe Hospital area. Current actions include the restoration of the Albany Theater.
- The City could work with the preservation commission and organizations to prioritize areas to be preserved.
- Vandalism of non-occupied historic houses is an issue.
- There are other buildings to be added to the National List, but feasibility of preservation is a concern.
- There is a very strong and small group of pro-historic preservationists in the City/County. However, the general public is not aware of that. There is a need for educational programs in favor of historic preservation, primarily in local radio and TV.
- The City/County needs to invest more in preservation. For example, Radium Springs (where the old casino is located), one of the 7 wonders of Georgia, needs a plan for preservation.
- The historic preservation of Albany was negatively impacted with the new government buildings constructed to replace old buildings in downtown.

Natural Resources: Related to land preservation, floodplains, wetlands, river corridors, environmental consciousness, education programs, water conservation efforts, etc.

- More infill development needs to be encouraged in order to protect more open space and wetlands and to avoid the intense conversion of agricultural land to residential use.
- There is a need for more open space and parks downtown. One way to achieve that would be to transform parking lots into green space.
- The City has 3 superfund sites under Federal clean up operations. These sites, still active, are: (1) Cooper Tire, (2) the Marine Base, and (3) TS Agricultural.
- The new landfill site is being proposed to be located close to a community that already has a superfund site. They do not need more problems.
- The planning group thinks forward. The parks initiatives are example of success.
- Development in areas with wetlands (west of the County) is an issue. The City/County should look at growth control techniques such as growth boundaries to avoid development in wetlands and agricultural lands.
- Water resources are a very critical issue. The general population has no clue. People are not very attuned to the issue from a long term planning perspective.

Natural Resources: Related to the preservation of agriculture, farming and plantation activities.

- Identify agricultural areas critical for preservation (particularly the South and Eastern sides of the county).
- Allow limited conversion of agricultural land only where public services are accessible, where factors such as soil type, slope, tree cover, etc. make the land economically unproductive for farming even under conservation practices, and in areas which will not adversely affect the productivity of adjacent agricultural lands.
- Establish Agricultural Buffer Zones (Residential areas 500 ft from ag land).
- Establish a Transfer of Development Rights Program ----Separates development rights from the ag land itself (where development is discouraged), while compensating the landowner, and transfers development rights to another area (where development is encouraged)---- (I can supply more information on TDR's if needed).
- Future Development should be directed to areas where appropriate infrastructure and services are already in place to accommodate new growth.
- Strongly discourage development zoning for land that is designated as agriculture.
- Strengthen & Support "Right to Farm" Policies.
- Support Agricultural Economic Development.
- Recognize agriculture as a key element in the county's economic base (\$42,000,000 Farm Gate Value for 2003).
- Recognize prime agricultural land as a finite resource and resolve to protect and maintain these lands.
- Recognize that agricultural usage of such land is appropriate and in the public interest.

- Increase Permitting Policies Friendly to Agricultural Community - Agriculturally Related Uses.
- Maintain the rural character of the County by planning for the preservation of prime agricultural land, open space and forests.
- Support agriculture as a business and a way of life.
- Protect and promote the county's agricultural heritage and vitality.
- Promote the county as an agriculturally friendly county.
- Promote open space preservation.
- Better identification of environmentally sensitive areas and public environmental & agricultural education.
- Provide conservation subdivision ordinances and establish Greenspace Development Initiatives, which provide benefits to developers, including lower infrastructure costs and higher property values, who set aside a significant portion ($\geq 20\%$) of the development as undivided, permanently protected open space. Benefits to homeowners include proximity to open space, which can be used for passive recreation. This may be similar to golf course communities, but instead of a manicured golf course, they feature woodlands, wetlands, community gardens, and/or agricultural land. This can help lower infrastructure maintenance costs and reduce demand for taxpayer funded greenspace.

D - Community Facilities and Services

What are the strengths and weaknesses (or challenges) of the community services and facilities provided by the City/County?

- Several community projects are being developed, part of which will be funded with the extension of the 1% SPLOST. Among the new projects are:
 - Library renovation/replacement;
 - Relocation of the City museum from Darton College to downtown;
 - Expansion of the River Aquarium including the addition of a 3-D movie theater;
 - A conference/convention center and an adjacent hotel complex offering 120 new rooms for tourists and business accommodation;
 - Beautification projects along the Flint River including pedestrian bridges connecting downtown to Albany State University, parks, water fountains, etc;
 - Publicly owned recreation alternatives such as a tennis recreational center with 32 courts and a golf field.
- The airport, recently upgraded using SPLOST funds, is the second airport in the State in terms of air cargo. Also, further growth is expected in order to attend the Marine Corps Logistic Base needs, including infrastructure to accommodate bigger airplanes.
- Some projects budgeted to be funded by SPLOST were cut including the Gateway projects that provide aesthetic and visual appeal to important areas of the City. Gateways are important to the look and feel of Albany which suffers from litter and other blight.
- The fact that children do not need to go to school in their neighborhood has a positive and a negative aspect. The positive is that it can promote more social integration. The negative impact is that it imposes difficulties for the children to extend their friendship outside the school because they do not live near each other and therefore cannot go play in the neighborhood.

- Darton College is a 2-year College part of the University System of Georgia. Its enrollment grew 47% in the last 5 years. In 2004, it has 4000 students. The College's strengths are in the allied health, information technology and arts. About 50% of the graduates go to other colleges, which have a 4-year degree, and the other 50% go to the job market. It also offers training programs to industries and business in several topics. The enrollment is anticipated to increase to 5,000 in the next 3 years and to 10,000 in the next 10 years. The construction of a new building will start in November 2004. Also anticipated is the construction of student-homes inside the campus. New programs to be added are also in the college's plans such as programs in the medical biotechnology and humanity fields. The college's market is composed of 14 neighborhood counties, but it has attracted students from all over the country.
- Transitional Houses, used as a transition from prison environment to community living, is seen as an issue downtown.
- The Civic Center needs new management, primarily concerning the director. It needs to be more vibrant and involved in promoting events in the City/County. It is practically abandoned.
- The Albany Area Primary Health Center (AAPHC) started 25 years ago in Lee County. It favors people (adults and children) with and without money to pay for health services. In Albany, it serves primarily the residents of East and South Albany; most of whom are less affluent and less educated patients. The Albany Area Primary Health Center would like to have one more site located either at the East or the South of the City in order to decongest the current centers in the next 2 to 3 years. Ideally it would be located close to the Phoebe Urgent Care Center. They want to go where the community wants them to be (East and South). However, the expansion plans are not yet defined due to budget uncertainty. Funding comes primarily from the Federal Government. In 2000, they went to the City/County in order to get some additional funding, but it was not granted. Parking and access is also an issue in the current treatment centers. If it does not acquire a new facility, it will require more parking spaces for the current facilities. The bus stop close to the east facility is an asset. - As the economy gets worse, the AAPHC business gets better because it relies primarily on people without health insurance (with the bad economy, fewer people will have jobs and therefore health insurance). - The City/County and the AAPHC has a good relationship when dealing with activity support. The problem is when money issues arise. It would be interesting if the City/County had land in the East/South of Albany that could be donated or sold for a low price to them or if the City/County could help them to find such area. Migration from rural to urban Albany has increased the number of patients.
- Albany/Dougherty County has a good health system with two major hospitals and several other health providers in the community. Moreover, the existence of 2 large hospitals in constant competition for services is interesting for the community.
- There is a shortage of primary care physicians in several specializations. The City's small size makes it difficult to recruit physicians. Also, the physicians that already work in Albany, with time, tend to work fewer hours. Therefore, there is a need for constant recruitment to replace this workforce.
- The number of nursing homes and personal care homes are currently adequate, but it might not be true in a couple of years. There are many people coming from other counties to these facilities. There is a need to assess the inventory and plan for new facilities.

- There is also a need to recruit more pharmacists. Also, pharmacy services need to attend the new expectations regarding hours/days open; there is a need for pharmacies open 24 hours a day seven days a week.
- There is a need for training and recruiting programs in several health areas such as nurses, nutritionists, social workers, occupational therapeutics, medical labs technicians, etc.
- Health preventive educational programs are very important. A partnership between the City/County Health Department and the hospitals and health providers would be interesting.
- The City/County needs to provide infrastructure extensions to new areas of development.
- SOWEGA Council on Aging, Inc. is a private non-profit organization that provide several programs for senior citizens such as: family care given, legal services, in home services, meals on wheels, volunteer programs, etc. It covers 14 counties and is funded with Federal, State and Local money. SOWEGA has applied and granted CDBG grants for all counties, except Dougherty County. The City/County is resistant and negligent in applying for CDBG money. Dougherty County is the largest county with the biggest population of the 14 counties, but it is the one that does the least for the seniors residents. Albany/Dougherty County is the only one of all 14 counties that does not help SOWEGA, financially. - SOWEGA needs funding for a new senior center so it can provide more activities. There is a waiting list for SOWEGA services that will be served only if a new center is acquired. The City /County need to help them with funding for this new center, otherwise its will be difficult to happen.
- There are 2 nursing homes in Albany. The city does not need more nursing homes. Nursing homes are important, but people don't need to go there until it's really necessary. The State initiative is to keep people out of nursing homes and provide more home services.
- The City/County needs to develop rules and regulations for Boarding Houses. Boarding Houses originate from assistant living homes that were found by the State as inadequate to provide the assistant living homes services. When it becomes a Boarding House, it no longer has inspection from the State and neither from the City/County so the residents are highly subjected to abuses and bad treatment.
- The City needs to take advantage of the Civic Center, bringing in programs of quality.
- Phoebe Hospital, which is administered by the City, should stop intervening against the Palmyra Medical Centers attempt to be certified to deliver babies and, consequently, to be considered a full service provider (which will allow Palmyra to get better insurance rates).
- Albany Technical College serves 8 counties, but the majority of students come from Dougherty County. The College works sporadically with the City with education programs such as the fire-science technology program, which trains firefighters. However, there are some other opportunities for partnership to be explored with the City/County such as: efforts to involve the community in the adult illiteracy program, programs to improve work force capabilities for the new jobs challenges, develop a career plan and training programs for the city/county employees, etc. - With 3200 students last fall, it expects 3400-3500 new enrollments this fall. Also, it aims to double the enrollments in the next 10 years. Last academic year, 1516 college students graduated. 99% of these students were placed in employment within 30 miles and 88%

were placed in related field of study. Most graduates have the intention to stay in Albany. Albany State University is starting a Bachelor of Applied Science program, which will give opportunities to students to study towards a bachelor degree while working. It will contribute to keep youth in the city. Physical expansions are anticipated, but all inside the campus; there are no plans for land acquisition. - The College hopes that the new SPLOST passes and that the City/County provides changes in some city roads that cross the Albany Technical College campus, making it safer and more pedestrian friendly (connection of building D with the rest of the campus). It will also decrease vandalism in the campus. Also, a pedestrian crosswalk is expected to be built to connect the building E with the rest of the campus. The College will be adding 11 new programs to attend new demands in the city/county such as radiation therapy, electro-mechanical, and construction oriented programs.

- The city does not have a shortage of jobs, but there is a shortage of people with specific skills. A city with 3 educational institutions should not have problems finding people with needed skills. There is a need for a better coordination between the industries needs and the educational programs offered.
- The City needs to have recycling programs. It needs to provide containers and to have a selective collection.
- The schools in East Albany do not have a good reputation.
- Northwest of the City does not have neighborhood services like parks, recreation, swimming pools, etc. Those services are concentrated in the East Albany. However, most taxes come from the northwest of the city, so it should receive part of this money back through better parks and recreation services.
- Some of the recent Environmental Health Department programs are: a new regulation of swimming pools water quality and safety facilities; improvement of food facilities quality through training, standardization and maintenance programs; extension of public water systems to areas contaminated with nitrate; etc.
- It would be wonderful to have funding to monitor the quality of the wells that serve a great proportion of the population in the County and to extend sewer lines to areas where the septic tanks are too old, or where the lots are too small to have septic systems. Water/Sewer lines extension need to be included in the CPI.
- There is a need for a regulation/permit program for portable bathrooms (PORT-A-JON) in the City/County.
- Albany State University counts with 3700 students. It plans to grow between 3 and 5% per year in terms of enrolled students. For that, it has anticipated some major capital improvements inside the campus such as: (1) construction of dormitories to accommodate 800 new students by August 2006, (2) the construction of a Child Development Center with capacity for 45 children by the beginning of 2006, and (3) the construction of the Fine Arts Center by mid of 2007. Also, the Albany State University has recently completed the construction of a football field (August 2004) outside the campus boundaries. No further expansion outside the campus is anticipated, though.
- Recent graduates from Albany State University have found job opportunities in the teaching field in the City/County. However, for the graduates in the health field, there are not many opportunities in the area. Albany's job market is seen as not as good as in other places.

- Albany State’s standards could be higher. The business side of the University needs improvement and there is not much credibility in the community with them. Too much time is spent on defending themselves instead of improving themselves.
- Dougherty School system is comprised of 27 schools (4 high schools, 6 middle schools, 16 elementary schools and 1 alternative school) as well as a pre-K and a psycho-educational center. It serves, currently, 16,894 students. It has had several successes in the past years. With the main goal to improve the quality of education in the County, it has developed an aggressive facility plan, closing old schools and building new ones. The gains in test scores exceeded the State average in the past years. Besides that, Dougherty schools are comparable to State averages regarding state mandated tests. However, it still falls below national averages for SAT. Of the 26 schools in Dougherty County, 20 meet the standards required by the “No children Left Behind Act” in 2003. An average compatible to State averages. Public perception of the school system has improved, but there is still a need for a stronger community voice to value education in the County.
 - After the flood of 1994. The school system lost 1,900 students. Besides that, the system has experienced a loss of students every year for the last decade, with the exception of the last year (2003). The main reason for the loss of students is attributed to the population moving to Lee County. As a result of that, the demographics of the schools had changed dramatically. There has been a high decrease of white students and a high increase of African American students. The school body is now represented by 86% African Americans. As a consequence, Dougherty County has faced a challenge to comply with the court order of de-segregation. This order calls for balance and integration of races in the school system with the goal of having equal percentages of whites and blacks in the schools. However, with the current demographics (83% blacks) and the trend of whites moving out of the County, it is difficult to comply with the court order. As a consequence of the trend of students lost in the past decade, Dougherty County School System has no anticipated plans for physical expansion. Other challenges are: need to increase parent’s involvement and the high level of population transition among schools.
 - Dougherty County School System counts with great support from the City of Albany, Dougherty County, The Marine Base, and the Chamblee of Commerce.

There are plans for widening the State Route 133, connecting Albany to Valdosta. It will improve connection between the two cities, but long-term implications need to be evaluated.
- Many people think education is a racial issue but it is an economic issue. Dougherty County is a good educational system.
- The SWGRDC is working with Albany State University in an internship program. The goal is to increase the number of minority leaders in the government and planning fields. It is very difficult to attract planners from other regions to Albany/Dougherty County. The best thing to do would be to attract and train local people for future careers in planning. However, SWGRDC has not gotten a good response from the University and the students.
- The University of Georgia (UGA) has gotten involved in several projects in the City/County over the years. However, the local colleges should be more active with the community and get involved in these local projects, instead of the UGA.
- The Dougherty County Airport has a great potential to improve economic development in the region, but this potential is not being explored.

E - Housing

What are the recent and anticipated changes and challenges in terms of housing in Albany/Dougherty County?

In terms of housing stock; housing quality/need for rehabilitation; housing affordability, special homes like nursing homes, building codes, public housing programs, ownership v. rental housing etc?)

- Housing availability and affordability is an asset.
- The redevelopment of single-family houses downtown is not very realistic. However, loft apartments to accommodate primarily young and singles are seen as prospective residential development downtown.
- The Housing Authority of the City of Albany (HACA) oversees the City limits in both Dougherty County and Lee County. Some non-profit organizations such as the Innovative Housing Initiatives, and some church related non-profits organization also provide housing for low income and elderly in the City of Albany. The HACA is historically under-funded compared to other cities in the State. It manages over 1000 rental units under the public housing program, 147 rental units under management by contract from other entities, and 61 Section 8 vouchers. It has a high occupancy rate (2.5% vacancy). The Public Housing program is forecasted to grow in the next years and it should be prioritized compared to Section 8 vouchers; public housing is cheaper to operate than Section 8. However, there is no optimism regarding new developments now that the Flood money is over. There is one project being finished until the end of the year, but after that there is nothing planned. Financing for new public housing projects is an issue; it requires more creativity such as floating bonds, and tax credit. The recent approach has been to build several small projects, such as Brierwood Courts and Seay Village, instead of large projects.
- It is rumored that people who live in small communities move to Albany when they get a Section 8 voucher from DCA because of housing availability.
- The term affordable housing means different things for different people. For example, the affordability standards are different for the planning commission and for the developers. The balance between the policy needs and what can be delivered needs to be reached.
- There is a high quantity of houses considered undesirable, primarily on south and central Albany. However, two problems were pointed out regarding housing renovations: lack of financial incentives – there is no economic return in renovating a house; and there is a considerable level of vandalism and robbery associated with the renovation process. One solution suggested was that the City/County develop a long range plan for housing renovation focusing on blocks or limited-areas. Those blocks or areas to be renovated would then be prioritized by the City/County.
- Due to flood grants, the City of Albany has become a very large “landlord,” having approximately 300-350 rental units. However, the City is not well equipped to administer

house-renting programs. The Housing Authority of the City of Albany, through some kind of partnership with the City, should manage those houses.

- The City has allowed a housing glut. Houses to first time buyers are being overbuilt; above the demand.
- Boyette Village, the second military village abandoned by the Marine Base, is an issue. It has 419 vacant houses that are deteriorating. It requires basic infrastructure such as grocery stores, etc to be transformed into a community. It is being considered by GSA to be transformed into housing for homeless.
- There is a need for middle-income public housing in the City.
- The Flint River Habitat for Humanity (FRHH) builds homes for very low-income families. It is funded through donations and volunteer labor. Rental property is too high in Albany/Dougherty County. There are more than 600 families in the county in need of affordable rent, but only 300 of those have it. The City gave FRHH land to construct a subdivision, which is in progress. The City is very supportive in their actions.
- Boyette Village is an issue. There are about 400 units that could be transformed into a wonderful, socio-economically mixed subdivision. It requires the city intervention.
- There is a need for educational programs on how to maintain houses and manage bills and mortgage.

F - Land Use and Zoning Ordinance

What are the recent and anticipated changes and challenges in terms of land use?

What are the areas facing high growth and slow growth/stagnation? Where within the City/County do you think development should be directed and where it should be protected from happening? What is your opinion regarding infill development and mixed use v. suburban development? What is your opinion regarding downtown redevelopment/attractiveness? What is your opinion regarding the quality of existing developments in the City/County? Do you think the City/County should finance for new infrastructure alone or should the developer be responsible for part of this cost?

What do you think about the current Zoning Ordinance? Do you have any suggestions for improvement?

- Zoning regulations downtown need to be changed. A mixed-use zone should be added to incorporate residential uses as well as commercial. The downtown needs residents to support activities after hours (after 5:00pm) such as the attractions and restaurants. Some people with money and with the intention to preserve and restore old properties want to move downtown, but are discouraged due to the difficulties in having the property zoned residential as well as the difficulties to get loan and insurance as residential properties.
- More infill development needs to be encouraged in order to preserve open space and wetlands and to avoid the intense conversion of agricultural land to residential.
- The new subdivisions isolate people from the community. The large lot sizes make their homes auto sufficient, don't require parks spaces, etc. As a result, people are isolating themselves more and more.

- There is a need for better control of the “cosmetic” aspects of the neighborhoods such as avoiding “box” type of developments close to nice neighborhoods, creating/adopting standards for visual sights, etc.
- Daycares in residential areas are an issue of concern. The State allows new daycares to start with a minimum of 6 children. Therefore, several daycares start in normal homes, and then are expanded to larger facilities. Albany/Dougherty County should require daycares to be located only in specific zoning areas such as commercial zone. The State controls how it can be opened, but the City/County needs to control where they are located.
- The increase of telecommunication infrastructure (towers) in the last years is seen as a good asset of the city/county;
- Mixed uses are seen as causes of problems for traffic and safety, primarily for children;
- Likely uses within close proximity are seen as a problem, such as churches. A required minimal distance between similar businesses could be a solution. Also, commercial zone requirements and “size factor” could be used to deal with the increase of churches being built in residential areas;
- The location of a new landfill to accommodate future needs is seen as a concern; the City/County needs to find a suitable area to be destined as the new landfill;
- The City/County needs a better code enforcement to deal with, among other issues, abandoned properties, storefronts design, sights, etc.
- A demand for a mobile home district is seen as a need. An area should be identified to be zoned as such. However, it was pointed out in a recent study that there is a high inventory of mobile homes in the City/County. Also, there is a concern with proximities of mobile homes to single-family homes. Front and side sets, sidewalks and other requirements similarly used in single family subdivisions were presented as a solution to make mobile home communities more attractive.
- Restriction in architectural style needs to be imposed to preserve the neighborhoods’ old character.
- The City is moving to North West towards Lee County. New development efforts in East and South Albany are necessary.
- Albany East –West corridors (such as Oglethorpe, West Broad, Pine, etc) are deteriorating, with many abandoned houses. This reduces people’s attraction to central Albany.
- East Albany is a totally different town; it does not have facilities and services to attract business and the community.
- Residential development downtown is very positive. It enhances the sense of community. Albany should follow the example of the City of Columbus.
- New developments in the flood plain should have public water and sewer system; wells and septic tanks should not be allowed.
- The SWGRDC is currently working on the preservation of the Marine Corps Base and planning for its future. The SWGRDC would like the Marine Corps to stay and believe in expansion plans. However, they are also looking at the possibility the Marine Corps may deactivated.
- Unplanned mobile home developments are an issue.

Land Use and Zoning: From the development and real estate perspective

- Growth is primarily occurring in the northwest area of Albany Dougherty County (out highways 82 and 19). In that general direction, the County is fast becoming built out and growth is spilling over into Lee County, which was a bedroom community until recently. Now Lee County has become a competitor for development.
- Some areas in the northwest portion of the County are without sewer. Elected officials have been encouraged to extend sewer using the SPLOST.
- The prospect of downtown development/redevelopment is good. The potential is re-emerging and there is general interest. The SPLOST projects helped to stimulate interest and much of the new development downtown is focused on tourism. As the largest city in the Southwest RDC, Albany should capitalize on being a destination point. Other amenities are needed including hotels, restaurants/bars, and decent shopping in order to make the experience complete. The demographics of downtown is challenging, however, and in order for it to be completely successful, housing (high end) must be developed and people convinced that it is okay (safety, etc.) to live downtown. It is currently an uphill battle. Annexing property into the City should be considered.
- There appears to be very little business recruitment/retention for downtown. There is an overall lack of confidence by the current administration that downtown development will work. The private sector will ultimately be the catalyst for change downtown.
- There are several areas among major corridors that need to be rezoned. If no additional agricultural uses are planned, some areas are suited for rezoning in the east and southeast areas of the County where there is more land availability.

G - Intergovernmental Coordination

How is the coordination between the City/County and various agencies and surrounding cities/counties? Are there any areas that lack coordination or that it could be improved? Any anticipated challenges in coordination in the near future related to any project?

- Some of the challenges identified by the stakeholders are:
 - The relocation of residents in Lee County that work and use most of Albany/Dougherty County's infrastructure and services, but do not pay taxes for the city/county.
 - Coordination between the city, the county and the regional interests regarding several issues such as education, retail services, the airport operation, etc.
- The relationship between the City/County and Darton College is seen as satisfactory in terms of the City/County providing assistance to infrastructure needs such as roads and parking lots.
- The idea of City/County consolidation is seen as positive.

- There are several non-profits organizations in the city/county providing similar services. There is a need for coordination of these organizations in order to cover a broader range of services. A resource center in the city/county would help to orientate people with problems and to forward them to the right organizations.
- The Regional Development Council is the responsible to implement the TMDLs, but they have not done anything. There is a need for better coordination between the City/County and the RDC.
- There is a mutual satisfying relationship between Albany State University and the City/County.
- The Southwest Georgia Regional Development Center (SWGRDC) has partnered with Albany/Dougherty County Planning Department in some projects in the past years such as: the revision and re-structuring of the historic preservation program, the Albany Master Plan, some flood recovery projects. Currently, they are working on a regional green corridor program.
- The units of government (City/County) seem to get along better than many areas in the State.
- Many people think very little of the City Commission and their behavior. Everyone has the ability to lead. Many elected officials need improved leadership skills that will allow them to lead for the common good of everyone.

II – Additional Insights

- There is a need for better government leadership;

Albany-Dougherty County
Comprehensive Plan &
Zoning Ordinance

Update

2005 - 2025

... the future is yours!

Mailing Label Here

Planning & Development Services
Albany-Dougherty County
PO Box 447
Albany, GA 31702-0447

Place
Stamp
Here

Albany-Dougherty County
Comprehensive Plan &
Zoning Ordinance
Update
2005 - 2025

Draft Comprehensive Plan Review Public Open House and Presentation

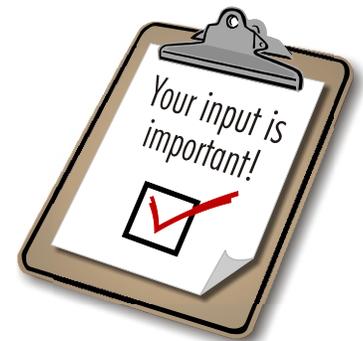
Thursday, February 17, 2005

Draft Plan Review Open House 2:00 pm - 6:00 pm

Draft Plan Presentation 6:00 pm



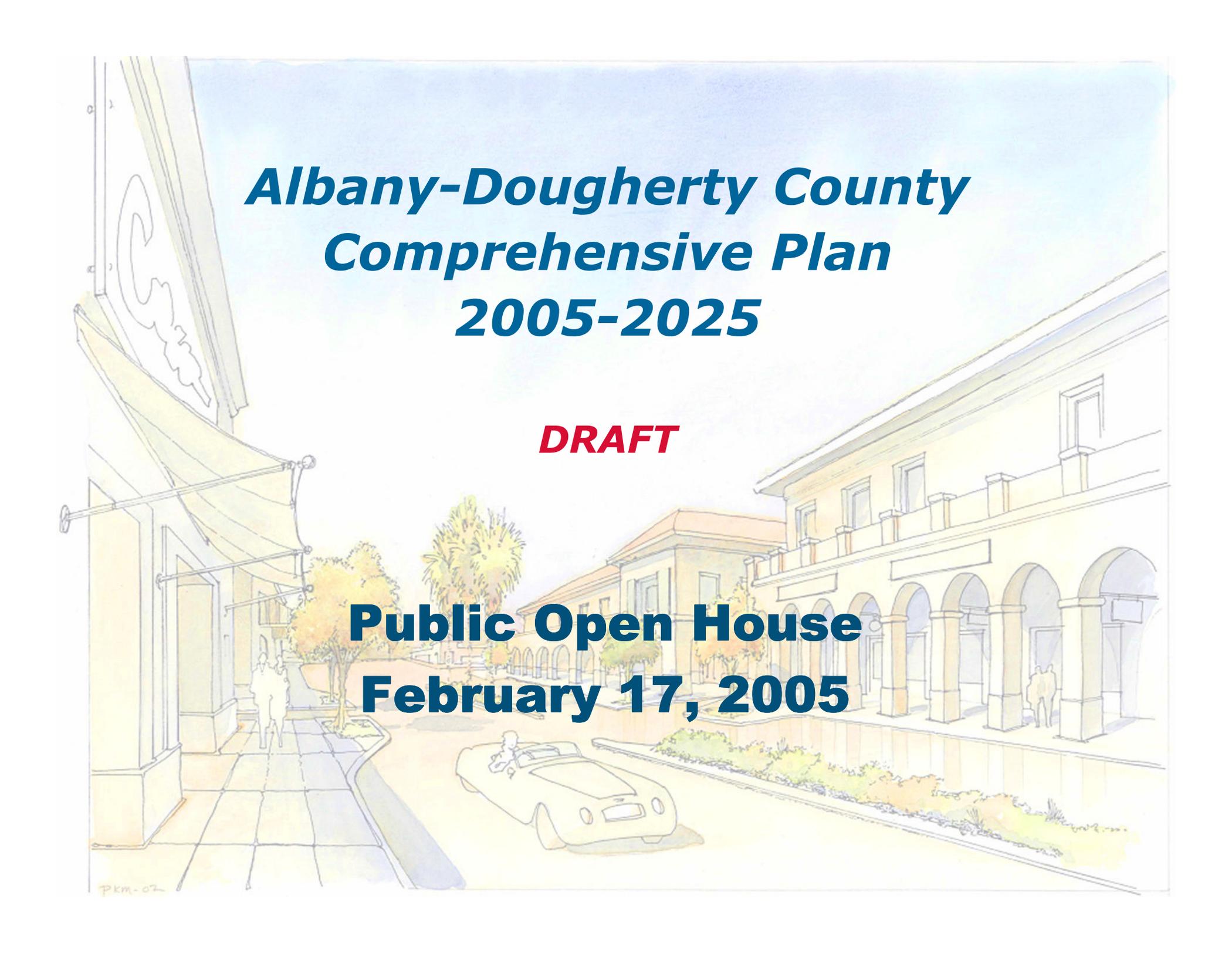
**Candy Room
Riverfront Resource Center
125 Pine Avenue
Albany, Georgia**



Join us for a review and comment period on the Draft Comprehensive Plan. From 2:00 to 6:00 pm, an Open House will be held that will allow the public to review written copies of the Draft Plan at a leisurely pace. At 6:00 pm a Presentation of the Draft Plan will be held and verbal input received.

Questions about these meetings and public comments should be addressed to:

Elizabeth Dean, AICP
Planning & Community Development
Albany-Dougherty County
PO Box 447
Albany, GA 31702-0447
(229) 438-3900
FAX: (229) 438-3965
edean@dougherty.ga.us

An architectural rendering of a street scene. On the left, a building features a large, ornate sign and a yellow awning. A sidewalk with a grid pattern leads towards the center. In the middle ground, a yellow convertible car is driving on the road. To the right, a long, two-story building with a series of arches and columns runs along the street. The sky is a light blue gradient. The overall style is a soft, watercolor-like architectural sketch.

***Albany-Dougherty County
Comprehensive Plan
2005-2025***

DRAFT

**Public Open House
February 17, 2005**

Planning Process...

- **Public Open House**
- **Public Review and Comment**
- **Planning Commission Public Hearing**
- **City & County Commission Resolution**
- **Review by RDC and Georgia DCA**
- **Revisions**
- **Adoption by City & County**



The Plan . . .

- **Population**
- **Economic Development**
- **Housing**
- **Natural & Cultural Resources**
- **Community Facilities & Services**
- **Land Use**
- **Intergovernmental Coordination**
- **Transportation**



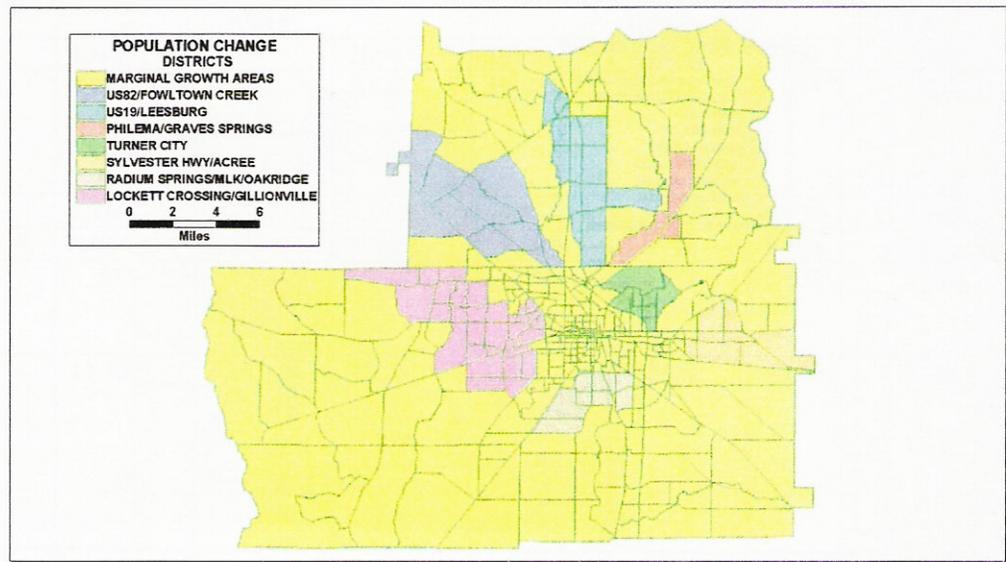
Parts of the Plan . . .

- **Inventory & Assessment**
- **Goals & Policies**
- **Implementation (STWP)**



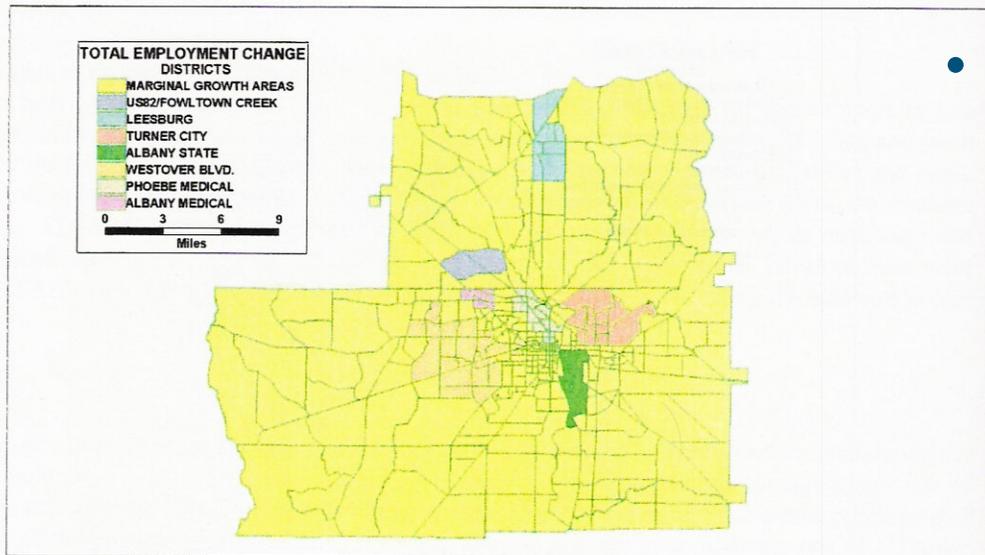
Population

- Population declined 4.4% from 1980 – 1990
- Population declined 0.3% from 1990 – 2000
- Population anticipated to increase slightly 2005 - 2025



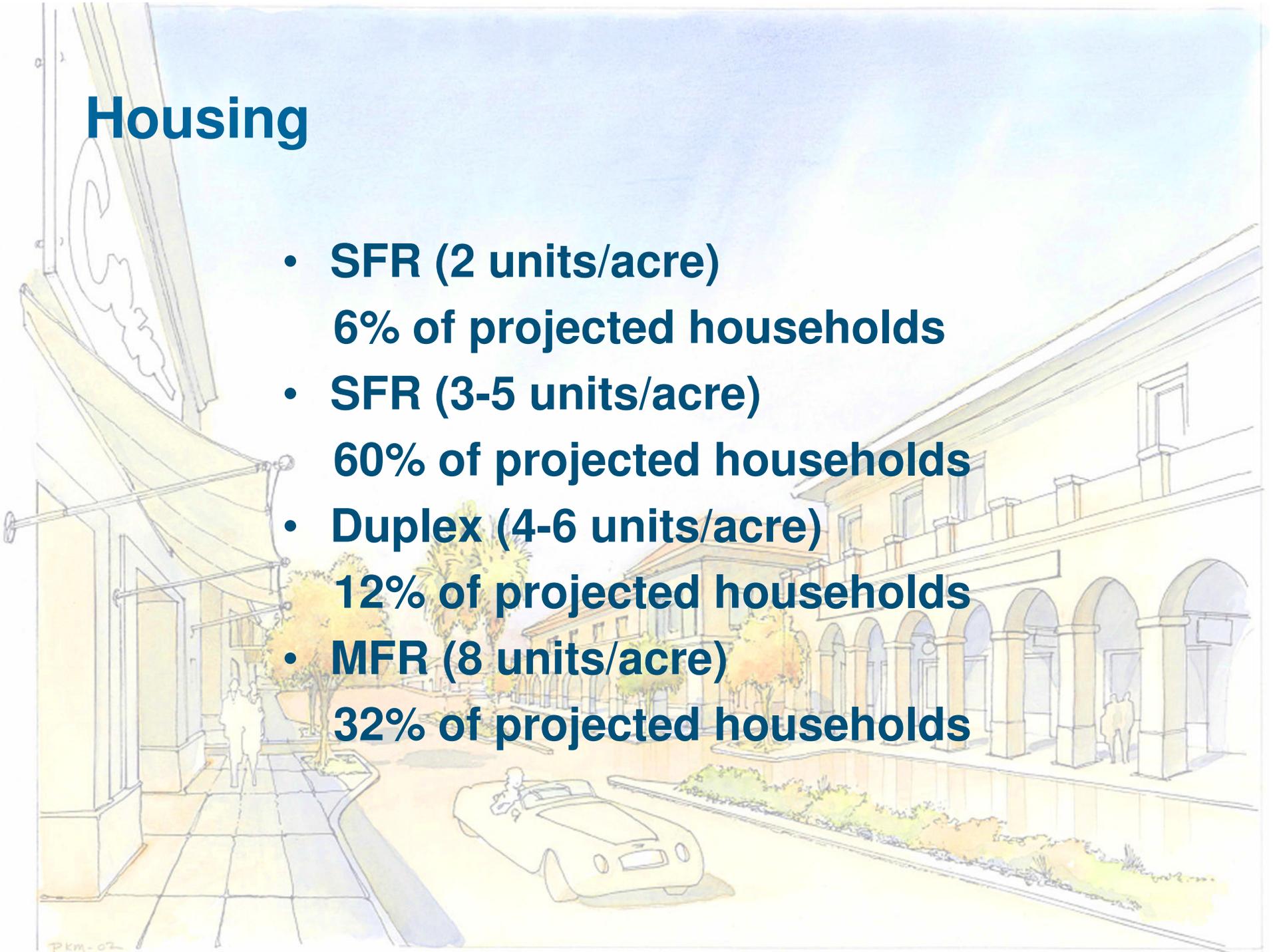
Economic Development

- Albany-Dougherty County will increase role as regional economic center
- Most jobs will be added in service & retail sectors
- Approximately 12,000 jobs will be added between 2005 - 2025



Housing

- **SFR (2 units/acre)**
6% of projected households
- **SFR (3-5 units/acre)**
60% of projected households
- **Duplex (4-6 units/acre)**
12% of projected households
- **MFR (8 units/acre)**
32% of projected households



Natural & Cultural Resources

Key:
 Unsuitable for Development: Floodways, Wetlands, the Flint River Protection Corridor, existing parks, existing greenspace, existing conservation areas, areas with "severe" soil limitations based on the availability of public sewer.

Very Very Limited Development: The 100-year flood plain.

Very Limited Development: Areas with "moderate - severe" development limitations based on soil type and the availability of public sewer.

Limited Development: Remaining areas not served by public sewer.

Desirable for Development: Remaining areas served by public sewer but not by public water.

Optimal for Development: Areas served by public sewer and water.

Limitations for Industrial Development: Based on "moderate - severe" soil limitations for the development of light industry.

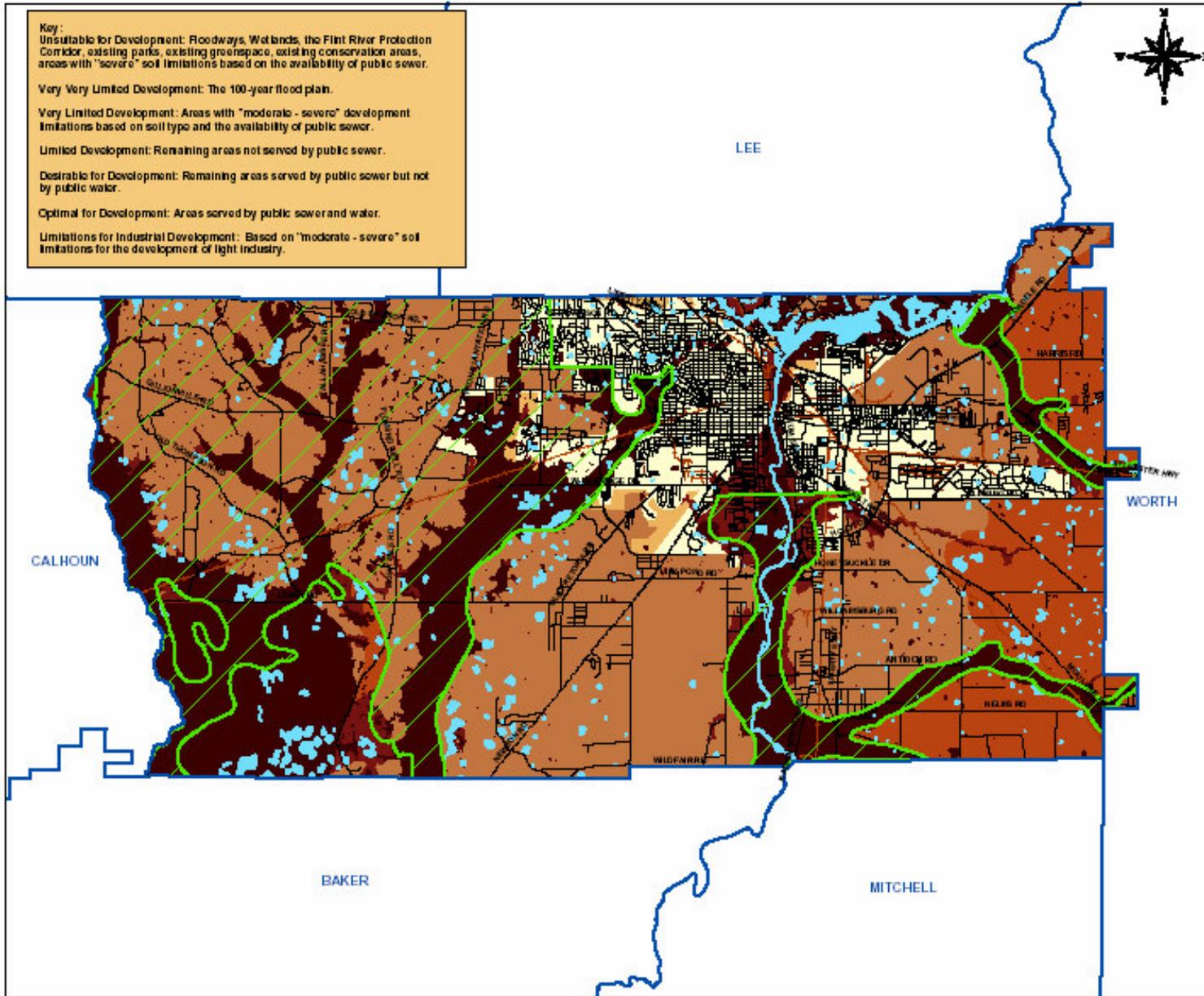


Development Limitations

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Development Limitations

-  Unsuitable for Development
-  Very Very Limited Development
-  Very Limited Development
-  Limited Development
-  Desirable for Development
-  Optimal for Development
-  Open Water
-  Limitations for Industrial Development

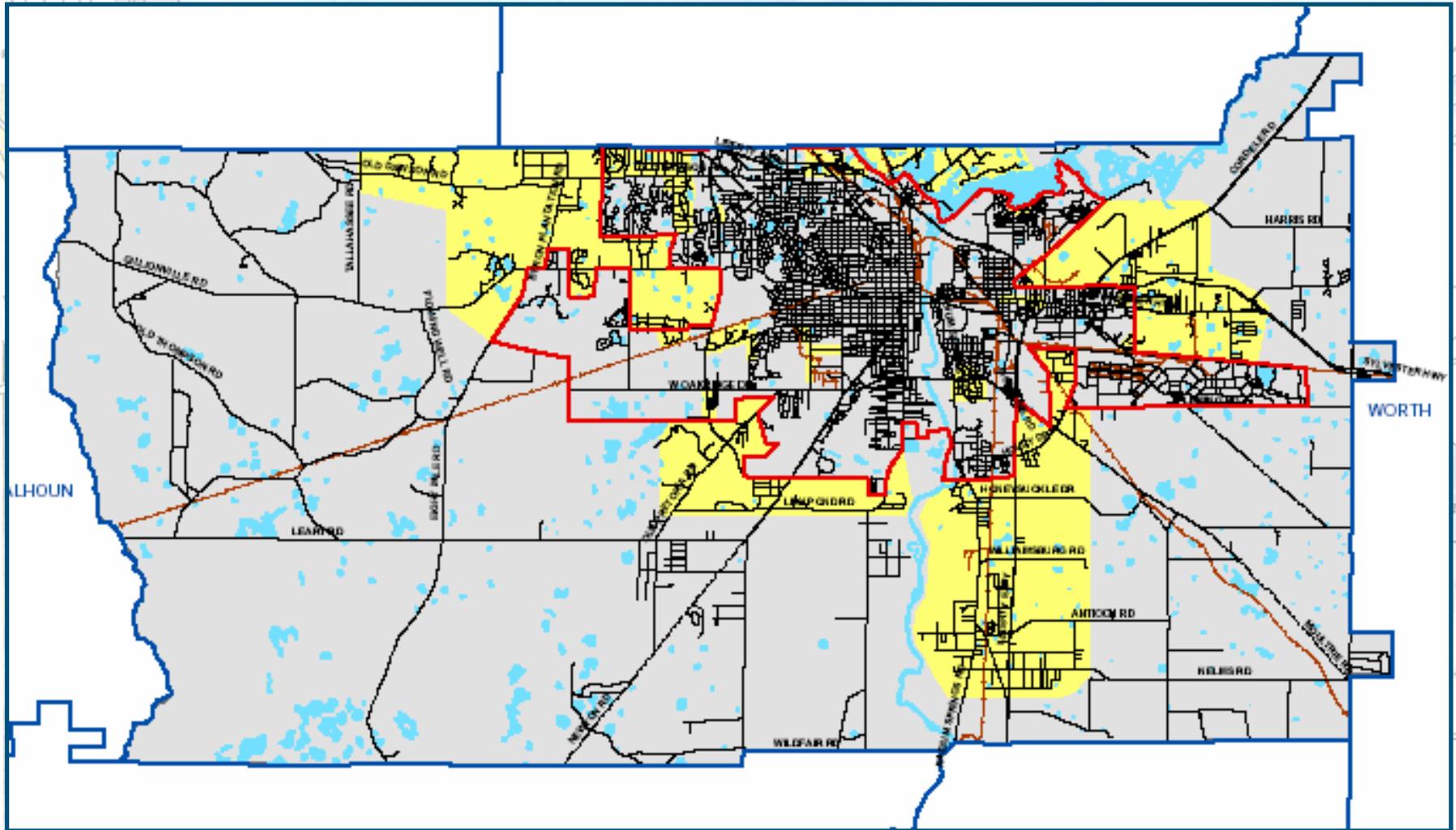


Community Facilities & Services Element

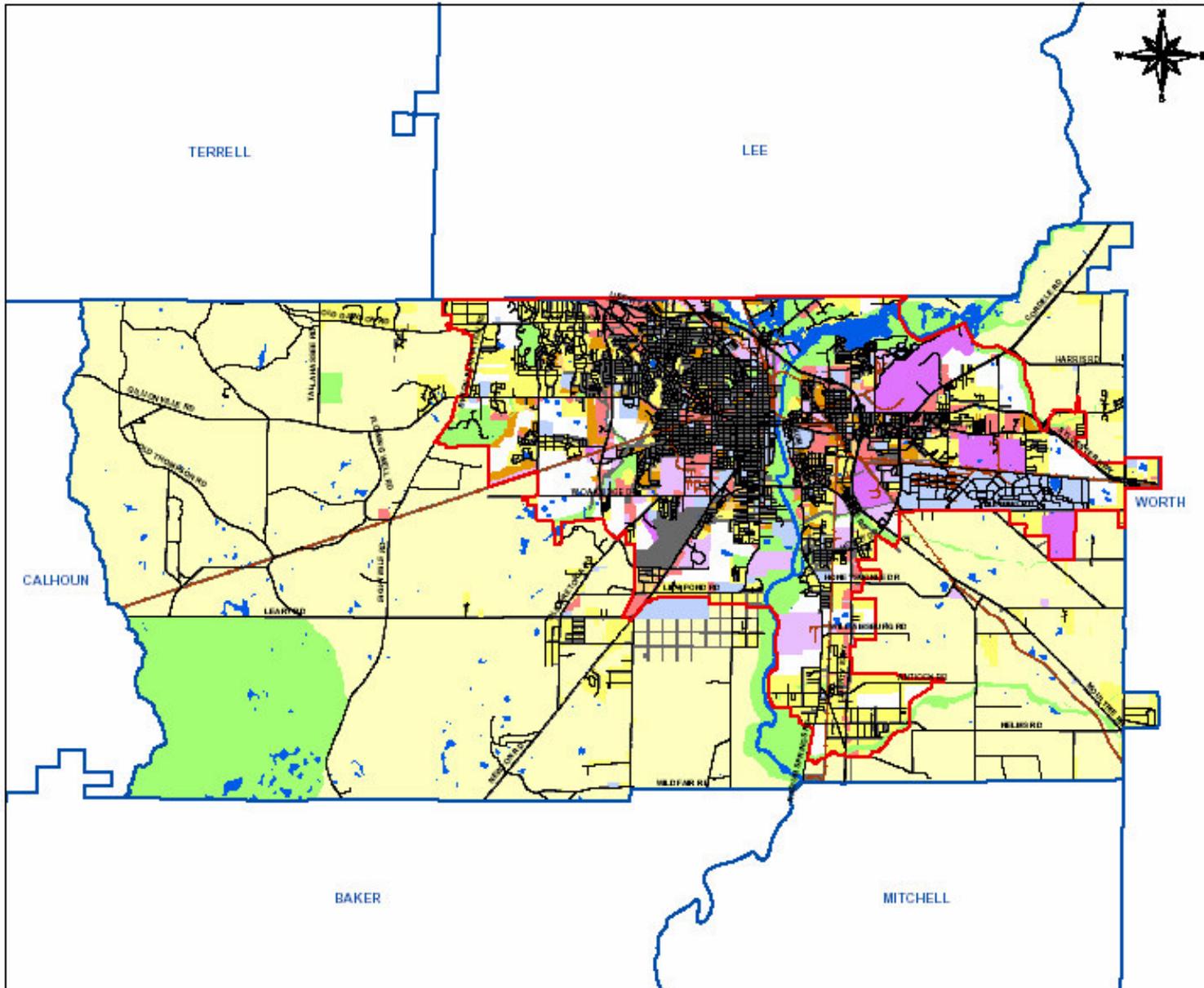
- **Solid Waste Management**
- **General Government Administration**
- **Public Safety**
- **Parks & Recreation**
- **Hospitals and Public Health**
- **Schools**
- **Libraries**
- **Cultural Facilities**
- **Stormwater**
- **Water Supply**
- **Wastewater**



Proposed Sewer Service Area



Existing Land Use Map



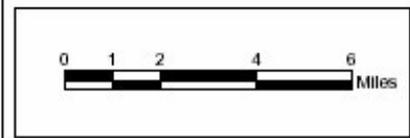
Albany-Dougherty County
Comprehensive Plan & Zoning Ordinance Update
 2005 - 2020

Generalized Existing Land Use

DRAFT Legend

- Undeveloped
- Agriculture/Forestry
- Single Family Residential
- Duplex
- Multi-Family Residential
- Commercial
- Low Intensity Industrial
- High Intensity Industrial
- Public/Institutional
- Park/Recreation/Conservation
- Open Water
- Transportation/Communication/Utility
- Urban Area Boundary

Source: HDR 2005



Intergovernmental Coordination

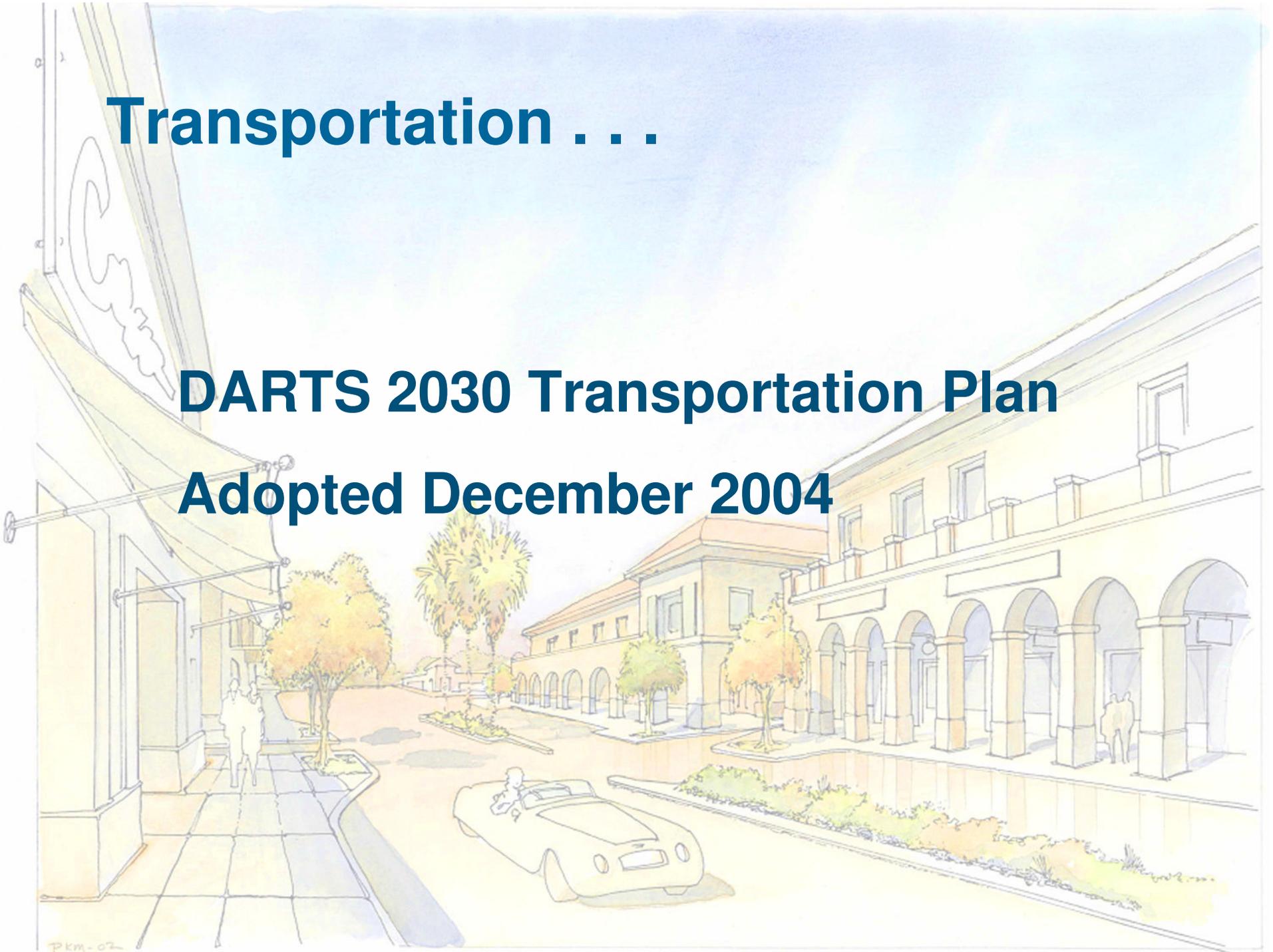
- **City-County Consolidation**
- **MCLB**
- **Regional Coordination**



Transportation . . .

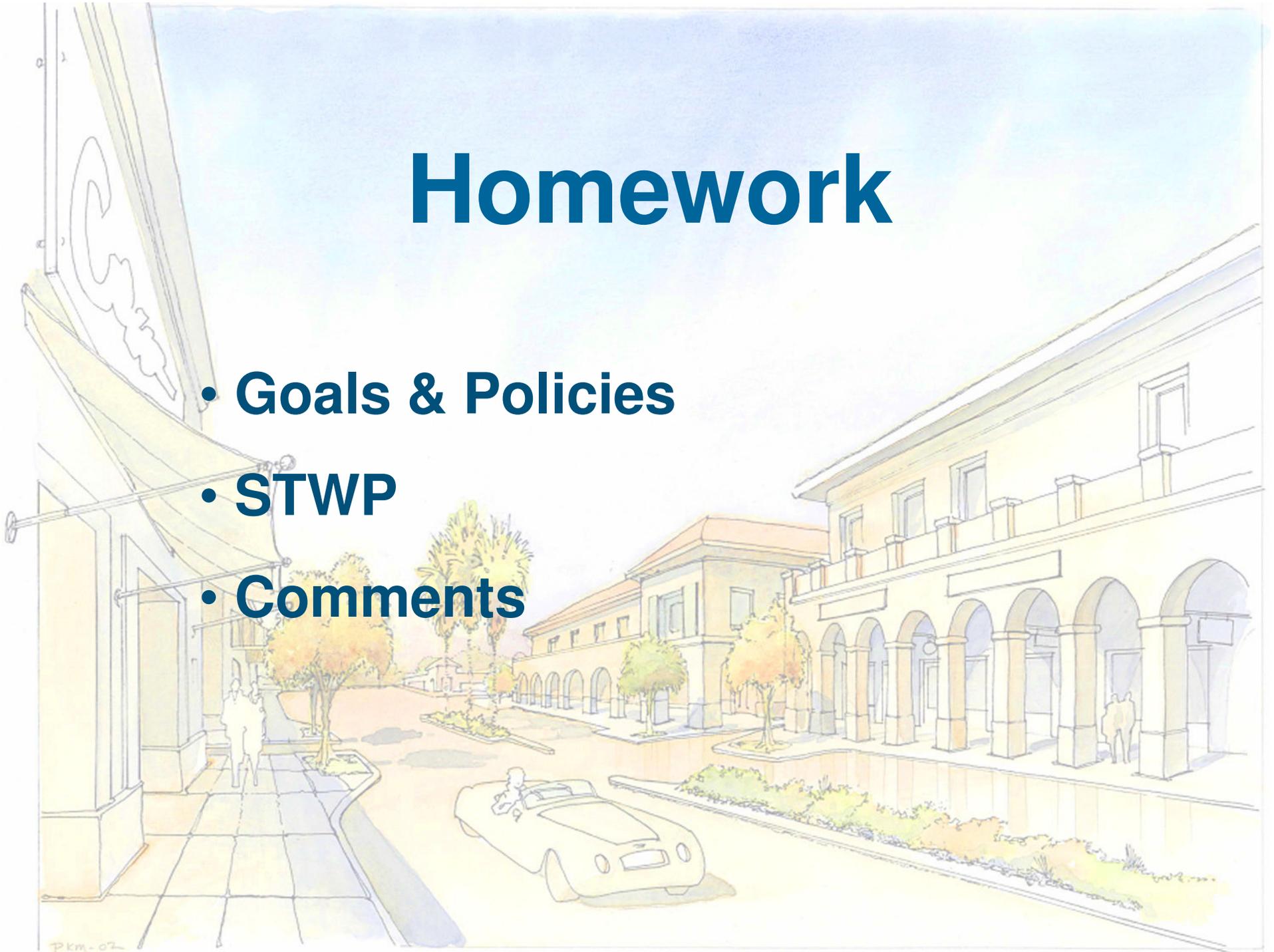
DARTS 2030 Transportation Plan

Adopted December 2004



Homework

- **Goals & Policies**
- **STWP**
- **Comments**



Questions?



Pkm-07

Albany Dougherty Planning Commission Agenda
Thursday, March 3, 2005 at 2:00 P.M.
Central Square Complex • 240 Pine Avenue • Room 380

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application shall at least five (5) days prior to the public hearing file a campaign contribution report with the Albany Dougherty Planning Commission.

CALL TO ORDER

APPROVAL OF FEBURARY 3, 2005 MINUTES

CITY LAND USE DEVELOPMENT APPLICATIONS

#05-034 SPECIAL APPROVAL - Applicant requests special approval to allow a photography studio at 1817 & 1819 Dawson Road; Grove Park, Inc. /Owner; Larry Patrick/Applicant.

#05-035 SPECIAL APPROVAL – Applicant requests special approval to allow a daycare facility at 1631 Sunny Lane; Willie Bonner/Owner; Rosa Douglas/Applicant.

#05-036 SPECIAL APPROVAL – Applicant requests special approval to allow an addition to the existing church sanctuary at 1225 4th Avenue; I Will Stand Ministries, Inc./Owner; Marbury Engineering/Applicant.

#05-037 ZONING – Applicant requests a change of zoning from C-5, Restricted Office District to C-1, Neighborhood Business District for property located at 1105 8th Avenue; Carl D. Phelps, ETAL/Owner; O'Reilly Automotive, Inc. /Applicant.

OLD BUSINESS

NEW BUSINESS

Public Hearing on the Draft Comprehensive Plan

ADJOURNMENT

MINUTES
ALBANY DOUGHERTY PLANNING COMMISSION
MARCH 3, 2005

PRESENT: William Geer, Chairman
Stephen Kaplan, Vice-Chairman
Yvonne Jackson, Planning Commissioner
Tommy Pollock, Planning Commissioner
Willie Emerson, Planning Commissioner
Jimmy Hall, Planning Commissioner

ABSENT: Ira Roth, Planning Commissioner
Jack Stone, Jr., Planning Commissioner
Helen Young, Planning Commissioner
Billy Merritt, Planning Commissioner

STAFF PRESENT: Richard Wooten, Director
Shelena Hawkins, Planner
Mary Teter, Sr. Planner
Elizabeth Dean, Planning Manager
Eric Goslee, Planner
Francine Richardson, Sr. Administrative Secretary

CALL TO ORDER

Chairman Geer called the meeting to order at 2:00 P.M.

The February 3, 2005 minutes were unanimously approved by the Albany Dougherty Planning Commission.

CITY LAND USE DEVELOPMENT APPLICATIONS

#05-034 SPECIAL APPROVAL - Applicant requested special approval to allow a photography studio at 1817 & 1819 Dawson Road; Grove Park, Inc. /Owner; Larry Patrick/Applicant.

Mrs. Teter explained that the applicant requested special approval to convert a vacant residence into a photograph studio, which is a permitted use in the C-7 District pending special approval by the City Commission. If the request is granted, the applicant will purchase the property. The subject property is approximately one acre and was originally part of the 7.7 acre Shackleford Estates, which was rezoned from R-1 to C-7 conditional on February 24, 1998. The zoning ordinance does not require protective screening for the proposed use, however the condition on the property when it was rezoned to see C-7 requires that an eight-foot wooden privacy fence be erected along the north property line separating the subject property from 1806 and 1810 Valley Road. The Planning staff recommended approval of the application subject to the residential character of the existing house being maintained.

Mr. Larry Patrick was present to answer questions from the Planning Commission.

Dr. W. Lee was present to speak in support of the application. No one was present to speak in opposition to the application.

A motion was made by Mr. Hall to approve the application subject to the stipulations made by staff. Mr. Kaplan seconded the motion, and the application was approved with the following votes:

Helen Young	absent
Steve Kaplan	yes
Jimmy Hall	yes
Willie Emerson	yes
Tommy Pollock	yes
William Geer	yes (quorum vote)
Ira Roth	absent
Yvonne Jackson	yes
Jack Stone, Jr.	absent
Billy Merritt	absent

#05-035 SPECIAL APPROVAL – Applicant requested special approval to allow a daycare facility at 1631 Sunny Lane; Willie Bonner/Owner; Rosa Douglas/Applicant.

Mrs. Hawkins explained that the applicant requested special approval to operate a group daycare facility, which will permit 18 children. She noted the applicant currently cares for up to six children at the site. The Albany Dougherty Zoning Ordinance requires daycare facilities to provide one parking space for every ten children and one space for every employee on duty. The group daycare operation must provide four parking spaces, two for employees and two for visitors with a total of 720 square feet. One of the parking spaces must be handicapped accessible. The Planning staff recommended approval of the application subject to the parking area being closed with fencing to provide separation from the play area.

Ms. Rosa Douglas was present to answer questions from the Planning Commission.

No one was present to speak in opposition to the application.

A motion was made by Mr. Emerson to approve the application subject to the stipulations made by staff. Mr. Hall seconded the motion, and the application was approved with the following votes:

Helen Young	absent
Steve Kaplan	yes
Jimmy Hall	yes
Willie Emerson	yes
Tommy Pollock	yes
William Geer	yes (quorum vote)
Ira Roth	absent
Yvonne Jackson	yes
Jack Stone, Jr.	absent
Billy Merritt	absent

#05-036 SPECIAL APPROVAL – Applicant requested special approval to allow an addition to the existing church sanctuary at 1225 4th Avenue; I Will Stand Ministries, Inc./Owner; Marbury Engineering/Applicant.

Mrs. Teter explained that the applicant requested special approval in order to construct a 9,000 square foot addition to an existing church/school facility on a 3.75 acre tract. She stated the subject property is located in a predominately single family residential neighborhood. Formerly a public elementary school, this site is now a church and private school. The Planning staff recommended approval of the application subject to a visual barrier consisting of a vegetative buffer being installed and maintained along the east interior property line.

Mr. Jesse Glover and Mr. Stan Glass were present to answer questions from the Planning Commission.

No one was present to speak in opposition to the application.

A motion was made by Mr. Hall to approve the application subject to the stipulations made by staff. Mr. Kaplan seconded the motion, and the application was approved with the following votes:

Helen Young	absent
Steve Kaplan	yes
Jimmy Hall	yes
Willie Emerson	yes
Tommy Pollock	yes
William Geer	yes (quorum vote)
Ira Roth	absent
Yvonne Jackson	yes
Jack Stone, Jr.	absent
Billy Merritt	absent

#05-037 ZONING – Applicant requested a change of zoning from C-5, Restricted Office District to C-1, Neighborhood Business District for property located at 1105 8th Avenue; Carl D. Phelps, ETAL/Owner; O'Reilly Automotive, Inc. /Applicant.

Mrs. Teter explained that the applicant requested a change of zoning which would allow the construction of a parts store at the site. The proposed store will also occupy the adjoining two parcels to the east. She noted that the three lots will be combined into one parcel contingent upon successful approval of the zoning request. Rezoning the property should not adversely affect the existing use or future usability of adjacent or nearby properties and the request is consistent with the Comprehensive Plan's recommendation for the continuation of commercial office uses along the Slappey Boulevard corridor. The Planning staff recommend3ed approval of the application.

Mr. Brad Beacom was present to answer questions from the Planning Commission.

No one was present to speak in opposition to the application.

A motion was made by Mr. Kaplan to approve the application. Mr. Hall seconded the motion, and the application was approved with the following votes:

Helen Young	absent
Steve Kaplan	yes
Jimmy Hall	yes
Willie Emerson	yes
Tommy Pollock	yes
William Geer	yes (quorum vote)
Ira Roth	absent
Yvonne Jackson	yes
Jack Stone, Jr.	absent
Billy Merritt	absent

(Mr. Kaplan left the meeting at 2:45 p.m.)

ADMINISTRATIVE TOPICS - NONE

OLD BUSINESS - NONE

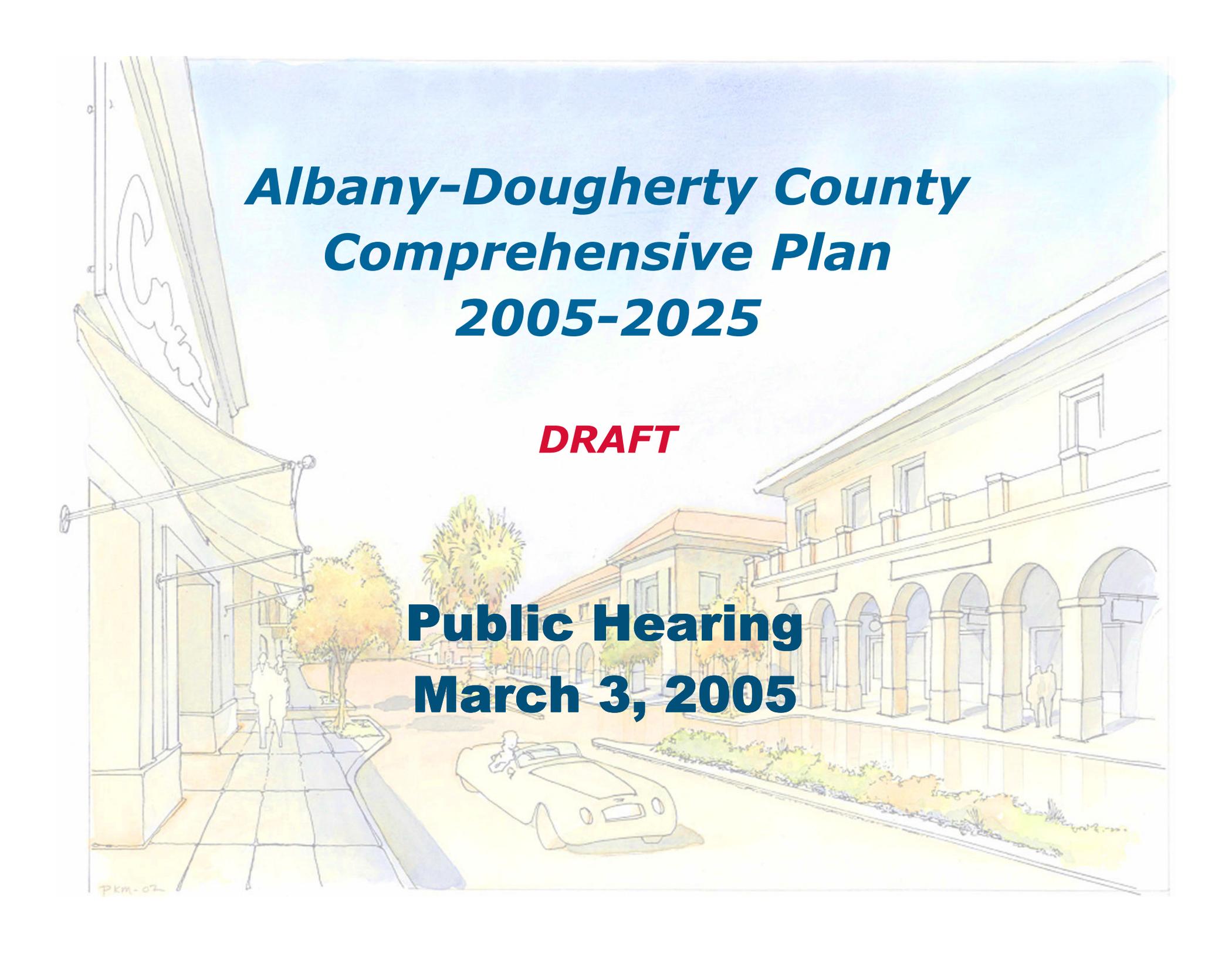
NEW BUSINESS

Ms. Angie Minton of HDR in Atlanta and the Albany Dougherty Planning Commission held a public hearing on the draft Albany Dougherty Comprehensive Plan. She noted that any comments would be considered.

There were concerns regarding the availability of recreation facilities for certain areas, and Mr. Hall asked why more swimming pools are not available for public use.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:35 P.M.

An architectural rendering of a street scene. On the left, a building features a large, ornate sign and a yellow awning. A sidewalk with a grid pattern leads towards the center. In the middle ground, a yellow convertible car is driving on the road. To the right, a long, two-story building with a series of arches and columns runs along the street. The sky is a light blue gradient. The overall style is a soft, watercolor-like architectural sketch.

***Albany-Dougherty County
Comprehensive Plan
2005-2025***

DRAFT

**Public Hearing
March 3, 2005**

Planning Process...

- **Public Open House – Feb. 17**
- **Public Review and Comment – Feb. 17 – Mar. 17**
- **Planning Commission Public Hearing – Mar. 3**
- **City & County Commission Resolution – Mar. 14, 15, 21 & 22**
- **Review by RDC and Georgia DCA - April**
- **Revisions - TBD**
- **Adoption by City & County - TBD**



The Plan . . .

- **Population**
- **Economic Development**
- **Housing**
- **Natural & Cultural Resources**
- **Community Facilities & Services**
- **Land Use**
- **Intergovernmental Coordination**
- **Transportation**



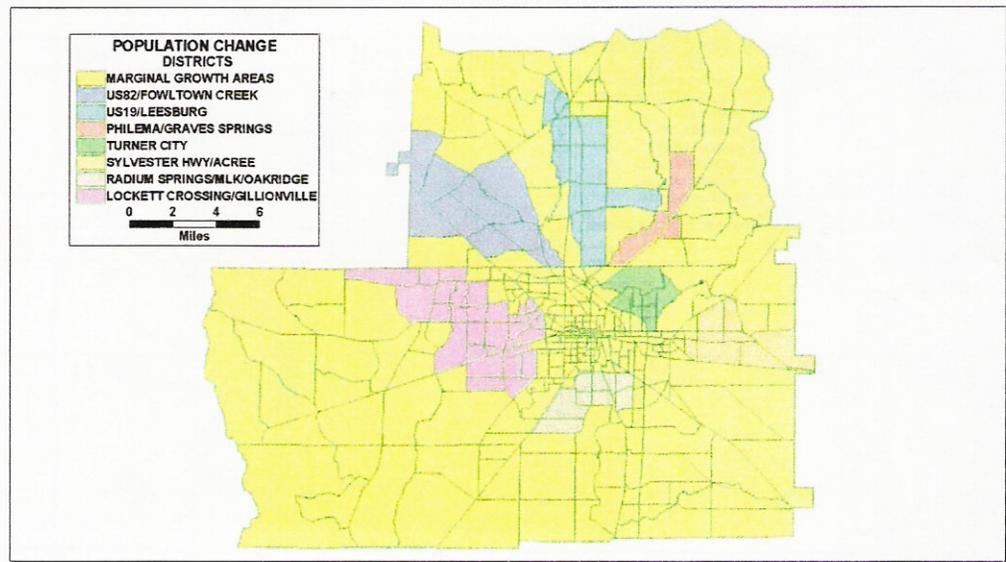
Parts of the Plan . . .

- **Inventory & Assessment**
- **Goals & Policies**
- **Implementation (STWP)**



Population

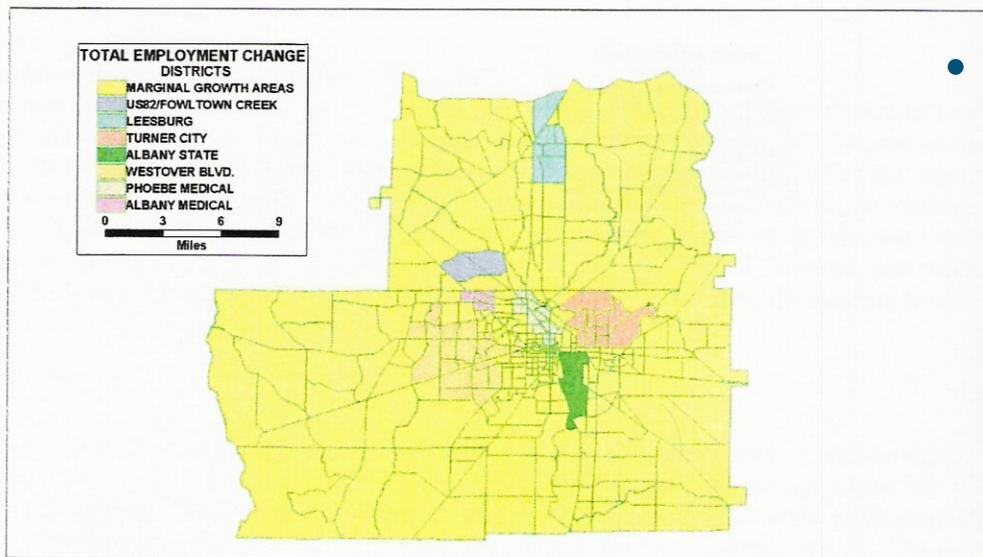
- Population declined 4.4% from 1980 – 1990
- Population declined 0.3% from 1990 – 2000
- Population anticipated to increase slightly 2005 - 2025



Source: DARTS 2030 Transportation Plan

Economic Development

- Albany-Dougherty County will increase role as regional economic center
- Most jobs will be added in service & retail sectors
- Approximately 12,000 jobs will be added between 2005 - 2025

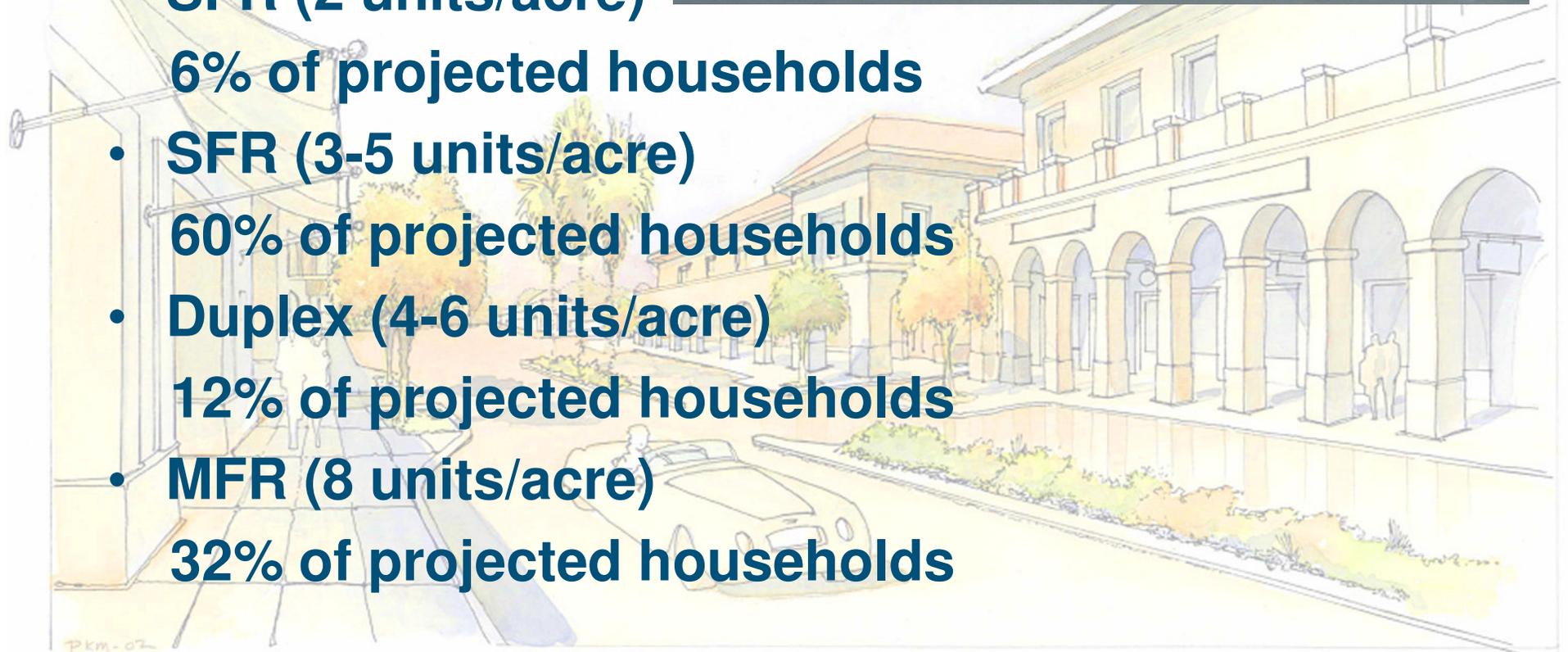


Source: DARTS 2030 Transportation Plan

Housing Needs



- **SFR (2 units/acre)**
6% of projected households
- **SFR (3-5 units/acre)**
60% of projected households
- **Duplex (4-6 units/acre)**
12% of projected households
- **MFR (8 units/acre)**
32% of projected households



Natural & Cultural Resources

Key:
 Unsuitable for Development: Floodways, Wetlands, the Flint River Protection Corridor, existing parks, existing greenspace, existing conservation areas, areas with "severe" soil limitations based on the availability of public sewer.

Very Very Limited Development: The 100-year flood plain.

Very Limited Development: Areas with "moderate - severe" development limitations based on soil type and the availability of public sewer.

Limited Development: Remaining areas not served by public sewer.

Desirable for Development: Remaining areas served by public sewer but not by public water.

Optimal for Development: Areas served by public sewer and water.

Limitations for Industrial Development: Based on "moderate - severe" soil limitations for the development of light industry.

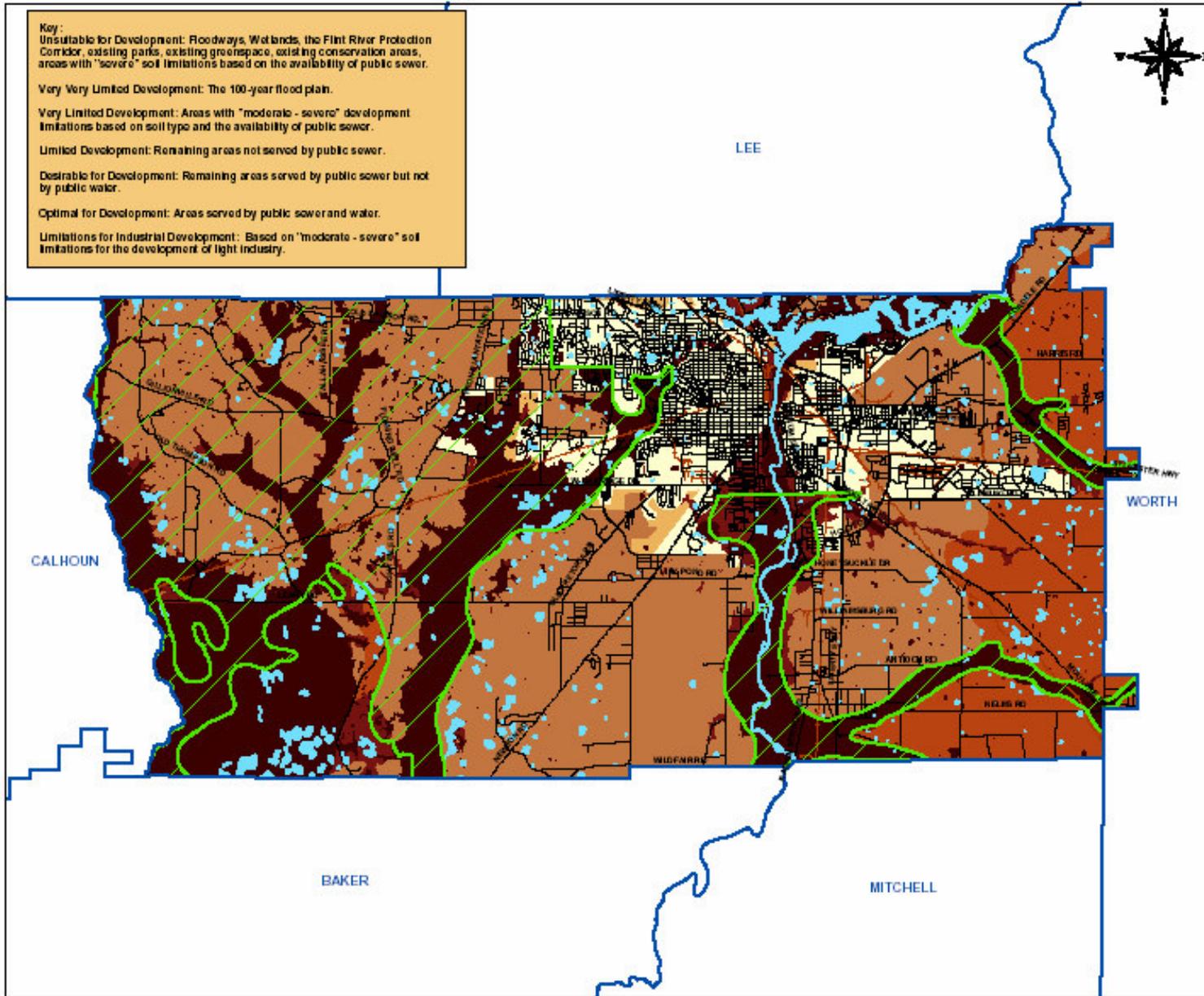


Development Limitations

DRAFT Legend

Development Limitations

-  Unsuitable for Development
-  Very Very Limited Development
-  Very Limited Development
-  Limited Development
-  Desirable for Development
-  Optimal for Development
-  Open Water
-  Limitations for Industrial Development

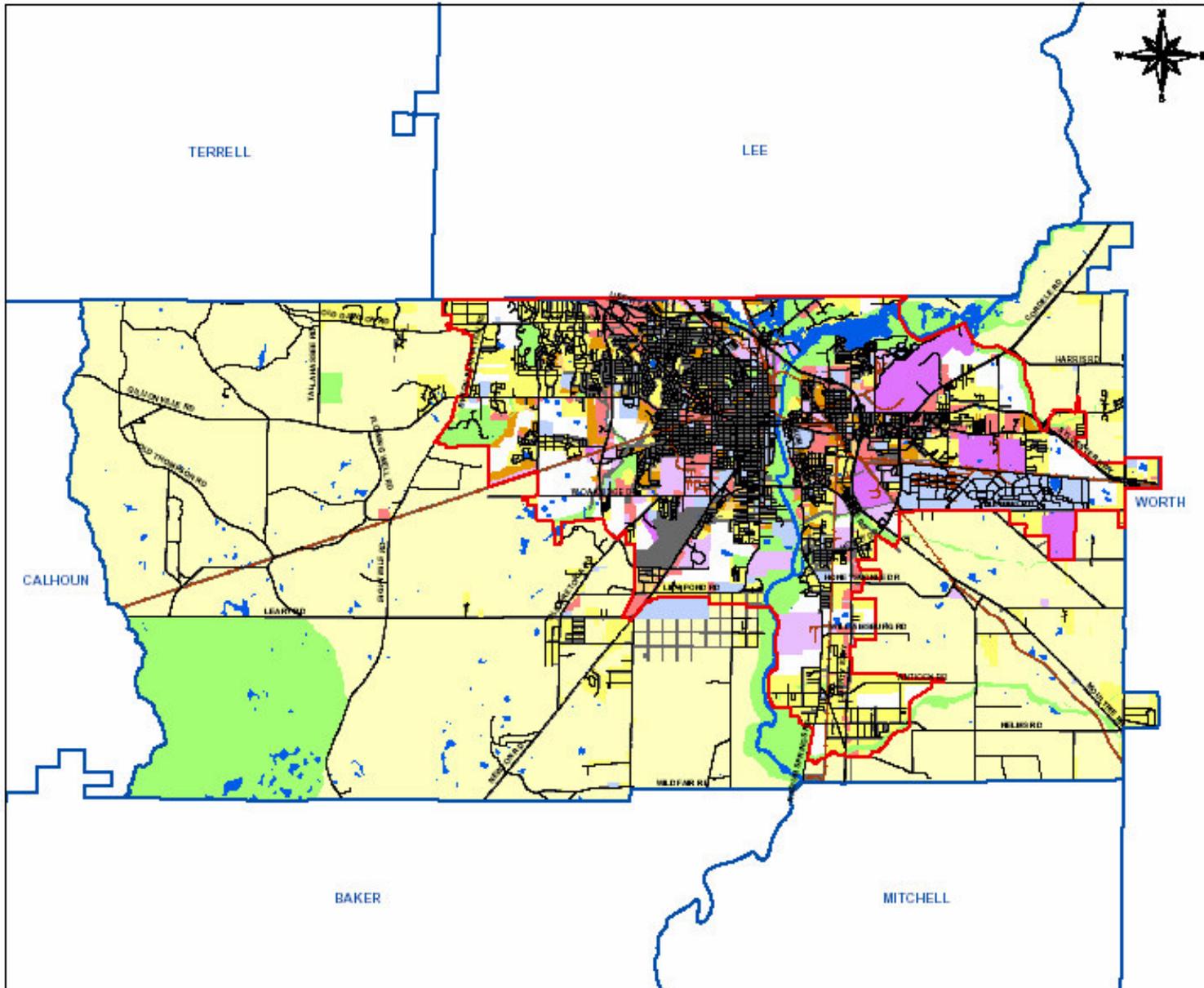


Community Facilities & Services Include:

- **Solid Waste Management**
- **General Government Administration**
- **Public Safety**
- **Parks & Recreation**
- **Hospitals and Public Health**
- **Schools**
- **Libraries**
- **Cultural Facilities**
- **Stormwater**
- **Water Supply**
- **Wastewater**



Existing Land Use Map



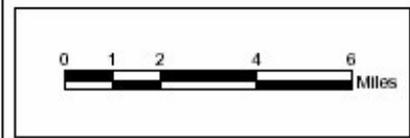
Albany-Dougherty County
Comprehensive Plan & Zoning Ordinance Update
 2005 - 2020

Generalized Existing Land Use

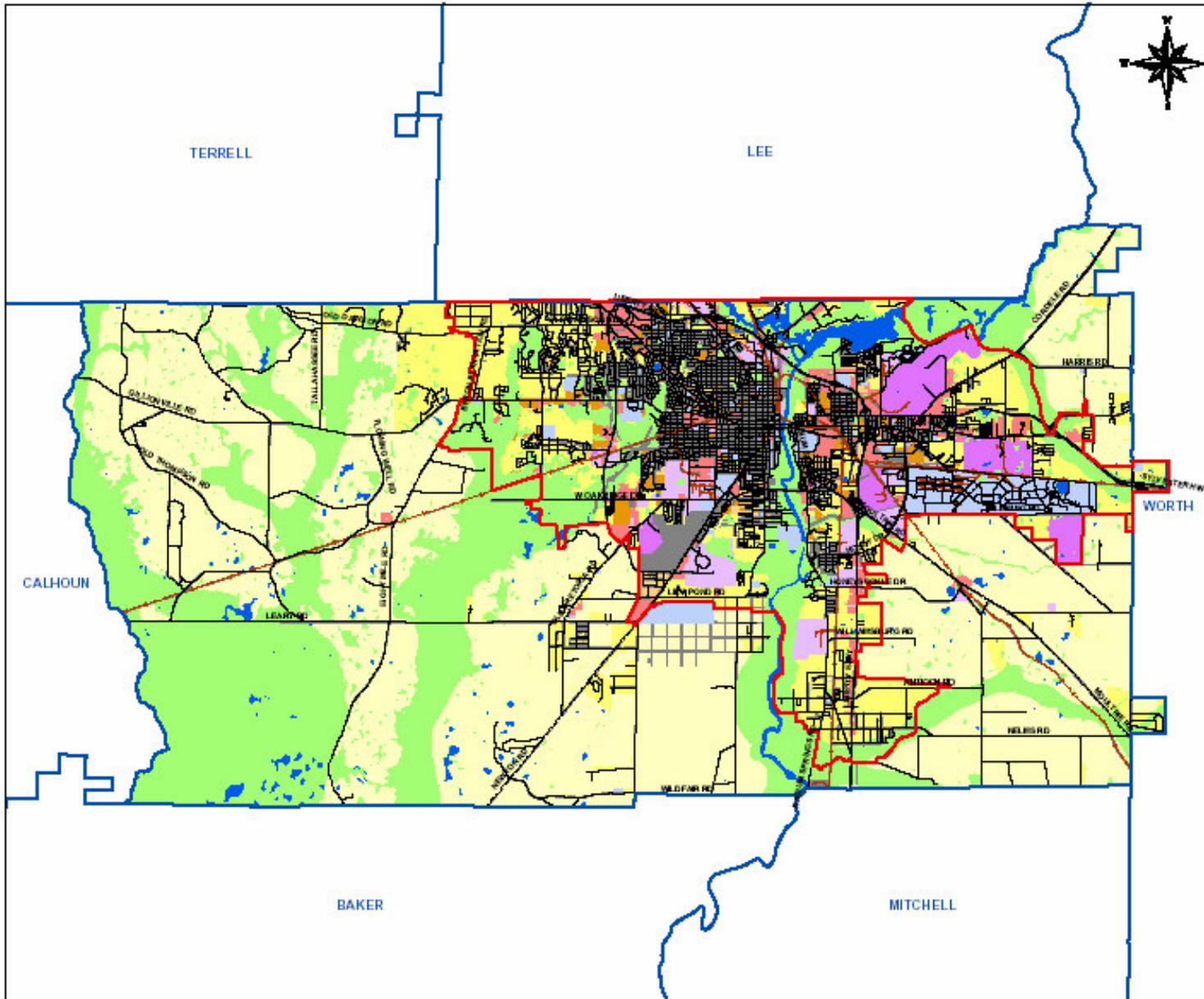
DRAFT Legend

- Undeveloped
- Agriculture/Forestry
- Single Family Residential
- Duplex
- Multi-Family Residential
- Commercial
- Low Intensity Industrial
- High Intensity Industrial
- Public/Institutional
- Park/Recreation/Conservation
- Open Water
- Transportation/Communication/Utility
- Urban Area Boundary

Source: HDR 2005



Proposed Future Land Use Map



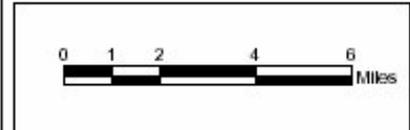
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Generalized Future Land Use

DRAFT Legend

- Agriculture/Forestry
- Single Family Residential
- Duplex
- Multi-Family Residential
- Commercial
- Low Intensity Industrial
- High Intensity Industrial
- Public/Institutional
- Park/Recreation/Conservation
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- Transportation/Communication/Utility
- Urban Area Boundary

Source: HDR 2005



Intergovernmental Coordination Issues



*Southwest Georgia
Regional Development Center*

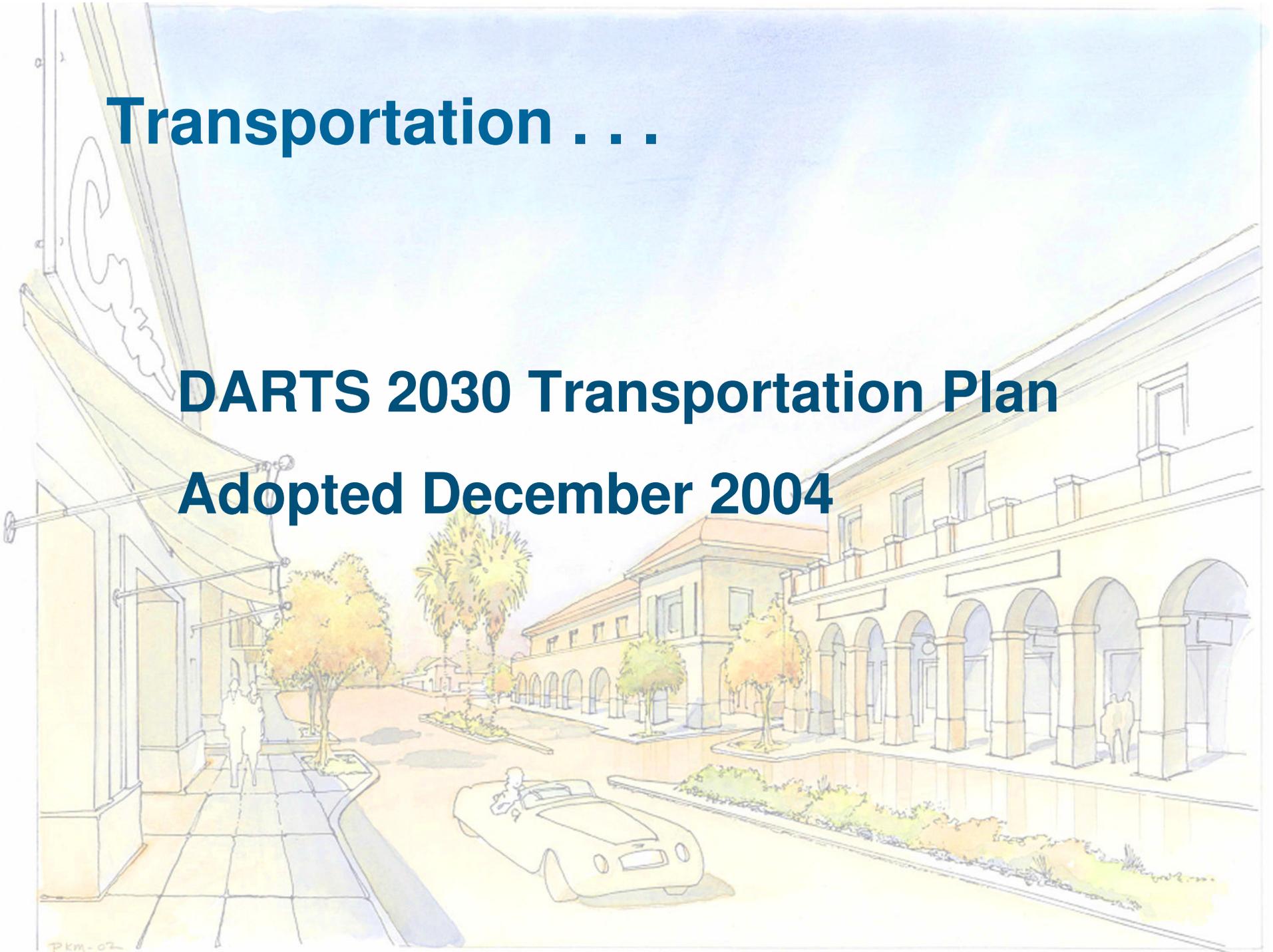


- **City-County Consolidation**
- **MCLB**
- **Regional Coordination**

Transportation . . .

DARTS 2030 Transportation Plan

Adopted December 2004



Public Comments



Plan Review Comments

The official review period for the Draft Comprehensive Plan was held 2/17/05 through 3/17/05. During that period, one comment was received by mail during the official Public Comment Period. It read as follows:

"I would like to see more development around our college and university areas. Also, more pride in landscaping and cleanliness around existing businesses - especially alleyways. I would like to see more mom and pop neighborhood businesses being encouraged and develop more housing closer in town like lofts - upstairs over existing buildings that would encourage younger and senior ages to live there."