



Welcome Home to Hospitality, History, Heritage

A Joint Comprehensive Plan for Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda, Georgia



November 2020

WELCOME HOME TO HOSPITALITY, HISTORY, HERITAGE

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Mount Vernon, Tarrytown, and Uvalda, Georgia

A Joint Comprehensive Plan for Montgomery County, the City of Ailey, the Town of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of October 1, 2018



Prepared By:

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

Heart of Georgia Altamaha Regional Commission

November 2020

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Introduction and Executive Summary



Welcome Home to Hospitality, History, Heritage -- The Montgomery County Joint Comprehensive Plan is a comprehensive plan prepared in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA). The current Minimum Standards became effective on October 1, 2018. It is a

joint plan for Montgomery County and its municipalities – the City of Ailey, the Town of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda.

Montgomery County is a small rural county in south central Georgia with a 2019 estimated Census population of 9,172 (ranking 130th in the state of Georgia). The county's size of 239.5 square miles ranks 124th in Georgia (out of 159 counties) giving it a population density of only 38.1 people per square mile, much less than the Georgia total of 182.9/sq. mile, and even significantly less than the U.S. total of 92.6/sq. mile. The county's population growth from 2000 to 2010 was 10.3%, according to the Census Bureau. This population growth rate was considerably less than that of the State of Georgia (18.3%), but slightly higher than that of the U.S. average (9.7%). The 2019 U.S. Census Bureau county population estimates shows a slight increase of about 0.5% since 2010. Montgomery County is one of Georgia's counties described as having persistent poverty, currently measured around 22% of its population, compared to 14% in Georgia overall. In August 2020, the unemployment rate in Montgomery County measured 4.7%, lower than Georgia's 5.9%, and considerably lower than the U.S.'s 8.5%. Despite the COVID-19 Pandemic and the related unemployment rate of 6.5% in July 2020, Montgomery County's current unemployment rate is down from August 2019's 5.7%. The poverty rate ranks as the 63rd worst in the state. Per capita income in Montgomery County, as well as median household income, ranks well below the average for Georgia counties. The average weekly wage in the fourth quarter of 2019 was \$644.

Montgomery County does have advantages and assets for future growth. The Montgomery community has an outstanding agricultural/forestry heritage; much scenic natural beauty; a history of tourism, civic pride, and entrepreneurial success; transportation resources; and an advantageous location which provides great opportunity and attraction for residency.

Montgomery County sees itself as a growing rural county offering southern charm and a slow-paced small town alternative to nearby faster-growing urban areas, with a pleasing quality of life and wide-open economic opportunity. The community offers friendly hospitality and a welcoming, advantageous business environment and location. It is a major producer of the world famous Vidalia Onion and the home of Brewton-Parker College, a



small Baptist liberal arts institution, which is branching out to offer more professional training, such as nursing. The community has excellent infrastructure and facilities, access to I-16, as well as excellent rail, airport (nearby Vidalia Municipal Airport), and U.S. and State highway access. The community is blessed with winding miles of enchanting natural splendor of the Altamaha and Oconee rivers, and excellent local recreational facilities and programs. The stunning environment and welcoming people and landscape of Montgomery County are assets only enhanced by its location near I-16 and larger urban areas of Macon, Vidalia,

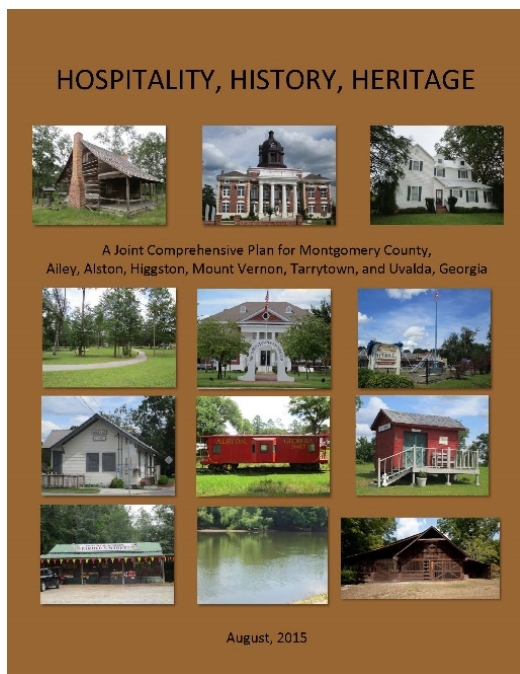


and others, and its easy transportation and highway access to I-16 and other major highways. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, retire, work, play, or visit; to do or start a business; and to otherwise enhance quality future growth and development.

This Montgomery County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. This plan title was chosen

carefully to stimulate and encourage interest, reading, and implementation. *Welcome Home to Hospitality, History, Heritage* embodies the entrepreneur spirit of the community and incorporates the desire to grow well into the future. The Montgomery County community wants to protect its rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a thriving place for prosperity today and for future generations.

Previous Plans



This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, while the second comprehensive plan was adopted in 2005. A partial update of the second plan was also adopted in 2010 in accordance with state requirements. All of these plans were intensively data and state requirement driven, although local objectives are outlined and portrayed. A full update titled “*Hospitality, History, and Heritage*” was completed in 2015 and was developed to reduced minimum standards which focused on community involvement and individual local government needs. The second plan, in particular, remains a useful tool for the public to obtain local information which may not easily be

found elsewhere and may remain of use. All of these plans should remain, at least in hard copy, available from the Montgomery County local governments and the Heart of Georgia Altamaha Regional Commission. Previous plans are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data

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

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Montgomery County, its municipalities, or any other jurisdiction is quickly accessed at quickfacts.census.gov which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, www.statsamerica.org, which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, www.georgiadata.org, where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested under "Other Resources." The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at explorer.gdol.ga.gov. Additional state sponsored economic data is available at www.georgia.org. Excellent overall private data sources include www.city-data.com, datausa.io, and www.usa.com, while www.headwaterseconomics.org is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

Population Projections

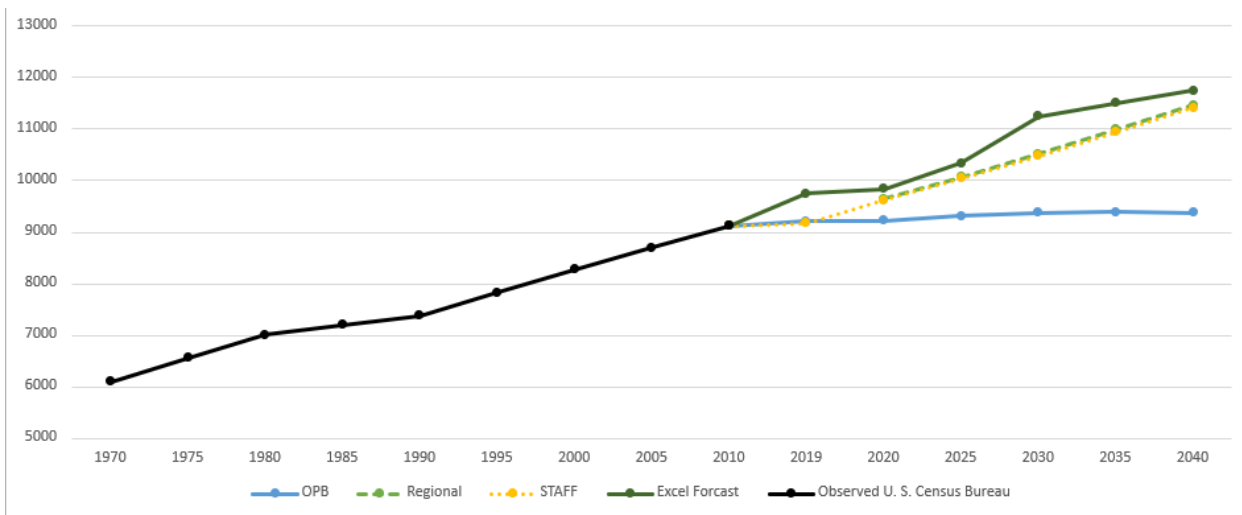
As noted earlier, the official 2010 Census population of Montgomery County was 9,123, up 10.3% from 2000's 8,270. This growth was more than one-half that of Georgia's 18.3% and higher than the national U.S. rate of 9.7%. More recent projections (2019) by the Census Bureau report the County increasing by only 0.5% or 49 people. This suggests very little current growth. Montgomery County's location close to Vidalia and other growth centers has surely helped. The high mark of population in Montgomery County was in 1910, after which the County lost population every decade (except in the 1920s) until the 1970s when it increased by 15% to 7,011 in 1980. Montgomery County's location, existing businesses, quality of life, and easy access to larger surrounding growth centers are positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections for Montgomery County were developed in 2018 and showed growth to 9,397 in 2035, extrapolated to 9,378 in 2040. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Montgomery County, as noted in the 2019 Regional Plan 2040, show higher expected levels than current OPB projections. These include 10,514 in 2030 and 11,461 in 2040. In addition, the Regional Commission reexamined the population projections for this plan utilizing the 2019 estimated Census figure as another trend point. This evaluation, based on historical population trends, estimates the Montgomery County population to grow albeit at a slow pace to 10,943 in 2035 and increase to 11,421 in 2040. Lastly, Regional Commission staff utilized the Excel Forecast function and the AAA version of the Exponential Smoothing (ETS) algorithm with a 95% confidence interval to forecast growth to 11,502 in 2035 and 11,753 in 2040.

Population Projections, Montgomery County

	2010	2019	2020	2025	2030	2035	2040
OPB, 2018	9,123	9,214	9,224	9,308	9,374	9,397	9,378
HOGARC Regional Plan	9,123		9,645	10,070	10,514		11,461
Regional Commission	9,123	9,172	9,625	10,045	10,484	10,943	11,421
Excel Forecast (ETS Algorithm)	9,123	9,749	9,839	10,342	11,250	11,502	11,753

Montgomery County Population Projections



Sources: State Office of Planning and Budget, 2018; Heart of Georgia Altamaha Regional Commission Regional Plan, 2019; Heart of Georgia Altamaha Regional Commission staff projection using Microsoft Excel GROWTH formula, 2020; Excel Forecast method using the AAA version of the Exponential Smoothing (ETS) algorithm at a 95% confidence interval.

Coordination with Other Plans

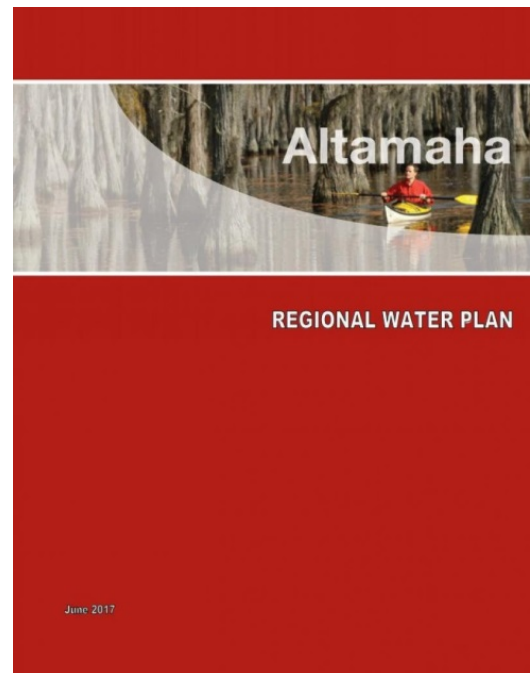
Montgomery County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan’s preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Montgomery County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream

corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

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

Regional Water Plan & Environmental Planning Criteria Consideration

Montgomery County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011) and amended in 2017, was considered by the Montgomery County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan’s objectives to maintain viable agriculture/forestry use, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, “to wisely manage, develop and protect the region’s water resources...to enhance quality of



life..., protect natural systems..., and support the basin’s economy,” is inherent in this comprehensive plan’s community vision and goals. In the Regional Water Planning Council’s 2014 implementation report, Mount Vernon’s wastewater treatment plant upgrade is specifically cited as a supportive implementation

activity. Other water/sewer improvements in the county’s municipalities would also be supportive implementation.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Montgomery County, including Montgomery County, the City of Ailey, the Town of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinances in 2001.

Consistency with Quality Community Objectives

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

The Montgomery County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Montgomery County, which is consistent with a quality community and the DCA Quality Community Objectives. The Montgomery County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement

As noted earlier, the Montgomery County local governments aimed to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Montgomery County and its municipalities. To accomplish this, they created a steering committee, the Montgomery County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan’s development, and make the community a better place to live, work, recreate, and learn. Many of the stakeholders participated with drafting the previous 2015 plan. The committee did include elected and appointed members from the governing

authorities, local economic development practitioners, and local government staff, as well as others concerned with community and economic development and other issues within the entire community. This Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. Only the first two Coordination Committee meetings were held in person due to the COVID-19 Pandemic and the State of Georgia's Emergency Declaration. The Committee participants were contacted by email and sent the meeting materials for the third and fourth meetings, which they were asked to review and provide comments. The fifth meeting to review the draft plan was held virtually. The draft plan was sent via email to the Committee in advance of the final meeting so as to allow time for prior review. The newly required Broadband Services element highlights the lack of broadband service in Montgomery County. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held virtually due to the ongoing COVID-19 Pandemic after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal. Citizens were also provided the opportunity to give their opinions during a community drop-in/input session held at the Mount Vernon Community House in Mount Vernon from 4:00 p.m. to 6:00 p.m. which was both publicly posted and announced in the local newspaper. A webpage specifically devoted to this plan was promoted throughout the community which allowed for administration of a Community Vision survey. A more detailed summary of community involvement is included in the appendix.

Welcome Home to Hospitality, History, Heritage is truly a locally developed guide to, and framework for, future growth and development of Montgomery County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Montgomery County community an improved place to live and work with an outstanding and

enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and a Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives. To ensure that municipal aspirations are clearly delineated, particularly for the smaller municipalities, separate municipal descriptions are included. While the joint plan and the general Community Vision truly addresses all governments within the county, this should help those concerned with one government entity more clearly understand the joint plan in terms of that particular community.



Community Goals

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

Community Vision

Montgomery County Is:

“A rural county located in south central Georgia, bordered by the lower reaches of the Oconee River and the upper most portion of the mighty Altamaha River. Our community relies on the ability to produce varied agricultural goods as well as our infrastructure to attract business and residents alike. Our vision for growth and community offerings includes additional bicycle infrastructure, increased eco-tourism, expansion of Brewton-Parker College, and attraction of retirees seeking a high quality of life with a lower cost of living.”

Today, much of Montgomery County’s landscape remains scenic and pastoral with rolling hills, forested streams, and areas of evergreen Southern pines. The community is known for its stately homes, white clapboard churches, vaunted history, friendly and neighborly residents, and overall outstanding quality of life. Municipalities within the county include Mount Vernon, the county seat, and its immediately adjacent eastern neighbor, Ailey, as well as the smaller municipalities of Alston, Higgston, Tarrytown, and Uvalda. All are picturesque, quintessential small-towns full of charm and character.

Montgomery County has shown steady growth for the last several decades and is a desired address for residential and business location. This desirability and attractiveness results from its business-friendly attitude; the scenic landscape; the many opportunities for outdoor adventure along the rivers and their bottomlands and in its forests; the evident and picturesque history of its beautiful and stately extant homes, churches, and businesses; the friendly, welcoming and cooperative attitude of its citizens; and certainly not least, the location of Brewton-Parker College in Mount Vernon. Montgomery County is an excellent place to do business, live, work, play, and raise a family.



TO FULFILL OUR VISION, WE WILL CONSIDER THE FOLLOWING GOALS WHEN PROMOTING OUR COMMUNITY:



Promote a healthy, transparent citizen/government relationship



Create a common brand that will enhance Montgomery County's improvements and successfully market it as a place to live, work, and play



Seek investment to capitalize on our agricultural economic base



Remain vigilant of tourism trends and seek ways to innovate promotion of the community



Remove blight and improve cost-burdened housing



Preserve, enhance, and promote the area's cultural and natural resources



Maintain the sense of place and small-town character and feel of Montgomery County



Ensure that future development is coordinated appropriately with infrastructure, including transportation, water, and sewer service areas



Attract and promote investment in cultural amenities and economic opportunities for retention of young people after graduation

Although the world wars, Great Depression, decline of textile manufacturing and the railroads, the political loss of county lands, and the nearby growth of the rural retail and business centers in Vidalia and Dublin dealt Montgomery County significant blows, the county's many attractive and well-maintained homes, picturesque landscapes, natural outdoor amenities, historic wonders, Brewton-Parker College, overall spirit of cooperation and hospitality, and outstanding quality of life have reversed population outflow and increased growth, albeit primarily residential at present. Montgomery County wants to

nurture these attributes and attractiveness for growth, and use them to attract further compatible economic growth, both business and residential, while conserving the small-town, historic and scenic natural landscapes and maintaining its fields and forests as working, important economic contributors. As noted earlier, farms constitute over half of Montgomery's land use and the Vidalia Sweet Onion is a mainstay crop. Pecan and livestock production also remain strong. The county's pine forests continue to provide a strong source of farm income and contribute to local business. Vidalia Naval Stores Corporation, which has evolved from initial turpentine and rosin production into a multi-faceted company with national presence, was purchased in 2015 by Building Material Holding Company (BMC) of Atlanta. Its Bestline Sash and Door subsidiary manufacturing plant is located in Ailey.

Montgomery County and its municipalities are committed to making themselves an even better place to do business, to live, and to work. The community wants to be known as a special place of planned, quality economic growth surrounded by unbelievable natural beauty, unparalleled heritage, and open-hearted hospitality. They will continue to develop community facilities and amenities supportive of and conducive to quality growth, including broadband and high-speed telecommunications. A multi-faceted economic development strategy that encourages enhanced job creation through nature and history based tourism; expanded retail and business development; and further enhancement of Brewton-Parker College, both facilities and programs, as well as continued strong agricultural uses and residential location, will be employed. Local retail development will be first encouraged, but job-producing businesses and industry will be sought which enables higher wages and jobs for local graduates to return home. The community would have developed industrial sites, including a rail-served property, available and marketed. The goal is for development to be self-supporting, to have a positive impact on the tax base, and to complement the unique quality and character of the county. The historic small-town downtowns would be revitalized, teeming commercial areas, and there would be an overall positive atmosphere. The attraction of retirees to the outstanding quality of life would be a major element of the multi-faceted economic development strategy. Brewton-Parker College would be a healthy, growing college of 1,200 students, and would have a successful football program and programs in criminal justice, music, nursing, and agricultural support, among others. The warm, hospitable character of Montgomery County and its residents, as well as the spirit of collaboration and cooperation, would be self-evident, and the outstanding quality of life unchanged. The charm and character of Montgomery County would be well-known, and it would be a much desired place to do business, visit, live, or work.

City of Ailey

The City of Ailey is located along the Heart of Georgia Railroad and U.S. 280 just east of Mount Vernon. Part of the western city limits of Ailey is shared with the eastern city limits of Mount Vernon. Ailey's history and development have always been intertwined with that of Mount Vernon. The communities cooperated in a joint bid to land the important Union Baptist Institute, now Brewton-Parker College, in 1904/1905. Ailey was established as a major railroad stop on the Savannah, Americus, and Montgomery (SAM) Railway in 1890 because Mount Vernon leaders held the railroad somewhat in disdain and preferred the tracks to pass north of town. Ailey was formally incorporated as a town in 1894 by an 1893 Act of the Georgia legislature. This act established the town limits as a one-half mile circle from the SAM railroad depot. The SAM Railway was changed to the Georgia and Alabama Railway in 1895, and became part of the Seaboard Air Line Railway in 1900. The community's downtown surrounds the railroad, which today is owned by the Georgia Department of Transportation and operated as the Heart of Georgia Shortline. Ailey City Hall is located in the rehabilitated 1904 Seaboard Air Line Railway depot.

Because of Ailey's importance as a railroad shipping point for the surrounding agricultural and forestry crops, its population steadily grew from 271 in 1900 to over 500 in 1940. After the war, the town population remained relatively stable until 1970 when rural growth momentum and the community's attractiveness for residential growth near, but outside Vidalia, and close to Brewton-Parker College caused the city's population to swell from 487 in 1970 to 579 in 1980 and 1990. The community's incorporation status had changed from town to city in 1960. Since the 1980/1990 high point, Ailey's population has declined to 432 in the 2010 Census, but this was an increase from the official 2000 Census population of 394. There is some evidence of recent growth, and official Census estimates for 2019 place the current estimated city population at 536.

Ailey has always been a well kempt community of attractive, historic homes and churches whose beauty beckons visitors and residents alike. The community takes pride both in its history and appearance. Beyond use of its historic depot, the community maintains its Old Jail as a museum, and has rehabilitated its 1927 Rosenwald School as a community center. Two of the wider Montgomery community's historic and operating businesses are located in the City, and a planned county industrial

park lies on the City's eastern edge along U.S. 280. The City of Ailey today remains a desired, picturesque Montgomery County address for both residence and business. It is home to one of the oldest Garden Clubs in the State of Georgia. Two important native sons include the legendary boxer Sugar Ray Robinson, born in the town as Walker Smith, Jr. in 1921, and U.S. Representative Hugh Peterson born in Ailey in 1898, and buried in the Peterson Cemetery within Ailey.

City of Ailey Vision

The City of Ailey wishes to remain a PICTURESQUE HAVEN of history and SMALL-TOWN BEAUTY attractive to residents and business alike. The community wants to be known as a QUIET, SAFE, and BEAUTIFUL community whose THRIVING and VIBRANT DOWNTOWN continues to pay homage to history and aesthetics. Needed INFRASTRUCTURE IMPROVEMENTS would both complement and FACILITATE GROWTH and community ideals. Ailey would offer many conveniences of city life in a uniquely beautiful rural and historic setting.



City of Ailey Needs

Water and sewer improvements

Downtown revitalization

Downtown streetscape improvements

Street improvements

New fire station

City Hall renovations

Rosenwald Community House parking upgrades



City of Ailey Opportunities



City Hall Depot

Rosenwald Community House

Old Jail

Brewton-Parker College

Existing historic building fabric



Town of Alston

The Town of Alston is a small rural farm community located on Georgia Highway 135 in southern Montgomery County near its eastern boundary with Toombs County. Alston was incorporated as a town and railroad stop on the Georgia and Florida (G&F) Railway in 1910, not long after the G&F Railway completed a still-standing trestle over the Altamaha River in 1908-1909. The close-knit community remains one of the small number of municipalities in Georgia which are incorporated as a “town.” The town moniker is appropriate for the small, friendly, and caring community with a laid back, easy-going atmosphere. Alston’s population only exceeded 200 in 1940, and has basically remained relatively stable in the 150-160 range since 1950, although it fell to the low 100s after the local school closed in 1961. It has been at the 160 level since 1990, and is in the area of Eastern Montgomery which has attracted spillover growth from neighboring Toombs County. The 2019 Census estimate is 159.

Although the railroad is no longer active after abandonment in the 1980s, the community pays homage to its heritage with a park in the old railroad corridor downtown, which contains both a restored caboose and iconic walking bridge spanning the railroad gully. It is an attractive, often photographed feature for which Alston is now remembered. The community also retains the old school house which included 7 teachers at its height. The school building was briefly repurposed as the “Alston Opry House,” a name by which many still call it. Funds are being sought to rehabilitate it for community use. Many people also know Alston as home of the Alston Saw Shop, a local farm equipment and repair shop specializing in chain saws which enjoys a robust regional business. It is located in one of Alston’s mostly vacant old downtown storefronts along GA Highway 135 and the railway corridor. The community truly is an attractive, quiet small-town place to live in a rich rural setting. Just north of town along GA Highway 135 is a bed and breakfast, the Cotton Patch Inn, which touts the available simple pleasures, change of pace, warmth, and informality.

Town of Alston Vision

The Town of Alston wishes to remain a QUIET, PROSPERING rural farm community in an attractive setting which offers a nice place to live. The CARING, SMALL-TOWN atmosphere would be retained and facilitated by continuing facilities and amenities improvements.



Town of Alston Needs

Street improvements

Sidewalk improvements

Landscaping/aesthetics

Downtown building revitalization

Old School House/Alston Opry House rehabilitation



Town of Alston Opportunities



Georgia and Florida Railway Rails to Trails

Old School House/Alston Opry House

Railroad Corridor Park

Walking Track

Alston Saw Shop

Location

Cotton Patch Inn

Strandz

The Vintage Iris

City of Higgston

The City of Higgston is located in eastern Montgomery County a short distance west of Vidalia and Toombs County. The community is traversed east to west by U.S. 280 and north from U.S. 280 by Georgia Highways 15/29 and south from U.S. 280 by Georgia Highway 135. Georgia Highway 292 enters Higgston from the east and ends at Georgia Highways 15/29. Higgston's location, highway access and proximity to Vidalia have led to significant growth since 1980. The community and surrounding area have been, and will continue to be, one of the prime growth centers for Montgomery County. Higgston's 2010 Census population of 323 persons was a historical high point. The 2019 Census estimate of 312 shows a decline of 3.4%.

The Higgston area has always been a growth point for Montgomery County, particularly after the Civil War. Of current municipalities, only Mount Vernon has an older history. Higgston was founded by James Higgs, who purchased a large tract of land in the area from D.L. Morrison in 1859. After returning from the Civil War, Mr. Higgs sold land to a North Carolina lumber company and thereafter laid out a town plat with over 100 lots for sale for homes and businesses and including public streets and alleys. Higgs also donated land for a school, a Baptist Church, and a Methodist Church and parsonage. In keeping with the leadership and cooperation evidenced often in Montgomery County, Higgs also donated nearby land for two African-American churches. The town was originally named Higgstown, but was later changed by the U.S. Post Office Department to Higgston. Higgston's true growth was fueled by the completion of the Savannah, Americus, and Montgomery Railroad in 1890. The town was formally incorporated in 1903 with W.M. Thompson as its first mayor. At that time, there were general merchandise stores, drugstores, doctors, a hotel, boarding houses, a cotton gin, a grist mill, and a livery stable in Higgston. Its population reached a high of 225 by about 1909. Higgston's businesses then included four general merchandise stores, one grocery store, two saw mills, and one turpentine still. By the Great Depression, Higgston's population had fallen to about 150, a level where it remained basically stable until the 1980s growth period (although the town had surged to 175 persons during the 1960s before falling back to 150 by 1980) when the municipality's population experienced an increase of 80.3 percent from 152 in 1980 to 274 in 1990. This was during the time that the extraordinary Montgomery County quality of life was discovered by Toombs Countians who desired a slower-paced, scenic setting in which to live and from which to travel for work. Higgston has steadily grown since that explosion, but at a much slower pace, to current levels.

Overall from 1980 to 2000, Higgston’s population growth was considerably higher than that of the county, state, or nation.

The City of Higgston is governed by a mayor and five-member council elected at large. The City has a relatively modern municipal building at 310 James Street, which includes the mayor and city clerk offices, council chambers, and a city library. The Higgston Volunteer fire department building is located next to the municipal building at 911 Broad Street. The fire department services help the City maintain and enjoy a current ISO rating of 5/5x. An important amenity of the City of Higgston is the large Higgston City Park located south of the railroad along Georgia Highway 15/29, which contains a walking track, picnic pavilion, restrooms, swings, and a play-set. It is located at the corner of James Street and Azalea Drive. Services provided by the City of Higgston include fire protection, library, park, street lighting, and solid waste collection and disposal. Police protection is provided by agreement with the Montgomery County Sheriff’s Department. A limiting factor in future growth and development, and particular its intensity, is the lack of a City public water or sewer system. The City of Higgston, scene of historic and recent Montgomery County growth, remains an attractive, peaceful, safe location to live, raise a family, and conduct business.

City of Higgston Vision

The City of Higgston wishes to be a THRIVING small town attractive to working families, retirees, and businesses alike. The community will continue to IMPROVE FACILITIES and SERVICES to improve its quality of life and attract COMPATIBLE GROWTH, while maintaining its PEACEFUL, SAFE, CARING, and FAMILY-FRIENDLY ATMOSPHERE. The City will be an oasis and welcoming, slower-paced alternative to larger neighboring Vidalia and its busy, everyday distractions at a CONVENIENT and EASILY ACCESSIBLE distance.

City of Higgston Needs

Beautification

Street improvements/paving

Intersection improvements

Sidewalks

Drainage improvements

Housing improvements

More retail

Fire equipment upgrades

Playground/park improvements

More street lights

Future water/sewer infrastructure

Fire department well

Entrance signs



City of Higgston Opportunities



Location

Railroad

Highway accessibility/upgrades

Available land

Higgston City Park

Existing businesses

City of Mount Vernon

The City of Mount Vernon is the governmental, educational, recreational, commercial, and social center of Montgomery County, and has been so since the county's establishment in 1793. Mount Vernon was formally established as the county seat in 1797, although it was not incorporated as a town until 1872, and only as a city in relatively recent times in 1960. The community has a long history of progressive leadership and has been described as being under "siege" from outside forces almost from its beginnings. It is one of the few non-railroad created towns in the Region, although major growth did not come to it until the railroads gained foothold. Mount Vernon was named for General Washington's famed home because of the county's early settlement by Revolutionary War soldiers. It was long described as an early wool trade center which had transitioned later to a minor cotton market during the mid-to-late 1800s. Mount Vernon was also described as an important economic and political center of a large area of Wiregrass Georgia. By 1878 its population was only 150, and the town was described as "two hotels, five stores, a church, a school, and 24 homes surrounding the courthouse square."

The local newspaper, *The Montgomery Monitor*, was established in 1886 by H.B. Folsom, and has been described as one of Georgia's most venerable and well-known weekly newspapers. In 1881 as railroad development reached a frenzy, Mount Vernon was described as a "fossil of anti-railroad times." There was little doubt that the opening of the Savannah, Americus, and Montgomery (SAM) Railroad in 1890 was a major influence on Mount Vernon fortunes and development. Mount Vernon, whose leaders had preferred the railroad to pass north of the town, was definitely placed under "siege" as Ailey next door became the principal railroad stop. The commercial boom precipitated by the SAM led Alamo to the west, Lyons/Vidalia to the east, and Adrian to the north to seek new separate counties, or to move the county seat status of the town. Mount Vernon's always progressive leadership fought back and commissioned Macon architect, Alexander Blair III, to construct a new courthouse. Completed in 1907, this courthouse stands today and is listed in the National Register of Historic Places. It has been carefully maintained and lovingly restored by the Montgomery County Commissioners on a number of occasions and retains its original court functions today. The courthouse remains the center of significant new commercial and governmental development within Mount Vernon. The leadership and cooperation witnessed many times in Montgomery County history were also important in 1904/1905 as local leaders in Mount Vernon and Ailey combined to attract and land the Union Baptist Institute, a post-secondary

private educational institution. The school survives today as Brewton-Parker College, a key to past and future growth and development within the community.

Mount Vernon is also unique in the fact that despite many challenges in its history, it not only has survived, but it has thrived. After the SAM Railroad arrival, the town's population jumped from 150 in 1878 to over 700 in 1890, settling at 573 in 1900. Since 1900 however, despite the growth of nearby urban centers in Vidalia and Dublin, despite the world wars, despite the mechanization of agriculture, and despite the Great Depression, among many other trends which have devastated many rural small towns, Mount Vernon can almost uniquely say that its population has increased in every U.S. decennial Census from then all the way to 2010. Its current Census population (2010) is 2,451, more than a fourth (27 percent) of all of Montgomery County's population. Mount Vernon's 2019 Census estimated population is down by 3.3% to 2,371.

City of Mount Vernon Vision

The City of Mount Vernon wants to continue its status as the GOVERNMENTAL, EDUCATIONAL, COMMERCIAL, SOCIAL, and CULTURAL CENTER of Montgomery County. The City will continue to GROW and THRIVE as a special community of history, heritage and hospitality known for its INVITING CHARM, COOPERATIVE SPIRIT, and FAMILY-FRIENDLY VALUES. It will remain home to an ever-expanding Brewton-Parker College which further contributes to the community and economic development of the entire county, and attracts even more people and business. COOPERATIVE, CIVIC-MINDED, and PROGRESSIVE LEADERSHIP will continue to be exhibited and evidenced through the investment and support necessary to improve facilities, services, and advance the overall well-being of all facets of the community.

City of Mount Vernon Needs

Downtown revitalization

General retail/service development

New job creators/economic development

Water/sewer improvements

Technology infrastructure/service improvements

Housing improvements

Street improvements

U.S. 280 widening

Recreation/leisure improvements



City of Mount Vernon Opportunities



Brewton-Parker College

Location

Quality of life

Montgomery State Prison

Oconee River

City of Tarrytown

The City of Tarrytown is located along Georgia Highway 15/29 and the still active Georgia Central Railway at the far northern edge of Montgomery County near its border with Treutlen County. The very small town, described by some as a “hamlet,” owes its beginnings to the 1902 completion of “The Vidalia Route,” the 38 mile section of the Macon, Dublin and Savannah Railroad from Dublin to Vidalia. The community was not incorporated until 1912, with initial city limits as a one-half mile square from a central warehouse. In 1929, the Georgia legislature changed the city limits to a half-mile circle of its railroad depot. Some former residents report that the railroad’s conductor often tossed candy bars to the town’s kids waiting on its sidewalks.

Although today, Tarrytown is seen by many as primarily vacant storefronts along Georgia 15/29, it was once a thriving small town which included a bank, jail, general store, and post office. Its population grew from about 200 persons near its opening to a high of 298 in 1940, from which time its population has steadily declined to the current 2010 Census population of only 87 persons. The 2019 Census estimate for Tarrytown is down to 85 persons. This population level gives Tarrytown the distinction of being the smallest incorporated place within the Heart of Georgia Altamaha Region. Tarrytown does remain a quiet, peaceful, and close-knit community attractive for residential living. It has a new fire station, upgraded water facilities and pumping station along Georgia 15/29 to increase pressure for the water provided by the City of Soperton, attractive homes, a historic church, and a city park and community center.



City of Tarrytown Vision

The City of Tarrytown wishes to be a **THRIVING SMALL TOWN** residential community which attracts more retirees and families to take advantage of its **LOCATION, AVAILABLE LAND, CLOSE-KNIT COMMUNITY** atmosphere, and favorable tax structure.

City of Tarrytown Needs

Historic downtown revitalization

Water system improvements

Beautification

Sidewalk improvements

Street improvements

Community house repairs

Park improvements



City of Tarrytown Opportunities



Location

Georgia Highway 15/29

Central Georgia Railway

Available land/homes

The Windmill Restaurant

Two local bed-and-breakfast inns

City of Uvalda

The City of Uvalda is located at the crossroads of U.S. Highway 221/Georgia Highway 135 and Georgia Highway 56 in extreme southern Montgomery County. Uvalda has long been associated with the majestic and mysterious Altamaha River, which is located about five miles south. The U.S. 221 boat landing on the Altamaha River is known as the Uvalda Landing.

Uvalda was not formally incorporated until 1910 soon after the Georgia and Florida Railway completion of a trestle over the Altamaha River in 1908/1909, although it had long been a community agrarian settlement. The Uvalda area is a part of Montgomery County settled by its earliest settlers. The famed Dead River Cemetery, the final resting place for a number of Revolutionary War Soldiers associated with county founding, is located about three miles west. Further evidence of an existing community is attested by the fact that Uvalda residents petitioned the Railway Commission of Georgia in 1909 to assure the Georgia and Florida Railroad would establish a depot in the community. The railroad depot was established and set as the town's center in its incorporation.

Despite this history, Uvalda today exhibits its heritage as a railroad town as the historic downtown buildings face Railroad Street. The railroad has been abandoned since the 1980s, but the trestle over the Altamaha remains, and there is local interest into turning it into a rails to trails project from at least Towns Bluff in Jeff Davis County through Uvalda and to Alston. The railroad did bring prosperity and growth to Uvalda as its Census population more than doubled from 1920's 240 persons to 513 in 1930.

Since 1930, Uvalda's population has fluctuated back and forth generally between 500 and 600, with a low of 511 in 1950 and a high of 663 in 1970. Uvalda is Montgomery County's second largest municipality after Mount Vernon, and again is experiencing growth because of its urban-type conveniences in a quiet small-town pastoral setting, its highway access, and its proximity to the alluring and unique Altamaha River. The community has a bank, convenience stores, and a Dollar General, as well as other local businesses. It has constructed a modern city hall/police department complex. The renowned Benton Lee's Steakhouse is located nearby at Gray's Landing on the Altamaha River, and has

a Uvalda address. The 2010 Census population of Uvalda was 598, a 12.8 percent increase from 530 in 2000. The 2019 Census estimate, however, shows a decline to 582 persons (2.7%). Uvalda has many lovely historic homes and much heritage in a picturesque setting with convenient access to the outdoor splendor and adventure of the Altamaha River and its basin. The community truly is a serene, attractive small-town with appeal to families and entrepreneurs alike.

City of Uvalda Vision

The City of Uvalda wishes to continue to be a PEACEFUL OASIS of small-town and Southern charm in a PASTORAL SETTING of celebrated history, PICTURESQUE HOMES, and unparalleled natural resources. The community will continue to upgrade its facilities and amenities to support, facilitate, and complement further community and economic development.



City of Uvalda Needs

Water/sewer infrastructure improvements/
upgrades

Street improvements

Park/recreation improvements

Maintenance shop

Bike/pedestrian/trail establishment/
improvements

Beautification

Community center improvements

Grocery store



rails-to-trails

City of Uvalda Opportunities



Highway access

Altamaha River

Dead River Cemetery

Benton Lee's Steakhouse

Available land

Altamaha Bank & Trust/other existing
businesses

Housing stock

Community Goals



Economic Development

- Address continuing education/job skills improvements
- Continue support for Brewton-Parker College
- Support Southeastern Technical College
- Attract new businesses/industry/jobs/compatible development
- Retain/support existing industries
- Support small business/entrepreneurial development
- Increase/enhance local retail trade/service sectors
- Develop/maintain infrastructure needed for development
- Continue development of industrial parks/sites
- Seek broadband/fiber availability upgrades
- Improve transportation access/quality
- Maintain viability/support/enhance agricultural/forestry uses
- Promote/enhance tourism
- Support downtown revitalization/investment efforts in Mount Vernon and smaller municipalities
- Enhance economic development marketing/cooperation
- Continue support for Montgomery State Prison
- Seek to attract retirees

- Protect significant natural resources of Montgomery County
- Conserve/protect Oconee and Altamaha rivers in Montgomery County
- Seek compatible development/utilization
- Maintain open spaces/landscapes/agricultural/forestry uses
- Utilize/preserve/adaptively use historic resources/heritage of Montgomery County
- Support downtown revitalization/investment efforts
- Promote nature-based, recreation and agri-tourism opportunities
- Promote/support Yamassee Bike Trail



Natural & Cultural Resources



Housing

- Encourage diverse housing mix
- Improve quality/appearance of housing
- Utilize state/federal programs
- Retiree attraction

- Maintain open spaces/agricultural/forestry uses/rural character/quality of life
- Address growth management
- Promote compatible development/utilization
- Develop appropriate land/sites for new industrial/commercial uses
- Implement/enforce land use planning/subdivision/manufactured housing/code enforcement
- Encourage infill development
- Utilize infrastructure to guide growth and development
- Improve community appearance/aesthetics



Land Use



Community Facilities & Services

- Seek broadband/fiber availability upgrades
- Improve/promote transportation access/quality
- Maintain/upgrade water/sewer facilities and service, as needed
- Utilize infrastructure to guide growth/development
- Enhance solid waste management/community appearance
- Continue to upgrade public safety/emergency medical facilities/services
- Improve fire services countywide
- Maintain/upgrade local healthcare facilities/services within the community
- Provide/maintain appropriate governmental facilities/services
- Maintain quality educational facilities/services
- Support Brewton-Parker College
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Develop/improve/maintain recreation facilities and programs countywide

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinated land use planning/code enforcement



Intergovernmental Coordination

Long Term Policies



Economic Development

The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers

The community will continue to enhance all educational and technological opportunities through support of Brewton-Parker College

The community will continue to support Southeastern Technical College, as needed, in providing adequate facilities and expansion of services at the Montgomery County Adult Learning Center



The community will continue to support the Toombs-Montgomery County Chamber of Commerce's active efforts to attract economic development

The community will support the Montgomery County Development Authority's efforts for the

retention and expansion of existing industries and attraction of new industrial development

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

The community will continue to increase and enhance the local retail trade/service sectors

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

The community will work to develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will work together to improve broadband technology access and infrastructure countywide, including becoming a Broadband Ready Community

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

The community will continue to advocate the four-laning of U.S. 280 and GA. 15 and 29

The community will support the revitalization of the Heart of Georgia Railroad as an important freight railroad between the Savannah Port and west Georgia



a Genesee & Wyoming Company

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as value-added agribusiness and exporting

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

The community will support the promotion of outdoor and river usage and tourism through the Oconee River Greenway, the Altamaha River Partnership, and other means

The community will continue the revitalization of Downtown Mount Vernon as a vibrant functioning commercial, governmental, and social center

The community will support and target countywide downtown revitalization and other community improvement and investment efforts in Ailey, Alston, Higgston, Tarrytown, and Uvalda, while promoting and maintaining the cultural heritage

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

The community will work to enhance economic development marketing efforts through the Chamber of Commerce, Development Authority, and other regional/state agencies

The community will work to support expansion of the Montgomery State Prison, as needed, through infrastructure upgrades and other means

The community will seek to attract retirees as one component of a diversified economic development strategy



Natural & Cultural Resources

The community will seek to conserve and protect the Altamaha and Oconee rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county, while promoting compatible utilization and recreational development

The community will seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, landscapes, and quality of life of Montgomery County



The community will capitalize on its economic opportunities associated with its openspaces and natural and cultural resources, and will seek to promote, develop, and cultivate

additional, compatible outdoor recreational facilities, as appropriate

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures, and pursue listing on the National Register of Historic Places, as appropriate

The community will seek to promote and encourage use of historic rehabilitation tax incentives for private rehabilitation of eligible historic structures, districts, and landmarks

The community will support the development of a non-motorized “Rails to Trails” trail way from Alston to the Altamaha River

The community will continue to promote and support the locally designated Yamassee Bike Trail for recreational and tourism use



Housing

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

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

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

The community will support the development of housing choices and types appropriate for the attraction of retirees



Land Use

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

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

The community will continue to work together to develop appropriate land/sites, and otherwise make property available, for new industrial/commercial uses



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

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

The community will maintain and improve its appearance and aesthetics through ongoing beautification efforts and code enforcement



Community Facilities & Services

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

The community will maintain adequate water/ sewer service provision and pursue development of additional facilities and areas of service as needed

The community will become a Broadband Ready Community to achieve connectivity countywide

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth

The community will enhance the county’s solid waste programs and initiatives in conjunction with other efforts to improve community appearance

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

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

The community will follow a “Complete Streets” policy to develop safe infrastructure for inclusion of bicycle and pedestrian users



The community will work together to maintain and upgrade its healthcare facilities and services conducive to economic development and a high quality of life

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

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



The community will continue to support Brewton-Parker College and its future expansion of facilities and programs

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

The community will maintain and improve existing parks/recreational facilities as needed and establish new parks/recreational facilities and activities to serve existing and future populations

The community will continue to promote and support the locally designated Yamassee Bike Trail for recreational and tourism use

The community will work to develop new bicycle, rails to trails, or other multi-use trails within the county

The community will support the development of improved facilities and landings along the Oconee and Altamaha rivers



Intergovernmental Coordination

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

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



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

Needs and Opportunities

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

Needs & Opportunities

Needs

- Continuing support for and cooperative efforts with the Montgomery County school system and increasing their high school graduation rate/improving literacy rates (Economic Development (ED), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Cooperative community support for the Montgomery County school system through facility improvements, technological advancements, service and personnel enhancements, and other means (ED, CFS, IC)
- Continuing education/job skills, including soft skills, improvements (ED, CFS, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth, including lack of public water system in Higgston (ED, Land Use (LU), CFS, IC)
- Water/sewer infrastructure in Higgston (ED, CFS, IC)
- Diverse mix of jobs to fit local workforce (ED, LU, CFS, IC)
- Retention of local graduates (ED, Housing (HO), CFS)
- Local workers who will work in Montgomery County rather than commute elsewhere to work (ED, CFS)
- Continuing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Increased economic development marketing coordination between Montgomery County Development Authority and Toombs-Montgomery Chamber of Commerce (ED, CFS, IC)
- Existing business/industry/entrepreneur support (ED, Natural and Cultural Resources (NCR), CFS, IC)
- Compatible new business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Small business/entrepreneurial development, including local business incubator (ED, NCR, LU, CFS, IC)

- Retail trade/service sectors continuing expansion (stores, restaurants), including businesses which attract local high school and college students and retirees (ED, LU, CFS, IC)
- Develop vacant lot behind Circle K near GA 30/U.S. 280 and GA 56/U.S. 221 intersection in Mount Vernon for possible new retail business (ED, LU, CFS, IC)
- Grocery store in Uvalda (ED, LU, CFS, IC)
- Retiree attraction, including seeking local Certified Retirement Friendly Community designation (ED, NCR, HO, LU, CFS, IC)
- More local entertainment options for area youth and young families (ED, LU, CFS)
- Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural/agricultural character/quality of life (ED, NCR, LU, CFS)
- Proactive growth management of future compatible development and protection/conservation of significant natural (rivers, groundwater recharge areas, wetlands, open spaces, landscapes and others)/cultural resources through community investment/appropriate regulation countywide (ED, NCR, HO, LU, CFS, IC)
- Community appearance improvements/redevelopment of declining areas/address substandard properties (ED, NCR, HO, LU, CFS, IC)
- Local/regional recreation, heritage, nature-based agri-tourism enhancement/growth/promotion of tourist and hospitality facilities/services and attractions/events (ED, NCR, LU, CFS, IC)
- Agricultural/forestry land uses (traditional and alternative, such as agribusiness, exporting, agri- and nature-based tourism) economic viability support/marketing (ED, NCR, LU, IC)
- Encourage local cultivation of new crops (such as vegetables and olive trees) and other agricultural opportunities, including timber/pine straw production (ED, NCR, LU, IC)
- Continued promotion/development of agri and nature tourism events, such as Mount Vernon's Hog Wild Festival and Uvalda Farm Festival (ED, NCR, LU, IC)
- Continued improvements/promotion of all kinds of transportation access/quality, including highway, rail, pedestrian, bicycle, and multi-modal/Complete Streets (ED, CFS, IC)
- Continued maintenance/upgrades to existing county roads and city streets (resurfacing, paving, other improvements, including reducing dirt road mileage countywide) (ED, CFS, IC)

- Support revitalization of Heart of Georgia Railroad as an important freight line between Savannah Port and West Georgia (ED, CFS, IC)
- Complete TIA Band 3 projects in Ailey (CFS, IC)
- Passage of TIA-2 referendum in Heart of Georgia Altamaha Region (ED, CFS, IC)
- Complete TIA-2 projects (Bands 1, 2, and 3) for all Montgomery governments (CFS, IC)
- Pave McBride Street Extension Road in Ailey (CFS, IC)
- Continue to develop alternative transportation facilities, such as sidewalks, bike trails, and other related infrastructure, as well as programs such as Safe Routes to Schools (ED, NCR, LU, CFS, IC)
- Construct new U.S. 221 bridge over Altamaha River (ED, NCR, CFS, IC)
- Continue to advocate for U.S. 280 and GA 15 and 29 4-laning through Montgomery County (ED, CFS, IC)
- Improve bicycle/pedestrian facilities, including support for development of non-motorized Rails to Trails trail from Alston through Uvalda to the Altamaha River (ED, NCR, LU, CFS, IC)
- Support/promote bicycling through Montgomery County, including locally designated Yamassee Bike Trail and State designation of central regional bicycle route and its connections along U.S. 280 and proposed connector route through county along U.S. 221 to link proposed southern regional route along U.S. 341 and State Bike Route 40 (ED, NCR, CFS, IC)
- Historic resources preservation/reuse/promotion, such as commercial structures, historic landmarks, and historic districts (ED, NCR, HO, LU, CFS, IC)
- Improved broadband access countywide (ED, CFS, IC)
- Adoption of DCA's model Broadband Services ordinance and certification as Broadband Ready Community countywide (ED, CFS, IC)
- Development/enhancement/maintenance of needed infrastructure upgrades at local industrial parks and sites, including water/sewer at Ailey site (ED, LU, CFS, IC)
- Construction of a new railroad spur to the industrial park site on U.S. 221 in Mount Vernon (ED, LU, CFS, IC)
- Improve truck access/roads at U.S. 221 industrial park site in Mount Vernon (ED, CFS, IC)

- Support for improvements, as needed, at Southeastern Technical College in Vidalia (ED, CFS, IC)
- Continued support for adequate facilities/services at Montgomery Adult Literacy Center (ED, CFS, IC)
- Continue to support Brewton-Parker College enhancements (academic offerings, technology, facilities, enrollment, sports, student housing) (ED, HO, CFS, IC)
- Countywide downtown revitalization and other community improvement/investment efforts to promote/maintain cultural heritage (ED, NCR, HO, LU, CFS, IC)
- Continue downtown revitalization in Mount Vernon to maintain its importance as functioning commercial, social, and governmental center (ED, NCR, CFS, IC)
- Utilize local, state, federal, and private incentives/programs to assist downtown improvement efforts (ED, NCR, CFS, IC)
- Downtown streetscape design upgrades in Ailey (ED, NCR, CFS, IC)
- Seek additional retail and restaurants to locate in downtowns countywide (ED, NCR, LU, CFS, IC)
- Additional streetscape improvements in downtown Alston, Higgston, Tarrytown, and Uvalda, as needed (ED, NCR, CFS, IC)
- Continued support for existing community festivals, such as Mount Vernon’s Hog Wild and Uvalda’s Farm, and development of new ones, as appropriate (ED, NCR, CFS, IC)
- Christmas decorations for street/light poles in Higgston (CFS)
- Continued support for attraction of retirees, including increased services to accommodate influx (ED, NCR, HO, LU, CFS, IC)
- Appearance/aesthetics improvements through litter control/education, landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- Stone/brick entrance signs into Higgston (CFS, IC)
- Landscape gateways into Uvalda (CFS, IC)
- Continued conservation/protection of Bullard Creek Wildlife Management Area and promotion/enhancement of additional outdoor recreation/nature venues (ED, NCR, CFS, IC)

- Promotion/development of greater compatible economic use/tourism of parks, rivers, other natural/cultural resources (ED, NCR, LU, CFS, IC)
- Continue to improve river landings/facilities/amenities in Montgomery County to increase recreational access to Altamaha and Oconee rivers (ED, NCR, CFS, IC)
- Protection of County's important natural resources, including enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected Altamaha and Oconee rivers corridors (NCR, LU, CFS, IC)
- Continue to support educational awareness of natural/cultural resources and compatible outdoor tourism through Altamaha River Partnership, Oconee Greenway Authority, and other means (ED, NCR, IC)
- Conserve and protect Altamaha and Oconee rivers in Montgomery County, and promote for increased compatible recreation usage (ED, NCR, IC)
- Seek increased heritage/cultural tourism utilizing downtown Mount Vernon and other Montgomery County historic resources (ED, NCR, CFS, IC)
- Upgrade parking at historic Rosenwald School Community Center in Ailey (ED, NCR, CFS, IC)
- Outside stage addition and restroom at Tarrytown Depot (CFS, IC)
- Continue utilization and preservation of local historic landmarks, including Montgomery County Courthouse, Ailey Depot, Rosenwald School Community Center (Ailey), Mount Vernon Community House, Old Alston Opry House, Willie T. McArthur Farm, and others (NCR, CFS, IC)
- Renovate old Uvalda City Hall (CFS, IC)
- Encourage use of state and federal historic preservation rehabilitation tax incentives (ED, NCR, CFS, IC)
- Maintain an active Original Montgomery County Historical Society (NCR, IC)
- Pursue National Register of Historic Places listing for eligible historic districts and individual properties countywide, as appropriate (NCR, IC)
- Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)

- Seek CDBG, CHIP, or other funding to rehabilitate or remove substandard/abandoned housing in Uvalda (HO, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, CFS, IC)
- Completion of Ailey’s current blighted property removal/rehab efforts (HO, CFS, IC)
- Landscape equipment/mower for Ailey (CFS, IC)
- Blight removal/prevention and beautification in Higgston (CFS, IC)
- Part-time codes enforcement officer for Higgston (CFS, IC)
- Continue support for Mount Vernon Housing Authority facilities/programs and needed maintenance/upgrades of existing public housing (HO, LU, CFS, IC)
- Revise Mount Vernon zoning ordinance (LU, CFS)
- Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/subdivision regulations, and construction code enforcement countywide (ED, NCR, HO, LU, CFS, IC)
- Consider establishing joint codes enforcement (ED, NCR, HO, LU, CFS, IC)
- State/federal housing programs utilization, including homeownership (ED, NCR, HO, LU, CFS, IC)
- Seek Community Development Block Grant (CDBG) or other federal, state, or private funding to assist with roads, drainage, and other needed infrastructure in low-to-moderate income areas (NCR, HO, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential/commercial/industrial growth/development supportive of community’s vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Upgrade remaining one mile needing drainage/paving in Three Rivers Lane Area of unincorporated county (CFS, IC)
- Complete street and drainage improvement CDBG project on Largo Drive and Ashley Alley (CFS, IC)
- Utilize Heart of Georgia Altamaha RC’s Multi-Regional River Corridor Feasibility Study and Regional Resource Plan (NCR, LU, IC)

- Diverse mix of safe, quality housing, including affordable, rental, student, retiree, starter homes, and compatible workforce housing (ED, HO, LU, CFS, IC)
- Develop/promote housing options attractive to retirees (ED, NCR, HO, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Seek and promote development in areas already served by public infrastructure (ED, NCR, HO, LU, CFS, IC)
- Continue to improve fire services countywide, including equipment, training, and facility upgrades (CFS, IC)
- Acquire additional fire pumper/upgrade equipment on truck (Mount Vernon) (CFS, IC)
- Construct new fire station in Ailey (CFS, IC)
- New well at Higgston Fire Station (CFS, IC)
- Continued improvements to local public safety/emergency medical personnel, services, equipment, training, and facilities, including crime prevention/law enforcement, EMS, and EMA (CFS, IC)
- Upgrade police vehicles/equipment, including replace one vehicle, old radar detectors, and mobile/car camera systems in Mount Vernon (CFS, IC)
- New Mount Vernon Police Department and municipal courtroom facility (CFS, IC)
- Remodel Mount Vernon City Hall offices (CFS)
- Renovate North Side water tank on Ailey/Lothair Road in Mount Vernon (CFS, IC)
- Upgrade/replace Mount Vernon City Hall computer system (CFS)
- Three backup generators for city wells and wastewater stations in Mount Vernon (CFS, IC)
- Obtain a new ambulance (CFS, IC)
- Construct ambulance station building (CFS, IC)
- Upgrade Emergency Operations Center building at crossing of Three Rivers Lane and Bells Ferry Road (CFS, IC)
- Construct communication tower (CFS, IC)

- Enhancement of existing parks/recreation/leisure facilities and development of new park/recreation facilities/programs as needed countywide to complement community's character and promote tourism (ED, NCR, LU, CFS, IC)
- New playground equipment for parks in Alston and Higgston and adjacent to Tarrytown Community House (CFS)
- Renovate facilities at recreation department in Mount Vernon (ED, NCR, CFS, IC)
- Establish recreation area with splash pad and miniature golf course near downtown Mount Vernon (ED, LU, CFS, IC)
- Landscape downtown Uvalda park and add benches (CFS)
- Improve/expand sidewalk connectivity, especially connecting downtowns and other community magnet uses (CFS, IC)
- Sidewalk improvements between College Street and traffic light in Mount Vernon (CFS, IC)
- New sidewalks in Higgston (CFS, IC)
- New sidewalk along South Railroad Avenue Extension in Mount Vernon (CFS, IC)
- Sidewalk repairs in Ailey (CFS, IC)
- Resurface Railroad, Broughton, Pine, South Lee, and Wall streets and MLK, Jr. in Ailey (CFS, IC)
- Construct walking track or upgrade existing sidewalks along U.S. 221 North in Uvalda for exercise use and make intersections ADA compliant (CFS, IC)
- Paving/drainage improvements along Morris Road in unincorporated county (CFS, IC)
- Repair/resurface road projects on North and South Old River roads, New Hope Church/Green Thigpen Road, Bear Creek Road (North and South) in unincorporated Montgomery County (CFS, IC)
- Repair/resurface Warnock Pond Road/replace bridge over Tiger Creek in unincorporated Montgomery County (CFS, IC)
- Pave Wilkes Circle in Alston (CFS, IC)
- Repair sand filter in Ailey (CFS, IC)
- New utility truck for City of Ailey (CFS)
- Pave Terrell Drive in Higgston (CFS, IC)
- Resurface Sawmill Road in Higgston (CFS, IC)

- Resurface 4th Street from Cooper Street to Tarrytown city limits (CFS, IC)
- Upgrade and pave East Oak Street in Uvalda (CFS, IC)
- New filtration system at Rabun Street well in Mount Vernon (CFS, IC)
- Upgrade old water meters throughout Uvalda (CFS, IC)
- Drainage improvements near park in Higgston (CFS, IC)
- Refurbish historic water tower in Uvalda (CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing cultural and educational facilities/programs/events, including those at Brewton-Parker College, and development of additional ones to attract increased tourism, enhance quality of life, and attract new residents/retirees (ED, CFS, IC)
- Construct new Senior Center (CFS, IC)
- Maintain Montgomery County Library in Mount Vernon (ED, CFS, IC)
- Old Alston Opry House rehabilitation (ED, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services, including city and county administrative facilities (ED, CFS, IC)
- Renovate Ailey City Hall (NCR, LU, CFS, IC)
- Map Uvalda City Cemetery and erect perimeter fence (CFS, IC)
- Renovate former State Highway barn for new Uvalda maintenance shop and add more storage (CFS, IC)
- Work to increase efficiency and public information/communications of local governments in Montgomery County (CFS, IC)
- Continued maintenance/upgrades, as needed, of Montgomery County Health Department and provision of additional local healthcare facilities/services (ED, CFS, IC)
- Enhance Montgomery County's solid waste facilities, programs, and initiatives in conjunction with other efforts to improve community appearance, including renovations to attendant booths at convenience centers (NCR, CFS, IC)
- New garbage truck for Uvalda (NCR, CFS, IC)
- Keep a current Montgomery County joint solid waste management plan (NCR, CFS, IC)

- Continue to support existing state prison in Montgomery County and any needed upgrades/expansions (ED, CFS, IC)
- Continue to use local civic clubs, faith-based organizations, and non-profits to participate in civic efforts and assist those in need (ED, CFS, IC)
- Continue to support further development of Family Connection, CASA, and other organizations which support youth (CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Continue to participate and cooperate with regional Greater Savannah Regional Alliance (former Middle Coastal Unified Development Authority) (ED, CFS, IC)
- Continue efforts to improve local intergovernmental communication/cooperation through participation in informal roundtable/joint task force among Montgomery County governments, Montgomery County Development Authority, and other appropriate parties (ED, NCR, CFS, IC)



Opportunities

- Good state road system (ED, NCR, IC)
- Lack of traffic (ED, NCR, CFS, IC)
- T-SPLOST funding, which helps pay for road and street upgrades countywide, including regional projects, such as planned new U.S. 221 bridge over Altamaha River (ED, CFS, IC)
- New Montgomery County High School (debt free, academic improvements) (ED, CFS, IC)
- Brewton-Parker College educational/cultural resources (BS Nursing program being developed) (ED, NCR, CFS, IC)
- Altamaha and Oconee rivers/natural and cultural resources (ED, NCR, CFS, IC)
- Locally designated Yamassee Bike Trail (ED, NCR, CFS, IC)
- Hunters from Florida (ED, NCR, LU, CFS, IC)
- Forestry/agriculture (ED, NCR, LU, IC)
- Population increasing (ED, NCR, HO, LU, CFS, IC)
- Available programs from Georgia Southern University (Small Business Development, Internet Marketing, etc.) (ED, CFS, IC)
- Leadership program with Toombs County (ED, CFS, IC)
- Local law enforcement/public safety (CFS, IC)
- Volunteer fire departments countywide and full-time prison fire department (CFS, IC)
- Affordable land available (ED, NCR, LU, IC)
- Relatively low development costs (ED, HO, LU, CFS, IC)
- Bed-and-Breakfast tourism, including the Cotton Patch Inn and Tarrytown's two B and Bs (ED, NCR, LU, CFS, IC)
- Low unemployment rate prior to COVID-19 pandemic (ED, CFS, IC)
- Apartments under construction (ED, HO, LU, CFS, IC)
- Windmill Restaurant in Tarrytown (ED, NCR, LU, CFS, IC)
- Small town, slower paced quality of life (ED, CFS)
- Tarrytown's water system provided by Soperton (CFS, IC)
- High County tax collection rate at 97-98% (CFS, IC)

- Lower cost of living (ED, HO, CFS, IC)
- Current E-SPLOST and SPLOST and newly approved extensions (ED, CFS, IC)
- Annual grant-funded tire collection day held the last several years, which will continue as long as grant funding is available (NCR, CFS, IC)
- Local East Georgia Healthcare clinic, including available dental facility (ED, CFS, IC)
- Glenwood Telephone facility bringing broadband capability to downtown Mount Vernon and PlantTel expanding service in Tarrytown (ED, CFS, IC)
- DCA's model broadband services ordinance and Broadband Ready program (ED, CFS, IC)
- Southeastern Technical College, Vidalia (ED, CFS, IC)
- Southeastern Certified Literate Community Program with Montgomery, Tattnall, and Toombs counties (ED, IC)
- Montgomery County Adult Literacy Center in Mount Vernon (ED, CFS, IC)
- Southeastern Early College and Career Academy (ED, IC)
- Certified Work Ready Community designation (ED, IC)
- Workforce Innovation and Opportunity Act One Stop (ED, IC)
- Montgomery County Library (CFS, IC)
- Available programs, such as statewide Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life (ED, CFS, IC)
- Location/proximity to retail markets/U.S. 280 and 221/I-16 (ED, IC)
- Entrepreneur Friendly Community designation/Greater Savannah Regional Alliance (Middle Coastal Unified Development Authority) (ED, IC)
- Active Toombs-Montgomery County Chamber of Commerce (ED, CFS, IC)
- Active Toombs-Montgomery Convention and Visitors Bureau (ED, CFS, IC)
- Active Montgomery County Development Authority with full-time industrial developer (ED, CFS, IC)
- Greater Savannah Regional Alliance (former Middle Coastal Unified Development Authority) (ED, IC)
- Existing industrial parks and sites with infrastructure, including U.S. 221 park site at Mount Vernon and Ailey site with rail (ED, LU, CFS, IC)

- Existing natural gas line between McRae-Helena and Mount Vernon (ED, CFS, IC)
- Attraction of businesses, such as Lean Light Corporation (electric light modifier, Mount Vernon), McGregor Packaging (Ailey), Johnson & Johnson Medical Transports (Uvalda), 517 Wings and Chop's BBQ and Steakhouse (Uvalda), Dr. Pete's Distribution (gourmet condiments, Ailey) (ED, LU, CFS, IC)
- BMC Corporate Headquarters (formerly Vidalia Naval Stores) (ED, NCR, CFS, IC)
- Recent industrial locations, including Tiger Cat and Gay Oil (ED, LU, CFS, IC)
- Vidalia Regional Airport (ED, IC)
- Strong local leadership (ED, CFS, IC)
- Diversified industrial base (ED, CFS, IC)
- Montgomery State Prison, with their increasing farming operations (ED, CFS, IC)
- Community Development Block Grant (CDBG), Employment Incentives Program (EIP), and other potential federal/state funding sources (ED, CFS, IC)
- Georgia Department of Economic Development (ED, CFS, IC)
- T-SPLOST funding, which helps pay for road and street upgrades countywide (ED, CFS, IC)
- Planned regional upgrade of U.S. 221 bridge over Altamaha River (ED, CFS, IC)
- Georgia Central Railway and Heart of Georgia Railroad (ED, CFS, IC)
- Proposed Rails to Trails non-motorized trail from Alston through Uvalda to the Altamaha River (ED, NCR, LU, CFS, IC)
- Vibrant agricultural base (ED, NCR, LU, IC)
- Low population densities (CFS)
- Vidalia Onion's worldwide recognition (ED, NCR, IC)
- Local Farm Service Agency (ED, NCR, LU, IC)
- Existing events, such as Hog Wild Festival in Mount Vernon and Uvalda Farm Festival (ED, NCR, CFS, IC)
- Willie T. McArthur Farm near Ailey (Georgia Centennial Farm, listed in National Register of Historic Places) (NCR, IC)
- Montgomery County Courthouse (National Register-listed) (NCR, CFS, IC)

- Cooper-Conner House/recreated historic village on Brewton-Parker campus (ED, NCR, CFS, IC)
- Montgomery County Recreation Program and local park facilities, including upgrades at Northside Park (Mount Vernon) (ED, CFS, IC)
- Historic Long Pond community (NCR)
- Mount Vernon Community Center expanded parking and playground upgrades (ED, NCR, CFS, IC)
- Renovated Uvalda Community Center (CFS)
- Historic Rosenwald School Community Center in Ailey (NCR, CFS, IC)
- Downtown park pavilion in Uvalda (CFS)
- Altamaha and Oconee rivers and related outdoor recreation, including existing public landings (Ball's Ferry and State Route 135) (ED, NCR, CFS, IC)
- Altamaha River Partnership (NCR, CFS, IC)
- Oconee River Greenway Authority (NCR, IC)
- Downtown Mount Vernon and historic commercial areas in smaller municipalities (ED, NCR, CFS, IC)
- Georgia Barn Quilt Trail through Montgomery County (ED, NCR, IC)
- Mount Vernon, Ailey, and Alston City Hall facilities located in or adjacent to downtown (CFS, IC)
- Historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners (ED, NCR, IC)
- Availability of quality health care nearby at Meadows Regional Medical Center in Vidalia and through individual physician/providers (ED, CFS, IC)
- Natural and historic resources (ED, NCR, IC)
- Scenic landscapes (NCR)
- Low crime rate (CFS, IC)
- Climate (ED, NCR)
- Outstanding quality of life (ED, NCR, CFS, IC)
- Small town hospitality (ED, CFS, IC)

- Land use regulations in Ailey and Mount Vernon (ED, NCR, HO, LU, CFS, IC)
- Updated City Charter for Tarrytown and Uvalda (CFS, IC)
- Cooperation with Georgia Department of Natural Resources (ED, NCR, CFS, IC)
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan (ED, NCR, CFS, IC)
- Heart of Georgia Altamaha Regional Commission's Multi-Regional River Corridor Feasibility Study (ED, NCR, CFS, IC)
- Original Montgomery County Historical Society (NCR, CFS, IC)
- Georgia Department of Community Affairs, Federal Housing and Urban Development (HUD), and other housing assistance programs (ED, HO, CFS, IC)
- Attractive homes (ED, HO, LU, IC)
- Montgomery County codes enforcement officer (ED, NCR, HO, LU, CFS, IC)
- Location near I-16 between Savannah and Atlanta (ED, IC)
- TE streetscape project (2 phases) completed in downtown Mount Vernon (ED, NCR, CFS, IC)
- Wastewater treatment plant upgrades/maintenance, including installation of new de-chlorination systems at plants in Ailey and Mount Vernon and dredging of reservoir pond at Mount Vernon plant (ED, NCR, CFS, IC)
- Drainage upgrades in Three Rivers Lane area of unincorporated county (CFS, IC)
- Water/sewer upgrades along N. Railroad, Folsom, Sadie, Calhoun, Adams, and O'Connor streets (Mount Vernon) (CFS, IC)
- Upgraded water lines on Bluff Street in Mount Vernon (CFS, IC)
- Upgraded lift stations on East Main and Ava streets in Uvalda (CFS, IC)
- Existing five solid waste convenience centers operated by Montgomery County throughout county (NCR, CFS, IC)
- Montgomery County Emergency Operating System facility to house E-911, Sheriff's Department, Emergency Management headquarters (ED, CFS, IC)
- County emergency system for improved communications (CFS, IC)
- Improved lighting at U.S. 280/GA Hwy. 15/29 intersection in Higgston (CFS, IC)
- Upgraded Repeater Station for police pick-up in Uvalda (CFS, IC)

- Excellent all volunteer emergency personnel/firefighters/First Responders, and others (CFS, IC)
- Fire service improvements/lower ISO ratings (CFS, IC)
- Mount Vernon Fire Station on Mason Street (CFS, IC)
- Higgston Fire Station (CFS, IC)
- New Alston Fire Station (CFS, IC)
- County-owned fire stations in Tarrytown and Kibbee (CFS, IC)
- Improved radio communications for Higgston Fire Department (CFS, IC)
- Montgomery County Health Department (CFS, IC)
- Higgston Community Center (within fire station) (CFS, IC)
- Montgomery County school system (ED, CFS, IC)
- Higgston Library (CFS, IC)
- Renovated Tarrytown Community House (CFS)
- Old Alston Opry House (NCR, CFS, IC)
- Participation on Heart of Georgia Altamaha Regional Commission (ED, NCR, HO, LU, CFS, IC)
- Existing Service Delivery Strategy among Montgomery County governments (ED, CFS, IC)



Economic Development

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Montgomery County. Although Montgomery County was a pioneer county established after the Revolutionary War because of its fields, forests, Altamaha and Oconee River access, its heyday did not come until the late 1800s from railroad establishment and entrepreneurship. Leadership, cooperation, and hospitality have long been trademarks of Montgomery County, keeping it competitive, attractive, and vital. The community has banded together to preserve its character, abundant beauty, and outstanding heritage in its built and natural environments. It is these hallmarks which brought the iconic and important Brewton-Parker College to the county, and which keep the community both a picturesque and quintessential small-town, and an excellent place with much-admired quality of life in which to do business or live.

Montgomery County was a large early pioneer county of Georgia created in 1793 from old Washington County, primarily settled from North Carolina Revolutionary soldiers attracted to its wiregrass fields and pine forests through land bounties. The county remained rather sparsely settled until after the Civil War and the completion of the Savannah, Americus, and Montgomery Railroad in 1890. The county's abundant yellow pine forests resulted in a profitable lumber and naval stores industry, which provides surviving economic legacy today. Montgomery County was Georgia's 20th county created and today remains one of the top 20 in lands in farming. Several of its current businesses, including those of BMC (formerly the Vidalia Naval Stores Corporation) and H.V. and T.G. Thompson Lumber Company, trace their beginnings as naval stores and original sawmill operations. The establishment of Brewton-Parker College also traces its beginnings to the late 19th/early 20th century heyday and the entrepreneurship surrounding the railroads. Local leadership, cooperation, the improvement of infrastructure, and education have always been important to Montgomery as has its hospitality and preservation of its heritage and history. Brewton-Parker has a historic village on its campus which preserves the county's oldest house; Ailey's City Hall is in a rehabilitated SAL Railroad depot, and it maintains its historic jail;

and the community's small towns and countryside are punctuated with many lovingly preserved white-clapboard churches and stately homes. The Willie T. McArthur Farm near Ailey is listed in the National Register of Historic Places at the state level of significance because of its evidence of farm economic evolution. It has also been listed as a Regionally Important Resource by the Heart of Georgia Altamaha Regional Commission. Mount Vernon celebrates a Hog Wild Festival, and Uvalda has its Farm Festival.

The community truly is a postcard worthy landscape with an extraordinarily attractive rural quality of life. Its many natural and cultural assets, its warmth and hospitality, and its location near the rural growth centers of Vidalia and Dublin have attracted consistent growth since the 1970s. Montgomery County wants to continue to grow its population and economy, including growing Brewton-Parker College, attracting retirees and residents, and expanding its retail and service sectors, while attracting more self-sustaining business and industry.

There are continuing needs for Montgomery County's economic development. The retail/service sectors are underdeveloped, and less than one-third of the local workforce is employed within the county. Incomes in Montgomery County remain relatively low, averaging about two-thirds that of the state. The per capita money income in Montgomery County as reported by the Census Bureau for 2014-2018 is \$22,317, about 71% that of Georgia as a whole. Median household income is \$40,728, about 69% that of Georgia and a slight increase in comparison to the State of Georgia. A slight improvement in poverty rates report one-fifth of Montgomery County citizens are in poverty. The Georgia poverty rate for the same period was reduced by 4%, roughly the same as Montgomery County, to 14%. The percentage of county children remaining in poverty improved to 27.6%, an improvement of 4%. Although improved, this high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 4.7% in January 2020. However, due to the novel coronavirus COVID-19, which was deemed a pandemic by the World Health Organization in January 2020, the local, state and national economy was forced to shutter for several months. The unprecedented actions and response to the pandemic were felt locally in a short time, causing the unemployment rate for March 2020 to rise to 5.5%. This percentage is near the Georgia state average of 4.6% for the same period. Despite pre-pandemic employment gains, Montgomery County remains one of Georgia's Tier One counties, or in the bottom 71 counties due to economic conditions. One positive for being deemed a Tier One county is the community's economic development team can offer up to a \$4,000 job creation tax credit per job to prospective investors. More than two-thirds of county workers work outside

Montgomery County, although 60 percent of those do work in neighboring Toombs County. This is why the county is included in the Vidalia Micropolitan Statistical Area. Job skills of local residents are also a concern; about 25% of local residents are without a high school diploma compared to 16% statewide. Transfer payments represent about 27% of total personal income compared to about 17% statewide.

There are opportunities and cause for optimism for economic development in Montgomery County as well. Employment within the county remains concentrated within the educational (25%), government (25%), wholesale trade (12%), and manufacturing (8%) sectors. This reflects the stability and importance of the prison, as well as Brewton-Parker, and the local schools. There remain unrealized opportunities related to the abundant fields and forests and outstanding natural and cultural resources of the county and with tourism. Montgomery County ranks in the top 10 producing Georgia counties by value for commodities including onions, and honeybees. Total agriculture products value for Montgomery according to the 2018 Farmgate Value Report was \$26,471,552 and ranked 116th of Georgia's 159 counties. The cost of living in Montgomery County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families, new residents, and retirees, especially in the context of the outstanding quality of life, the attractive open spaces, and the outstanding natural resources and outdoor recreation opportunities. The same qualities, combined with the leadership and cooperation of local officials, make Montgomery County an excellent location for business and industry. The community truly is a hidden gem which needs greater awareness by others to achieve aspirations and success.

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

- **Address Low Educational Levels/Improve Jobs Skills**

Montgomery County will continue to support its school system, its local adult literacy center and other Southeastern Technical College programs, and regional Workforce Innovation and Opportunity Act programs, as well as Brewton-Parker College. It will develop public/private partnerships through its IDA,

the Toombs-Montgomery County Chamber of Commerce, civic groups, and continuing intergovernmental cooperation.

- **Continue Support for Brewton-Parker College**

There is no doubt of both the influence and potential of Brewton-Parker College to assist Montgomery County and its economy. Its continued presence and future growth will attract more students, more residents, facilitate expansion of retail and service sectors, and provide impetus for further business growth. This will also help the county improve educational levels/job skills.

- **Support/Enhance/Maintain Viability of Agriculture/Forestry Uses**

The community will support efforts to further expand the reach and effect of the Vidalia Sweet Onion, to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means.

- **Address/Improve Infrastructure Needs**

The Montgomery County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer and other needs. Providing water/sewer service to the Higgston area and developing industrial parks with appropriate infrastructure are key issues. The lack of appropriate broadband telecommunications access is also a principal concern.



- **Nurture/Support/Retain Existing Businesses/Entrepreneurs**



The Montgomery County community will work through its Development Authority, the Toombs-Montgomery Chamber of Commerce, and in cooperation with Southeastern Technical College and state agencies, to meet local needs and encourage expansions and new local business development. Recent ventures to locate in the community include Lean Light Corporation (Mount Vernon), McGregor Packaging (Ailey), Johnson & Johnson Medical Transports (Uvalda), 517 Wings and Chop's BBQ and Steakhouse (Uvalda), and Dr. Pete's Distribution (Ailey). Special efforts will be made for Brewton-Parker College, Montgomery State

Prison, BMC (formerly Vidalia Naval Stores Corporation), Thompson Lumber Company and other agricultural/forest interests.

- **Attract new Businesses/Industry/Jobs/Compatible Development**

The Montgomery County community, through its Development Authority, the Toombs-Montgomery Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in or otherwise apply to become part of the state designation programs such as the Rural Zone and Broadband Ready Community Designations, and will work diligently to effect greater economic development. An initial focus is to improve local retail and service sectors and attract more population through retirees, Brewton-Parker students, and others. A strong emphasis is to increase the tax base and make development self-supporting. State tax credits and local tax incentives for job creation will be marketed. It is important that this development supports and is compatible with the community's outstanding small town and rural character and assets.

- **Develop/Promote/Enhance Tourism**

Montgomery County's outstanding scenery; its stately homes, churches, and many historic structures; its rivers and outdoor amenities; existing and potential festivals; its location along U.S. 280 and U.S. 221, as well as its farms and scenic countryside offer much more potential to increase visitors and economic impact. There is potential for a U.S. 280 cooperative yard sale. There is much unrealized potential, and the community truly is a hidden gem ripe for enhanced publicity.

- **Improve Transportation Access/Quality**

The regional T-SPLOST, passed by a regional referendum in 2012, has resulted in many needed local resurfacing and other road improvements which have enhanced the community as a place to live and work. Many local streets across the County and



municipalities have been resurfaced with funding from the regional TSPLOST. The regional upgrade of the U.S. 221 bridge over the Altamaha is an important project to the county. Georgia Highway 56/U.S. 221 is already an important truck shortcut route. The completion of widening of U.S. 280 under Georgia's GRIP program would bring more usage and travelers to the county. Further upgrades to U.S. 221 would improve local access to I-16. These and other improvements could enhance local travel, tourism, and make business markets more accessible. It would also make it easier to live in Montgomery, but work in nearby urban

growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The development of the inland port at Cordele will bring impetus for U.S. 280 and Heart of Georgia Railroad improvements.

- **Support Downtown Revitalization/Investment**

The historic fabric and available buildings in Mount Vernon, Ailey, and Uvalda, in particular, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. There are other opportunities for investment in the center of the smaller municipalities, as well. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment and encourage additional economic development elsewhere in the community. An active downtown which appears valued and nurtured is often seen as evidence of community commitment and caring.

- **Develop/Improve Local Industrial Parks/Sites**

The community has a number of available sites and some buildings to market, but a well-developed industrial park is needed. It is a cornerstone goal for the community and its Development Authority. The industrial park site on U.S. 221 is in need of a new railroad spur. Currently the site has adequate water and sewer service, in addition to natural gas. Truck access and improved site distance along U.S. 221 is a priority for improvement. The additional industrial site located along U.S. 280 east of Ailey lacks infrastructure but is located adjacent to a rail line. Infrastructure is particularly needed in the Higgston Area to advance these needs.



- **Promote Quality of Life/Civic and Community Pride/Location**

Montgomery County has much opportunity and potential to promote its outstanding small town and rural character and quality of life, and other amenities. The welcoming, family atmosphere; low crime rate; low cost of living; Brewton-Parker College; community cohesiveness/caring; the many, active civic clubs; and the landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

- **Seek to Attract Retirees**

The outstanding quality of life, the many stately historic homes and buildings, the scenic landscapes, the quiet location, convenient access, low cost of living, and the many other selling cards of the community are attractive to retirees. Retirees moving in are in many respects less burdensome for taxpayer support, but provide the population necessary to support desired retail/service and other economic growth. The growth of nearby Meadows Regional Medical Center as an expanding regional access and healthcare service center will help.

- **Enhance Economic Development Marketing/Cooperation**

Montgomery County has been noted in the past for its local leadership and community cooperation. Reenergized efforts supported by the local governments, development authority, local civic groups, Brewton-Parker College, and the Toombs-Montgomery Chamber can accomplish much to help the community cooperate and advance in economic development. Participation in regional and state partnerships and utilizing state designation programs can help.



**Toombs-Montgomery
Chamber of Commerce**

- **Continue to Support Montgomery State Prison**



The Montgomery State Prison has been an important contributor to a stabilized local economic and employment base. The community needs to be vigilant to support and ensure this pillar and foundation for other growth remains strong and vibrant.

- **Promote DSL/Fiber Optic/Wireless Availability**

Although Montgomery County has much improvement to be desired regarding broadband capabilities as discussed in this plan, parts of the community do have broadband capabilities and should be promoted accordingly. The availability needs to be expanded to include residential users and commercial customers alike.



- **Address Growth Management/Rural Character Preservation**

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed limited individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist. The community has a history of valuing and protecting its special character, but this could be more formally advanced.



Broadband Services

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for those communities which offer high speed connectivity, and conversely, a detriment to economic development for those areas lacking the infrastructure. The Montgomery County Joint Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Local Comprehensive Planning.

Broadband Services



Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost- return on infrastructure investments. It is Montgomery County's goal to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Montgomery County is located, was determined in a 2015 Digital Economy Plan to rank 12 out of 12 areas of Georgia for technological capability. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area. Nationally, 98.1 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3

Mbps. This percentage drops to 89.7% in rural areas. In the FCC's 2019 Broadband Deployment Report, it was found that 32.5 percent of the population in Montgomery County have access to fixed broadband technology served by DSL, Cable, and Fiber networks.

DSL service is available with a speed up to 25 Mbps in an area in and around the cities of Mount Vernon, Uvalda, and Tarrytown. Multiple blocks throughout the unincorporated county have access to DSL technology with download speeds up to 10 Mbps. Cable line access is available in Higgston, Mount Vernon, and blocks west of Higgston along U.S. Highway 280. The areas served by cable service have download speeds ranging from 10 Mbps. up to 1Gbps (1,000 Mbps.) As of the 2019 FCC Broadband Deployment Report, zero census blocks are served by a fiber optic network; however, two locally owned service providers began fiber deployment in Tarrytown and downtown Mount Vernon in 2020.

Other avenues of broadband service technologies available in the community are through either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Montgomery County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission's Digital Economy Plan in 2015, service reliability can be an issue with this technology.



An industry desiring an improved communications network will likely seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Montgomery County; however, the fixed broadband technology fails to reach 6,069 people or 2,052 households in the county. Increased competition among providers may also decrease the cost charged to the consumer. Wireless 4G LTE in the county meets minimum speeds of wireless broadband, but it is inadequate for industry seeking to locate in the county. The need for broadband service in Montgomery County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Montgomery County and the municipalities of Ailey, Alston, Higgston, Mount

Vernon, Tarrytown, and Uvalda desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”












The Montgomery County community has chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are action steps the community will take to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communications technologies.

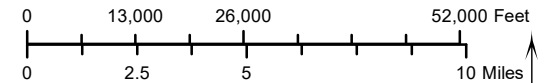
- Develop and maintain an inventory of served and unserved Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development), the Montgomery County School System, and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.

Montgomery County Digital Economy Fixed Network Cable

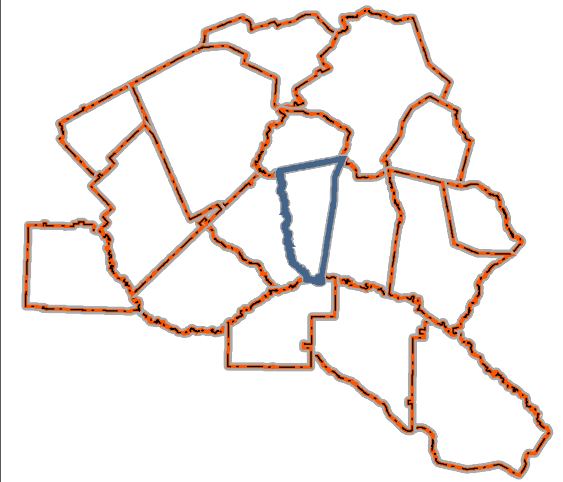
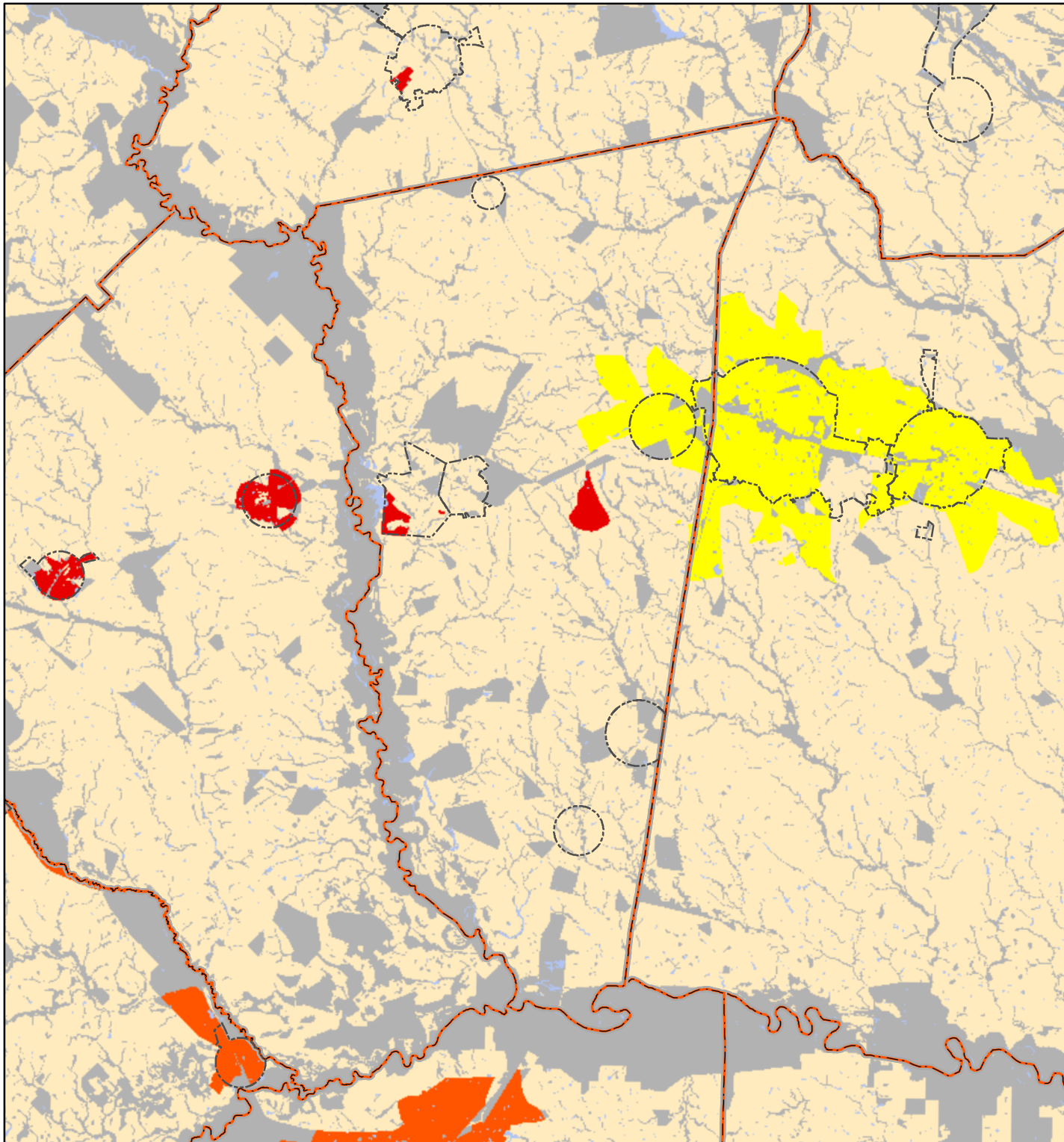
-  City Limits
-  County Boundary

Speed Availability

- | | | | |
|---|--|---|---------------------|
|  | 3 mbps or less |  | 25 mbps - 50 mbps |
|  | 3 mbps - 6 mbps |  | 50 mbps - 100 mbps |
|  | 6 mbps - 10 mbps |  | 100 mbps - 1 gbps |
|  | 10 mbps - 25 mbps |  | Greater than 1 gbps |
|  | Water |  | Unpopulated Lands |
|  | Unserviced Areas Less than 768 kbps Down | | |



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Date: 7/27/2018












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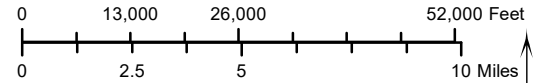
Montgomery County Digital Economy

Fixed Network DSL

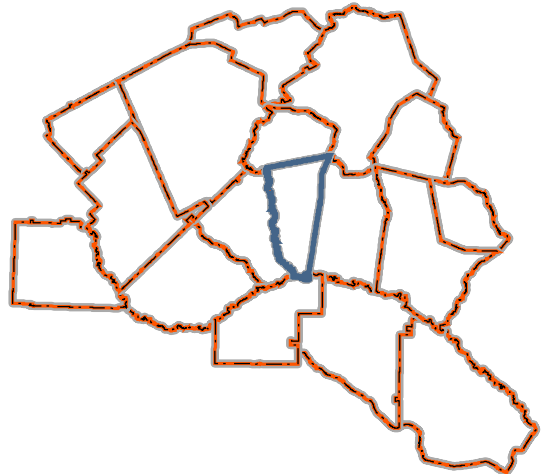
-  City Limits
-  County Boundary

Speed Availability

- | | | | |
|---|--|---|---------------------|
|  | 3 mbps or less |  | 25 mbps - 50 mbps |
|  | 3 mbps - 6 mbps |  | 50 mbps - 100 mbps |
|  | 6 mbps - 10 mbps |  | 100 mbps - 1 gbps |
|  | 10 mbps - 25 mbps |  | Greater than 1 gbps |
|  | Water |  | Unpopulated Lands |
|  | Unserviced Areas Less than 768 kbps Down | | |





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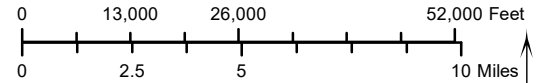
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Montgomery County Digital Economy Fixed Network Fiber

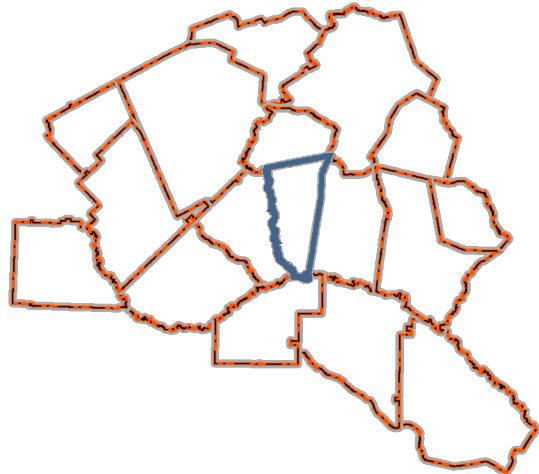
-  City Limits
-  County Boundary

Speed Availability

- | | | | |
|---|--|---|---------------------|
|  | 3 mbps or less |  | 25 mbps - 50 mbps |
|  | 3 mbps - 6 mbps |  | 50 mbps - 100 mbps |
|  | 6 mbps - 10 mbps |  | 100 mbps - 1 gbps |
|  | 10 mbps - 25 mbps |  | Greater than 1 gbps |
|  | Water |  | Unpopulated Lands |
|  | Unserviced Areas Less than 768 kbps Down | | |

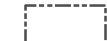



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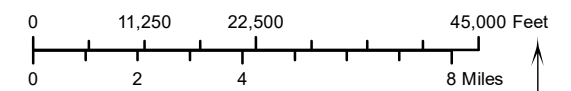
Date: 7/27/2018

Montgomery County Digital Economy Fixed Network

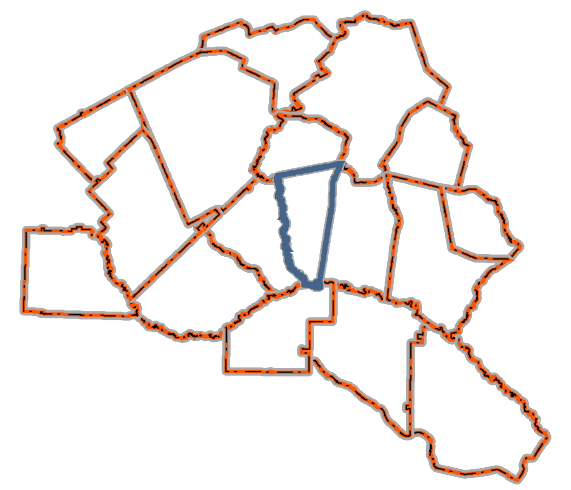
-  City Limits
-  County Boundary

Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL

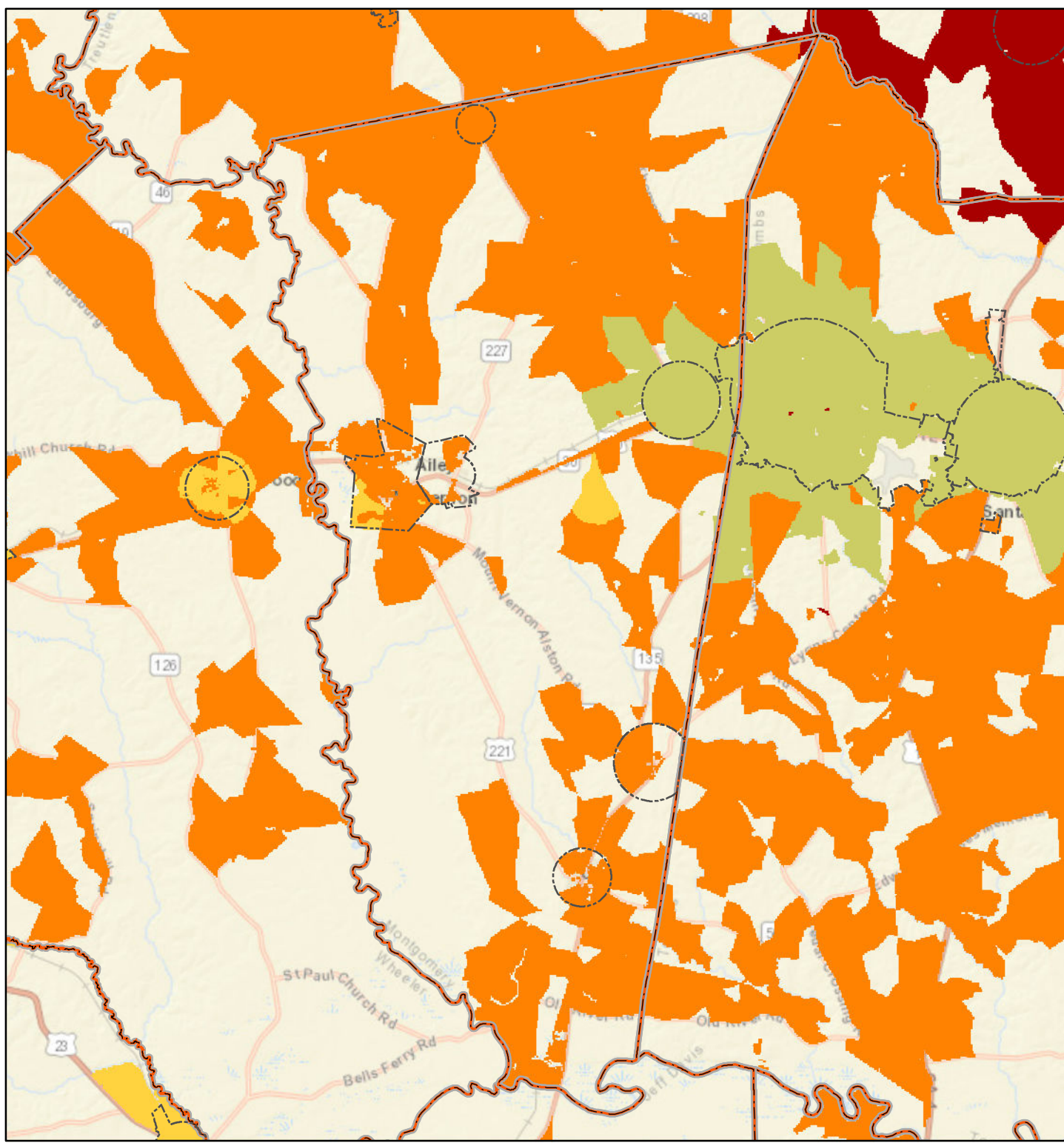


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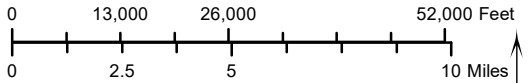
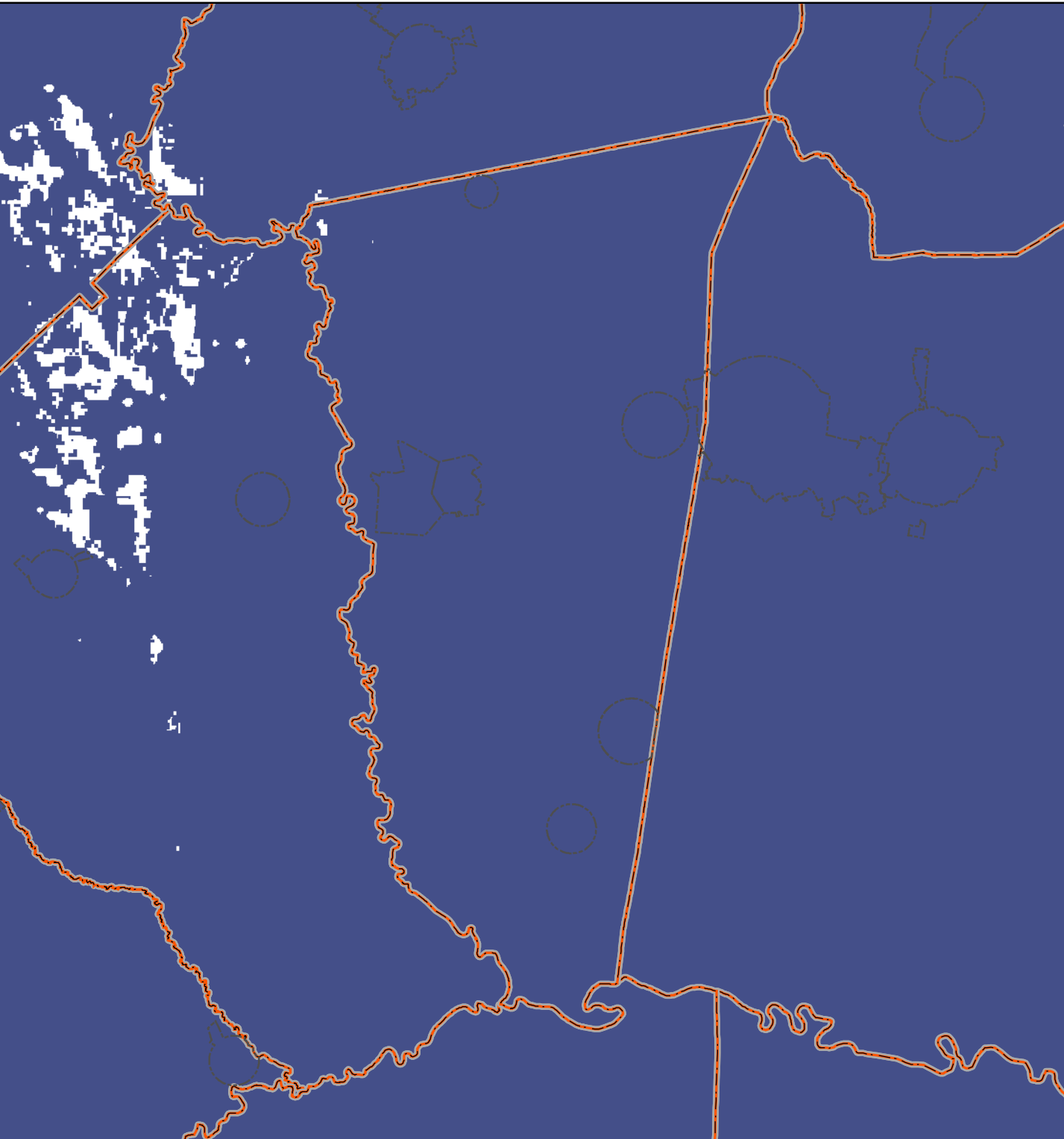


Montgomery County Digital Economy Wireless 4g LTE

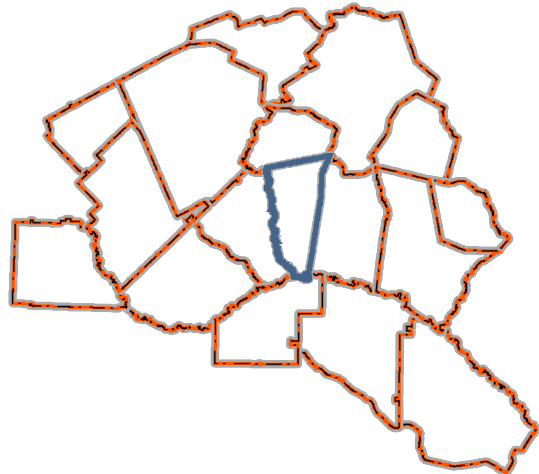
-  City Limits
-  County Boundary

Availability

-  Wireless 4G LTE





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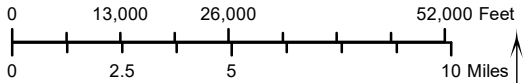
Date: 7/27/2018

Montgomery County Digital Economy Wireless 4g LTE

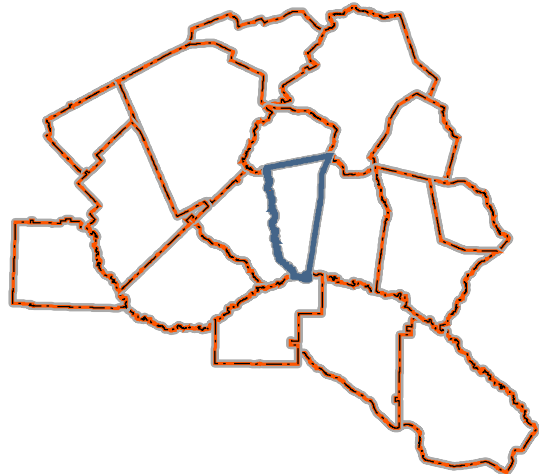
-  City Limits
-  County Boundary

Speed Availability

-  3 mbps or less
-  3 mbps - 6 mbps
-  6 mbps - 10 mbps
-  10 mbps - 25 mbps
-  Water
-  Unpopulated Lands Less than 768 kbps Down
-  25 mbps - 50 mbps
-  50 mbps - 100 mbps
-  100 mbps - 1 gbps
-  Greater than 1 gbps
-  Unpopulated Lands



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Land Use

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

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

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

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

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

Montgomery County and its municipalities are united in their vision and desires for growth. It is a rural county with outstanding quality of life due to its hospitality and heritage, numerous historic and stately homes and churches, abundant natural resources, great natural and scenic beauty, and many assets for growth. The community's vision for its growth and development is one that protects and utilizes its heritage, natural resources and landscape to continue growth and development conducive and compatible with such natural and scenic beauty. The growth of Brewton-Parker College and the local retail-service sector would be the initial steps of a process to develop a self-sustaining economy supporting local jobs and a strong tax base. Land uses would continue to look similar to those existing, and the small-town rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. Sustaining commercial and industrial growth would be strongly courted and sought, but would be compatible and supportive of continued agricultural/forestry uses. New development would maintain the high quality of life and small-town rural character while providing additional jobs and economic opportunity.

While technically only the municipalities of Ailey and Mount Vernon are required, because of their zoning ordinances, to have a Land Use element in its comprehensive plan under the current DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the

current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

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

Existing Land Uses

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

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.

RESIDENTIAL The predominant use of land within the residential category is for single-family and multi-family dwelling units.

COMMERCIAL This category is for land dedicated to non-industrial business uses, including retail sales, office,

service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

INDUSTRIAL This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

PUBLIC/INSTITUTIONAL This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

TRANSPORTATION/COMMUNICATIONS/UTILITIES This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

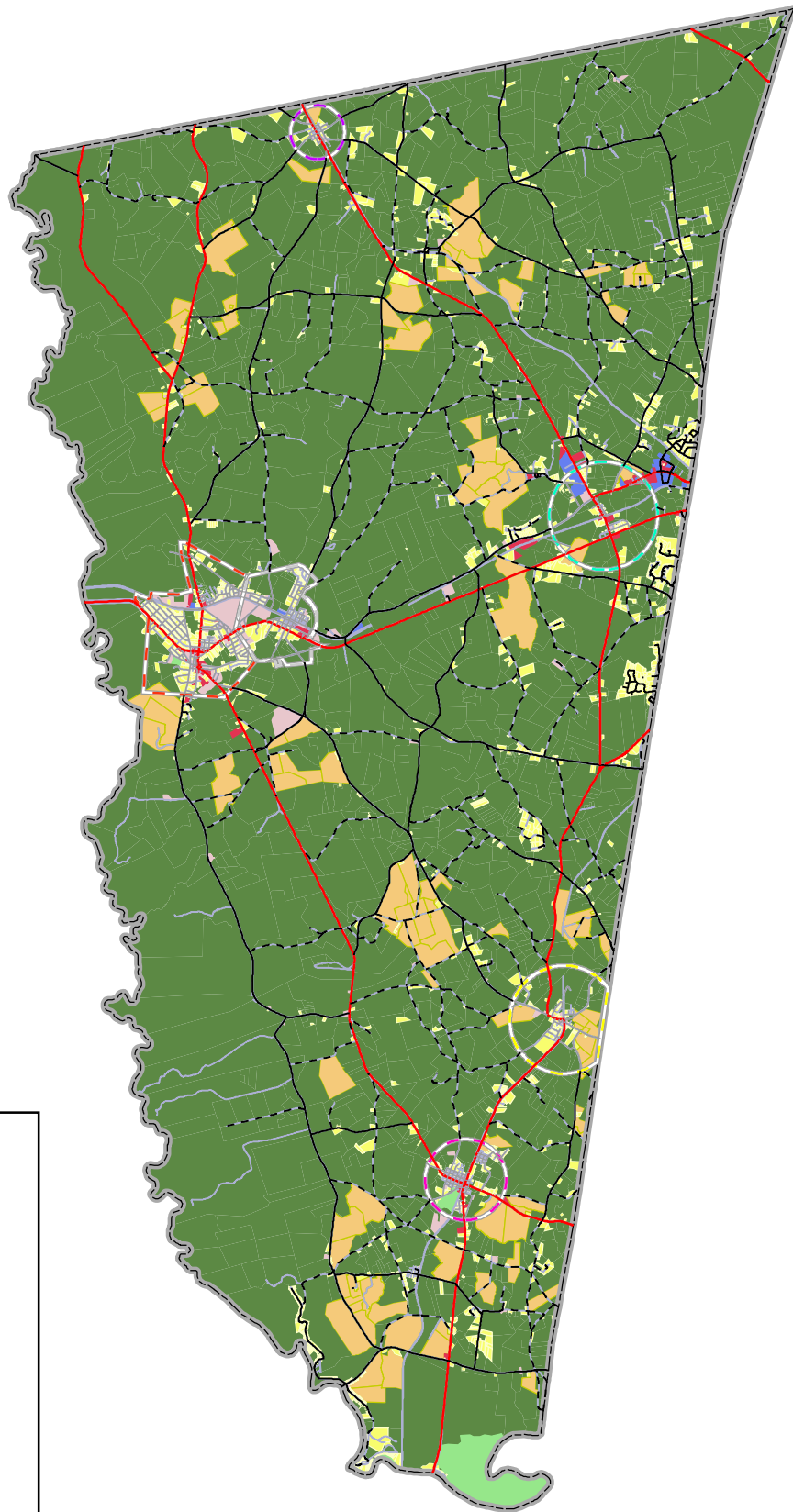
PARK/RECREATION/CONSERVATION This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

AGRICULTURE This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.

FORESTRY This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

Montgomery County

Existing Land Use Map



Land Use

- Alston City Limits
- Higgston City Limits
- Mt Vernon City Limits
- Tarrytown City Limits
- Uvalda City Limits
- County Boundary

Existing Land Use

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



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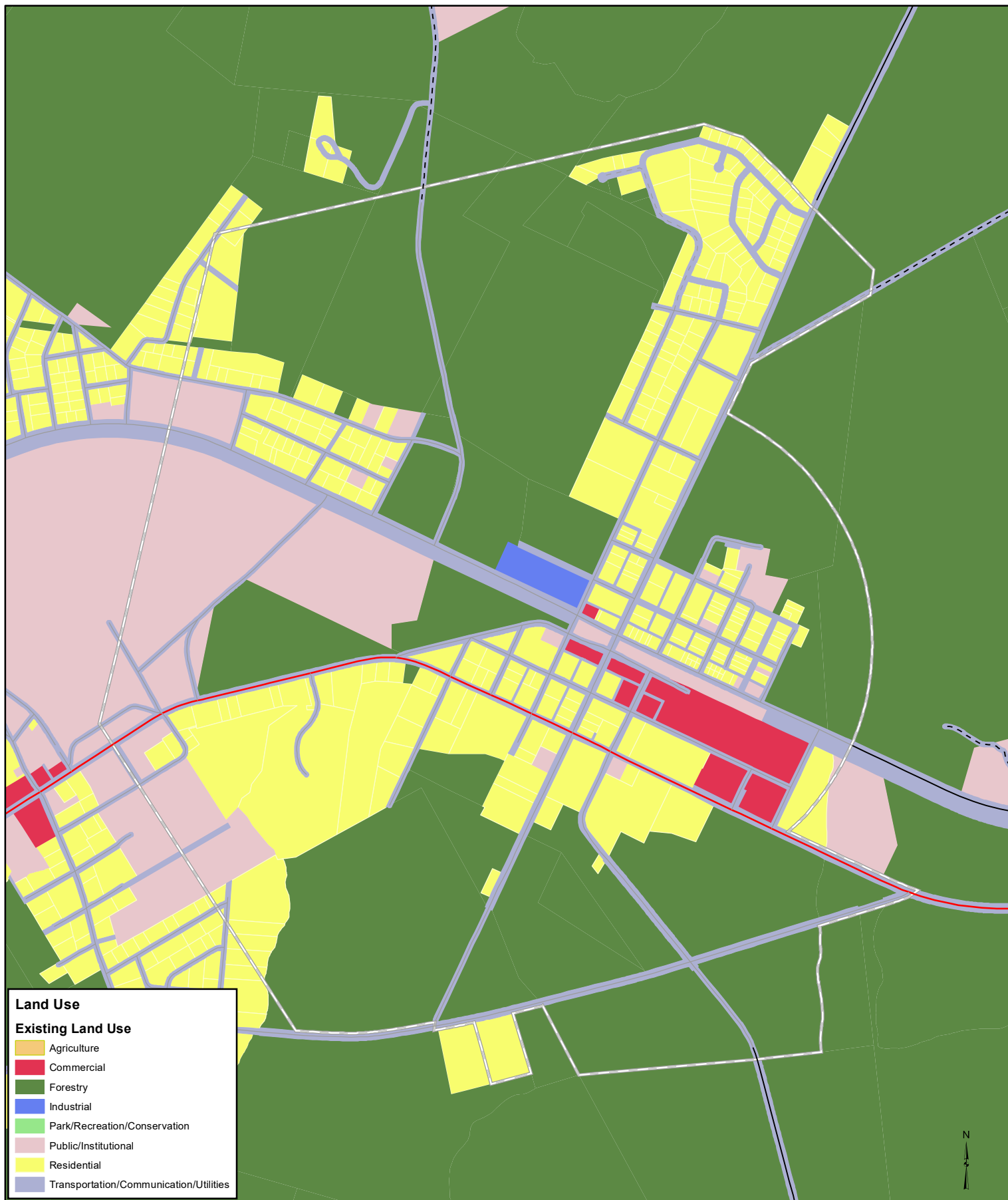


Source: Heart of Georgia Altamaha RC, 2015

Prepared By:
 Scott Jackson, GIS Planner
 Heart of Georgia Altamaha RC
 5405 Oak Street
 Eastman, Georgia 31023
 (478)374-4771
 Source: Y:\GIS\DATA\Montgomery\MXD\MontgomeryCountyLandUse8x11.mxd
 Date Saved: 10/2/2020

City of Ailey

Existing Land Use Map



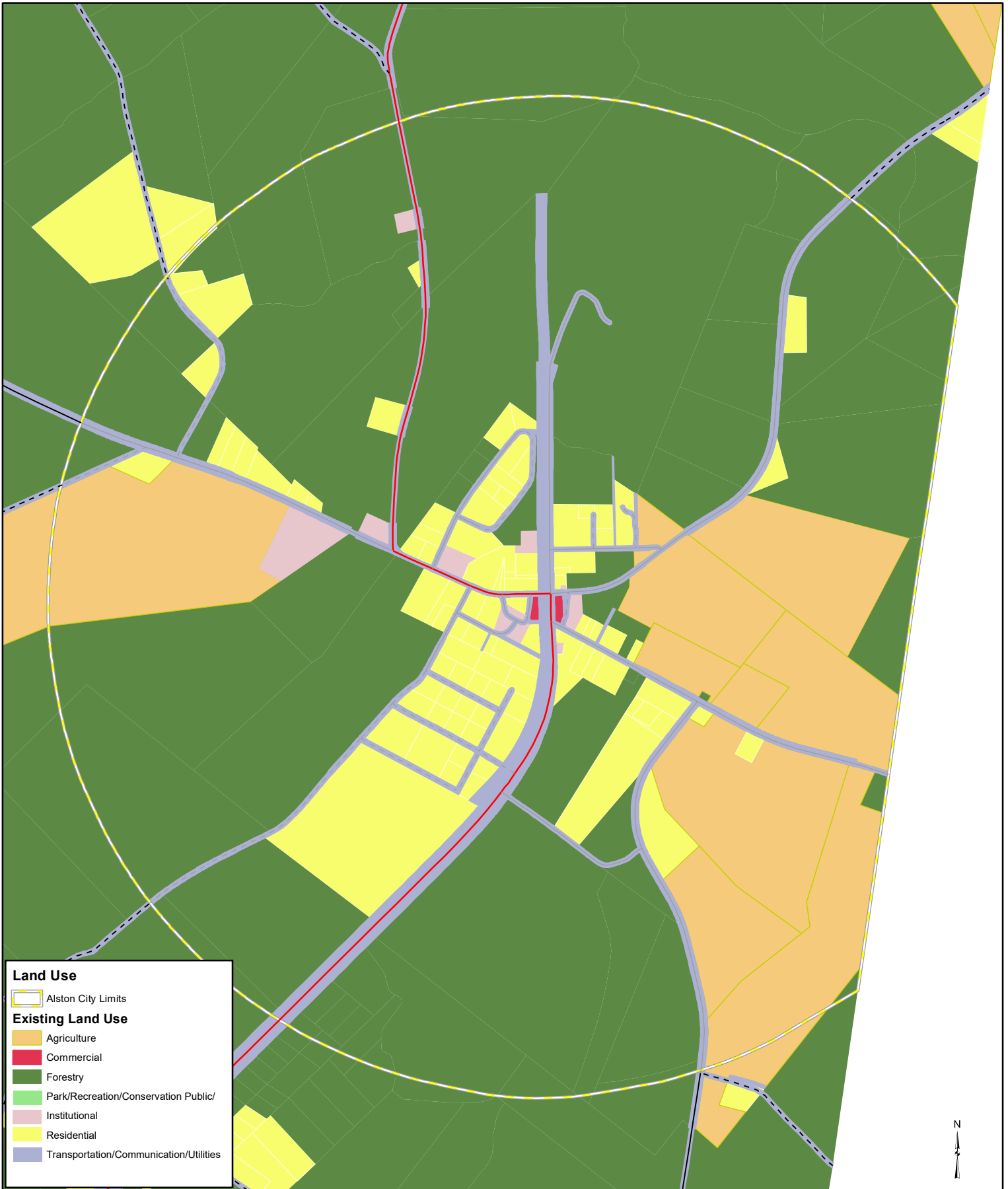
Land Use

Existing Land Use

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

City of Alston

Existing Land Use Map



Land Use

- Alston City Limits

Existing Land Use

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

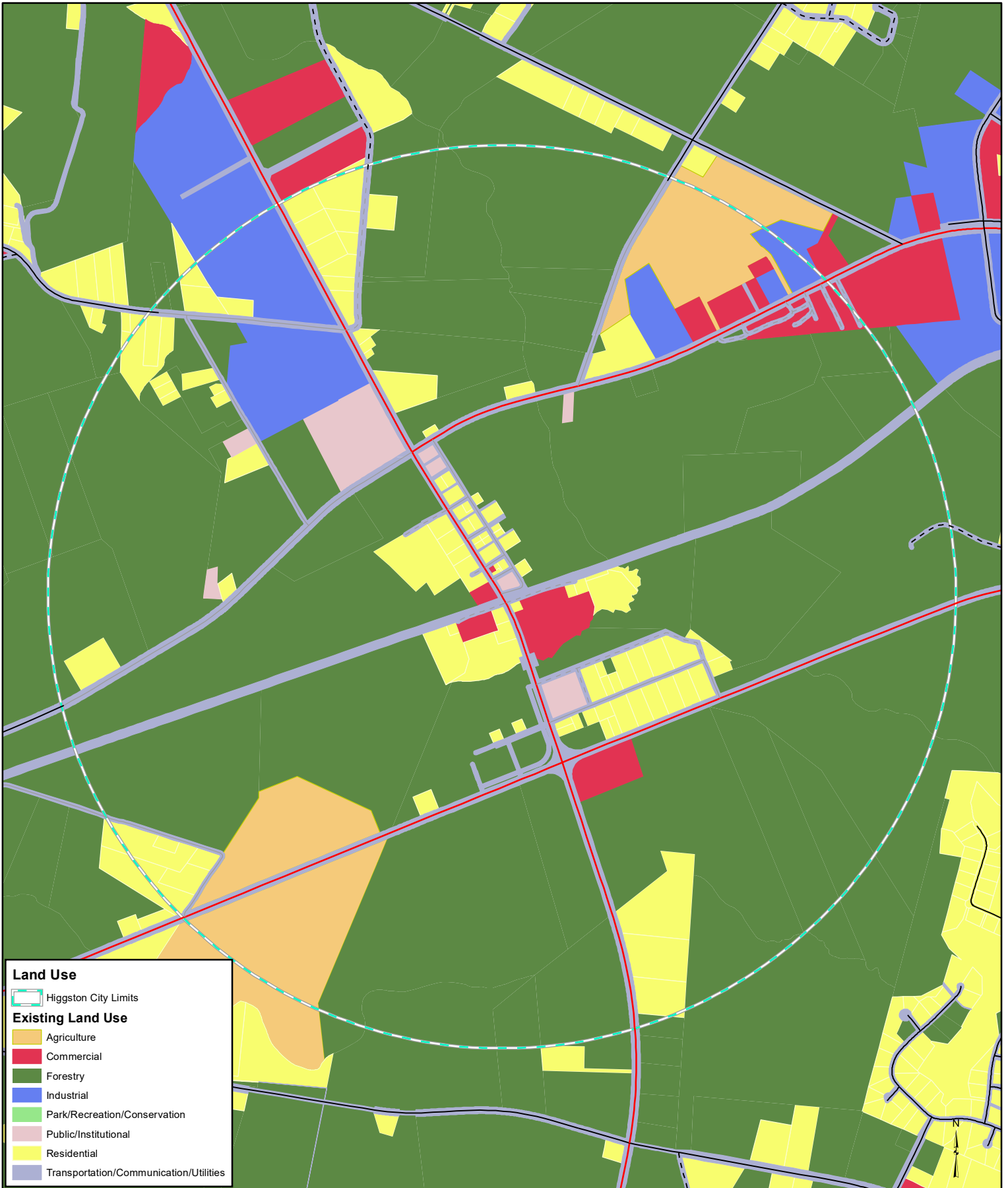
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 Date Saved: 10/2/2020

City of Higgston









Existing Land Use Map



Land Use

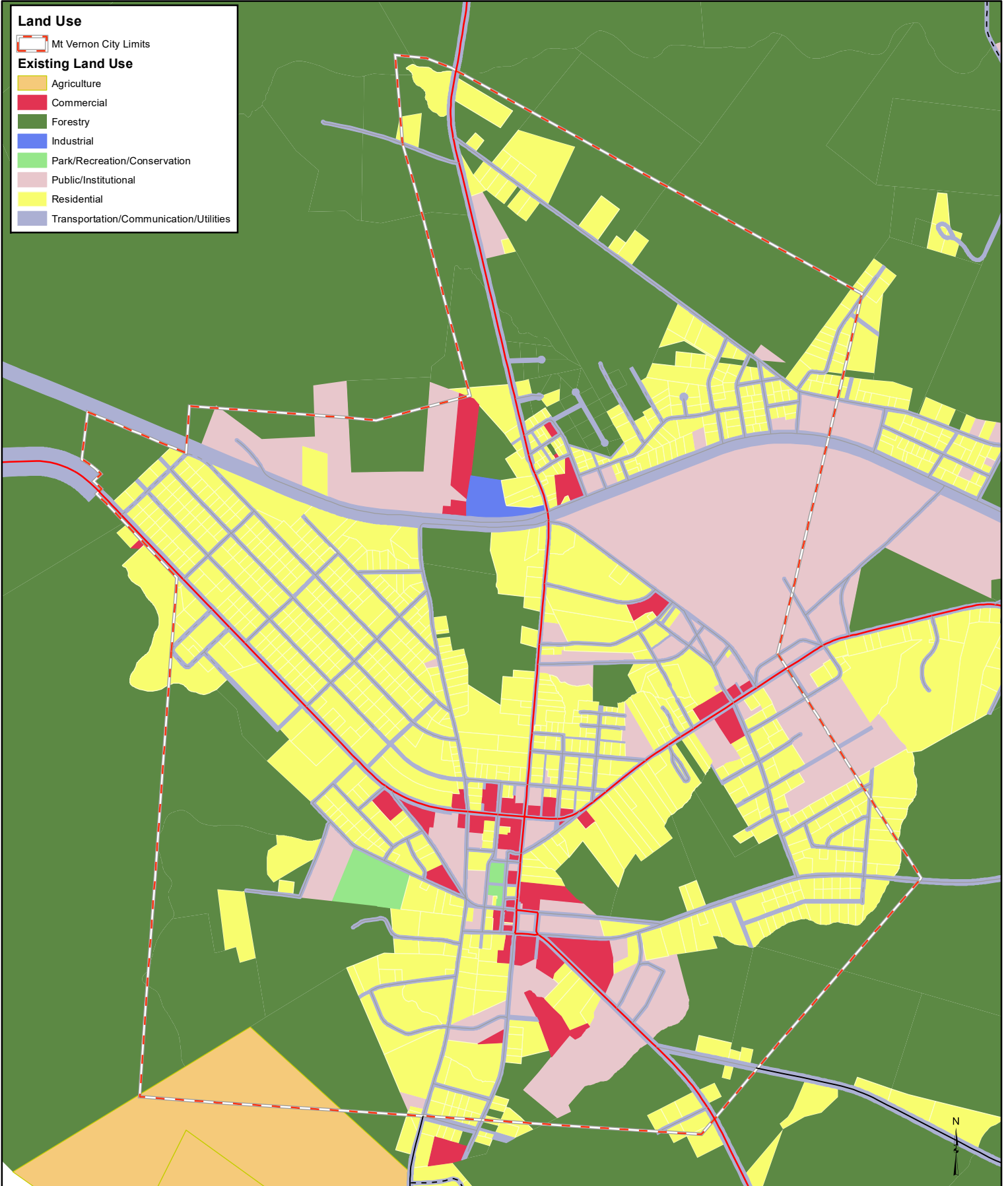
-  Higgston City Limits

Existing Land Use

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

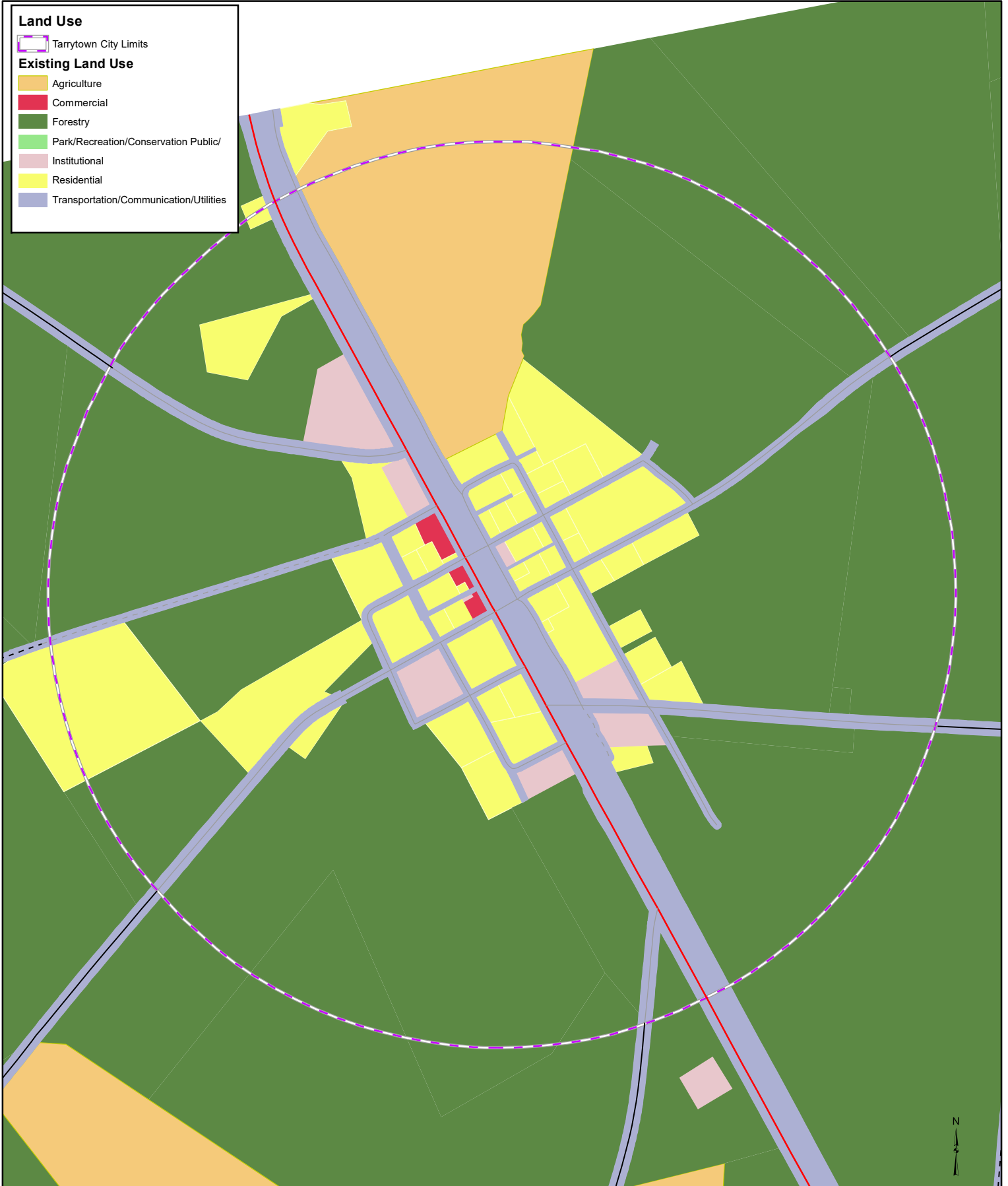
City of Mt. Vernon

Existing Land Use Map



City of Tarrytown

Existing Land Use Map



Land Use

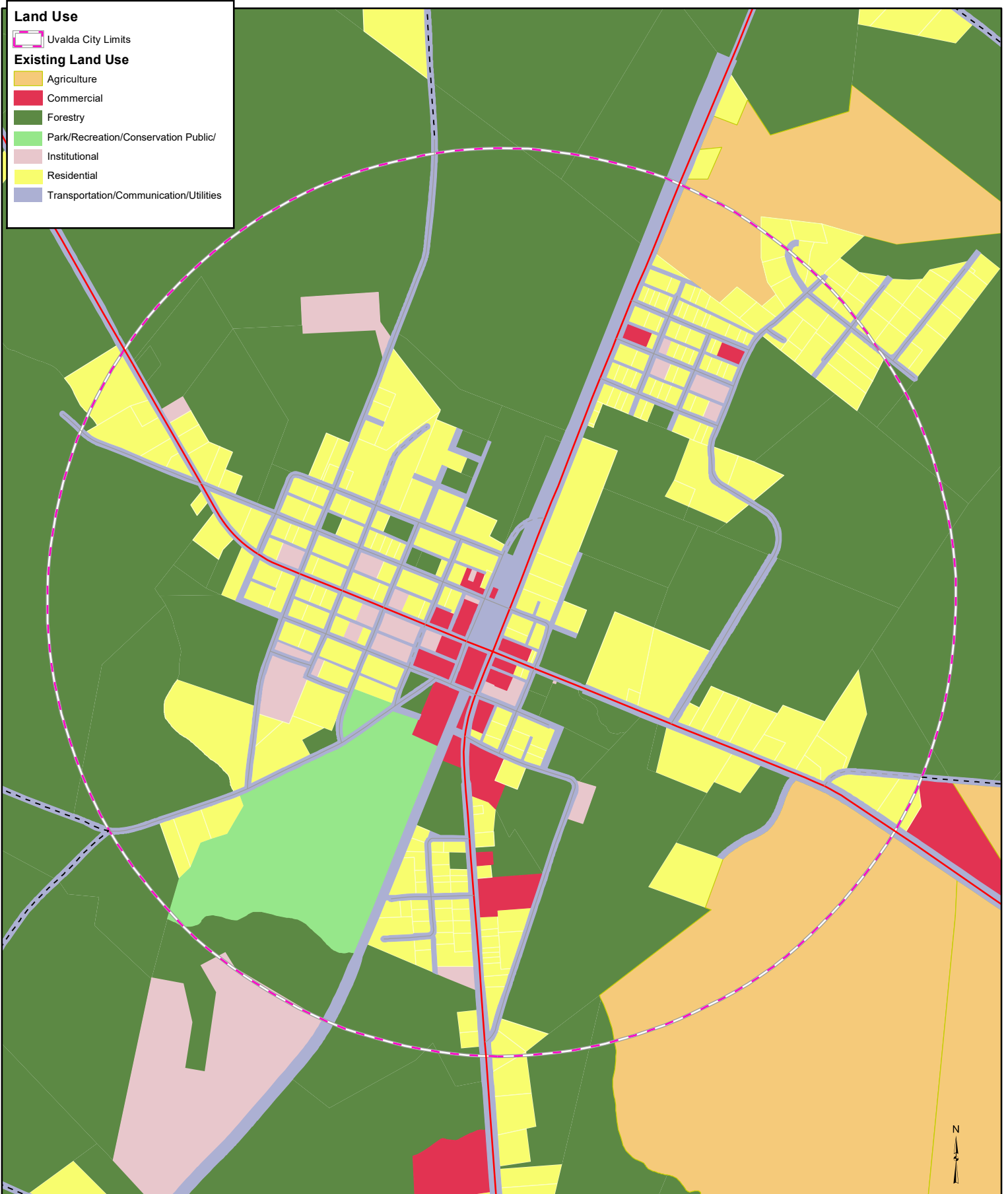
- Tarrytown City Limits

Existing Land Use

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

City of Uvalda

Existing Land Use Map



Existing Land Use Distribution, 2020 (Acres) Montgomery County		
Land Use Category	Acreage	Percent of Total
Agriculture	10,761	6.80
Forestry	132,986	84.09
Commercial	362	0.23
Industrial	253	0.16
Park/Recreation/Conservation	1,191	0.75
Public/Institutional	994	0.63
Residential	7,034	4.45
Transportation/Communications/Utilities	4,573	2.89
Total	158,154	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2020.

Future Land Uses

Montgomery County’s history of development traces to its fields, forests, the Oconee and Altamaha rivers, transportation, and leadership. The county was a frontier area originally part of Washington County. It was initially settled primarily after the Revolutionary War, and established as a separate county in 1793. Its initial settlement and development centered on the Oconee River, the county’s longleaf pine forests, and its wiregrass fields. The county’s heyday of growth from the late 1800s to early 1900s was related to railroad development, which was the impetus for establishment of all of the county’s current municipalities, except Mount Vernon, but truly was the keystone for the development of Mount Vernon as well. The county’s growth and development success came at the cost of being cast as a mother county being carved up to create surrounding counties, including its now larger, more populous neighbor, Toombs County. The county’s heyday of population was 1910 with a Census count of 19,638. The location

of Brewton-Parker College in Mount Vernon in 1905 was a pivotal cornerstone for development in Montgomery County.

After the early 20th Century growth of Montgomery County and its fostering of neighboring county creation, the subsequent decline of the railroads, the Great Depression, then the world wars, the growth of Vidalia as a retail/business center, and the decline of textile manufacturing all combined to deliver blow after blow to the local economy. As a result, Montgomery County's economic influence and population suffered slow, steady declines until 1970. After that date however, Montgomery County's location, its highway access, its overall high quality of life, its picturesque homes and churches, its outdoor and scenic beauty, its progressive leadership, Brewton-Parker College, and the friendly spirit of cooperation and hospitality of its people have reversed that population outflow. Montgomery County is a desired address for quality growth, and its population growth has been slow, but steadily maintained from 1970 to the present. These same iconic assets, quaint charms, and progressive and cooperative spirit, and evident hospitality portend well for future growth and development within Montgomery County. The community should continue to slowly, but steadily grow, and be a desired address for business and residential growth.

Most of Montgomery County's recent growth has been concentrated in Eastern Montgomery County near and adjacent to Vidalia/Toombs County. This growth has primarily been single-family residential development, mostly south of U.S. 280 between Alston and Higgston along or near Georgia Highway 135. Occasionally small subdivisions have been established in this same general area near the eastern portion of the county. A limited amount of this has been in Higgston itself, including some north of Higgston and U.S. 280 near Georgia Highways 15/29. Other single-family residential growth in the county has been more scattered, including limited growth south of Tarrytown along Georgia Highway 15/29. There has also been limited commercial growth in or near Higgston and in the Vidalia portion of Montgomery County which contains an older industrial park already mostly developed.

Most recent commercial growth is concentrated primarily along U.S. 280 particularly in Mount Vernon. This development included a new Dollar General. Within Mount Vernon though, redevelopment and business retainment has been the focus of late. Other new commercial development within the county has included some local shops and Dollar General in Higgston. Montgomery County maintains industrial property east of Ailey along U.S. 280, and wishes to develop another near or in Higgston, again along U.S. 280. The existing industrial park area for the county is also located near U.S. 280 in Mount Vernon.

These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Even in the Eastern Montgomery County growth area, agriculture and forestry uses will continue to predominate the landscape, and maintain the existing small town and rural character.

Future land use maps for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda are included following this description.

Land Use Goals

Montgomery County and its municipalities seek future growth and development respective of its rural character, high quality of life, many historic homes and churches, abundant natural resources, and agricultural/forestry uses. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, embrace its history, and further contribute to the quality of life and heritage of the county. New development is expected to be compatible and complementary of existing uses and current scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

- **Address Growth Management/Compatible Development**

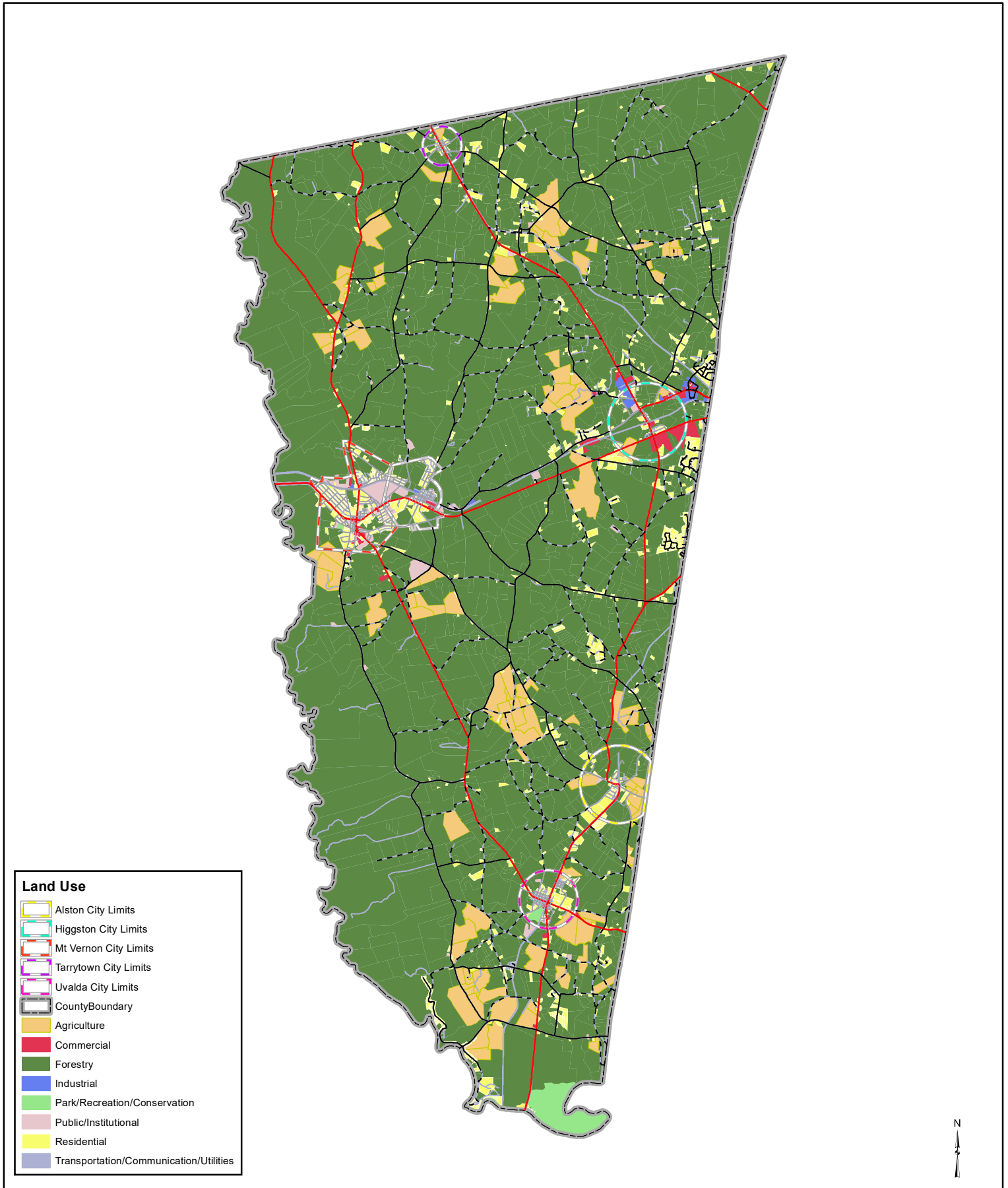
A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement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

- **Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement**

As noted above, Montgomery County has only limited land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Ailey and Mount Vernon have zoning ordinances. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

Montgomery County

Future Land Use Map



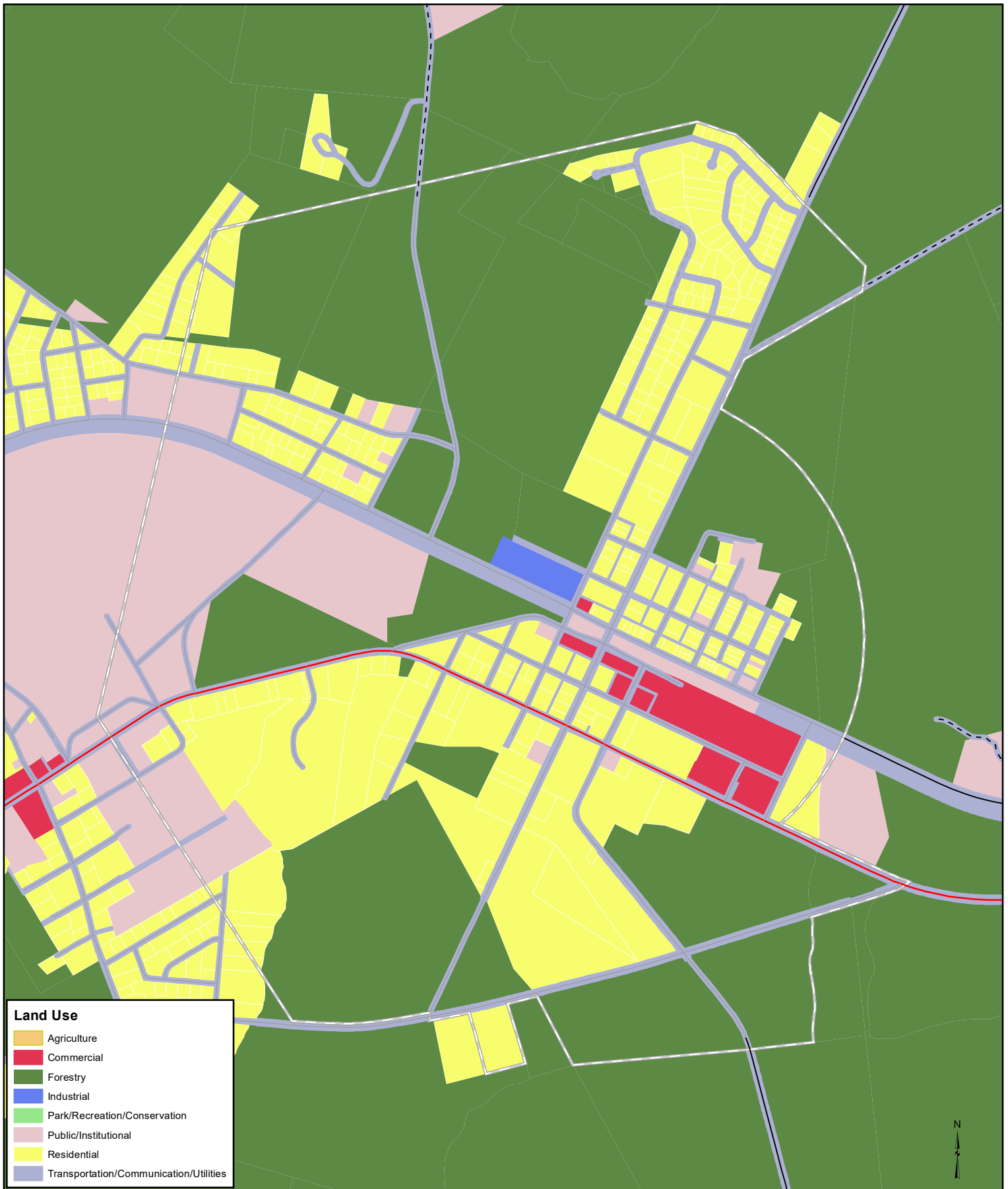
Land Use

- Alston City Limits
- Higgston City Limits
- Mt Vernon City Limits
- Tarrytown City Limits
- Uvalda City Limits
- County Boundary
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



City of Ailey

Future Land Use Map



Land Use

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

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

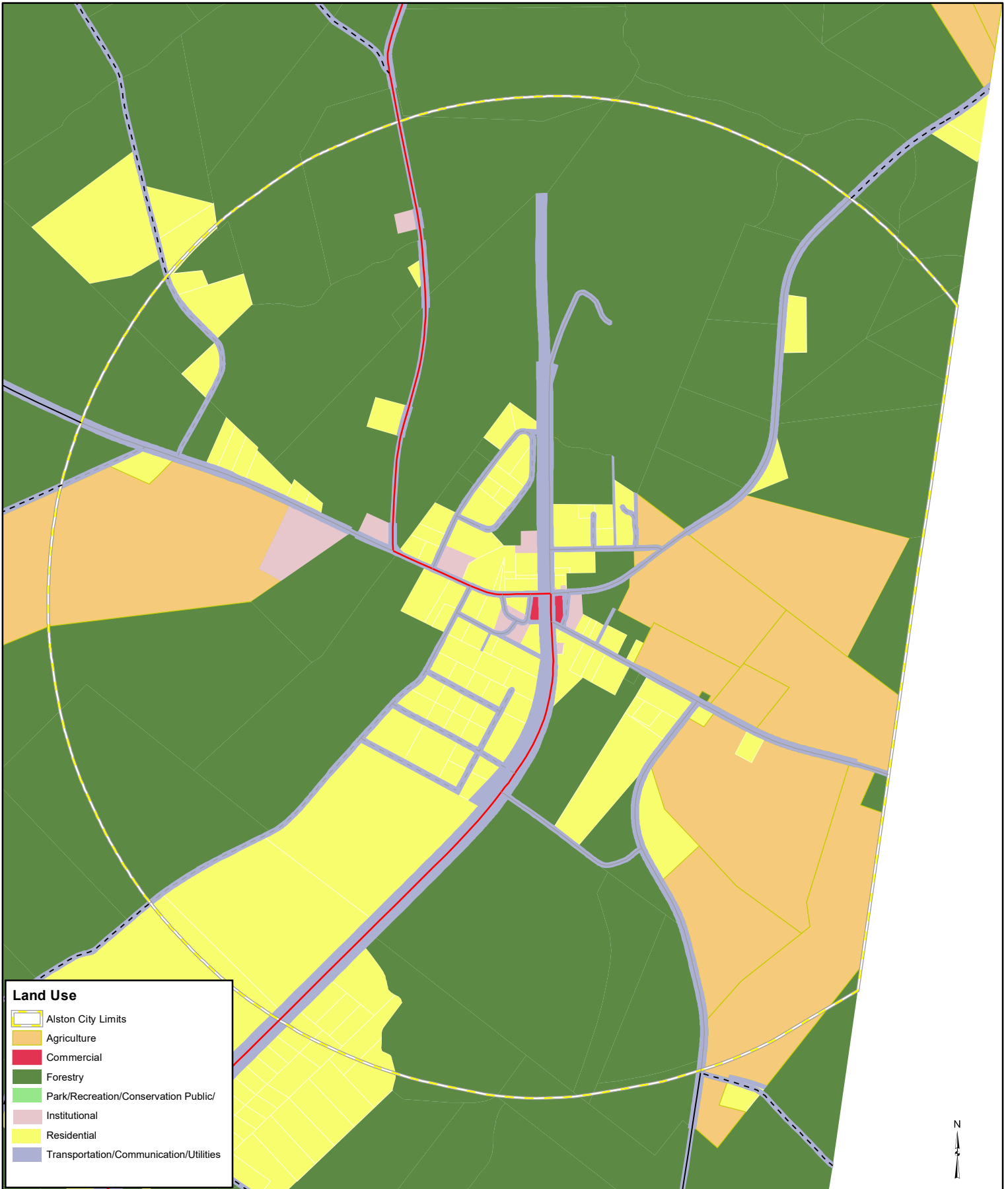
Prepared By:
 Scott Jackson, GIS Planner
 Heart of Georgia Altamaha RC
 5405 Oak Street
 Eastman, Georgia 31023
 (478)374-4771

Source: Y:\GIS\DATA\Montgomery\MXD\CityofAileyLandUse8x11.mxd
 Date Saved: 10/2/2020



City of Alston

Future Land Use Map



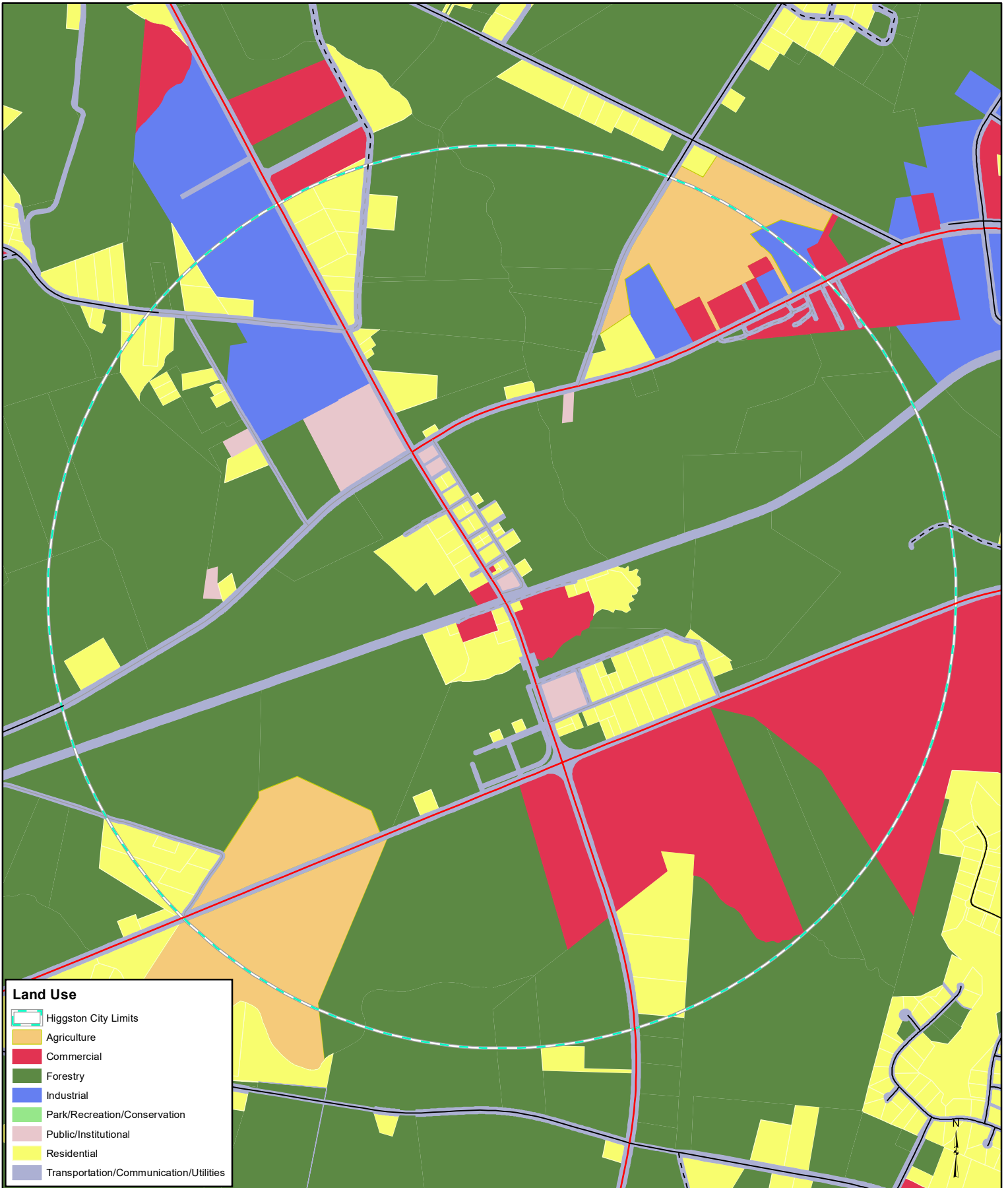
Land Use

- Alston City Limits
- Agriculture
- Commercial
- Forestry
- Park/Recreation/Conservation Public/Institutional
- Residential
- Transportation/Communication/Utilities










"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

City of Higgston

Future Land Use Map

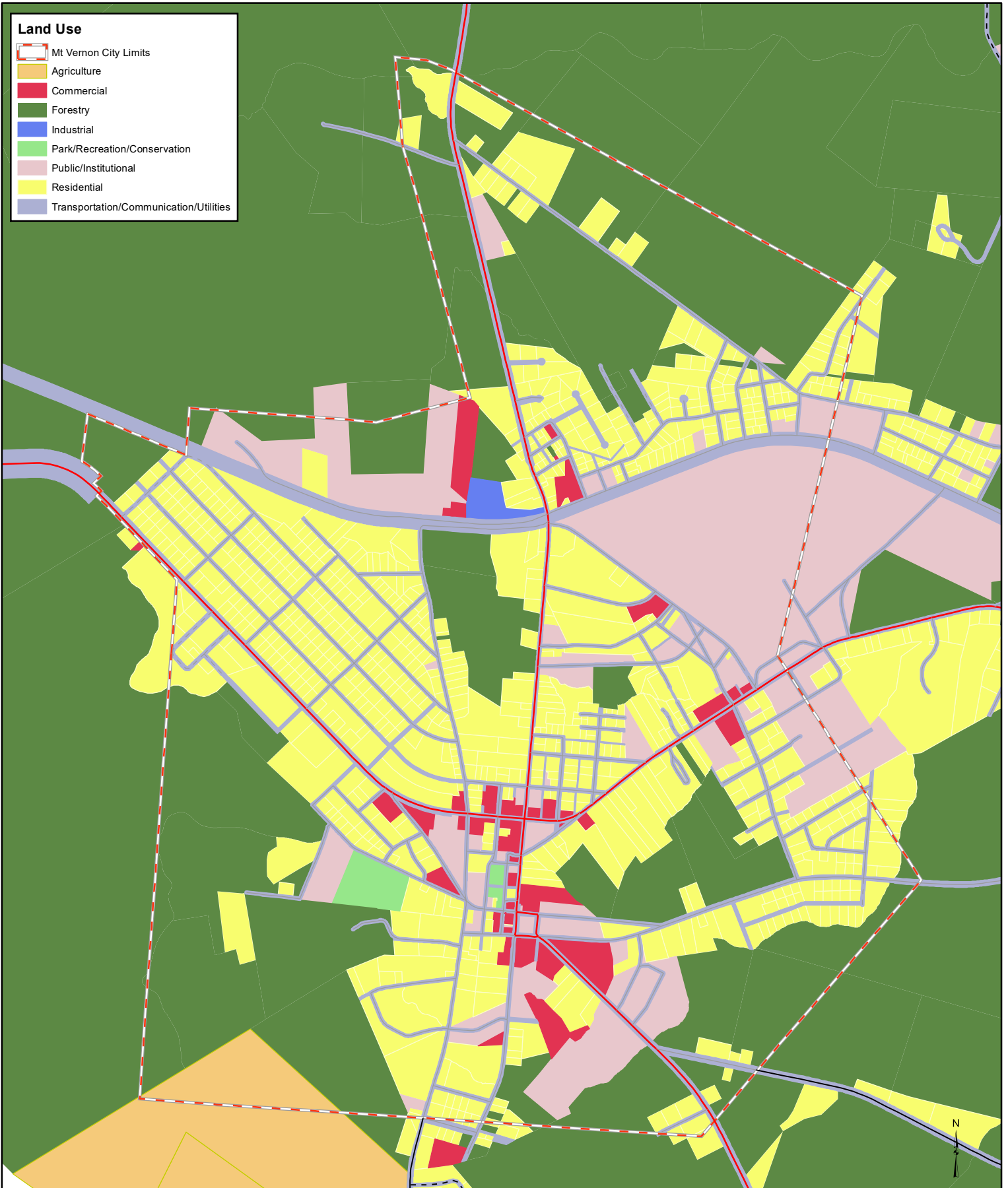


Land Use

-  Higgston City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

City of Mt. Vernon

Future Land Use Map

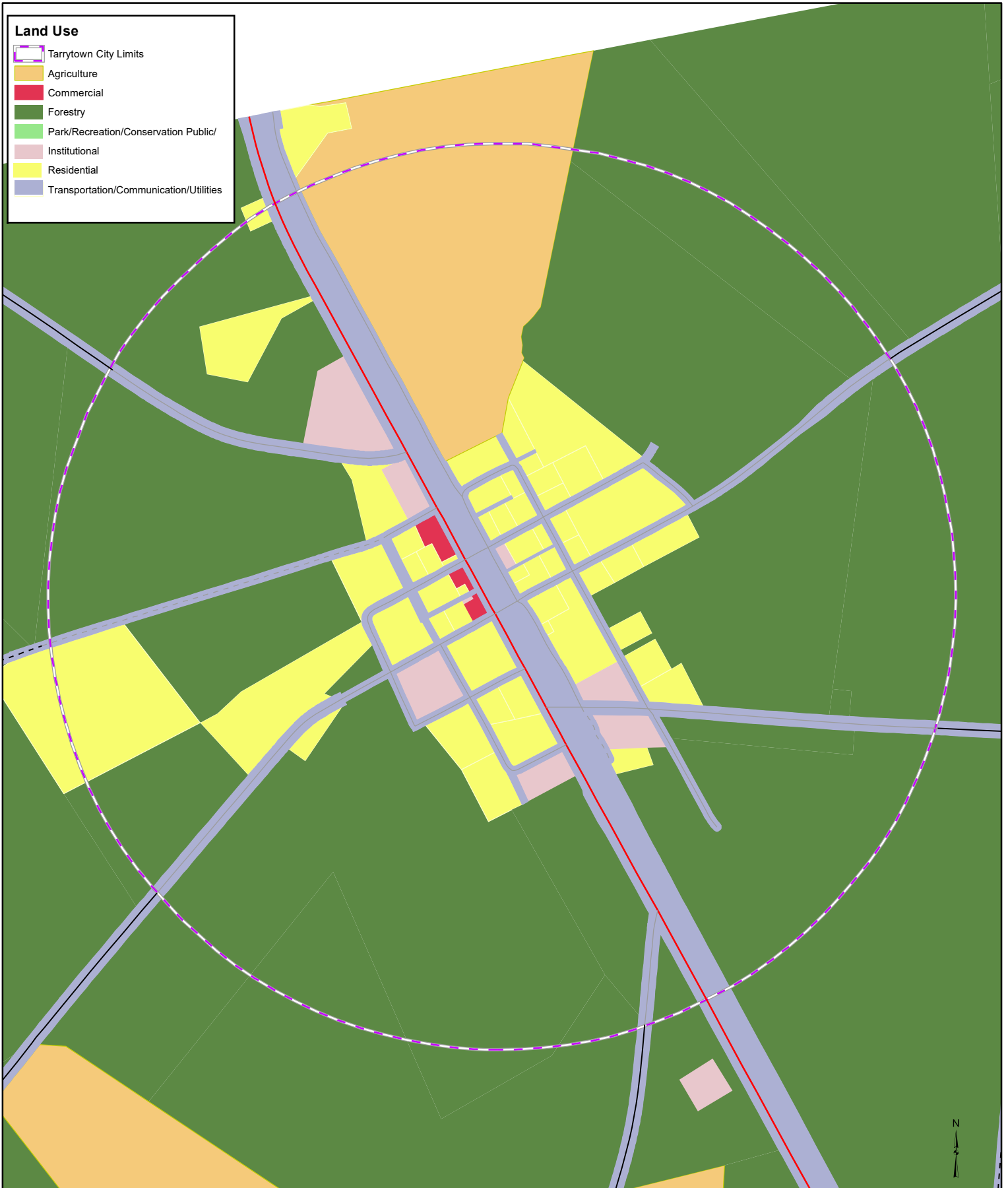


Land Use

- Mt Vernon City Limits
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

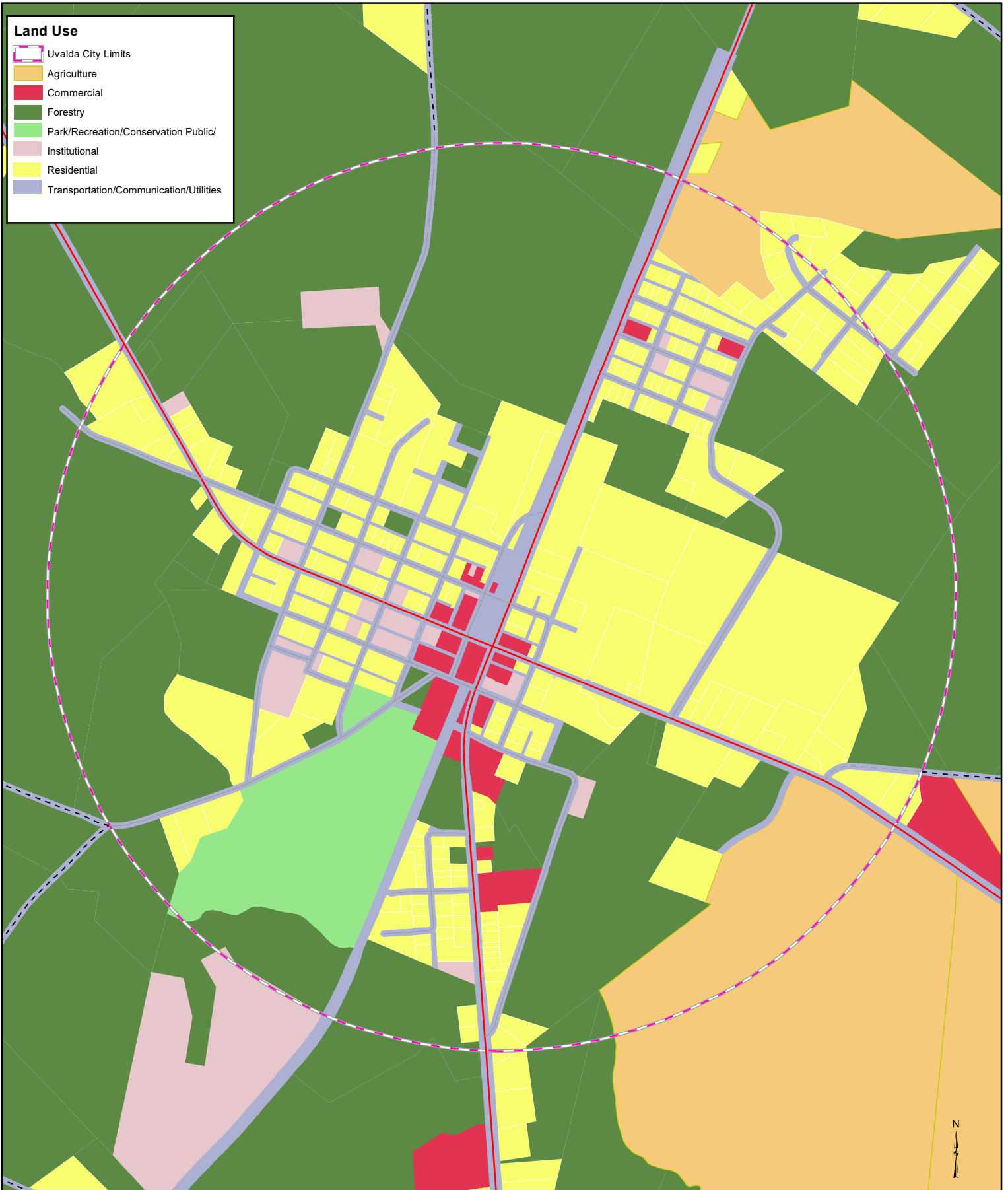
City of Tarrytown

Future Land Use Map



City of Uvalda

Future Land Use Map



- **Maintain Open Spaces/Agricultural/Forestry Use/Rural Character/Quality of Life**

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. Developing and supporting outdoor events/facilities, making the county's rivers more accessible, and encouraging tourism will also help.

- **Further Develop/Improve Tourism for Natural/Cultural Resources/Leisure Use Facilities**

Montgomery County's scenic countryside and abundant historic and natural resources are exceptional, and have been a principal factor in residential growth in the community for decades. These same assets would be very attractive for visitors if properly promoted. The promotion and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of Montgomery County's significant natural and cultural resources. This would also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Improvement and promotion of U.S. 280, U.S. 221, and Georgia 15/29 also hold promise. Enhancement of events or festivals, like Mount Vernon's Hog Wild Festival, and establishment of new ones could also reap benefits. The McArthur Farm and its statewide significance is a huge potential asset for tourism. Bicycling and trail development also hold unrealized potential. The local Yamassee Trail is currently the only locally designated Bike Trail in the region, and a rails to trails project on the old Georgia & Florida Railway bed has been discussed. Improvement of Oconee River access and local recreational facilities will become a draw for residents and visitors alike.

- **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial, and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings in

the municipal downtowns are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas.

- **Improve Community Appearance**

Montgomery County and its municipalities have extraordinary intrinsic natural and cultural beauty and Old South charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this.

- **Seek Compatible Development/Utilization**

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, rich history, abundant natural and cultural resources, and current agricultural/forestry uses is desired.

- **Improve Transportation Facilities/Access**

While location and transportation facilities are definitely assets for Montgomery County growth, there is room for continuing improvement and enhancement which would provide even more benefit. U.S. 280 especially needs multi-laning through the county as soon as possible, and more coordinated promotion. Georgia 15/29 should also be multi-laned. Both are Governor's Road Improvement Program projects. There are also needs to improve local streetscapes in all municipalities, and bicycle, pedestrian, and nature-related multi-use trails, facilities, and services. The old Georgia and Florida Railway bed between Hazlehurst and Uvalda/Alston holds much potential for tourism.

- **Expand/Develop Industrial Parks/Sites**

The community's available land for new industrial development in public control has become limited in the existing park in Mount Vernon, and the new site east of Ailey along U.S. 280 has not been developed. The site has access to Ailey services, but would require extensive infrastructure development. The community further desires to develop a new industrial park near or in Higgston along U.S. 280 which would require establishment or major extension of infrastructure.

Community Work Programs

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

Montgomery County

Report of Accomplishments and Community Work Program

**Montgomery County
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Develop a Standard Operating Procedure for the Roads Dept.	Y	2020						The County decided to use the Georgia Better Back Roads Field Manual, published by the GA RC&D, to conduct road maintenance activities rather than develop its own standard operating procedure.
2016	Establish an informal roundtable committee/joint task force among the local governments, the Montgomery County Development Authority, and other appropriate parties to examine, feasible land use management and alternatives							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2017	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2016	Upgrade the drainage in the Three Rivers Lane area	Y	2017						Completed in 2017 with a Community Development Block Grant award.
2020	Seek construction of a new railroad spur to the industrial park site located on US 221 in Mt. Vernon					Y	2024		Development Authority representatives met with railroad staff and got estimates. This project is not feasible at this time. Awaiting interest from commercial or industrial business.

**Montgomery County
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Construct a fire training facility to be utilized by the County and other municipalities as arranged	Y	2019						Completed construction. Fire trucks and equipment are at this new location as is fire station.
2018	Provide site preparation for Habitat for Humanity project in Mount Vernon							Y	The County does not provide any funding for Habitat for Humanity.
2019	Continue to contract for the lease of motor graders, tractor, and backhoe	Y	2020						The County continues to lease and finance newer equipment with strong warranties to ensure availability of reliable equipment and reduce need for repairs/maintenance. This ongoing practice will be addressed in the long term policies of the new comp plan.
2016	Continue the lease contract to provide for an ambulance, solid waste truck, and sidearm mower	Y	2020						The County received a USDA loan/grant to purchase a new ambulance in 2020. This will be carried over onto the new CWP. The County has fulfilled the lease agreement on the solid waste truck and sidearm mower. This will be addressed in the long term policies of the new plan.
2016	Purchase a new law enforcement vehicle each year	Y	2020						Annual appropriations are made in Sheriff's budget to purchase and/or service capital leases for department vehicles. This will be addressed in the long term policies of the new plan.
2018	Construct an emergency disaster area at the crossing of Three Rivers Lane and Bells Ferry Road			Y	2025				A building was donated to the County as a forward EOC at this location, which is subject to frequent flooding. County EMA is seeking grants to upgrade building. The project wording will be modified in the new CWP.

**Montgomery County
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Construct a new County Annex building							Y	There are currently no long or short-term plans to construct a new Annex building.
2017	Resurface four miles of Alston-McGregor Road	Y	2016						This project was completed in 2016.
2016	2010 TIA Band 1 Local Projects (Montgomery Thompson Pond Rd. Ph. 1)	Y	2017						This project was completed in 2017.
2016	2010 TIA Band 2 Local Projects (Montgomery Thompson Pond Rd. Ph. 2, Montgomery Thompson Pond Rd. Ph. 3)	Y	2017						This project was completed in 2017.
2020	2010 TIA Band 3 Local Projects (Thompson Pond Rd. Phase 4, Taylor Springs Rd.)	Y	2020						The Thompson Pond Road Phase 4 project was completed in 2017, while the Taylor Springs Road project was completed in 2020.
2015	Refurbish the interior of the Montgomery County Courthouse	Y	2016						The interior of the historic courthouse was refurbished in 2016.
2020	Conduct street and drainage improvements on Largo Drive and Ashley Alley			Y	2021				A Community Development Block Grant was awarded for this project which is expected to be complete in 2021.

**Montgomery County
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Upgrade remaining 1 mile needing drainage/paving in Three Rivers Lane Area	X							X		GEMA, DCA/CDBG	\$250,000	X	X		
Seek construction of a new railroad spur to the industrial park site located on U.S. 221 in Mt. Vernon				X				X	Mt. Vernon	OneGeorgia	\$350,000	X	X		
Purchase new ambulance	X							X		USDA	\$181,000	X		X	
Renovate donated building and upgrade site at crossing of Three Rivers Lane and Bells Ferry Road for emergency operations center	X	X	X	X	X			X		GEMA, FEMA	\$100,000	X	X	X	
Conduct street and drainage improvements on Largo Drive and Ashley Alley	X							X		DCA/CDBG	\$471,887	X	X	X	

**Montgomery County
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Purchase 4 vehicles for Sheriff's office	X							X		USDA	\$157,300	X		X	
Purchase 5 pickup trucks for road department	X							X		USDA	\$154,000	X		X	
Construct ambulance station building	X	X						X		USDA	\$325,000	X		X	
Construct a communication tower					X			X		USDA	\$350,000	X		X	
Construct new Senior Center and utilize building for Recreation Department			X					X		DCA/CDBG	\$750,000	X	X	X	
Morris Road paving/drainage project					X			X		DCA/CDBG	\$1 million	X	X	X	
Repair/resurface North Old River Road				X				X		BUILD Grant	\$321,024	X		X	
Repair/resurface South Old River Road				X				X		BUILD Grant	\$407,687	X		X	
Repair/resurface New Hope Church/Green Thigpen Rd.				X				X		BUILD Grant	\$364,691	X		X	
Repair/resurface Warnock Pond Road and replace bridge over Tiger Creek				X				X		BUILD Grant, LOCBR	\$636,400	X		X	
Repair/resurface Bear Creek Road (North Section)				X				X		BUILD Grant	\$340,360	X		X	

**Montgomery County
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Repair/resurface Bear Creek Road (South Section)				X				X		BUILD Grant	\$494,740	X		X	
Resurface Sawmill Road (TIA-2, Band 1)			X	X	X			X		GDOT/TIA-2	\$981,254	X	X		
Pave Jones Road (TIA-2, Band 3)							X	X		GDOT/TIA-2	\$1,184,896	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X							X			N/A	X			
Seek Broadband Ready Community designation	X							X		HOGARC	\$2,000 (Staff Time)	X			
Improve drainage and street paving for the Bowtie Circle and Hardeman Road target area	X							X		DCA/CDBG	\$750,000	X	X	X	

City of Ailey

Report of Accomplishments and Community Work Program

City of Ailey
Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Repair the roof and sand filters at the wastewater treatment plant	Y	2019						Roof repaired in 2016. Sand filters repaired in 2019.
2017	Construct a new fire station within the City of Ailey					Y	2025		No funding currently for this project.
2018	Upgrade the water lines in low income areas in the northeastern part of Ailey							Y	Project dropped as there is currently no need for upgrades to the water lines at this time. The lines were replaced in 1978/79 with PVC pipe and are in good condition.
2016	Participate in the informal roundtable/joint task force with other local Montgomery County governments and others							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.

City of Ailey
Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Purchase a new truck to be utilized by the Utilities/Maintenance Department	Y	2016						The City purchased a used utility truck in 2016.
2014	2010 TIA Band 1 Local Projects (West MLK Jr. St. sidewalk, East MLK Jr. St. sidewalk, South Broad St. sidewalk, East Gum St.)	Y	2016						Sidewalk projects on West and East MLK Jr. and South Broad streets and the East Gum Street project have been completed.
2016	2010 TIA Band 2 Local Projects (South Lee St., East Peachtree St., North Broad St.)	Y	2016						Resurfacing on South Lee Street, East Peachtree Street, and North Broad Street have been completed.
2020	2010 TIA Band 3 Local Projects (Old Ailey Lothair Rd., Street Striping)			Y	2023				Old Ailey Lothair Rd. is complete. Street Striping will be done 2020 -2023. This project entry will be reworded in new CWP to reflect more limited scope of work.
2016	Sidewalk Repair-MLK, S. Broad St.	Y	2016						Sidewalk repairs along both streets have been completed.
2016	McBride St. Extension Road upgrade			Y	2025				Road has been graded, ditches have been reshaped, drainage pipes added, and crushed concrete applied, but still needs paving. This project entry will be reworded in new CWP to reflect specific work needed.
2016	Sewage line Investigation- Repair, Pump Upgrades	Y	2020						Maintenance on Hwy. 280 pump completed in 2020, including rebuilding pump motor.

**City of Ailey
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Downtown Streetscape Design & Construction					Y	2022		No funding for this project currently.
2020	City Hall Renovation/Parking Upgrade					Y	2025		Only minimum maintenance has been performed; however, renovations, such as refinishing hardwood floors, porch repairs, and painting, are planned as funding is available. The City of Ailey does not own the land on which city hall is located. The City has discussed possibly purchasing land upon which to relocate city hall (historic depot) or construction of a new facility in the future. This project entry will be reworded in the new CWP to omit parking upgrade, which is not needed.
2016	Purchase new Fire Truck/ Fire Equipment	Y	2018						New fire truck purchased in March 2018, and equipment is purchased periodically as needed and funds permit.
2019	Rosenwald Community Center Renovation/ Parking Upgrade			Y	2025				Building renovations have been completed, but parking area upgrades still needed. City is saving funds for parking area repairs, which is expected to take until 2025. This project description will be modified on new CWP to reflect parking area upgrades only.
2016	Blighted Property Removal/Rehab			Y	2022				Project is underway. One burned structure on Broad Street was removed in 2020. Two other blighted structures on Pine Street are currently being considered for rehabilitation or removal.

**City of Ailey
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Construct new fire station within the City of Ailey					X				X	SPLOST, FEMA	\$300,000	X	X	X	
2010 TIA Band 3 Local Projects – Street Striping	X	X	X						X	TIA, GDOT	\$22,000	X	X		
Pave McBride Street Ext.					X				X	CDBG	\$100,000	X	X	X	
Downtown Streetscape Design & Construction		X							X	SPLOST	\$50,000	X	X		
City Hall Renovations					X				X	SPLOST	\$30,000	X	X		
Rosenwald Community Center Parking Upgrade	X	X	X	X	X				X	SPLOST	\$70,000	X	X		
Blighted Property Removal/Rehab	X	X							X	SPLOST	\$30,000	X	X		

**City of Ailey
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Purchase Landscape Equipment, including mower			X						X	SPLOST, TIA	\$12,000	X	X		
Sidewalk Repair (approx. 1,000 ft.)	X	X							X	SPLOST	\$20,000	X	X		
Resurface Railroad Street							X		X	LMIG, TIA	\$60,000	X	X		
Resurface Martin Luther King, Jr. from city limits to end of city limits (Band 1, TIA-2)			X	X	X				X	TIA-2, GDOT	\$228,241	X	X		
Repair Sand Filter	X								X	SPLOST	\$10,000	X	X		
Repair/Resurface Broughton Street	X								X	LMIG, TIA	\$52,000	X	X		
Resurface Pine Street					X				X	LMIG, TIA	\$40,000	X	X		

**City of Ailey
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Resurface South Lee Street			X						X	LMIG, TIA, SPLOST	\$86,000	X	X		
Resurface Wall Street				X					X	LMIG, TIA	\$25,000	X	X		
Purchase Utility Truck		X							X	SPLOST	\$20,000	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

Town of Alston

Report of Accomplishments and Community Work Program

**Town of Alston
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Replace park equipment that is old or no longer suitable for public use					Y	2023		Postponed until 2023 due to lack of funds.
2016	Rehabilitate the Old Alston Opry House by refurbishing the auditorium, library, and interior, and installing new restrooms. Also, seek listing in the National Register of Historic Places					Y	2021		Postponed until 2021 due to lack of funds. Town plans to prepare preliminary National Register eligibility application in 2021 with rehabilitation to follow as funds are available.
2016	Construct a new fire station to accommodate the need for space and to maintain ISO standards	Y	2016						The Town completed the new fire station in 2016 at a cost of about \$75,000.
2016	Participate in the informal roundtable/joint task force with other local Montgomery County governments and others							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.

**Town of Alston
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Pursue funding to install a sewerage system							Y	The Town has decided a sewerage system would be too expensive for its residents.
2017	Explore as appropriate the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners							Y	Local churches reach out to those in need of housing repair/rehab assistance; therefore, the Town does not need to provide this service.
2016	Renovate the old wooden City bridge	Y	2020						The Town replaced the shingles on the gazebo portion in 2020 and provides ongoing regular maintenance.
2016	Renovate the caboose and its attached deck	Y	2020						The decking and steps were replaced in 2020. Renovations to the caboose have been dropped for now due to the expense. The project is considered complete.
2018	Repair sidewalks throughout the City							Y	Sidewalk repairs are not needed at this time.
2016	Improve City appearance by implementing a color scheme, landscaping, or building renovation					Y	2021		The Town currently maintains landscaping, but has not upgraded it, nor pursued implementing a color scheme or building renovation.

**Town of Alston
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2014	2010 TIA Band 1 Local Projects (Outler St.)	Y	2016						This was Alston's first TIA project and was completed in 2016.
2016	2010 TIA Band 2 Local Projects (Church St.)	Y	2018						This project was completed in 2018.
2020	2010 TIA Band 3 Projects (Wilkes Circle)	Y	2020						The Wilkes Circle Band 3 TIA project has been completed.

**Town of Alston
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Replace park equipment that is old or no longer suitable for public use			X						X		\$4,000	X			X
Rehabilitate the Old Alston Opry House by refurbishing the auditorium, library, and interior, and installing new restrooms. Also, seek listing in the National Register of Historic Places	X								X	SPLOST	\$100,000	X			X
Improve City appearance by implementing a color scheme, landscaping, or building renovation	X								X		\$5,000	X			X
Pave Wilkes Circle (Band 1, TIA -2)			X	X	X				X	TIA-2 GDOT	\$184,896	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

City of Higgston

Report of Accomplishments and Community Work Program

**City of Higgston
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Improve drainage near the park area, to eliminate the culvert that has formed			Y	2023				The work is about 50% complete since riprap was placed at the front of the pipe. Plans are to extend or bury the pipe.
2017	Install new sidewalks in the City					Y	2022		New sidewalks have not been installed due to lack of funding.
2016	Establish stone/brick entrance signs along the 4 main roads leading into the City					Y	2021		The City has not had the funds to erect new entrance signs.
2016	Upgrade firefighting equipment and increase training to improve fire protection and meet ISO standards	Y	2019						The City has received grants in recent years to purchase needed turnout gear and other firefighting equipment.
2018	Obtain additional playground equipment and make other park improvements	Y	2020						The wooden playset and bridge were both refurbished.

**City of Higgston
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Expand regular working hours for City Hall that will allow it to be open Monday through Friday							Y	The City determined that it was not cost effective, nor was there adequate demand to expand City Hall's hours of operation.
2017	Establish a new well at the fire station large enough to accommodate needs for all fire engines/trucks					Y	2023		The City has not had the funds to dig the large capacity commercial well the fire station needs.
2016	Develop measures to remove/prevent blighted areas; encourage beautification in the city			Y	2021				Progress has been made in getting owners to clean up blighted property.
2016	Participate in the informal roundtable/joint task force with other local Montgomery County governments and others							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
Beyond 2020	Seek to establish a water/sewer infrastructure in the city					Y	2025		There has not been sufficient local public support for establishing a municipal water or sewer system.

**City of Higgston
Comprehensive Plan Community Work Program
Report of Accomplishments**

		Accomplished		Underway		Postponed		Dropped	
Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
2016	Install new road signage to meet state requirements	Y	2016						Installation of new road signage was completed in 2016.
2020	Install new street lights at the intersection of US Hwy 280 and GA Hwy 15/29	Y	2016						Street lights were installed in 2016.
Beyond 2020	Pave remaining dirt roads					Y	2025		Terrell Drive is an unpaved road in Higgston. The City submitted it for its TIA-2 project list, but the Roundtable removed it due to lack of anticipated funds. This project will be reworded on the City's new Community Work Program to address the specific project to be undertaken.

**City of Higgston
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Improve drainage near the park area, to eliminate the culvert that has formed			X						X		\$20,000	X			
Install new sidewalks in the City		X	X						X	GDOT	\$130,000	X	X		
Establish stone/brick entrance signs along the 4 main roads leading into the City	X	X							X		\$20,000	X	X		
Establish a new well at the fire station large enough to accommodate needs for all fire engines/trucks			X						X		\$20,000	X	X	X	
Develop measures to remove/prevent blighted areas; encourage beautification in the city	X								X		\$15,000	X			

**City of Higgston
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Seek to establish a water/sewer infrastructure in the city					X		X		X	GEFA DCA/CDBG	\$1.5 million (water) \$3 million (sewer)	X	X	X	
Pave Terrell Drive					X				X	GDOT	\$100,000	X	X		
Investigate hiring a part-time codes enforcement officer, possibly in conjunction with one or more governments	X	X							X		\$20/hour	X			
Resurface Sawmill Road from James Street (Hwy. 15/29) to the end of Higgston city limits (TIA-2, Band 1)			X	X	X				X	TIA-2, GDOT	\$152,993	X	X		
Obtain additional more modern playground equipment for park	X								X		\$50,000	X			
Purchase Christmas decorations for street/light poles	X								X		\$5,000	X			

**City of Higgston
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

City of Mount Vernon

Report of Accomplishments and Community Work Program

**City of Mt. Vernon
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Construct a fire training facility to be utilized by the City, County, and other municipalities as arranged	Y	2019						Completed construction. Fire trucks and equipment are at this new location as is fire station.
2020	Seek construction of a new railroad spur to the industrial park site located on US 221 in Mt. Vernon					Y	2024		Development Authority met with railroad staff and got estimates. This project is not feasible at this time. Awaiting interest in commercial or industrial business.
2016	Obtain design assistance for downtown storefront upgrades and development of paint color palette	Y	2016						Completed City Hall and several other downtown businesses. Still encouraging other business owners to make improvements to older buildings.
2016	Participate in the informal roundtable/joint task force with Montgomery County governments and others							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.

**City of Mt. Vernon
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Revise the local zoning ordinance			Y	2021				RC staff and City staff have met multiple times and anticipate completing a zoning ordinance rewrite in 2021.
2017	Resurface College St. and Second Avenue	Y	2017						Both streets were resurfaced.
2016	Expand parking at the Community Center	Y	2017						Purchased property next door to Community Center and completed a paved parking lot.
2018	Establish a new park near the Community Center	Y	2018						Renovations have been made to the Birthday House, behind the Community Center. New playground equipment purchased and installed at the Community Center.
2017	Renovate facilities located at recreation department	Y	2020						New playground equipment purchased and installed at Northside Park. Renovated restrooms. New fence installed.
2019	Upgrade water and sewer infrastructure along the following streets: N. Railroad, Folsom, Sadie, Calhoun, Adams, and O'Connor	Y	2020						Used City funds only. Replaced some cast iron lines with PVC. Located water main valve that was only halfway open. Replaced valve and several smaller lines to increase water pressure to residents.

**City of Mt. Vernon
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Install new filtration system at the well located on Rabun St.					Y	2021		Rabun St. well had been City's backup well, but currently offline due to radon. Visited several water facilities with filtering systems. Covid-19 Pandemic has caused this project to be delayed.
2018	Resurface Bluff St.	Y	2018						Bluff Street has been resurfaced.
2017	Upgrade water lines on Bluff St.	Y	2018						Water lines updated before Bluff Street was repaved.
2016	2010 TIA Band 2 Local Projects (Alston Rd., West Broad St., MLK Jr. Dr., Lester Robinson Rd.)	Y	2019						All projects in band #2 of TIA completed.
2020	2010 TIA Band 3 Local Projects (Old Ailey Lothair Rd., Robinson St., North Washington St., South Washington St.)	Y	2020						All projects in band #3 of TIA completed.

**City of Mount Vernon
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Seek construction of a new railroad spur to the industrial park site located on U.S. 221 in Mt. Vernon				X				X	X	OneGeorgia	\$350,000	X	X		
Revise the local zoning ordinance	X								X	HOGARC	N/A	X			
Install new filtration system at the well located on Rabun St.	X								X	DCA/CDBG, GEFA, USDA	\$100,000	X	X	X	
Resurface/rehabilitate East Broad St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$49,631	X	X		
Resurface/rehabilitate S. Washington St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$121,796	X	X		
Resurface/rehabilitate W. Underwood St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$28,286	X	X		
Resurface/rehabilitate W. McKinnon St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$119,380	X	X		
Resurface/rehabilitate W. Wooten St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$71,330	X	X		

**City of Mount Vernon
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Transportation Investment Act Projects (TIA-2) Band 2 (E. Mount Vernon St., W. Mount Vernon St., S. Railroad Ave., E. Jefferson St., N. Walker St.)							X		X	GDOT, TIA-2	\$205,686	X	X		
Transportation Investment Act Projects (TIA-2) Band 3 (E. Days St., E. Edwards St., N. Minnie St., E. Pearl St., Lewis St., E. Fulsum St., E. Connell St., E. Palmer St., W. McRae Dr.)							X		X	GDOT, TIA-2	\$354,305	X	X		
Install new sidewalk along South Railroad Avenue Extension	X								X	LMIG	\$46,200	X	X		
LMIG resurface/improve sidewalk between College St. and traffic light			X	X	X				X	LMIG	\$50,000/yr.	X	X		
Develop vacant lot behind Circle K near GA 30/U.S. 280 and GA 56/U.S. 221 intersection to encourage possible new retail business	X	X	X						X		\$105,000	X			

**City of Mount Vernon
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Establish recreation area with splash pad and miniature golf course near downtown					X				X	X	\$250,000	X			
Acquire additional fire pumper and upgrade equipment on truck		X							X	AFG, GA Forestry	\$250,000	X			
Upgrade Police vehicles and equipment, including replace 1 vehicle, old radar detectors, and mobile/car camera systems					X				X		\$150,000	X			
Construct a new Police Department and municipal courtroom					X				X	SPLOST	\$250,000	X			
Remodel City Hall offices		X							X		\$15,000	X			
Renovate North Side water tank on Ailey/Lothair Road			X						X		\$150,000	X			

**City of Mount Vernon
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Upgrade/replace City Hall computer system				X					X		\$5,000	X			
Purchase/install 3 backup generators for City wells and wastewater stations	X								X	GEMA	\$132,409	X	X	X	
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

City of Tarrytown

Report of Accomplishments and Community Work Program

**City of Tarrytown
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Replace missing road and street signs throughout the City and city limit signs	Y	2019						Missing signs were replaced in 2019.
2019	Construct a second pavilion at J'mon Warnock Park							Y	Construction of a second pavilion at J'mon Warnock Park has been dropped as the City does not have the funds for this project.
2017	Install a walking track at the J'mon Warnock Park							Y	Adding a walking track to J'mon Warnock Park has been dropped due to lack of funds.
2017	Repair damaged sidewalks throughout the City							Y	Tarrytown's only sidewalks are along SR 29 and must be maintained by the State. For this reason, the City has dropped this project.
2018	Renovate the Community House	Y	2020						The City has completed extensive work on the Community House and grounds, including exterior and interior painting, adding a ramp for ADA accessibility, updating window treatments, and fencing in the adjacent playground area.

**City of Tarrytown
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Update the City Charter	Y	2019						The State Legislature approved the updated City charter in 2019.
2017	Upgrade water lines that are damaged and/or out of date							Y	Water line upgrades are made as needed on an ongoing basis. This will be addressed under long term policies in the new plan.
2016	Participate in the informal roundtable/joint task force with other local Montgomery County governments and others							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.

**City of Tarrytown
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Upgrade playground equipment adjacent to Community House	X								X	SPLOST	\$16,000	X			X
Add outside stage to Tarrytown Depot	X								X	SPLOST	\$1,500	X			X
Provide outside restroom at Tarrytown Depot				X					X	SPLOST	\$20,000	X			
Resurface 4 th Street between Cooper Street and city limits (TIA-2, Band 1)			X	X	X				X	TIA-2 GDOT	\$53,430	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

City of Uvalda

Report of Accomplishments and Community Work Program

**City of Uvalda
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Establish a walking trail, possibly by converting the abandoned railroad track from Uvalda to Alston					Y	2024		Funding has not yet been obtained.
2017	Refurbish the Historic Water Tower					Y	2022		Postponed due to lack of funds.
2016	Seek CDBG, CHIP, or other funding to rehabilitate and/or remove substandard/abandoned housing					Y	2024		Preliminary work in preparation for seeking a housing grant is still underway.
2016	Adapt the well and pumps to the backup generator for use, in case of emergencies	Y	2017						This was completed in 2017.
2017	Build a new deck and repair the exterior and interior of the Community Center	Y	2017						Exterior/interior repairs were made to the Community Center and a new deck built in 2017.

City of Uvalda
Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Build a pavilion at the downtown park	Y	2018						The downtown pavilion was completed in 2018.
2016	Construct a walking track					Y	2021		The City is discussing options, including possibly using the well-lit sidewalks along U.S. 221 North instead of constructing a new walking track. Distance and motivational signage/medalions could be added and elevation changes could be painted. This project will be reworded in the new CWP.
2016	Upgrade the old water meters throughout the City			Y	2023				The City has replaced 15-20 total water meters out of 265 so far.
2016	Update the City Charter	Y	2020						The 2020 update to the City Charter was the first update since 1959.
2017	Map the City Cemetery and erect a perimeter fence					Y	2023		More land was acquired for the cemetery c. 2010/2011 and that portion needs fencing. The cemetery also still needs to be mapped/surveyed. This project was postponed due to the lack of funds.
2016	Participate in the informal roundtable/joint task force with other local Montgomery County governments and others							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.

**City of Uvalda
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2017	Upgrade the lift stations located on East Main St. and Ava St.	Y	2020						The lift station upgrades on East Main and Ava streets were completed in 2020 using SPLOST funds.
2017	Construct and new maintenance shop			Y	2021				The City is renovating a former State highway barn rather than construct a new maintenance shop and will add more storage. This project description will be modified in the City's new CWP to more accurately describe the work being done.

**City of Uvalda
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Seek to adopt measures and recommendations from the informal roundtable committee/joint task force as appropriate							Y	Joint task force items will be moved to the long term policies section of the comprehensive plan where they can be more appropriately addressed.
2017	Upgrade the lift stations located on East Main St. and Ava St.	Y	2020						The lift station upgrades on East Main and Ava streets were completed in 2020 using SPLOST funds.
2017	Construct and new maintenance shop			Y	2021				The City is renovating a former State highway barn rather than construct a new maintenance shop and will add more storage. This project description will be modified in the City's new CWP to more accurately describe the work being done.
2014	Upgrade the Repeater Station for police pick-up	Y	2019						Upgraded to digital system in police vehicle in 2019.

**City of Uvalda
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Establish a walking trail, possibly by converting the abandoned railroad track from Uvalda to Alston				X					X	GDOT, Private foundation grants, Rails to Trails	\$3 million	X	X	X	X
Refurbish the Historic Water Tower		X							X		\$15,000	X			
Seek CDBG, CHIP, or other funding to rehabilitate and/or remove substandard/abandoned housing				X					X	DCA	\$300,000	X	X	X	
Construct a walking track or possibly upgrade existing sidewalks along U.S. 221 North for use, including distance and motivational signage/medalions, painting elevation changes, and making intersections ADA compliant	X								X	GDOT	\$100,000	X	X		

**City of Uvalda
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Upgrade the old water meters through the City	X	X	X						X		\$25,000	X			
Map the City Cemetery and erect a perimeter fence			X						X		\$10,000	X			
Renovate former State Highway barn for new maintenance shop and add more storage	X								X		\$25,000	X			
Renovate old City Hall		X							X		\$50,000	X			
Landscape downtown park and add benches	X								X		\$10,000	X			
Purchase garbage truck		X							X		\$260,000	X			
Landscape gateways into city (GA 56, US 21 North and South, GA 135)			X						X	GDOT	\$100,000	X	X		

**City of Uvalda
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Resurface, drainage, cleaning, grading, base, paving East Oak Street (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$260,417	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

Appendix A

Community Involvement

Public Hearing Notice 1

News Release

Comprehensive Plan Website

Community Vision Survey

Public Hearing Notice 2

Meeting Agendas

Stakeholders Invited to Participate

Active Participants

Community Involvement

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan “be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public.” The Montgomery County local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan’s development.

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal email and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in November, 2019, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments used their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal. The final public hearing was held virtually due to the ongoing COVID-19 Pandemic in 2020.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was held from 4:00 p.m. – 6:00 p.m. at the historic Mount Vernon Community House in Mount Vernon where people could attend at their convenience, receive a one-on-one explanation and introduction to the planning process, and offer their input. In addition, a webpage for this plan was

developed which provided basic information, the meeting schedule, copies of the documents being developed at each meeting, and an online Community Vision survey. Notice of both of these extra efforts to invite community stakeholder involvement and participation were officially posted.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Only the first two Coordination Committee meetings were held in person due to the COVID-19 Pandemic and the State of Georgia's Emergency Declaration. The Committee participants were contacted by email and sent the meeting materials for the third and fourth meetings, which they were asked to review and provide comments. Meeting documents were also uploaded to the plan website (<http://bit.ly/MontgomeryCompPlan2020>) for easy access by committee members and the public. The fifth meeting to review the draft plan was held virtually after the draft plan was emailed to the Committee in advance. Nevertheless, considerable community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, the community drop-in session notice, screen captures of the Montgomery Plan website (<http://bit.ly/MontgomeryComp2020>), and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.

PUBLIC HEARING NOTICE

Montgomery County Joint Comprehensive Plan “The Future of All of Montgomery County”

The local governments of Montgomery County and the municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Montgomery County and its municipalities better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Montgomery County?

PUBLIC HEARING DATE AND TIME: Monday, February 24, 2020 at 5:30 p.m.

**LOCATION OF PUBLIC HEARING: Montgomery County Commissioners Meeting Room
Mount Vernon**

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Montgomery County Board of Commissioners, 310 W. Broad Street, Mount Vernon, Georgia, or call (912) 583-2363.

HEART OF GEORGIA ALTAMAHA

Regional Commission



331 West Parker Street
Baxley, GA 31513
Phone: 912-367-3648
Fax: 912-367-3640

5405 Oak Street
Eastman, GA 31023
Phone: 478-374-4771
Fax: 478-374-0703

NEWS RELEASE

PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN

DATE: Thursday, March 12, 2020 4:00 – 6:00 PM

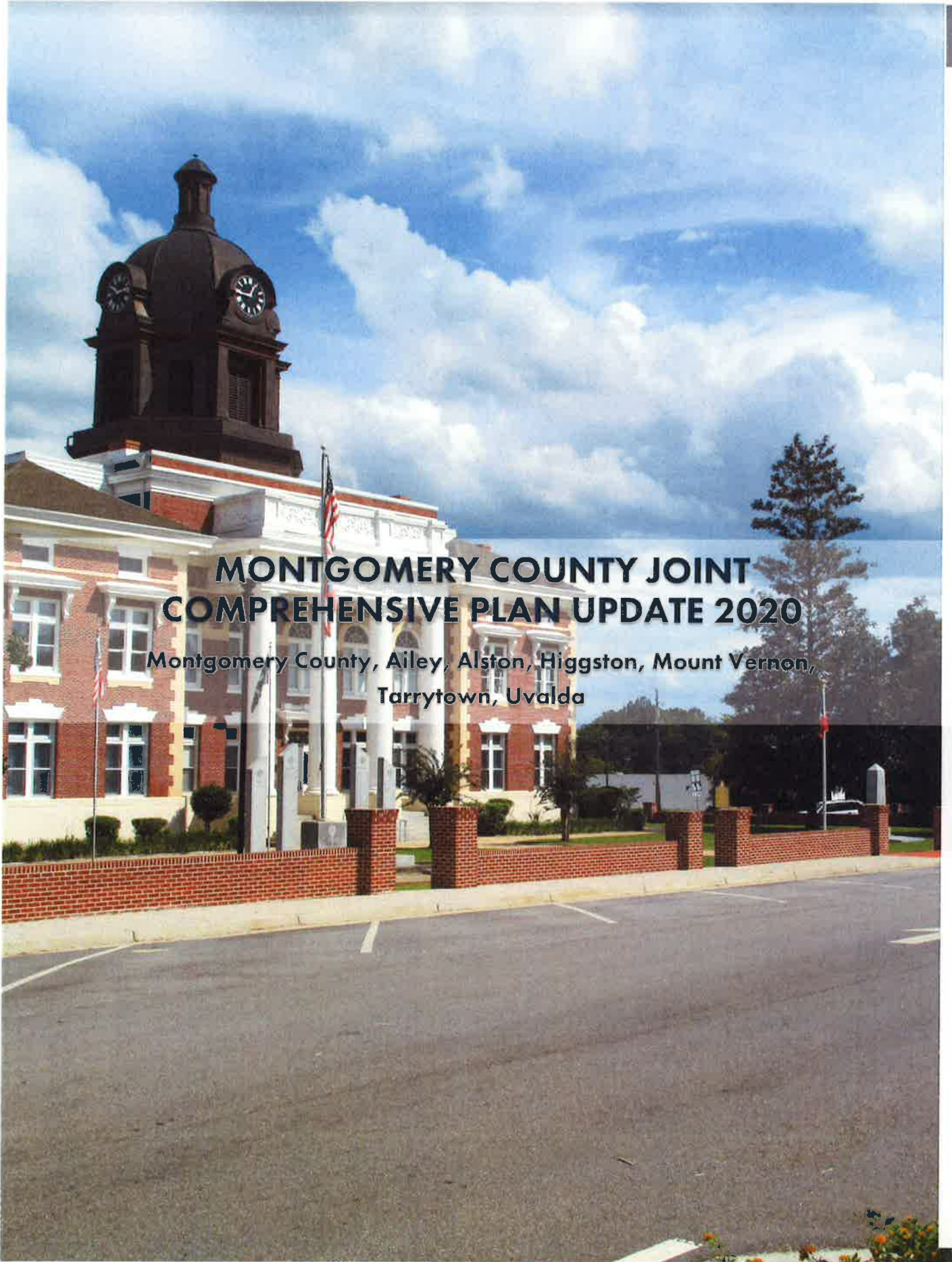
**LOCATION: Mount Vernon Community House
511 College Street**

Are you concerned about the future of Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Montgomery County, the Montgomery County Board of Commissioners, and the municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2015, and is the principal guide to the long-term growth and development of Montgomery County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Mount Vernon Community House at 511 College Street from 4:00 p.m. to 6:00 p.m. on Thursday, March 12, 2020. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

Please attend and voice your ideas. We want to hear them. Let us know what you think. Do your part in making Montgomery County an even better place to live, work, and play.



**MONTGOMERY COUNTY JOINT
COMPREHENSIVE PLAN UPDATE 2020**

*Montgomery County, Ailey, Alston, Higgston, Mount Vernon,
Tarrytown, Uvalda*



WELCOME!

Welcome to the home of the Montgomery County Joint Comprehensive Plan Update. The County and the municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns. In a series of meetings, to be held January-August, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.

HOSPITALITY, HISTORY, HERITAGE

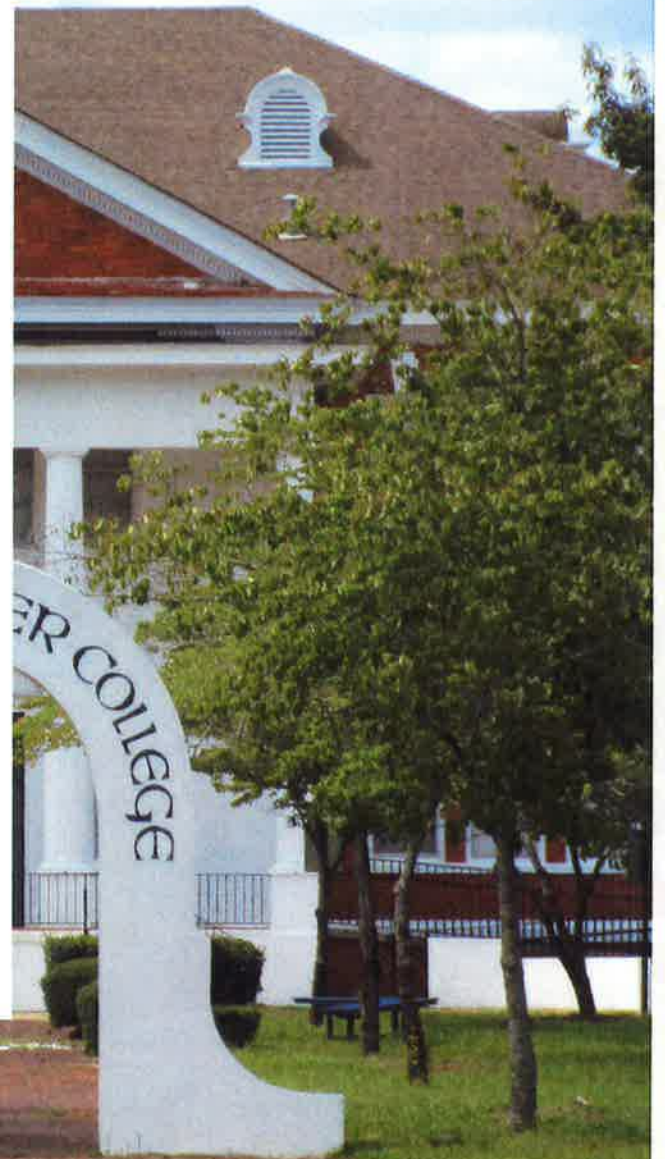


A Joint Comprehensive Plan for Montgomery County,
Ailey, Alston, Higginston, Mount Vernon, Tarrytown, and Uvalde, Georgia



August, 2015

[Download a Copy of the 2015 Plan Here!](#)



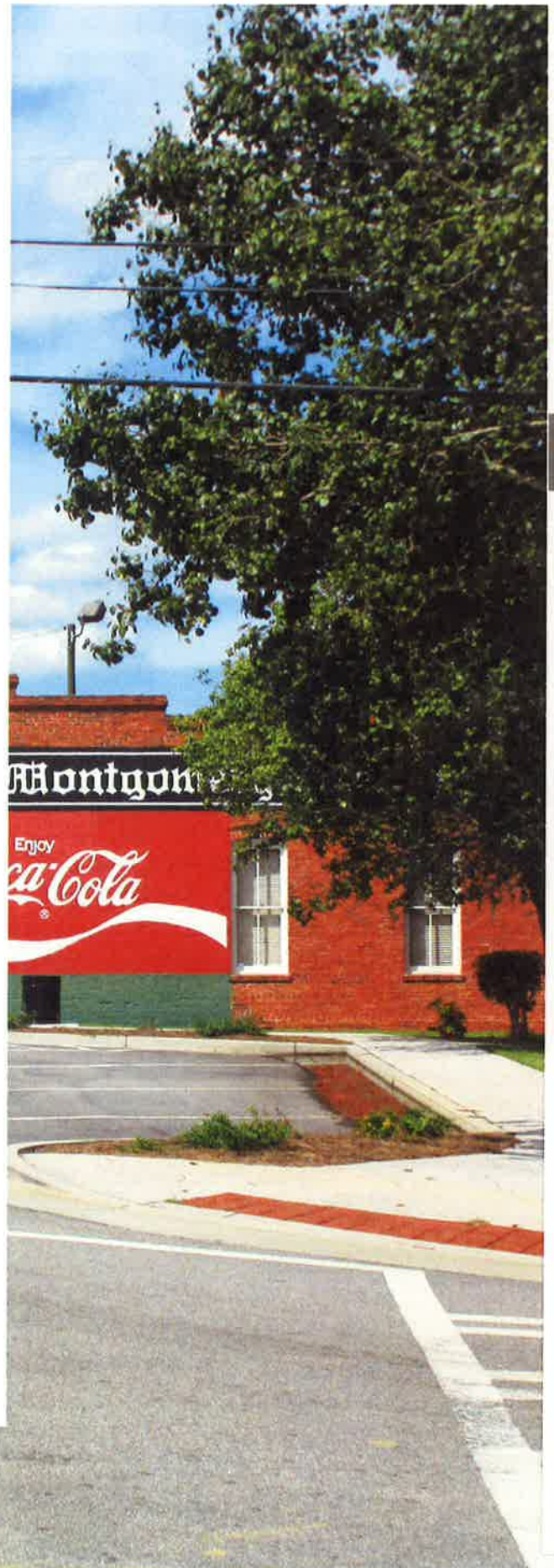
WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

Effective planning ensures that future development will occur where, when, and how the community and local government wants. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a vision, clearly stated and shared by all, that describes the future of the community.
- Private property rights are protected.
- Economic development is encouraged and supported.
- There is more certainty about where development will occur, what it will be like, when it will happen, and how the costs of development will be met.

To encourage local governments' engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies (a detailed list is available in the "Fact Sheets" section, below). Eligibility for this package of incentives is called Qualified Local Government (QLG) status.

<https://dca.ga.gov/local-government-assistance/planning/local-planning/local-comprehensive-planning>



MONTGOMERY COUNTY 2020 JOINT COMPREHENSIVE PLAN TIMETABLE

- Wednesday, 2.5.2020, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Monday, 2.24.2020, 5:30 PM - Initial Public Hearing
- Wednesday, 3.4.2020, 10:30 AM - Community Vision/Issues and Opportunities
- Thursday, 3.12.2020, 4:00 PM - 6:00 PM - Community Input Drop-In
- Tuesday, 3.31.2020, 10:30 AM - Issues and Opportunities/Goals/Policies
- Tuesday, 4.28.2020, 10:30 AM - Goals/Policies/Economic Development/Broadband/Land Use
- July, TBD - Draft Plan
- August, TBD - Final Public Hearing
- September, 2020 - Local Government Submittal

[Click to View Files From First Planning Meeting
2.5.2020](#)

[Click to View Files From Second Planning Meeting
3.4.2020](#)

[Click to View Files From Third Planning Meeting
3.31.2020](#)

[Click to View Files from Fourth Planning Meeting
6.17.2020](#)

[Click to View Files From Fifth Planning 10.20.2020
Meeting](#)



OUR VISION

MONTGOMERY COUNTY IS A RURAL COUNTY LOCATED IN SOUTH CENTRAL GEORGIA, BORDERED BY THE LOWER REACHES OF THE OCONEE RIVER AND THE UPPER MOST PORTION OF THE MIGHTY ALTAMAHA RIVER. OUR COMMUNITY RELIES ON THE ABILITY TO PRODUCE VARIED AGRICULTURAL GOODS AS WELL AS OUR INFRASTRUCTURE TO ATTRACT BUSINESS AND RESIDENTS ALIKE. OUR VISION FOR GROWTH AND COMMUNITY OFFERINGS INCLUDES ADDITIONAL BICYCLE INFRASTRUCTURE, INCREASED ECO-TOURISM, EXPANSION OF BREWTON-PARKER COLLEGE, AND ATTRACTION OF RETIREES SEEKING A HIGH QUALITY OF LIFE WITH A LOWER COST OF LIVING.

WHAT WOULD YOU LIKE TO SEE?



What is your vision for Montgomery County? Help define it by taking the survey below!

Montgomery County Community Vision Survey





FOR MORE INFORMATION REGARDING THE 2020 MONTGOMERY COUNTY
JOINT COMPREHENSIVE PLANNING PROCESS, CONTACT US:

331 West Parker Street - Baxley, GA 31513



Montgomery County Community Vision Survey

1. How would you describe your community, particularly to someone who knows nothing about it?
2. What makes your community unique and special as a place to live?
3. What improvement(s) to your community would you most like to see happen?
4. What are the greatest strengths or assets of your community?
5. What are your community's greatest needs, especially long-term?
6. What specific projects/improvements are critically needed in the short term?
7. What opportunities for positive change/improvement/growth are there in your community?
8. How do you think your community will change/grow in the next five to ten years?
9. What three words do you hope people use 10 years from now when they describe what Montgomery County is like as a community – the values that define the people who live here?

PUBLIC HEARING NOTICE

Montgomery County Joint Comprehensive Plan

The Montgomery County Board of Commissioners and municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Montgomery County and the municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review. Due to the ongoing COVID-19 pandemic, the hearing will be held virtually.

PUBLIC HEARING DATE AND TIME: Tuesday, October 20, 2020 at 5:30 p.m.

To join the Zoom Video Conference by computer/tablet/smartphone visit the link below:

<https://zoom.us/j/94694129861?pwd=SGtBNWVvZFhVTUVObVBhZHG3b2NHQT09>

For telephone participants dial (408) 638-0968 and enter the information below. Please use Password 8205635561 after entering Meeting ID. (Carrier charges may occur – Phone line is not toll free)

Meeting ID: 946 9412 9861

Passcode: HOG3673648

Telephone numeric password: 8205635561

Persons with special needs relating to disability access or foreign language should contact the Heart of Georgia Altamaha Regional Commission's Office at 912-367-3648. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing and voice your opinion to help your community achieve a better future. If you would like more information, or have difficulty accessing the virtual meeting, please contact James Pope at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or pope@hogarc.org.

**MONTGOMERY COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Adult Learning Center, Mt. Vernon, GA**

February 5, 2020

AGENDA

Introductions

Background/Committee's Purpose

Proposed Timetable for Plan Development

Community Strengths/Weaknesses Identification (SWOT)

Community Vision Input

Next Meeting

Draft Community Vision Review

Issues and Opportunities Input

**MONTGOMERY COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Adult Literacy Center, Mount Vernon, GA**

March 4, 2020

AGENDA

Introduction

Draft Community Vision Review

Plan Title

Draft Issues and Opportunities

Next Meeting – Tuesday, March 31, 2020, 10:30 a.m.

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals/Policies Input

***Community Input Drop-In Session on Thursday, March 12, 2020, 4-6 p.m.,
Mount Vernon Community House**

**MONTGOMERY COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Adult Literacy Center, Mount Vernon, GA**

March 31, 2020

AGENDA

Revised Draft Community Vision Review

Plan Title

Revised Draft Issues and Opportunities Review

Goals/Policies

***Community Input Drop-In Session held on Thursday, March 12, 2020, 4-6 p.m., Mount Vernon Community House**

**MONTGOMERY COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING**

June 17, 2020

AGENDA

Introduction

Plan Title

Revised Draft Community Vision Review

Revised Draft Needs and Opportunities Review

Revised Draft Goals Review

Revised Draft Long Term Policies Review

Draft Economic Development

Draft Broadband Element

Plan Coordination

Next Meeting – Date to be determined to review draft plan, including Land Use element.

**MONTGOMERY COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
VIRTUAL MEETING
October 20, 2020**

AGENDA

Draft Plan Review

Altamaha Regional Water Plan

Plan Title Discussion

Submittal Discussion

Virtual Public Hearing – Tuesday, October 20, 2020, 5:30 p.m.

Stakeholders Invited to Participate in Montgomery County Joint Comprehensive Plan Preparation Process

Montgomery County Board of Commissioners

City of Ailey

Town of Alston

City of Higgston

City of Mount Vernon

City of Tarrytown

City of Uvalda

Montgomery County Development Authority

Montgomery County Board of Education

Brewton-Parker College

Toombs-Montgomery County Chamber of Commerce

Vidalia Area Convention and Visitors Bureau

Montgomery County Cooperative Extension

Montgomery County Farm Bureau

Georgia Power

Altamaha EMC

Little Ocmulgee EMC

Georgia Forestry Commission

Local Fire Departments

Montgomery County Board of Tax Assessors

Local Churches

Local Civic Clubs

East Georgia HealthCare

Tri-County Connector

Active Participants in Montgomery County Local Plan Coordination Committee Meetings and Plan Preparation

Montgomery County Board of Commissioners

Leland Adams, Chairman

Brandon Braddy, County Administrator

Renee Cason, County Clerk

Montgomery County Emergency Management Agency

Donnie Daniels, Director

City of Ailey

Mitch Fulmer, Mayor

Brooke Fountain, City Clerk

Town of Alston

Doyle Waller, Mayor

Robbie Waller, Town Clerk

City of Higgston

Jesse Ledford, Mayor

Donna Powell, Former Mayor/City Clerk

City of Mount Vernon

Joey Fountain, Mayor

B.L. Horne, Assistant to Mayor

Jennifer Sikes, City Clerk

City of Tarrytown

Jamie Mosley, Mayor

Jean Kenney, City Clerk

City of Uvalda

Elaine Manning, Mayor

Betty Carpenter, City Clerk

Montgomery County Development Authority

Joe Filippone, Executive Director

Local Citizens

Doug and Gail Story

Note: Both elected and appointed local government and local economic development officials participated.

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, Montgomery County, Georgia has participated with the municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities; and

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

WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, Montgomery County is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

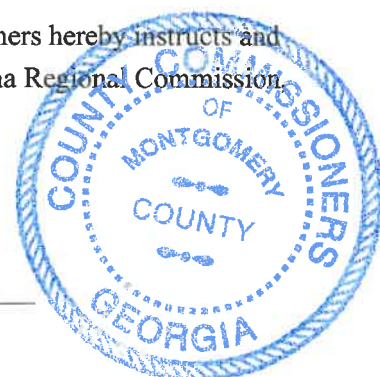
NOW, THEREFORE BE IT RESOLVED that the Montgomery County Board of Commissioners hereby approves and adopts the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as Montgomery County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 11th day of January, 2021.

BY: *Selma S. Adams*

ATTEST: *Renee Casor*



RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Ailey, Georgia has participated with Montgomery County and the municipalities of Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities, including the City of Ailey; and

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

WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Ailey is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Ailey hereby approve and adopt the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as the City of Ailey's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 11 day of January, 2021.

BY: 

ATTEST: 

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the Town of Alston, Georgia has participated with Montgomery County and the municipalities of Ailey, Higgston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities, including the Town of Alston; and

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

WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the Town of Alston is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Alston hereby approve and adopt the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as the Town of Alston's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 18th day of Dec., 2020.

BY:



ATTEST:



RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Higgston, Georgia has participated with Montgomery County and the municipalities of Ailey, Alston, Mount Vernon, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities, including the City of Higgston; and

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

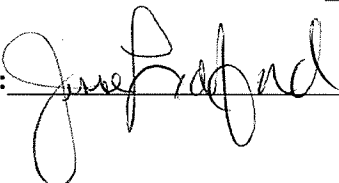
WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

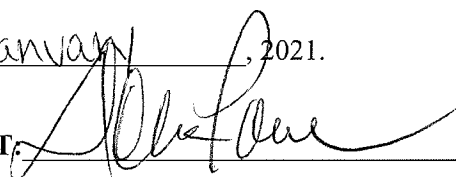
WHEREAS, the City of Higgston is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Higgston hereby approve and adopt the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as the City of Higgston's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 19th day of January, 2021.

BY: 

ATTEST: 



RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Mount Vernon, Georgia has participated with Montgomery County and the municipalities of Ailey, Alston, Higgston, Tarrytown, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities, including the City of Mount Vernon; and

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

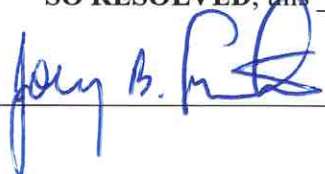
WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

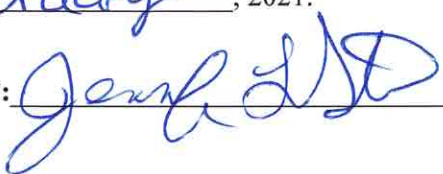
WHEREAS, the City of Mount Vernon is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Mount Vernon hereby approve and adopt the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as the City of Mount Vernon's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 8th day of February, 2021.

BY: 

ATTEST: 

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Tarrytown, Georgia has participated with Montgomery County and the municipalities of Ailey, Alston, Higgston, Mount Vernon, and Uvalda in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities, including the City of Tarrytown; and

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

WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Tarrytown is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Tarrytown hereby approve and adopt the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as the City of Tarrytown's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 4 day of June, 2021.

BY: Jamie Masley Hilton **ATTEST:** Jean Kenney

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Uvalda, Georgia has participated with Montgomery County and the municipalities of Ailey, Alston, Higgston, Mount Vernon, and Tarrytown in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Montgomery County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Welcome Home to Hospitality, History, Heritage*, for Montgomery County and its municipalities, including the City of Uvalda; and

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

WHEREAS, the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Uvalda is now desirous of adopting *Welcome Home to Hospitality, History, Heritage* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Uvalda hereby approve and adopt the Montgomery County Joint Comprehensive Plan, *Welcome Home to Hospitality, History, Heritage*, as the City of Uvalda's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 15 day of December, 2020.

BY: Glaine Manning

ATTEST: Betty Carpenter