

# Albany & Dougherty County Comprehensive Plan 2026

Prepared by the City of Albany and Dougherty County with assistance from  
the Southwest Georgia Regional Commission



Submitted June 2016

Page intentionally left blank

# Contents

INTRODUCTION.....	4
PUBLIC PARTICIPATION .....	7
Participation Techniques .....	8
ALBANY-DOUGHERTY COUNTY VISION & GOALS .....	10
CURRENT CONDITIONS .....	13
NEEDS AND OPPORTUNITIES .....	14
POPULATION TRENDS.....	16
NATURAL AND CULTURAL RESOURCES ELEMENT .....	26
Natural Resources .....	26
Cultural Resources .....	45
COMMUNITY FACILITIES AND SERVICES ELEMENT .....	69
Critical Facilities Map.....	99
ECONOMIC DEVELOPMENT ELEMENT .....	100
HOUSING ELEMENT .....	110
TRANSPORTATION ELEMENT.....	124
Transit Element.....	128
LAND USE ELEMENT .....	131
Special Area Studies.....	139
Future Land Use Map.....	145
REPORT OF ACCOMPLISHMENTS .....	148
COMMUNITY WORK PROGRAM.....	154
APPENDIX .....	162
Press Releases, Public Notices .....	162
Sign In Sheets.....	167
Agendas .....	173
Web-based Citizen Survey Results .....	177
SWOT Analysis Charts .....	200
References.....	210
ADOPTION RESOLUTION .....	211

Page intentionally left blank



## 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, housing and land use is 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 various elements, including: economic development, natural and cultural resources, community facilities and services, economic development, housing, transportation and land use.

A series of public workshops were used in the preparation of the vision, goals, and policies. These serve to guide the future direction for the city and county and their inhabitants. Recommendations for Albany-Dougherty County's development are based on the citizens' vision of what they would like the community to look like in the future. The Plan relied heavily on public involvement through public hearings, focus groups, community surveys, and steering committee meetings. The Albany-Dougherty County 2016-2035 Comprehensive Plan steering committee was formed from various department heads, business owners, residents and at least one elected official, as required by the state's Rules for Comprehensive Planning.

The steering committee members are as follows:

- Olivia Taft, District Attorney Administrative Assistant
- Michael McCoy, Dougherty County, Assistant Manager
- Perry Ford, Citizen
- Dorothy Hubbard, City of Albany, Mayor
- Billy Merritt, Planning Commission
- Sharon D. Subadan, City of Albany, City Manager
- Annette Allen, Special Assistant to the City Manager
- Paul Forgey, Director of Planning and Development Services
- Sandy Gregors, Historic Preservation
- Justin Strickland, Albany-Dougherty Economic Development Commission President
- Chris Hardy, Chamber of Commerce
- Richard Crowdis, Dougherty County, County Administrator
- James Morgan, DOCO Extension Agency

- Rashelle Beasley, City of Albany Convention and Visitors Bureau, Director
- Nicole Williams, Albany Area Arts Council

This document is the Albany-Dougherty County 2016-2035 Comprehensive Plan. In addition to the community vision, goals and policies, the plan provides an assessment of existing conditions and future needs. 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.

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, 2016.

### *Local Comprehensive Plan under the Georgia Planning Act of 1989*

The Comprehensive Plan is a 20-year plan by a local government covering several aspects of its jurisdiction. The Comprehensive Plan for Albany-Dougherty County must include 1) Community Goals; 2) Needs and Opportunities; 3) Community Work Program; 4) Economic Development Element; 5) Land Use Element; 6) Transportation Element; and 7) Housing Element. This Plan also includes additional elements for Population, Natural and Cultural Resources, and Community Facilities and Services.

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 public participation section.

Part of the implementation program of the Comprehensive Plan is the Community Work Program (CWP) 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 CWP assigns time frames, cost estimates, and responsible parties to the identified actions. The CWP must be updated every five years and may be updated annually.

## PUBLIC PARTICIPATION

The leadership for City of Albany and Dougherty County emphasized the importance of public input and participation in the Comprehensive Planning process to assist in the development of usable guidelines for future decision making. The City of Albany and Dougherty County built upon their commitment to local decision making and public participation by creating expanded opportunities to engage citizens in the planning process.

The City and County's Participation Program included citizens of all ages in a variety of activities. Aside from increasing community awareness, the goal is to provide the citizens with the opportunity to affect what their community will look like in the future; and in doing so, develop a relationship of openness and collaboration between local governments and the citizens they serve.

A "Stakeholder" is generally considered to be someone who has an interest in an organization, a process or in the outcome of a process. Stakeholders are an important part of the community planning process, and include the general public, residents, business and industry leaders, civic leaders, the development community, media representatives, professionals, city staff, and elected officials. Stakeholders both create and are affected by change. Therefore, participation by key stakeholders can help foster community understanding and support for the Comprehensive Plan document and provide a vested interest in the implementation of the Plan.

Inviting a varied group of stakeholders to participate in the planning process from the outset is a key component to creating a successful Plan. People who are invited to participate in the planning process and given the opportunity to actively collaborate are likely to ask questions, interact as part of the decision-making team, and promote the agenda of the community. Their involvement in decisions from the beginning develops a basis for trust and reassures them that the plan is inclusive. This generates pride and ownership in the recommendations and the planning process.

## Participation Techniques

### *Community Survey*

A community survey was distributed online and in person at various times and locations throughout the county soliciting comments and opinions of citizens regarding their general satisfaction with local services and what issues are most important to the community from a citizen's perspective. The survey was distributed through a variety of avenues: made available on the Southwest Georgia Regional Commission website, publicized through local media outlets including the Albany Herald, WALB-TV and at focus group meetings. Postcards were distributed that included the link to the Community survey. The results of the community survey are located in the Appendix.

### *Kick-off Meeting/ Visioning Session*

A kick-off meeting was held to introduce citizens to Comprehensive Plans and the timelines and activities planned to put together their community's Plan. A brief presentation was given to acquaint the community with the Issues and Opportunities identified in the Assessment as well as giving the community the opportunity to provide feedback. Following the presentation, a visioning exercise was conducted as well as a needs and opportunity exercise for the community. These exercises helped to develop and refine concerns that are specific to the community.

### *Focus Groups*

Focus Group meetings were held for principal topics of the Comprehensive Plan with invitations being extended to stakeholders and the community at large. These groups each had a meeting to discuss specific information regarding that topic, and were tasked with doing a SWOT analysis for identified areas of interest.

### *Mayor for the Day*

In an attempt to include the young citizens in the process, a booth was set up at the annual 4<sup>th</sup> of July celebration to ask kids if they were mayor for the day what things they would change or implement. For those too shy to be recorded, the question was asked - what do you love about your city? This was a method to have kids think about planning and what they can do to help shape the future of the City.

### *Media Strategies*

All area media outlets were notified of newsworthy events that were related to the Comprehensive Plan, and provided with public meeting notices throughout the plan development process in order to publicize the information with their audience.

### *Public Hearings*

A Public Hearing was held March 27, 2015 as required by DCA's Local Planning Requirements to begin the planning process. A second hearing was conducted March 16, 2016 to present the draft to the public prior to official review by DCA.

### *Website*

Albany and Dougherty County developed a webpage ([www.onlyonealbany.org](http://www.onlyonealbany.org)) to keep the public informed about upcoming meetings and events. Meeting notes and documentation were posted for the public who could not attend the meetings. The webpage, now inactive, also contained a copy of the previous Comprehensive Plan for the public to review.

# ALBANY-DOUGHERTY COUNTY VISION & GOALS

## Vision Statement

***A collaborative community spirit will grow and build pride, diversity and influence throughout the region while promoting a balanced approach to economic opportunity, social equity, and visionary leadership that encourages citizen involvement and benefits all residents.***

## Community Goals

The following list represents the major problems facing the city and county and potential strategies for improvements. The areas of concentration were identified during community meetings from the identified strengths, weaknesses, opportunities and threats (SWOT) that face the City of Albany and Dougherty County. The SWOT exercises were done with various topics and stakeholders in mind. The topics included: community facilities, economic development, housing, land use, natural & cultural resources, transportation and vocational rehabilitation.

**Education:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

**Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

**Safe Community:** Implementing proven strategic interventions to reduce violence and improve public safety, strengthen communities, and improve relationships between law enforcement and the communities it serves. Better communicate crime statistics within the region.

**Economic Development and Prosperity:** Focus on existing and small businesses, particularly in the core of Albany. Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when

determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

**Marketing the City of Albany for the future:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

**Infrastructure Development:** Maximize the use of existing infrastructure. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; and maintaining open space in agricultural, forestry, or conservation uses.

**Improve Service Delivery:** Ensuring that services are delivered efficiently and effectively while looking to the future to anticipate community needs. Exceed customer expectations with exemplary service, streamlined procedures and innovative solutions for community needs.

**Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

**Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities throughout the community; instituting programs to make housing available for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

**Transportation Options:** Address the transportation needs, challenges and opportunities of all residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between



adjoining developments; strengthening public participation in the planning process; or coordinating transportation and land use decision making within the community.

## CURRENT CONDITIONS

In order to develop stakeholders' opinions regarding current conditions in the community, a SWOT analysis was a part of each focus group meeting. A SWOT analysis is a structured planning method used to evaluate the strengths, weaknesses, opportunities and threats involved in the future of Albany-Dougherty County.

- Strengths: characteristics of the community that give it an advantage over others.
- Weaknesses: characteristics that place the community at a disadvantage relative to others.
- Opportunities: elements that the community could exploit to its advantage.
- Threats: elements in the environment that could cause trouble for the community.

By examining the SWOT results, a list of needs and opportunities were crafted to focus the results into attainable objectives.

Complete SWOT results appear in the Appendix.

## NEEDS AND OPPORTUNITIES

### Community Facilities

- More recreational facilities/parks (particularly for the elderly and the disabled)
- We would like to see more shelters (homeless, women's, etc.)
- We need to improve our library services for the blind
- Our Civic Center is underutilized

### Economic Development

- Develop a marketing plan to promote opportunities in Albany/Dougherty County (Outdoor rec, history, Historic Dixie Hwy)
- Recreational Trails
- Agri-Tourism
- Business retention and expansion program is needed
- Opportunities for more air passenger and cargo transport from Albany Regional Airport
- Downtown revitalization and residential development
- We need to improve our workforce by identifying the training needs of our workforce and connecting them with the appropriate training opportunities in our community
- More complete marketing of Albany/Dougherty County Development potential

### Housing

- Additional housing opportunities for seniors
- A study of rentership vs. homeownership to get a grasp on the situation and develop effective solutions
- Aging housing stock around downtown
- More resources are needed to address rental rehabilitation
- We have a significant problem with housing disinvestment
- We have too many homes for sale or an oversaturation of the market
- An opportunity exists for more housing downtown and mixed use housing around the downtown
- There are a number of opportunities for infill housing to be built
- An opportunity exists for a rental rehab revolving loan fund
- A neighborhood health survey should be done periodically to analyze changes and measure effectiveness of efforts. Essentially keeping a finger on the pulse of each neighborhood
- There could be more education provided for landlords/tenants

- We need more student housing

### **Transportation**

- Review transit system needs including hours of operation, route changes, bus stop improvements and safety/security improvements
- Utilization of mini surveys from ridership to identify and respond to issues quickly and appropriately
- Sidewalks and bike lanes are needed at locations throughout town that need to be identified and prioritized for implementation
- We need to improve the safety or the feeling of safety of our off street trail system.

### **Land Use**

- Downtown Albany needs a “re-imagining” or adaptive reuse of buildings
- Identification of transitional areas and master plans to meet needs
- Increased opportunity for infill
- Better utilization of Riverfront
- Creation of a College Districts that allow for commercial revitalization
- With our strong agricultural economy & heritage there is an opportunity for more agri-tourism.
- The transportation corridors extending from our downtown need redevelopment.
- Identify and prioritize areas of concern and develop strategic plans to address needs.
- Protect stable, established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors.

## POPULATION TRENDS

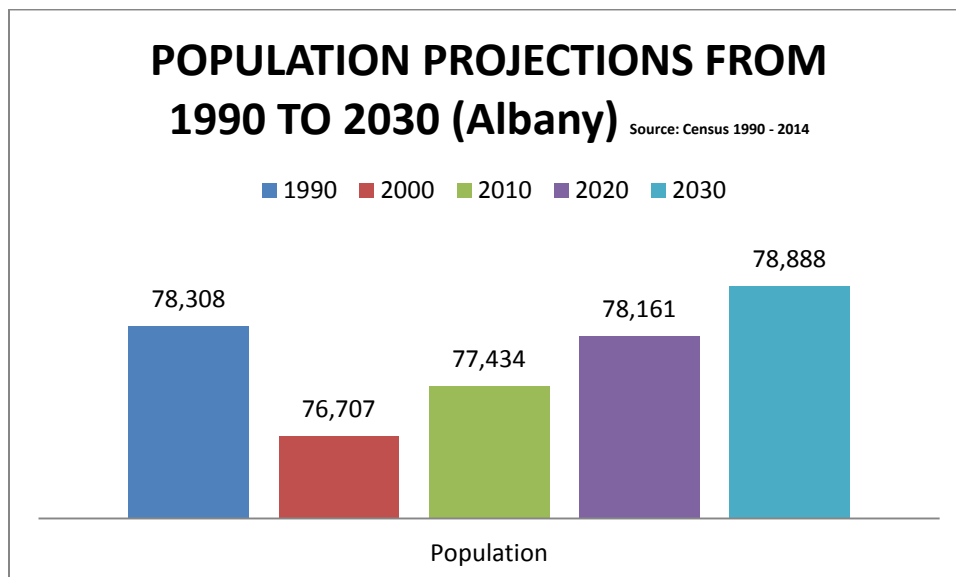
The statistical information presented in this element was produced using Census information for 1990 through 2015. Traditionally, data was collected using a detailed questionnaire, now the American Community Survey (ACS) is utilized to collect a smaller sample size, which impacts small area estimates. Making projections is not an accurate science, and the best information has been utilized to predict future occurrences. The following predictions offer a basis for population projections. It is assumed that there will be no large-scale economic, political, legal or environmental crisis in the region that would impact the Albany/Dougherty County's long term growth. It is further assumed that Albany/Dougherty County's economic growth will not deviate significantly and both the City and County will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth.

<b>POPULATION (Albany)</b>		<b>GENDER %</b>	
Total Population	77,434	Male	46.1%
		Female	53.9%
<b>PROJECTIONS</b>		<b>RACE AND ETHNICITY</b>	
1990	78,308	White	25.2%
2000	76,707	Black or African American	71.6%
2010	77,434	Hispanic or Latino	2.1%
2020	78,161	Two or More Races	1.1%
2030	78,888	<b>HOUSEHOLD POPULATION</b>	
<b>AGE</b>		Population in occupied housing units	33,436
Persons under 5 years, percent, April 1, 2010	7.9%	Owner-Occupied Housing Units	38.9%
Persons under 18 years, percent, April 1, 2010	26.4%	Median Value of owner occupied units	\$97,800
Persons over 18 years & under 65 years, percent, April 1, 2010	54.4%	Renter-Occupied Housing Units	61.1%
Persons 65 years and over, percent, April 1, 2010	11.3%	Median gross rent	\$693

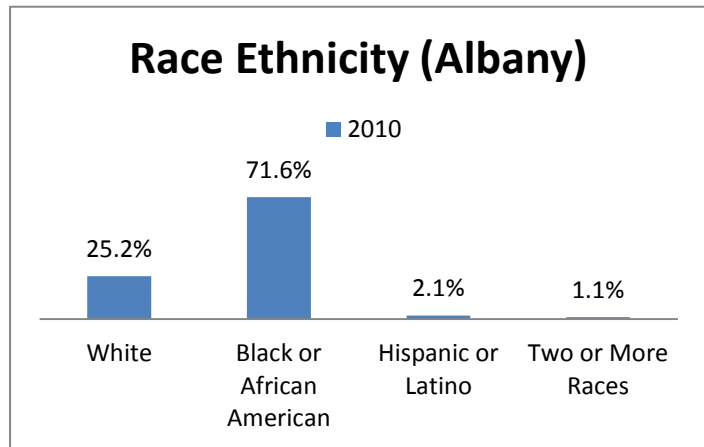
Source: Census: 1990 – 2014, <https://www.easycalculation.com/analytical/linear-interpolation.php>

## Albany

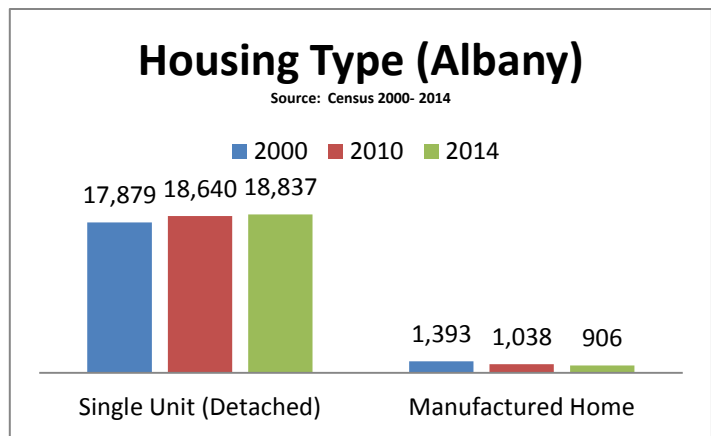
The City of Albany's total population is 77,434 (according to the 2010 Census) consisting of 53.9% females and 46.1% males. According to the Census reports, female-headed households outnumber male-headed households in all categories for both Albany and Dougherty County. The population of Albany experienced an increase in 2010 (1.56%) unlike most south Georgia Counties which lost population, most of which can be attributed to out migration. According to the 2010 Census, the population for 2010 through 2030 will experience an increase of approximately 0.9% every 10 years. At this time, 7.9% of the population is under 5 years old; 26.4% under 18 years of age, and 54.4% is over 18 and under 65 years of age. These categories include 35% of the children that are school age. Albany has ample daycare centers, public schools and private schools to meet the needs of the current population. Dougherty County schools have experienced state budget cuts for a number of years. Recent closures of elementary schools in Dougherty County indicate there are more than enough schools to meet the student population demand. The City and County officials should continue to work with local school officials to manage and project growth as local taxes support public schools. Since local taxes support schools, the percentage of working age people (19 – 64 years) in the workforce is important. The individuals in the workforce help support local schools and the provision of local services. Dougherty County has recently been approved as a Charter System to allow for more budgetary flexibility and raise achievement levels.



The City of Albany's population is majority African American, 71.6% according to the 2010 Census. Caucasians make up 25.2% of the population and Hispanics approximately 2%. The changes in racial composition are not expected to change dramatically over the next planning period.



Population decreases and increases invariably affect housing demand and housing need. Housing inventories should be assessed for adequacy, suitability and type for current and future populations as economic demands dictate. Based on the current and future population projections, the need for rental housing exceeds the current demand. In fact, the city should give some consideration to controlling the amount of properties available for rent. In 2000, the multi-family housing for Albany was 67.7% and 64% for Dougherty. Single family housing is still the most preferred type of housing. Albany still has a small amount of manufactured housing.

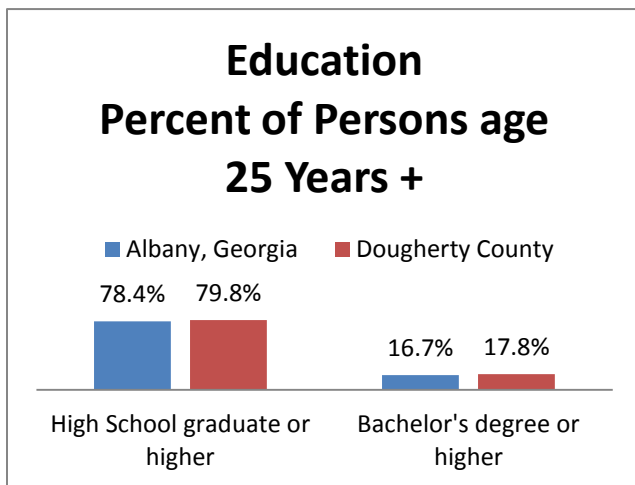


Source: Census 2000 - 2014

Housing Type (Albany)		
2000		
Single Unit (Detached)	17,879	55.6
Manufactured Home	1,393	4.3
2010		
Single Unit (Detached)	18,640	56.1
Manufactured Home	1,038	3.1
2014		
Single Unit (Detached)	18,837	56.2
Manufactured Home	906	2.7

Education is important to any community as it may impact the types of employers that are attracted. Communities need enough trained workers for the jobs that are available. The City of Albany's population increases will continue to attract employers, and the workforce will need to be trained and prepared. Most people that live in Albany also work in Albany based on the travel time to work. The median household income was \$28,303 for 2014. Nearly 80% (78.4%) of Albany residents ages 25 years and above are high school graduates. Most businesses look at the educational system and graduates for potential employees when selecting a business location. Educational attainments have an impact on earning potential.

In addition, 16.7% of the population has advanced degrees, which can position the City to attract businesses that are in need of highly skilled workers. As with other communities, poverty is still present; the percentage of persons living in poverty according to recent Census number is 35.6%. If the City can continue to attract employers, these numbers should change as more people enter the workforce in jobs. The city and county currently have several colleges, universities and technical schools available (Darton State College, Albany State University (ASU), Albany Technical College, Troy State University, LaGrange College) where residents can take advantage of educational opportunities. The recent announcement of the ASU and Darton State College consolidation is expected to bring future growth. The consolidation is expecting to bring thousands of young people living and spending dollars in the local economy, and when they graduate, hopefully staying to live and work in Albany/Dougherty County as local citizens and taxpayers. The development of downtown should have a tremendous impact on the consolidation as well providing housing and amenities for all. Private investments are also being made in the downtown area with the addition of mixed use housing and commercial development. Both projects should provide jobs, and provide more downtown activities for both residents and visitors.



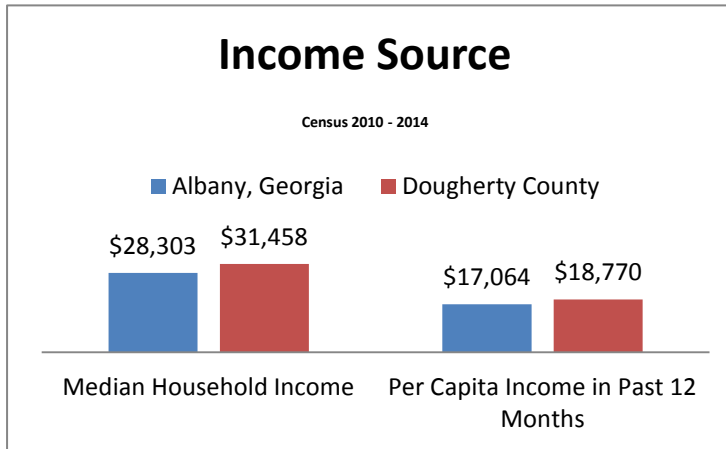
Source: Census – 2000-2014 ACS

Income that households have is related to population since the more individuals that are working and paying taxes, the more services communities can provide. It is difficult for individuals to earn more money without an education and it is impossible to increase incomes without better jobs; so communities do

<b>Educational Attainment (Albany)</b>	
High school graduate or higher, percent of persons age 25 years+, 2010-2014	78.4%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	16.7%
<b>Income</b>	
Median household income (in 2014 dollars), 2010-2014	\$28,303
Persons in poverty, percent	35.6%
<b>Transportation to Work</b>	
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	17.9
Source: 2010-2014 Census	

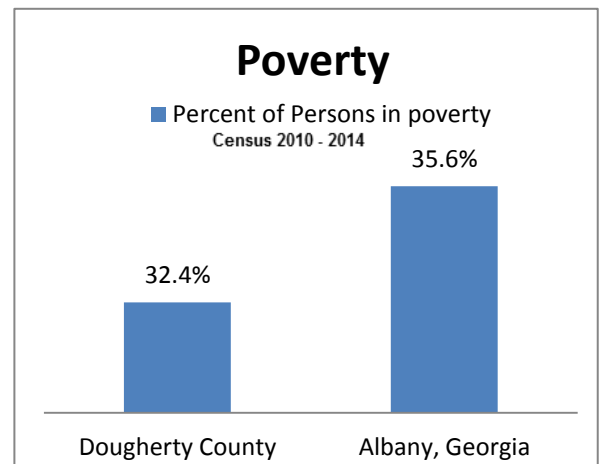


all they can to attract employers. The City has several new businesses that have opened and others are scheduled to open. The addition of new and expanding businesses gives all residents the opportunity for a better quality of life.



Approximately one third (1/3) of households in Albany/ Dougherty County are living in poverty according to the Census; the poverty rate for 2014 is indicated below. Since females with children head a majority of the households, this means that children are also living in poverty and some have been living in

poverty since the last Census which reports Albany's poverty rate at 32% and Dougherty at 28.9%. Persistent poverty can have a detrimental impact. According to the New Georgia Encyclopedia "Children in Poverty", the lower the average income of employed persons, the greater the likelihood that families are living in poverty. The article also cites a number of factors that are likely to raise the level of poverty; one of which is an increase in the number of female-headed households with children but no husband present (present in both Albany and Dougherty). The article goes on to state that the picture of poverty can be improved by:



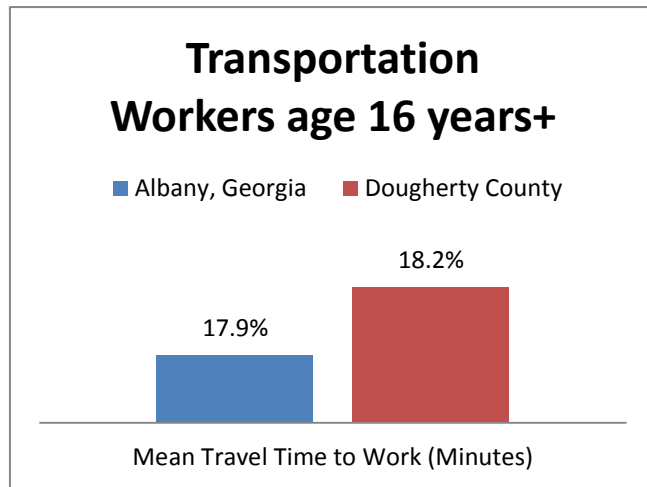
- An increase in the percent of married population
- An increase in the percent of the population in the middle and higher income classes
- An increase in retail sales per capita
- An increase in the average weekly wage of all workers

Albany/Dougherty County should see decreases in the poverty rate over time if the steady economic growth continues. The City and County are not in the minority; all counties in Region 10 have been identified as areas of persistent poverty based on a study complete by University of Georgia. This designation signified that more than 20% of a county's population lives below the poverty threshold for the past three decades.

Albany/Dougherty County are working diligently to attract employers to the area to improve the well-being of all residents.

Population growth will have a dramatic effect on transportation, increased demand for jobs, housing, energy, water, food, infrastructure and social services. Albany's density and growth is centralized and Dougherty County's is more dispersed. This can present challenges with land use since plans need to be leading the growth rather than trailing.

Every community experiences development pressures, but future development must consider transportation modes as it relates to schools, housing, jobs, roads, water, and sewer in order to decrease the cost of development and ultimately decreasing taxes to residents. When development is well planned and synchronized, congestion and travel times to work are decreased. This also results in a wider selection of transportation choices or options. This is why it is important to accommodate projected growth. Albany/Dougherty County offer public transportation and alternatives such as walking and bicycling. They are constantly assessing walkability throughout the City and County.



Albany officials have taken an aggressive move to address this matter. The City currently has 550 miles of streets in the city limits, and the average street is 50 years old. To date, 37 percent of Albany streets are rated in very poor or poor condition according to City officials. Reportedly, the roads only have a useful life of about 15 years before new asphalt has to be applied. The City is seeking funding to tackle this issue head on and is considering funding options so that residents and visitors have an enjoyable road experience.

Albany/Dougherty County is working on the Rails to Trails Project that will turn abandoned railroad tracks into a walking and biking trail that will eventually run from Riverfront Trail to Sasser. Leaders are receptive and plans are being presented. This will be a unique opportunity to bring a great amenity to the area and expand recreational trails and greenways in Albany/Dougherty County.

## Dougherty County

Dougherty County's total population is 94,565. According to the 2010 Census, 53.5% are females and 46.5% males. According to the Census reports, female-headed households exceed

male-headed households in all categories for both Albany and Dougherty. The population of Dougherty experienced a decrease in 2010 as did most south Georgia Counties, most of which can be attributed to migration to the City of Albany or neighboring cities. This is based on a geographic mobility study (2010-2014) that shows 93% of Dougherty County residents remained in

POPULATION		GENDER %	
Total Population	94,565	Male	46.5%
		Female	53.5%
PROJECTIONS		RACE AND ETHNICITY	
1990	96,325	White	29.6%
2000	95,884	Black or African American	67.1%
2010	94,565	Hispanic or Latino	2.2%
2020	93,246	Two or More Races	1.2%
2030	91,927	HOUSEHOLD POPULATION	
AGE		Population in occupied housing units	40,801
Persons under 5 years, percent, April 1, 2010	7.6%	Owner-Occupied Housing Units Rate	46.3%
Persons under 18 years, percent, April 1, 2010	25.7%	Median Value of owner occupied units	\$100,800
Persons over 18 and under 65, April 1, 2010	54.6%	Renter-Occupied Housing Units	53.7%
Persons 65 years and over, percent, April 1, 2010	12.1%	Median gross rent	\$697

the same county. According to the 2010 Census the population for 2010 through 2030 will experience a decrease of approximately -0.013% every 10 years.

7.6 percent of the population are under 5 years old; 25.7% are under 18 years of age; 54.6% are over 18 and under 65 years of age; 12.1% are persons 65 years and older.

These percentages show over 30% of the children are school age. Dougherty County Schools systems have a total of 23 schools and five learning centers. The total school enrollment for 2014 was 15,308 (88% African American, 8% Caucasian). Recently, Dougherty was approved as a Charter System to address changing educational requirements and reduced funding from the State. An assessment of schools was completed within the last year that resulted in the closing of several Elementary Schools. Based on Census reports and recent school closures, Dougherty County is meeting current school needs. Dougherty is served by local colleges and universities as well and those that seek higher learning have the opportunity to do so.

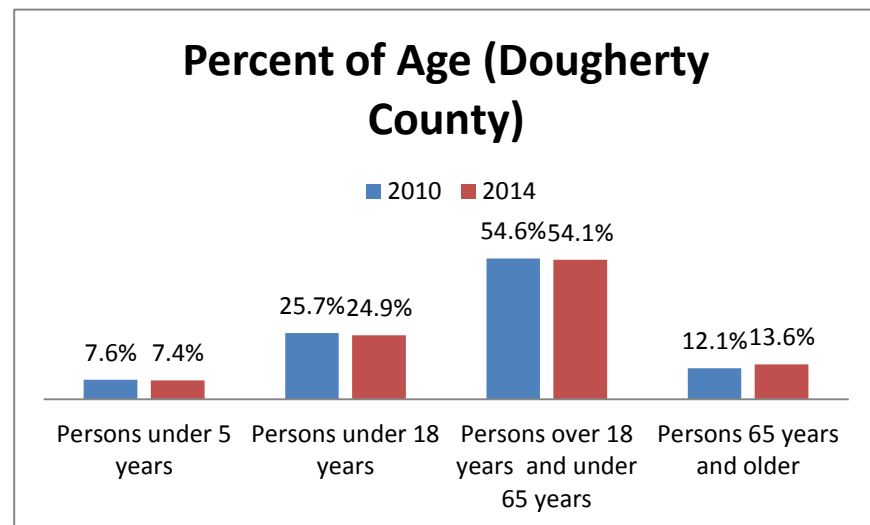
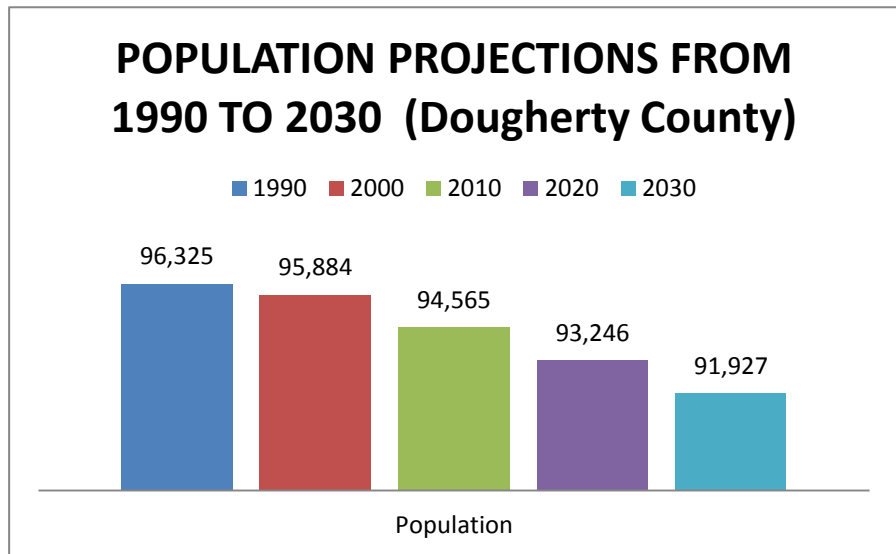
The County officials should continue to work with local school officials to manage and project growth since local taxes support public schools. Since local taxes support schools, the percentage of working age people (18 – 64 years) in the workforce is important. Dougherty has 54% of individuals of working age that have the ability to contribute to the workforce, help support local schools, and provide local services.

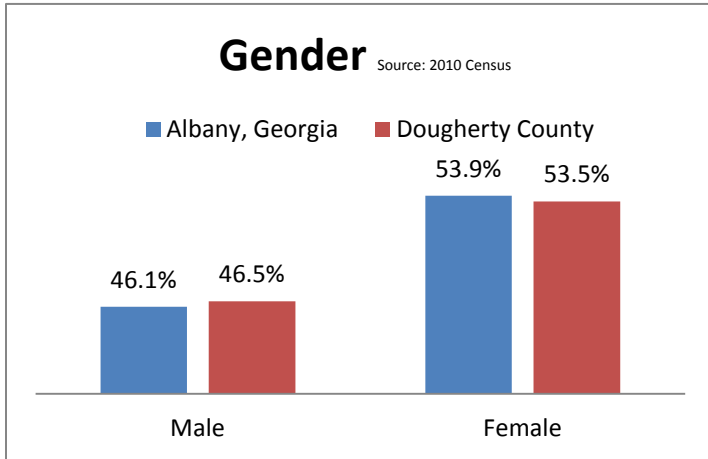
Persons age 65 years or older represent 12% of the population. Sufficient services to meet demand are vital and specialty housing must be included in the mix of housing options with residents living longer.

Both the City and County have similar percentages of females and males. The females still outnumber the males by 7%. As discussed earlier, females with children headed more households than males.

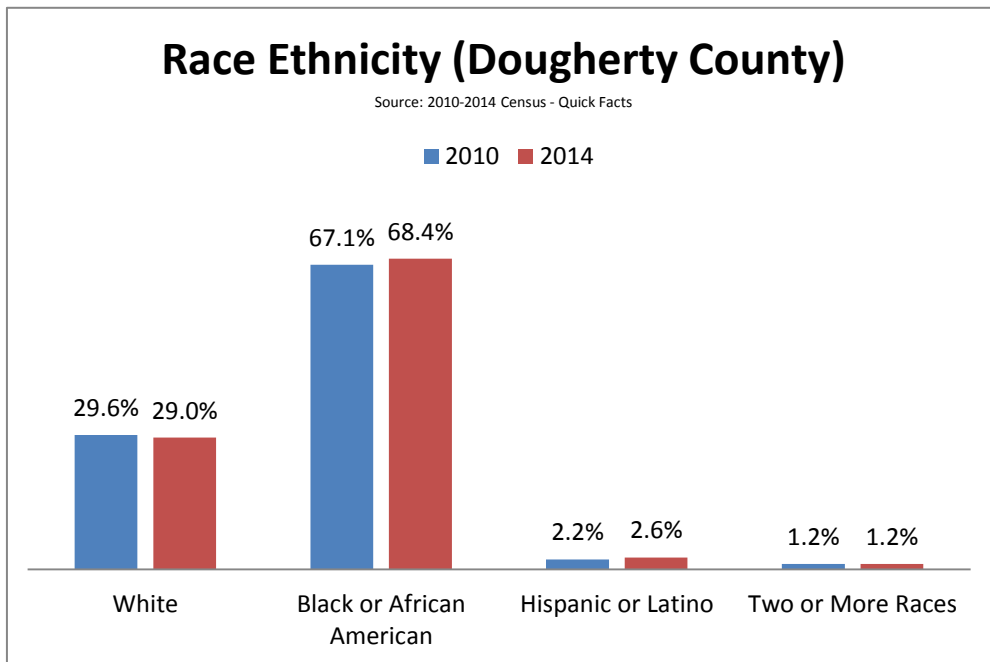
Dougherty County racial makeup appears to have remained

virtually the same. African Americans continue to make up nearly 70% of the population while Caucasian make up approximately 30%. Hispanics or Latinos increased slightly over the past 4 years.

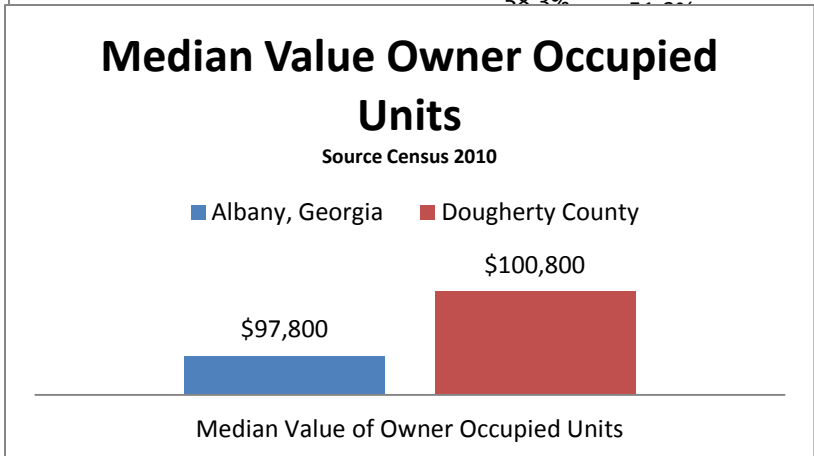
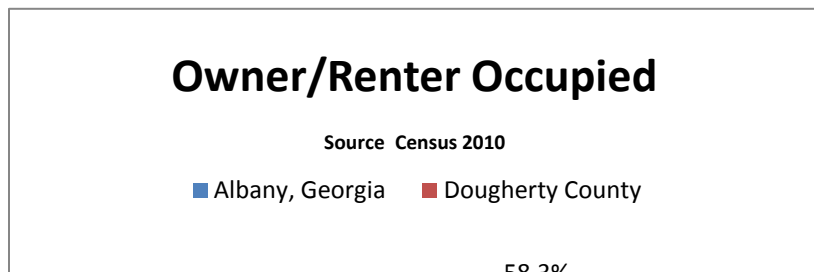




Whether population decreases, increases, or remains the same, housing is affected. The right mix of housing needs to be available for homeowners, as well as renters. The City and County both have high renter occupied housing units available now.

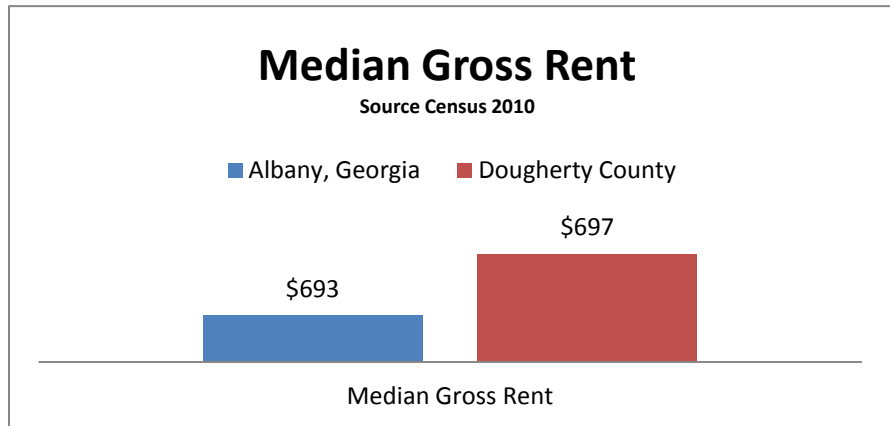


The number of rental units has been increasing steadily over the years. Currently the City of Albany and Dougherty County address this and other housing needs in the City of Albany's Consolidated Plan. Cost burdened households are those households that spend at least 30% of their budget on housing. The average



median income in Albany is \$28,303 and \$31,458 in Dougherty County. Based on the definition and the median rents, Albany and Dougherty County are slightly below the 30% threshold at \$1,123 and \$1,140, respectively. This might help to explain the large amounts of properties being rented. Local real estate professionals also suggest that homeowners are unable to sell their homes in a timely manner and are placing them in the rental market, where they remain for some time.

Population is a great predictor of future need and demand. It is also the driving force for economic growth and development, but ultimately current needs must be examined and assessed as well.



## 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 Albany and 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.

#### *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 east and southeast. 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 moderate to well-drained.

Dougherty 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.



## *Public Water Supply Sources*

The public water supply source for Albany-Dougherty County is groundwater. The Albany Utility Department Water 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 waterbearing 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.

The Albany and Dougherty County area is included in the Lower Flint-Ochlockonee Water Development and Conservation Plan. According to that plan, the area has an adequate supply of water for the planning period. In 2015, The Albany Utility Department operated 37 wells and pumped between 11 to 20 million gallons daily (MGD). The withdrawal rate is lower than the permitted level of 36 MGD with no more than 24 million gallons average rate per day.

In the event of a hydrologic drought, Flint River Basin Regional Water Development and Conservation Plan provides guidance for water conservation measures to preserve flows in the Flint River. Another tool for conservation measures is the Flint River Drought Protection Act (OCGA 12-5-540) and accompanying Rules for the Lower Flint River

Drought Protection (391-3-28), which govern the Flint River “irrigation auctions” that take place in extreme drought years like 2001 and 2002.

### *Water Supply Watersheds*

Albany-Dougherty County contains no public water supply watersheds.

### *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. 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.

### *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 US Army Corps of Engineers (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.

In addition to regulatory and policy protections, the acquisition of significant wetlands is a focus of the County's Greenspace Program. This program is discussed further in the Greenspace Program section of this element. Additionally, a large wetland area located in the southwest corner of Dougherty County is also permanently protected within the Chickasawhatchee Wildlife Management Area.

### *Protected Mountains*

Dougherty County has no protected mountains.

### *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. 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. These plans are implemented through the Zoning Ordinance, and incorporated into the development review process. 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.

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 (2000-2004), RiverCare 2000, Federal Emergency Management Agency (FEMA), Special Purpose Local Option Sales Tax (SPLOST) and other sources. The publicly owned land, commonly known as the Flint River Greenway Corridor, is protected from development through deed restrictions, and may be used for limited recreational purposes. As of 2016, approximately 1,500 acres along the banks of the Flint River have been acquired. This corridor is discussed in the Greenspace Program section of this element.

### *Coastal Resources*

Dougherty County is not located along the coast or in proximity to coastal marshes or estuaries.

### *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 waterway 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 severely restrict 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.

The City of Albany and Dougherty County have been acquiring property along the Flint River for protection in perpetuity as greenspace. The publicly owned land, commonly known as the Flint River Greenway 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 Greenway Corridor will continue through the planning period.

For more information on flooding, see the Stormwater Management section of the Community Facilities & Services Element.

### *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 Future Land Use Map, both found in the Land Use Element of this 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 (incorporated into the Zoning 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.

### *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. 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. 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.

It should be noted that rural character generally, and agricultural production specifically, are important to the economy of Albany/Dougherty County. Beyond the role of traditional agriculture, rural lands have an important part to play in the emerging tourism industry of the region. 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.

### *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: saw timber 49.0%, pole timber 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.

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. 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 Dougherty County's Greenspace Program, particularly those occurring along the Flint River Greenway Corridor.

### *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".

The key to protecting special concern animal and plant species is to protect their favored habitat. Most protected animal species listed in Dougherty County 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.

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.

### *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.

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. 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. 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 234. 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 Parks at Chehaw is owned and operated by the Chehaw Park 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 three accredited zoos in the State of Georgia, the others being Zoo Atlanta and Georgia Aquarium. These are accredited by the Association of Zoos and Aquariums. Improvements at the Parks at Chehaw are ongoing.

The Flint River Greenway 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.

### *Dougherty County Greenspace Program*

The Dougherty County Greenspace Program is a continuation of the Georgia Greenspace Program the Georgia General Assembly created during the 2000 legislative session by enacting Senate Bill 399 (codified as Official Code of Georgia Annotated Sec. 36-22-1 et seq.). The state program was not continued after 2004, but Dougherty County has continued interest in acquiring environmentally sensitive land. This local program is coordinated through a county-appointed citizen committee.

Greenspace is defined 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 has continued local funding of the land purchase program through Special Purpose Local Option Sales Tax revenue. Additional lands have been acquired by the county through donation. As of 2016, more than 1,500 acres of lands have been acquired, and most is located along the east and west banks of the Flint River. Protection of this land from development preserves habitat and the function of the floodplain.

Currently, there is no formal management plan for this acreage, and it is recommended that such a plan be developed during the planning period.

### *Consideration of the Regional Water Plan and Environmental Planning Criteria*

During the crafting of the Albany-Dougherty Comprehensive Plan, the Regional Water Plan (Lower Flint-Ochlockonee Water Development and Conservation Plan) and the Rules for Environmental Planning Criteria governing this area were reviewed for inconsistencies. The results are that nothing in the Albany-Dougherty Comprehensive Plan contradicts anything from the Regional Water Plan. Albany-Dougherty County's ordinances are in compliance with the State of Georgia Rules for Environmental Planning Criteria.

### *Regionally Important Resources*

The Regionally Important Resource Plan was created in 2010 by the Southwest Georgia Regional Commission, with input from all of Southwest Georgia, to identify natural and cultural resources in the 14 county Southwest Georgia region. The intent of the plan is to provide an enhanced focus on protection and management of important natural and cultural resources throughout the region, careful consideration of, and planning for, impacts of new development on these important resources, and improved local, and regional coordination for the protection and management of these important resources.

To be considered for inclusion in this plan, a resource must:

- Show aspects of heritage worthy of recognition, conservation, interpretation, and continuing use;
- Reflect traditions, customs, beliefs, or folk life that are a part of the national story;

- Provide opportunities to conserve natural, cultural, historic, or scenic features; or
- Provide recreational or educational opportunities.

The following resources located in Albany/Dougherty are identified in the plan:

#### Natural Resources

- Flint River
- Prime Agricultural Land
- Radium Springs
- Albany Nursery Wildlife Management Area
- Chickasawhatchee Wildlife Management Area
- Floridian Aquifer

#### Cultural Resources

- Carnegie Library
- Bridge House
- Mount Zion Church
- Historic Dixie Highway Scenic Byway

For more on the Regionally Important Resource Plan and for policy and protection measures for the identified natural and cultural resources please visit the following site: <http://www.swgrc.org/planning>

#### *CERCLIS and Clean-up Properties*

There are 12 properties in Albany and Dougherty County listed on the CERCLIS list maintained by the U.S. Environmental Protection Administration (EPA). The list, also known as the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), is a database used by EPA to track activities under its Superfund program. The Superfund program is responsible for cleaning up some of the nation's most contaminated land and responding to environmental emergencies, oil spills and natural disasters.

These sites are included on the CERCLIS inventory when they came to the EPA's attention because of a potential for releasing hazardous substances into the environment. EPA learns of these sites through notification by the owner, citizen complaints, state and local government identification, and investigations by EPA programs other than Superfund.

Of these 12 sites, three are listed on the National Priorities List (NPL) with a "final" status, meaning the sites have been remediated and pose no threat to the population. All three were added to the CERCLIS list in 1989. These are:

- Firestone Tire and Rubber Company, 3300 Sylvester Road
- T H Agriculture & Nutrition Co., Inc., 1404 Schley Avenue
- U.S. Marine Corps Logistics Base, 814 Radford Boulevard

CERCLIS-listed Property for Dougherty County

<u>Name</u>	<u>Location</u>	<u>CERCLIS EPA ID</u>
Clark Brothers Warehouse	939 Roosevelt Ave.	GAD033481383
Container Waste Service (VCC)	717 Flint Ave.	GAD981237043
Cowart Mercury	6002 Birch Road	GAN000407379
Custom Farm Services	1359 Schley Ave.	GAD984279653
ESTECH General Chemicals	1600 N. Jackson St.	GAD047934872
Firestone Tire & Rubber Co.	3300 Sylvester Road	GAD990855074
Georgia Power Company- Mitchell Plant	5200 Radium Springs Rd.	GAD000612408
MacGregor Golf Company	1601 S. Slappey Blvd.	GAD066481623
T H Agriculture & Nutrition Co.	1401 Schley Avenue	GAD042101261
The Procter & Gamble Paper Products Co.	512 Liberty Expressway SE	GAD059537357
Transmontaigne Southeast	1162 Gillionville Rd.	GAD000609875
U.S. Marine Corps Logistics Base	814 Radford Boulevard	GA7170023694

Additional properties are identified by EPA as sites receiving clean-up activities through programs other than Superfund.

<u>Name</u>	<u>Location</u>	<u>Program</u>
Council Road Metal Burn Site	3617 Council Road	On-Scene Coordinators
Merck & Co. Inc.	3517 Radium Springs Rd.	Resource Conservation and Recovery Act
Revills Property	1502 W. Oakridge Dr.	On-Scene Coordinators



Additional information about these properties and any clean-up activities may be found at [www.epa.gov](http://www.epa.gov).

## 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 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.

### *Historic Resources*

Albany is located in Dougherty County, which was created by the Georgia General Assembly in 1853. Dougherty County was formed from portions of Baker County, which was established earlier in 1825. At the time of its formation, the county was famed for its high production of cotton, corn, sugar cane, rice and tobacco, and its county seat of Albany was the center of trade throughout the region. Located in Southwest Georgia, Dougherty County is bounded by Terrell and Lee Counties to the north, Worth County to the east, Mitchell and Baker Counties to the south, and Calhoun County to the west.

The Flint River runs through the county in a north to south direction and was paramount to the early settlement, development and prosperity of Albany and the surrounding region. The river acted as a means of transportation, shipping, and trade throughout the region. The arrival of the train in 1857 opened the region considerably, propelling the economic vitality of Albany, as well as promoting increased tourism and population growth. An 1885 bird's eye view of Albany (attached) reflects the strength of the city, and is evidence of its expanding residential development beyond the downtown core. As the map demonstrates at its upper left quadrant, lands west of Madison Street remained undeveloped farmland. Following a detrimental flood in 1897, development of the city was re-focused to the north and a number of planned suburban residential neighborhoods sprang up throughout the late 19th and early-20th century. The first of these neighborhoods, North Albany, led to the rapid residential expansion of Albany.

Twentieth century Albany experienced steady growth and continued prosperity. By 1910, numerous passenger trains arrived daily to Albany. That same year, Phoebe Putney Memorial Hospital was formed. Between 1912 and 1920, a street car operated in the city, but eventually ceased as reliance on automobile intensified. City-wide

beautification efforts began with the creation of public parks, including Tift Park and the planting of oak trees. Oak trees and flowering shrubs were planted along street rights-of-way throughout residential areas. These tree-lined streets create a majestic panorama for which Albany is famed.

During the 1920s through the 1960s, Albany was a thriving metropolis and destination point for all of southwest Georgia. Slappey Drive was the outskirts of town with the first paving project for that thoroughfare not started until 1947. The desire to live in a suburb on the edge of town brought about much development of the numbered avenues in the part of town most frequently referred to as Rawson Circle. As planned residential development expanded the City to the north, west, and south, various trends continued, including an alley system which promoted city beautification as garages and utilities remained hidden from public view and could be accessed only via rear alleyways. World War II triggered another tremendous period of economic growth and residential expansion. By the 1960s Albany was among the fastest growing cities in the United States. However, Albany's commerce and industry were relocating from downtown to larger plazas on the edge of the city. Albany was at the foreground of the Civil Rights Movement due to the large percentage of black residents and a highly segregated climate.

Albany's downtown has suffered since the 1970's as businesses and customers have moved to the larger shopping centers and malls. Historic commercial blocks were demolished in the 1980's for the purpose of private redevelopment efforts that never came to fruition. The central square is now mostly occupied by modern governmental buildings. In 1994, a 500-year flood damaged or destroyed much of historic Albany, and the need for economic revitalization was paramount. Historic resource surveys, preservation plans, and the establishment of Design Guidelines are among the various efforts that have been made to promote the preservation of the City since the flood. Several National Register buildings are located downtown and have been adaptively reused including the Bridge House, as home to the Convention and Visitors Bureau and the Union Depot/Thronateeska Heritage Center located in Albany's only National Register District.

The Albany-Dougherty Historic District was originally designated in 1978 through adoption of a local ordinance. In 1996, the City of Albany and Dougherty County Commission adopted the model Historic Preservation Ordinance, becoming a Certified Local Government (CLG) with an active and highly competent Historic Preservation Commission (HPC). Design Guidelines were put in place in 2000 to ensure the continued preservation of historic resources. The original locally designated historic district includes approximately seventy city blocks stretching west from the Flint River to Davis

Street and extending south from West Fourth Avenue to West Oglethorpe Boulevard. It encompasses the oldest parts of the city and a variety of commercial, industrial and residential resources. The Central Business District is at the core of the local district and radiates towards the residential neighborhoods of Old Westside, Old Northside, Arcadia and Rawson Circle. A variety of architectural styles and building types define the district, dating from the mid-nineteenth to the mid-twentieth century with vernacular house types, such as Georgian Cottages or Shotguns and more high style homes with Queen Anne, Craftsman or Colonial Revival architecture. Stately oak trees shade most of the city streets which feature granite curbs in many areas.

Dougherty County has several buildings, sites and properties listed on the National Register of Historic Places (see Listing).

<b>Resource Name</b>	<b>Address</b>
Albany District Pecan Growers' Exchange	211-213 Roosevelt Ave.
Davis-Exchange Bank Building	100-102 N. Washington St.
Albany Housefurnishing Company	226 W. Broad Ave.
Albany Railroad Depot Historic District	E. Roosevelt Ave.
Union Depot	Roosevelt Ave. and N. Front St.
Bridge House	112 N. Front St.
Davis, John A., House	514 Pine Ave.
Farkas, Samuel, House	328 W. Broad Ave.
Municipal Auditorium	301 Pine Ave.
New Albany Hotel	245 Pine St.
Old St. Teresa's Catholic Church	313 Residence Ave.
Rosenberg Brothers Department Store	126 N. Washington St.
Smith, W. E., House	516 Flint Ave.

Carnegie Library of Albany	215 N. Jackson St.
U.S. Post Office and Courthouse	337 Broad Ave.
St. Nicholas Hotel	141 Flint Ave., 300--310 Washington St.
Tift Park	Bounded by N. Jefferson St., 5th Ave., 7th Ave. and Palmyra Rd.
Mount Zion Baptist Church	328 W. Whitney Ave.
Lustron House at 711 Ninth Avenue	711 Ninth Ave.
Lustron House at 1200 Fifth Avenue	1200 Fifth Ave.
Albany Theatre	107 N. Jackson St.

*Source: National Register of Historic Places*

Most of the resources listed in the National Register are located downtown, including the notable Municipal Auditorium, Carnegie Library, US Post Office/Courthouse, Albany House Furnishing Company, Rosenberg Department Store, St. Nicholas Hotel, Bridge House and several more. The majority of the National Register listed buildings are currently used and have been beautifully restored. The central business district includes large numbers of attached, commercial buildings as well as free standing churches, institutional buildings, industrial structures, some significant residential structures and non-historic infill. Unfortunately, the majority of the entire central historic commercial block was demolished in the 1980s and rebuilt with modern government buildings. In addition, the National Register listed Pecan Warehouse located on Roosevelt Avenue, was demolished in 2011. In the 1970's, the local district expanded into South Albany, home to a large African-American community. The area extends south of Oglethorpe Avenue to Cotton and Corn Ave and from the Flint River on the east to McKinley Street on the west.

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.

In October 2013, the Rawson Circle Neighborhood Association expressed interest in being included in the local district. Subsequently, Albany was awarded HPF FFY 2014 Historic Resources Survey/Local District Expansion Report Grant. Intensive-level field surveys were completed in September 2014 and each resource was documented, photographed and entered in GANHRGIS. Survey results and Expansion Report were approved by GA State Historic Preservation Office (SHPO) and deemed an exemplary project, and featured on their website. Based on report recommendations, the Historic Preservation Commission is pursuing expansion of the local district to include the survey area. The existing Historic District is to the south and east of the proposed expansion, as shown on the attached map. The locally designated district encompasses portions of the following historic neighborhoods that are also included in the proposed expansion: Rawson Circle; Hilsman Heights, and Arcadia. The proposed expansion area is comprised of a number of planned residential neighborhoods (Arcadia, Hilsman Heights, Cleveland Heights, Palmyra Heights, and Rawson Circle/Park-map attached identifying neighborhoods) representing Albany's tremendous growth throughout the early-to mid-20th century, and the rapid expansion of the City north of the downtown core. The area embodies characteristics of evolving ideals on planned residential suburban development, period architectural styles, as well as City beautification efforts popular throughout the State of Georgia.

Each neighborhood exhibits unique character-defining elements; however, a sense of cohesion is evident, particularly the majestic oak-lined streets throughout the area. The majority (96%) of the historic resources located in the proposed district are single-family residential dwellings. There are seven (7) parks or designed landscapes including the National Register Tift Park, five (5) auxiliary buildings, four (4) churches, four (4) educational facilities, three (3) social meeting halls, and three (3) athletic facilities including ball fields. The area near Phoebe Putney Hospital has the highest concentration of professional buildings; the majorities are historic residential buildings that were later adapted to accommodate commercial or professional uses.

The majority of the structures in the proposed expansion district were constructed during the first half of the 20th century, with an overwhelming number constructed during the 1940's. The surge in development is closely linked to the establishment of the nearby Turner Field military base which fueled the development of low-to-middle-class residences; whereas, the earlier development consisted of middle-to-upper class residences. Nearly fully developed by the close of the 1940's, construction within the survey area continued through the 1950's and 1960's, at a much lower rate. There are only 18 resources within the district that are post-1974. A variety of historic residential building types or forms are present including Ranch houses, American Small Houses, English Cottages, Bungalows, Georgian Cottages, Lustron Houses, and limited mid-20th century two story houses and duplexes and multi-family apartment buildings. Architectural styles vary and are representative of styles popular throughout Georgia during the early-to mid-20th century and include examples of Craftsman, Colonial Revival, English Vernacular Revival and Plain Style. The Georgia School of Classicists contributed greatly to the architectural landscape of the Rawson Circle/Park area of the district and includes numerous representations designed by Edward Vason Jones, Hentz, Adler & Shutze, William Frank McCall, Rayburn Webb, Harry A. "Bo" MacEwen and W. Elliott Dunwoody, Jr.

The proposed expansion district consists of gridded streets, as well as the winding, picturesque street layout planned for the initial Rawson Circle subdivision. Triangles within the "circular" plan were formed by the intersections of various roads creating small designed parks that contribute to the idyllic setting of the neighborhood. Streets are lined with concrete or granite curbing. Common throughout are the grand oak trees lining the streets. In many instances, the mature oaks create the impression of a natural tunnel down the residential landscape. Paved and unpaved alleys are situated to the rear of the parcels, and many feature fencing or plantings for privacy.

The historic resources, designed landscapes, and majestic oak-lined streets are reminiscent of Albany's unprecedented period of suburban growth (c.1910-1960), its efforts to promote the beautification of the City, and the evolving ideals in residential development and planning. The wide range of architectural types and styles portrays a City meeting the needs of its citizens, from the lower-income to the most affluent. The proposed expansion of the local district would benefit the district by incorporating design guidelines aimed to preserve the historic character and vitality of the area.

A city-wide survey is necessary to comply with the Certified Local Government (CLG) requirements for current assessments of historic resources every twenty years. The last city-wide survey was completed in 1981; portions of the city were surveyed in 1997 and 2006.

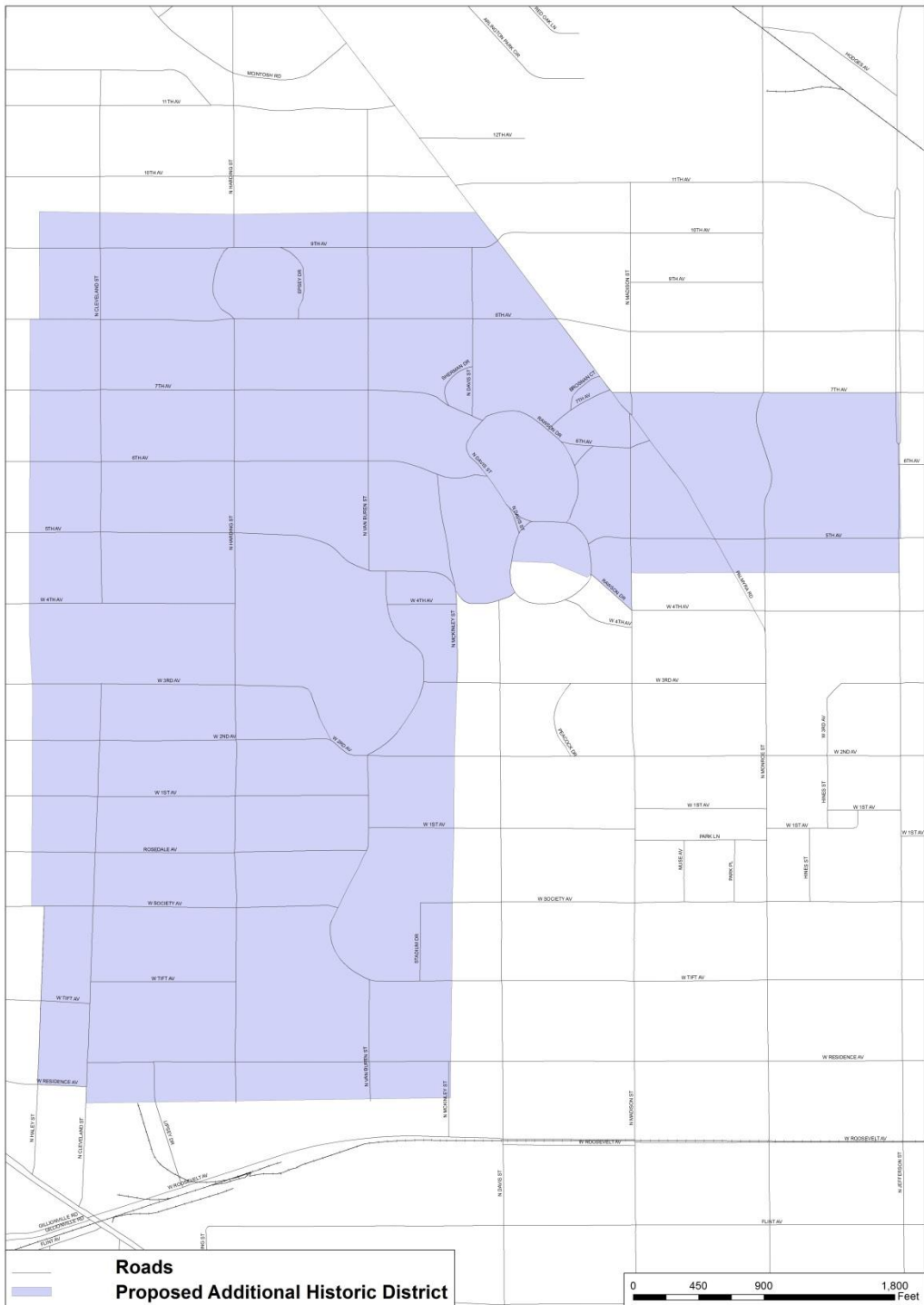
Phase 2 of the resource surveys' focus is on the downtown, Old Westside and Old Northside areas of the existing local district; these areas are critically important to revitalization efforts underway. Surveys were completed in November 2015; resources were documented and photographed. Final Survey Report and all survey data entered into GNAHRGIS by August 15, 2016. The phased resource surveys will maintain the standing of Albany as a CLG, promote the preservation efforts of the community, and recognize the importance of recent past historic resources, which have not been previously surveyed.

In summary, Albany continues to look for ways to protect the character and integrity of our historic resources.





# Proposed Historic District



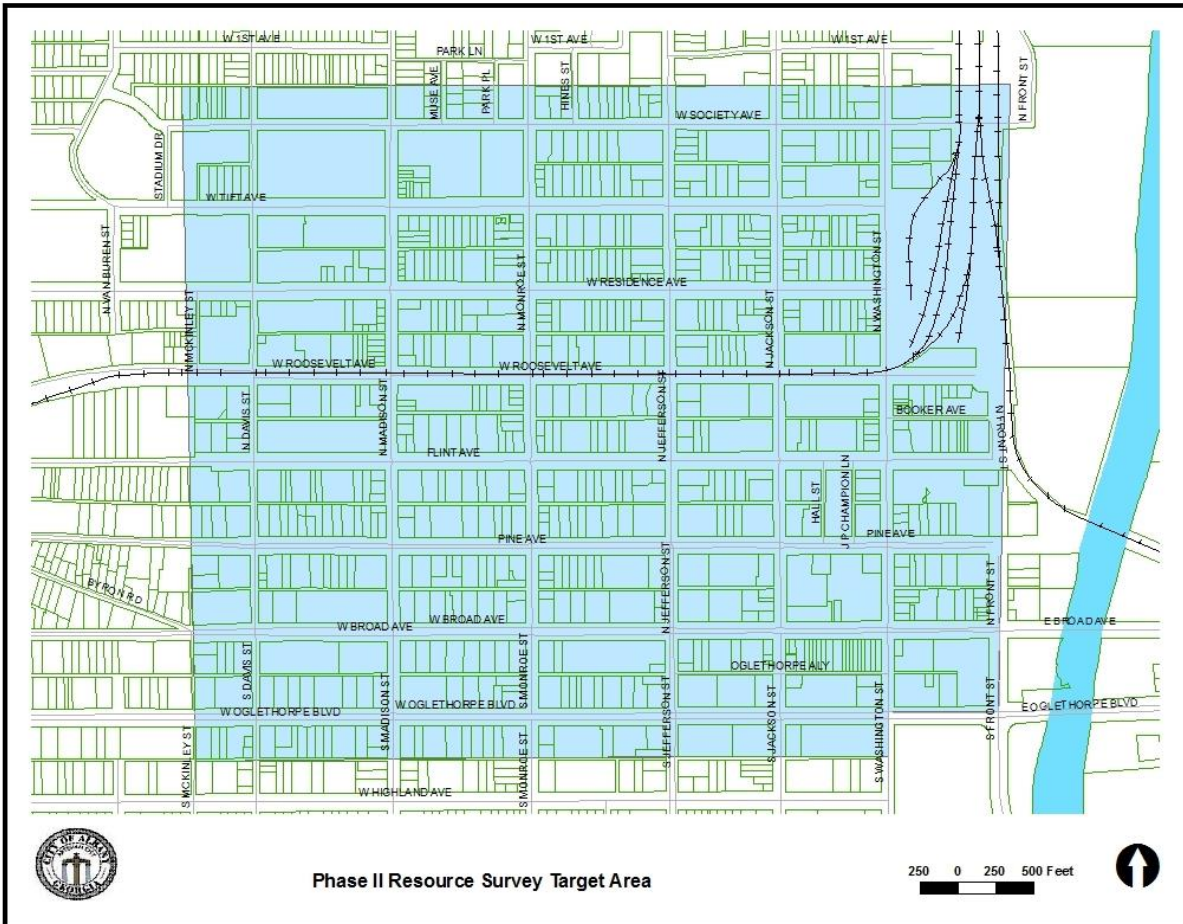
Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.



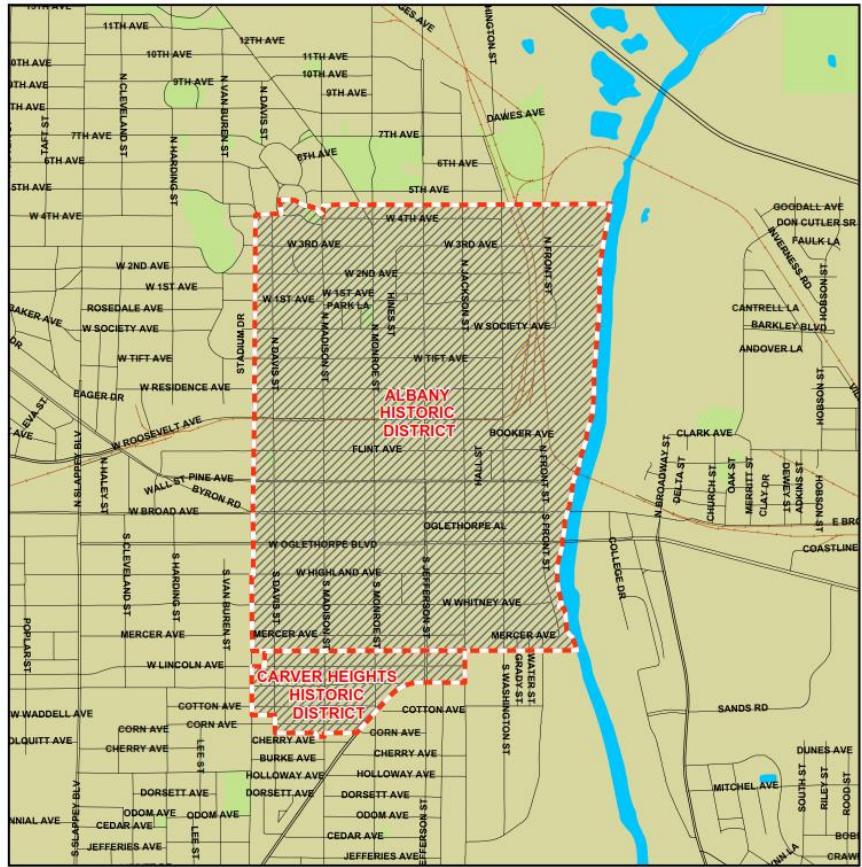
**Albany Planning & Development Services**  
 Serving the Citizens of Albany & Dougherty County.

January 2014  
 Mapped by: Dustin Minchew





Phase II Resource Survey Target Area



**Albany**  
Historic Districts

**Legend**

Local Historic Districts

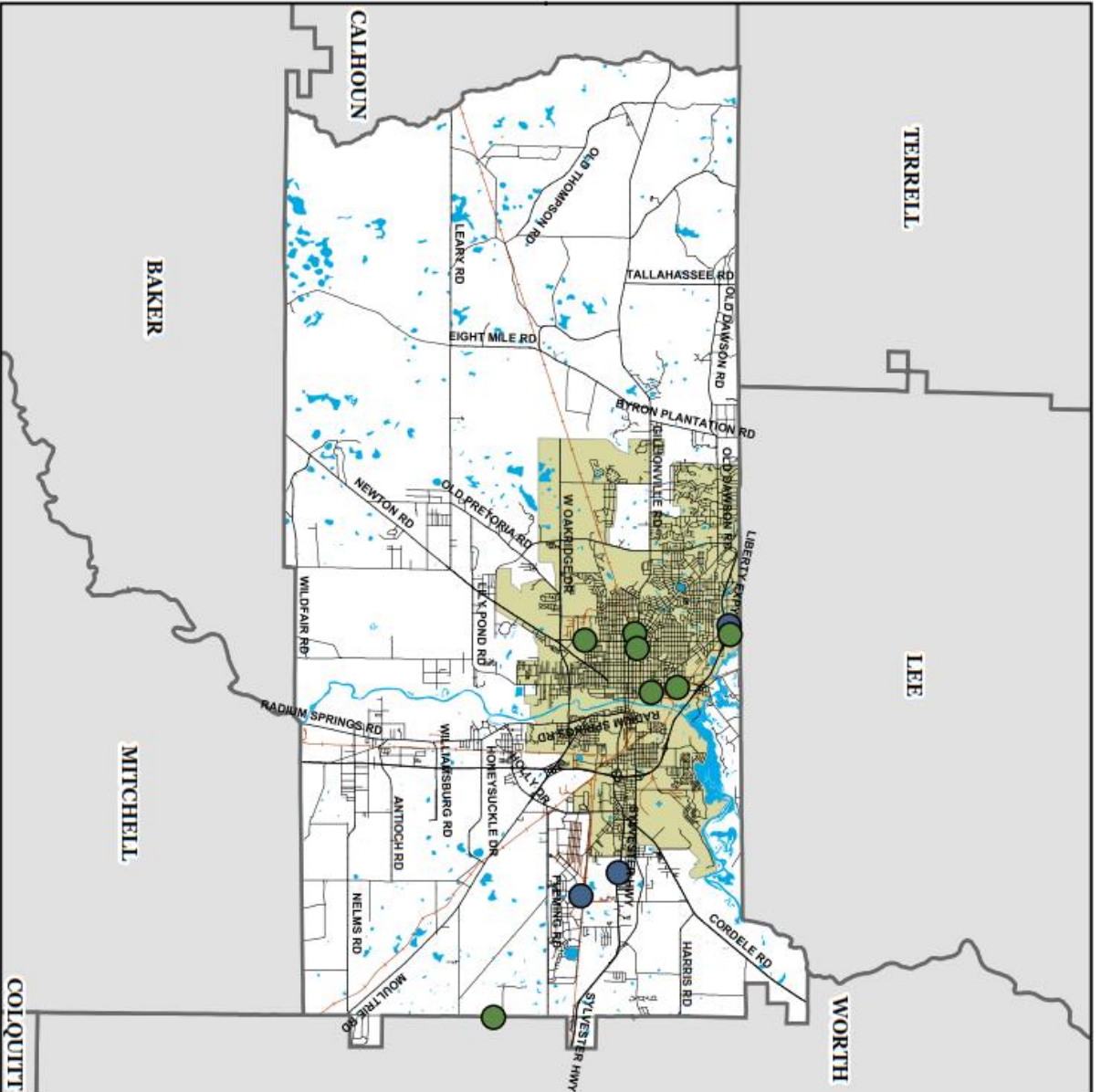


*Archeological Resources*

Numerous sites have been discovered and studied in Dougherty County over the years. 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. 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.



**Dougherty County**  
 Federally Listed  
 Brownfield Sites

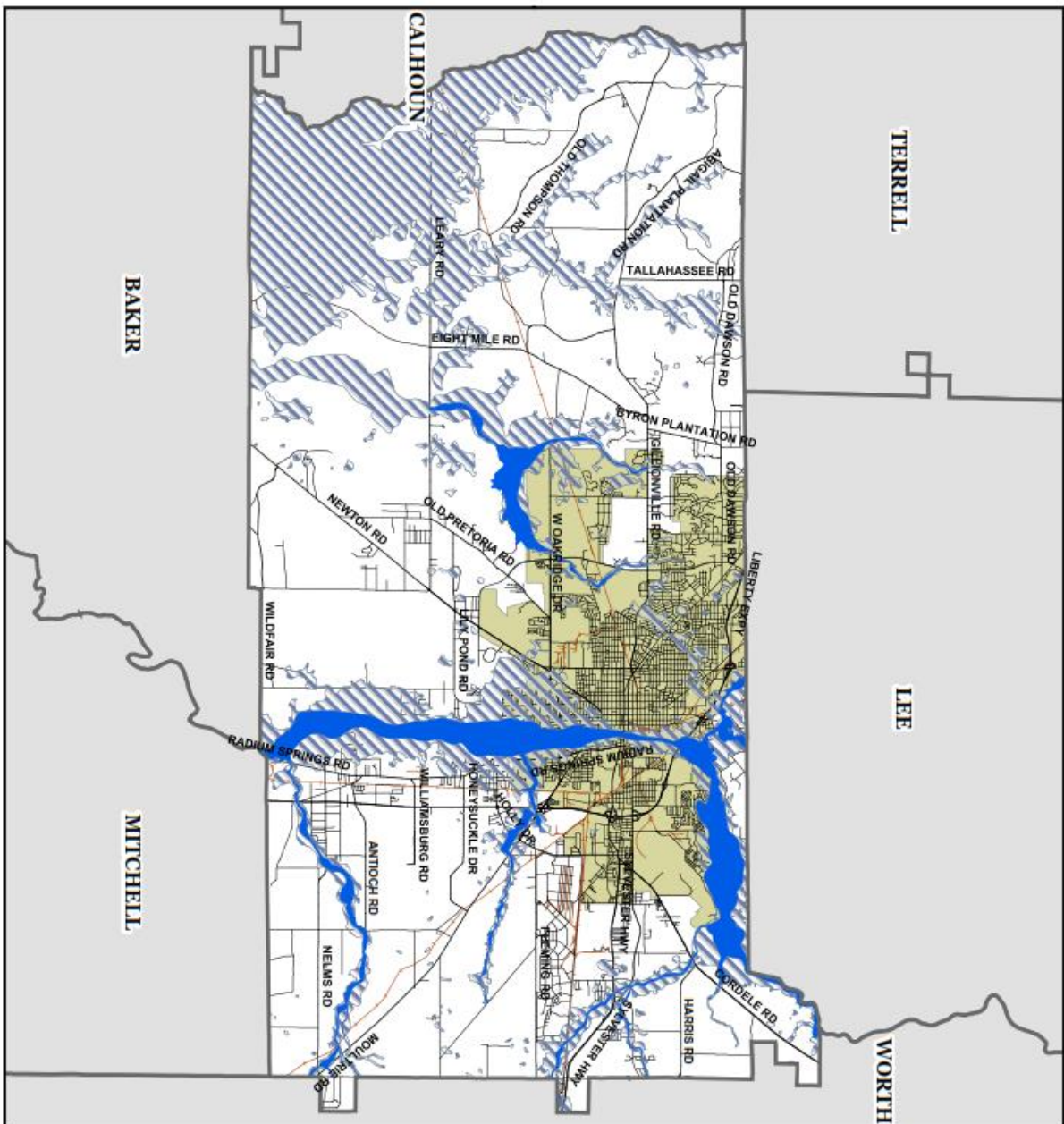


**Legend**

- CERCLIS Sites
- National Priority List



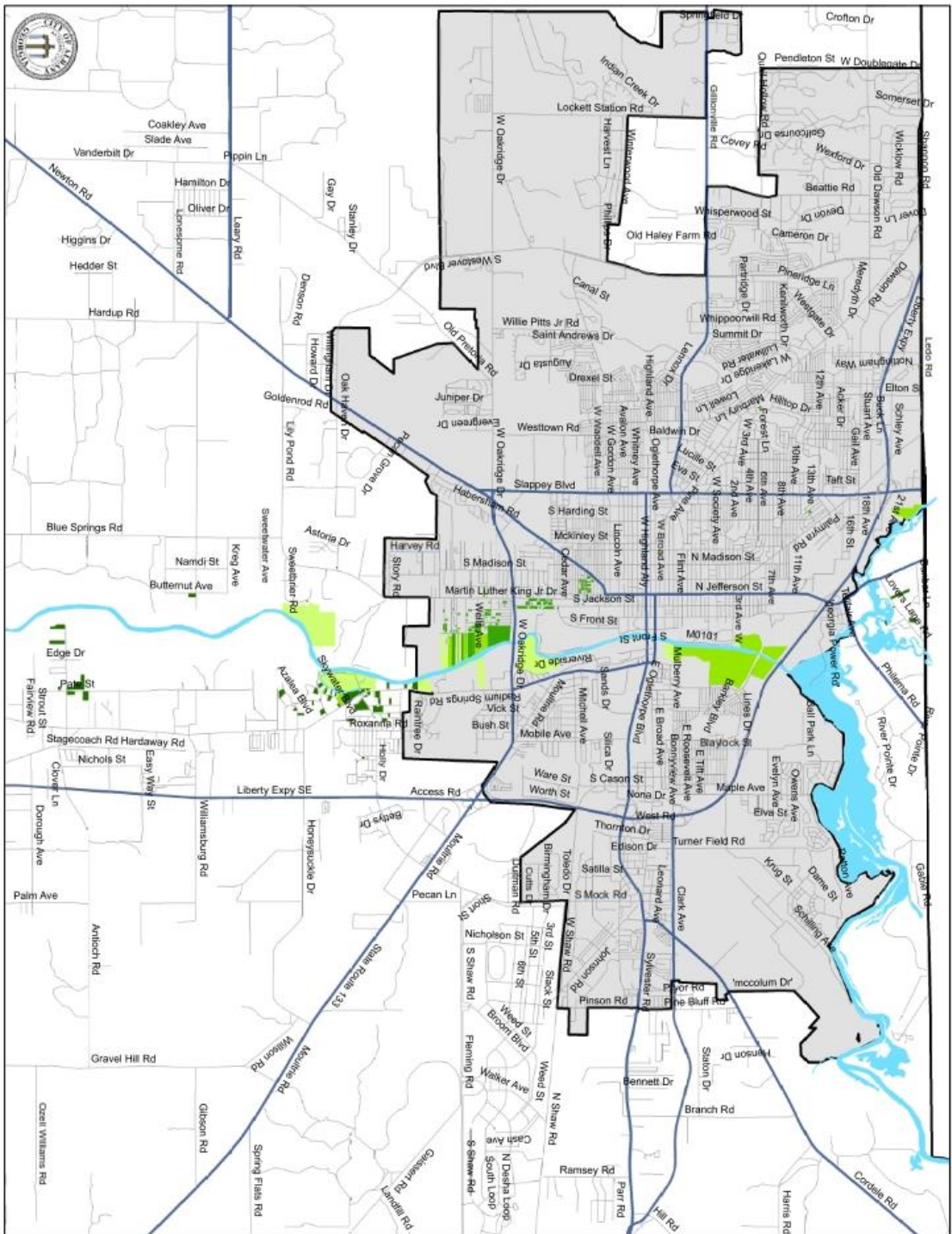
# Dougherty County Flood Map



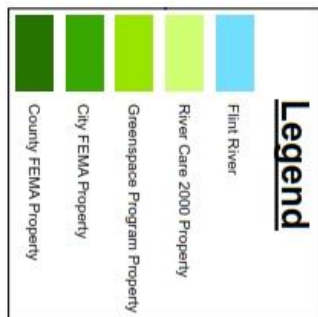
**Legend**

-  100 Year Flood Plain
-  Floodway



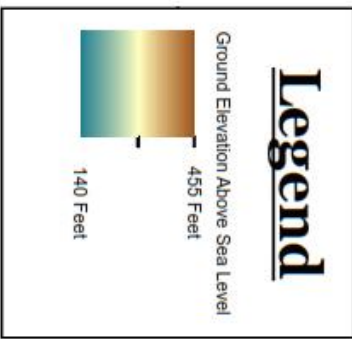
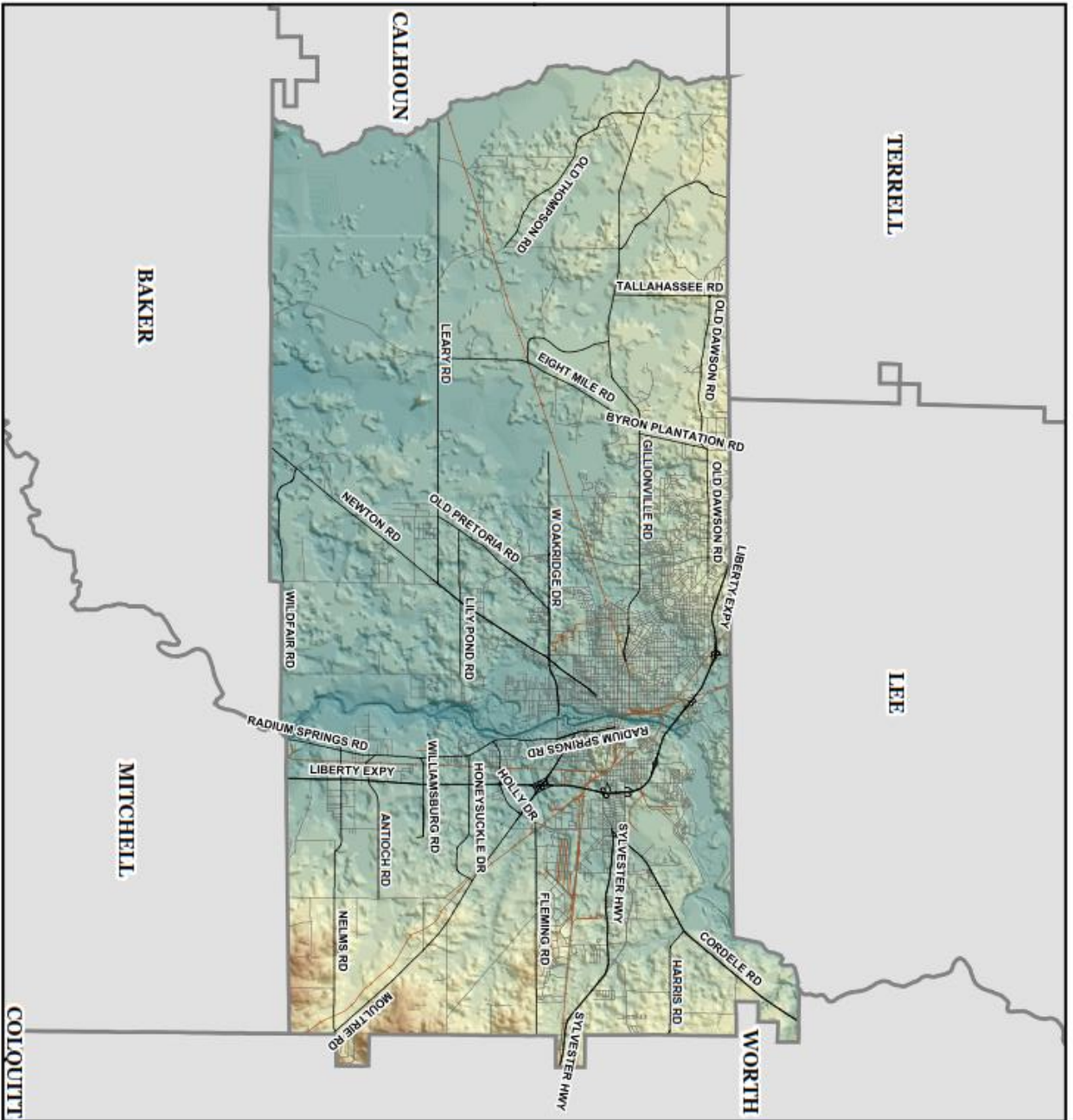


# Dougherty County Greenspace Program





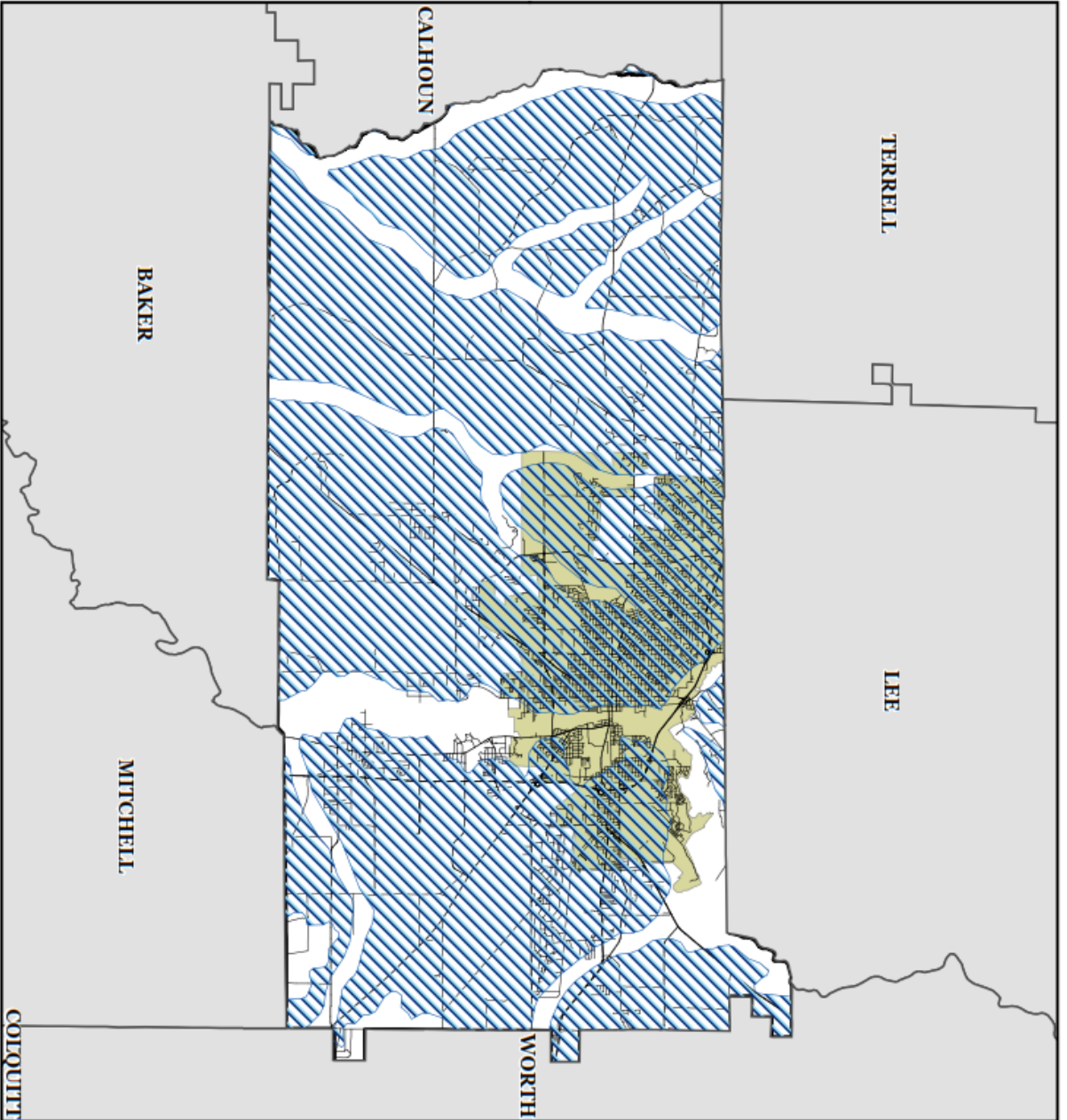
# Dougherty County Elevation Map





# Dougherty County

## Groundwater Recharge Areas



**Legend**

-  Aquifer Recharge Area
-  Albany City Limit
-  Dougherty County



# Albany

Historic Resources

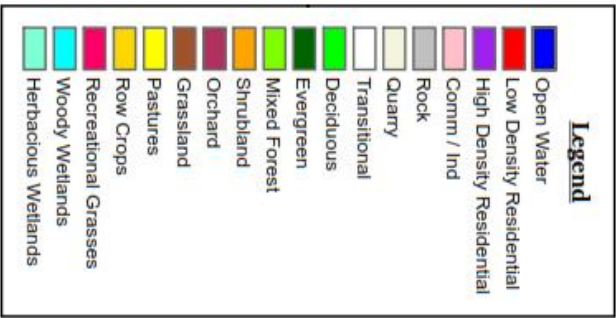
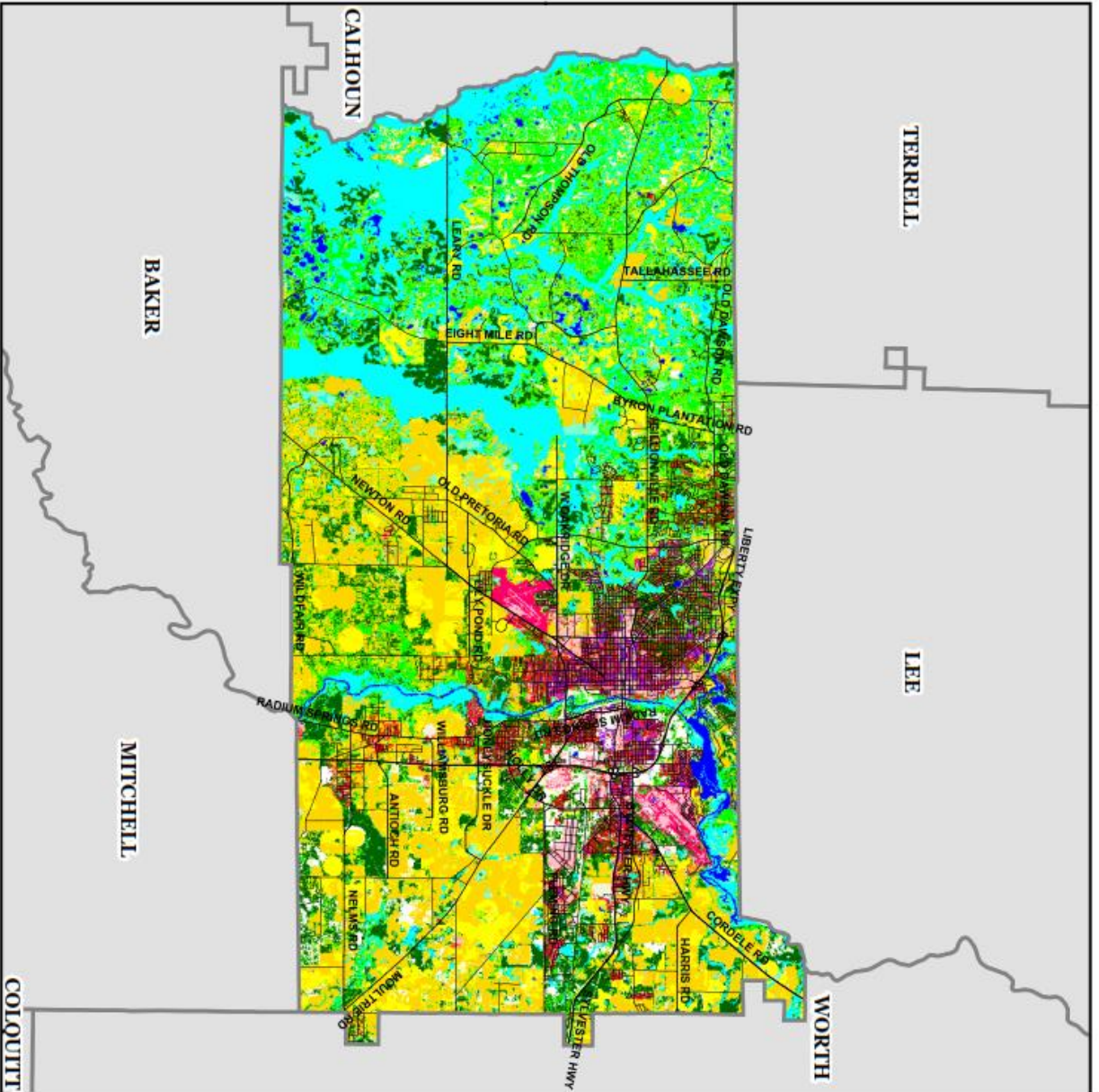


**Legend**

A. Albany Dist. Pecan Growers Exch.	L. Municipal Auditorium
B. Albany House Furnishing Co.	M. New Albany Hotel
C. Albany Railroad Depot (see Dist.)	N. Old St. Theresa's Catholic Church
D. Bridge House	O. Roseburg Brothers Dept. Store
E. Carnegie Library of Albany	P. W. E. Smith House
F. Davis Exchange Bank Bldg.	Q. St. Nicholas House
G. John A. Davis House	R. Tift Park
H. Samuel Parris House	S. U.S. Post Office & Courthouse
I. Luskon House at 1200 Fifth Ave.	T. Union Depot
J. Luskon House at 711 North Ave.	U. Albany Thrifts
K. Robert Zion Baptist Church	

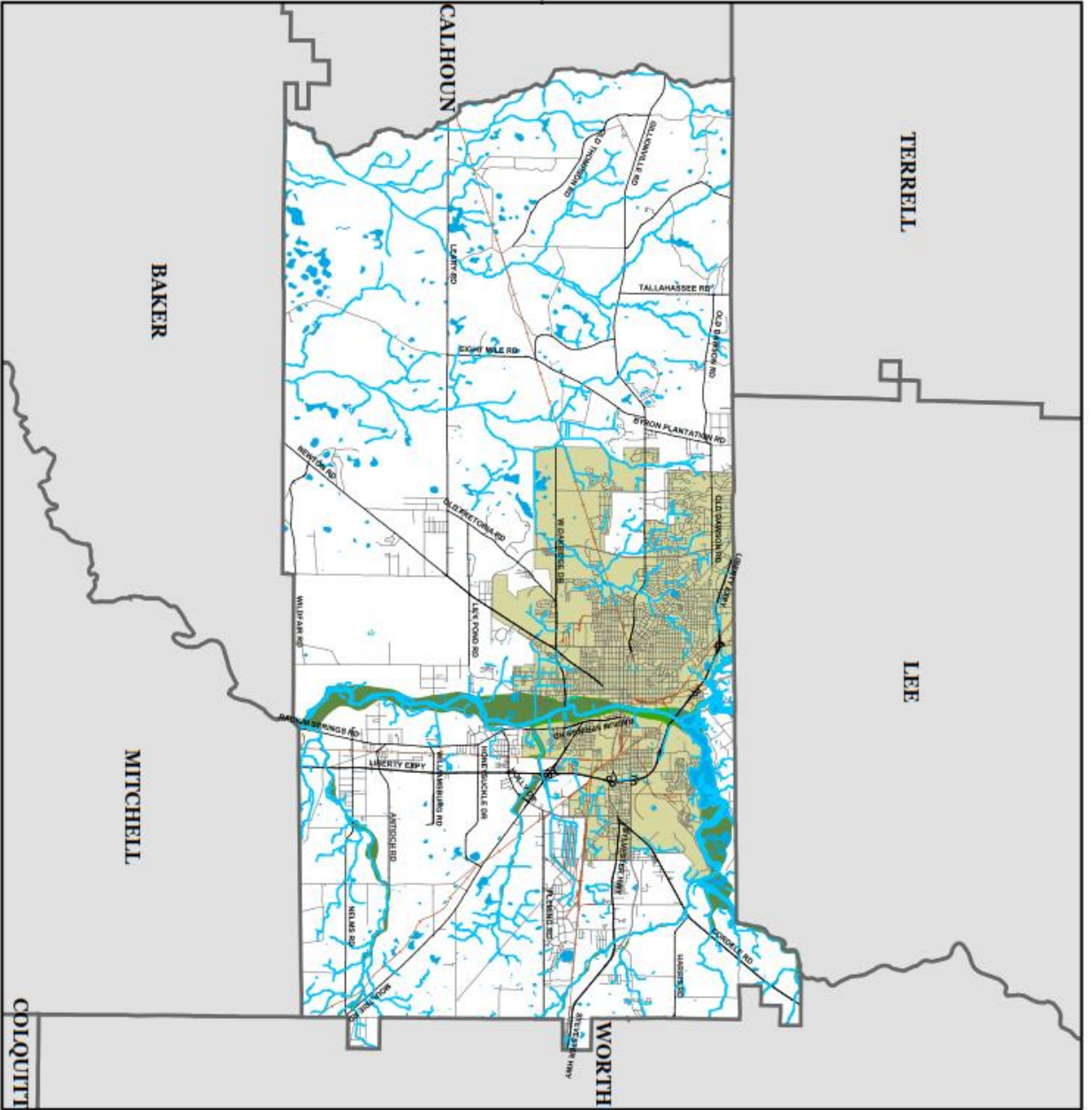


# Dougherty County Land Cover





# Dougherty County Rivers, Lakes, Streams & Ponds

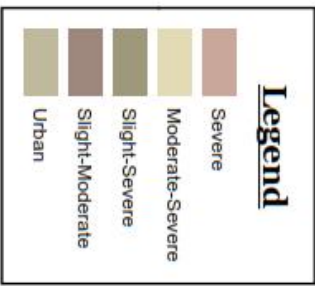
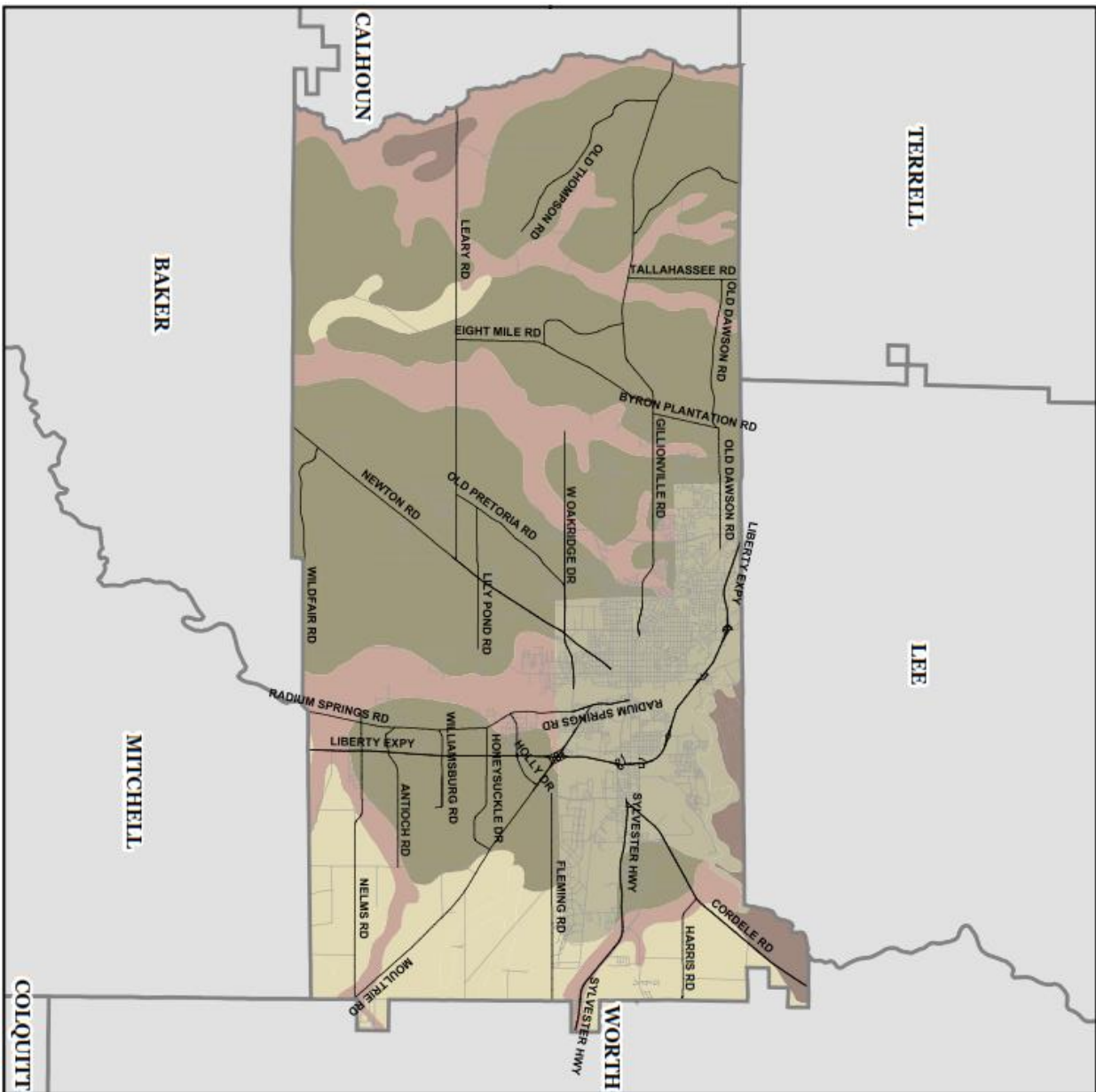


**Legend**

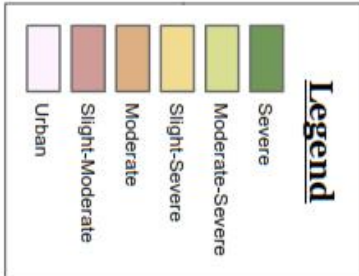
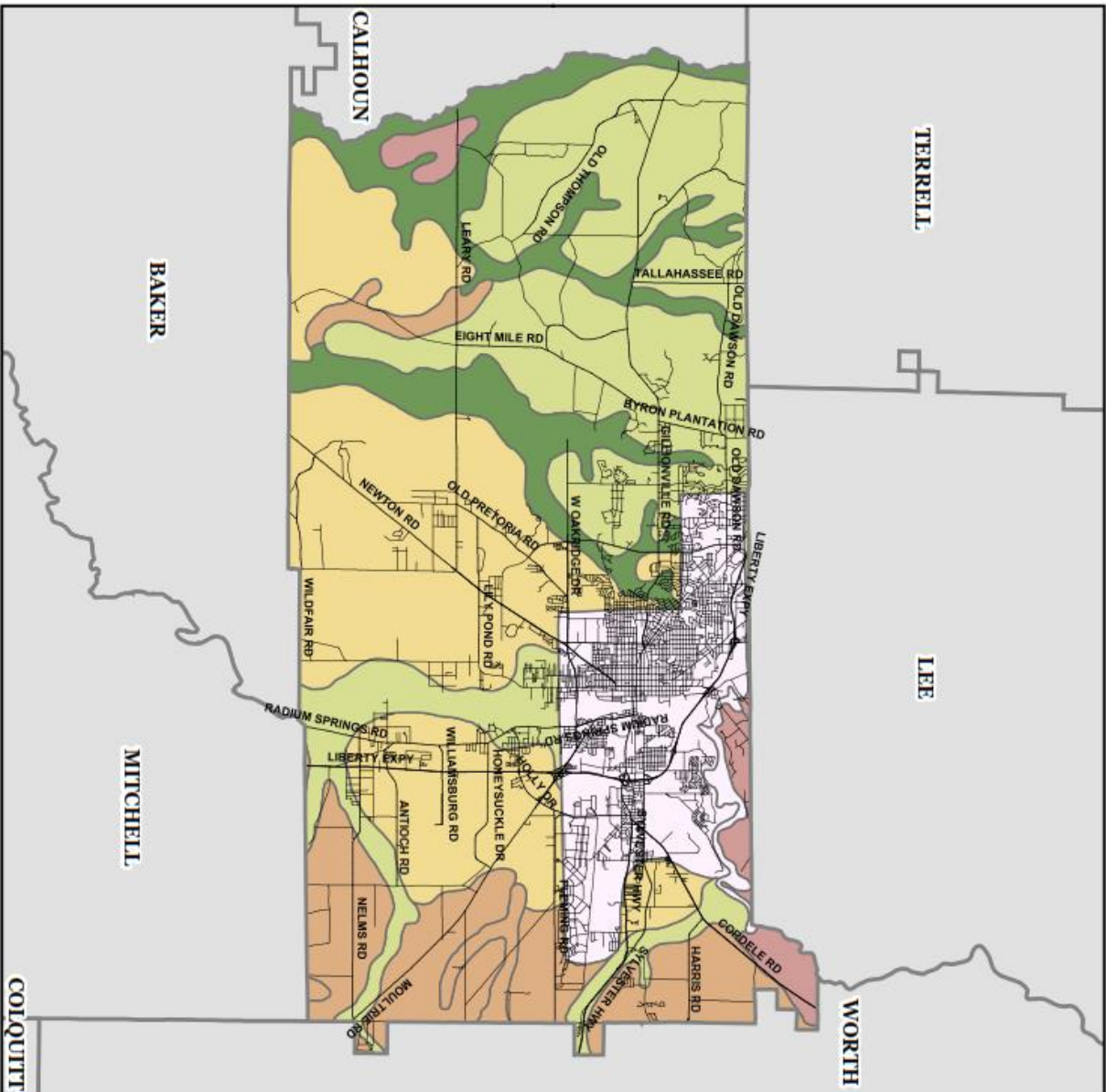
- Rivers and Streams
- Lakes and Ponds
- Flint River Protection Corridor



**Dougherty County**  
**Soil Limitation for Residential**  
**Development Utilizing**  
**Septic Systems**

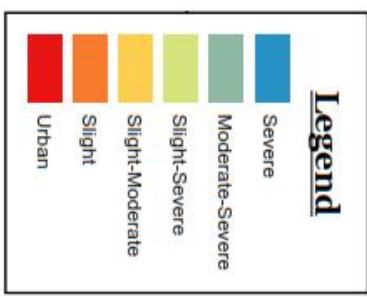
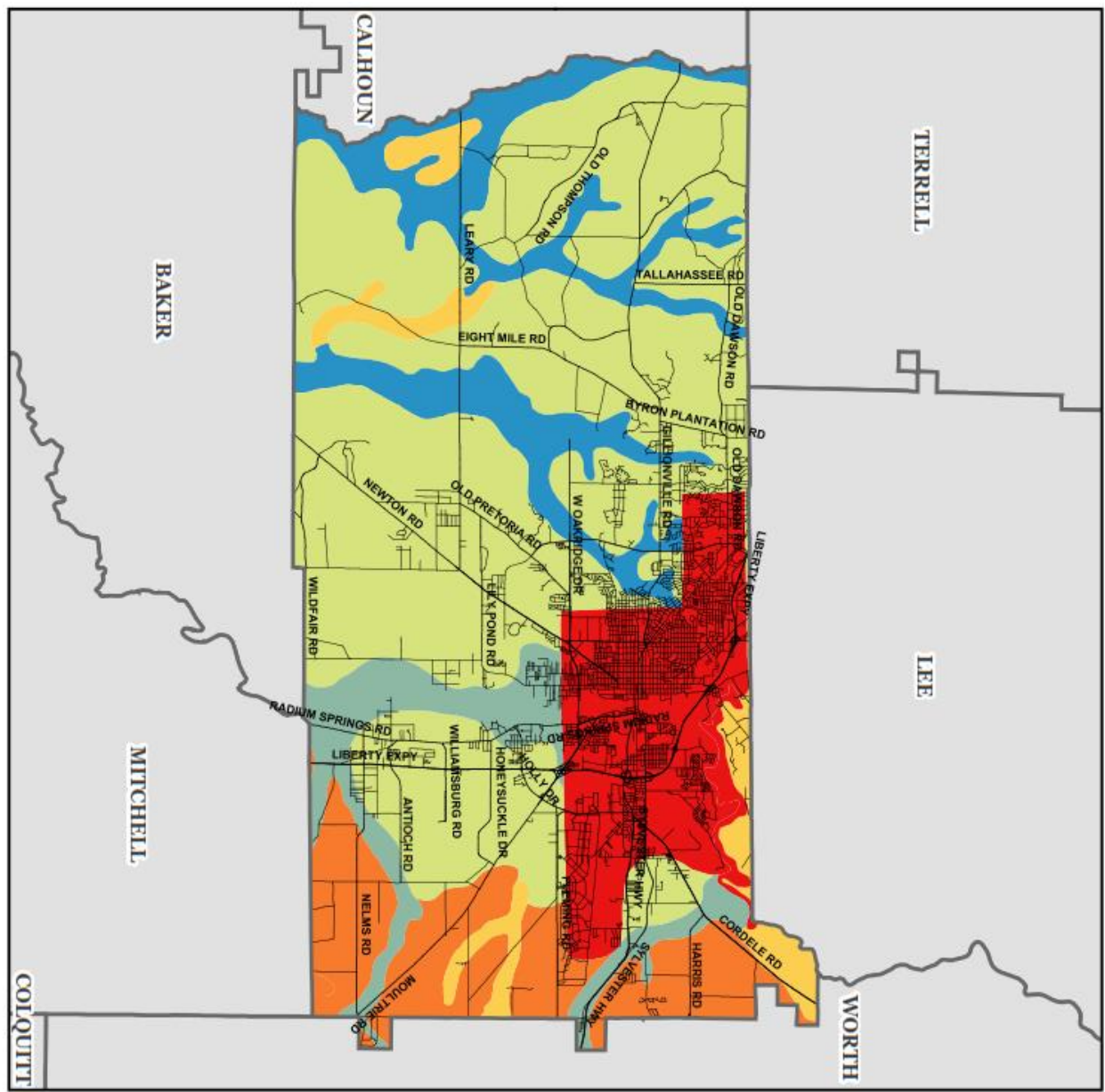


**Dougherty County**  
**Soil Limitation for Development**  
**of Structures for**  
**Light Industry**

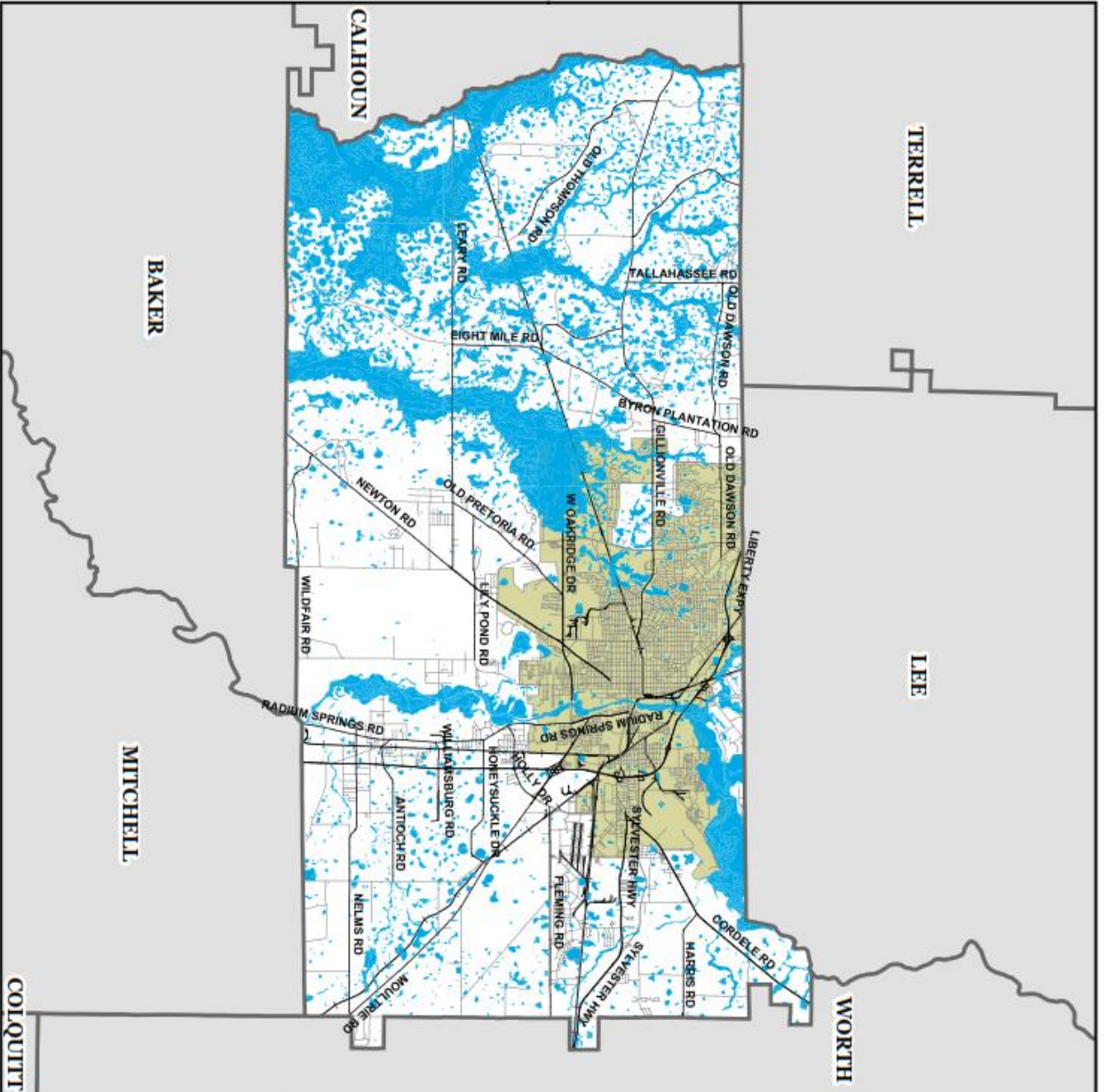




**Dougherty County**  
**Soil Limitation for Residential**  
**Development Utilizing**  
**Sewage Systems**



# Dougherty County Wetlands Map



**Legend**

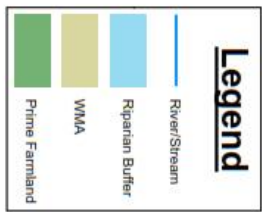
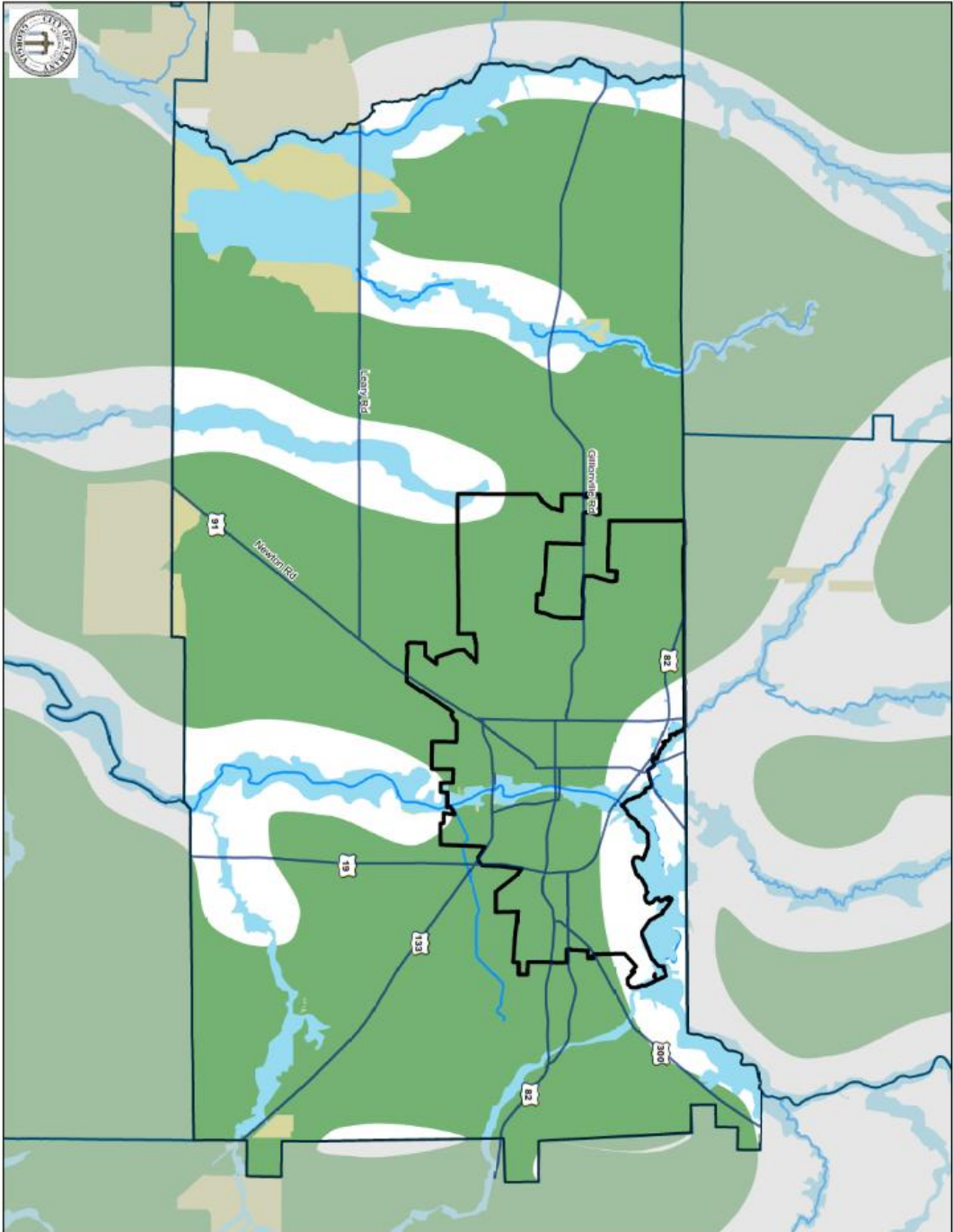
NWI Wetlands





# Dougherty County

## Regionally Important Resources



## 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 gas and electric distribution by the City of Albany. Also included are schools, parks, fire and police stations, jails, libraries, and solid waste facilities. Community facilities also 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 presence or 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. 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 the opportunity to inventory a wide range of community facilities and services. The purpose of this element is to assist 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.

### Solid Waste Management

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.

A vertical expansion of the landfill was completed since 2010. The MSW landfill now has a remaining capacity of 53.65 years. The C & D landfill has a remaining capacity of 58.62 years. These estimates are based on a MSW stream of 77,010 tons per year, and C & D stream based on 18,113 tons per year.

The landfill is located at 900 Gaisert 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 Gaisert 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.

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.

### *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

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.

### *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, 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 provides maintenance services for 2<sup>nd</sup> floor of the Agricultural Building located at 125 Pine Avenue in Albany, owned by the University Financial Foundation, who in turn reimburses the FMD for services rendered.

## Public Safety – City of Albany Police

The Albany Police Department (APD) has been addressing the critical issues that are vital to improving law enforcement in the community

### *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

### *Funding*

Funding for the APD comes from the city's general fund and some federal and state grants.

## Public Safety – Dougherty County Police

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 17,131.

### *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. The building has sufficient space to house the present full-time staff. 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.

### *Funding*

Funding for the department comes the county's general fund and some federal and state grants.

## Public Safety – Dougherty County Sheriff

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.

## *Services*

The Sheriff's department is responsible for the entire county which is roughly 344 square miles, of which 269 square miles is unincorporated. This includes industrial, commercial, agricultural, and residential areas with a population of about 94,500. 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.

### *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.

## **Public Safety – Dougherty County Jail**

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 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.

## *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.

## **Public Safety – Dougherty County Coroner**

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.

## *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. The staff consists of the Chief Coroner, two Deputy Coroners, and the Administrative Assistant.

### *Funding*

Funding for the County Coroner's office is obtained from the Dougherty County General Fund.

### **Public Safety – City of Albany Fire Department**

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.

## *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 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 firefighting responsibilities. This includes:

- Training new recruits for firefighting, 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.

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.

The stations and addresses are:

Station #1 320 North Jackson Street

Station #2 1500 Palmyra Road

Station #3 501 Holly Drive

Station #4 2601 West Gordon Avenue

Station #5 2036 Newton Road

Station #6 2521 Meredyth Drive

Station #7 200 North Mock Road

Station #8 5824 Newton Road

Station #9 1406 Antioch Road

Station #10 4717 Gillionville Road

Station #11 5115 Hill Road

## *Funding*

Funding for the operation and maintenance of the Fire Department is generated from taxpayers.

## **Public Safety – Emergency Medical Service (EMS)**

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.

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.

### *Facilities*

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  
West Station 503 North Westover Boulevard  
East Station 1501 Clark Avenue  
South Station 2040 Newton Road  
Southeast Station 401 Honeysuckle Road

### *Funding*

Funding for the operation of EMS is in part due to user fees and also from government subsidies.

### **Parks & Recreation**

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 November 2006. It is the goal of the Department to complete a new park system master plan in the future.

### *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.

### *Funding*

Funding for these projects will come primarily from general funds or monies collected through Special Purpose Local Option Sales Tax.

## Hospitals and Other Public Health Facilities – Hospitals - Phoebe Putney Memorial Hospital

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 is a member of the American Hospital Association, Voluntary Hospital Association, Georgia Hospital Association and Georgia Alliance of Community Hospitals.

### *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
- Convenient Care
- 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
- Meredyth Place - 2709 Meredyth Drive
- Phoebe East - 2410 Sylvester Road
- Phoebe Northwest - 2336 Dawson Road
- Phoebe North – 2000 Palmyra Rd.
- Phoebe ConvenientCare, South Albany – 1300 Newton Road
- Tower Medical Group – 425 Third Avenue

### **Dougherty County Health Department**

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.

### *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 1<sup>st</sup> 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*

Administrative offices of DCHD are located at 1109 N. Jackson St. The DCHD has three locations where service is provided to the public include the following:

- Main Facility of the DCHD, 1710 South Slappey Boulevard
- Adolescent Health and Youth Development Center, 1306-B, S. Slappey Blvd.
- Environmental Health Section, 240 Pine Avenue, Room 360

## *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 Peach Care recipients;
- State funded grants in aid;
- County funded grants in aid; and
- Federal funds.

## *Educational Facilities - Public Preschool, Elementary & Secondary Education*

The Dougherty County School System (DCSS) is Dougherty County's second largest employer. 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.

## *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.

## *Facilities*

Currently, the DCSS operates a total of 29 primary, secondary, and alternative schools.

### **High Schools**

Albany, 801 Residence Avenue  
Dougherty, 1800 Pearce Avenue  
Monroe, 900 Lippitt Drive  
Westover, 2600 Partridge Drive

### **Middle Schools**

Albany, 1700 Cordell Ave.

Merry Acres, 1601 Florence Dr.  
Radium Springs Middle Magnet School of the Arts, 2600 Radium Springs Road  
Robert A. Cross Middle Magnet, 324 Lockett Station Road  
Southside, 1615 Newton Road

### **Elementary Schools**

Alice Coachman, 1425 W. Oakridge Drive  
International Studies Magnet, 2237 Cutts Drive  
Jackson Heights, 1305 East Second Street  
Lake Park, 605 Meadowlark Drive  
Lamar Reese Magnet School of the Arts, 1215 Lily Pond Road  
Lincoln Magnet, 518 W. Society Avenue  
Live Oak, 4529 Gillionville Rd.  
M.L. King, Jr., 3125 M.L. King, Jr. Drive  
Morningside, 120 Sunset Lane  
Northside, 901 14th Avenue  
Radium Springs, 2400 Roxanna Road  
Sherwood, 2201 Doncaster Way  
Turner, 2001 Leonard Avenue  
West Town, 1113 University Avenue

### **Centers**

South Georgia Regional Achievement Center, 1001 Highland Avenue  
Albany Early College, 504 College Drive  
Sylvandale, Pre-K Center 1520 Cordell Avenue  
College and Career Performance Learning Center, 900 Lippet Drive  
Gifted Education, 911 S. McKinley Avenue  
Oak Tree Psychoeducational Center, 1520 Cordele Road

### *Funding*

Dougherty County Schools are funded through a variety of sources including federal, state, and local sources as well as others.

### **Educational Facilities - Private Elementary & Secondary Education**

The following major private elementary and secondary schools are located in Albany-Dougherty County:

- A School for Children, 1120 W. Broad Ave.
- Albany Community SDA Church
- Byne Christian School, 2832 Ledo Road
- Deerfield-Windsor School – 2301 Stuart Avenue
- Emanuel SDA Junior Academy – 1534 East Broad Avenue
- Far Horizons Montessori
- God’s Foundation Christian Academy, 905 S. County Line Rd.
- New Birth Fellowship Christian Academy, 2106 Radium Springs Road
- Sherwood Christian School, 1418 Old Pretoria Rd.
- St. Teresa’s Catholic School, 417 Edgewood Lane

## Educational Facilities – Post-Secondary Education

### Albany State University

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.

In November 2015, the Board of Regents of the University System of Georgia voted to consolidate Albany State University and Darton State College under the umbrella of Albany State University. A 40-member group, named the Albany State University Consolidation Implementation Committee, began work in December 2015 on an 18-month process to join the two campuses. Each campus appointed 20 members to form the committee that will consider 800-900 tasks and issues to be completed.

Campuses in this area of the state have continued to see a decline in enrollment in recent years, and the purpose of the merger is to bring about cost savings in administration of the new campus, and provide an expansion of program offerings.

### *Facilities*

The 204-acre campus was redeveloped as a result of the flood in 1994, creating a new campus. Construction will begin in 2016 on a Fine Arts Center.

### *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. Potential funding sources include private donations, and possible grants from the federal government.

### Darton State College

Darton State 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 State College is one of 13 two-year colleges in the University System of Georgia, which is a network of colleges governed by a 16-member constitutional Board of Regents that has been in operation since 1932. State appropriations for the University System are requested by, made to, and allocated by the Board of Regents. In November 2015, Darton State College began consolidation with Albany State University. Estimated completion is expected in summer 2017.

### *Facilities*

The Darton State College campus consists of 180 acres and is located in west Albany. Ten buildings house the various activities of the college.

### *Funding*

The funding source for the college 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 State College beyond the allocations received from the State Board of Regents. Potential funding sources include grants, private donations, and possible grants from the federal government.

### Albany Technical College

Albany Technical College (ATC), a public, post-secondary institution of the Technical College System of Georgia (TCSG), 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.

### *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.

### *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

### *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 TCSG.

## **Libraries – Dougherty County Libraries**

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.

### *Services*

Dougherty County Public Library, serving an area of nearly 95,000 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. 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. 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. Each library building currently meets or exceeds



all minimum standards and square footages recommended by the Department of Georgia Public Library Services. The Albany Library for the Blind and Physically Handicapped is housed within the central library building. The Central Library and Southside Library were renovated in 2015, and the Northwest Library is slated for renovation in 2017.

The branches and their corresponding addresses are:

- The Central Library 300 Pine Avenue
- The Northwest Library 2215 Barnesdale Way
- The Southside Library 821 Oakridge Drive
- The Tallulah Massey Library 2004 Stratford Drive
- The Westtown Library 2124 Waddell Avenue

### *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*

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.

### *Facilities*

The Law Library is housed in two rooms of the Dougherty County Judicial Building, 225 Pine Avenue. Due to the library's small size and two-person staff, administrative systems are quite informal.

### *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)). 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

### 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.

#### *Services*

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.

#### *Facilities*

The Albany Area Arts Council is housed in the Carnegie Library Building, listed on the National Register of Historic Places. 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 the largest indoor municipal destination south of Atlanta. 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 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 was restored and re-opened in 1989. It 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 use this facility which 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.

### [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. The orchestra is under the direction of a full-time resident conductor.

### [Albany Civil Rights Institute](#)

The Albany Civil Rights Institute 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.

### [Flint RiverQuarium](#)

The Flint RiverQuarium is a 54,000 sq. ft. aquarium opened in 2004 and located on the banks of the Flint River in downtown Albany. The aquarium follows the journey of the Flint River, and highlights the ecosystems of the Apalachicola, Chattahoochee and Flint River basins.

### [Riverfront Park](#)

The park is a beautiful project that provides public access to the Flint River. Covering over six acres, it offers playgrounds, Turtle Grove Play Park for kids with its two giant turtles, a music and light animated play fountain, the Bridge House and Ray Charles Plaza. Riverfront Park is part of downtown redevelopment following the flood of 1994.

## Theatre Albany

The 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.

### *Services*

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.

### *Facilities and Capacity*

The seating capacity of the main stage theatre is 314. The theatre holds nine performances per production to accommodate demand.

### *Funding*

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.

## Thronateksa Heritage Center

Thronateksa Heritage Center at Union Station, established in 1974, is a non-profit organization operated by Thronateeska Heritage Foundation, Inc.

### *Services*

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. In 2014 the Thronateeska Heritage Center completed an archive facility which includes a library of digitally scanned and preserved documents.

### *Facilities*

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

There is a historic 1857 train depot on site. The depot is one of only five brick depots built in Georgia before the Civil War that is still standing.

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-Merrit House, which currently is used for administrative offices.

### *Funding*

Major funding sources for improvements come from money collected from the Dougherty County SPLOST. 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. The amphitheater, a venue to patriotic activities and local and touring concerts, has a seating capacity of 2,500.

### Sewer & Wastewater Treatment

The existing wastewater collection system is comprised of Combined Sewers, Separated Sewers, and Pumping Stations. Within Dougherty County, one discharge permit has been issued for the Joshua Road Wastewater Treatment Plant operated by the City of Albany. The plant has a permitted capacity of 32 MGD average flow, and treats 16 MGD on average.

### *Services*

Federal discharge permits have been issued to the City of Albany by the Georgia EPD 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 Street Water Reclamation Facility and storm water to discharge into the Flint River. The discharge from the Joshua Road Water Reclamation Facility is regulated by a

NPDES Permit issued specifically for this facility by the Georgia EPD. 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.

### *Funding*

The capital cost for the installation of new sanitary sewers is typically funded by private development as part of the development cost. 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 to be on an equal basis as 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 the 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*

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.

### *Facilities*

The system serves approximately 43,000 residential, commercial, and governmental users. The system operates 37 permitted wells and pumps between 11 and 20 MGD, based on seasonal fluctuations. Albany is permitted to pump 36 MGD with an average of 24 MGD for the year. While the system has sufficient capacity for the planning period, establishment of a well maintenance program has been identified as a need.

A new 750,000 gallon water tank, serving the northwest section of the city, was completed in 2016. The tank provides improved fire protection and improved water pressure to customers.

### *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**

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 and until it 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 may connect to the groundwater system or drain to the Flint River.

Additionally, the City of Albany's downtown area contains two Combined Sewer basins that collect both stormwater and sanitary flows. When the rainfall events exceed the capacity of the combined sewer, localized flooding results. In the combined sewer area, these flood waters contain both stormwater and sanitary sewage. Also, when the Flint River is at flood stage, the drainage system cannot discharge normally to the river. This can cause backups in the sewer system

### *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. In addition, swales, ditches, curbs and gutters, storm sewers, combined sewers, and combined sewer overflows (CSOs) are also used to



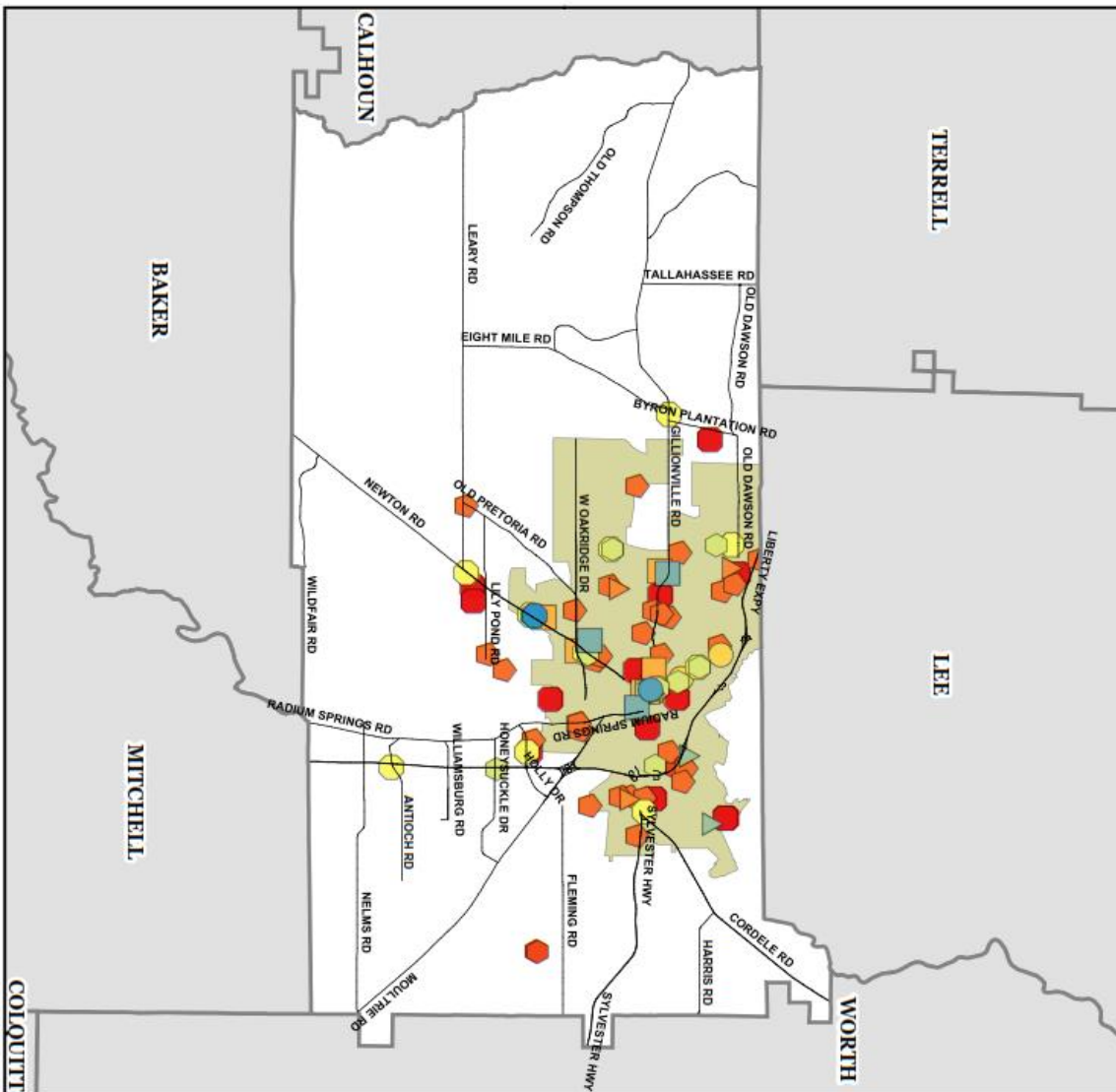
convey stormwater. Detail on the combined sewer overflows can be found in the wastewater section of this document.

The planned separate storm sewer system seeks to eliminate the combined sewers and control CSOs in an effort to better serve the community. This will also include the requirement for stormwater Best Management Practices in new developments and along surface waters to act as buffers.

### *Funding*

The implementation of the separate storm system is being funded through the Special Purpose Local Option Sales Tax (SPLOST). However, the SPLOST funds are limited Albany has established a Stormwater Utility to fund stormwater management and drainage needs.

# Critical Facilities Map



## Dougherty County Critical Facilities Map

Legend	
	Airport
	City Hall
	College
	Correctional Institution
	Court
	EMS
	Fire
	Hospital
	Law Enforcement
	Library
	School
	Solid Waste
	Water



## ECONOMIC DEVELOPMENT ELEMENT

The latest Census estimates (2014) put the population of Dougherty County at 93,890, which is a population decrease of 0.7 % from the 2010 Census. The poverty rate has increased from 28.9% (2010 Census) to 32.4% (2014 estimates). The unemployment rate has decreased from 12.8% in 2010 to 8.4% in 2015 according to the Bureau of Labor Statistics. The median household income has decreased since the 2010 Census from \$32,435 to \$31,458 (2014 estimates). Twenty percent (20.2%) of the adult population does not have a high school diploma (2014 estimates).

Dougherty County is the home of the Marine Corps Logistic Base that employs 5,040 people. Phoebe Health Systems is one of Dougherty County's largest employers with nearly 3,800 employees. The Dougherty County Board of Education employs 2,412 people. Procter and Gamble employs 1,000 people.

The Georgia Forestry Commission considers Dougherty County's economy as approximately 25 percent forestry dependent with surrounding counties being even more dependent. Agriculture has a similar impact on Dougherty County's economy which drives both the rural economy, as well as much of Albany's commercial and industrial activity. As with any industrial activity, agriculture and forestry are anchored in the region by a set of natural, human, and capital assets that provide a set of competitive advantages. Albany and Dougherty County is the regional economic hub for agricultural and forestry-related business. This demonstrates that Albany/Dougherty County is a logical place for relocation and/or expansion of agricultural and forest industry capacity. Albany has an infrastructure and labor force built around agricultural and forest products that contributes to a high return to the community from production and harvest activity.

Albany is a regional hub for post-secondary education, including Albany State University (undergraduate and graduate programs), Troy University (4 year), LaGrange College (4 year), Darton State College (2 year and 4 year), and Albany Technical College. A merger was approved in late 2015 by the Board of Regents of the University System of Georgia to consolidate Albany State University and Darton State College. In December 2015, committee work began on the 18 month process to complete the consolidation. This is one of many mergers in the state in recent years. Choosing a college or university in Albany, Georgia will offer the student over 75 choices of majors, 15 masters programs, allied health partnerships with local medical facilities and education partnership with local school systems. Individuals who chose to attend an Albany, Georgia higher education path will join with some 8,000 students.

## **Strengths and Opportunities:**

- Low cost of living which is 18.5% lower than the national average
- Available locations in business and industrial parks
- Availability of land and buildings
- Regional destination
- Strong business climate, existing industries and competitive incentives
- Transportation infrastructure and location
- Workforce availability
- Access to institutions of higher education
- Water accessibility from Floridan aquifer
- Great quality of life
- Regional Partnerships established
- Recruitment of industries
- Marketing and branding of the community
- Industrial hub of Southwest Georgia
- Home of the 2<sup>nd</sup> largest cargo airport in the state
- Rated 1<sup>st</sup> in the state of GA for low utilities cost
- Access to four lane highways
- Known as the "Quail" and "Pecan" Capitals of the World
- Providers of Quality Healthcare and Healthcare Hub of Southwest Georgia
- 9<sup>th</sup> largest MSA in GA (165, 440)
- Best known industries include Procter & Gamble, MillerCoors, Coats & Clark, Georgia Pacific, Mars Chocolate North America, Pfizer
- Albany Marine Corps Logistic Base
- Workforce with good work ethic
- Exports support Albany factories

## **Weaknesses and Threats:**

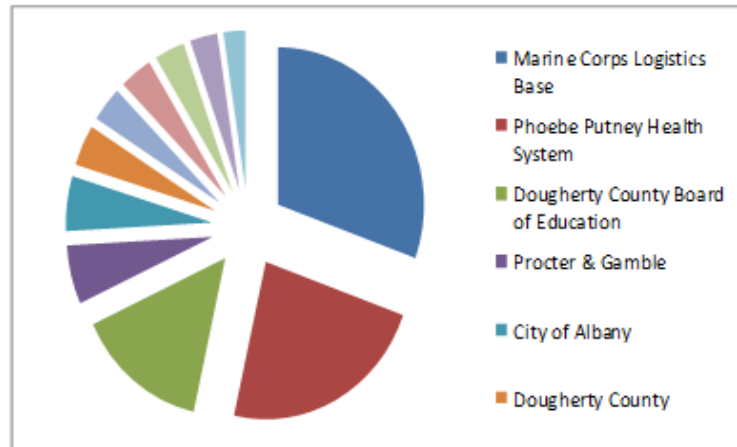
- High unemployment rate
- Racial and Socioeconomic issues
- Perception and image
- Public education system (K-12) and Education attainment; low high school graduation rate
- Declining population
- Labor costs, infrastructure and competition
- Existing industry contraction

- Business climate
- Large portion of the city in flood hazard area
- Availability of affordable housing
- Lack of cohesive development plan
- Education-Skill level for the workforce
- Availability of funds to leverage with private partnership
- High poverty rate in the city
- Inability to retain, recruit young leaders and professionals

**Goals:**

- Develop plans for business retention and expansion
- Continue to implement a strong marketing plan to highlight the Dougherty County community and what it has to offer; rebrand Dougherty County
- Develop and assist local entrepreneurs with training and financing resources
- Promote awareness and use of various Incentive Zones
- Identify and market industrial properties
- Redevelop blighted areas
- Engage state economic development leaders
- Continue with the partners networks, job training workshops
- Support existing industries, enhance relationships with and recruit industry suitable for the location
- Share successes in the community
- Recruit retirees to the community
- Identify key economic development partners and leverage opportunities
- Identify a collective strategic visioning for the community
- Continue with the collaboration among public and private entities
- Improve service delivery and the economic development /prosperity of the citizens

### Albany-Dougherty County Top Employers



Albany-Dougherty Economic Development Commission

According to the 2015 fact sheet developed by the Albany-Dougherty Economic Development Commission of Dougherty County listed land sites, there is over 208,000 square feet of industrial space available on the market. Over 1200 acres in empty or underdeveloped lots are available for sale and the city boasts 1014 storefront buildings. Dougherty County and the City of Albany is primed for an economic expansion.

Through utilizing Incentive Zones and local partners, the Albany-Dougherty Economic Development Commission has aims of attracting new business and industry, or expanding the many industries already home to the area. Incentive Zones are characterized as land boundaries meeting specific qualifications under the zone law to receive specific privileges and immunities to enhance growth or prosperity in the aforementioned land boundary. Incentive Zones to focus on in the City of Albany and Dougherty County are:

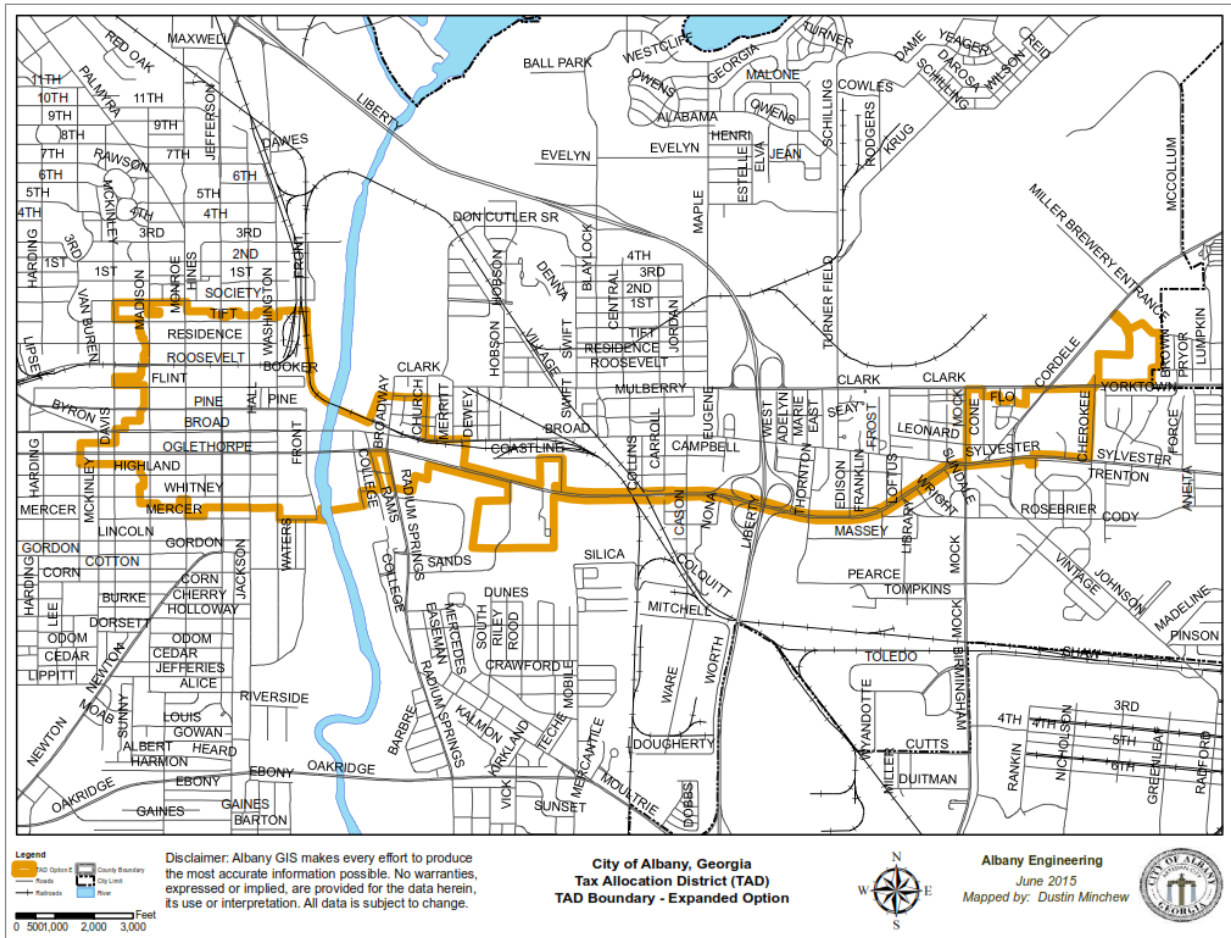
### Tax Allocation District (TAD)

Georgia's Redevelopment Powers Law was adopted by the general assembly in 1985 and gives local governments (cities and counties) the authority to sell bonds to finance infrastructure and other redevelopment costs within a specially defined area, a tax allocation district or TAD. The bonds are secured by a "tax allocation increment" which is the increase in the property tax revenues resulting from redevelopment activities occurring. As public improvements and private investment take place in a TAD, the taxable value of property increases. The city/county collects those revenues, putting the increase due to the new investment into special fund to pay off bonds or loans that

financed the public improvements in the district. The TAD is an integral tool in the toolbox for making redevelopment efforts work.

In 2008, Albany city voters approved a TAD for downtown Albany to encourage development in an area that encompasses most of the City's downtown business district. Since collections started in 2010, the Albany TAD has collected \$849,000 in new taxes. Unfortunately, debt service on bonds and other expenditures has totaled approximately \$1.2 million. The TAD has yet to really take off as expected but has gained ground with the East Albany Wal-Mart development in 2011. As new investment happens in Downtown Albany, the benefits of the TAD should come to fruition.

### Tax Allocation District Map





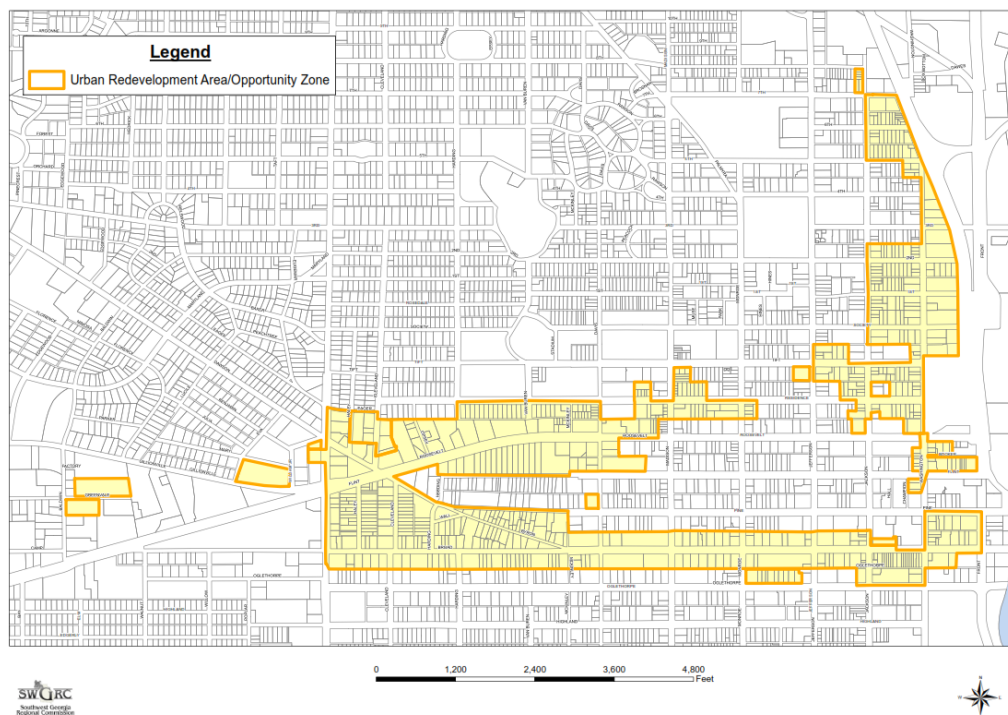
## Urban Redevelopment Plan & Opportunity Zone

In 2010, the City of Albany adopted an Urban Redevelopment Plan (URP) including an Opportunity Zone, which was expanded in 2012. This effort was undertaken to address the aging downtown commercial corridor, Broad Avenue, the Roosevelt corridor and the surrounding housing north of the corridor in need of redevelopment. The redevelopment process for this particular area began in 1996 with the Albany Riverfront Master Plan and continued with the 2008 Albany Tax Allocation District.

New business and industry within the URP/OZ boundary now qualify for a maximum job tax credit of \$3,500 per job created. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. Opportunity Zone Tax Credit Incentives include:

- the maximum Job Tax Credit allowed under law - \$3,500 per job created
- the lowest job creation threshold of any job tax credit program - 2 jobs
- use of Job Tax Credits against 100 percent of Georgia income tax liability and withholding tax
- provides for businesses of any nature to qualify, not just a defined "business enterprise"

## URP and Opportunity Zone District Map

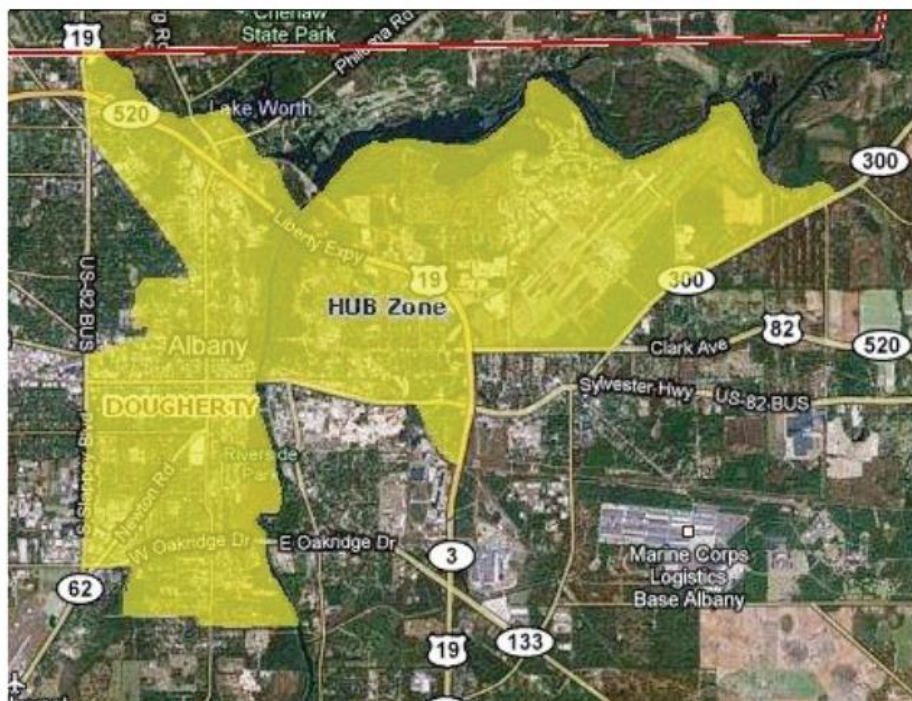


## Historically Underutilized Business Zone (HUBZone)

The Historically Underutilized Business Zone in Albany is a program that was enacted into law as part of the Small Business Reauthorization Act of 1997. The program falls under the auspices of the U.S. Small Business Administration. The program encourages economic development in historically underutilized business zones through the establishment of preferences. Albany's HUBZone program was developed to promote economic development and employment growth in distressed areas by providing access to more federal contracting opportunities. A business must meet the following criteria to become certified as a HUBZone company:

- The firm must be a 'small business' according to the size standards based on the North American Industry Classification System (NAICS).
- The firm must be at least 51% owned and controlled by citizens of the United States (or a community development corporation, an agricultural cooperative, or an Indian tribe).
- The firm's principal office (where the greatest numbers of employees perform their work, excluding contract sites) must be located in a designated HUBZone area.
- At least 35% of the firm's total workforce must reside in a designated HUBZone area.

### Albany HUBZone



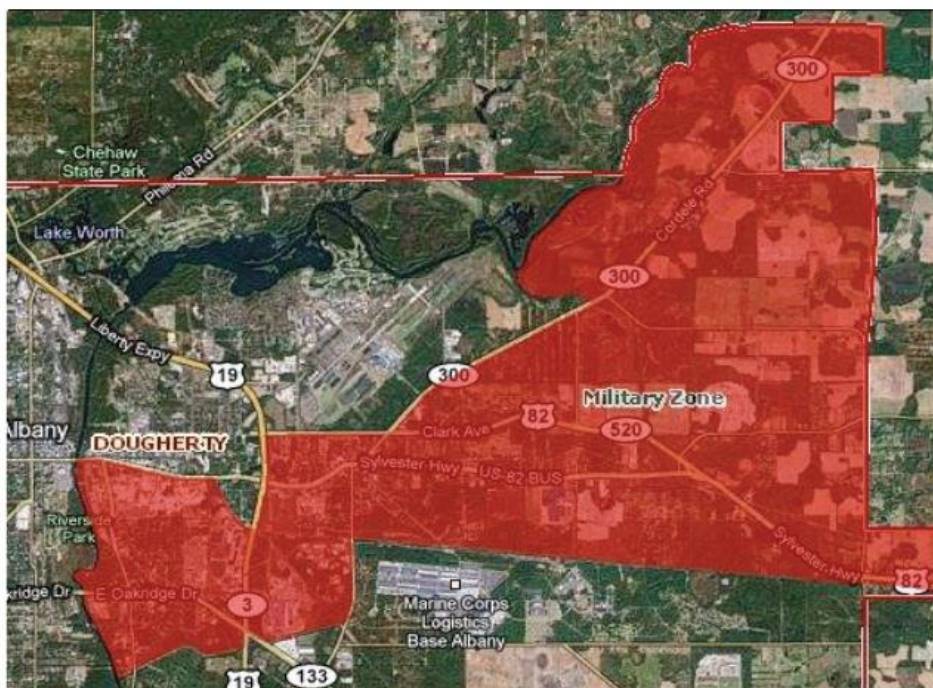
## Military Zone

The Military Zone Job Tax Credit Program provides additional benefits to specified Census tracts or additionally designated areas which are considered to be less developed or have a higher rate of poverty. The military zone designation was added in the 2004 Legislative Session through the passage of House Bill 984. This amendment provides for Census tracts which are located adjacent to a military base and have pervasive poverty of at least a 15 percent poverty rate, as reflected in the most recent decennial Census, to receive the highest benefit level allowed under the Job Tax Credit Program. It also provides for the credit to be available to any business of any nature, as long as all other program requirements are met. An amendment was made in the 2008 Legislative Session to provide for the job creation threshold to be reduced from 5 jobs to 2 jobs.

### Military Zone Tax Credit Incentives

- Maximum Job Tax Credit allowed under law - \$3,500 per job created
- Lowest job creation threshold - 2 jobs
- Use of Job Tax Credits against 100 percent of income tax liability and withholding taxes
- Allows credit to be claimed by any business of any nature (not limited to the industries in the Business Enterprise definition)

### Albany/Dougherty Military Zone



## Utilizing Tourism

“Visit Albany” is a plan for Economic Development for the City of Albany and Dougherty County. Historical, cultural, and natural resources, recreation facilities and hunting and wildlife activities will be key components for growth for the county. Tourism and Recreation will provide additional resources of development. Georgia is ranked in the top ten visited states in the nation and tourism is the 5<sup>th</sup> largest employer in the state of Georgia supporting over 10% of the workforce. Estimated taxes of over \$2.8 billion were collected directly and indirectly by tourism in the state in 2013.

Beyond the City of Albany, Dougherty County boasts over ten privately owned plantations exclusive to hunting and event services. Sportsmen from all over the world visit these plantations and mostly travel into Albany by plane to the Southwest Georgia Regional Airport. Attention to the plantation trace in Dougherty County and making the airport a Regional transportation and cargo HUB is a vital tool in growing the county economy.

Historical and Cultural sites such as the Tift House, which houses the Albany Welcome Center, Carnegie Library, Old Mount Zion Church and the Albany Civil Rights Institute, Thronateeska Heritage Center, Flint RiverQuarium, Radium Springs and Albany Museum of Art offer a wide range of history significant to the area as well as social movements in American history. Pulling in visitors from beyond Southwest Georgia to experience this history will be instrumental in economic growth.

An expansion of recreation facilities needs to be met in area. Building upon the expanding growth of Chehaw Park and increasing use and maintenance at city and county parks and recreation facilities will encourage continued use and additional visitors to these sites:

- Albany Audubon Birding Watching
- Chehaw Park
- Doublegate Country Club
- Festival Springs Fountains
- Flint River Municipal Golf Course
- Riverfront Trail
- Hilsman Park
- Historic Tift Park
- Monarch Butterfly Pollinator Garden
- Radium Springs Gardens
- Riverfront Park

- River Pointe Golf Course
- Stonebridge Golf & Country Club
- Turtle Grove Play Park
- U.S. 19 Dragway

With national and regional headquarters located in Dougherty County as well as branches of national companies and military sites, visitors are entering the county on a daily basis. Combining visitors for work, conferences and capitalizing on the schools, colleges and universities and event facilities for out of town visitors will be vital in changing the average business or meeting visitor to the region into a touring and shopping visitor.



## HOUSING ELEMENT

One of the challenges of a growing community is how to best provide housing for an economically diverse workforce. This puts an enormous amount of pressure on communities that strive to create a place where all citizens can afford to live. Leaders in Albany/Dougherty have identified the need for more housing that is affordable to individuals in public and service sectors of the economy.

Affordable housing encompasses multiple factors, including the income of the buyer or resident, location, cost of construction, cost to maintain, and size of units, among others. Residents must be able to pay for housing including the additional costs such as water, property taxes and insurance, heating, electricity, maintenance, and repairs. Housing should be close to transportation, jobs, public programs and amenities for residents (i.e. schools, support services for the disabled and elderly) and safe neighborhoods. City/County leaders must look at affordable housing from two perspectives. The first is how much money individual households pay for housing and second, the availability of housing for all housing needs.

It is imperative that the City and County employ a collaborative effort between government and public/private partnerships given the diverse programs and agencies providing housing and housing services. The two primary housing service providers in the City are the City of Albany and the Albany Housing Authority. The City of Albany is an entitlement community and receives funding for housing for HOME Investment Partnerships Program (HOME) provides grants to localities that communities use – often in partnership with local nonprofit groups – to fund activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

The Albany Department of Community and Economic Development (DCED) ultimately is responsible for assuring that the priority needs of the Consolidated Plan are met. The Consolidated Plan is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to allow this data to drive the decision-making process and investment decisions.

The DCED addresses housing challenges as required by Housing and Urban Development (HUD) with the preparation and submission of a Consolidated Plan, which is developed through broad stakeholder input and addresses many aspects of the housing challenge. This element of the Comprehensive Plan is developed and aligned with this strategy and based on vital information from the DCED 5-year Action Plan. The priority housing objectives include:

- Increase homeownership of low and moderate income households through first time homebuyer assistance, new construction, and housing rehabilitation, along with homeownership counseling
- Improve the condition of existing affordable housing in residential neighborhoods, expand the stock of affordable housing in residential neighborhoods where possible; and
- Rehabilitate and preserve safe, affordable rental housing.

In most communities, the needs assessment and goals-setting process will identify a variety of specific housing challenges to be addressed through public policy. Through consultations with stakeholders and discussions with key agency staff, partial lists of concerns were presented at a public meeting on July 23, 2015:

- Additional Housing for Seniors and Students
- Aging housing stock around downtown
- Lack of funding for rehabilitation
- Housing Disinvestment
- Oversaturated Market
- An opportunity exists for more housing downtown and mixed use housing around the downtown
- There are a number of opportunities for infill housing to be built
- An opportunity exists for a rental rehabilitation revolving loan fund
- A neighborhood health survey should be done periodically to analyze changes and measure effectiveness of efforts
- Educational workshops provided for housing programs for landlords/tenants

These concerns are not uncommon and present real challenges for community leaders over the next years. However, the City and County does have the resources available and through strategic planning efforts can address these issues during the course of the next 10 year planning period.

The overall quality of the housing stock has changed over time and recently the public housing has improved significantly with the use of funding from Housing and Urban Development (HUD) and other federal and state grants. The City has also several areas that have been identified for revitalization and development (East & South Albany, Enterprise Community Target Area). These areas could easily be the catalyst for the housing element of this plan and any development in these areas should be a priority.



The City and County have taken very positive steps in addressing homelessness and other special needs populations. The objectives cited in the City of Albany's Annual Plan specifically are to prevent homelessness by providing assistance to precariously housed households and provide emergency assistance and shelter. The Albany-Dougherty Area has limited transitional and permanent housing units for those who are chronically homeless. Providing such facilities is costly, however; the annual costs per person are less than the costs of an un-housed chronically homeless person on the streets.

Transition and permanent housing is supported by the City/County and it is important that the City/County construct or launch new transitional and permanent housing programs in combination with preventive efforts. There are a number of sheltered persons that were captured in the Homeless Count conducted in 2015. Recently, the City was highlighted as a "good" place for the homeless population to live. The Albany-Dougherty Homeless Coalition reported in 2013 that between 1,800 and 3,000 homeless people lived in Albany/Dougherty County. They also estimate that nearly 800 children were homeless. Homelessness is an issue that cannot be ignored. It is imperative that the Albany-Dougherty County address the issue in an effective manner now. The Albany/Dougherty Homeless Coalition should continue in its efforts to educate the community while simultaneously addressing the needs of the homeless.

The City and County rely heavily on nonprofits to carry out many activities associated with the homeless and special needs population since funding is very limited. Many of these services must be coordinated through the hospitals, jails and mental health facilities since many of these individuals are being released and mainstreamed back into society with little to no support system and very limited resources. This makes it challenging and also very important that leaders develop a strategy to provide for the immediate and long term needs of these individuals so that they can go on to lead productive lives.

Recently, there has been a concerted effort through the Governor's Office of Transition, Support and Reentry for Albany-Dougherty County to conduct meetings about individuals transitioning back into society from institutions or incarceration and the need for or lack of housing for these target groups. These meetings are encouraged to continue and expand to other community partners.

### *Georgia Initiative for Community Housing (GICH)*

It should also be noted that for the past two years, the City is also participating in the Georgia Initiative for Community Housing (GICH). GICH help communities improve their quality of life and economic vitality through the development of locally-based housing revitalization strategies. This three-year program can provide technical assistance and cross-community sharing and best practices. Several City of Albany and other partners have been working together since 2014 to be a part of this initiative. They have had a slow start but the group is revitalizing its efforts as of late. This group is currently meeting and growing by adding other needed community partners.

### *Other Community Partners*

In addition, the Phoebe Foundation is currently working with the City of Albany through the Phoebe Foundation to build medical resident housing. They are off to a robust start, raising more than one million dollars. It is Phoebe's hope that the medical students who reside here will remain or likely stay and practice within a 60-mile radius. This project is scheduled to begin in November. Housing organizations work with many different people including, but not limited to: city officials, county officials, service providers, consultants and for profit entities partners to try and develop the best housing options for each area. These options include both rental and homeownership and look very different for each community.

### *Public Housing*

The Housing Authority of the City of Albany owns and manages 1117 conventional public housing units and administers 62 vouchers under the Section 8 Voucher Program. The City Public Housing Authority (PHA) has several plans there underway for several Albany neighborhoods. Phase one of one area sited for development encompasses a central Albany neighborhood that will include 72 units in the 500 block of West Residence Avenue. A larger plan has also been developed for McIntosh Homes totaling approximately \$90 million to transform a neighborhood into a community called "The Oaks at North Intown".

The Albany PHA plans to demolish two other public housing developments, and will continue working in several other neighborhoods; they have received accolades from the Department of Housing Urban Development for the past four years. The PHA has great property managers and the occupancy rate is 97-98 percent. They currently are full except for four bedroom apartments. The PHA has also formed a CHDO that applied for LIHTC funding that was unsuccessful. The application will be resubmitted this year. The City and Albany PHA have a great working relationship and this can be

seen in the Ashley Riverside development; this is a great example of public private partnership.

<b>Public Housing Developments in City of Albany, Georgia</b>	
<b>Development Name</b>	<b># of Units</b>
Thronateeska Homes	32
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
Kingbury	47
Seay Village (North)	30
Lane Landings	48
South Albany Village	40
Seay Village	22
<b>Total</b>	<b>1,117</b>
<i>Source: Albany Housing Authority</i>	

### *Military Housing*

Military housing provides military service members and their families many benefits over living in civilian housing. The benefits of living in military housing include utilities and renters insurance included in your rent. Rental fees, insurance and utilities are all paid through the military allotment system and there are no credit checks or deposits required for military housing. The Marine Corps Logistics Base (MCLB) Albany offers housing for individuals and families serving our country through Lincoln Military Housing, a management agency. Lincoln Military Housing offers 110 homes servicing the MCLB. The Albany Hill Village offers three and four bedroom single family homes with several amenities. MCLB is a great contributor to Albany/Dougherty's economy and is providing a vital service to our military personnel.

### *Homeownership*

In 2010, there were 33,436 and 40,801 housing units in the City of Albany and Dougherty County. In both the City and County nearly 90% of these units are occupied and almost half are owner occupied. Homeownership is still the choice for city and county residents. Households can be one of two things: owners or renters. The homeownership rate represents the households that are owners. According to recent Census reports, that represents about 40% for Albany/ Dougherty County residents, which means that the remaining populations are renters.

There is a good supply of rental property and several single family homes that are being rented, so seekers have lots to choose from and are apparently choosing to rent. The market for rental property is greater and there is not a lot the City of Albany and Dougherty County can do to directly impact the rate but it stands to reason if potential homeowners have sufficient income and all other factors being equal (healthcare, schools, etc.), homeownership would eventually be the choice for most newcomers.

The City is working on bringing new business and industry to the area. The Dougherty County School System is also making advancements due to funding from the Department of Education. Dougherty County schools are electing to become a Charter System which should bring positive effects on the increasing graduation rate and achievement gap. The addition of the Career Academy will also have a significant impact on economic development since the academy prepares students for transition to postsecondary education and employment. This turnaround may take a couple of years to have an impact on the housing and economic development issues but if the City and County continue to make progress, the rate of homeownership will ultimately improve.

Also noted by Credit Counseling Agencies, real estate professionals and other stake holders, credit continues to be a barrier to those seeking to move into homeownership. The City of Albany has excellent programs to assist individuals and help them improve their lives and their credit. Unfortunately, like anything else, this is not an easy fix. Most families can move through this process within one to two years if they stick with the process. The City of Albany's staff and other nonprofit agencies will work with families that are willing throughout this process. Home foreclosures are a serious problem in Georgia as well as in the City of Albany.

According to CoreLogic, a global property information system, the rate of Albany area foreclosures among outstanding mortgages was 0.68 percent for September 2015; reportedly this is a decrease of 0.19 percentage points from September 2014, when the rate was 0.87 percent. The foreclosure activity in Albany was lower than the national foreclosure rate, which was 1.23% for September 2015. Also reported by CoreLogic, in Albany, the mortgage delinquency rate decreased. For September 2015, 4.69 percent of mortgage loans were 90 days or more delinquent compared to 5.17 percent for the same period in 2014, representing a decrease of 0.48 percent.

According to local real estate professionals and other stakeholders, many first time homebuyers are buying homes they cannot afford and realize this within the first year of purchase. Unfortunately, since so many homes stay on the market past the normal 30 days, they are unable to sell; this leaves many single family homes being rented that could be sold.

An inventory of owner and renter 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 help to identify whether or not the community should encourage or discourage the development of various types of housing.

### *Rental Property*

In 2010, Albany-Dougherty County had a large number of rental properties. In both the City and County 10% of the total housing units were vacant (7,948); of that total more than 50% (4,276) are rental properties.

There is a good supply of rental property and several single family homes that are being rented, so seekers have lots to choose from and are apparently choosing to rent. The market for rental property is strong and there is not a lot the City of Albany and Dougherty County can do to directly impact the rate.

There are many factors that cause a large number of rental properties. Stakeholders identified one factor as the perception of Dougherty County and the City of Albany as being unsafe. Unfortunately, some of the crime statistics reported by the City of Albany Police Department and Dougherty County support this perception. According to recent reports, there were a total of 4,563 crimes reported in 2014; this number increased to 4,757 in 2015. In response to this, law enforcement agencies are working to have a greater presence throughout the City and County.

### *Tools*

Following a recent departmental restructuring Albany/Dougherty County has an aggressive Code Enforcement Department. Code Enforcement has started to clean up debris, dilapidated structures, eyesores and some of the main thoroughfares within the City as it relates to business, construction and occupancy/building maintenance. The Department's primary duties include the prevention, identification, correction or abatement of violations of all applicable laws, codes and ordinances. The Department is responsible for the general health, safety and welfare of the community. This department is encouraged to work very closely with Keep Albany-Dougherty Beautiful (KADB). Code Enforcement can have a great impact on housing, crime prevention and community pride. Most of the structures are located in central, south and east Albany. All of these areas have been targeted for revitalization and the City has several Neighborhood Revitalization plans.

The main reason structures end up in this state is due to a lack of resources by the homeowner or absentee landlords. The key to code enforcement is compliance and not citations. The Department has been working on the backlog of 176 structures cited for demolition but admitted that "there is a long way to go". Reportedly, the average cost of demolition is \$4,000 depending on the condition of the unit. More than 500 overgrown and abandoned properties have been demolished in the last eight years, but many residents and even city leaders say the problem still exists. With blighted properties scattered throughout the City, it can be difficult to know where to start but the City has taken a first step and invested nearly one million dollar during the past eight years to combat blight. In 2015, the City spent nearly \$200,000 to clean up blighted properties.

One way the City and County can work to increase and preserve the supply of affordable housing is to rehabilitate where feasible, substandard housing. Recent efforts from public officials have echoed these sentiments. In both the City and County substandard housing exists due to the age of the housing stock, inability of

homeowners to make needed repairs and absentee landlords and older mobile homes (in county). The City currently has a weatherization program to assist with limited repairs and the County has expressed interest in a rehabilitation program through the Georgia Department of Community Affairs (Community Home Investment Program – CHIP). The CHIP funds may be used by Dougherty County to assist existing low income homeowners with homeowner rehabilitation and down payment assistance.

The County may also apply for a Community Development Block Grant (CDBG) to assist with housing development, rehabilitation for low to moderate income families and infrastructure improvements. Since the City and County both have their share of rental properties, there are a small number of rental housing loan programs through the state of Georgia that will allow new construction and conversion of these properties for low and moderate income residents.

A land bank might also be an alternative worth discussing. A land bank is a governmental entity or nonprofit corporation that allows the conversion of vacant, abandoned and tax delinquent properties into productive use. Land banks, in essence are a direct response to the growing trend of vacant, abandoned and dilapidated properties. Land banks when executed, can resolve some of the toughest barriers to returning properties to productive use and converting them into assets for community revitalization.

Low Income Tax Credits (LHTC) are also available to offer a reduction in tax liability to owners/developers of eligible low income rental housing properties for ten years; this is a competitive process and certain income limits and restrictions apply.

The City has a designated Opportunity Zone for redevelopment and revitalization. The Georgia State Income Tax Credit Program for Rehabilitation of Historic Properties allows eligible participants to apply for a state tax credit equaling 25% of qualifying expenses for personal, residential properties and income producing properties. The City also has a Tax Allocation District (TAD) that can be utilized to spur housing and economic development and make necessary infrastructure improvements in targeted areas. The City and County when feasible should encourage new developments to make affordable housing a part of the development.

Dougherty County and City of Albany have several historic structures and both do an excellent job at preserving these structures. The Federal Rehabilitation Investment Tax Credit Program provides owners of income producing “certified historic structures” the



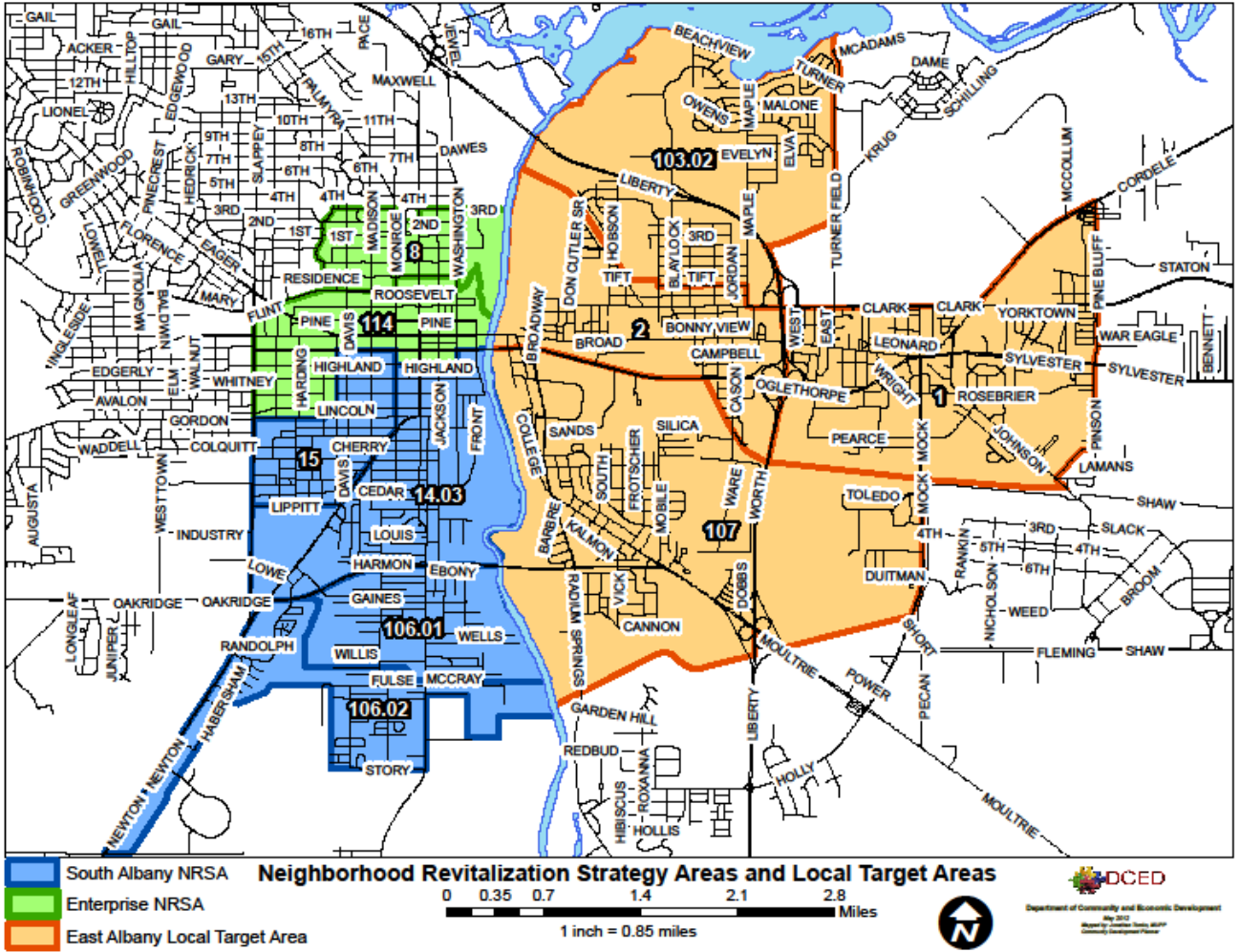
opportunity to apply for a federal income tax credit equal to 20% of the rehabilitation costs.

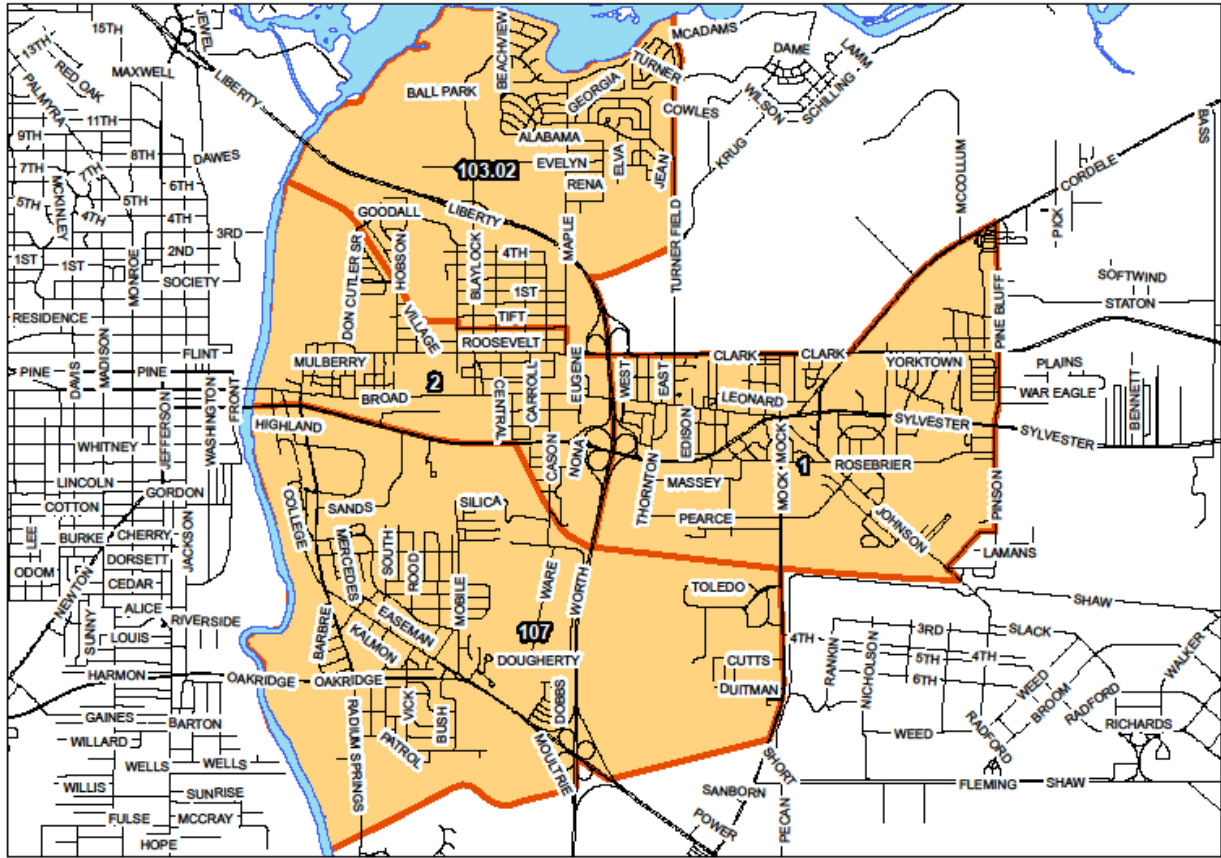
The City and County should constantly review and coordinate any housing ordinances and standards that encourage and allow for affordable housing. It is important that ordinances avoid creating additional barriers to housing. Sometimes, it is not what is in the codes or ordinances, but what is not included. Zoning is a tool that local government officials can use to manage land uses in a community so that developments in the neighborhoods reflect the values and preferences of their residents. Zoning if utilized properly can promote the expansion of afford housing and exclude development that increases the cost of housing.


Having housing affordable to all workers, including seniors, teachers and the disabled, enhances economic competitiveness. The availability of affordable housing creates a ripple effect. For example, when an individual has stable housing and is not on the streets or struggling to meet other financial needs, he or she can focus on getting to work on time and doing a good job at work.

When a person becomes a reliable worker, he or she is able to contribute to society by buying local goods and paying taxes. The worker and employer both win. The worker is better and the employer does not have to keep going through the expensive task of hiring and training someone. The employer can instead focus on maintaining and expanding its business.

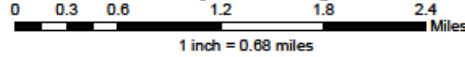
The long-term plan for affordable housing should always include preserving the housing that is already in the area. City/County leaders should continue to support efforts and programs to rehabilitate housing, particularly for vacant properties and home, foreclosures and low income homes, through establishing standards, providing incentives, resources and education.



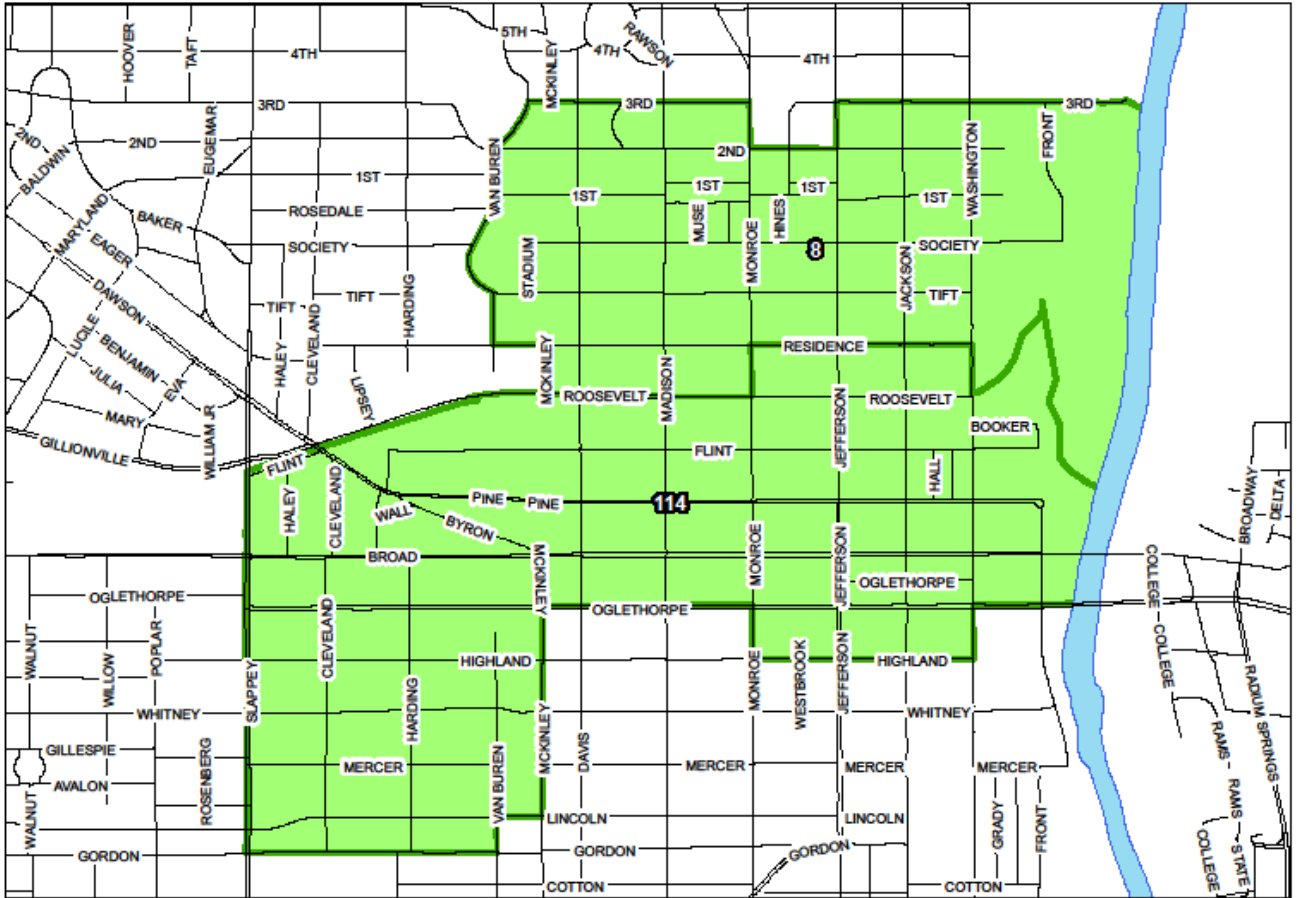


 East Albany Local Target Area

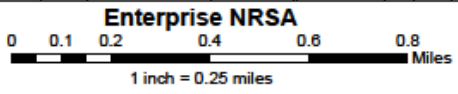
**East Albany Local Target Area**



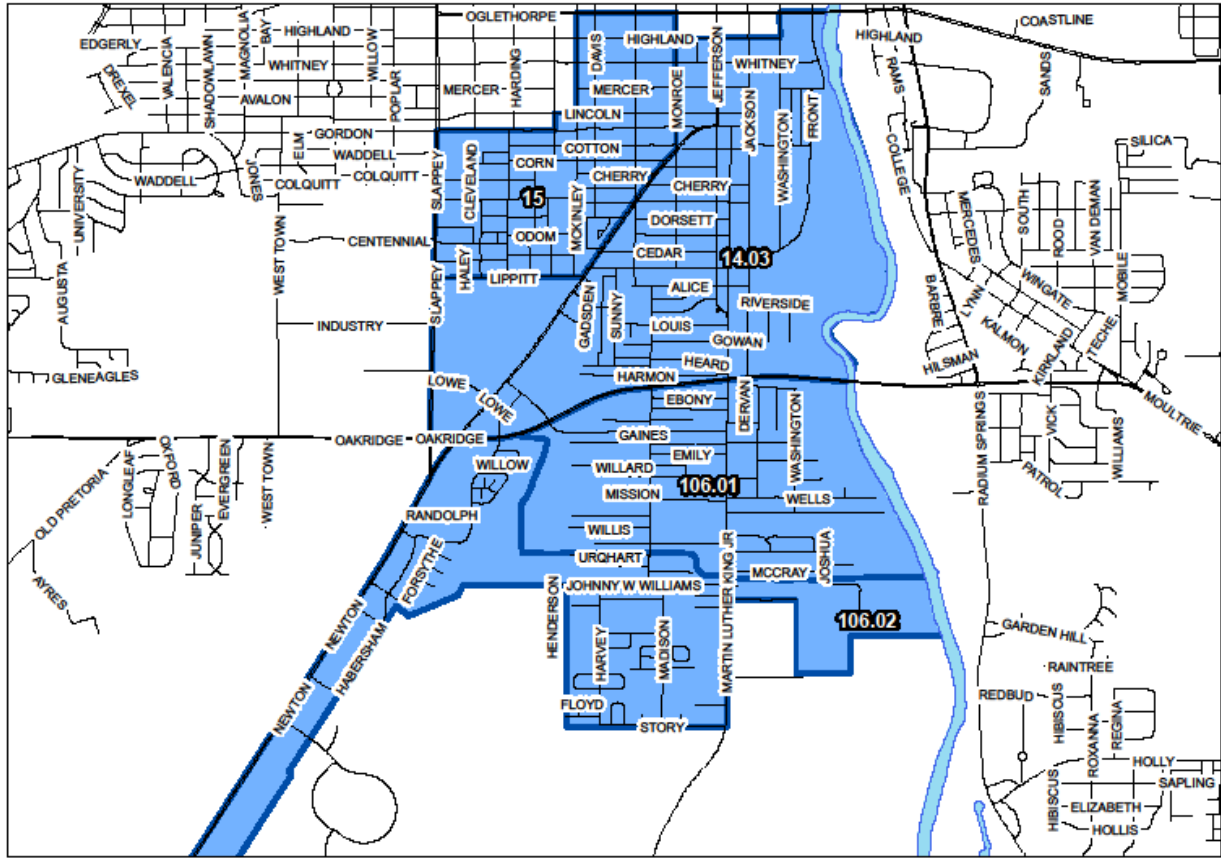
 **DCED**  
Department of Community and Economic Development  
100 State Street, 10th Floor  
Albany, New York 12243




 Enterprise NRSA

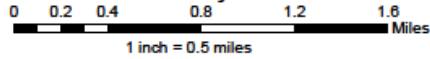


 DCED  
 Department of Community and Economic Development  
 May 2012  
 Revised October 2012, 2014



 South Albany NRSA

**South Albany NRSA**



 **DCED**  
Department of Community and Economic Development  
May 2012  
Map of South Albany, OR

## TRANSPORTATION ELEMENT

For the purposes of this Comprehensive Plan, the transportation element will essentially be a summary of the already existing Dougherty Area Regional Transportation Study (DARTS); the idea being to simplify and summarize the technical jargon of the DARTS plan.

The DARTS MPO consists of the City of Albany, City of Leesburg, and Dougherty and south Lee Counties located in southwest Georgia nearly 170 miles south of Atlanta, 90 miles southwest of Macon, and 90 miles southeast of Columbus. Dougherty County extends approximately 27 miles from east to west and 13 miles from north to south, covering roughly 330 square miles. The portion of Lee County that is in the study area extends approximately 17 miles from east to west and 8 miles from north to south.

There are several components with regard to transportation present in the DARTS plan that will be summarized in the element of the Comprehensive Plan: these components include Roadways, Freight, Air Travel, Alternative Transportation, and Transit.

### *Roadways*

The area is served by several US and state highways. The US routes include US 19, which runs north and south through the area, and US 82, which enters the area from the east in Worth County and leaves the western portion of the area heading toward Terrell County. Georgia State Routes 3, 32, 62, 91, 133, 234, 300, and 520 also traverse the area. As shown in Figure 2.1, major traffic flows tend to be concentrated on a few roadways and in the northern and southeastern Albany region. Traffic flow is particularly heavy near the Albany Mall and commercial areas, and along the east-west movements across the Flint River in central Albany.

### *Freight*

There are three designated Statewide Freight Routes in the DARTS Area as defined by the State Designated Freight Network: US 82 in east Dougherty County, US 82/SR 520 through Albany, Dougherty County and Lee County, and SR 133 to the Liberty Expressway in southeast Albany.

As recommended in the Georgia Statewide Freight and Logistics Action Plan, there are several smaller urban and rural corridors that are important for moving freight. One of the identified routes is the South Georgia Parkway (US 82/SR 520) which connects Albany, Tifton, and Brunswick. The 4-Laning of S.R. 133 between Albany and Valdosta is recommended in the plan. This corridor provides connectivity for freight flows from the recently expanded military facilities in the Albany area to I-75 in Valdosta.

### *Rail Flows*

The City of Albany is home to two major rail yards: the Norfolk Southern yard and the Georgia and Florida Railway yard. Both of which only handle bulk shipments. The Norfolk Southern yard is located north of downtown Albany on the west side of the Flint River while the Georgia and Florida Railway yard is located east of the Flint River north of Oglethorpe Boulevard. Intermodal rail service, which would allow containers to be shipped out of the region on rail rather than truck is not available in Albany/Dougherty County.

The Rail lines in Albany/Dougherty County are a huge benefit to industrial development but also they also have their headaches. There are approximately 84 at-grade railroad crossings in the Albany area. In addition to these crossings, a 0.80 mile stretch of the Norfolk Southern line runs down the middle of Roosevelt Avenue from Washington Street to David Street with five roadway crossings. In particular, this stretch of the Norfolk Southern line has proven to be challenging for the downtown Albany area as it can lead to significant traffic congestion when north-south access across the line is restricted by trains.

According to the DARTS plan, rail traffic is not expected to grow significantly and should remain constant in the Albany/Dougherty County area.

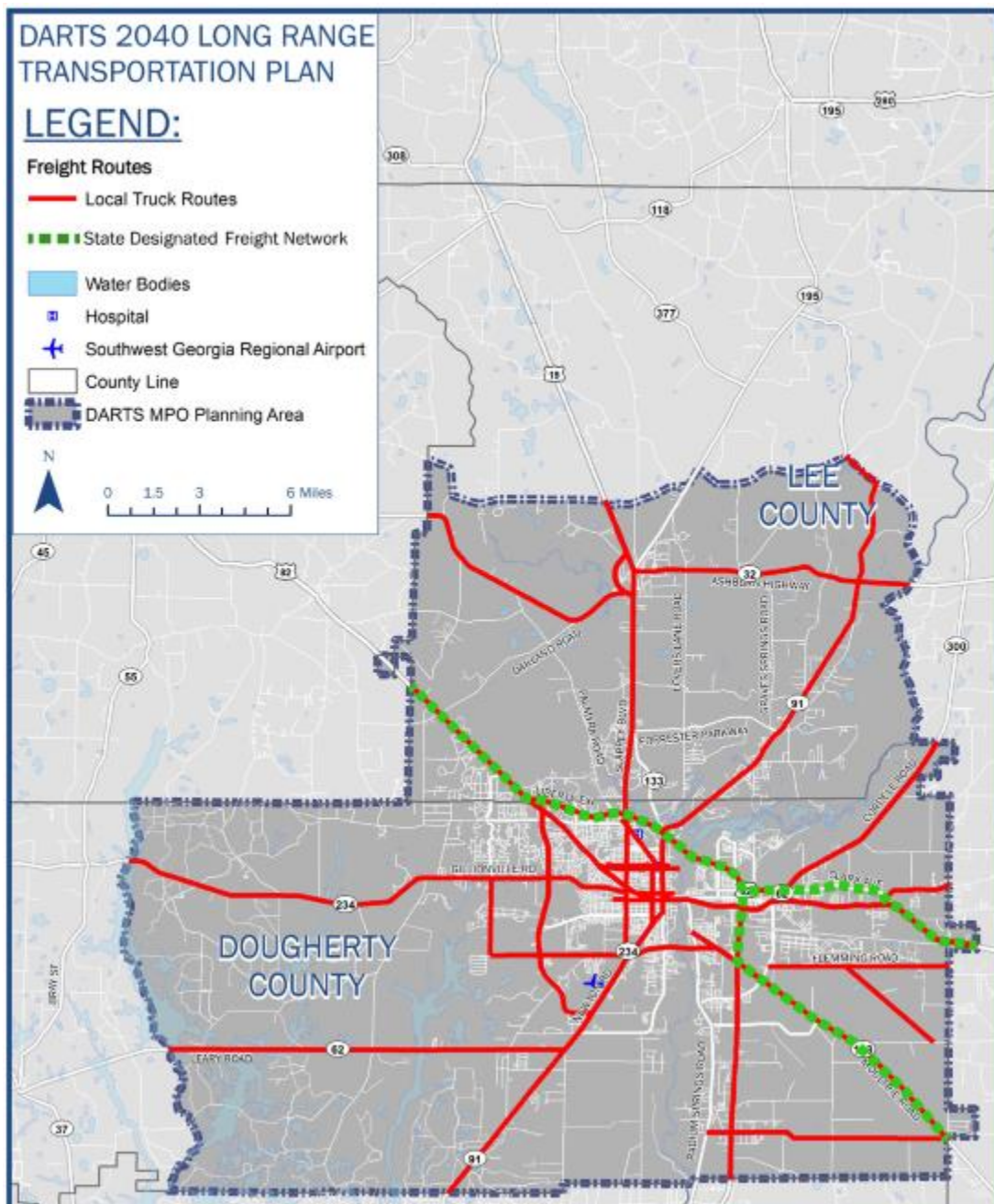
### *Air Cargo*

The Southwest Georgia Regional Airport is a major hub for the movement of air cargo in the southwest Georgia and the north Florida service area.



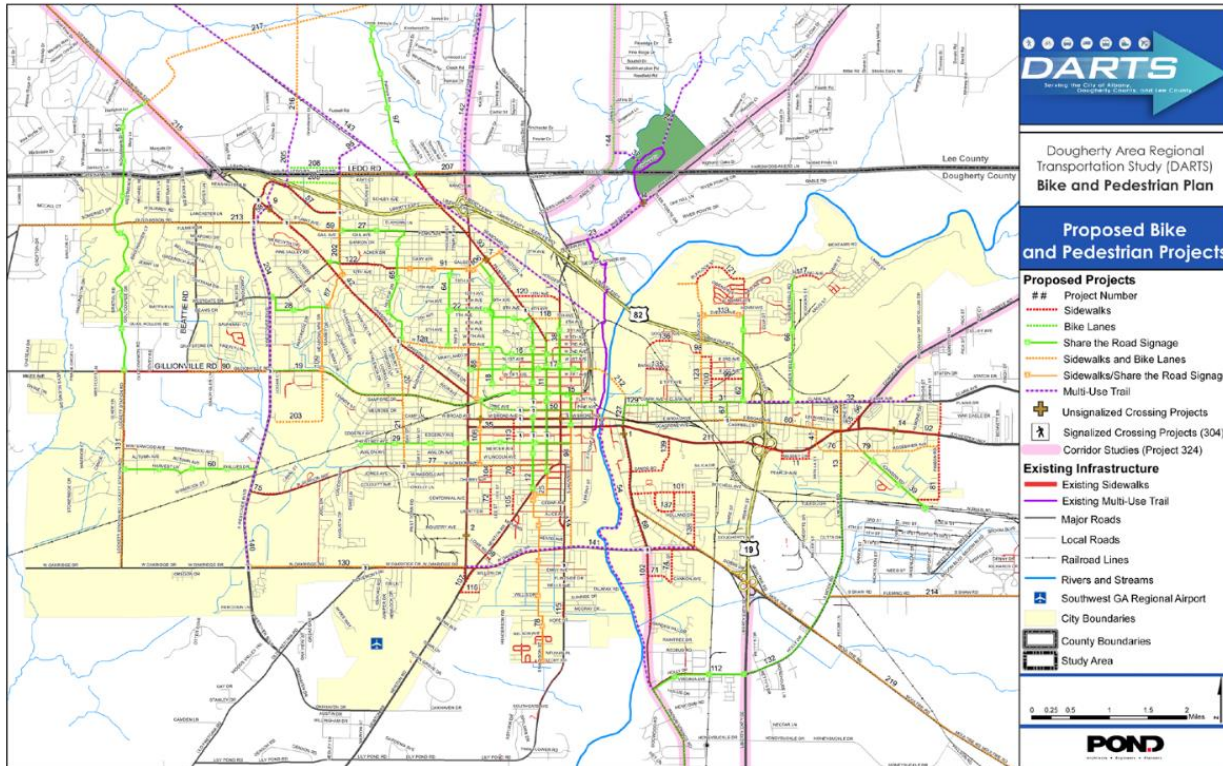
## Truck Flows

Numerous roadways in Albany/Dougherty County are included in the truck route network. Roadways with a significant truck presence include S. Georgia Parkway, Oakridge Dr., Newton Rd., W. Oglethorpe, and Radium Springs Rd. The presence of significant truck flows in Albany/Dougherty County is to a considerable degree due to Albany's presence as a major center for employment and population in Southwest Georgia. Truck flows are expected to continually increase in the future and therefore the need to plan appropriately for truck traffic is paramount to a safe and healthy transportation network.



## Air Travel

The Albany/Dougherty area is served by the Southwest Georgia Regional Airport (ABY) which is located southwest of Downtown Albany with main access provided from SR 91. The airport accommodates a variety of aviation related activities including commercial service, recreational flying, agricultural spraying, aerial photography/surveying, corporate/business jets, shipping of just-in-time, police/law enforcement, and prisoner



transport. The airport has two runways, with the primary runway extending 6,601 feet in length and 150 feet in width. This runway is equipped with high-intensity runway lighting and has a full parallel taxiway with medium-intensity taxiway lighting. The second runway is 5,200 feet long by 150 feet in wide and is equipped with medium-intensity lighting.

Commercial airline service with 30,000-35,000 enplanements per year is provided by a Delta Commuter service that connects directly to Atlanta Hartsfield-Jackson International Airport with three arrival and three departure flights daily. The Southwest Georgia Regional Airport recently built a new terminal to replace their existing terminal and provided more parking as well.

## Alternative Transportation

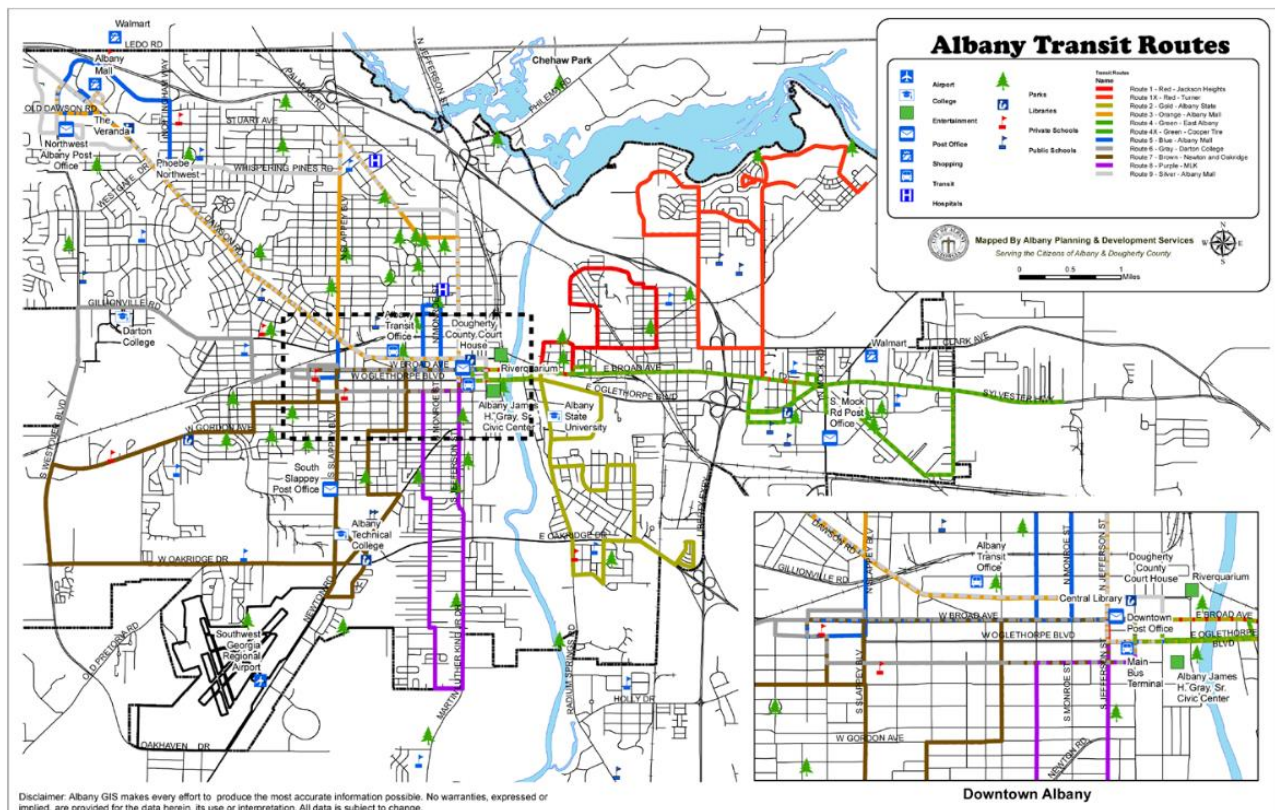
Albany/Dougherty County recognizes the value of and encourages the viability of alternative modes of transportation and its connection to quality of life. The City and



County have been very proactive in recent years to improve and expand their walking and biking trail network throughout the city/county and to provide linkages to areas outside their jurisdiction. The following map (from the DARTS plan) illustrates Albany/Dougherty County's commitment to alternative transportation.

## Transit Element

The Albany/Dougherty County area is served by Albany Transit System (ATS), which provides both fixed-route and curb-to-curb paratransit service, and also by a regional rural public transit program that serves a twelve county area in Southwest Georgia. Public transit service has been provided through various operators in Albany for many years. The prior private operator went out of business due to rising costs in 1974, the City of Albany took over the operation as the Albany Transit System (ATS). ATS service is provided through a ten route (see map) radial pattern with eight buses that are accessible for wheelchairs and bicycles. Buses meet at the centrally located Transfer Station on a coordinated timed basis to facilitate convenient transfers for passengers between buses. The system experiences an average of 103,824 passenger trips per month.



## Rural Transit

The Southwest Georgia Rural Transit System focuses on two types of markets; General Public and Human Service Agencies. All Dougherty County residents have the opportunity to use the public transportation system. The target market for the rural transit system is persons who are in need of transportation due to financial and physical health restraints.

## DARTS Plan Goals, Objectives, and Measures of Effectiveness

The following table represents the goals, objectives, and measures of effectiveness from the DARTS plan.

DARTS Goals	MAP-21 Planning Factors	Objectives	Measures of Effectiveness
<p><b>Efficiency -</b> Maintain an efficient transportation system within Dougherty and South Lee County for residents and businesses.</p>	<ul style="list-style-type: none"> <li>• Reduce Project Delivery Delays</li> <li>• System Reliability</li> <li>• Congestion Reduction</li> <li>• Freight Movement &amp; Economic Activity</li> </ul>	<ul style="list-style-type: none"> <li>• Efficiently manage DARTS resources and priorities through the Transportation Improvement Program (TIP).</li> <li>• Develop a transportation network that links DARTS subareas and reduces travel times for area residents and commerce-related trips.</li> <li>• Plan and improve routes to increase the efficiency of travel and movement of goods and services.</li> <li>• Use the functional classification system and road standards to guide public investment, determine funding requirements, and establish conditions for approval of private development projects.</li> <li>• Consider functional Classification in conjunction with land use designations in the preparation and amendment of both counties' Comprehensive Plans.</li> </ul>	<p>Vehicle Miles Traveled (VMT) Vehicle Hours Traveled (VHT)</p>
<p><b>Safety -</b> Maintain and improve transportation system safety and security for motorists, pedestrians, and bicyclists.</p>	<ul style="list-style-type: none"> <li>• Safety</li> </ul>	<ul style="list-style-type: none"> <li>• Review traffic crash data to systematically identify potential safety problems on roadway sections, bridges, and intersections with traffic and develop a list of projects necessary to eliminate deficiencies.</li> <li>• Prioritize and schedule roadway, bikeway, and sidewalk maintenance expenditures to maintain safe conditions for travel.</li> <li>• Provide adequate access for emergency service vehicles throughout the system.</li> <li>• Program and carry out safety improvements through the TIP process.</li> <li>• Assist Albany Transit in continually improving the safety and efficiency of its active vehicle fleet.</li> </ul>	<p>Property, injury, and fatal crashes per 100 million VMT Injury and fatal crashes per population</p>
<p><b>Mobility -</b> Provide a transportation system that affords sufficient mobility to accommodate the travel demands of Dougherty and South Lee County residents and businesses.</p>	<ul style="list-style-type: none"> <li>• Infrastructure Condition</li> <li>• System Reliability</li> <li>• Congestion Reduction</li> </ul>	<ul style="list-style-type: none"> <li>• Expand the transportation system to accommodate a variety of travel modes and minimize reliance on any single mode.</li> <li>• Design and manage the transportation system to meet a minimum level of service (LOS) "C" on roadways classified as arterials and collectors.</li> <li>• Encourage transportation services that accommodate the needs of the transportation disadvantaged.</li> <li>• Identify roadway sections and intersections operating or projected to operate at less than the area level of service standard and develop a list of projects necessary to eliminate deficiencies.</li> <li>• Program and implement transportation improvements through the TIP process.</li> </ul>	<p>Level of Service (LOS)</p>

DARTS Goals	MAP-21 Planning Factors	Objectives	Measures of Effectiveness
<b>Environment -</b> Limit and mitigate adverse environmental impacts associated with traffic and transportation system development through facilities design and system management.	<ul style="list-style-type: none"> <li>Environmental Sustainability</li> </ul>	<ul style="list-style-type: none"> <li>Develop the DARTS 2035 LRTP within the context of the Statewide Transportation Plan (SWTP) to meet federal, state, and local air, water, and noise standards.</li> <li>Apprise the EPD, EPA, and Army Corps of Engineers of transportation system development projects at the earliest opportunity to identify project-related environmental issues and to ensure compliance with federal and state air, water, wetland, and noise standards.</li> </ul>	Impacts on wetlands (qualitative assessment) Impacts on historic districts (qualitative assessment)
<b>Enhancement -</b> Improve the livability and quality of transportation system.	<ul style="list-style-type: none"> <li>Congestion Reduction</li> <li>Environmental Sustainability</li> </ul>	<ul style="list-style-type: none"> <li>Select projects that will improve the livability and quality of the area's transportation system.</li> <li>Pursue transportation enhancement activity funds for suitable projects.</li> <li>Use community land use policies, plans, and ordinances to support historic preservation, limit of outdoor advertising, landscaping and other beautification, and provisions for pedestrian and bicycle facilities.</li> </ul>	Connectivity and gaps between sidewalks and activity centers (parks, schools, malls, hospitals, etc.)
<b>Multimodal -</b> Provide a multimodal transportation system which offers cost-effective alternatives to the automobile, supports efficient freight movement, provides for bicyclists and pedestrians, and encourages continued use and development of air transportation facilities.	<ul style="list-style-type: none"> <li>Freight Movement and Economic Vitality</li> <li>Congestion Reduction</li> <li>System Reliability</li> </ul>	<b>Freight:</b> <ul style="list-style-type: none"> <li>Designate, prepare and maintain a map of the Truck Route System.</li> <li>Consider freight and truck utilization and impacts on adjacent land uses.</li> <li>Proposed transportation projects should consider incorporating features to enhance freight movement and provide adequate design to accommodate large freight vehicles.</li> </ul> <b>Transit</b> <ul style="list-style-type: none"> <li>Work with Albany Transit System to provide continued high-quality transit service to City of Albany residents and businesses and transportation disadvantaged.</li> <li>Support transit-oriented development through zoning and land-use policy.</li> <li>Design complete streets that include provisions for transit access, including complementary pedestrian and bicycle facilities.</li> <li>Provide and maintain safe and comfortable transit amenities (i.e. shelters, benches).</li> </ul> <b>Bicycle and Pedestrian</b> <ul style="list-style-type: none"> <li>Provide for interconnected, direct, and area-wide bicycle and pedestrian circulation system linking recreational areas, schools, shopping areas, employment centers, and adjacent neighborhoods.</li> <li>Utilize the Proposed Future Bicycle Corridor Map to guide future bicycle improvements to the Arterial and Collector system.</li> <li>Integrate planning of pedestrian and bicycle facilities into development review processes.</li> <li>Utilize Regional Bicycle and Pedestrian plan for determining bicycle and pedestrian facility projects.</li> </ul>	Transit Passengers per Revenue Hour, Cost per Passenger, Percent of population within one-half mile of a bus stop Bicycle and Pedestrian Percent of roadway network with bicycle or pedestrian facilities (bicycle lanes, routes, sidewalks, trails)

DARTS Goals	MAP-21 Planning Factors	Objectives	Measures of Effectiveness
<b>Air Transportation -</b> Continue use and development of air transportation facilities.	<ul style="list-style-type: none"> <li>Freight Movement and Economic Vitality</li> </ul>	<ul style="list-style-type: none"> <li>Coordinate Southwest Georgia Regional Airport plans with the State Airport Plan.</li> <li>Coordinate with service providers and Southwest Georgia Regional Airport to plan for appropriate future expansion.</li> <li>Review land use policies to examine compatibility of airport and complementary uses with adjacent development.</li> </ul>	Passenger boardings and deplannings Air Cargo Volume
<b>Transportation System Management (TSM) and Transportation Demand Management (TDM) -</b> Encourage implementation of TSM and TDM to reduce traffic congestion and promote low cost solutions for road capacity.	<ul style="list-style-type: none"> <li>Congestion Reduction</li> </ul>	<ul style="list-style-type: none"> <li>Support TSM alternatives such as access management and Intelligent Transportation System (ITS).</li> <li>Support formal development of a DARTS-regional TDM program.</li> <li>Incorporate into the land use planning and permitting process provisions for review of the impact of specific developments on the transportation network.</li> </ul>	LOS Mode Split
<b>Financial -</b> Provide a financially balanced twenty-five year transportation plan.	<ul style="list-style-type: none"> <li>Reduce Project Delivery Delays</li> </ul>	<ul style="list-style-type: none"> <li>Prepare estimates of the amount of funding that will be available from federal, state, and local sources.</li> <li>Prepare cost estimates for capital projects and maintenance of the transportation system.</li> </ul>	Cost-benefit
<b>Equity -</b> Ensure the cost of transportation facilities and services are borne by those who benefit from them.	<ul style="list-style-type: none"> <li>Infrastructure Condition</li> <li>Reduce Project Delivery Delays</li> </ul>	<ul style="list-style-type: none"> <li>Develop equitable financing mechanisms for existing system maintenance and improvement, and through the development review process, require improvements necessary to accommodate future growth.</li> <li>Provide transportation services and facilities in a timely manner according to funding capabilities.</li> </ul>	Cost-benefit
<b>System Maintenance -</b> Maintain and preserve the existing transportation system.	<ul style="list-style-type: none"> <li>Infrastructure Condition</li> </ul>	<ul style="list-style-type: none"> <li>Determine the backlog of deferred maintenance and the annual maintenance requirements of the area roadway system.</li> <li>Determine area-wide roadway system reconstruction needs.</li> <li>Prioritize and carry out maintenance and reconstruction activities through the annual maintenance and reconstruction program process.</li> <li>When projects are planned, designed, or constructed evaluate the life-cycle costs and make appropriate decisions at each step to ensure that projects that are built are as maintenance free as possible.</li> </ul>	Pavement Condition Evaluation System (PACES) National Bridge Inventory ratings (structurally deficient or functionally obsolete)

## LAND USE ELEMENT

The Land Use Element is an inventory of existing land use patterns and trends; a guide to direct future patterns of growth based on community needs and desires; and goals, policies and strategies for future land use that support and reflect the economic, housing, community service and natural & cultural goals of the plan.

### *Future Land Use*

Future Land Use Allocations are influenced by many factors including projected population and employment projections, existing land use allocations, and natural and manmade development limitations. The previous future land use allocation projections took a quantitative approach and virtually none of the projections came to fruition and those that did were more attributed to coincidence. It is because of this that the City of Albany and Dougherty County have decided to take a more qualitative approach to projecting future land use allocations, relying more on localized trends and eyes on the ground for information instead of projections entirely.

### *Residential*

The land use inventory revealed that approximately 12% of Dougherty County's land area is currently used for residential. The vast majority of this land (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 multifamily.

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. It is of primary importance for the City of Albany and Dougherty County to protect the stable, established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors. Since 1994, housing increases occurred in areas south of downtown through the redevelopment of flood damaged properties.

Residential land is divided into three categories: low, medium, and high density. Zoning classes that are typically compatible are listed as well, but due to variables each zoning case should be taken on a case by case basis and the following information should be used as a guide to help with zoning decisions.

- **Low density** is defined as single-family detached housing on individual lots averaging 4 units/acre or less. Typical zoning classes that support low density are R-E-, R-G, R-1, R-2 (dependent on design of development), and R-MHS.
- **Medium density** includes both single-family and multifamily units averaging 5 units/acre. Typical zoning classes that support medium density are R-2 and R-3.
- **High density** includes primarily multi-family units averaging 8 units/acre. Typical zoning classes that support high density are C-R and C-7.

### *Commercial*

Commercial land use accounted for approximately 2.5% of Dougherty County's total land area with the majority of commercial use concentrated within the city limits of Albany. The commercial category includes all commercial land uses including wholesale and retail trade, consumer establishments, and office.

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 CBD, for study purposes, may be considered as the area bounded on the east by the Flint River; on the south by the alley south of Oglethorpe Boulevard; on the west by Jefferson Street; and on the north by Roosevelt Avenue. 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.

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 Newton 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. The Oglethorpe Boulevard, Sylvester Highway, Five Points area is the most prominent commercial areas in east Albany.

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 Health System campuses 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 campus areas continue to grow.

### *Industrial*

Industrial land use represents over 3.5% 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, Proctor and Gamble, etc.) also hold significant tracts of industrial land. The Dougherty County Landfill also represents a significant industrial use.

The industrial 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. Typical zoning classes that may be found in these areas are M-1 and M-2.

### *Public/Institutional*

Public and institutional uses represent just under 3% 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 Health System campuses, Albany State University, Darton State College, Albany Technical Institute, the Turner Job Corps Complex, the Wastewater Treatment Plant, and Well Field located just south of Lily Pond Road.

### *Transportation Communication and Utilities (TCU)*

TCU represents about 5% of Dougherty County's total land area. 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. 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 just over 10% of Dougherty County's total land area. 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. The largest concentration is the Chicasawhatchee Wildlife Management Area, occupying 10,000

acres. The Flint River Greenway 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 scattered throughout the area.

### *Agriculture/Forestry*

Agriculture/Forestry represents the largest land use in Albany-Dougherty County comprising about 60% of Dougherty County's total land area. Land used for farming, livestock production, commercial timber or pulpwood harvesting is included in this category. 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 or adjacent to the City Limits and consists of actively managed and productive pecan orchards. Forestry is only a minor land use in the City/County. Typical zoning classes that may be found in these areas are AG, R-E and R-G.

### *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 about 3.5 % 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 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.

### *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.

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 continues 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 Central Square area in downtown Albany may stimulate the CBD as an office and governmental services center, with a planned increase in residential uses there. 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.

### *Natural and Manmade Development Limitations*

Just as market forces influence future development, natural and cultural resources 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 optimal 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 Protection Corridor, existing parks/recreation/conservation areas, and areas with “severe” soil limitations based on the availability of public sewer.

- Extremely 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.

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. 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. 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, if possible, be located 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.

#### *Relationship between the Land Use Element and the Zoning Ordinance and Other Development Regulations*

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. It is recommended that the governments should formally relate the Land Use Element to the Zoning Ordinance and other development regulation. Likewise, the City-County should consider updates to the Land Use Element on a more frequent basis or when land use policies change.

These recommendations are intended to avoid the divergence of the Future Land Use Map from the Zoning Code, the Zoning Maps, and other development regulations, which may change over time due to evolving land use policies.

For this reason, it is recommended that the City-County adopt legislation 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 a regular 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.

- Encourage 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 sewer service, 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, the hospitals, and the MCLB.
- Protect stable, established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors.

## Special Area Studies

Albany-Dougherty County continues to develop a number of special studies, or plans, to focus on the identified areas in the community. While some plans have been completed and continue to be implemented during the planning period, others are in early stages and also will be implemented during the planning stage.

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 focus on economic development or redevelopment in and around the greater Downtown area, and broader commercial corridor to the east. These studies were developed under the auspices of Albany Department of Community Development (DCED), Albany Downtown Development Authority (DDA) or the Albany-Dougherty Economic Development Commission (EDC). Special area studies adopted to date are:

- South Albany Urban Redevelopment Plan, implemented by DCED
- East Albany Urban Redevelopment Plan, implemented by DCED
- 2008 Albany Tax Allocation District, implemented by DDA
- 2010 Urban Redevelopment Plan, implemented by EDC

The South and East Albany plans are more broadly defined in the Consolidated Plan for DCED, and guide local priorities for federal funding allocations for housing, infrastructure, and other program delivery. The Tax Allocation District (TAD) is managed by DDA. It is funded by property tax collections from new development in the TAD, and is used for capital investment and infrastructure improvements in the district.

The Urban Redevelopment Plan provides for participation in a tax credit program regulated by the Georgia Department of Community Affairs. Tax credits are earned by businesses that create new jobs within the district. The Albany Urban Redevelopment Plan and Urban Redevelopment District map were developed in 2010, with adoption in November 2011. The District boundaries were expanded in 2012.

Other special studies, currently in development, address topical areas or build on identified needs from earlier planning studies. Some of these are:

- Central Mixed-Use District Master Plan
- East Riverfront Commercial District Transportation Study
- Dougherty Recreational Trails Master Plan
- Downtown Parking Study
- Bicycle and Pedestrian Plan Update



### *Downtown Master Plan*

The purpose of this special study is to outline the importance of downtown Albany, current issues and opportunities, and revitalization strategies. Largely based on previous planning documents combined with current and emerging knowledge about downtown and outlying areas, the plan will provide information in a concise form to local decision-makers working to reinvigorate Albany's commercial, institutional and residential core.

It incorporates a geographic area much broader than the traditional Central Business District, including the Oglethorpe Commercial Corridor, portions of south central and east Albany, Albany State University campus, Old Northside, Phoebe Health Systems campus and residential areas to the north of downtown and east of Slappey Boulevard.

### *East Riverfront Commercial District Transportation Study*

This special study looks at the need for safer transportation facilities near the East Riverfront Commercial District, including the commercial corridors of East Broad, East Oglethorpe Boulevard, and Radium Springs Drive. The study area extends west to the Flint River, Albany State University Campus to the south, north to residential areas, and west to incorporate freight routes and active rail lines, pedestrian movement, and corridor aesthetics.

This commercial district was identified as a revitalization area in the 1996 Albany Downtown Riverfront Master Plan, but revitalization was not fully realized. Completion of a new Broad Avenue Bridge over the Flint River combined with new commercial development and expanding facilities at Albany State University campus have positioned this area for renewed interest and the need for safer facilities for pedestrians and vehicles.

This special study is a project of the Dougherty Area Regional Transportation Study (DARTS).

### *Dougherty Recreational Trails Master Plan*

This special study will identify alternate routes to link recreational trail facilities in Dougherty County, both existing and planned. Many of these facilities are in close proximity to one another, but lack direct links which limit their use. Connecting the trails through a countywide network will provide recreational amenities to local citizens and economic benefits by attracting visitors.

Major trail projects include completion of a 14-mile paved trail from Albany to Sasser in Terrell County, a walking trail system within the former Radium Springs Golf Course,

and extension of the Riverwalk along the Flint River, connecting to the trail system within Chehaw Park. Much of the study area includes nearly 1,500 acres of Greenspace along both banks of the Flint River. This property was brought under public ownership through the work of the Dougherty County Greenspace Committee since the 1994 flood.

Begun in 2015, this planning effort uses significant stakeholder and public involvement, including trail users, business, economic development and tourism interests, and is integral to the planning process. The plan is scheduled to be completed in October 2016.

### *Downtown Parking Study*

This special study is a comprehensive look at parking needs to serve existing and future potential uses within the Central Business District (CBD), and will consider where additional parking structures could best be located. Consideration will be given to new hotel and residential conversion of historic buildings (Albany Heights, the Exchange Building, and Gordon Hotel).

### *Bicycle and Pedestrian Plan Update*

An updated Bicycle and Pedestrian Plan is slated to begin in 2016, and is a part of the ongoing planning process of the Dougherty Area Regional Transportation Study. The previous plan was completed in April 2011. Findings of the updated plan will be incorporated into future Long Range Transportation Studies for Dougherty and southern Lee County.

The plan purpose is to establish goals and objectives for safe and efficient bicycle and pedestrian travel, as well as a list of prioritized pedestrian and bicycle improvement projects.

### *Potential Future Study Areas*

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 identified areas of future commercial development or redevelopment, areas in economic decline or in transition.

### *Commercial Nodes*

These areas generally are located at intersections of arterial and collector streets which are in proximity to developing residential areas or may already be in commercial development or redevelopment. Many of these nodes are located outside the compact development of Albany, and it is important that commercial development regulations for these areas do not promote sprawl, encourage safe and efficient vehicular movement

and adequate set back to allow for future roadway improvements. Current development regulations encourage interparcel connectivity and sidewalks. It is likely that further studies of best practices will provide reason for amendments to local regulation.

One node of particular need of study is the intersections of Slappey Boulevard with Dawson Road and Gillionville Road. This area also intersects an active rail line that bisects the city along an east-west line. The area is interspersed with development from the 1960s forward to 2015, and it is likely the area will see further redevelopment during the planning period.

These nodes are listed below. Other nodes may be identified during the planning period.

- Gillionville Road at Eight Mile Road
- Gillionville Road at Lockette Station Road and Weymouth Drive
- Gillionville Road at Westover Boulevard
- Gillionville Road at Slappey Boulevard
- Slappey Boulevard at Dawson Road and Pine Avenue
- Radium Springs Road at Oakridge Drive
- Liberty Expressway SE at Holly Drive
- Liberty Expressway SE at McKenzie
- Liberty Expressway SE and Dorrough Drive
- Liberty Expressway SE and Nelms Road
- Sylvester Road and Cordele Road
- Sylvester Road and Mock Road

### *Redevelopment Corridors*

Redevelopment is anticipated along the arterial commercial corridors of North Slappey Boulevard and Dawson Road. Areas in need of study begin at the intersection of the two roads and continue outward to the county boundary, and are indicated on the map at the end of this element.

Both corridors experienced early development as two-lane roads beginning in the late 1940s, and are now five-lane major arterials for the city. As such, both corridors have an abundance of curb cuts and turning movements by vehicles impacts the flow of traffic. Further, both corridors are continuing to experience redevelopment, and it would be beneficial to study possible design standards to guide redevelopment in a safe and

efficient manner. Consideration of amendments to local development regulations would follow.

### *Housing Studies*

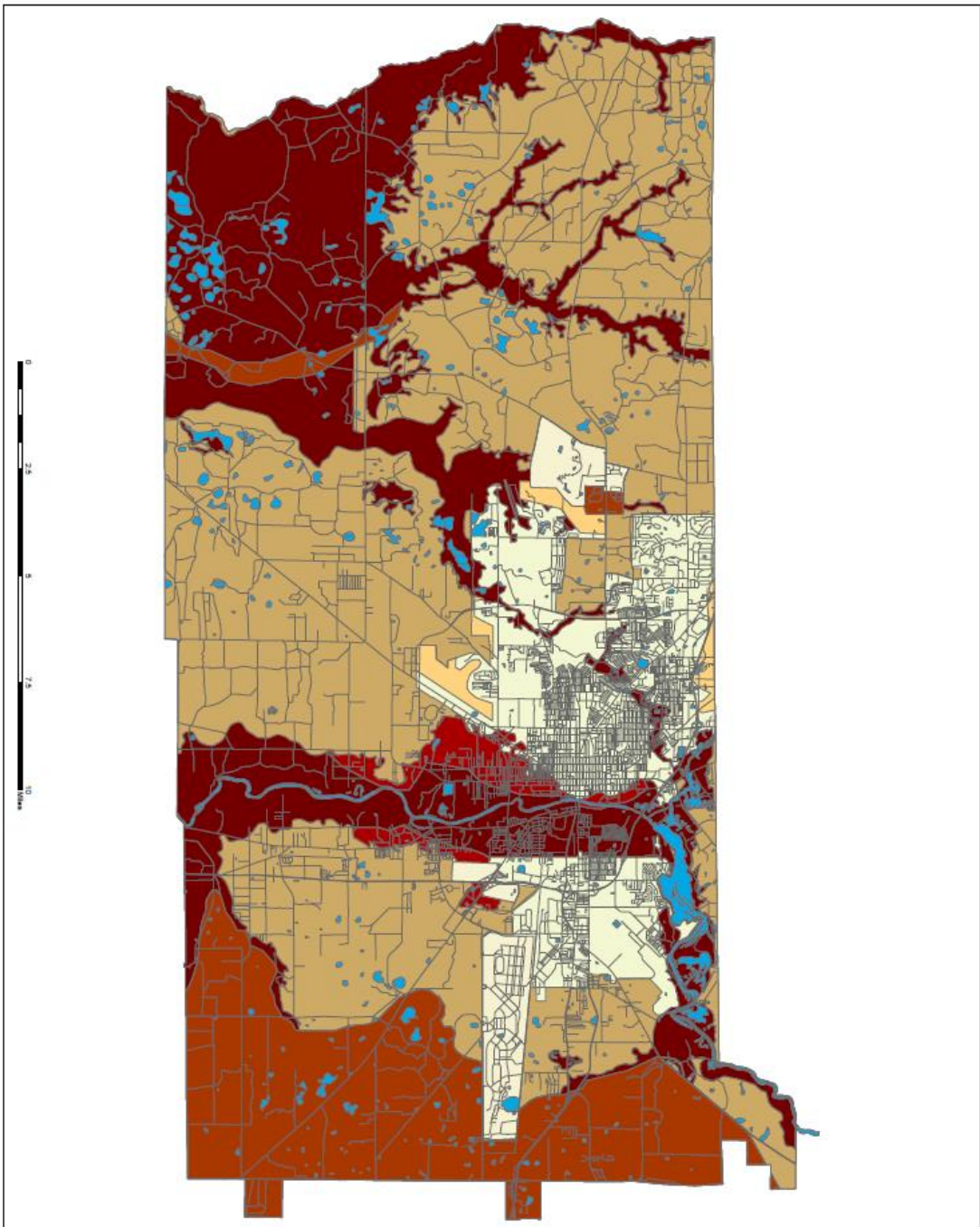
There are many areas of declining quality of housing stock in the city, and three areas of declining residential structures were identified as in need of special study. These are in addition to areas included in the Consolidated Plan of the City of Albany Department of Community Development.

These areas are generally defined as:

- East of Liberty Expressway and north of Sylvester Road
- East of Blaylock Street and north of Liberty Expressway
- West of Slappey Boulevard and south of Gillionville Road

Following study, it is likely housing redevelopment could occur similar to a three phase project to build senior housing, led by the city's Department of Community Development. Known as the Broadway Street Senior Duplex Development, the project purchased, razed and redeveloped. It was designed, detailed and constructed to better serve the needs of Albany's senior citizen's. The development and construction considered aesthetics, ease of access, security, flexible living spaces, durable construction and ease of maintenance. These homes were built at a cost comparable with standard HUD senior living units. The first phase of this project was completed in 2015.

# Dougherty County Development Limitations

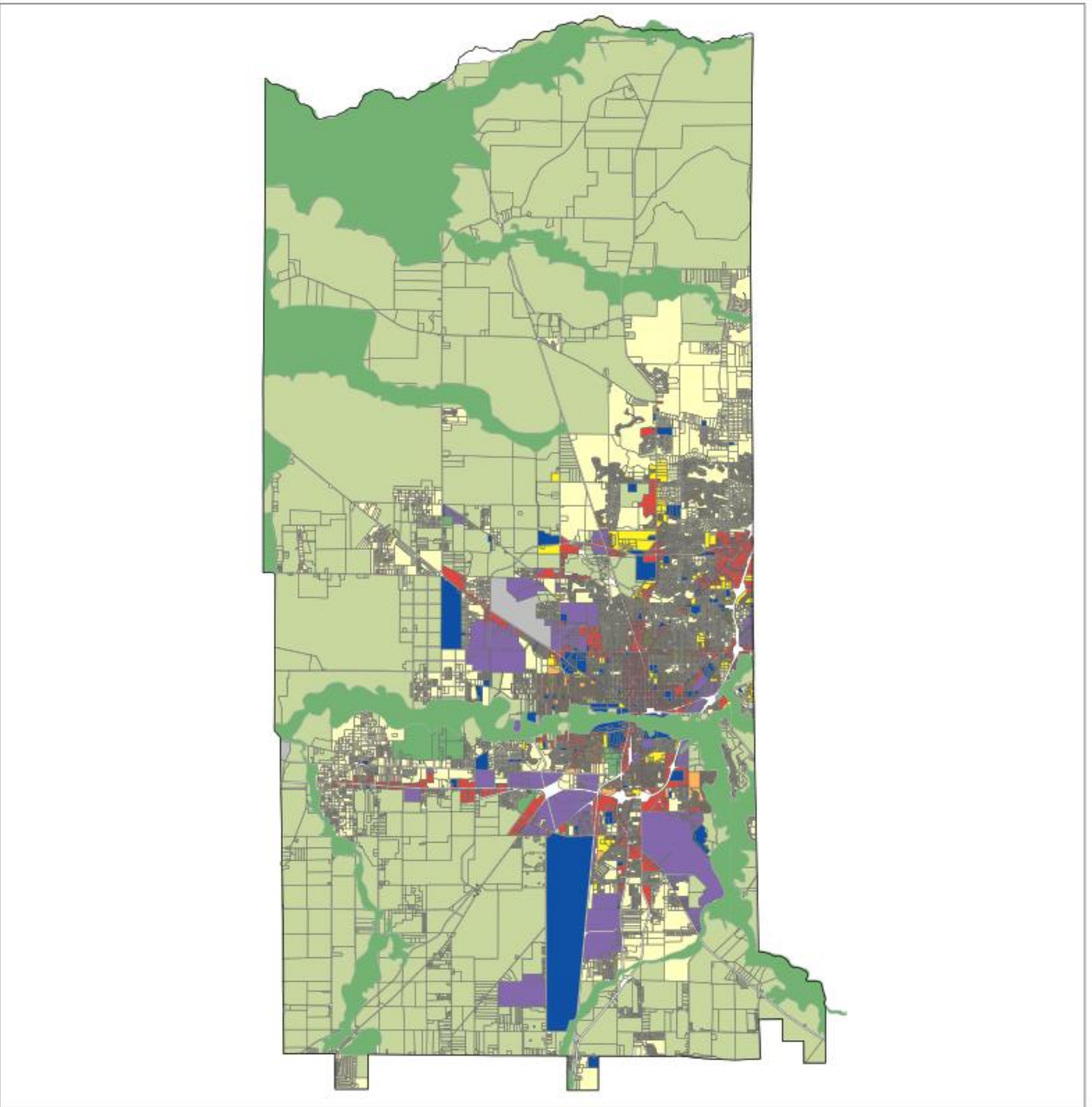


**Legend**

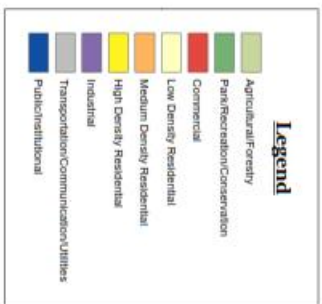
- Optimal for Development
- Desirable for Development
- Limited Development
- Very Limited for Development
- Extremely Limited for Development
- Unsuitable for Development
- Water



# Future Land Use Map



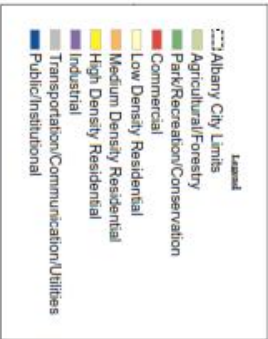
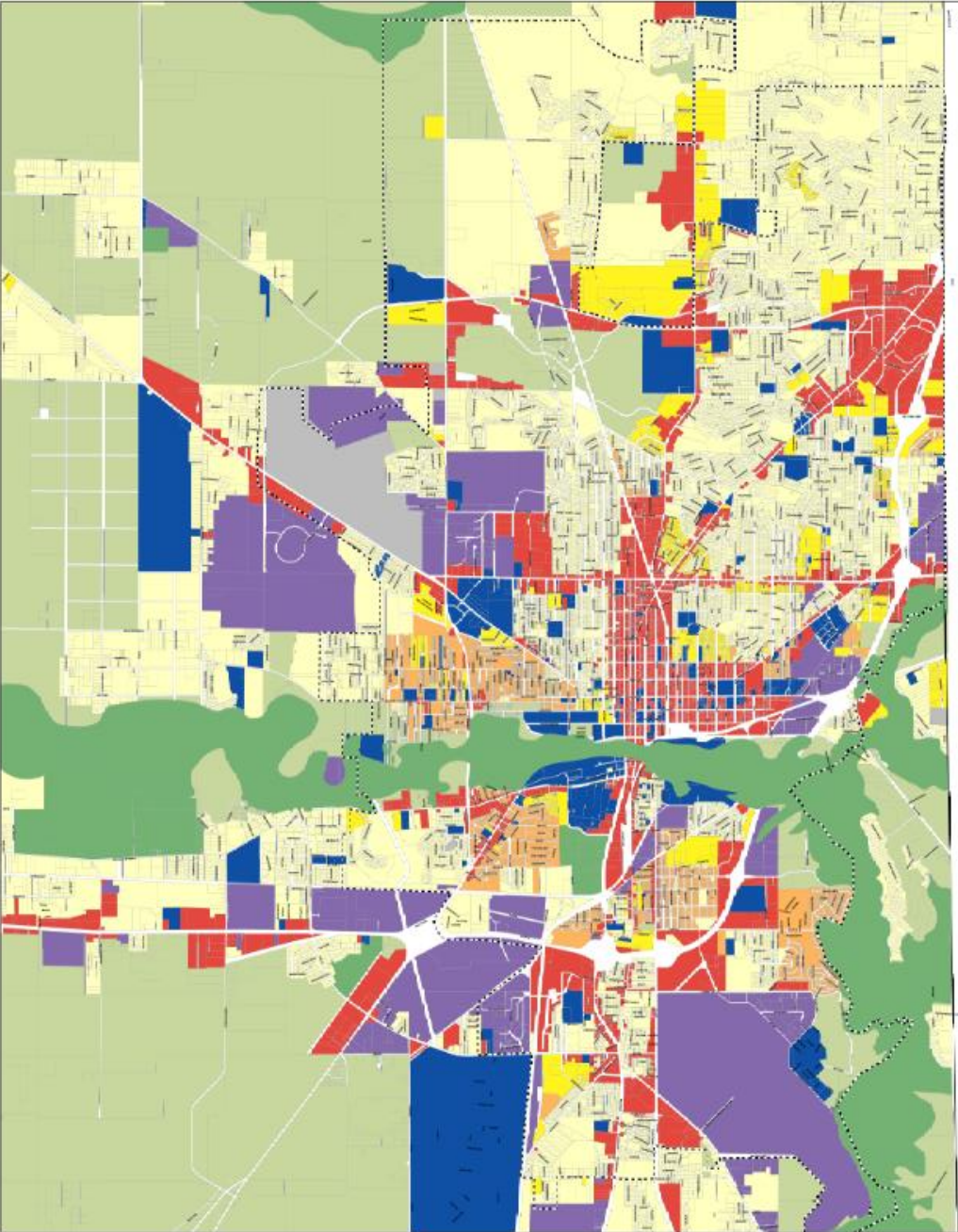
## Dougherty County Future Land Use Map





# Albany

## Future Land Use Map

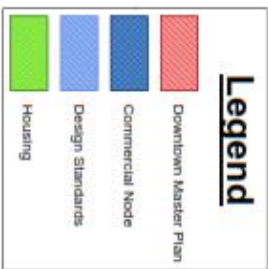
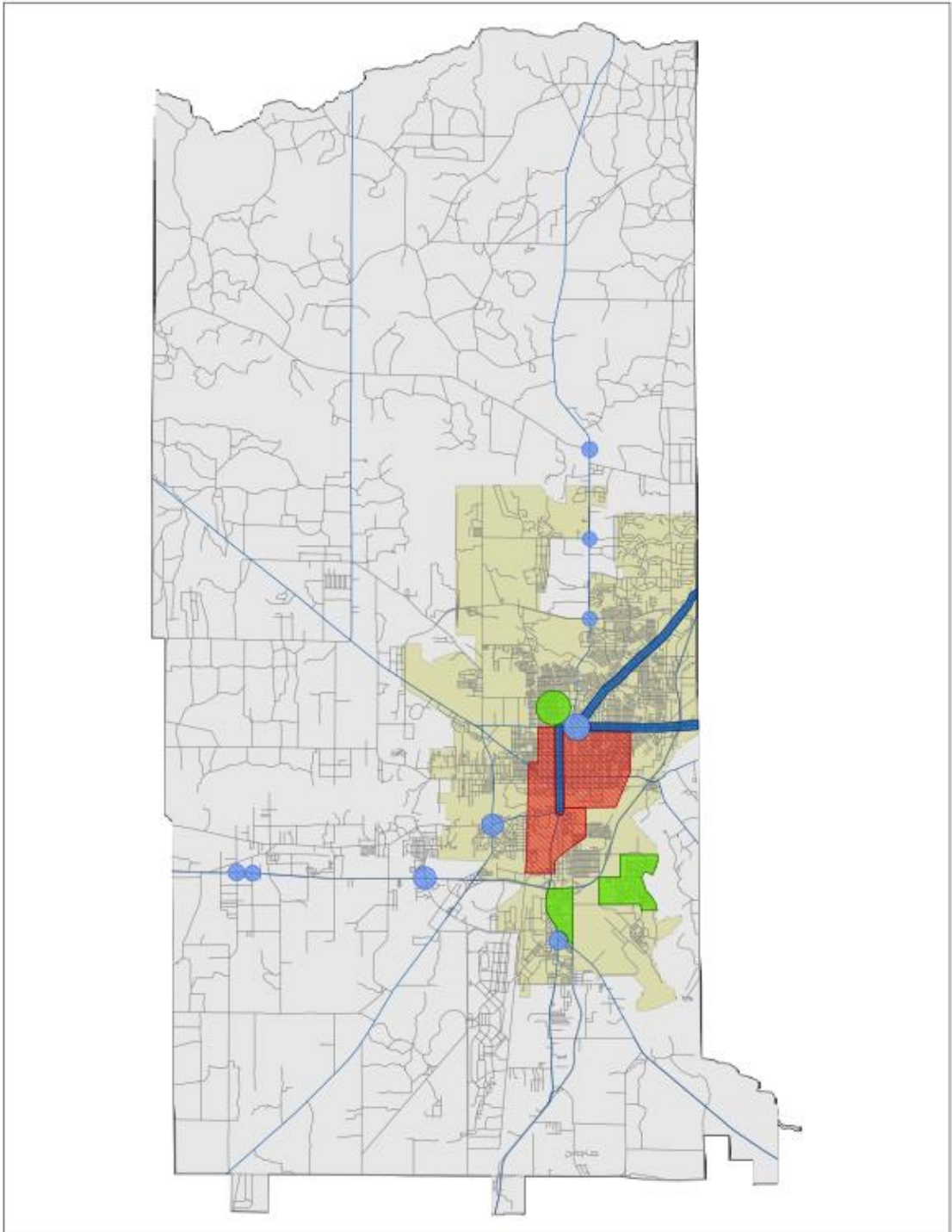


**SWQRC**  
Southwest Georgia  
Regional Commission





**Dougherty County**  
Potential Future Study Areas



# REPORT OF ACCOMPLISHMENTS

SHORT TERM WORK PROGRAM FY (2011 - 2015)										
ALBANY-DOUGHERTY COUNTY	WORK ITEM	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE	Status: Complete; Not Complete (Why? Delete?), Postponed (until when?),
	<b>Element: Housing</b>									
	To reduce lead-based paint by 10%, using the City's Lead-Based Paint Strategy.	x	x	x	x		City of Albany DC&ED	\$100,000 annually	HUD HOME Funds	Complete
	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).	x	x	x	x		City of Albany DC&ED	TBD	HUD CDBG & SHP Funds; ESG Funds	Complete
	Rehabilitation of privately owned housing in City.	x	x	x	x	x	City of Albany DC&ED	\$300,000 annually	HUD HOME Funds	Complete
	Acquisition of Housing	x	x	x	x	x	City of Albany DC&ED	\$150,000 annually	HUD CDBG Funds	Complete
	Relocation of residents whose residence has been acquired	x	x	x	x		City of Albany DC&ED	TBD	HUD CDBG Funds	Complete
	Clearance/ demolition of acquired properties.	x					Albany DC&ED	\$20,000	HUD CDBG Funds	Complete
	Expand programs to develop low-income and affordable housing	x					Albany DC&ED	\$500,000	HUD HOME Funds	Complete
	<b>Element: Natural &amp; Cultural Resources</b>									
	Greenspace Acquisition	x	x	x	x	x	County	\$400,000	SPLOST	Postponed. No properties purchased this year but more are still desired.
	Continue initiatives begun under the Governor's Greenspace program with focus on Flint River Corridor and wetlands	x	x	x	x	x	Flint Riverkeepers	TBD	TBD	Complete

New Environmental Code Section (update existing environmental ordinances)	x	x	x	x	x	x	x	Albany/Dougherty Planning & Development/DCA Resource Team	TBD	TBD	Postponed. Updated the City of Albany and Dougherty County Floodplain Management Plan; and the Albany Dougherty Flood Hazard Mitigation Plan. Environmental codes in Zoning Ordinance have not been updated as there have been no changes in state requirements.
Develop and implement strategies to conserve farmland and forest land-preservation plan	x	x	x	x	x	x	Albany/Dougherty Planning & Development/DCA Resource Team	TBD	TBD	Not complete, staff has been directed to other priorities (forward to next Short Term cycle). Continue	
<b>Albany-Dougherty County</b>											
<b>SHORT TERM WORK PROGRAM FY (2011 - 2015)</b>											
<b>WORK ITEM</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>			
Establish programs to address the redevelopment and clean-up of Brownfield sites	x	x	x	x	x	Albany DC&ED Dept.	TBD	EPA Brownfield Grant	Complete		
Enhance and promote historic preservation programs (surveys, ordinances, assistance programs, community education and awareness)	x	x	x	x	x	Albany/Dougherty Historic Preservation Commission	TBD	TBD	complete, continued in updated CWP		
Albany-Dougherty Inner City Authority/Mule Barn Preservation	x	x	x	x	x	ADICA	TBD	TBD	Complete		
<b>Element: Economic Development</b>											
Complete development of Albany-Dougherty industrial park including infrastructure	x	x	x	x	x	Economic Development Commission/County	\$2,350,000	SPLOST	Complete		
Utilize facility bonds to finance property in designated target area.	x	x	x	x	x	Payroll Development Authority	TBD	Tax exempt bonds	Complete		
Expand Facade Improvement Program and provide assistance to 10 business properties.	x	x	x	x	x	Albany DC&ED Dept./ATI	\$25,000 Annually	CDBG Funds	Complete		
Assist small business with commercial development--Micro Business Loans	x	x	x	x	x	ACT (Albany Community Together)	\$500,000	SBA	Complete		
Revolving Loans	x	x	x	x	x	ACT (Albany Community Together)	\$2,000,000	Economic Development Administration and CDBG	Complete		
Long term fixed asset loans	x	x	x	x	x	ACT (Albany Community Together)	\$2,000,000	Economic Development Administration and CDBG	Complete		

Albany-Dougherty Payroll Development Authority/ Development Projects including, but not limited to, land acquisition, building acquisition, and equipment acquisition	x	x	x	x	x	x	Payroll Development Authority/County	\$2,500,000	SPLOST	Complete
<b>Albany-Dougherty County</b>										
<b>SHORT TERM WORK PROGRAM FY (2011 - 2015)</b>										
<b>WORK ITEM</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>		
<b>Element: Economic Development</b>										
Develop outparcels on Civic Center property	x	x	x	x	x	Civic Center/ ADICA	TBD	Private/ADICA	Complete	
Downtown Website/Social Media	x	x	x	x	x	Downtown/ADICA	TBD	ADICA/ Downtown	Complete	
Downtown Green Market	x	x	x	x	x	Downtown/ADICA	TBD	Private/ADICA	Complete	
Update Downtown Master Plan	x	x	x	x	x	Downtown/ADICA	TBD	TBD	Complete	
New Airport Terminal Building Construction and Improvements	x	x	x	x	x	Airport	\$14,000,000	SPLOST/FAA	Complete	
Improve efficiency and desirability of the Airport in order to make Albany a more viable location of business and industry(New Terminal-Architecture & Engineering)	x	x	x	x	x	Airport	\$928,000	SPLOST/FAA/ Local funds	Complete	
Continue to support the local agriculture industry through on-going programs	x	x	x	x	x	Chamber of Commerce, Albany/ Dougherty Planning & Development	TBD	TBD	complete, continued- add County Extension to responsible parties	
Continue activities with the MCLB to encourage the long-term retention of the base	x	x	x	x	x	Chamber of Commerce/ EDC	TBD	On-going programs Albany Defense Alliance, Military Affairs Committee, 20 year contract between County/MCLB for Landfill Gas to Energy	Complete	
Expand and support Micro-Business Enterprise Center (Revolving Loan Fund)	x	x	x	x	x	Albany DC&ED	\$1,000,000	CDBG	Complete	
<b>Albany-Dougherty County</b>										
<b>SHORT TERM WORK PROGRAM FY (2011 - 2015)</b>										
<b>WORK ITEM</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>		
<b>Element: Economic Development</b>										
Develop programs to aggressively retain and attract manufacturing jobs to the City/County	x	x	x	x	x	Economic Development Commission	TBD	TBD	Complete	

Flint Riverquarium	x	x	x	x	x	x	x	x	County	\$505,000	SPLOST	Complete
Thronateeska Improvements	x	x	x	x	x	x	x	County	County	\$640,000	SPLOST	Complete
Civic Center Complex (Parking Lot Lights; Arena Dimmer and Light System Improvements)	x	x	x	x	x	x	x	City	City	\$350,000	SPLOST	Complete
<b>Element: Community Facilities</b>												
County Road Improvements/Equipment	x	x	x	x	x	x	x	County	County	\$6,000,000	SPLOST	Complete
Roadway, Traffic Safety, Sidewalk & Bridge Improvements	x	x	x	x	x	x	x	City	City	\$18,501,500	SPLOST	Complete
GPS/GIS information infrastructure mapping	x	x	x	x	x	x	x	City	City	\$1,300,000	SPLOST	Complete
City-Owned Facility Improvements	x	x	x	x	x	x	x	City	City	\$500,000	SPLOST	Complete
New Senior Center	x	x	x	x	x	x	x	City	City	\$3,000,000	SPLOST	Complete
Chehaw Park Improvements	x	x	x	x	x	x	x	City	City	\$1,750,000	SPLOST	Complete
Chamber of Commerce Improvements	x	x	x	x	x	x	x	City/County	City/County	\$85,000	SPLOST	Complete
Thronateeska Improvements	x	x	x	x	x	x	x	City	City	\$2,000,000	SPLOST	Complete
<b>Element: Wastewater &amp; Stormwater</b>												
Storm Drainage Improvements/Equipment(to include projects from last STWP)	x	x	x	x	x	x	x	County	County	\$4,300,000	SPLOST	Complete
Sanitary and Storm Drainage Improvements-Pump Station 50 Improvements	x	x	x	x	x	x	x	City of Albany Engineering and Public Works Departments	City of Albany Engineering and Public Works Departments	\$2,500,000	SPLOST	Complete
<b>Albany-Dougherty County</b>												
<b>Element: Wastewater &amp; Stormwater</b>												
Sanitary and Storm Drainage Improvements-Sanitary Sewer Replacements	x	x	x	x	x	x	x	City of Albany Engineering and Public Works Departments	City of Albany Engineering and Public Works Departments	\$500,000	SPLOST	Complete
<b>Element: Solid Waste Management</b>												
Continue community wide education, operate three recycling drop off sites which are currently open and possibly add two additional sites.	x	x	x	x	x	x	x	Keep Albany/Dougherty Beautiful	Keep Albany/Dougherty Beautiful	\$150,000	City of Albany & Dougherty County	Complete
Solid Waste Improvements (vehicles and facilities)	x	x	x	x	x	x	x	City	City	\$615,000	SPLOST	Complete
Landfill Improvements to expand capacity	x	x	x	x	x	x	x	County	County	\$1,000,000	SPLOST	Postponed: implemented in fiscal year 2017
<b>Element: Public Health</b>												
New Emergency Medical Services Headquarters Facility	x							City	City	\$10,000	SPLOST	Complete
Mental Health Building Improvements	x	x	x	x	x	x	x	County	County	\$300,000	SPLOST	Complete
Public Health Building Improvements	x	x	x	x	x	x	x	County	County	\$25,000	SPLOST	Complete

Element: Public Safety	SHORT TERM WORK PROGRAM FY (2011 - 2015)						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE	Complete
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015					
Equestrian Center Improvements (replace fencing on horse runs)	x						City Police Department	\$14,000	City Capital Improvements Budget	Complete
Support and expand the Neighborhood Watch Program for neighborhoods	x	x	x	x	x		City Police Department	\$22,500	City Police Department Budget	Complete
Mobile Command Vehicle	x	x	x	x	x		City Police Department	\$304,000	SPOST	Complete
Firearms Training Simulator	x	x	x	x	x		City Police Department	\$86,000	SPOST	Complete
Adobe Online Learning Program	x	x	x	x	x		City Police Department	\$72,000	SPOST	Complete
Albany Dougherty Drug Unit Physical Security Upgrade	x	x	x	x	x		Albany Dougherty Drug Unit	\$25,100	SPOST	Complete
APD Technology Project	x	x	x	x	x		City Police Department	\$2,551,000	SPOST	Complete
Jail Facility Improvements	x	x	x	x	x		County	\$2,225,000	SPOST	Complete
EMS Stations Improvements/Equipment	x	x	x	x	x		County	\$1,760,000	SPOST	Complete
County Police Building Improvements	x	x	x	x	x		County	\$1,555,000	SPOST	Complete
<b>Albany-Dougherty County</b>										
WORK ITEM	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015		RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE	Complete
<b>Element: Public Safety</b>										
County Fire Stations Improvements/Equipment	x	x	x	x	x		County	\$795,000	SPOST	Complete
Criminal Justice Information System	x	x	x	x	x		County	\$2,500,000	SPOST	Complete
Fire Truck Replacement and Equipment	x	x	x	x	x		City Fire Department	\$1,650,000	SPOST	Complete
Self-Contained Breathing Apparatus Replacement	x	x	x	x	x		City Fire Department	\$804,000	SPOST	Complete
Replace Fire Station #3	x	x	x	x	x		City Fire Department	\$744,184	SPOST	Complete
911 Center Upgrade	x	x	x	x	x		Emergency Management Agency/911	\$2,850,000	SPOST	Complete
<b>Element: Recreation</b>										
Riverfront Development Improvements	x	x	x	x	x		City	\$250,000	SPOST	Complete
Ray Charles Plaza	x	x	x	x	x		City	\$150,000	SPOST	Complete
Ken Gardens Renovation	x	x	x	x	x		City Parks & Recreation Department	\$2,600,000	SPOST	Complete
Recreational Facility Improvements	x	x	x	x	x		City Parks & Recreation Department	\$400,000	Federal Grants- Dept of Justice and USDA	Complete
Support programs that provide/encourage quality childcare facilities and services for working parents	x						County	\$810,000	SPOST	Complete
County Parks Improvements/Equipment	x	x	x	x	x		County	\$810,000	SPOST	Complete





# COMMUNITY WORK PROGRAM

Albany-Dougherty County	COMMUNITY WORK PROGRAM FY (2016 - 2020)							
WORK ITEM	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Greenspace Acquisition in the Flint River Greenway Corridor	X	X	X	X	X	County	\$400,000	SPLOST
Update existing environmental ordinances in zoning ordinance	X	X	X	X	X	Planning & Development	Staff Time	Departmental Budget
Develop and implement strategies to conserve farmland and forest land- preservation plan	X	X	X	X	X	Planning & Development	Staff Time	Departmental Budget
Enhance and promote historic preservation programs (surveys, ordinances, assistance programs, community education and awareness)	X	X	X	X	X	Albany/Dougherty Historic Preservation Commission	Staff Time	Departmental Budget
Continue to support the local agriculture industry food sustainability/availability through on-going programs	X	X	X	X	X	Planning & Development, County Extension, Growing Food Connections	Staff Time	Departmental Budget
Landfill improvements to expand capacity		X				County	\$1,000,000	SPLOST
Develop a Greenway Corridor Management Plan		X	X	X	X	Planning & Development	Staff Time	Departmental Budget
Central Mixed-Use District Master Plan (Downtown Plan)	X					Planning & Development	Staff Time	Departmental Budget
East Riverfront Commercial District Transportation Study Development	X	X	X	X	X	Planning & Development/DARTS	\$40,000	DARTS
East Riverfront Commercial District Transportation Study Plan Implementation		X	X	X		Planning & Development/DARTS	TBD	TBD
Dougherty Recreational Trails Master Plan Development	X	X				Planning & Development	\$50,000	SPLOST
Dougherty Recreational Trails Master Plan Implementation		X	X	X	X	Planning & Development	TBD	TBD
Downtown Parking Study	X	X				DDA	TBD	TBD
Bicycle & Pedestrian Plan Update		X				DARTS	\$50,000	DARTS
Gillionville Road Corridor/Node Plan			X	X		Planning & Development	\$50,000	Departmental Budget/DARTS
Radium Springs Rd @ Oakridge Commercial Node Plan		X	X			Planning & Development	\$50,000	Departmental Budget/DARTS
Liberty Expressway Corridor/Node Plan			X	X		Planning & Development	\$70,000	Departmental Budget/DARTS

Albany-Dougherty County	COMMUNITY WORK PROGRAM FY (2016 - 2020)							
WORK ITEM	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Sylvester Rd Corridor/Node Plan				X	X	Planning & Development	\$50,000	Departmental Budget/DARTS
Dawson Rd Corridor/Redevelopment Plan		X	X			Planning & Development	\$75,000	Departmental Budget/DARTS
North Slappy Blvd. Corridor/Redevelopment Plan		X	X			Planning & Development	\$75,000	Departmental Budget/DARTS
Housing Studies for neighborhoods identified on Special Areas Studies Map		X	X	X	X	Planning & Development/DCED	\$100,000	Departmental Budget/DCED
Albany Transportation Center	X	X	X			Transportation Department (Transit Division)	\$8,000,000	Federal Grants (80%), Local (20%)
New CNG Bus Purchase		X				Transportation Department (Transit Division)	\$2,800,000	Federal Grants (80%), Local (20%)
Passenger Boarding Bridge		X	X			Transportation Department (Airport Division)	\$1,350,000	Federal Grants (75%), State Grants (5%), Local (20%)
New General Aviation Terminal		X	X			Transportation Department (Airport Division)	\$3,200,000	Federal Grants (75%), State Grants (5%), Local (20%)
Main Runway Extension				X	X	Transportation Department (Airport Division)	\$5,500,000	Federal Grants (75%), State Grants (5%), Local (20%)
To assist homeless persons with rental subsidies, payment of utility and security deposits, and the provision of case management.	X	X	X	X	X	City of Albany DCED	\$150,000 annually	HUD CDBG Funds DCA ESG Funds
Rehabilitation of privately owned housing units within City through emergency repairs and homeowner rehabilitations.	X	X	X	X	X	City of Albany DCED	\$200,000 annually	HUD CDBG and HOME Funds
Rehabilitation of rental housing within City	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD CDBG and HOME Funds
Construction of affordable housing	X	X	X	X	X	City of Albany DCED	\$100,000 annually	HUD HOME Funds
Acquisition of Housing	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD CDBG and HOME Funds
Clearance/demolition/beautification	X	X				City of Albany DCED	\$20,000 annually	HUD CDBG Funds
Affordable housing development by Community Housing Development Organizations (CHDOs)	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD HOME Funds

<b>Albany-Dougherty County</b>		<b>COMMUNITY WORK PROGRAM FY (2016 - 2020)</b>						
<b>WORK ITEM</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
Sylvester Rd Corridor/Node Plan				X	X	Planning & Development	\$50,000	Departmental Budget/DARTS
Dawson Rd Corridor/Redevelopment Plan		X	X			Planning & Development	\$75,000	Departmental Budget/DARTS
North Slappy Blvd. Corridor/Redevelopment Plan		X	X			Planning & Development	\$75,000	Departmental Budget/DARTS
Housing Studies for neighborhoods identified on Special Areas Studies Map		X	X	X	X	Planning & Development/DCED	\$100,000	Departmental Budget/DCED
Albany Transportation Center	X	X	X			Transportation Department (Transit Division)	\$8,000,000	Federal Grants (80%), Local (20%)
New CNG Bus Purchase		X				Transportation Department (Transit Division)	\$2,800,000	Federal Grants (80%), Local (20%)
Passenger Boarding Bridge		X	X			Transportation Department (Airport Division)	\$1,350,000	Federal Grants (75%), State Grants (5%), Local (20%)
New General Aviation Terminal		X	X			Transportation Department (Airport Division)	\$3,200,000	Federal Grants (75%), State Grants (5%), Local (20%)
Main Runway Extension				X	X	Transportation Department (Airport Division)	\$5,500,000	Federal Grants (75%), State Grants (5%), Local (20%)
To assist homeless persons with rental subsidies, payment of utility and security deposits, and the provision of case management.	X	X	X	X	X	City of Albany DCED	\$150,000 annually	HUD CDBG Funds DCA ESG Funds
Rehabilitation of privately owned housing units within City through emergency repairs and homeowner rehabilitations.	X	X	X	X	X	City of Albany DCED	\$200,000 annually	HUD CDBG and HOME Funds
Rehabilitation of rental housing within City	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD CDBG and HOME Funds
Construction of affordable housing	X	X	X	X	X	City of Albany DCED	\$100,000 annually	HUD HOME Funds
Acquisition of Housing	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD CDBG and HOME Funds
Clearance/demolition/beautification	X	X				City of Albany DCED	\$20,000 annually	HUD CDBG Funds
Affordable housing development by Community Housing Development Organizations (CHDOs)	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD HOME Funds

Albany-Dougherty County	COMMUNITY WORK PROGRAM FY (2016 - 2020)							
WORK ITEM	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Direct financial assistance to first-time homebuyers	X	X	X	X	X	City of Albany DCED	\$50,000 annually	HUD CDBG and HOME Funds
Job training to very low income persons	X	X	X	X	X	City of Albany DCED	\$10,000 annually	HUD CDBG Funds
Microenterprise business assistance through operation of a business incubator to stimulate job creation/retention for low income persons	X	X	X	X	X	City of Albany DCED	\$100,000 annually	HUD CDBG Funds
Operation of a Capital Loan Program to provide funding for business development and expansion and to stimulate job creation/retention of low income persons	X	X	X	X	X	City of Albany DCED	\$100,000 annually	HUD CDBG Revolving Loan Funds and EDA Revolving Loan Funds
Funding for public services to meet community priority needs	X	X	X	X	X	City of Albany DCED	\$75,000 annually	HUD CDBG Funds
Capacity building for nonprofits	X	X	X	X	X	City of Albany DCED	\$30,000 annually	HUD CDBG Funds
Housing Counseling (Pre, post, default, budgeting/financial literacy, foreclosure prevention, and loss mitigation)	X	X	X	X	X	City of Albany DCED	\$30,000 annually	HUD CDBG Funds
Broadway Senior Duplex Development Phase II				X	X	City of Albany DCED	\$900,000	TBD
Microbusiness Enterprise Center Rehab	X	X				City of Albany DCED	\$150,000 Annually	HUD CDBG Funds
Commercial Facades and Improvements		X	X	X	X	City of Albany DCED	\$50,000 annually	HUD CDBG Funds
WPC - Daft (Diffused Air Flotation Thickener) Upgrade		X				Public Works	\$1.5 Million	Sanitary Sewer Enterprise Fund
Westside Interceptor Sewer Rehab		X				Public Works	\$11 Million	TBD
Eastside Interceptor Sewer Rehab		X				Public Works	\$4 Million	TBD
Booker Avenue Sewer Rehab		X				Public Works	\$1 Million	TBD

<b>Albany-Dougherty County</b>	<b>COMMUNITY WORK PROGRAM FY (2016 - 2020)</b>							
<b>WORK ITEM</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
Holloway Basin Drainage			X	X	X	Public Works	\$25 Million	TBD
Holloway-Mercer Storm Drainage Improvement Project	X	X	X	X	X	Engineering	\$7,900,000	TBD, GEFA
ISO Audit	X	X				Albany Fire Dept.	\$28,000	Departmental Budget
ISO Accreditation			X	X	X	Albany Fire Dept.	TBD	Departmental Budget
Bill Miller Community Center	X	X				Facilities	\$500,000	TBD
Henderson Gym	X	X				Facilities	\$500,000	TBD
Carver Gym	X	X				Facilities	\$500,000	TBD
GPS/GIS Infrastrucure Mapping	X	X	X	X	X	Engineering	\$1,650,000	TBD
Eugene Lane Construction			X	X	X	Engineering	\$320,000	TBD
P25 Radio Project		X	X	X	X	Public Safety	\$6,000,000	TBD
Albany Civil Rights Institute Building Improvements	X	X	X	X	X	Albany Civil Rights Institute	\$400,000	TBD
Alley Paving Program		X	X	X	X	Engineering	\$3,750,000	TBD
Barkley Blvd. Extension Construction	X	X	X			Engineering	\$863,000	TBD
3rd Ave. Storm Sewer Outfall	X	X	X			Engineering	\$5,000,000	TBD
N. Washington Street Extension Construction	X	X	X	X	X	Engineering	\$1,900,000	TBD

**Albany-Dougherty County**
**COMMUNITY WORK PROGRAM FY (2016 - 2020)**

<b>WORK ITEM</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
Sanitary Sewer Extensions - Citywide	X	X	X	X	X	Engineering	\$15,140,000	TBD
Personal Protective Equipment	X	X	X	X	X	Albany Fire Department	\$1,070,000	TBD
City Paved Alley Reconstruction	X					Engineering	\$2,000,000	TBD
City Alley Crush Asphalt Reconstruction	X	X	X	X	X	Engineering	\$1,000,000	TBD
Railroad Crossing Improvements	X	X	X	X	X	Engineering	\$1,600,000	TBD
Storm Pumping Stations/Minor Holding Ponds	X	X	X	X	X	Engineering	\$750,000	TBD
Aerial Truck Replacement	X					Albany Fire Department	\$3,450,000	TBD
Replacement of Fire Station #2	X	X	X	X	X	Albany Fire Department	\$1,250,000	TBD
City Street Resurfacing	X	X	X	X	X	Public Works	\$10,000,000	TBD
Mall Signal System Upgrade			X	X		Engineering	\$3,610,000	TBD
LNAPL Remediation MFP Site	X	X	X			Engineering	\$2,060,000	TBD
City Sidewalks	X	X	X	X	X	Public Works	\$1,500,000	TBD
Renovation of Historic Water Works Building		X	X			Engineering	\$1,725,000	TBD
Traffic Signal Upgrades	X	X	X	X	X	Engineering	\$1,080,000	TBD
Magnolia St. Sidewalk Construction - Gillionville to Dawson	X					Engineering	\$515,000	TBD
Palmyra Rd. Sidewalk - N. Monroe & N. Slappey		X				Engineering	\$825,000	TBD

**Albany-Dougherty County**
**COMMUNITY WORK PROGRAM FY (2016 - 2020)**

<b>WORK ITEM</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
Traffic Calming	X	X	X	X	X	Engineering	\$500,000	TBD
Dawson Rd. Sidewalk - N. Slappey to Pointe North			X			Engineering	\$1,810,000	TBD
Message Boards - Road Construction, etc.	X	X	X			Engineering	\$100,000	TBD
Sign Upgrades-Federally Mandated High Intensity Prismatic		X		X		Engineering	\$500,000	TBD
Washington St & Jackson St. 2-Way conversion	X	X				Engineering	\$3,375,000	TBD
Meter Data Transport	X	X	X	X	X	Energy Control	\$18,500,000	TBD
Gas Infrastructure Expansions	X	X	X	X	X	Gas Department	\$1,750,000	TBD
Substation Upgrades	X	X	X	X	X	Light Department	\$1,500,000	TBD
Citywide WiFi Additional Ring	X	X	X	X	X	Telecom	\$1,500,000	TBD
SCADA	X	X	X	X	X	Energy Control	\$250,000	TBD
Upgrade Street Light to Light Emitting Diode (LED)	X	X	X	X	X	Light Department	\$6,750,000	TBD
Underground Cable Replacement	X	X	X	X	X	Light Department	\$18,750,000	TBD
Water Infrastructure Upgrades	X	X	X	X	X	Water Department	\$600,000	TBD
Well #9 Rehabilitation	X					Water Department	\$110,000	TBD
Well #13 Rehabilitation		X				Water Department	\$145,000	TBD



**Albany-Dougherty County****COMMUNITY WORK PROGRAM FY (2016 - 2020)**

<b>WORK ITEM</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
IT Network Infrastructure	X	X	X	X		Information Technology	\$1,553,000	TBD
IT Network Software	X					Information Technology	\$4,000,000	TBD

# APPENDIX

## Press Releases, Public Notices

Agendas  
Supplemental Documents

**Contact: Kerrie Davis**  
SWGA Housing Task Force  
Phone 229-522-3552  
Fax 229-522-3558

181 East Broad Street  
P.O. Box 346  
Camilla, GA 31730



# Press Release

**"Comprehensive Plan Update"**  
*The City of Albany needs your input!*

The City of Albany's Planning and Development Department are contracting with the Southwest Georgia Regional Commission to update the city's comprehensive plan. Comprehensive plans typically include maps, charts, and text that analyze existing trends and conditions of growth and make recommendations for the general development of the community.

The current plan was completed in 2005 and has served the city for the last ten years. This new update allows for additional foresight in the city's future to be developed and put into action for the next ten years. "Planning for the needs of a community, instead of reacting to them, can eliminate chronic problems, save tax dollars and reduce duplication of services," stated Kerrie Davis, Planner II with the Southwest Georgia Regional Commission.

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. Local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives.

In short, local planning should recognize that:

- Assets can be **accentuated** and **improved**;
- Liabilities can be **mitigated** and **changed** over time; and
- Potential can be **sought after** and **developed**.

"In order to plan effectively we need citizens to get involved in the planning process" stated Barbara Reddick, Senior Planner with the Southwest Georgia Regional Commission. There will be several meetings, surveys and webinars available for input in the different areas including community goals, needs and opportunities, economic development, land use, transportation and housing. The kickoff meeting for the Comprehensive Plan will be held on \_\_\_\_\_. The comprehensive plan update is scheduled to be completed in October 2016.

- For more information and updates on the City of Albany's Comprehensive Plan:  
<http://www.swgrc.org> or contact Kerrie Davis at (229) 522-3552 or email: [kdavis@swgrc.org](mailto:kdavis@swgrc.org).

-End-

**For Immediate Release**

### 3/27/2015 - Notice of Public Meeting Comprehensive Plan

Dougherty County is conducting a Public Hearing to begin the Dougherty County Comprehensive Plan on March 27, 2015 at 12 PM at the Government Center, 222 Pine Ave Albany, GA in Room 120. The current plan will expire on June 30, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan. The current Comprehensive Plan is available by visiting [www.albany.ga.us](http://www.albany.ga.us).

Questions should be directed to Paul Forgey, Planning Director at 229.438.3933 or Kerrie Davis, Planner II with the Southwest Georgia Regional Commission at 229.522.3552 ext. 1619.

ARCHIVES



# Albany-Dougherty Comprehensive Plan to be updated

## Public input sought for Albany-Dougherty Comprehensive Plan

Want daily summaries and Breaking News alerts?

As of Monday, May 11, 2015  
© Copyright 2016 Albany Herald

By **Brad McEwen**  
brad.mcewen@albanyherald.com



Dougherty County Commissioners look on as Albany-Dougherty Planning Director Paul Forgey informs the commission about a series of upcoming meetings that will allow citizens a chance to have input in the Albany-Dougherty Comprehensive Plan which will be updated in 2016. (Staff Photo: Brad McEwen)

Dougherty County Commissioners look on as Albany-Dougherty Planning Director Paul Forgey informs the commission about a series of upcoming meetings that will allow citizens a chance to have input in the Albany-Dougherty Comprehensive Plan which will be updated in 2016. (Staff Photo: Brad McEwen)

ALBANY — Citizens of Albany and Dougherty County will soon have an opportunity to let their voices be heard on matters concerning future planning and develop for both the city and county when the planning and zoning department begins a series of meetings this summer to update the Albany-Dougherty Comprehensive Plan.

Albany-Dougherty Planning Director Paul Forgey told members of the Dougherty County Commission Monday that in order to be fully prepared for the next update to the county's comprehensive plan, there would be a series of meetings held throughout the next four months.

Forgey said that the comprehensive plan covers a variety of items concerning planning, land use, housing, economic development, natural and cultural resources, transportation, and

community facilities for the city and the county as a whole and is a 20-year plan that is updated every 10 years to reflect any changes that need to be made.

“We are in the process of embarking on the updating the county’s comprehensive plan which is a joint city/county comprehensive plan,” Forgey said. “It’s a 20 year plan but you’re required to do a check in and a major update every 10 years which is what we’re beginning to do. It’s due in June of 2016.”

In order to complete that update Forgey told the commission that the planning department, along with the help of the Southwest Georgia (SWGGA) Regional Commission, was first seeking input from city and county officials, as well as from residents and concerned citizens.

“I want you to be aware of what we’re doing,” Forgey said. “And I also want your participation where you’re interested and where you’re able because you all have expertise in different areas and we want that. We’re (also) going to have a series of meetings to discuss different issues to find out what’s the important to the population, to the stakeholders and we’re going to put that into a plan to figure out where we need to go over the next 20 years.”

Forgey said that thanks to the involvement of the SWGA Regional Commission, updating the comprehensive plan will also not generate any additional cost for the county or city as it has in the past.

“I think 10 years ago the city and county paid about \$150,000 for this,” said Forgey. “The regional commission, who we work closely with, is going to be providing this service for free more or less. We’re hiring them to do a couple of extra things that aren’t required as the minimum, but I think the total between the city and county is \$20,000. But that’s paid for from my budget. So there will be no direct cost to the city or county for this when in the past it was fairly expensive.”

The first meeting in regard to the comprehensive plan is scheduled for May 28 from 5:30-7:30 p.m. in the Candy Room at 125 Pine Avenue.

That meeting will be a steering committee meeting that will set the stage for additional meetings, which have also been scheduled that will cover different topics related to the plan.

The remaining meeting schedule is as follows:

- Kickoff, June 2, 5:30-7:30 p.m.
- Economic development, June 16, 1 p.m.
- Land use, June 18, 10 a.m.
- Natural and cultural resources, June 25, 10 a.m.
- Steering committee, June 30, 5:30-7:30 p.m.
- Transportation, July 21, 1 p.m.

- Housing, July 23, 10 a.m.
- Community facilities, July 30, 10 a.m.
- Community meeting, August 13, 10 a.m.
- Steering committee, August 30, 10 a.m.
- County Commission Meeting, September 21, 10 a.m.
- City Commission Meeting, September 22, 6:30 p.m.

All meetings will be held in Candy Room at 125 Pine Ave. One additional public meeting will be announced at a later date once it is scheduled.



# Sign In Sheets



Comprehensive Plan Public Hearing  
 Governmental Center 222 Pine Avenue Albany, GA Room 120  
 March 27, 2015

Name	Company	Title	Phone	Email Address
PAUL FORGEY	AUS-DOUGL	DIR OF PLANNING		
Rianne Bragwell	Alb-Dough	Senior Planner		
MICHAEL M. COY	ALBANY - DOUGHERTY	ASST. COUNTY ADMINISTRATOR	431-2193	mccoym@dougherty.ga.us
Kerrie Davis	SWGA RC	Planner II	522 3552	kdavis@sugrc.org



Comprehensive Plan Kick-off Meeting  
 Chataqua Room - Thronateska Heritage Center  
 100 West Roosevelt Street  
 Albany, GA  
 April 9, 2015

Name	Company	Title	Phone	Email Address
EWELL LYLE	DOUGHERTY, Cty. Comm.	DISTRICT 4 Commissioner	229-436-3784	ELYLE@ATC.NET
James Morgan	UGA Extension	County Ext. Coord	436-7216	morganj@uga.edu
Aaron Johnson	Alb/Dough Plan Comm	Commissioner	778-7061	ajohnson500@gmail.com
Kommie Postell	City Albany	Comm.	431 2161	
YVONNE W JACKSON	City Albany	P Comm	229-291-1806	yvonne.w.jackson@albk.com
Barbara Rivera Holmes	ADAPZ	Vice President	404 0044	bholmes@choosealbk.com
MICHAEL M. COY	DOUGHERTY COUNTY	ASST. COUNTY ADMIN.	229-431-2193	mccoym@dougherty.ga.us







Comprehensive Plan Kick-off Meeting Meeting  
125 Pine Avenue, Albany, GA  
June 2, 2015

Name	Company	Title	Phone	Email Address
Wilkie Dye				
Perry V. Ford Jr	Dougherty County Tax Department	Residential Appraiser	706 992 8269	perry.v.ford@gmail.com
James Malphrus			229 395 8066	James@ChangeIntoAnIdea.org
Olivia Taft			229-347-2589	otdft@dougherty.ga.us
Chuck Neavins	GAFC	Forester	229-930-5123	cneavins@gfc.scate.ga.us
A.J. PARKER	NA:mg Albany	Board member	678-964-3307	ajwillpark55@gmail.com
Tom Barclay			669-4830	tbarclay10@gmail.com
Evelyn M. Cookley	Family Literacy	Program Director	669-4939	evelyn@familyliteracyconnects.com
WES SMITH	CITY OF ALBANY	ACM	431-3234	wsmith@albany.ga.us
Mary Hester	City of Albany	Planning Manager	438-3930	mhester@albyherts.ga.us
Joann Pope	Green Space	Member	347-1972	joannpope@mehsi.com
Seba Dumas	Albany Fire Dept	Asst. Fire Chief	431-3262	Sedumas@dougherty.ga.us



Comprehensive Plan Kick-off Meeting Meeting  
125 Pine Avenue, Albany, GA  
June 2, 2015

Name	Company	Title	Phone	Email Address
Lasti Patel	Global SCR	president	229-291-2989	L.patel@globalscr.com



Comprehensive Plan – Land Use Focus Group  
The Candy Room 125 Pine Avenue Albany, GA  
June 18, 2015

Name	Company	Title	Phone	Email Address
Billy Merritt	N/A	PLUG Com'on		
Olivia Taft				
PAUL FORGESS	CITY OF ALB/Dougherty Co.			
James Morgan	UGA Extension	County Extension Coord	436-7216	morganj@uga.edu
W.F. Meek		Planning Com		
Lane Rosen	Big O Properties			
Justin Strickland	ADEPC	PRES.		
BARBARA HANE	ADEPC	V.P.		
Marcy K. Totee	City of Albany	Planning Manager		



Natural and Cultural Resources Focus Group  
125 Pine Avenue Albany, GA  
June 25, 2015

Name	Company	Title	Phone	Email Address
Ray Porter	Chehaw	Exec. Director	430 5276	rporter@chehaw.org
BILL BATES	GREENSPACE		436 4377	bjbates@ncsl.com
Paul Beasley	Albany CWA	Director	317-4760	pbeasley@albanyga.com
Olivia Taft			347-2589	otaft@dougherty.ga.us
Chuck Norvell	GA Foresters Comm.	Forester	430-5123	cnorvell@gaforesters.org
Jessica Rutledge	Greenspace Flint River Keeper	President	435-2241	jessica@flintriverkeeper.org
Mary K. Totee	City of Albany	Planning Manager		
Bill Swan	Greenspace Chair	Chair	434-344-1076	wiswan@yabm.com



Comprehensive Plan Steering Committee Meeting  
Candy Room -125 Pine Ave - Albany, GA  
July 16, 2015

Name	Company	Title	Phone	Email Address
Marcy A. Teroc	City of Albany	Planning Manager		
Perry V. Ford Jr	Dougherty County Tax & Tag Department	Appraiser II	229 446 2757	perry.v.ford@gmail.com
Kerrie Davis	SWGRC	Planner	(229) 522-3552	kdan50@swgrc.org
Barbara Redden	SWGRC	Planner	(229) 522-3552	bredden@swgrc.org
Pierre Brown			(229) 869-4120	pierrebrown8092@yahoo.com

Steering Committee Meeting Sign In Sheet

Date: February 17th 2016	Facilitator: Steve O'Neil
Location: Government Center Room 120	

	Name	Department & Title	Email Address
1	Kerrie Davis	Planning & Development, Tran Plan	Ke.Davis@albany.ga.us
2	James Morgan	UGA Extension County Extension Coord.	morganj@uga.edu
3	Marcy A. Teroc	Planning & Development	marcy@albany.ga.us
4	Christy Segers	Planning & Development	Csegers@dougherty.ga.us
5			
6			
7			
8			
9			

### Albany-Dougherty Comprehensive Plan Sign In Sheet

Date: March 18th 2016	Facilitator: Steve O'Neil
Location: Government Center 222 Pine Ave. Albany, GA Room 120	

	Name	Agency/Organization	Title	Phone #	Email Address
1	Michael McClay	Dougherty County	ASST. COUNTY ADM.	431-2193	m McClay@dougherty.ga.us
2	Shelena Hawkins	DCEU	Director	483-7650	shawkins@dougherty.ga.us
3	LATYIA CUTTS	DOWNTOWN OFFICE	DOWNTOWN MNGR	483-3989	lacutts@albany.ga.us
4	Larlyn Segers	Planning + Dev.	Planner II	488-3931	csegers@albany.ga.us
5	Stephen Collier	City of Albany	ACM	883-8330	Scollier@albany.ga.us
6	Phil Roberson	City of Albany	ACM	883-8330/603	proberson@albany.ga.us
7	WES SMITH	C of A	ACM	431-3234	wsmith@albany.ga.us
8	LUIS VAZQUEZ	CITIZEN		435-1978	LVAZQUEZ@BELL.SOUTH.NET
9	DONNA VAZQUEZ	"		"	"
10	C.B. Fincher	citizen		432-1894	c.b.fincher@juno.com
11	Ouida Fincher	citizen		432-1894	OuidaFincher@Juno.com
12	Kerrie Davis	City of Albany	Transportation Planner	229 438 3922	KeDavis@albany.ga.us
13	Mary H. Teter	City of Albany	F Manager	229 438 3930	mteter@dougherty.ga.us
14					
15					

# Albany/Dougherty Kick-off Meeting

The Candy Room  
125 Pine Avenue  
Albany, GA

Welcome

Introduction to the  
Comprehensive Plan

Issues & Opportunities  
Facing Albany/Dougherty

What's the Future of  
Albany/Dougherty?  
Visioning Exercise

How do we get there?  
Implementation Strategies

Who should be at the  
table?  
Stakeholder Involvement



*Serving the 14 Counties of Southwest Georgia*  
*Baker Calhoun Colquitt Decatur Dougherty Early Grady*  
*Lee Miller Mitchell Seminole Terrell Thomas Worth*



## Comments

Introduction to the Comprehensive Plan

---

---

Issues & Opportunities Facing Albany/Dougherty

---

---

---

---

What's the Future of Albany/Dougherty? (Visioning Exercise)

---

---

---

How do we get there? (Implementation Strategies)

---

---

---

### Tell us about tonight's meeting!

Were you...? *(Circle all that apply)*

**Bored to tears**

**Confused**

**Moderately Interested**

**Really Interested**

**Engaged**

Did you learn something new? **Yes** **No**

Will you tell someone you know to attend one of the Community or Focus Group Meetings? **Yes** **No**

Would you like for us to keep you informed on the development of the Comprehensive Plan? **Yes** **No**

Contact Information: \_\_\_\_\_

**Please turn this sheet in at the close of the meeting.**  
Thank you for supporting tonight's event to help create One Albany.



# Albany/Dougherty Steering Committee

The Candy Room  
125 Pine Avenue  
Albany, GA



Welcome

Introduction to the  
Comprehensive Plan

Issues & Opportunities  
Facing Albany/Dougherty

What's the Future of  
Albany/Dougherty?  
Visioning Exercise

How do we get there?  
Implementation Strategies

Who should be at the  
table?  
Stakeholder Involvement



*Serving the 14 Counties of Southwest Georgia*  
*Baker Calhoun Colquitt Decatur Dougherty Early Grady*  
*Lee Miller Mitchell Seminole Terrell Thomas Worth*

## Comments

Introduction to the Comprehensive Plan

---

---

Issues & Opportunities Facing Albany/Dougherty

---

---

---

---

What's the Future of Albany/Dougherty? (Visioning Exercise)

---

---

---

How do we get there? (Implementation Strategies)

---

---

---

### Tell us about tonight's meeting!

Were you...? (Circle all that apply)

**Bored to tears**    **Confused**    **Moderately Interested**    **Really Interested**    **Engaged**

Did you learn something new?    **Yes**    **No**

Will you tell someone you know to attend one of the Community or Focus Group Meetings?    **Yes**    **No**

Would you like for us to keep you informed on the development of the Comprehensive Plan?    **Yes**    **No**

Contact Information: \_\_\_\_\_

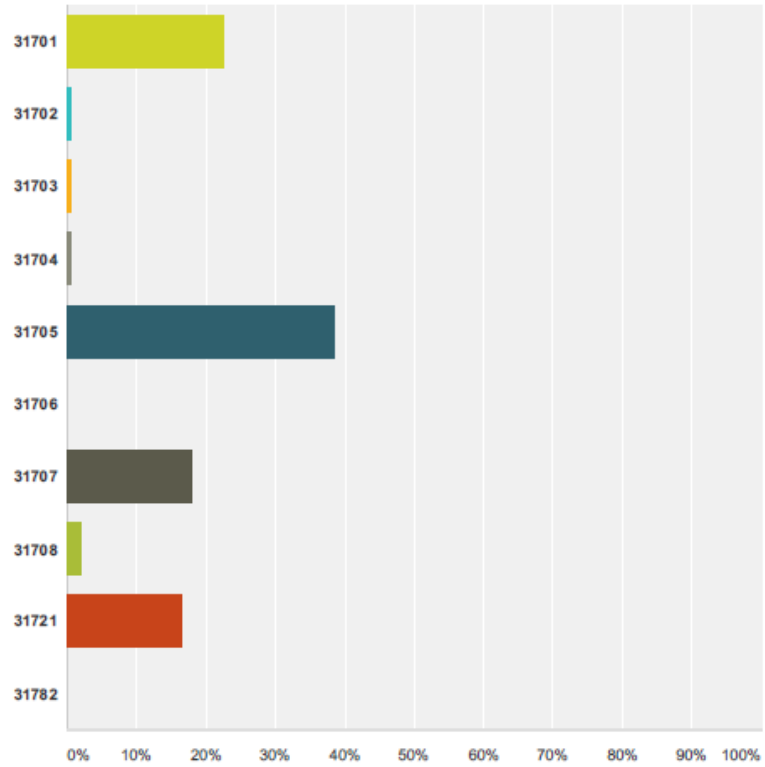
**Please turn this sheet in at the close of the meeting.**  
Thank you for supporting tonight's event to help create One Albany.

# Web-based Citizen Survey Results

The City of Albany/Dougherty County Comprehensive Plan

## Q1 In which Zip Code do you live?

Answered: 150 Skipped: 17

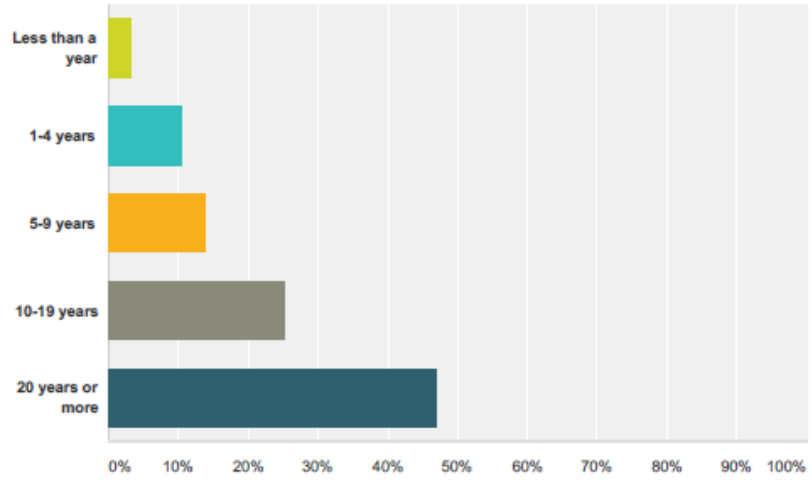


Answer Choices	Responses
31701	22.67% 34
31702	0.67% 1
31703	0.67% 1
31704	0.67% 1
31705	38.67% 58
31706	0.00% 0
31707	18.00% 27
31708	2.00% 3
31721	16.67% 25
31782	0.00% 0
<b>Total</b>	<b>150</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q2 How long have you lived in the City of Albany/Dougherty County?**

Answered: 151 Skipped: 16

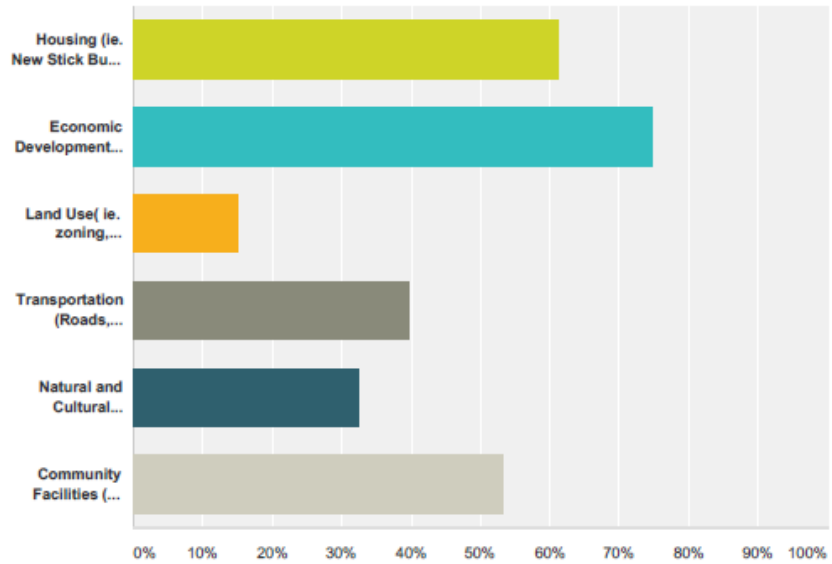


Answer Choices	Responses
Less than a year	3.31% 5
1-4 years	10.60% 16
5-9 years	13.91% 21
10-19 years	25.17% 38
20 years or more	47.02% 71
<b>Total</b>	<b>151</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q3 What should be the three major priorities for the City of Albany/Dougherty County?**

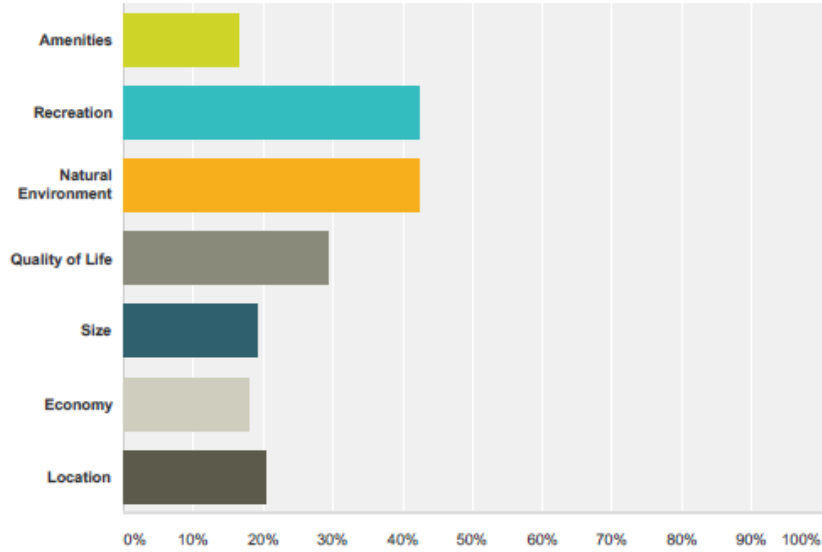
Answered: 163 Skipped: 4



Answer Choices	Responses
Housing (ie. New Stick Built Homes, rehabilitation, apartments)	61.35% 100
Economic Development (ie. jobs, job training, new businesses, retention of businesses)	74.85% 122
Land Use( ie. zoning, ordinances, future land use maps)	15.34% 25
Transportation (Roads, alternatives modes of transit, parking)	39.88% 65
Natural and Cultural Resources (ie. historic districts, flint rivers, parks)	32.52% 53
Community Facilities (ie. Hospitals, police and fire stations, schools)	53.37% 87
<b>Total Respondents: 163</b>	

**Q4 What are your favorite things about the City of Albany/Dougherty County? (Select all that apply)**

Answered: 156 Skipped: 11

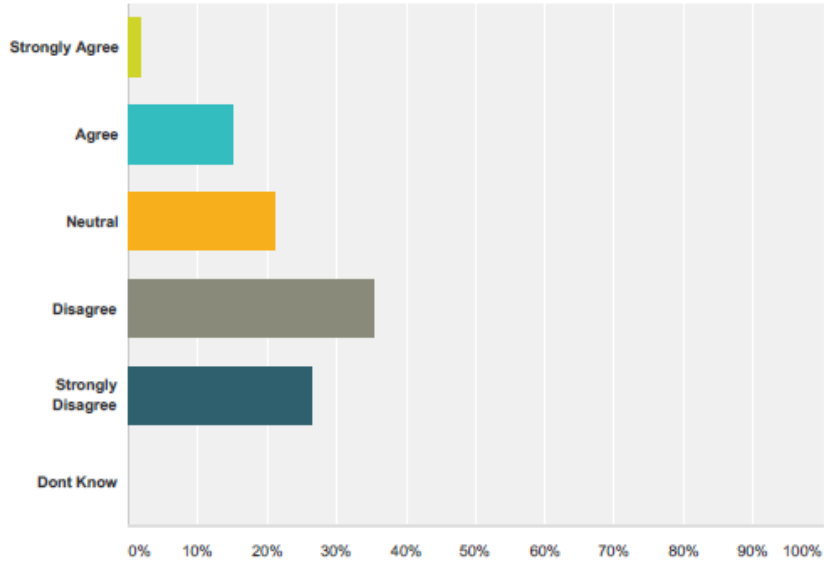


Answer Choices	Responses
Amenities	16.67% 26
Recreation	42.31% 66
Natural Environment	42.31% 66
Quality of Life	29.49% 46
Size	19.23% 30
Economy	17.95% 28
Location	20.51% 32
<b>Total Respondents: 156</b>	

The City of Albany/Dougherty County Comprehensive Plan

**Q5 The City of Albany/Dougherty County is just fine the way it is.**

Answered: 166 Skipped: 1

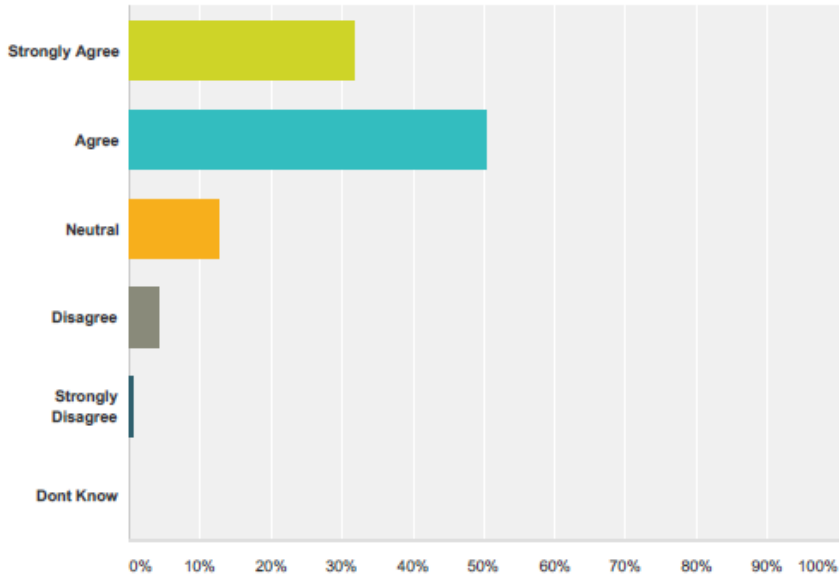


Answer Choices	Responses
Strongly Agree	1.81% 3
Agree	15.06% 25
Neutral	21.08% 35
Disagree	35.54% 59
Strongly Disagree	26.51% 44
Dont Know	0.00% 0
<b>Total</b>	<b>166</b>



**Q6 The City of Albany/Dougherty should encourage more infill development (Infill Development is the process of developing vacant or underused parcel within existing urban areas that are already largely developed).**

Answered: 166 Skipped: 1

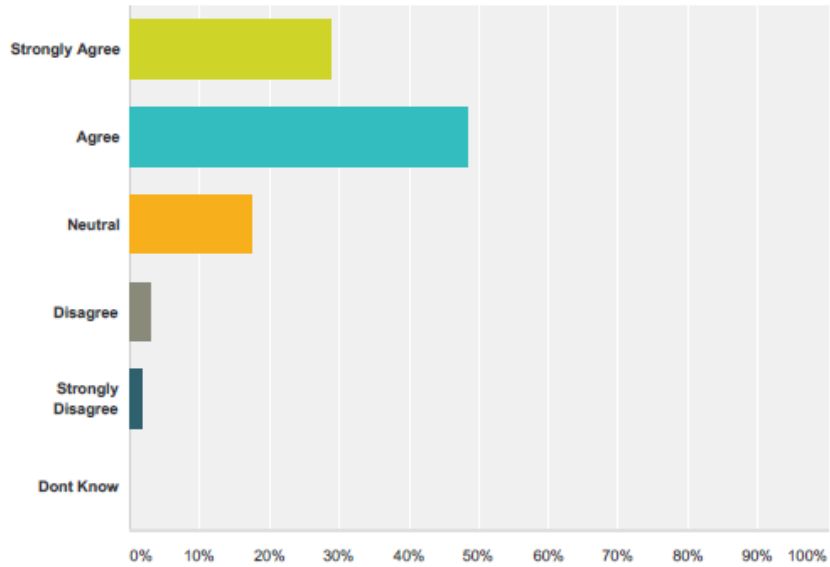


Answer Choices	Responses	Count
Strongly Agree	31.93%	53
Agree	50.60%	84
Neutral	12.65%	21
Disagree	4.22%	7
Strongly Disagree	0.60%	1
Dont Know	0.00%	0
<b>Total</b>		<b>166</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q7 The City of Albany/Dougherty County should help meet the needs of an increasingly diverse housing market.**

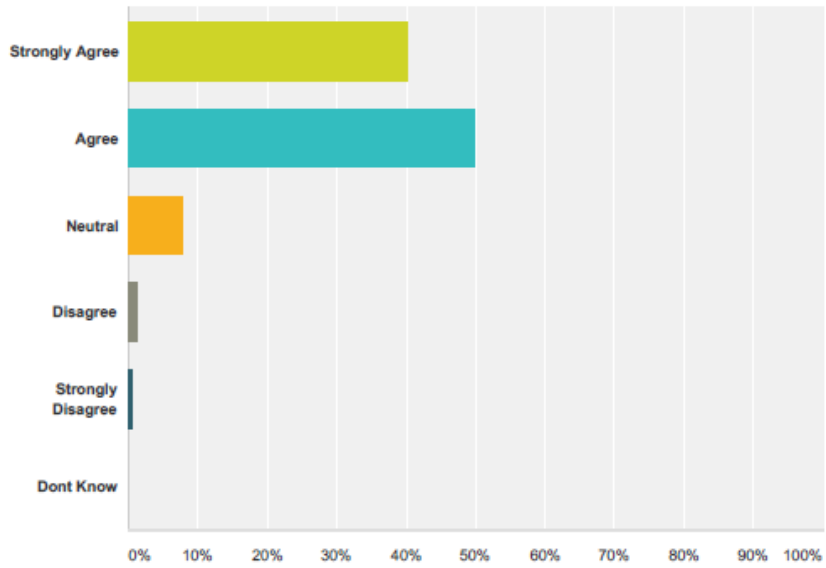
Answered: 165 Skipped: 2



Answer Choices	Responses	Count
Strongly Agree	29.09%	48
Agree	48.48%	80
Neutral	17.58%	29
Disagree	3.03%	5
Strongly Disagree	1.82%	3
Dont Know	0.00%	0
<b>Total</b>		<b>165</b>

**Q8 The City of Albany/Dougherty County should maintain a strong, mixed use Downtown that is the center of civic, business, residential, art, culture, entertainment and recreational activities.**

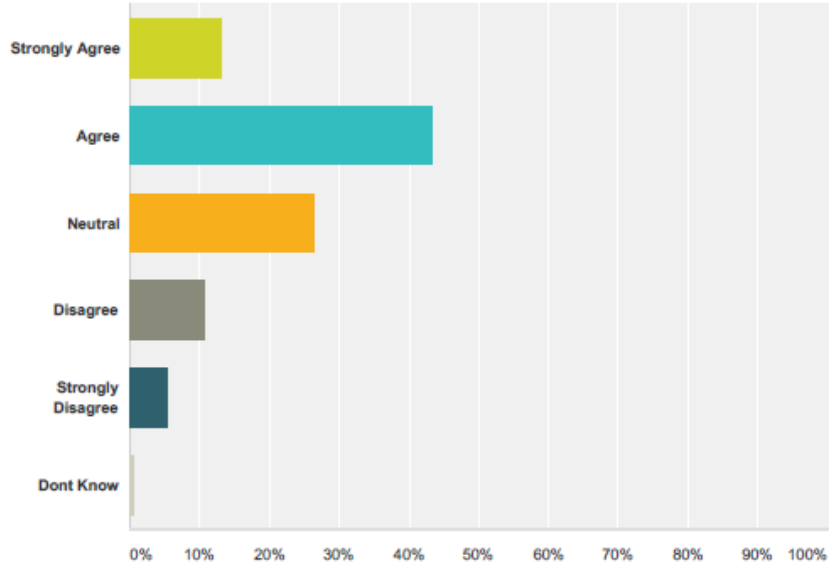
Answered: 166 Skipped: 1



Answer Choices	Responses
Strongly Agree	40.36% 67
Agree	50.00% 83
Neutral	7.83% 13
Disagree	1.20% 2
Strongly Disagree	0.60% 1
Dont Know	0.00% 0
<b>Total</b>	<b>166</b>

**Q9 Higher Density housing (High Density housing is designed to hold significantly more people than is typical for the amount of land) should be allowed when compatible with adjacent uses and road capacity.**

Answered: 166 Skipped: 1

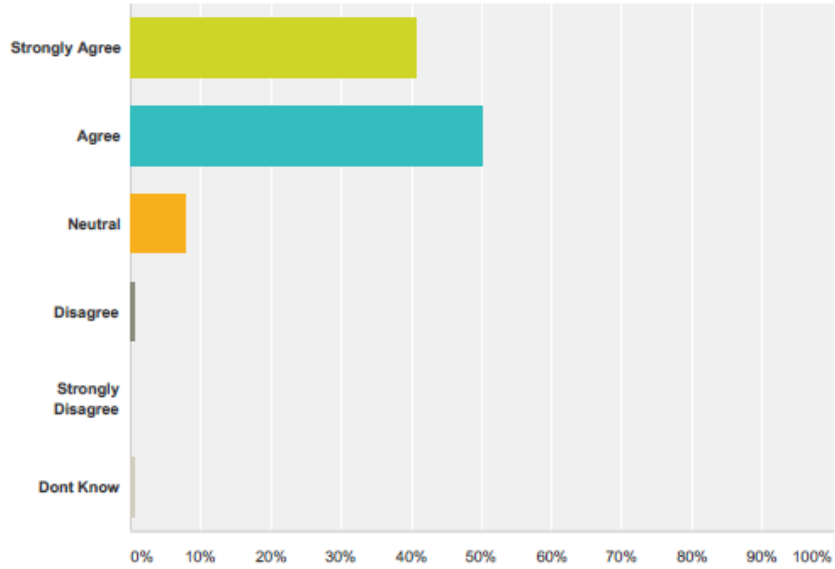


Answer Choices	Responses	Count
Strongly Agree	13.25%	22
Agree	43.37%	72
Neutral	26.51%	44
Disagree	10.84%	18
Strongly Disagree	5.42%	9
Dont Know	0.60%	1
<b>Total</b>		<b>166</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q10 Mobility should be improved by better street, bicycle, transit and pedestrian access.**

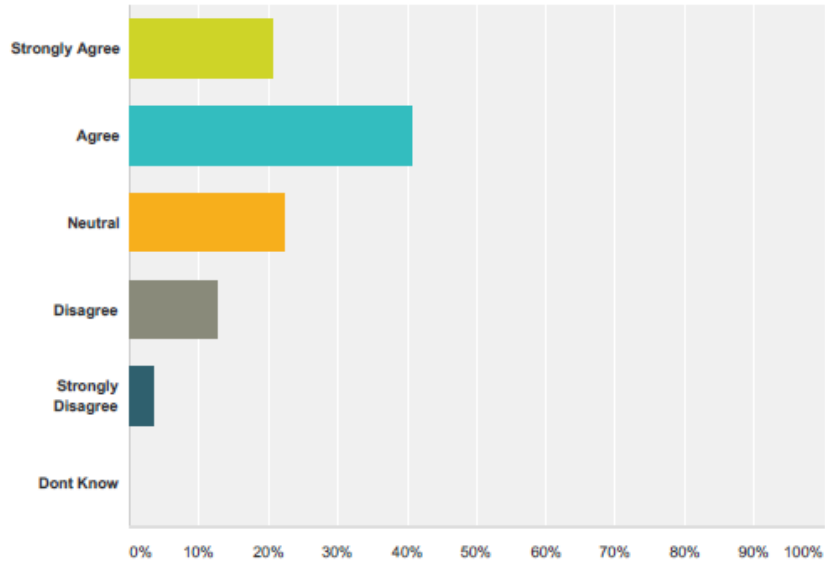
Answered: 165 Skipped: 2



Answer Choices	Responses	Count
Strongly Agree	40.61%	67
Agree	50.30%	83
Neutral	7.88%	13
Disagree	0.61%	1
Strongly Disagree	0.00%	0
Dont Know	0.61%	1
<b>Total</b>		<b>165</b>

**Q11 Development should be restricted in conservation areas to limited agriculture, park and other low impact development.**

Answered: 165 Skipped: 2

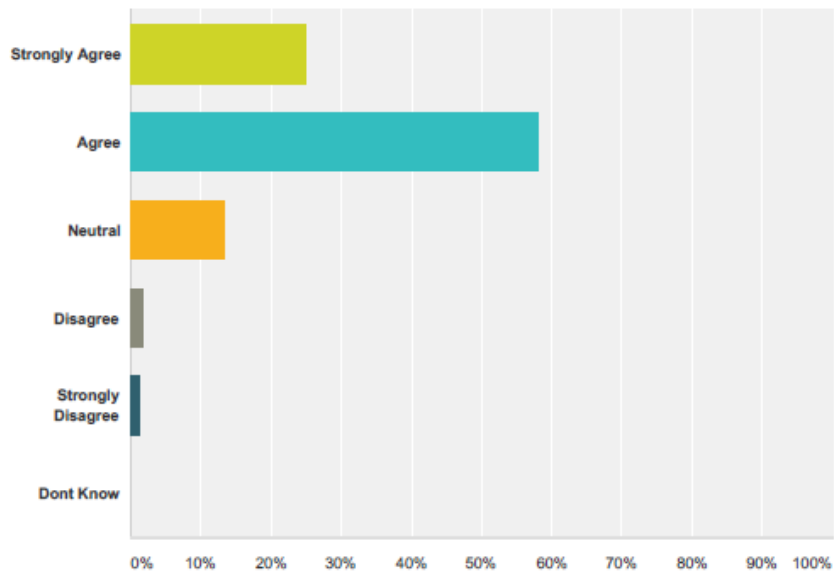


Answer Choices	Responses	Count
Strongly Agree	20.61%	34
Agree	40.61%	67
Neutral	22.42%	37
Disagree	12.73%	21
Strongly Disagree	3.64%	6
Dont Know	0.00%	0
<b>Total</b>		<b>165</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q12 The City of Albany/Dougherty County should allow small scale production of alternate energy (example: wind, solar, and energy from waste).**

Answered: 163 Skipped: 4

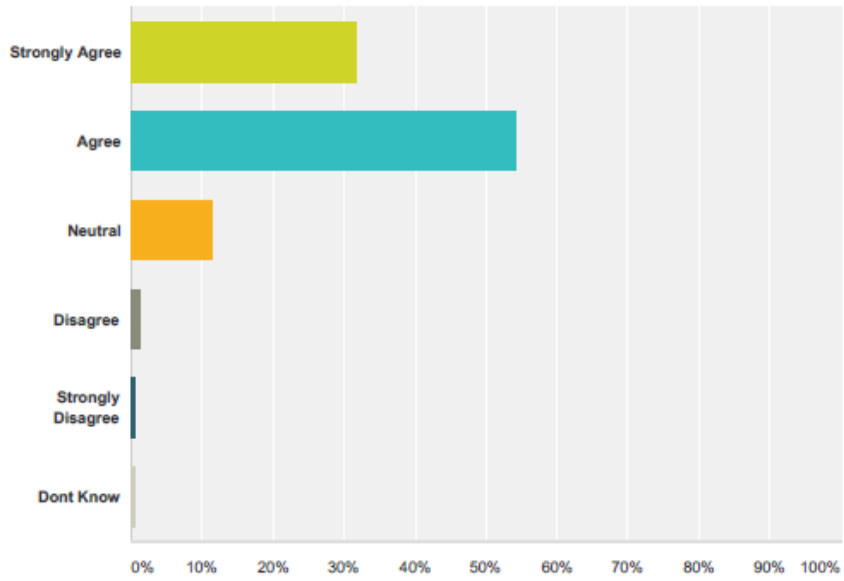


Answer Choices	Responses	
Strongly Agree	25.15%	41
Agree	58.28%	95
Neutral	13.50%	22
Disagree	1.84%	3
Strongly Disagree	1.23%	2
Dont Know	0.00%	0
<b>Total</b>		<b>163</b>



**Q13 The City of Albany/Dougherty County should focus more on infrastructure improvements (example: water, sewer, internet).**

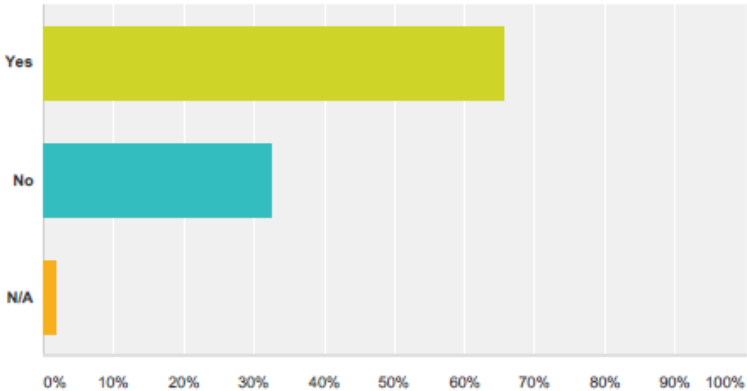
Answered: 164 Skipped: 3



Answer Choices	Responses
Strongly Agree	31.71% 52
Agree	54.27% 89
Neutral	11.59% 19
Disagree	1.22% 2
Strongly Disagree	0.61% 1
Dont Know	0.61% 1
<b>Total</b>	<b>164</b>

**Q14 Do you work within the City of Albany/Dougherty County?**

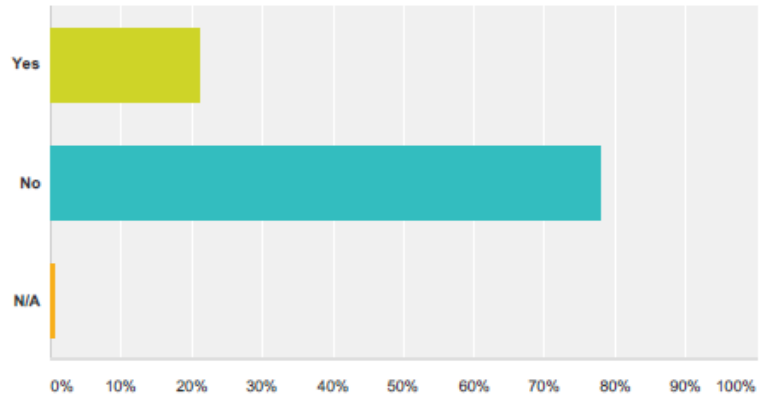
Answered: 166 Skipped: 1



Answer Choices	Responses	
Yes	65.66%	109
No	32.53%	54
N/A	1.81%	3
<b>Total</b>		<b>166</b>

**Q15 Are you an employee for the City of Albany/Dougherty County?**

Answered: 165 Skipped: 2

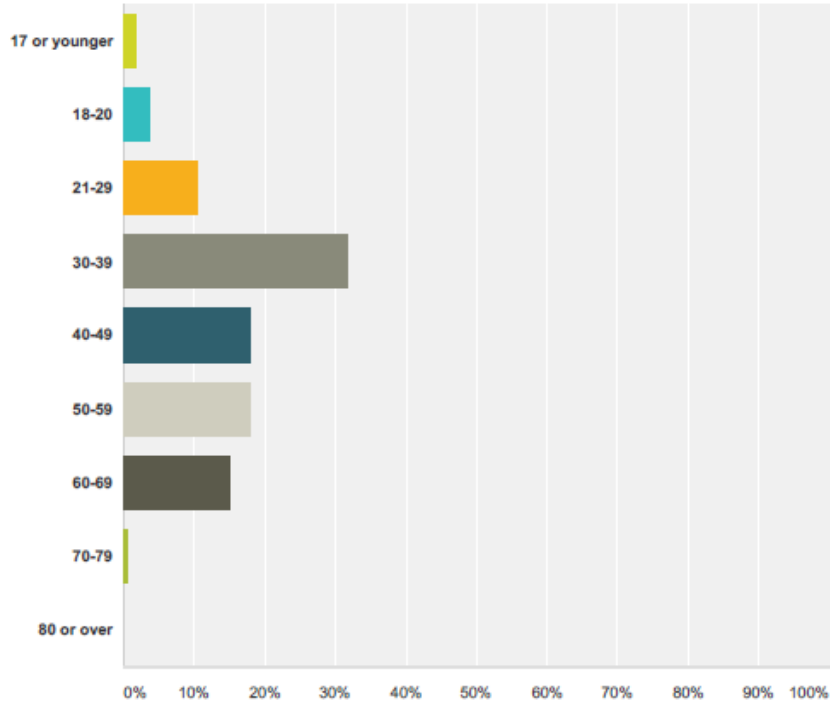


Answer Choices	Responses
Yes	21.21% 35
No	78.18% 129
N/A	0.61% 1
<b>Total</b>	<b>165</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q16 Which category below includes your age**

Answered: 160 Skipped: 7

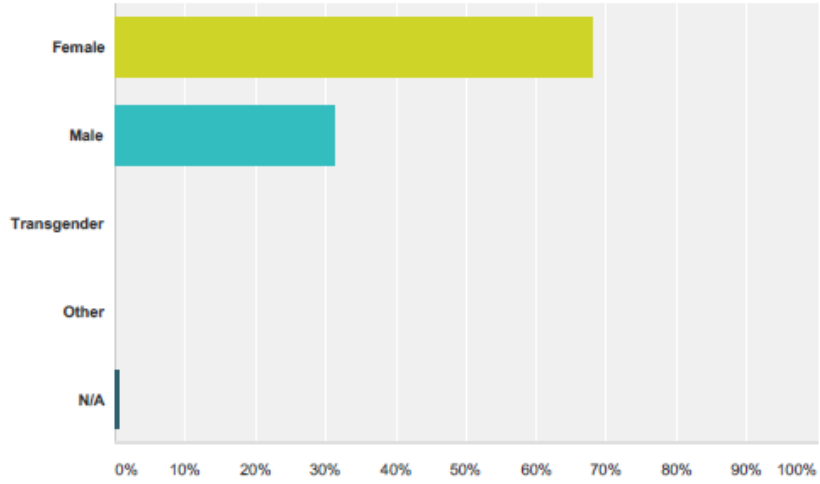


Answer Choices	Responses
17 or younger	1.88% 3
18-20	3.75% 6
21-29	10.63% 17
30-39	31.87% 51
40-49	18.13% 29
50-59	18.13% 29
60-69	15.00% 24
70-79	0.63% 1
80 or over	0.00% 0
<b>Total</b>	<b>160</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q17 What is your gender?**

Answered: 160 Skipped: 7

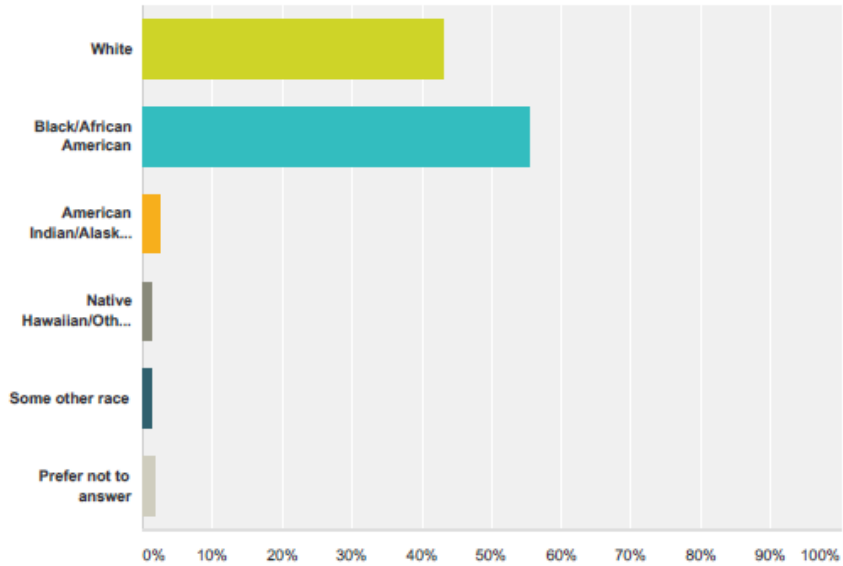


Answer Choices	Responses	
Female	68.13%	109
Male	31.25%	50
Transgender	0.00%	0
Other	0.00%	0
N/A	0.63%	1
<b>Total</b>		<b>160</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q18 What category best describes your race? (One or more category may be marked)**

Answered: 160 Skipped: 7

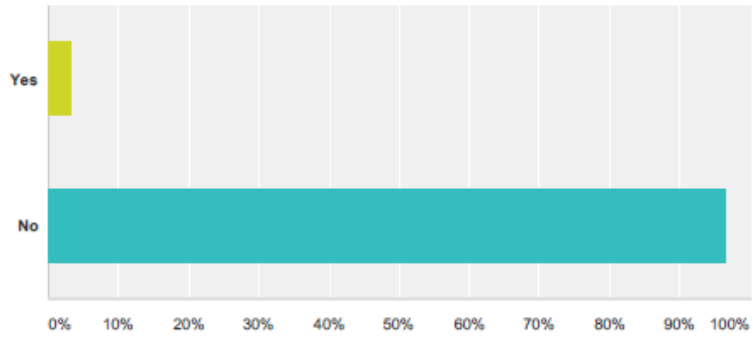


Answer Choices	Responses
White	43.13% 69
Black/African American	55.63% 89
American Indian/Alaska Native	2.50% 4
Native Hawaiian/Other Pacific Islander	1.25% 2
Some other race	1.25% 2
Prefer not to answer	1.88% 3
<b>Total Respondents: 160</b>	

The City of Albany/Dougherty County Comprehensive Plan

**Q19 Are you of Hispanic, Latino, or Spanish origin?**

Answered: 148 Skipped: 19

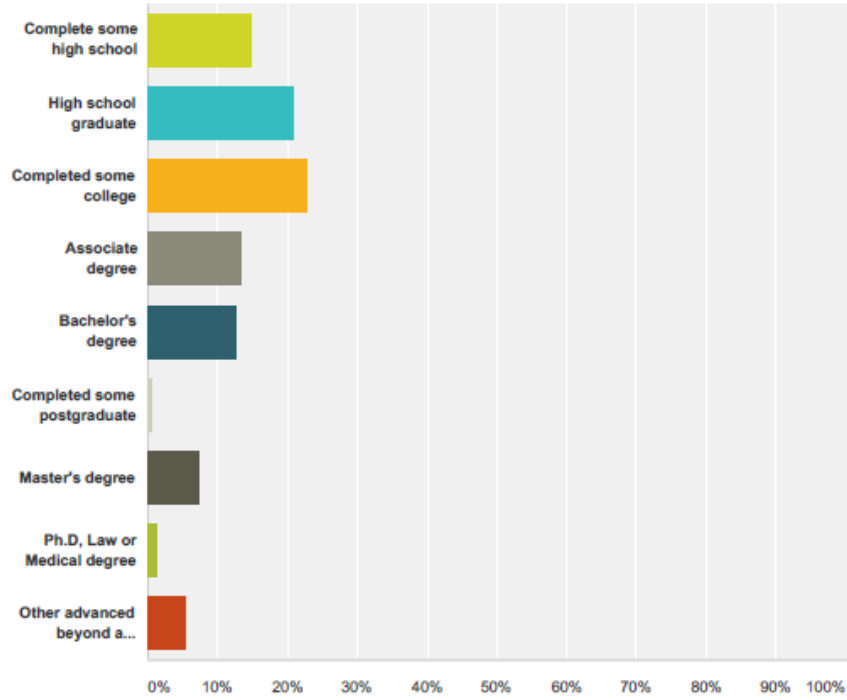


Answer Choices	Responses	
Yes	3.38%	5
No	96.62%	143
<b>Total</b>		<b>148</b>

The City of Albany/Dougherty County Comprehensive Plan

**Q20 What is your education level?**

Answered: 148 Skipped: 19

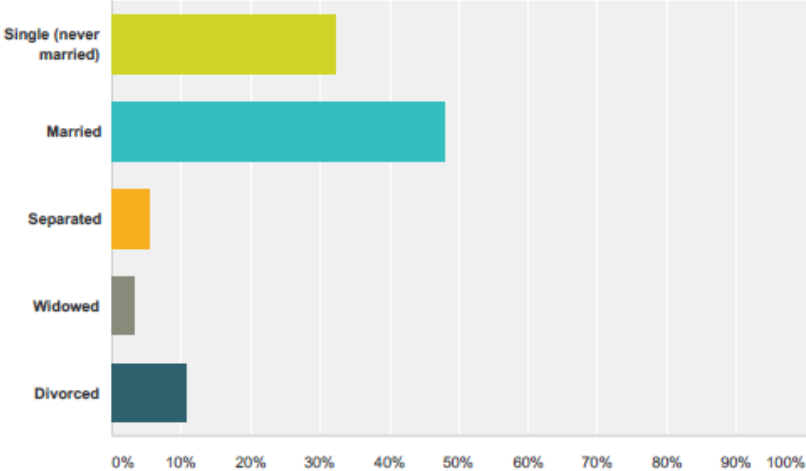


Answer Choices	Responses
Complete some high school	14.86% 22
High school graduate	20.95% 31
Completed some college	22.97% 34
Associate degree	13.51% 20
Bachelor's degree	12.84% 19
Completed some postgraduate	0.68% 1
Master's degree	7.43% 11
Ph.D, Law or Medical degree	1.35% 2
Other advanced beyond a Master's Degree	5.41% 8
<b>Total</b>	<b>148</b>



**Q21 What is your marital status?**

Answered: 148 Skipped: 19



Answer Choices	Responses	
Single (never married)	32.43%	48
Married	47.97%	71
Separated	5.41%	8
Widowed	3.38%	5
Divorced	10.81%	16
<b>Total</b>		<b>148</b>

**Q22 Do you have any other comments,  
questions or concerns?**

Answered: 37 Skipped: 130

The City of Albany/Dougherty County Comprehensive Plan

**Q23 If you would like to receive information regarding the Comprehensive Plan Updates please complete the information below.**

Answered: 55 Skipped: 112

Answer Choices	Responses	
Name:	90.91%	50
Address:	80.00%	44
City:	72.73%	40
State:	72.73%	40
Zip:	72.73%	40
Email Address	69.09%	38

# SWOT Analysis Charts

## Community Facilities SWOT Analysis

### Strengths

- Good Health care (Hospital)
- Good Police Force
- Excellent Fire Department
- Opportunities for high education /capacity of work force for entry level jobs
- Good public schools
- Great Mayor/Good County Commissioner Chair
- Responsive Elected Officials
- Collaborative Efforts-good (nonprofits working together)
- Strong nonprofits-some want no recognition although good service providers
- Great convention facility-Civic Center-Merry Acres
- Colleges & ASU-able to conduct research/ conduct data analysis
- Tremendous amount of nonprofits
- City addressing blight (Public Buildings)
- MCLB
- Downtown-Ray Charles Riverwalk
- COC/Art Museum
- SOWEGA Council on Aging
- Albany Arc
- HA-maintenance (property)
- 311
- Good Road System/Water System
- Agency/Community Coordination
- 2010 Policy Analysis Report (ASU)
- Violent crime is down
- High School/High Tech (program ASU)
- County Street Tighten
- Few Upscale Restaurants

### Weaknesses

- Nonprofit-weakness, capacity-lack of direction-duplication of services (organization)
- Need greater than capacity-nonprofits
- Public takes advantage
- Tremendous amount of nonprofits-May not all be effective
- Lack of Funding
- Education
- Blighted/Abandoned properties-sewer & water provided
- H.A. –property maintains (Application process)
- Underutilization Civic Center
- Declining population
- Review of current ordinances & align with business
- Drainage/Sewer (some areas in county)
- Losing population/schools transitioning
- Lack of work ready work force/More diversity entry/higher level jobs
- Dropout rate (Already being addressed)
- City Communication/marketing/celebrate success
- Jobs for the disabled
- Lack of Independent Living Center
- Expectation of public ( low) “Public doesn’t expect results”
- Citizen apathy-complain with no action
- Recreation facilities/parks for elderly & disabled
- Library services for blind
- Lack of battered women’s shelter
- Poor access to wholesome and real food (Locally Grown)
- Poor access to health and wellness programs
- Early Childhood Development Programs, lacking
- Too many fast food restaurants
- Poor examples for health
- Poor values

### **Opportunities**

- Opportunities for Higher Education/Colleges University/Research Data
- Nonprofit-Education (Success)- Build capacity (to prevent duplication)
- Expansion of services through nonprofits- (Housing, Food, Transportation)
- Matrix-Coordination of services to prevent duplication
- Empower people-move to sustainability
- More “ Customer Friendly” City- Broader understanding of customer service
- School systems- engagement of parents/ community to help children
- More work ready community
- Reuse of school buildings-community partnerships with nonprofits
- Market City services/communication
- Center for Independent Living
- Dissemination of Information-Top to bottom
- Go to where poor & disenfranchised are- Commissioners/City/County- got to areas they serve-better identification of needs
- More battered women shelter
- Market & cover “All of Albany”
- Media Coverage-education –bring the story to media
- Develop trust-nonprofit to nonprofit
- Intergovernmental/community Coordinate/ Collaboration-more communication & dissemination
- Data driven Decisions
- College-Offer services for low vision-braille

### **Threats**

- Nonprofits- weak nonprofits- duplication of services- coordinate & collaboration between nonprofits
- City Government- customers services- may impact growth ( dissatisfied customers- customers with complaints)
- Apathy- “My voice doesn’t count” passive
- Marketing/Education-Celebrate Success less focus on negative
- Media Coverage-Identify/highlight problems & solutions
- Bad News becomes truth-Get whole story/look for positives
- Perceptions-Generalizations about Customer Service
- Intergovernmental/Community Coordination& Collaboration/Communication
- “Identity”- Who is Albany?-Does Albany know what they want to be?
- Projects get started but never completed
- Community Engagement (Lack of)
- Not using data to make decisions & identify needs
- Crime Rate (Data up and down)

## Economic Development SWOT Analysis

### Strengths

- Water
  - Climate
  - Low End Retail
  - Regional Economic Hub
  - Medical Facilities-Healthcare
  - Higher Education
  - Agricultural Base
  - Transportation System-Transit
  - Diversity
  - History/Local Culture
  - Cost of Living
  - Available Housing
  - Low Utility Costs
  - Large Number of Business Travelers
  - Local school becoming a charter
  - Great new “upscale” restaurants
  - Positive community policing
- 

### Weaknesses

- Low End Retail
- School System –Teachers in the field of teacher/ Counselors
- High turnover rates especially in key positions i.e. Interim and transient employees
- No high quality of life
- East/West Divide
- Lack of River Utilization
- Rental/vs Homeownership
- Racial Divide
- Downtown
- Outsourcing Management
- Lack of Promotion of History

### Opportunities

- Promotion of Tourism
- Black History
- Ray Charles Plaza
- Civil Rights
- Bridge House
- Recreational Trails
- Downtown Revitalization
- Agro-Tourism
- Expansion of higher education
- Zip lining
- Flint River
- Expand existing Industry & Small business
- Shift from industrial to retail \*(available labor force)
- Media
- Collaborating with other jurisdictions
- Consolidation (City & county)\*
- Create recreational opportunities for extended stay businessmen to bring family in for weekends
- 1 day, 2 day, 3 day intermarries for visitors
- Begin national advertisement for 2-3 day Family Reunion City
- Bed and Breakfast network
- “Live in Downtown” attract 20-30 year olds
- Support air cargo industry surrounding airport
- Support airport as “Regional Passenger Hub”

## **Threats**

- Political Climate
- Attitude-Lack of vision
- Lack of Goals/Vision
- Brain Drain/Loss of Intellectual Capital
- Not Promoting what you have
- Loss of Collaboration threat to opportunities
- Sustainability-Follow through on Current Plans
- Media-Not reporting
- Potential loss of MCLB
- Lack of Involvement from citizens
- Low Voter turnout
- Loss of population to other counties
- Race Relations
- Business flight out of Albany

## Housing SWOT Analysis

### Strengths

- Innovative Housing/Solution
- Collaborations (i.e. H/A)-City of Albany Programs
- BJA
- Amount of Affordable Housing
- Strong staff leadership
- Code Enforcement
- Diversity of available housing
- Proactive regulation

### Weaknesses

- Aging Housing Stock
- Vacant lots/Infill
- Lack of Housing for Seniors
- Housing/Services for homeless
- Lack of funding for Housing
- Lack of housing for specialized populations (various populations)
- Lack of funding for rehab(landlords)
- Too much housing for sale-over saturation of the market
- Utilities moved from private to public
- Disinvestment
- Lack of space downtown (A few owners-holding properties)
- Marketing strengths
- Lack of Education on economic tools to become homeowners
- Lack of benefits with homeownership
- Few Historic Neighborhoods that are safe and nice
- Small percent of individual homeowners to boost tax base

### Opportunities

- BJA
- Re-establish Bright/Demolition Program
- Infill Housing
- Senior Housing
- Housing/Services for homeless
- More mixed use housing development-especially near downtown
- More transitional housing for special population (re-entry foster care)
- Identify & educate landlords/tenants
- Locate funding/Matching funds
- DCA programs/models in other community they can replicate
- Tax Credit
- Historic Preservation
- Energy Efficiency
- Downtown rental housing
- Broaden regulatory capacity for loft living/mixed use
- Work with Economic Development
- Increased collaboration between agencies
- Programs to successfully house homeless veterans.

### Threats

- Lack of Initiative/Follow through on previous plans
- Lack of funding (HUD)
- Crime/perception of crime
- Homelessness/Pan handling



## Land Use SWOT Analysis

### Strengths

- Abundance of Agricultural Land (3)
- Natural Resources(4)
- Forest, River, Dunes, & Ground Water(1)
- Good Commercial Mix (1)
- Residential Development in N.W. Albany(1)
- Geographic location in S.E.
- Greenspace Protection (3)
- Transportation Network-Roads/Air/Rail(1)
- Floodplain Protection (1)
- Flexibility

### Weaknesses

- Identify Crisis in Transitional Areas Commercial & Residential Mix (2)
- Lack of Density on East Side (2)
- Not Enough Student Housing (2)
- Downtown (5)
- Loss of Farmland/Subdivision(1)
- Ease of Land Use Changes(1)
- Lack of Event Space along the River (2)

### Opportunities

- Development Potential in East Albany
- Corridors out of Downtown-Commercial Development (2)
- Increased Housing Density
- Retirement Community(1)
- Student Housing
- Opportunity for more manufacturing Land/Water (2)
- Downtown Development (2)
- Develop/Enhance existing Recreational Facilities
- Increase Buffer Standards Bet. Res & Com
- College District (4)
- Agritourism (4)
- Ecotourism (2)
- Recreational Trails along River (2)

### Threats

- Lack of Strategic Plan (8)
- Fear of Change
- Loss of Existing Business (4)

## Natural and Cultural Resources SWOT Analysis

### Strengths

- Flint river/River Corridor (4)
- Flint river Aquarium
- Civil Rights Museum
- Chehaw Park (2)
- Bob White Quail
- Hunting
- Thronateeska (Collaboration of Planetarium and River)
- Albany Area Arts council
- Art Museum
- Little Theater
- Municipal Auditorium (1)
- Civic Center
- Higher Education
- Long Leaf Pines (Eco Systems)
- Radium springs
- Sand Dunes-Greenspace
- Movie Location for GA
- Lime Sink
- Hillsman Park
- Tift Park
- Endangered Species
- Plantations
- Birding
- Churches
- Archive Center
- Old Mule Barn
- Historic Districts
- River Walk (Greenway Trails) (2)
- WMA (2)
- GA Power Dam
- Boat Launches
- Local Businesses
- Rawson Circle & Palmyra Heights neighborhoods
- Mt. Zion Civil Rights Museum

### Weaknesses

- Marketing ( Calendar, Newsletter ) (2)
- Under Utilization
- Local Businesses
- Downton (Blight/Perception) (1)
- Preserving Historical Structures (1)
- Flint River
- Respect for Environment
- Local Perception (Downtown Albany)
- Access to Flint River (1)
- High Poverty (1)
- Education System (2)
- Lack of Appreciation
- Rundown Historic Neighborhoods
- Lack of youth advancement resources
- Lack of youth Arts and Entertainment venues

## Opportunities

- Stabilize Historic Structures
- Flint River
- Reuse of Golf course (1)
- High Poverty
- Education System
- Riverwalk to Chehaw (2)
- Improved Business Climate “Business Friendly”
- Cemeteries (Tours, Historic) (1)
- Conservancy (1)
- Civic Clubs
- SPLOST
- GA River Network
- Education/Awareness (1)
- Reuse: Merck-Superfund Sites, Brown fields (City/Co. Action)
- Community Groups/ Task Force/ Civic Groups in Plan Implementation & Action through City/ County
- Tie plantation events to city/cultural events
- Bike and walking trails

## Threats

- Funding (Lack) (2)
- Interest/ Lack of
- Greed/Selfishness
- Lack of Implementation
- Apathy (3)
- Sand Dunes
- Loss of: Business; MCLB (1)
- Pollution
- Sable Trail
- Low Flow in Flint River
- Water Utilization (Flint)
- Development of Sensitive Areas (1)
- Homeownership/Rental Property (1)

## Transportation SWOT Analysis

### Strengths

- Scheduling-Buses (schedule online)  
Plastic cards/loadable  
#of stops.
- Crosswalks-(ADA/Compliance Countdown)  
Nice sidewalks-in some areas  
Promise Community-Census Trac8
- Freight  
Bridge (Broad Avenue)-Transportation  
Improvements thru SPLOST
- Street markings-Pavement markings
- Downtown Streets-Westside (Gordon, Slappey)
- Traffic Flow (Stuart)
- Stop Signs
- Transit Development Plan (Available Online)
- Covered Bus Stops
- Bike Lanes

### Weaknesses

- Sidewalks- Needed-Under Sewer (Palmyra)
- Bike Lanes & Safety for off system trails
- RR Crossings
- Alleys-Eastside (paving)  
\*A list of priority areas
- Transit (Hours of Operations-Weekends; After Hours)
- Transit Development Plan (Lack of input from all Stakeholder groups) & target populations
- Covered Bus Stops with benches
- Marketing/Image/Perception of Downtown
- Complete Streets (Need)
- Street Flooding/Storm Drainage
- Scarcity of Funding
- Crosswalks at Major intersections (Radium & Oglethorpe. Along Dawson in NW)

### Opportunities

- Environmental Justice-Contacting underserved populations (Albany Expire)
- Smaller buses with specific routes
- Specific # of passes/seats for indigent for recognized organizations
- Marketing/Image/Perception of Downtown
- Complete Streets
- Connectivity to downtown-(DARTS) ASU/ATC
- Improve safety & security
- Input from ridership-quick survey
- Expand schedule times to accommodate demand
- County-wide Trail System

### Threats

- Limited Resources/Funding
- Disaster Preparedness for civilians-(Review plans -HazMit
- Reduced level of service of Transportation Network LRTP
- Public resistance to funding projects through T-SPLOST

## Vocational Rehabilitation SWOT Analysis

### Strengths

- Transportation-Some availability
- Post-Secondary Education
- Business Expansion
- Availability of Schools
- Availability of healthcare
- Samaritan Clinic
- Hire Albany

### Weaknesses

- Time frame of Transit
- Some Areas not serviced by Transit
- Partnerships with medical community
- Lack of choice in hospital/general
- Jobs
- Employers willing to work with people with backgrounds & disabilities
- Not enough low income housing
- Rental assistance, food assistance & utility assistance.
- Low wages
- Wait list for mental, childcare assistance
- Utilization of technology; \* more agencies being automated
- User friendly apps/versus efficiency
- Homeless populations
- Veteran's services
- No major thorough
- Lack of retention

### Opportunities

- More partnerships with employers to work with the Vocational Rehabilitation
- To educate additional employers about partnerships
- Nonprofits to close the gap in self-sufficiency resources
- Better market resources
- Reach out individuals that can help effect change -i.e. comp plan

### Threats

- Funding
- Lack of communication
- Stereotypes
- Territorial
- Monopolies
- Supporting Neighboring Counties
- Lack of staff

## References

- Albany-Dougherty Coalition to End Homelessness Recommendations to Albany-Dougherty County: 10-Year Plan to Reduce Homelessness
- Albany Housing Authority: City of Albany Public Housing Authority Agency Plan 2015-2016

# ADOPTION RESOLUTIONS

16-022

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ADOPTION OF THE 2016 ALBANY-DOUGHERTY  
COMPREHENSIVE PLAN; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is desirous of adopting the 2016 Albany-Dougherty Comprehensive Plan as prepared by the Albany-Dougherty Planning and Development Services Department in conjunction with the Southwest Georgia Regional Commission.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Dougherty County and it is hereby resolved by Authority of same as follows:

**SECTION I** The attached 2016 Albany-Dougherty Comprehensive Plan is hereby approved and adopted by the Board of Commissioners of Dougherty County and the County Administrator is authorized to execute same and any and all documents necessary for the complete implementation of said plan.

**SECTION II** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 6th day of June, 2016.

BY:   
Chris S. Cohilas, Chairman

ATTEST:

  
County Clerk

A RESOLUTION *16-R147*  
ENTITLED  
A RESOLUTION APPROVING AND ADOPTING THE  
ALBANY-DOUGHERTY COMPREHENSIVE PLAN;  
REPEALING PRIOR RESOLUTIONS IN CONFLICT AND  
FOR OTHER PURPOSES.

WHEREAS, the state requires each government in Georgia to have and regularly maintain a comprehensive plan; and

WHEREAS, it is in the best interests of the citizens of the City of Albany to adopt an updated Albany-Dougherty Comprehensive Plan,

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 Albany-Dougherty Comprehensive Plan is hereby approved and adopted.

SECTION 2. A copy of said updated Plan is attached hereto and incorporated herein by reference as fully as if set forth verbatim.

SECTION 3. All resolutions, or parts of resolutions, in conflict herewith are repealed.

  
MAYOR

ATTEST:

  
CITY CLERK

Adopted: *June 29, 2016*

Introduced By Commissioner: *Bob Langstaff Jr*  
Date(s) read: *June 29, 2016*