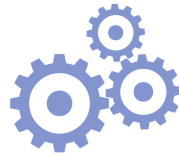


8. The community will maintain agriculture/forestry as viable economic land uses through traditional and alternative enterprises



Community Facilities and Services

1. The community will maintain and improve the Eastman-Dodge regional recreation facility and other existing parks/recreation facilities county-wide and work to establish additional such facilities and activities to serve existing and future populations
2. The community will continue to support further development of Dodge Connection's facilities and programs as needed
3. The community will continue to seek to provide improved access to the Ocmulgee River
4. The community will continue to work together to support the Eastman-Dodge County Chamber of Commerce, its programs, and the local welcome center, and the Terry Coleman conference Center
5. The community will continue to advocate for development of a U.S. 341 Eastside Bypass/truck route around Eastman
6. The community will work to guide and direct appropriate development and landscaping along the Eastman/U.S. 341 Bypass/Terry Coleman Parkway and the new U.S. 23 Spur
7. The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support community and economic development efforts, and overall quality of life
8. The community will continue to seek resources to maintain existing paved roads/streets, and to pave additional dirt and connector roads, and for appropriate planning, and investment prioritization of these improvements
9. The community will continue to advocate for completion of U.S. 280 widening
10. The community will continue to pursue widening of U.S. 23 through Dodge County and on to Macon
11. The community will seek widening of GA 46 to the airport/industrial park, and then to I-16
12. The community will pursue improvements to GA 117 and other state highways
13. The community will continue to improve local roads and improve traffic flow through paving, resurfacing, and other means
14. The community will develop an overall transportation improvement plan
15. The community will work to improve fire and police services county-wide, including equipment maintenance, replacement, and upgrades, adequate training of personnel, and facility improvements as needed
16. The community will continue to work together to improve and support the advancement of its local hospital and medical services
17. The community will seek to continue to improve public safety services and facilities
18. The community will provide and maintain adequate government facilities/services, including city and county administrative facilities and courthouse judicial facilities



19. The community will cooperate to support development of animal control/rescue facilities/services countywide
20. The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract/guide desired, compatible growth and development
21. The community will pursue development/upgrades to communications and broadband technology facilities and services countywide
22. The community will work to establish county-wide solid waste convenience centers and otherwise upgrade solid waste management, including increased recycling
23. The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of historic landmark structures, buildings, and historic districts county-wide and pursue listing in the National Register of Historic Places, as appropriate
24. The community will promote and utilize a mass emergency alert program and educational efforts to ensure the safety of citizens in the event of severe weather threats or other disasters
25. The community will continue to support the Dodge County Library and the Ocmulgee Regional Library System Headquarters through facility, equipment, staffing, program, and other improvements/expansion, as needed
26. The community will seek to enhance local educational and technological opportunities by continuing to support, maintain, and upgrade its local educational system facilities and programs
27. The community will continue to support local post-secondary education opportunities and their expansion, including Middle Georgia State University and Georgia Military College, as needed, through infrastructure upgrades, increased program offerings, and other means



Intergovernmental Coordination

1. The community will continue to work with Wilcox County to maintain and upgrade the joint E-911 program, facility, and equipment, as needed, to provide quality service to residents of both counties
2. The community will continue to cooperate locally, regionally, and on the state level to improve, develop, and plan for the desired future of Dodge County
3. 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
4. The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development
5. The community will support local leadership programs, including Leadership Dodge and those targeting youth and Leadership Dodge alumni, as well as involved citizenry through active local civic organizations and other means



NEEDS & OPPORTUNITIES



The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path.

The Needs and Opportunities Element generally answers the planning question, **“Where are we currently?”** The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Dodge 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.





Economic Development

Opportunities:

1. Certified Literate Community
2. Heart of Georgia Regional Airport
3. Dodge County Hospital
4. Graduation of 98% in Dodge County Schools
5. Unemployment lower than state average
6. Fiber optic/world class technology available
7. Heart of Georgia Regional Airport
8. Class I railroad
9. Existing industries, such as Alcoa
10. Support for existing Youth Detention Center
11. Business leadership
12. Advanced/innovative research
13. Educational opportunities, including postsecondary
14. Middle Georgia State University, Aviation Campus
15. Georgia Military College
16. Location—proximity to Atlanta, Macon, and ports in Savannah and Brunswick
17. Healthy financial institutions
18. Chamber of Commerce/Development Authority
19. Small town feel
20. Hospitable character
21. Low Cost of Living
22. T-Splost/E-Splost
6. Attraction of new economic development
7. No active local Leadership alumni group
8. Need for increased awareness/usage/availability (hours of operation) of local transit systems
9. Need workforce innovation development level improvements
10. Business and industry retention/expansion/growth
11. Need truck route
12. Transportation improvements
13. Downtown revitalization/vacancies
14. Small business/entrepreneurial development
15. Public Relations/image problem
16. No liquor store
17. Lack of restaurants/retail
18. Need jobs for local college graduates
19. Infrastructure expansion/maintenance/upgrade to promote future development
20. Tourism development/promotion
21. Agriculture/Agribusiness promotion
22. Exodus of people aged 18-35
23. Need of more aviation-related industry
24. Need career development program and NASA program at Dodge County High School
25. Improvements/repairs/additions required for sewer and water infrastructure
26. Need more downtown development and improved downtown exteriors in Eastman

Needs:

1. Education level/job skills improvement
2. Improve adult literacy
3. Need broadband infrastructure - high speed internet access
4. (residential/ commercial/industrial)
5. Need natural gas expanded
27. Lacking available property at airport
28. Need for business incubator model partnership
29. Need a leadership development program
30. Blight
31. Lacking available airport property
32. Coordinated revitalization initiative and downtown marketing plan





Natural & Cultural Resources

Opportunities:

1. Natural resources conservation/protection
2. Historic resources utilization/preservation
3. Downtown revitalization/vacancies
4. Valuable agricultural lands and timberlands
5. County-wide land use planning and regulations
6. Local 4H programs, Local UGA Extension Office
7. Local USDA farm service office
8. Nature-based and heritage tourism attraction
9. Recreation opportunities (organized and natural resources)
10. Dodge Historical Society
11. Recreation - Sunset Park/ Recreation Department
12. Dodge County public fishing area/ Lake Destiny
13. Ocmulgee River
14. Two accesses to Ocmulgee River
15. Leasing land available for hunting
16. Performing Arts - Music on Main, Battle of Guitars

17. Two colleges - Georgia Military Collage and Middle Georgia State University
18. Farmers Market
19. Aquaponics business in Milan
20. Dodge County Library

Needs:

1. Tourism development/promotion
2. Agriculture/Agribusiness promotion
3. Infrastructure expansion/maintenance/upgrade to promote recreational opportunities
4. Improvements/repairs/additions required for sewer and water infrastructure
5. Need more entertainment amenities and diverse community events, especially for younger generations and families
6. Development of trails and campsites
7. Need to upgrade existing public spaces, development of additional parks and public spaces
8. Need a centrally-located community park
9. Need for public Wi-Fi in downtown and in other public areas



Intergovernmental Coordination

Opportunities:

1. Local, regional, and state cooperation
2. Local leadership
3. Youth leadership (program in works)
4. Services sharing/cooperation/consolidation/joint delivery
5. Annexation
6. Chamber of Commerce/Development Authority

Needs:

1. Coordinated planning/growth management
2. Leadership Dodge Alumni group needed
3. Need a paid fire department and new fire department facility
4. Need a community policing plan
5. Need broadband infrastructure - high speed internet access (residential/ commercial/ industrial)





Housing

Opportunities:

1. Utilization of state/federal programs
2. Public housing
3. Senior Center Housing
4. Low Cost of Living
5. Hospitable character of area

Needs:

1. Diversify housing types - Need for smaller housing/mixed use/student housing
2. Lack of Downtown housing
3. Lack of student housing/young family housing

4. Need for subdivision/manufactured housing ordinances and code enforcement countywide (Eastman has)
5. Housing inventory needs improvement
6. Neighborhood revitalization
7. Blight across communities
8. Improve substandard housing quality/eliminate blight
9. Improve ISO rating
10. Need a community policing plan
11. Need broadband infrastructure - high speed internet access
12. Coordinated housing improvement initiative and plan



Land Use

Opportunities:

1. Quality of life preservation
2. Annexation
3. Rural landscape/character preservation
4. County-wide land use planning and regulations

Needs:

1. Need for coordinated land use/subdivision/mobile home regulation and code enforcement
2. Commercial and Industrial business addition/expansion

3. Community appearance/aesthetics/gateway improvements
4. Compatible development of natural/cultural resources
5. Need infill development
6. Need land use management/control sprawl
7. Need for design overlay/signage ordinances
8. Lacking available airport property
9. Blight
10. Need to upgrade existing public spaces, development of additional parks and public spaces
11. Need a centrally-located community park
12. Need more downtown development and improved downtown exteriors in Eastman





Community Facilities and Services

Opportunities:

1. T-Splost/E-Splost
2. Class I railroad
3. Proposed Veteran's sanctuary at former Milan Prison
4. Healthy financial institutions
5. Available senior care-nursing home/personal care homes
6. "Distinguished" status for local school board, seeking "Exemplary" status
7. Regional library headquarters/Dodge County Library
8. Fiber optic/world class technology available/opportunities
9. Postsecondary education opportunities
10. Two colleges - Georgia Military Collage and Middle Georgia State University
11. Non-Profits including local churches, area foodbank, Boys and Girls Club, Family Connection, and various civic clubs
12. Dodge Historical Society
13. Recreation - Sunset Park/ Recreation Department
14. Recreation opportunities (organized and natural resources)
15. Dodge Historical Society
16. Dodge County public fishing area/ Lake Destiny
17. Multiple access points to Ocmulgee River
18. Performing Arts - Music on Main, Battle of Guitars
19. Dodge Hospital recognized as one of Top 20 Rural Hospitals in Georgia
20. Annexation
21. Heart of Georgia Regional Airport
22. Graduation of 98% in Dodge County Schools
23. Unemployment lower than state average
24. Fiber optic/world class technology available
25. Support for existing Youth Detention Center
26. Middle Georgia State University, Aviation Campus
27. Georgia Military College
28. Healthy financial institutions
29. Chamber of Commerce/Development Authority
30. Small town feel
31. Hospitable character
32. Low Cost of Living

Needs:

1. Old infrastructure
2. Upgrade water/sewer facilities
3. Transportation improvements
 - Highway improvements/upgrades
 - Need truck route
 - Need more county road/city street improvements (condition/dirt roads)
 - Airport improvements/future facility improvements
 - U.S. 341 Bypass/need full loop
 - New U.S. 23 Spur
4. Need natural gas expanded
5. Need for public Wi-Fi in downtown and in other public areas
6. Public safety facilities/services improvements/expansion
7. Need to seek national/state accreditation for police department/fire department
8. Improve ISO rating
9. Need a community policing plan
10. Need career development program and NASA program at Dodge County High School
11. Improvements/repairs/additions required for sewer and water infrastructure
12. Damaged streets related to log trucks/commercial vehicles
13. Need a paid fire department and new fire department facility
14. Increased crime prevention
15. Health care services/equipment/facilities improvements
16. Improved recreational facilities/parks
17. Need green space/passive parks in cities
18. Need parks for young children
19. Need a centrally-located community park
20. Enhanced governmental services/facilities
21. Emergency notification alert/programs
22. County-wide convenience centers
23. Education facilities/programs/services improvements
24. Need broadband infrastructure - high speed internet access (residential/ commercial/industrial)
25. Cultural facilities/opportunities
26. Increase recycling program



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 Dodge 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. The definition is likely to change in the future and will be welcomed as it is much desired by the community to achieve broadband capabilities reaching speeds of 1 gigabit per second



(1,000 Mbps) across the entire county. 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 Dodge 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 included. Nationally, 99.1 % 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 94.9% in rural areas. Rural areas in the State of Georgia are 80.3% served with broadband capability as compared to 97.9% in the urban communities. Also in the FCC's 2020 Broadband Deployment Report, it is reported 65.1% of the population in Dodge County have access to fixed broadband technology served by DSL, Cable, and Fiber networks.



L Downtown Eastman **R** Shopping Center, Eastman

DSL service is available with a speed up to 25 Mbps in an area within and around the cities of Chauncey, Eastman, Milan and Rhine. Various blocks in the unincorporated county have access to DSL technology with download speeds up to 6 Mbps. Cable line access is available within Eastman and blocks near the city limits in each direction. The areas served by cable service have download speeds meeting 25 Mbps. As of the 2020 FCC Broadband Deployment Report, multiple Census blocks are served by a fiber optic network in Dodge County. The blocks are located within the incorporated and unincorporated areas of Dodge County.

Data reported by the State of Georgia Broadband Deployment Initiative's (GBDI) 2020 Broadband Report and accompanying map indicates less coverage for broadband than the FCC data. This data varies due to the methodology of calculating the locations unserved. The FCC data considers an entire census block and population within as served if one location is served within the block. The data presented by the GBDI reports only consider a census block served





if 80 percent of locations are served with broadband capable speeds. Areas of Dodge County without broadband capable technology are located generally south of Chester with exception of the Cities of Chauncy, Eastman, Milan, and few blocks within Rhine. The areas unserved blankets the entire area primarily considered rural. Within this unserved area, 4,324 locations or 44 percent of Dodge County are considered unserved by the State of Georgia. Agricultural interests within the County may benefit from improved internet capabilities; the farming operations to see the greatest benefit are located in the unserved areas.

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. Dodge 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. The community considers the minimum speeds to be inadequate for the future development needs of Dodge County and will strive to complete a broadband network capable of reaching 1 Gigabit throughout the entire county. 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 Dodge County; however, the fixed broadband technology fails to reach 44 percent of homes in the county (see Figure 1). Increased competition among providers may also decrease the cost charged to the consumer. According to FCC data, three fixed network providers operate within Dodge County; the providers include Progressive Rural Telephone Cooperative, Inc (Fiber), Windstream (Cable/Fiber), and AT&T (DSL). 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 Dodge County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Dodge County and the municipalities of Chauncey, Chester, Eastman, Milan and Rhine desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered "Broadband Service."



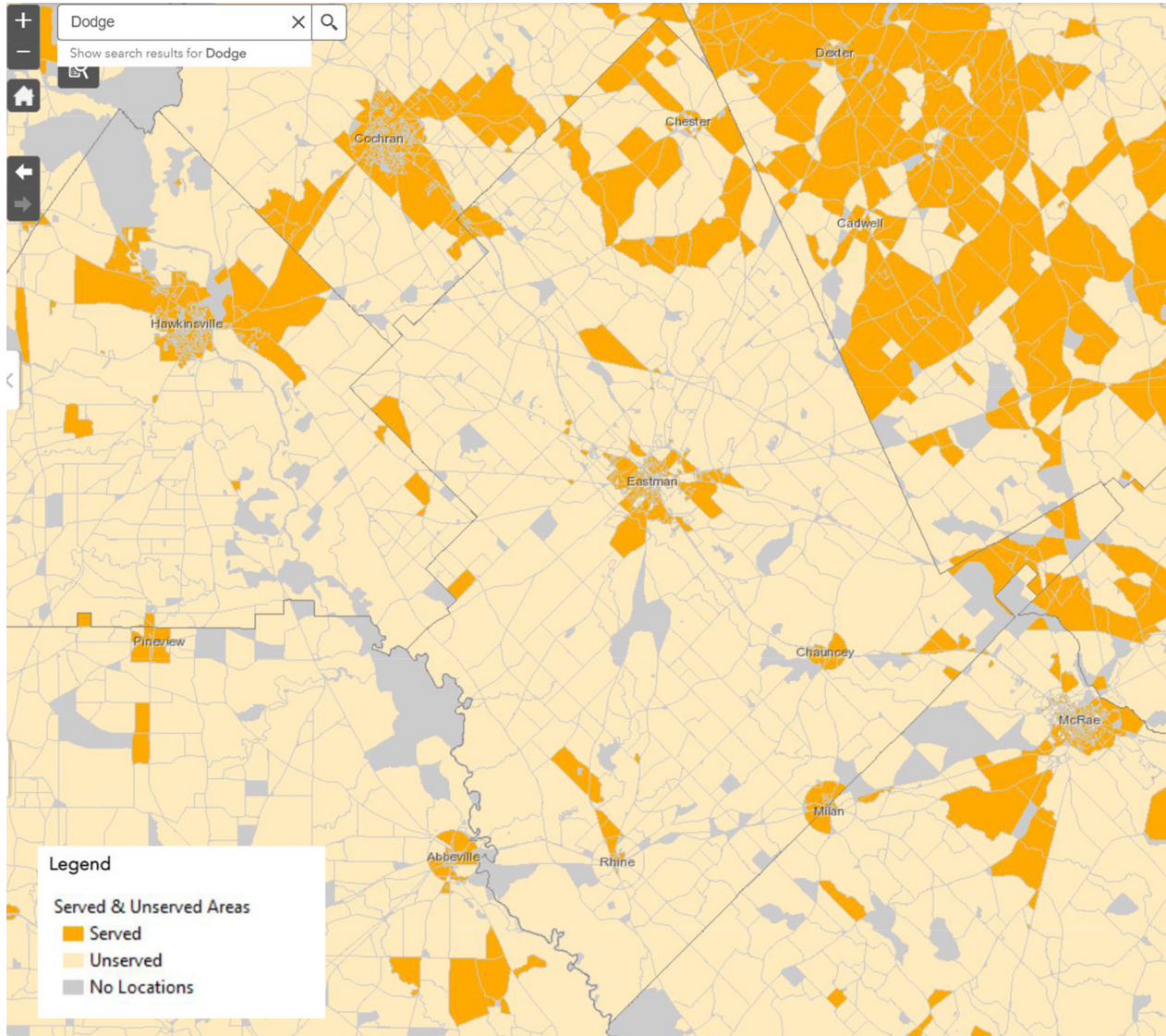


Figure 1: Broadband Availability within Dodge County; Source: Georgia Broadband Deployment Initiative 2021; <https://broadband.georgia.gov/maps/gbdi-unserved-county>

1. Develop and maintain an inventory of 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.
2. 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.
3. Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
4. Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
5. Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.



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 Dodge County and has been throughout its history. The Ocmulgee River and the forested lands of Dodge provided avenues of exploration and access to life sustaining wildlife populations both to Native Americans and European explorers long before the county's formal establishment. The County to a major degree became the center of Georgia's timber industry. One of the largest sawmills in the world during its time was established near Eastman in 1881. Railroads also allowed the community and its climate to be marketed for tourism. Significant economic influence ensued for Eastman and Dodge County. Dodge County's population grew from less than 1,000 in 1870 at its establishment to over 5,000 in 1880, and nearly 12,000 in 1890. The heyday of Dodge County population (over 22,500) to date is actually 1920 at the height of railroad and timber operations.



Dodge County today is a growing, progressive rural community of almost 22,000 persons which has suffered through the decline of the lumber industry, the decline of railroads, the Great Depression, and the devastation of the cotton crop by the boll weevil, only to adapt and bounce back with renewed vigor. The rise and fall of the Stuckey's pecan business is a more recent economic injury which the community has overcome. The county, which experienced a long period of slow population loss from 1920 all the way to 1970, has steadily shown population increases each Census since then, culminating in a 2010 population of 21,796 persons.



L Chauncey Gymnasium **R** Chauncey Historic Store Front

Dodge County is located on U.S. highways 23, 280, and 341, as well as State highways 46, 87, 117, 165, and 257, and between I-16 and I-75. With the recent expansion of highway 341 and state routes, this allows for easy access to Macon, Robins Air Force base, and Georgia's other metro areas and ports. The community's railroad remains active as a Class I rail line of the Norfolk Southern System. The local airport has grown into an economic development stimulus of its own as the Heart of Georgia Regional Airport. It has a 6,600 foot runway with a large terminal and state-of-the-art facilities/accessories. A number of aviation-related businesses/industry are adjacently located. Another neighbor of the airport is the Eastman Aviation Campus of Middle Georgia State University. This campus is Georgia's only public university with aviation/aerospace concentration, and it already enjoys a world-class reputation. The community also wants to develop a workforce development/training center at the airport to improve local worker skills and assure local industries of top-notch, trained workers. Local community facilities are also top-notch and enjoy a level of service much beyond that expected or normal for a rural community the size of Dodge County, with both the local hospital and school system consistently ranked among the best in state. The community is also surrounded by much natural beauty, including the Ocmulgee River and Dodge Public Fishing Area. There is much local cooperation and cohesiveness as shown by the many civic clubs, churches, and very active Chamber of Commerce. As throughout its history, culture continues to be valued as shown by the local Arts Guild, local festivals, the renovated Mag-



nia Theater, new Downtown Eastman Amphitheater and the acclaimed Music On Main. All of these assets and local exceptionalism, as well as existing industries like Kencoa, Arconic, Mondi Bags, and a still strong agricultural sector now supported by the Dodge County Farmer’s Market Authority, portend well for Dodge County’s economic future and overall continued growth and development.

For all of Dodge County’s economic and community successes it remains Georgia Job Tax Credit Tier 1, meaning it remains in the bottom 40 percent of counties on factors including unemployment rate, per capita income, and percentage of residents below the poverty level. This is primarily a function of being a rural county in south Georgia, and such status does allow a business creating new jobs to claim Georgia’s highest job creation tax credit (~\$4,000/job). It also conceals the fact that Dodge County has more assets and a better foundation to build upon than many of its surrounding rural neighboring counties. A Census Tract within the county was designated as a Federal Opportunity Zone in 2018 and can attract outside investment to the area seeking to defray federal capital gains whether it is for corporate or individual purposes. This also provides an attractive foundation and economic development draw to the community.



L Eastman Depot R Chester City Hall

There are certainly continuing needs for Dodge County’s economic development. The lower 2019 Census population estimate are such indicators. The per capita money income in Dodge County as reported by the Census Bureau for 2015-2019 is \$20,216, about 65% that of Georgia as a whole (\$31,067). Median household income is \$39,302, also about 63% that of Georgia (\$61,980). More than one-fifth of Dodge County citizens are in poverty (21.8%), compared to only 13.3% in Georgia as a whole. This high poverty has persisted for a number of decades, however since 2015 the county has improved nearly 5 percentage points. There are needs for more high earning jobs. Unemployment in the county was 6.0% in 2020, compared to 6.5% in the state, and much lower than the national rate of 8.1%. The circumstances surrounding a higher national rate is likely attributed to the impacts felt across the nation during the height of the COVID-19 pandemic. Rural areas may see longer term impacts from the pandemic investment and added response cost but may also be able to capture the attention



of new citizens seeking to escape the much more population dense metropolitan areas for working at home in rural Georgia. A redeeming statistic is that about 53 percent of county workers do work inside Dodge County, although wages are relatively low. Job skills of local residents remain a concern but have improved. For individuals over 25 years of age, 14.4 percent are without a high school diploma, a near even statistic with the statewide average of 12.9 percent. Transfer payments represent about 31% of total personal income compared to about 17% statewide. Home ownership in the county has improved from 63.6% to 69.7%, surpassing the Georgia rate of 63.3%. The median value of owner-occupied housing units, 2015-2019, was \$76,300 in Dodge County as compared to \$176,000 in Georgia, and median gross rents, 2015-2019, were \$620 in the County as compared to \$1,006 in Georgia.



Rustic Pines

There are opportunities and cause for optimism for future economic development in Dodge County as well. There are currently more than 6,000 jobs within the county and employment within the county is strong within the government, healthcare, and manufacturing sectors, and there is relative employment stability as a result. There remain many unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The Heart of Georgia Regional Airport and the Middle Georgia State University Aviation Campus offer even greater potential for expansion and economic growth. The cost of living in Dodge County is relatively very low, the crime rate is low, the community enjoys outstanding schools and other facilities, there is an exceptional cultural atmosphere, and an envious overall extraordinary quality of life which make it even more attractive as a place to locate for families and new residents and retirees as well as business. The county's location, its outstanding community facilities, its scenic landscape punctuated by outstanding natural and cultural resources, the almost limitless outdoor recreation opportunities, the low cost



of living, the family-friendly atmosphere, and the adaptive community spirit and leadership present locally provides even more opportunity and platform for success.

The Dodge 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 Dodge County.

Address Educational Levels/Improve Jobs Skills

Dodge County has a long history of educational leadership, and will continue to support its school system, its Middle Georgia State University Eastman Aviation Campus and programs, the Georgia Military College campus, expansion of local Oconee Fall Line Technical College facilities/programs, and regional Workforce Innovation and Opportunity Act programs. It will develop a new workforce development/training center to further develop local worker skills and training, and will establish public/private partnerships through its Chamber of Commerce, civic groups, and continuing intergovernmental cooperation.



L Rural Scene **R** Historic Residence: the Eastman House

Support/Enhance/Maintain Viability of Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. The development of farmers markets in Eastman and Milan, the development of a local aquaponics industry, and the support of existing agricultural operations such as the Langdale Forest Products pole plant are positive steps and tremendous assets and opportunities.



Address/Improve Infrastructure/Broadband Needs

The Dodge County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer, drainage and other needs, particularly for fire protection. The lack of appropriate broadband telecommunications access will also be addressed using state designations and grant money available to increase availability. Each local government within Dodge County will seek to be a Broadband Ready Community as determined by the State of Georgia.



L Rhine City Hall R Milan Theatre

Nurture Existing Businesses/Entrepreneurs/Industries

This has been a local hallmark critical to past successes, and will continue with passion. The Dodge County community will work through its Development Authorities and Chamber of Commerce, and in cooperation with Oconee Fall Line Technical College and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest interests.

Attract New Businesses/Jobs

The Dodge County community, through its Development Authorities, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will cooperate in providing appropriate funds in making full-time economic development efforts more efficient and effective. State tax credits and local tax incentives for job creation will be marketed. Enhancing existing industrial sites and developing a new airport industrial park will assist. The location of several major highways, and the rail and airport facilities are major assets and calling cards. The family-friendly atmosphere, many natural and cultural amenities, and overall high quality of life will attract more than people.



Enhance/Grow Tourism

Dodge County's extraordinary outdoor amenities and splendor; including the Ocmulgee River and Ocmulgee River Water Trail, the Dodge County Public Fishing Area, a miniature botanical garden on the grounds of the historic county courthouse; the many local historic structures; remarkable and unique existing and potential festivals centered around the new Downtown Eastman Amphitheater; community location along U.S. 341 (the Golden Isles Parkway) and U.S. 280; the Peaches to Beaches Yard Sale; the Magnolia Music and Music On Main; high ranking among outdoorsman for hunting and fishing including the McCranie Quail Plantation as well as its farms and scenic countryside offer much more potential to increase visitors.

Improve Transportation Access/Quality

The Regional T-SPLOST will result in many needed local resurfacing and other road improvements, including the new State Route 87 spur and widening, which will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. These and other improvements, particularly the development of an U.S. 341 Eastside truck route around Eastman, could enhance local travel and make business markets more accessible. It would also make it easier to live in Dodge, but work in nearby urban growth centers. Promotion of trails, bicycling, and other tourism would also help quality of life and economic development. The expansion of Georgia's ports will make the Norfolk Southern Railroad even more important. The Regional Airport and its continued improvement is critically important.



L A Commercial Property **R** Dodge County Botanical Gardens

Revitalize Downtown

The historic fabric and available buildings in Eastman, as well as those in Milan and the other small towns, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment.



Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The existing airport industrial park needs further improvement and aims to develop as a GRAD site in the near future. There is a need to further market the existing main industrial park to continue and build on past and recent successful efforts in industrial expansion and location. The industrial park/sites in Milan also require further attention and marketing to highlight it is rail served.

Promote Quality of Life/Civic and Community Pride/Location

Dodge County has additional opportunities to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the outdoor recreation opportunities; the interesting local festivals; local museums, and other cultural outlets; the Magnolia Music and Music On Main; the Garden Club; the many, active civic clubs including Lions, Freemasons, Rotary, and Dodge County Historical Society; the general outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location, exceptional community schools and facilities, and easy access to larger urban areas further contribute and facilitate promotion of the county as an excellent place to live, visit, or do business.

Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. This will build on, and take advantage of, the strong tradition of local cooperation and adaptive leadership. An active chamber of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community 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.

Enhance Economic Development Marketing

Dodge County has been noted in the past for its local leadership and community cooperation. Reenergized efforts supported by the local governments, local chamber, and local civic groups 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. State job tax credits and recently developed local tax incentives can be highlighted.



Support Existing Industries/Entrepreneurs

Existing industries and local entrepreneurs have been principal contributors to past success and a stabilized local economic base. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant. The expansion of airport related concerns are recent examples of how this strategy can pay off. The outstanding natural resource outlets within the county offer similar potential for support and marketing.

Maintain/Increase Retail Trade/Service Sectors

These local sectors are underrepresented and lacking diversity given the relative high numbers of goods producing industries locally. These are also sectors which would require expansion to help grow tourism. While the attraction of more families and retirees would facilitate and make easier this effort, so would additional promotion and marketing. Downtown revitalization, new job creation, and the overall marketing of the community to make more people aware of the rural oasis the community is and the opportunities that exist will also help. Efforts to become a state designated Rural Zone would help attract investment to the downtown area with tax incentives.

Continue Support for Local Higher Education

Post secondary education opportunities on a local level encourage the development of improved local workforce skills and the community's young leadership to remain closer to home. The location of a Georgia Military College campus to Eastman is a positive step. Development of a new local workforce development/training center for advanced skills training, and expansion of Oconee Fall Line Technical College facilities and programs would also provide increased opportunities.

Support/Enhance the Eastman Aviation Campus of Middle Georgia State University

It goes without saying that the Aviation College is important to Dodge County. It has already been one of the more prominent economic development attractors and stimuli in recent years, and continues to bring attention and development to the community. It is a critical and key component to assist the community in "taking flight together." The community should remain vigilant in its promotion, and to make sure it receives proper nurturing and investment, particularly when it is now positioned as only a branch campus of a larger university, and not a separate institution.



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.



Olive Orchard



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.



Dodge County, Chauncey, Chester, Eastman, Milan, and Rhine are united in their vision and desires for growth. It is a rural county with exceptional community facilities, abundant natural and cultural resources, great natural beauty, envious location, excellent transportation access, and many assets for growth. The community has a long history of balancing agriculture and attracting industry, preserving and celebrating past heritage while advancing the new, utilizing and conserving natural and cultural resources, and exhibiting entrepreneurial and community leadership. As a result, the community continues to enjoy growth, albeit slow, and a high quality of life unusual for a rural area. The community's vision for its future growth and development is one that maintains this growth and balance, and one that protects and utilizes its natural and cultural resources and landscape to continue growth and development conducive and compatible with such beauty, family fun, outdoor adventure, and overall high quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly rural character would be maintained. Infrastructure and ameni-



L *Cake Judging* **R** *Rustic Pines*

ties would be maintained at the exceptional levels currently enjoyed and 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. The outstanding natural and cultural resources would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the quality of life.



While technically only the cities of Eastman and Milan 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.



L Rural Scene, Dodge County **R** Downtown Eastman

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

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

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

Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

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

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

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

Park/Recreation/Conservation. This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, golf courses, recreation centers or similar uses.

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

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



Existing Land Use Distribution, Dodge County, 2021

(Acres)

Land Use Category	Acreage	Percent of Total
Agriculture	61,252	19.02
Commercial	1,459	0.45
Forestry	227,642	70.68
Industrial	282	0.09
Park/Recreation/Conservation	665	0.21
Public/Institutional	1,973	0.61
Residential	20,039	6.22
Transportation/Communications/Utilities	8,761	2.72
Total	322,073	100.00

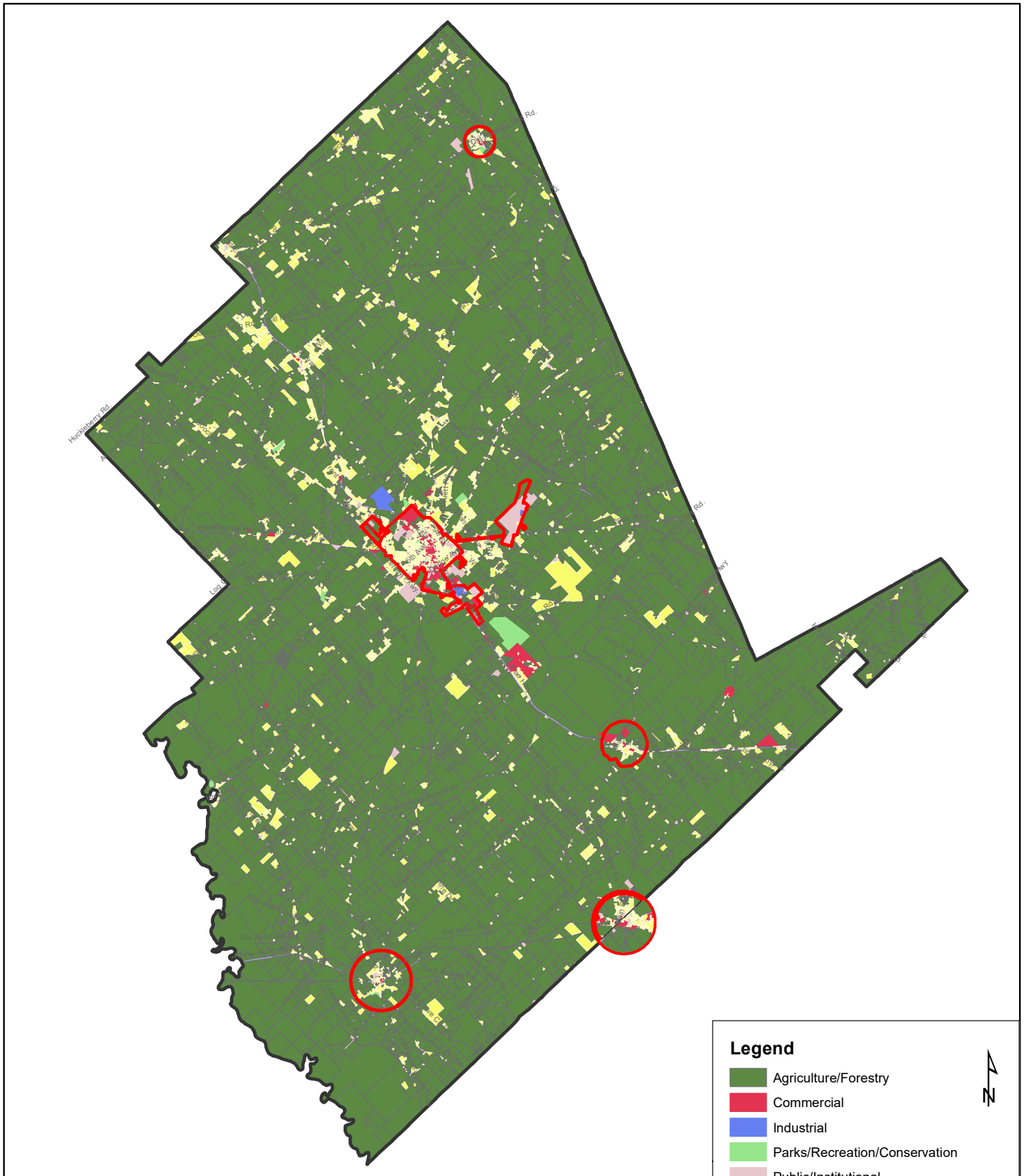
Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2021.

Dodge County is a rural county in central south Georgia and was created as result of railroad and timber industry development. It has a long history of growth and development because of its fertile fields, abundant Southern pine forests, compelling landscape, outstanding natural resources, and exceptional educational and community facilities. The county is located adjacent to the historic and mystic Ocmulgee River. Dodge County is a unique blend of agriculture, industry, tranquil natural and cultural beauty, and exceptional community and educational facilities.

Dodge was first settled because of its forests, fertile lands, and proximity to the Ocmulgee River. However, it was the Macon and Brunswick Railroad construction in the late 1860s and the subsequent timber industry development which brought county creation, the establishment of Chauncey and Eastman, rapid growth, and the development of additional railroads and the other municipalities. Substantial growth soon followed as a result of the wealth of the area's timber resources. The area had numerous naval stores and timber related businesses, including one of the largest sawmill operations in the world to locate near Eastman. Most growth was centered in and around Eastman even during this time. The development of Eastman by Northern capitalists also led to local tourism production. The associated development of banks and schools in the smaller communities was the pivotal point which allowed them to continue to prosper even after the railroads and timber interests declined. The development of agriculture was also a sustaining influence and led eventually to the emergence of Stuckey's, which brought the critical airport as well as much local growth.

Since the 1930s much of the force behind the county's development can be attributed to its location on U.S. 341, an important east-west commercial route, and the utilization of other transportation resources. The old Macon and Brunswick railroad remains an active Class I railroad operated by the Norfolk Southern system, and has functioned as an important ad-





Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary



0 0.75 1.5 3 Miles

Dodge County Existing Land Use



Source: Heart of Georgia Altamaha RC, 2021





City of Chauncey Existing Land Use



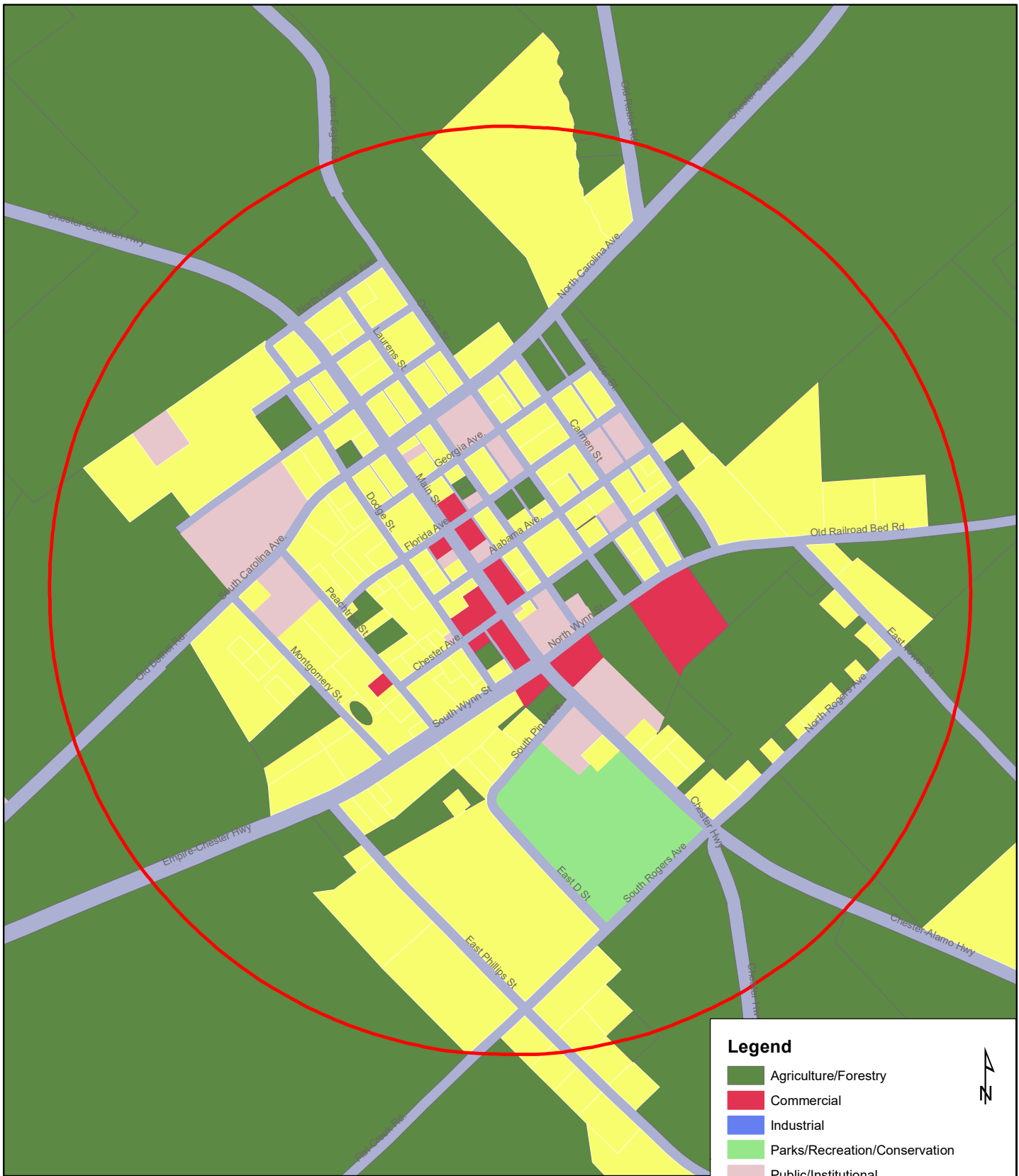
Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

0 0.0375 0.075 0.15 Miles

Source: Heart of Georgia Altamaha RC, 2021





Town of Chester Existing Land Use



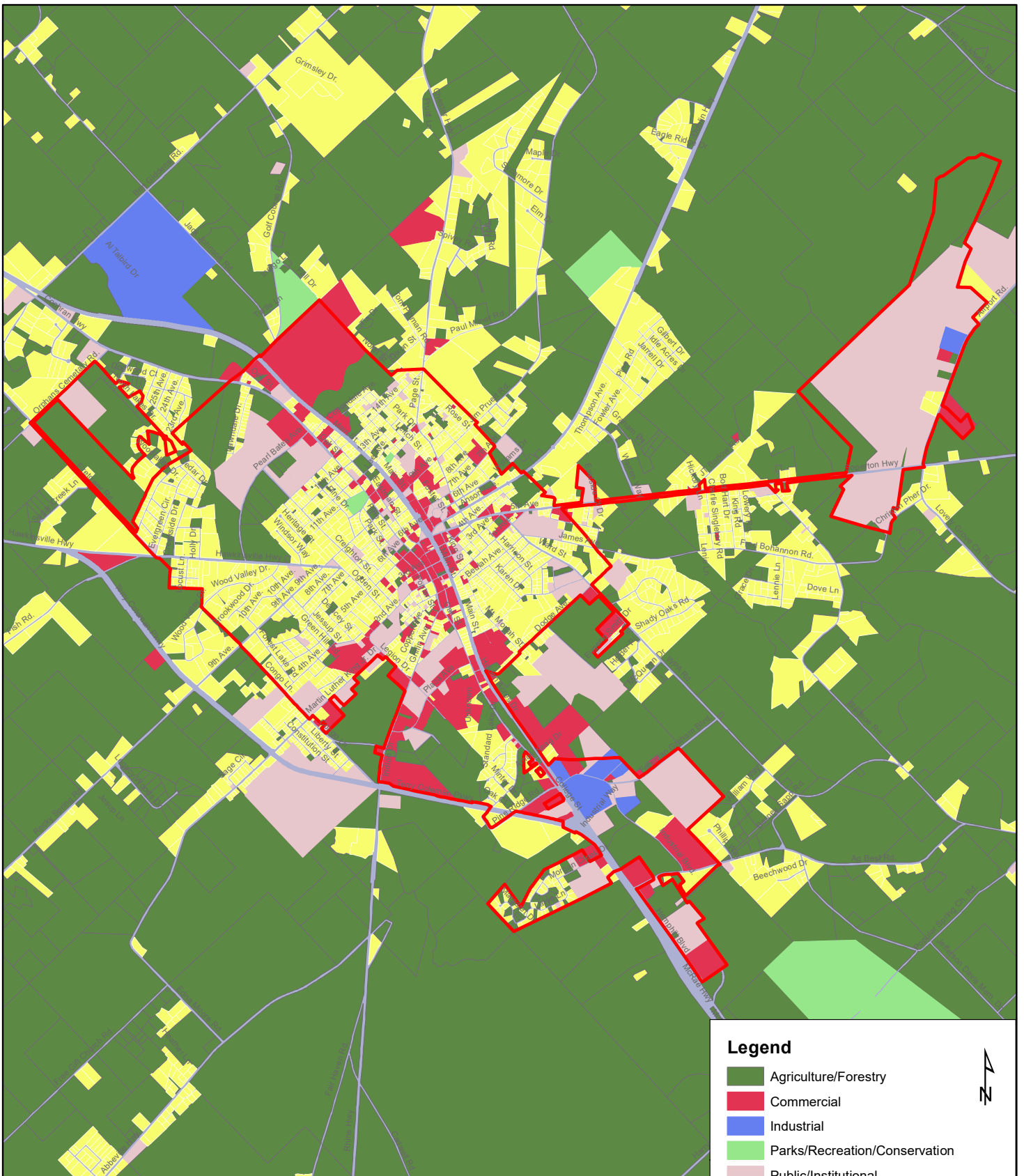
Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

0 0.025 0.05 0.1 Miles

Source: Heart of Georgia Altamaha RC, 2021





Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

0 0.1250.25 0.5 Miles

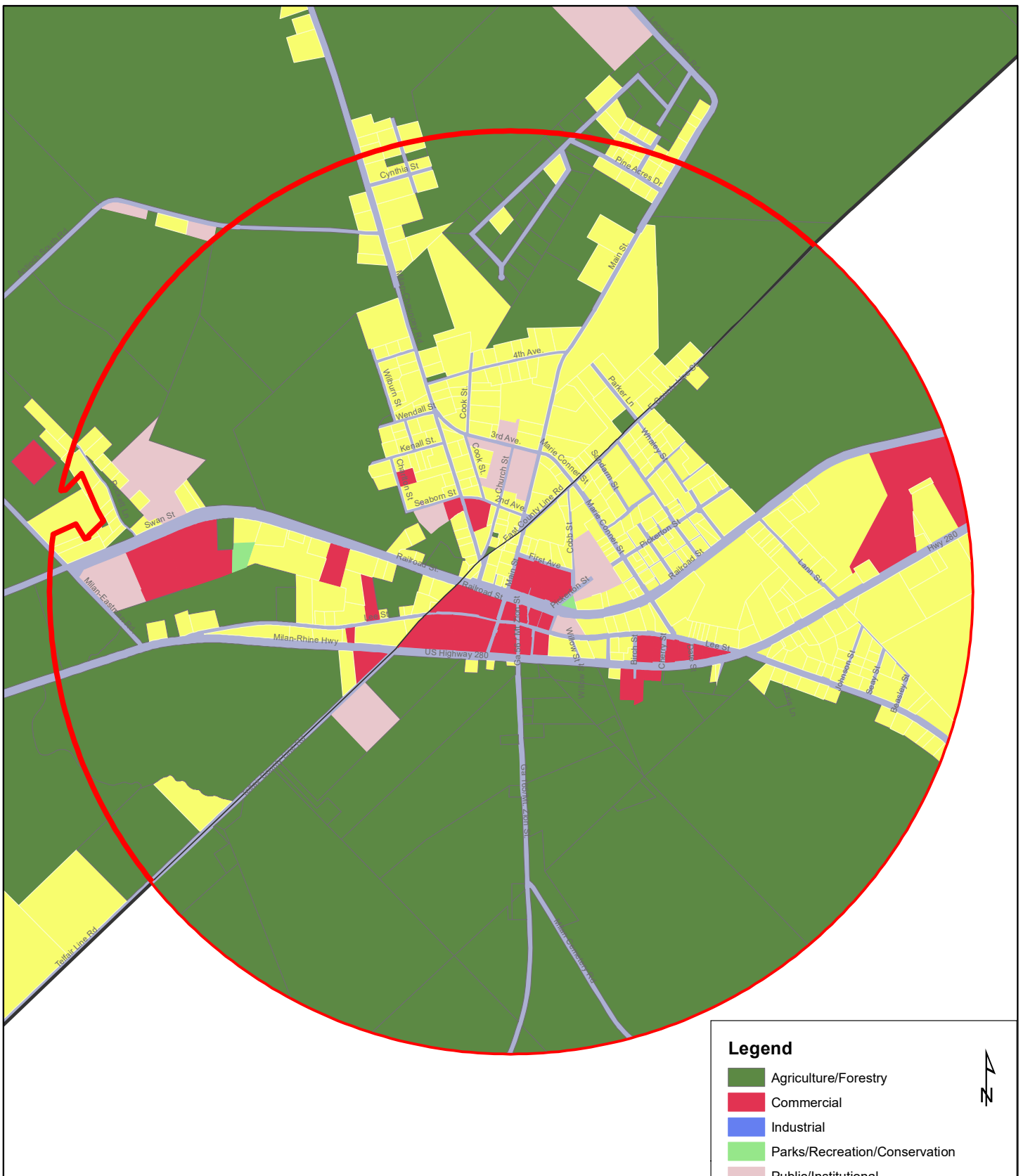
N

City of Eastman Existing Land Use



Source: Heart of Georgia Altamaha RC, 2021





City of Milan Existing Land Use



Source: Heart of Georgia Altamaha RC, 2021





City of Rhine Existing Land Use



Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

Source: Heart of Georgia Altamaha RC, 2021



ditional economic stimulus. The establishment of a local airport in 1966, and local nurturing and support which grew it into the Heart of Georgia Regional Airport has also proven to be a cornerstone of more recent growth. Other critical factors have been committed leadership, a cooperative spirit, the adaptive use of its natural assets, and progressive leadership which has succeeded in developing exceptional community and educational facilities. Community development of a local technical college which grew into a world-class aviation college, and now university, campus was also instrumental in furthering community growth and development.



Heart of Georgia Airport

These same assets and adaptive traits have allowed Dodge County to continue with remarkable slow, but steady growth despite globalization, the mechanization of agriculture, the decline of individual manufacturing concerns, or recessionary periods which have devastated many rural communities. The community still has many assets for growth, including location, transportation facilities, exceptional community and educational facilities, progressive leadership, community cooperation, unwavering entrepreneurial spirit, and outstanding and abundant natural and cultural resources. The community continues to invest in its infrastructure, public facilities, community culture, and other amenities to encourage, support, and attract compatible future growth and development. Success continues to follow. The community is the home to major industrial plants, awarded local schools and local hospital, a cutting-edge airport and the only public university campus in Georgia, which concentrates in aviation and aerospace offerings and enjoys a world-class reputation.

Similar growth and development trends are expected to continue as a result. There continues to be much potential for additional residential and business growth and more diverse economic development by embracing and augmenting its backdrop of facilitating community resources, impressive culture and heritage, outstanding quality of life, abundant natural resources, and great natural beauty.

As noted previously, Dodge County's unique history is importantly related to the frontier of Georgia and its yellow pine forests, entrepreneurship, and the establishment of lumber and railroad interests. Currently as the existing land use acreages show almost 90 percent of county land area remains utilized for agriculture or forestry. However, amidst this scenic



landscape of pastoral beauty and outdoor wonder, is a bustling and growing community with innovative and modern public, educational, and government facilities, and impressive array of industries and businesses.



L Williamson Mausoleum, Orphans Cemetery **R** Dodge County Court House

Most current growth is concentrated in Eastman and in the greater area surrounding the City of Eastman. More intense development, especially general commercial, industrial, and multi-family residential growth, are expected to continue within the City of Eastman as infill development primarily near existing such uses. These areas include along western Oak Street/Cochran Highway, the Walmart Supercenter on U.S. 341/Eastman Bypass, Pearl Bates Avenue, and the airport for commercial infill and the airport and industrial park for industrial growth. Additional commercial and industrial growth is projected along the major highways (U.S. 341 Bypass, U.S. 341 West and East, U.S. 23, GA 46 East) and near the airport and existing industrial park, as well as the planned new industrial park west of the airport, all located in the Greater Eastman Area. Residential growth is occurring primarily in the rural transitioning area outside the city limits in all directions, but many of the more recent and planned subdivisions are located west of Eastman toward Hawkinsville and Cochran including the Legacy Woods and Rocky Springs subdivisions. This Greater Eastman Area is expected to be the principal growth area for intense land uses because of the availability of water/sewer infrastructure and because it is the existing location of most facilities, services, and economic development. Future growth will likely continue to concentrate in the Greater Eastman Area, and to a lesser extent around the county's small towns, and western Dodge County where it has been occurring recently. Future expansion of sewer utilities to the Peabody neighborhood are desired. Further redevelopment within the City of Eastman should be anchored by the reestablishment of a Boys and Girls Club.



Dodge County's smaller municipalities (Chauncey, Chester, Milan, and Rhine) all currently have large percentages of agriculture/forestry lands (ranging from about 48 to 72 percent) within their jurisdictions. This means that they have ample room for desired growth within their existing city limits. Milan, in particular, foresees future industrial growth adjacent to the old tire recycling facility and development of a new industrial park area along U.S. 280.

These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the outstanding existing small-town and rural character and appealing high quality of life.

Future land use maps for Dodge County, Chauncey, Chester, Eastman, Milan, and Rhine are included following this description.

Land Use Goals

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

Address Growth Management/Guide Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. Outside of Eastman, 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, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement/Permitting

As noted above, Dodge County has only limited, rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Eastman and Milan have zoning ordinances and limited building code enforcement. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement/countywide development permitting to initiate a more comprehensive and coordinated approach for land use management.

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

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The location of the new farmers markets in



Eastman and Milan and facilitating the continued development of a local aquaponics industry are excellent examples of needed support. Developing and supporting outdoor events/facilities/festivals, making the Ocmulgee River more accessible, improving marketing of the Dodge County Public Fishing Area, and encouraging tourism will also help.

Develop/Improve Recreation/Leisure Use Facilities and Encourage Utilization/Access/Tourism for Natural/Cultural Resources

The Ocmulgee River, the Dodge County Public Fishing Area, the Magnolia Theater, Downtown Eastman Amphitheater, the Eastman and Stuckey houses, the Orphans Cemetery and many more sites all have much history and much more potential for recreation and tourism within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the county's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Further promotion of U.S. 341, the Golden Isles Parkway, also holds additional promise. The successful Peaches to the Beaches Annual Yard Sale, initiated through local efforts along U.S. 341, continues to grow in economic impact. Improvement of local recreational facilities, museums and other cultural events, enhancement of events or festivals, and development of local trails and bicycling paths could also reap benefits. Despite past success, there is even more unrealized major potential.

Encourage Infill Development/Downtown Revitalization

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 located in downtown Eastman and the other municipalities or elsewhere are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Attractive and relatively low-cost historic homes are a potential attraction for retirees and families alike. Annexation of existing growth areas around Eastman could also facilitate appropriate infill development.

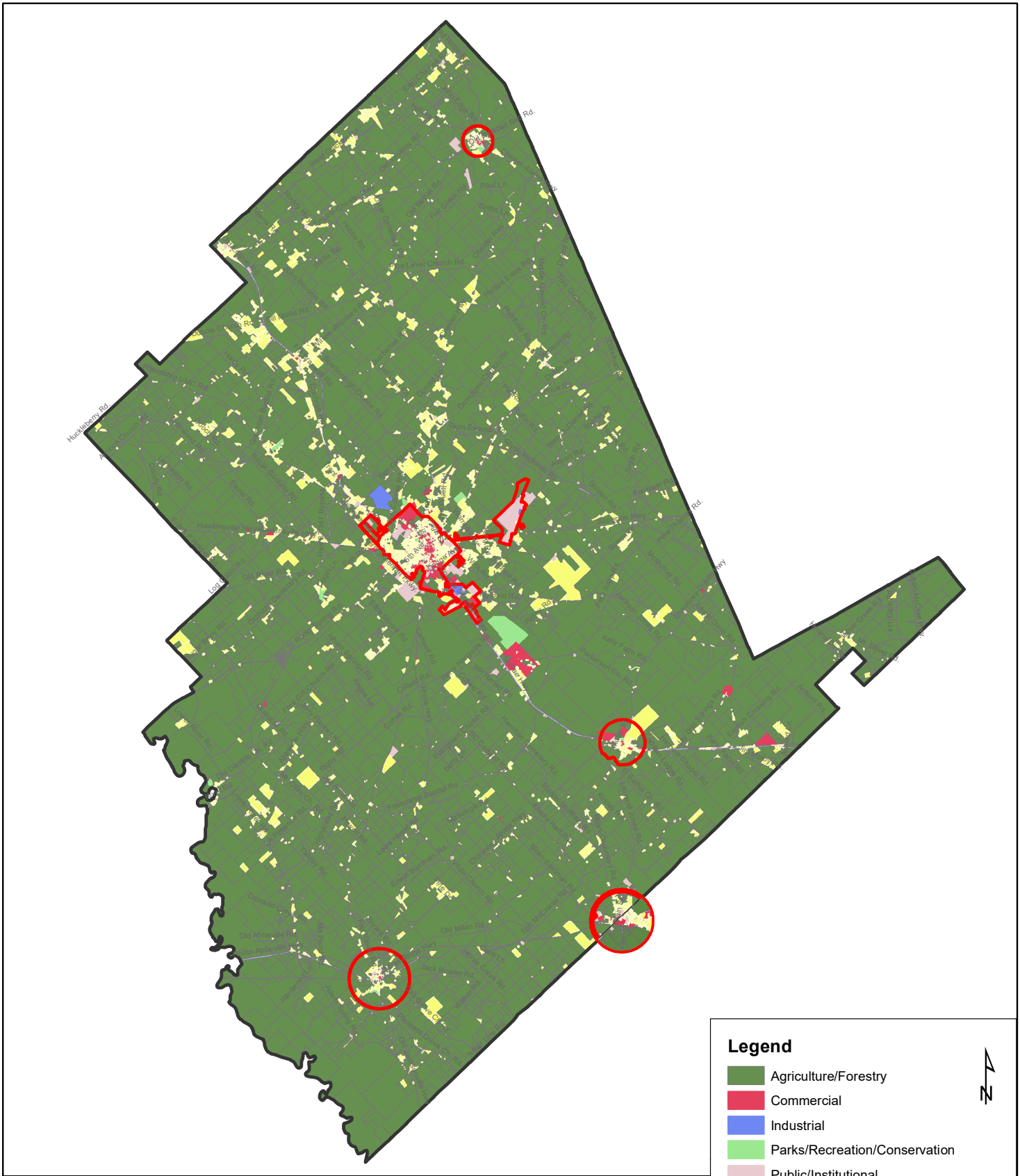
Improve Community Appearance

Dodge County and its municipalities have much history, intrinsic natural and cultural beauty, and Old South and family-friendly 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, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired. Further educational and industrial development of the Regional Airport, including continued facility improvement of the airport itself, would complement and implement community desires and goals.





Dodge County Future Land Use



Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

Source: Heart of Georgia Altamaha RC, 2021





Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

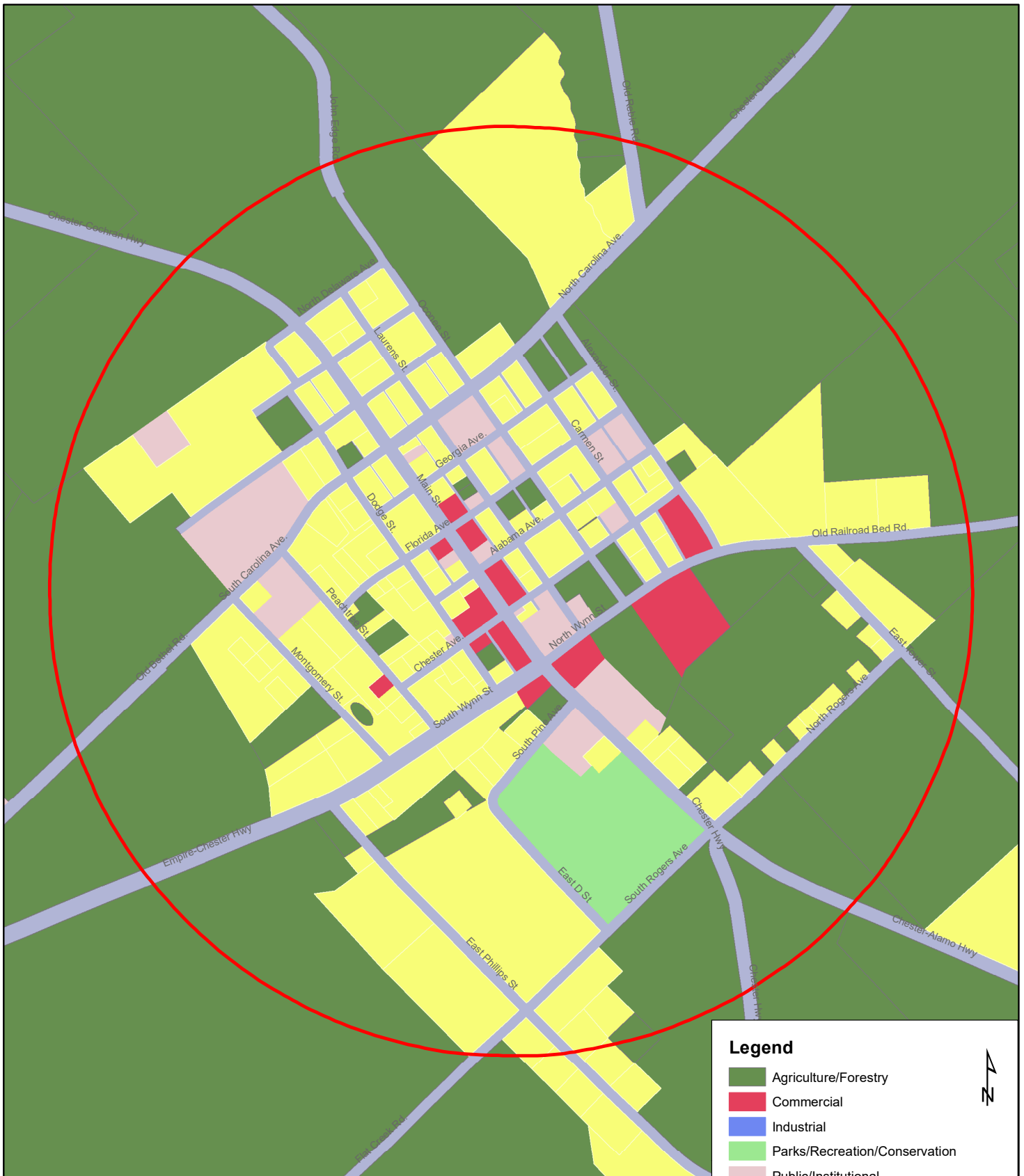
0 0.0375 0.075 0.15 Miles

City of Chauncey Future Land Use



Source: Heart of Georgia Altamaha RC, 2021





Legend

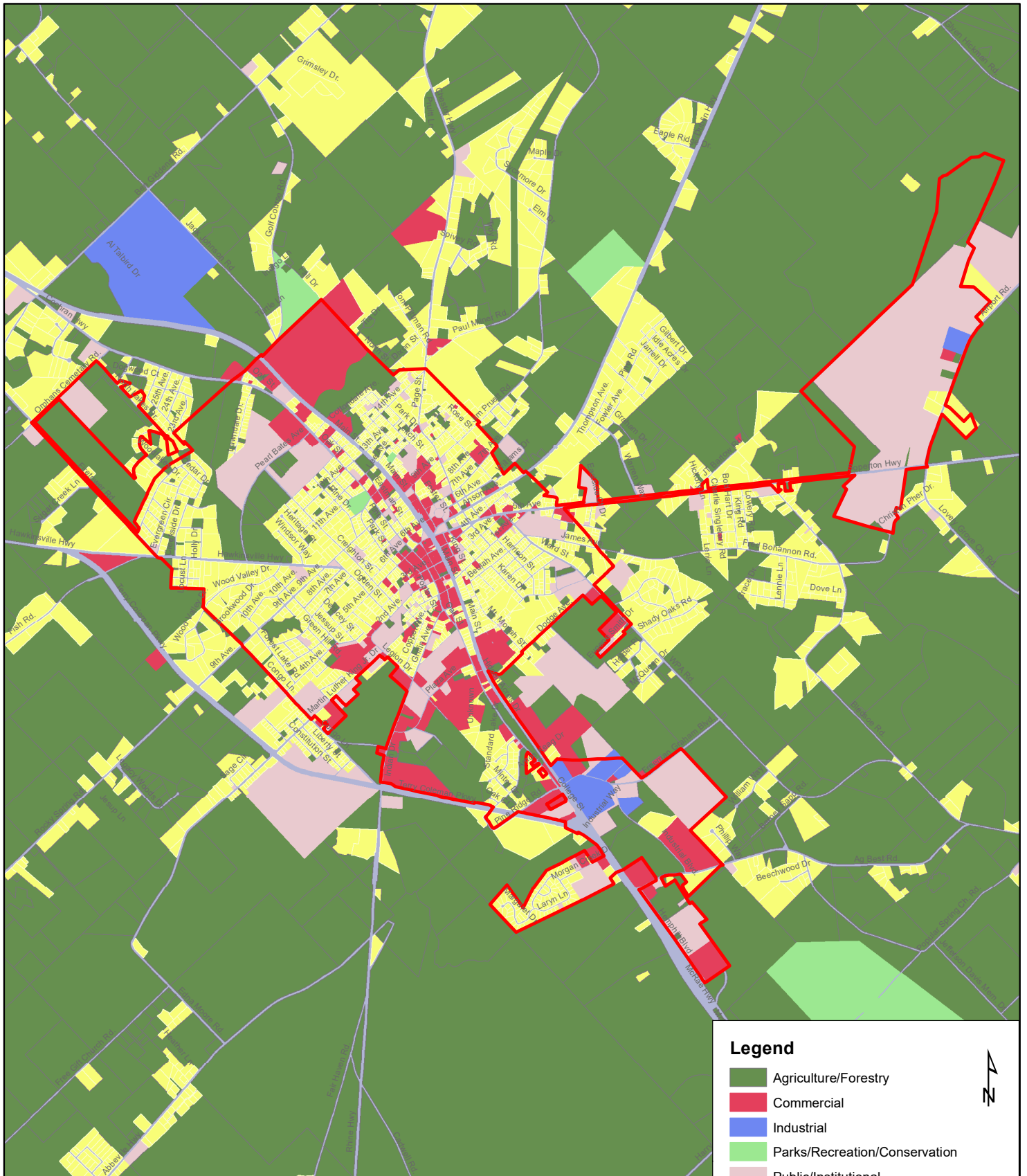
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

Town of Chester Future Land Use



Source: Heart of Georgia Altamaha RC, 2021





City of Eastman Future Land Use

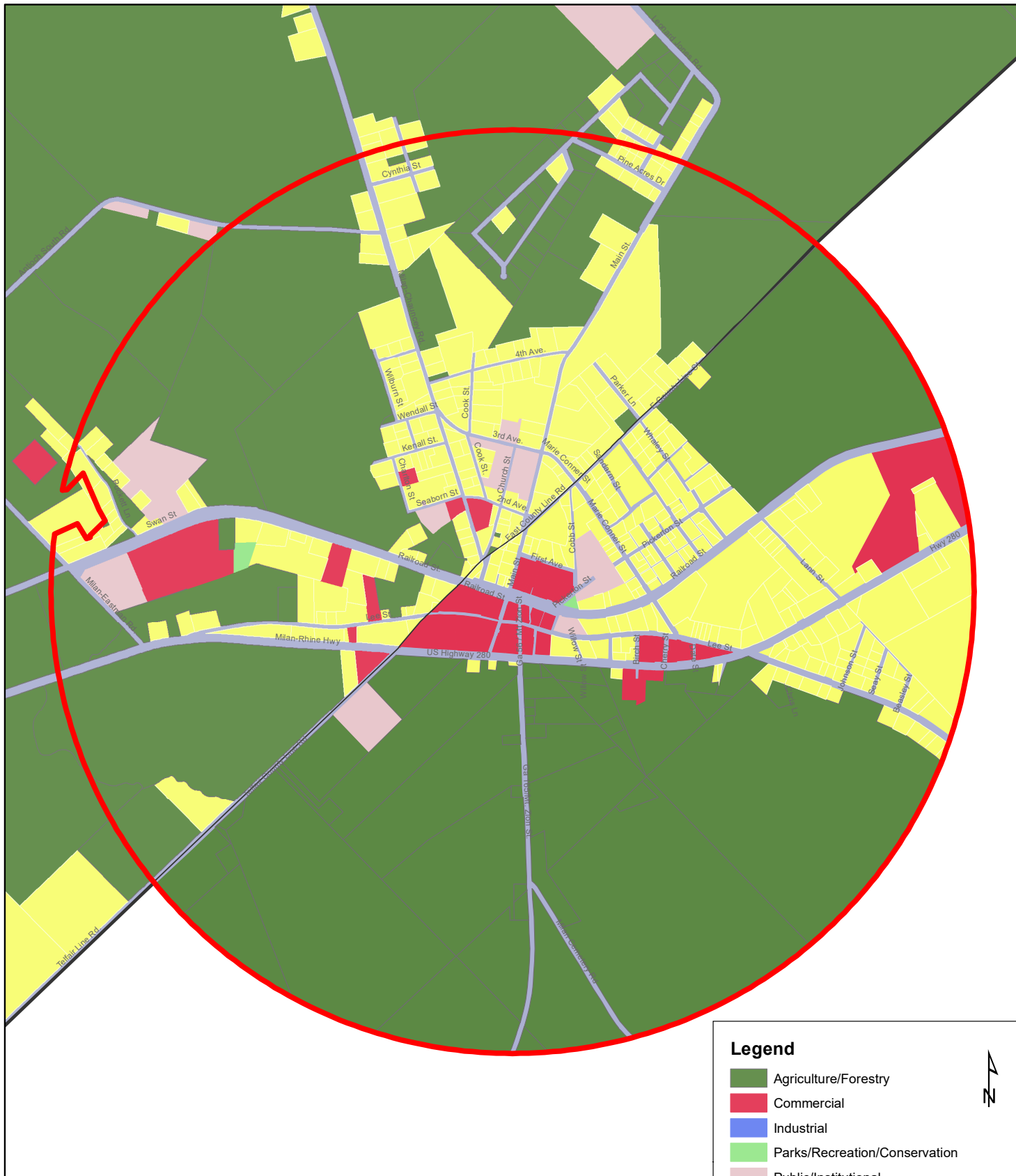


Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

Source: Heart of Georgia Altamaha RC, 2021





Legend

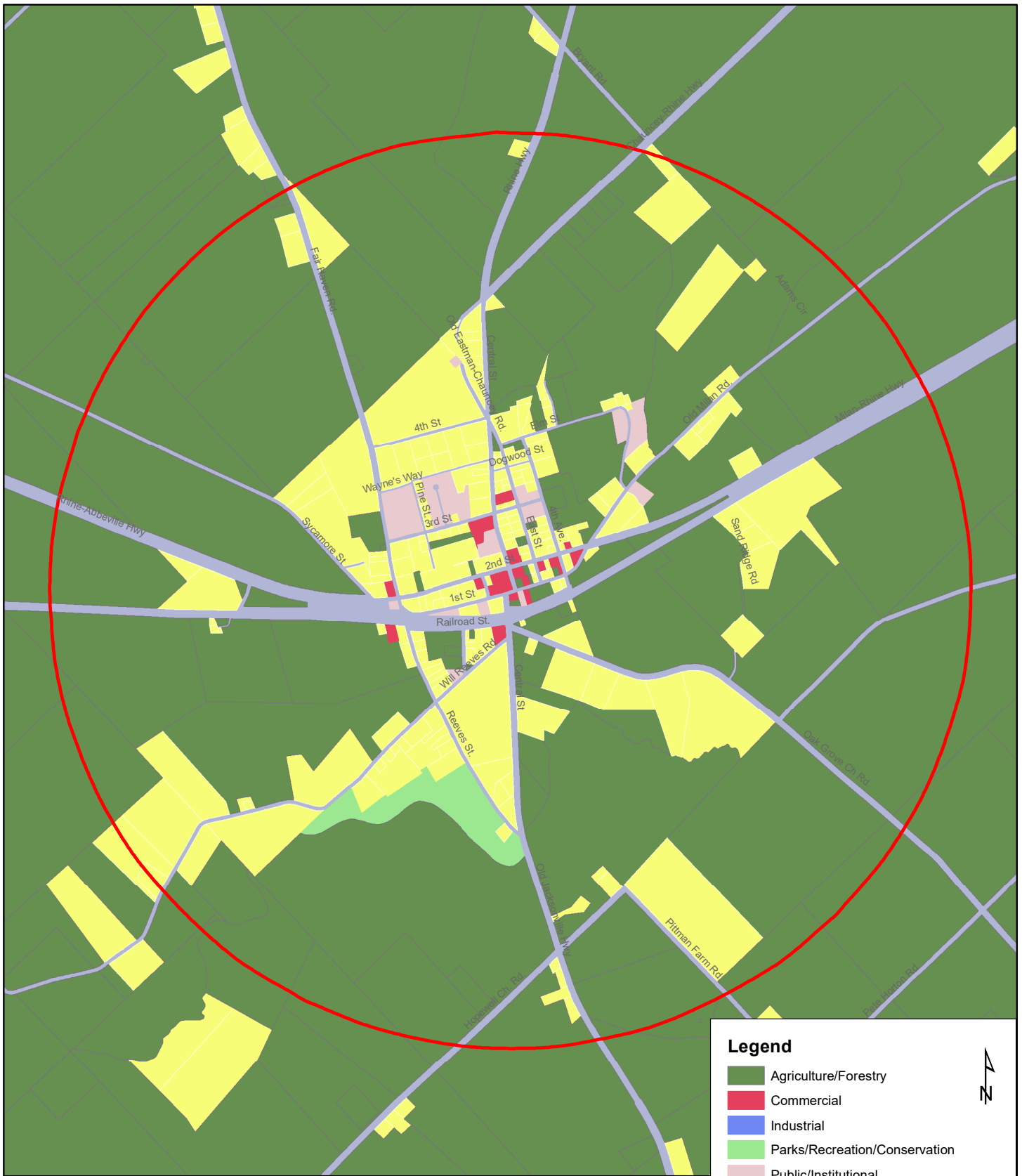
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

City of Milan Future Land Use



Source: Heart of Georgia Altamaha RC, 2021





City of Rhine Future Land Use



Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits
- County Boundary

Source: Heart of Georgia Altamaha RC, 2021



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 Dodge 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.



Dodge County

Community Work Programs



Dodge 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	Seek the development of community welcome signs along the bypass, gateways and corridors into Eastman	Y	2018						Action was completed in 2018.
2018	Pursue the development of a local history museum, possibly as an addition to the Ocmulgee Regional Library					Y	2025		Action has been postponed as there has been no property acquired for project yet.
2019	Consider rehabilitating the old jail for community use							Y	Action has been dropped due to the building being condemned.
2017	Pursue paving and drainage improvements in needed areas, such as Shady Oak subdivision, et al	Y	2018						Action was completed in 2018
2018	Renovate the old Georgia National Guard building to house EMS operations and personnel.	Y	2018						Action was completed in 2018
2020	Pursue funding as appropriate to develop an Agriculture and Expo Center					Y	2025		Action has been postponed due to lack of funds.
2019	Continue to pursue the development and enforcement of manufactured home/park regulations countywide					Y	2026		Action has been postponed due to zoning.
2017	Purchase tractor for right-of-way mowing	Y	2020						Action was completed in 2020.



Dodge 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	
2017	Purchase trash collection truck	Y	2019						County purchased a trash collection truck in 2019.
2017	Purchase two ambulances	Y	2020						County purchased two ambulances in 2020.
2017	Upgrade E-911 System					Y	2026		Moving to Next GEN Migration, waiting on State.
2017	Replace two culverts on Milan-Chauncey Road	Y	2019						Action was completed in 2019.
2018	Improve streets and drainage in the area of 9 th Ave., Jim Pruitt Road, and James Ave.					Y	2026		Looking to apply for a CDBG to complete project.
2017	Complete projects listed on the TIA Band 2 List (East Chicken Rd., Milan Chauncey Rd., Rocky Springs Rd., Middle Ground Church Rd., Edna Moore Rd.)	Y	2019						Action was completed in 2019.
2020	Complete projects listed on the TIA Band 3 List (Roddy Highway, Horne Rd., Jim Ross Rd.)	Y	2020						Action was completed in 2020.
2017	Resurface approximately 10 miles of roadway	Y	2020						Action was completed in 2020.
2017	Obtain GRAD Certified status for industrial site			Y	2023				Action is currently underway.
2020	Rehabilitate/resurface streets and improve drainage in the target area of Liberty Street			Y	2023				Action is currently underway.



Dodge County Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Pursue the development of a local history museum, possibly as an addition to the Ocmulgee Regional Library				X				X		Historical Society, Library Board	\$100,000	X	X		
Pursue funding as appropriate to develop an Agriculture and Expo Center				X				X	Eastman	BOE	\$400,000	X			
Continue to pursue the development and enforcement of manufactured home/park regulations countywide					X			X		HOGA RC	\$1,000 (Enforcement)	X			
Upgrade E-911 System					X			X		Wilcox County	\$500,000	X	X	X	
Improve streets and drainage in the area of 9 th Ave., Jim Pruitt Road, and James Ave.					X			X		DCA (CDBG)	\$750,000	X	X	X	
Obtain GRAD Certified status for industrial site		X						X	Eastman	Development Authority	\$500,000	X	X		
Rehabilitate/resurface streets and improve drainage in the target area of Liberty Street		X						X		DCA (CDBG)	\$750,000	X	X	X	
Establish new solid waste convenience centers	X							X		DNR	\$100,000	X	X		
Expand recreation department, upgrade lighting, fix fencing, add walking trails, splash pad, competitive gaming		X						X		LWCF, DNR, SPLOST	\$750,000	X	X	X	X
Establish County rural fire department	X							X		FEMA, GEMA	\$2,000,000	X	X	X	



Dodge County Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Seek Funding for National Guard Building to house E-911			X					X		USDA, GEMA	\$100,000	X	X	X	
Pursue paving of 10 miles of dirt roads annually						X		X		TSPLOST	\$1,000,000	X	X		
Continue to resurface 10 miles of roadway						X		X		GDOT LMIG	\$1,000,000	X	X		
Rehabilitate, with possible expansion, Dodge County Court House	X							X		SPLOST, USDA	\$10,000,000	X	X		
Purchase three fire apparatus		X	X	X				X		GEMA	\$750,000	X	X	X	
Seek funding for new inert landfill					X			X		USDA	\$5,000,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X		DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X		DCA, Regional Commission	N/A	X	X		



City of Chauncey

Community Work Programs



City of Chauncey 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	Repave Durham Street and S. Railroad Avenue			Y	2025				Durham Street was completed but S. Railroad Avenue has not been accomplished. New work program action reflects this change to only include S. Railroad Avenue.
2017	Pursue the acquisition of a second city well to serve as a backup well							Y	Action was dropped due to lack of interest.
2018	Locate new fire hydrants on N. Railroad Street					Y	2023		Action has been postponed due to lack of funds.
2018	Replace the carpet in the city gymnasium					Y	2023		Action has been postponed due to lack of funds.
2019	Construct a facility to house a fire truck on the north side of the railroad							Y	Action was dropped due to lack of funds.
2017	Build a new equipment shelter					Y	2024		Action has been postponed due to lack of funds.
2019	Construct a walking track and additional parking at the city ballfield					Y	2024		Action has been postponed due to lack of funds.
2017	Seek CDBG and other funding, as needed, to maintain and upgrade the water system, including replacing existing water lines			Y	2023				Applied for CDBG in 2021, waiting to see if funded.
2018	Pursue the paving of Cemetery Street	Y	2021						Action was completed in 2021.
2019	Construct a new fire station					Y	2025		Action has been postponed due to lack of funds.
2018	Pursue funds to pave Kizzie Lane and Bussy Street					Y	2025		Action has been postponed due to lack of funds.
2017	Complete TIA Band 2 Projects (Bush Ave.)	Y	2018						Action was completed in 2018.
2020	Complete TIA Band 3 Projects (Durham Street)	Y	2021						Action was completed in 2021.



City of Chauncey Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Repave S. Railroad Avenue				X					X	DOT, LMIG	\$150,000	X	X	X	
Locate new fire hydrants on N. Railroad Street		X							X	DCA (CDBG)	\$190,000	X	X	X	
Replace the carpet in the city gymnasium		X							X		\$15,000	X			
Build a new equipment shelter			X						X		\$5,000	X			
Construct a walking track and additional parking at the city ballfield			X						X	DNR	\$25,000	X	X	X	
Seek CDBG and other funding, as needed, to maintain and upgrade the water system, including replacing existing water lines		X							X	DCA (CDBG), GEFA, USDA Rural Dev't	\$1,000,000	X	X	X	
Construct new fire station				X					X		\$80,000	X			
Pursue funds to pave Kizzie Lane and Bussy Street				X					X	DCA (CDBG)	\$300,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



Town of Chester

Community Work Programs



Town of Chester 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	
2019	Pursue drainage improvements (new curb and gutter, etc.) to areas of need, such as Caroline Ave. and Chester Ave.					Y	2024		Action has been postponed due to lack of funds.
2018	Upgrade/renovate the Land Application System (LAS) for consistent wastewater treatment.	Y	2016						Action was completed in 2016 using a GEFA loan.

Town of Chester Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Pursue drainage improvements (new curb and gutter, etc.) to areas of need, such as Caroline Ave and Chester Ave.			X						X	DCA (CDBG)	\$400,000	X	X	X	
Demolish old school lunchroom			X						X		\$150,000	X			
Pave roads near schoolhouse parking lot				X					X		\$150,000	X	X	X	
Seek funding for sewage pond improvement, bar screen upgrade			X						X	PCA, CDBG, GEFA	\$750,00	X	X	X	
Seek funding for spray field, clear cut, new sprinkler system	X								X	GEFA	\$600,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



City of Eastman

Community Work Programs



City of Eastman 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	Further expand and fully develop water and sewer infrastructure within the Airport Industrial Park	Y	2017						Action was completed in 2017.
2021	Promote the development of upscale loft apartments in downtown			Y	2026				Action is underway, estimated to be completed in 2026.
2019	Pursue funding as appropriate to develop an Agriculture and Expo Center					Y	2026		Action has been postponed due to lack of funds.
2018	Continue the rehabilitation of the old Eastman Bus Station for community use					Y	2026		Action has been postponed due to lack of funds and asbestos in building.
2018	Complete the renovation of the 9 th Avenue metal storage building at the fire department			Y	2023				Action is underway, estimated to be completed in 2023.
2020	Purchase new vehicles for police department	Y	2021-2022						Action was completed in 2021 and in 2022.
2017	Seek funding as needed for water tank improvements	Y	2021						Action was completed in 2021.
2018	Seek funding for upgrades and operating expenses for the fire station at the airport					Y	2026		Action has been postponed due to lack of funds.
2021	Continue to conduct needed changing out of fire hydrants throughout the city			Y	2022				3 hydrants were replaced in 2021.



City of Eastman 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	
2021	Pursue funding to construct a new municipal complex to house the police department and a fire station			Y	2023				Purchased the old Goody's Building.
2021	Seek funding as needed to upgrade sewerage services to all unserved residents of Eastman			Y	2024				Looking to use GEFA funds.
2018	Upgrade or replace existing water and sewer lines to prevent infiltration					Y	2024		Action has been postponed due to lack of funds.
2018	Seek funding as needed for drainage improvements in identified areas of need such as Bacon Heights, Griffin and Cooper, and Neese Street	Y	2016						Action was completed in 2016 using CDBG funds.
2020	Pursue drainage improvements between 10 th and 11 th Streets					Y	2026		Action has been postponed due to lack of funds.
2018	Investigate the feasibility of extending the City of Eastman's city limits					Y	2026		Action has been postponed due to lack of funds.
2017	Conduct needs assessment for existing park infrastructure	Y	2021						Action was completed in 2021.
2019	Update, replace, and install new recreation equipment at Sunset Park					Y	2022		Action has been postponed due to lack of funds.
2019	Develop a pocket park, passive park, green-space in downtown Eastman	Y	2019						Action was completed in 2019.
2018	Develop a branding initiative to include signage and marketing components	Y	2017						Action was completed in 2017.



City of Eastman 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	Install new entrance signage at each gateway	Y	2019						Action was completed in 2019.
2017	Replace 500 water meters each year with Automatic Meter Reading (AMR) enabled meters			Y	2023				Action is underway, estimated to be completed by 2023.
2021	Implement a streetscape project for side streets in downtown Eastman					Y	2023		Action has been postponed due to lack of funds.
2017	Develop a vacant commercial site inventory for infill and redevelopment to be updated bi-annually	Y	2017						Action was completed in 2017.
Beyond 21	Identify existing substandard structures and take appropriate measures			Y	2026				Action is underway, estimated to be completed by 2026.
2018	Redevelop downtown property with public/private lease purchase agreements			Y	2026				Action is underway, estimated to be completed by 2026.
2019	Develop a Main Street Market in the downtown area to coincide with the annual Peaches to Beaches event					Y	2023		Action has been postponed due to lack of funds.
2017	Hold a joint City of Eastman/Dodge County work session each January					Y	2022		Action has been postponed to 2022.
2021	Create a Citizen Academy program to graduate City Ambassadors					Y	2022		Action has been postponed due to lack of funds.
2018	Host a town hall meeting each year to educate citizens of issues and local ordinances	Y	2018						Action was completed in 2018.
2018	Develop a Safe Routes to School study at the middle and high schools			Y	2023				Action is underway, estimated to be completed by 2023.



City of Eastman 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	Update the zoning ordinance of the City to consider infill housing development regulations			Y	2023				Action is underway, estimated to be completed by 2023.
2020	Increase the City's public profile and information distribution by utilizing social media applications	Y	2021						Action was completed in 2021.
2017	Update the City's website	Y	2021						Action was completed in 2021.
2021	Provide public wi-fi throughout the downtown area			Y	2023				Action is underway, estimated to be completed by 2023.
2018	Digitize City ordinances and publish on-line once complete	Y	2015						Action was completed in 2015.
2019	Organize community trips and workshops for citizen education on high density development in other areas of the State					Y	2023		Action has been postponed due to lack of funds.
2020	Construct a new City Hall facility			Y	2023				Action is underway, estimated to be completed by 2023.
2017	Remove the automatic disqualifier for criminal history on all city employment applications	Y	2018						Action was completed in 2018.
2017	Complete Projects Listed in TIA Band 2 (33 Projects)	Y	2021						Action was completed in 2021.
2020	Complete Projects Listed in TIA Band 3 (44 Projects)	Y	2021						Action was completed in 2021.
2017	Rehabilitate water lines in the Cottondale community			Y	2023				Action is underway, estimated to be completed by 2023.
2017	Obtain GRAD Certified status for industrial site			Y	2023				Action is underway, estimated to be completed by 2023.



City of Eastman Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Promote the development of upscale loft apartments in downtown					X				X	Chamber, Private Developers	\$5,000 (local facilitation)	X			X
Pursue funding as appropriate to develop an Agriculture and Expo Center					X			X	X	BOE	\$400,000	X			X
Continue the rehabilitation of the old Eastman Bus Station for community use					X				X	DOT (TE)	\$200,000	X	X	X	
Complete the renovation of the 9 th Avenue metal storage building at the fire department		X							X		\$35,000	X			
Seek funding for upgrades and operating expenses for the fire station at the airport					X				X	FEMA	\$700,000	X			
Continue to conduct needed changing out of fire hydrants throughout the city	X								X		\$20,000	X			
Pursue funding to construct a new municipal complex to house the police department and a fire station		X							X	SPLOST	\$2,000,000	X			
Seek funding as needed to upgrade sewerage services to all unserved residents of Eastman			X						X	DCA (CDBG), USDA Rural Dev't	\$2,500,000	X	X	X	
Upgrade or replace existing water and sewer lines to prevent infiltration			X						X	DCA (CDBG), USDA Rural Dev't	\$3,000,000	X	X	X	
Pursue drainage improvements between 10 th and 11 th Streets					X				X		\$100,000	X			



City of Eastman Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Investigate the feasibility of extending the City of Eastman's city limits					X				X		N/A				
Update, replace, and install new recreation equipment at Sunset Park	X								X	LWCF, SPLOST	\$400,000	X			X
Replace 500 water meters each year with Automatic Meter Reading (AMR) enabled meters	X	X							X	GEFA	\$400,000	X	X		
Implement a streetscape project for side streets in downtown Eastman		X							X	GDOT, DDA	\$200,000	X	X		
Identify existing substandard structures and take appropriate measures					X				X		\$5,000	X			
Redevelop downtown property with public/private lease purchase agreements					X				X	DDA	\$25,000	X			
Develop a Main Street Market in the downtown area to coincide with the annual Peaches to Beaches event		X							X	Chamber of Commerce	N/A				
Hold a joint City of Eastman/Dodge County work session each January	X							X	X	DDA, Chamber of Commerce, Airport Authority	N/A				
Create a Citizen Academy program to graduate City Ambassadors	X								X	Chamber of Commerce	\$5,000	X			X
Develop a Safe Routes to School study at the middle and high schools		X							X	GDOT, RC	\$10,000	X	X		
Update the zoning ordinance of the City to consider infill housing development regulations	X	X							X		\$1,000	X			
Provide public wi-fi throughout the downtown area	X	X							X		\$10,000	X	X		



City of Eastman Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Organize community trips and workshops for citizen education on high density development in other areas of the State		X							X		\$10,000	X			
Construct a new City Hall facility		X							X	SPLOST	\$1,000,000	X			
Rehabilitate water lines in the Cottondale community		X							X	DCA (CDBG)	\$500,000	X	X	X	
Obtain GRAD Certified status for industrial site		X							X	Development Authority	\$500,000	X	X		
Seek funding to develop a municipal park		X							X	LWCF	\$500,000	X	X	X	
Develop a comprehensive stormwater management plan				X					X		\$100,000	X	X		
Develop a maintenance plan for roads				X					X		\$50,000	X			
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



City of Milan

Community Work Programs



City of Milan 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	Seek the reopening and/or additional usage of Milan Detention Center			Y	2026				Half of the building is now the Telfair County Jail.
2020	Seek to attract retail businesss to downtown					Y	2023		Action has been postponed due to lack of new business attraction.
2018	Seek to continue theater renovations, including a concession stand					Y	2026		Action has been postponed due to lack of funds and COVID-19 concerns.
2018	Acquire the necessary land and expand the softball field					Y	2026		Action has been postponed due to lack of funds.
2019	Clean up identified condemned lots			Y	2026				Half of the lots have been cleaned up.
2019	Pursue the reconstruction of sidewalks					Y	2024		Action has been postponed due to lack of funds.
2020	Seek to renovate old city well to provide an alternative water source for the City water system			Y	2022				Construction is underway, CDBG used.
2019	Seek funding for the development of a new recreational area that includes a walking track, 2 ballfields, and a shelter/concession area					Y	2023		Location was identified. Action has been postponed due to lack of funds.
2018	Seek funding to pave Chris Lane and Swain Street			Y	2023				In process of using LMIG funds.
2020	Develop a program for housing rehabilitation and/or new construction					Y	2026		Looking to put on other side of the prison.
2018	Facilitate City infrastructure improvements to expand capacity of the recycling machinery repair business as needed					Y	2026		Action has been postponed due to lack of funds.
2017	Replace culverts on Pikerton Street and regrade drainage ditches throughout city			Y	2023				Looking to use LMIG funds.
2017	Seek funding to support planned events coordinated by the "Small Town Events Group"	Y	2020						Have hosted events and is an active group.
2020	Expand the Milan Farmer's Market and aquaponics project					Y	2026		No new changes. Action has been postponed due to lack of funds.
2020	Repair/upgrade Land Application System sprinklers and plumbing			Y	2022				CDBG funds being used for project.
2018	Seek funding to restore the Milan Depot interior and utilize it for a local history museum					Y	2026		Action has been postponed due to lack of funds.



City of Milan Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Seek the reopening and/or additional usage of Milan Detention Center					X				X	Veterans Affairs, Private	\$1,000,000	X	X	X	X
Seek to attract retail business in downtown		X							X		\$10,000	X			X
Seek to continue theater renovations, including a concession stand					X				X		\$25,000	X			
Acquire the necessary land and expand the softball field					X				X	DNR (LWCF)	\$60,000	X	X	X	
Clean up identified condemned lots					X				X		\$5,000	X			
Pursue the reconstruction of sidewalks			X						X		\$50,000	X	X		
Seek to renovate old city well to provide an alternative water source for the City water system	X								X	DCA (CDBG), GEFA	\$220,000	X	X	X	
Seek funding for the development of a new recreational area that includes a walking track, 2 ballfields, and a shelter/concession area		X							X	DNR (LWCF)	\$150,000	X	X	X	
Seek funding to pave Chris Lane and Swain Street		X							X	LMIG	\$200,000	X	X	X	
Develop a program for housing rehabilitation and/or new construction					X				X	DCA (CDBG) CHIP	\$300,000	X	X	X	
Facilitate City infrastructure improvements to expand capacity of the recycling machinery repair business as needed					X				X	DCA, One Georgia, USDA	\$200,000	X	X	X	X
Replace culverts on Pikerton Street and regrade drainage ditches throughout city		X							X	LMIG	\$500,000	X	X	X	
Expand the Milan Farmers Market and aquaponics project.					X				X	Milan Development Authority	\$50,000	X			
Repair/upgrade Land Application System sprinklers and plumbing	X								X	USDA	\$100,000	X			
Seek funding to restore the Milan Depot interior and utilize it for a local history museum					X				X		\$50,000	X			



City of Milan Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



City of Rhine

Community Work Programs



City of Rhine 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	
2019	Construct and implement a citywide water and sewer system with industrial capacity					Y	2026		Action has been postponed due to lack of funds.
2018	Complete the installation of new meters for city water					Y	2026		Action has been postponed due to lack of funds.
2018	Seek funding and construct a new park on the site of the old Rhine Elementary School, including amenities such as benches, lighting, gazebo, and walking track					Y	2025		Action has been postponed due to lack of funds.
2018	Purchase a new pumper for the fire department					Y	2026		Action has been postponed due to lack of funds.
2018	Extend the fire station by adding a bay for the new pumper					Y	2026		Action has been postponed for lack of funding.
2017	Purchase body cameras for each police officer							Y	Action was dropped since the City no longer has a police department.
2017	Purchase downtown street light banners					Y	2025		Action has been postponed due to lack of funds.
2019	Renovate historic city gym with new windows, HVAC system and lighting					Y	2025		Action has been postponed due to lack of funds.
2018	Repave First Street	Y	2018						This project was completed in 2018.
2019	Construct a new farmers market					Y	2023		Action has been postponed due to lack of funds.
2018	Repaint and reline the elevated water storage tank					Y	2022		Action has been postponed due to lack of funds.
2020	Install new bleachers and lighting at city ballfield					Y	2024		Action has been postponed due to lack of funds.
2019	Install signs at city ballfield					Y	2024		Action has been postponed due to lack of funds.



City of Rhine Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Construct and implement a citywide water and sewer system with industrial capacity.					X				X	GEFA, USDA, DCA CDBG	\$2,000,000	X	X	X	
Complete the installation of new meters for city water.					X				X	DCA (CDBG)	\$700,000	X	X	X	
Seek funding and construct a new park on the site of the old Rhine Elementary School, including amenities such as benches, lighting, gazebo, and walking track.				X					X	GA DNR, LWCF, SPLOST	\$200,000	X	X	X	
Purchase a new pumper for the fire department.					X			X	X	FEMA, GEMA, GA Forestry	\$150,000	X	X	X	
Extend the fire station by adding a bay for the new pumper.					X			X	X	SPLOST	\$25,000	X	X	X	
Purchase downtown streetlight banners.				X					X		\$30,000	X			X
Renovate historic city gym with new windows, HVAC system, and lighting.				X					X	SPLOST	\$300,000	X	X	X	
Construct new farmers market.		X							X	USDA	\$80,000	X		X	
Repaint and reline the elevated water storage tank.	X								X	DCA (CDBG)	\$200,000	X	X	X	
Install new bleachers and lighting at city ballfield			X						X		\$15,000	X			
Install signs at city ballfield			X						X		\$10,000	X			
Pave 4 th Avenue and East Street.		X							X	LMIG	\$200,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



Appendix A

- **Community Involvement**
- **Public Hearing Notice 1**
- **News Release**
- **Comprehenisve 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 Dodge 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 e-mail 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 a plan implementation meeting held in January, 2021. The Regional Commission offered plan preparation assistance in a letter, and as much 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 involved local media and 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 by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many 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. Much 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, 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

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

The local governments of Dodge County and the municipalities of Chauncey, Chester, Eastman, Milan, and Rhine 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 Dodge 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 Dodge County?

PUBLIC HEARING DATE AND TIME: Thursday, April 1, 2021 at 5:00 p.m.

**LOCATION OF PUBLIC HEARING: Dodge County Commissioners Board Room,
Eastman**

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 Dodge County Board of Commissioners, 5016 Courthouse Circle, Suite 102, Eastman, Georgia, or call 478-374-4361.



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: Tuesday, April, 13, 2021 4:00 – 6:00 PM

LOCATION: Eastman First United Methodist Church Social Hall
5324 Anson Avenue

Are you concerned about the future of Dodge County, Chauncey, Chester, Eastman, Milan, and Rhine? 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 Dodge County, the Dodge County Board of Commissioners, and the municipalities of Chauncey, Chester, Eastman, Milan, and Rhine, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2016, and is the principal guide to the long-term growth and development of Dodge 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 Eastman First United Methodist Church Social Hall at 5324 Anson Avenue from 4:00 p.m. to 6:00 p.m. on Tuesday, April 13, 2021. 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 Dodge County an even better place to live, work, and play.





Dodge County Joint Comprehensive Plan

Dodge County, Chauncey, Chester, Eastman, Milan, and Rhine



Welcome!

Welcome to the home of the Dodge County Joint Comprehensive Plan Update. The County and the municipalities of Chauncey, Chester, Eastman, Milan, and Rhine 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 March-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.





TAKING FLIGHT TOGETHER

A Joint Comprehensive Plan for Dodge County, Chauncey, Chester, Eastman, Milan, and Rhine, Georgia

August, 2016

[Download a Copy of the 2016 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>



DODGE COUNTY 2021 JOINT COMPREHENSIVE PLAN TIMETABLE

- Thursday, 3.4.2021, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Thursday, 4.1.2021, 10:30 AM - Community Vision/Needs and Opportunities
- Thursday, 4.1.2021, 5:00 PM - Initial Public Hearing
- Tuesday, 4.13.2021, 4:00-6:00 PM - Community Input Drop-In
- Thursday, 5.6.2021, 10:30 AM - Needs and Opportunities/Goals/Policies/Economic Development
- Thursday, 6.3.2021, 10:30 AM - Goals/Policies/Economic Development/Broadband/Land Use
- Wednesday, 9.1.2021, 3:00 PM - Draft Plan
- Wednesday, 9.1.2021, 5:00 PM - Final Public Hearing
- September, 2021 - Local Government Submittal

[Click to View Files From First Planning Meeting 3.4.21](#)

[Click to View Files From Second Planning Meeting 4.1.21](#)

[Click to View Files From Third Planning Meeting 5.6.21](#)

[Click to View Files From Fourth Planning Meeting 6.3.21](#)

[Click to View Files From Fifth Planning Meeting 9.1.21](#)



OUR VISION

The Dodge County community is committed to the pursuit of progress and growth within the next 20 years. At the forefront of Dodge County's vision is becoming a regional hub for commerce and industry, efficient in drawing a young, skilled, workforce and patrons from surrounding counties. Dodge County sees its future self as a unique growth center of Southern charm and diverse economic growth centered around outstanding community, educational, and industrial resources, but offered in a dramatic backdrop of interesting, tangible history, and inviting natural resources and outdoor landscape. Practical utilization and promotion of the community's existing resources, assets, features, history, as well as the strategic improvement and expansion the community's infrastructural capabilities and educational programs will serve to further enhance the quality of life for current residents and future generations.



WHAT WOULD YOU LIKE TO SEE?



FOR MORE INFORMATION REGARDING THE 2021 DODGE COUNTY JOINT COMPREHENSIVE PLANNING PROCESS, CONTACT US:

331 West Parker Street - Baxley, GA 31513

912-367-3648

comt@hogarc.org



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 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 Dodge County is like as a community-the values that define the people who live there?



FINAL PUBLIC HEARING NOTICE

Dodge County Joint Comprehensive Plan

The local governments of Dodge County and the Cities of Chauncey, Chester, Eastman, Milan, and Rhine are in the final stages of a process to develop 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 Dodge County and the Cities of Chauncey, Chester, Eastman, Milan, and Rhine, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

PUBLIC HEARING DATE AND TIME: Wednesday, September 1, 2021, at 5:00 p.m.

LOCATION OF PUBLIC HEARING: Dodge County Annex Board Room, 643 Pearl Bates Avenue, Eastman

All persons with a disability or otherwise needing assistance should contact Dodge County Board of Commissioners, 643 Pearl Bates Avenue, Eastman, Georgia, or call 478-374-4361.

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, please contact James Pope at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or pope@hogarc.org.



**DODGE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
EASTMAN-DODGE COUNTY CHAMBER OF COMMERCE, EASTMAN,
GA**

March 4, 2021

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

Needs and Opportunities Input



**DODGE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Eastman Dodge Community Meeting Room, Eastman, GA
April 1, 2021
AGENDA**

Introduction

Community Vision Input/Group Breakout

Plan Title

Draft Issues and Opportunities

Goals/Policies

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

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals/Policies Input

***Public Hearing – Thursday, April 1, 2021, 5:00 p.m., Dodge County Commissioners Board Room**

***Community Input Drop-In Session on Tuesday, April 13, 2021, 4-6 p.m., location needs to be determined**



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

Terry Coleman Conference Center, Eastman, GA

May 6, 2021

AGENDA

Draft Community Vision Review

Plan Title

Revised Draft Issues and Opportunities Review

Goals/Policies

Broadband

***Community Input Drop-In Session held on Tuesday, April 13, 2021, 4-6 p.m.,
First Methodist Church, Eastman, GA**



**DODGE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
EASTMAN DODGE COMMUNITY MEETING ROOM
EASTMAN, GA**

June 3, 2021

AGENDA

Introduction

Plan Title

Draft Community Vision Review

Draft Broadband Element

Economic Development Element

Plan Coordination

Land Use Element

Next Meeting – Date to be determined to review draft plan, including Community Work Program.



**DODGE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
DODGE COUNTY COURTHOUSE ANNEX BOARD ROOM
EASTMAN, GA
SEPTEMBER 1, 2021
AGENDA**

Draft Plan Review

Submittal Discussion

Submittal Letter

Public Hearing – Wednesday, September 1, 2021, 5:00 p.m.



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

Dodge County Board of Commissioners

City of Chauncey

Town of Chester

City of Eastman

City of Milan

City of Rhine

Dodge County Board of Education

Middle Georgia State University

Oconee Fall Line Technical College

Dodge County Eastman Development Authority

Eastman-Dodge County Chamber of Commerce

Eastman Downtown Development Authority

Milan Development Authority

Dodge County Farm Bureau

Dodge County Cooperative Extension

Georgia Power

Ocmulgee EMC

Georgia Forestry Commission

Dodge County Fire/Emergency Management Agency

Local Fire Departments

Eastman Police Department

Stuckey Timberland, Inc.

Alcoa

Aremac Heat Treating

Dynamic Paint Solutions

Heart of Georgia Metal Crafters

Mondi Bags USA

Dodge County Sheriff's Department

Local Banks

Local Churches

Local Civic Clubs

Dodge County Health Department

Dodge County Hospital

The Dodge County News

Dodge County Board of Assessors

Dodge County Library/Ocmulgee Regional Library



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

Dodge County Board of Commissioners

Brian Watkins, Commissioner
Terry Niblett, Commissioner
Sharon Cobb Flanagan, Commissioner
Conner Bearden, County Manager

City of Chauncey

Harrell Burch, Mayor

City of Chester

Melanie McCook, City Clerk

City of Eastman

Spencer Barron, City Manager
Chase Walker, Part-Time Employee
Jesse Bearden, Project Manager
Ivelyn Lampkin, City Clerk
April Sheffield, Deputy City Clerk
Scotty Whitten, Fire Chief

City of Milan

Alisa Walker, City Clerk

City of Rhine

Susie Jones, City Clerk

Dodge County Chamber of Commerce

Ted Goshorn, Chairman
Paula McCain, Manager

Dodge County-Eastman Development Authority

George Smith, Project Manager
Diedra Barton, CFO
Charles M. Williams, Interim Director

Georgia State Patrol

Kevin Sykes, Assistant Post Commander

Greene Acres Farm

Leigh Ann Greene, Business Owner

Local Citizens

Michell Coffee, Jr.
Nylan Hinson
Mel Frerking
Kayla Johnson
Sherita Thomas
Katina Young
Tom Peacock

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, Dodge County, Georgia has participated with the municipalities of Chauncey, Chester, Eastman, Milan, and Rhine 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 Dodge 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, *Dodge County: An Exception to the Rural*, for Dodge 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 Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, 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, Dodge County is now desirous of adopting *Dodge County: An Exception to the Rural* 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 Dodge County Board of Commissioners hereby approves and adopts the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, as Dodge County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

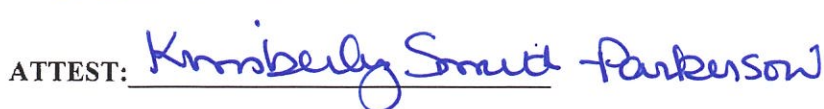
BE IT FURTHER RESOLVED that the Dodge County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 18th day of October, 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 Chauncey, Georgia has participated with Dodge County and the municipalities of Chester, Eastman, Milan, and Rhine 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 Dodge 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, *Dodge County: An Exception to the Rural*, for Dodge County and its municipalities; including the City of Chauncey; 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 Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, 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 Chauncey is now desirous of adopting *Dodge County: An Exception to the Rural* 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 Chauncey hereby approve and adopt the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, as the City of Chauncey's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Chauncey 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 26th day of October, 2021.

BY: Harold Bush

ATTEST: Kerry K. Gialan

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 Chester, Georgia has participated with Dodge County and the municipalities of Chauncey, Eastman, Milan, and Rhine 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 Dodge 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, *Dodge County: An Exception to the Rural*, for Dodge County and its municipalities; including the Town of Chester; 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 Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, 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

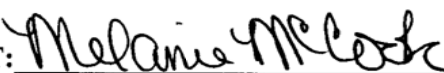
WHEREAS, the Town of Chester is now desirous of adopting *Dodge County: An Exception to the Rural* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Chester hereby approve and adopt the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, as the Town of Chester's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

BE IT FURTHER RESOLVED that the Mayor and Town Council of the Town of Chester 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 October, 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 Eastman, Georgia has participated with Dodge County and the municipalities of Chauncey, Chester, Milan, and Rhine 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 Dodge 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, *Dodge County: An Exception to the Rural*, for Dodge County and its municipalities; including the City of Eastman; 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 Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, 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 Eastman is now desirous of adopting *Dodge County: An Exception to the Rural* 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 City Council Chair and City Council of the City of Eastman hereby approve and adopt the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, as the City of Eastman's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

BE IT FURTHER RESOLVED that the City Council Chair and City Council of the City of Eastman 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 14th day of October, 2021.

BY: *A Pittman*

ATTEST: *Paul Sheppard*



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 Milan, Georgia has participated with Dodge County and the municipalities of Chauncey, Chester, Eastman, and Rhine 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 Dodge 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, *Dodge County: An Exception to the Rural*, for Dodge County and its municipalities; including the City of Milan; 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

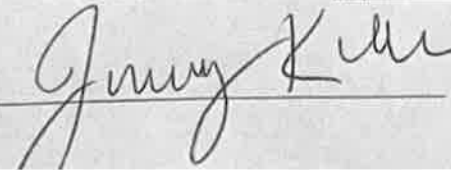
WHEREAS, the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

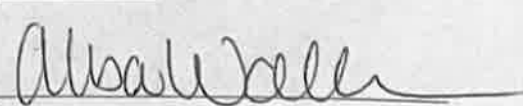
WHEREAS, the City of Milan is now desirous of adopting *Dodge County: An Exception to the Rural* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Milan hereby approve and adopt the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, as the City of Milan's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Milan 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 25th day of Oct., 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 Rhine, Georgia has participated with Dodge County and the municipalities of Chauncey, Chester, Eastman, and Milan 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 Dodge 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, *Dodge County: An Exception to the Rural*, for Dodge County and its municipalities; including the City of Rhine; 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 Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, 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

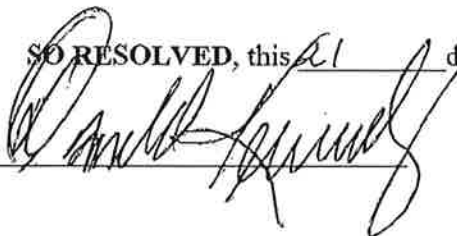
WHEREAS, the City of Rhine is now desirous of adopting *Dodge County: An Exception to the Rural* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Rhine hereby approve and adopt the Dodge County Joint Comprehensive Plan, *Dodge County: An Exception to the Rural*, as the City of Rhine's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Rhine 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 21 day of October, 2021.

BY:



ATTEST:

