

THE DODGE COUNTY JOINT COMPREHENSIVE PLAN

COMMUNITY ASSESSMENT TECHNICAL ADDENDUM AND DATA APPENDIX

JUNE, 2010

POPULATION

Table P-1
Total Population
Dodge County and Municipalities
1980-2008

	1980	1990	2000	2008
Dodge County	16,955	17,607	19,171	19,764
Chauncey	350	312	295	304
Chester	409	1,072	305	1,514
Eastman	5,330	5,153	5,440	5,675
Milan	1,115	1,056	1,012	1,027
Rhine	590	466	422	433

Source: United States Census Bureau (2000, 2008).

Table P-2
TOTAL POPULATION GROWTH COMPARISON
Dodge County and Municipalities, Georgia, and U.S.
1990, 2000, and 2008

	Dodge County	Chauncey	Chester	Eastman	Milan	Rhine	Georgia	United States
1990 Population	17,607	31	1,072	5,153	1,056	466	6,478,216	248,709,873
2000 Population	19,171	295	305	5440	1,012	422	8,186,453	281,421,906
2008 Population	19,764	304	1,514	5,675	1,027	433	9,697,834	304,374,846
Increase in Population, 1990-2000	1,564	-17	-767	287	-44	-44	1,708,237	32,712,033
Growth between 1990 and 2000	8.88%	-5.45%	-71.55%	5.57%	-4.17%	-9.44%	26.37%	13.15%
Increase in Population, 2000-2008	593	9	1,209	235	15	11	1,511,381	22,952,940
Growth between 2000 and 2008	3.09%	3.05%	396.39%	4.32%	1.48%	2.61%	18.46%	8.16%

Source: United States Census Bureau (1990, 2000, 2008).

Key Findings:

- Dodge County’s population now estimated close to 20,000 (19,764 in 2008), up from c. 17,000 in 1980, c. 17,600 in 1990, and c. 19,200 in 2000
- Only Eastman has shown consistent growth since 1990, although all of the county’s municipalities are estimated to have had some increase since 2000
- Dodge County growing slower than U.S. since 1990, and much slower than Georgia

**Table P-3
POPULATION PROJECTIONS
Dodge County and Municipalities
2000-2030**

	2000	2008	2010	2015	2020	2025	2030
Dodge	19,171	19,764	20,502	21,279	22,086	22,924	23,794
Chauncey	295	304	306	312	318	324	330
Chester	305	1,514	1,525	1,555	1,588	1,623	1,662
Eastman	5,440	5,675	5,735	5,889	6,047	6,209	6,375
Milan	1,012	1,027	1,031	1,040	1,050	1,060	1,069
Rhine	422	433	436	443	450	457	465

Source: United States Census Bureau (2000, 2008); Heart of Georgia Altamaha Regional Commission, (2010-2030), 2010.

Note: From 2008-2030, Chester's populaton total includes a level amount of 1,167 prisoners in Dodge State Prison. The 1,167 prisoners is the Dodge State Prison populaton according to the Georgia Department of Corrections as of 2010, and is assumed the same thereafter.

Key Finding:

- Dodge’s population is projected to increase from current c. 20,000 to about 24,000 in 2030 (20.4 percent increase) from 2008 estimate. The County growth rate will remain well below that of the state

**Table P-4
AGE DISTRIBUTION
Dodge County and Municipalities
1980-2000**

DODGE COUNTY			
	1980	1990	2000
0-4 Years Old	1,258	1,225	1,194
5-13 Years Old	2,743	2,496	2,731
14-17 Years Old	1,373	839	1,054
18-20 Years Old	772	560	778
21-24 Years Old	959	1,010	886
25-34 Years Old	2,403	2,690	2,710
35-44 Years Old	1,854	2,475	2,944
45-54 Years Old	1,657	1,916	2,503
55-64 Years Old	1,690	1,598	1,832
65 And Over	2,246	2,498	2,539

CHAUNCEY			
	1980	1990	2000
0-4 Years Old	28	30	18
5-13 Years Old	63	61	56
14-17 Years Old	21	17	14
18-20 Years Old	15	11	15
21-24 Years Old	27	15	6
25-34 Years Old	60	42	32
35-44 Years Old	24	41	40
45-54 Years Old	25	33	44
55-64 Years Old	30	21	29
65 And Over	57	41	41

CHESTER			
	1980	1990	2000
0-4 Years Old	44	35	19
5-13 Years Old	57	55	47
14-17 Years Old	45	25	15
18-20 Years Old	24	77	16
21-24 Years Old	25	100	12
25-34 Years Old	58	354	38
35-44 Years Old	27	241	44
45-54 Years Old	46	89	38
55-64 Years Old	32	41	29
65 And Over	51	55	47

EASTMAN			
	1980	1990	2000
0-4 Years Old	365	345	359
5-13 Years Old	814	668	753
14-17 Years Old	385	242	492
18-20 Years Old	203	274	227
21-24 Years Old	270	279	237
25-34 Years Old	700	656	686
35-44 Years Old	532	646	652
45-54 Years Old	537	576	630
55-64 Years Old	580	431	518
65 And Over	944	1,006	886

MILAN			
	1980	1990	2000
0-4 Years Old	72	62	62
5-13 Years Old	182	149	83
14-17 Years Old	84	31	39
18-20 Years Old	59	43	59
21-24 Years Old	63	72	92
25-34 Years Old	152	183	147
35-44 Years Old	147	151	178
45-54 Years Old	111	116	125
55-64 Years Old	106	111	94
65 And Over	139	138	133

RHINE			
	1980	1990	2000
0-4 Years Old	53	32	32
5-13 Years Old	111	65	60
14-17 Years Old	51	24	17
18-20 Years Old	24	13	10
21-24 Years Old	36	35	15
25-34 Years Old	68	53	45
35-44 Years Old	67	60	56
45-54 Years Old	48	58	56
55-64 Years Old	57	49	51
65 And Over	75	77	80

Source: United States Census Bureau, 2000.

Table P-5
DETAILED AGE DISTRIBUTION COMPARISON
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Population	19,171	295	305	5,440	1,012	422	8,186,453	281,421,906
Percent below 18	26.00	29.83	26.56	29.48	18.18	25.83	26.50	25.70
Percent 18 to 24	8.70	7.11	9.18	8.53	14.92	5.92	10.20	9.60
Percent 25 to 44	29.50	24.41	26.89	24.60	32.12	23.93	32.40	30.20
Percent 45 to 64	22.60	24.75	21.97	21.10	21.64	25.36	21.30	22.00
Percent 65 and over	13.20	13.90	15.41	16.29	13.14	18.96	9.60	12.40
Median Age	35.80	36.50	36.10	34.50	36.40	40.30	33.40	35.30

Source: United States Census Bureau, 2000.

Key Finding:

- Dodge County's age structure is older than that of U.S. and significantly older than that of Georgia

**Table P-6
RACIAL COMPOSITION TREND
Dodge County and Municipalities
1980-2000**

	DODGE COUNTY		
	1980	1990	2000
White Alone	12,420	12,620	13,219
Black or African American Alone	4,492	4,864	5,637
American Indian and Alaska Native Alone	9	16	35
Asian or Pacific Islander	22	35	46
Other Race	12	72	234

	CHAUNCEY		
	1980	1990	2000
White Alone	209	160	174
Black or African American Alone	141	152	116
American Indian and Alaska Native Alone	0	0	5
Asian or Pacific Islander	0	0	0
Other Race	0	0	0

	CHESTER		
	1980	1990	2000
White Alone	291	462	165
Black or African American Alone	118	596	136
American Indian and Alaska Native Alone	0	5	0
Asian or Pacific Islander	0	2	0
Other Race	0	7	4

	EASTMAN		
	1980	1990	2000
White Alone	3,286	3,646	3,279
Black or African American Alone	1,475	1,455	2,032
American Indian and Alaska Native Alone	1	4	13
Asian or Pacific Islander	20	22	29
Other Race	8	26	87

	MILAN		
	1980	1990	2000
White Alone	894	758	655
Black or African American Alone	221	298	353
American Indian and Alaska Native Alone	0	0	0
Asian or Pacific Islander	0	0	0
Other Race	0	0	4

	RHINE		
	1980	1990	2000
White Alone	353	294	285
Black or African American Alone	237	172	136
American Indian and Alaska Native Alone	0	0	0
Asian or Pacific Islander	0	0	0
Other Race	0	0	1

Source: United States Census Bureau, 2000.

Table P-7
RACIAL COMPOSITION COMPARISON PERCENT
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
White Alone	69.00	59.98	54.10	60.28	64.72	67.54	65.07	75.14
Black or African American Alone	29.40	39.32	44.59	37.35	34.88	32.23	28.70	12.32
American Indian and Alaska Native Alone	0.20	1.69	0.00	0.24	0.00	0.00	0.27	0.88
Asian or Pacific Islander	0.20	0.00	0.00	0.53	0.00	0.00	2.12	3.64
Other Race	0.80	0.00	1.31	1.60	0.40	0.24	3.84	8.03

Source: United States Census Bureau, 2000.

Key Findings:

- Dodge's White population (69%) significantly lower than U.S. (75.1%), but greater than Georgia's (65.1%)
- Dodge's Black population (29.4%) greater than Georgia's (28.7%) and much greater than U.S. (12.3%)

**Table P-8
HISPANIC TREND
Dodge County and Municipalities
1980-2000**

	DODGE COUNTY		
	1980	1990	2000
Persons of Hispanic Origin	153	148	248

	CHAUNCEY		
	1980	1990	2000
	0	0	1

	CHESTER		
	1980	1990	2000
Persons of Hispanic Origin	9	43	0

	EASTMAN		
	1980	1990	2000
	36	39	98

	MILAN		
	1980	1990	2000
Persons of Hispanic Origin	6	0	13

	RHINE		
	1980	1990	2000
	10	0	4

Source: United States Census Bureau, 2000.

Table P-9
HISPANIC POPULATION COMPARISON
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
2000 Population	19,171	295	305	5,440	1,012	422	8,186,453	281,421,920
Hispanic Population	248	1	0	98	13	4	435,227	35,305,818
Percent Hispanic	1.29%	0.34%	0.00%	1.80%	1.28%	0.95%	5.32%	12.55%

Source: United States Census Bureau, 2000.

Key Findings:

- Dodge’s Hispanic population (any race) has increased by 67.6 percent since 1990 (from 148 in 1990 to 248 in 2000), significantly less than in many counties of the Region
- Dodge’s Percent of Hispanic population in 2000 (1.3) remains well below that of Georgia (5.3) and that of the U.S. (12.6)

**Table P-10
MEAN HOUSEHOLD INCOME
Dodge County and Municipalities
1990-2000**

	1990	2000
Dodge County	\$23,298	\$38,531
Chauncey	\$27,987	\$29,700
Chester	\$17,533	\$33,188
Eastman	\$21,553	\$33,307
Milan	\$23,269	\$30,618
Rhine	\$17,038	\$32,662

Source: United States Census Bureau, 1990 and 2000.

**Table P-11
MEAN HOUSEHOLD INCOME COMPARISON
Dodge County and Municipalities, Georgia, and U.S.
2000**

	Dodge County	Chauncey	Chester	Eastman	Milan	Rhine	Georgia	United States
Income (\$)	\$38,531	\$29,700	\$33,188	\$33,307	\$30,618	\$32,662	\$80,077	\$56,675

Source: United States Census Bureau, 2000.

Key Finding:

- Dodge's Mean Household Income in 2000 was \$38,531, only about 68 percent of that of the U.S. (\$56,675) and only 48 percent of Georgia (\$80,077)

**Table P-12
PER CAPITA INCOME
Dodge County and Municipalities
1990-2000**

	1990	2000
Dodge County	\$8,643	\$14,468
Chauncey	\$9,338	\$12,600
Chester	\$4,187	\$13,843
Eastman	\$8,974	\$14,332
Milan	\$8,518	\$12,451
Rhine	\$7,460	\$14,204

Source: United States Census Bureau, 1990 and 2000.

**Table P-13
PER CAPITA INCOME COMPARISON
Dodge County and Municipalities, Georgia, and U.S.
2000**

	Dodge County	Chauncey	Chester	Eastman	Milan	Rhine	Georgia	United States
Per Capita Income (\$)	\$14,468	\$12,600	\$13,843	\$14,332	\$12,451	\$14,204	\$21,154	\$21,587

Source: United States Census Bureau, 2000.

Key Finding:

- Dodge's Per Capita Income in 2000 was \$14,468, about 68 percent of that of Georgia (\$21,154) and 67 percent of that of the U.S. (\$21,587)

ECONOMIC DEVELOPMENT

**Table ED-1
EMPLOYMENT BY INDUSTRY
Dodge County and Municipalities
1980-2000**

	DODGE COUNTY		
	1980	1990	2000
Total Employed Civilian Population	6,072	7,070	7,644
Agriculture, Forestry, Fishing, hunting & mining	422	435	349
Construction	349	365	575
Manufacturing	1,977	2,024	1,614
Wholesale Trade	210	238	123
Retail Trade	696	1,020	777
Transportation, warehousing, and utilities	210	286	451
Information	N/A	N/A	87
Finance, Insurance, & Real Estate	115	282	217
Professional, scientific, management, administrative, and waste management services	117	201	248
Educational, health and social services	998	1,151	1,693
Arts, entertainment, recreation, accommodation and food services	134	21	253
Other Services	234	305	279
Public Administration	610	742	978

	CHAUNCEY		
	1980	1990	2000
Total Employed Civilian Population	102	119	118
Agriculture, Forestry, Fishing, hunting & mining	16	6	7
Construction	4	2	9
Manufacturing	39	39	26
Wholesale Trade	0	1	0
Retail Trade		28	21
Transportation, warehousing, and utilities	4	5	4
Information	10	0	2
Finance, Insurance, & Real Estate	5	5	0
Professional, scientific, management, administrative, and waste management services	3	0	0
Educational, health and social services	0	16	20
Arts, entertainment, recreation, accommodation and food services	10	0	5
Other Services	5	11	6
Public Administration	6	6	18

	CHESTER		
	1980	1990	2000
Total Employed Civilian Population	104	142	139
Agriculture, Forestry, Fishing, hunting & mining	8	5	4
Construction	12	9	18
Manufacturing	39	68	19
Wholesale Trade	2	0	7
Retail Trade		20	14
Transportation, warehousing, and utilities	4	3	11
Information	3	0	0
Finance, Insurance, & Real Estate	2	10	3
Professional, scientific, management, administrative, and waste management services	2	2	5
Educational, health and social services	1	13	26
Arts, entertainment, recreation, accommodation and food services	11	0	7
Other Services	5	6	6
Public Administration	15	6	19

	EASTMAN		
	1980	1990	2000
Total Employed Civilian Population	1,854	1,941	2,024
Agriculture, Forestry, Fishing, hunting & mining	43	73	10
Construction	133	101	121
Manufacturing	643	444	469
Wholesale Trade	62	24	40
Retail Trade		350	204
Transportation, warehousing, and utilities	43	44	45
Information	223	0	34
Finance, Insurance, & Real Estate	31	128	57
Professional, scientific, management, administrative, and waste management services	40	22	73
Educational, health and social services	57	393	461
Arts, entertainment, recreation, accommodation and food services	316	14	108
Other Services	100	106	107
Public Administration	163	242	295

Table ED-1
(Continued)

	MILAN		
	1980	1990	2000
Total Employed Civilian Population	459	412	335
Agriculture, Forestry, Fishing, hunting & mining	31	17	26
Construction	21	13	20
Manufacturing	148	133	45
Wholesale Trade	33	23	3
Retail Trade		58	33
Transportation, warehousing, and utilities	27	34	57
Information	75	0	5
Finance, Insurance, & Real Estate	21	7	7
Professional, scientific, management, administrative, and waste management services	20	22	19
Educational, health and social services	5	54	54
Arts, entertainment, recreation, accommodation and food services	45	0	9
Other Services	16	20	14
Public Administration	17	31	43

	RHINE		
	1980	1990	2000
	167	181	163
	9	6	12
	7	31	9
	32	39	26
	16	5	2
		27	24
	7	13	21
	29	0	0
	1	6	2
	5	3	3
	6	37	29
	43	0	1
	1	9	17
	11	5	17

Source: United States Census Bureau, 2000

**Table ED-2
EMPLOYMENT BY INDUSTRY TREND
Chauncey, Chester, Eastman, Milan, Rhine
1980-2000**

	CHAUNCEY			CHESTER			EASTMAN		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total Employed Civilian Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, hunting & mining	15.69%	5.04%	5.93%	7.69%	3.52%	2.88%	2.32%	3.76%	0.49%
Construction	3.92%	1.68%	7.63%	11.54%	6.34%	12.95%	7.17%	5.20%	5.98%
Manufacturing	38.24%	32.77%	22.03%	37.50%	47.89%	13.67%	34.68%	22.87%	23.17%
Wholesale Trade	0.00%	0.84%	0.00%	1.92%	0.00%	5.04%	3.34%	1.24%	1.98%
Retail Trade	0.00%	23.53%	17.80%	0.00%	14.08%	10.07%	0.00%	18.03%	10.08%
Transportation, warehousing, and utilities	3.92%	4.20%	3.39%	3.85%	2.11%	7.91%	2.32%	2.27%	2.22%
Information	9.80%	0.00%	1.69%	2.88%	0.00%	0.00%	12.03%	0.00%	1.68%
Finance, Insurance, & Real Estate	4.90%	4.20%	0.00%	1.92%	7.04%	2.16%	1.67%	6.59%	2.82%
Professional, scientific, management, administrative, and waste management services	2.94%	0.00%	0.00%	1.92%	1.41%	3.60%	2.16%	1.13%	3.61%
Educational, health and social services	0.00%	13.45%	16.95%	0.96%	9.15%	18.71%	3.07%	20.25%	22.78%
Arts, entertainment, recreation, accommodation and food services	9.80%	0.00%	4.24%	10.58%	0.00%	5.04%	17.04%	0.72%	5.34%
Other Services	4.90%	9.24%	5.08%	4.81%	4.23%	4.32%	5.39%	5.46%	5.29%
Public Administration	5.88%	5.04%	15.25%	14.42%	4.23%	13.67%	8.79%	12.47%	14.58%

Table ED-2
(Continued)

	MILAN			RHINE		
	1980	1990	2000	1980	1990	2000
Total Employed Civilian Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, hunting & mining	6.75%	4.13%	7.76%	5.39%	3.31%	7.36%
Construction	4.58%	3.16%	5.97%	4.19%	17.13%	5.52%
Manufacturing	32.24%	32.28%	13.43%	19.16%	21.55%	15.95%
Wholesale Trade	7.19%	5.58%	0.90%	9.58%	2.76%	1.23%
Retail Trade	0.00%	14.08%	9.85%	0.00%	14.92%	14.72%
Transportation, warehousing, and utilities	5.88%	8.25%	17.01%	4.19%	7.18%	12.88%
Information	16.34%	0.00%	1.49%	17.37%	0.00%	0.00%
Finance, Insurance, & Real Estate	4.58%	1.70%	2.09%	0.60%	3.31%	1.23%
Professional, scientific, management, administrative, and waste management services	4.36%	5.34%	5.67%	2.99%	1.66%	1.84%
Educational, health and social services	1.09%	13.11%	16.12%	3.59%	20.44%	17.79%
Arts, entertainment, recreation, accommodation and food services	9.80%	0.00%	2.69%	25.75%	0.00%	0.61%
Other Services	3.49%	4.85%	4.18%	0.60%	4.97%	10.43%
Public Administration	3.70%	7.52%	12.84%	6.59%	2.76%	10.43%

Source: United States Census Bureau, 2000.

**Table ED-3
EMPLOYMENT BY INDUSTRY
Dodge County and Municipalities, Georgia, and U.S.
2000**

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Total Employed Civilian Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, hunting & mining	4.57%	5.93%	2.88%	0.49%	7.76%	7.36%	1.39%	1.87%
Construction	7.52%	7.63%	12.95%	5.98%	5.97%	5.52%	7.94%	6.78%
Manufacturing	21.11%	22.03%	13.67%	23.17%	13.43%	15.95%	14.81%	14.10%
Wholesale Trade	1.61%	0.00%	5.04%	1.98%	0.90%	1.23%	3.86%	3.60%
Retail Trade	10.16%	17.80%	10.07%	10.08%	9.85%	14.72%	11.97%	11.73%
Transportation, warehousing, and utilities	5.90%	3.39%	7.91%	2.22%	17.01%	12.88%	6.02%	5.20%
Information	1.14%	1.69%	0.00%	1.68%	1.49%	0.00%	3.53%	3.08%
Finance, Insurance, & Real Estate	2.84%	0.00%	2.16%	2.82%	2.09%	1.23%	6.54%	6.89%
Professional, scientific, management, administrative, and waste management services	3.24%	0.00%	3.60%	3.61%	5.67%	1.84%	9.44%	9.30%
Educational, health and social services	22.15%	16.95%	18.71%	22.78%	16.12%	17.79%	17.59%	19.92%
Arts, entertainment, recreation, accommodation and food services	3.31%	4.24%	5.04%	5.34%	2.69%	0.61%	7.15%	7.87%
Other Services	3.65%	5.08%	4.32%	5.29%	4.18%	10.43%	4.74%	4.87%
Public Administration	12.79%	15.25%	13.67%	14.58%	12.84%	10.43%	5.03%	4.79%

Source: United States Census Bureau, 2000.

Key Findings:

- In 2000, the four largest sectors of employment in Dodge County were Educational, Health, and Social Services, Manufacturing, Public Administration, and Retail Trade. In 1990, Manufacturing, Educational, Health, and Social Services, Retail Trade, and Public Administration were the largest sectors in terms of total employment by industry.
- The largest sectors of employment by industry in Georgia in 2000 were Educational, Health, and Social Services, Manufacturing, Retail Trade, and Professional/Scientific/Management/Administrative/Waste Management Services.

Table ED-4
LABOR FORCE PARTICIPATION TREND
Dodge County and Municipalities
1990-2000

	DODGE COUNTY		CHAUNCEY		CHESTER		EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Males and Females	13,638	14,776	207	197	985	267	4,085	3,915	839	857	360	324
In Labor Force	7,546	8,085	125	123	169	148	2,121	2,196	441	356	196	167
Civilian Labor Force	7,512	8,082	125	123	169	148	2,116	2,196	438	356	196	167
Civilian Employed	7,070	4,644	119	118	142	139	1,941	2,024	412	335	181	163
Civilian Unemployed	442	438	6	5	27	9	175	172	26	21	15	4
In Armed Forces	34	3	0	0	0	0	5	0	3	0	0	0
Not In Labor Force	6,092	6,691	82	74	816	119	1,964	1,719	398	501	164	157
Total Males	6,644	7,518	91	97	823	121	1,777	1,741	333	546	161	139
Male in Labor Force	3,963	4,197	67	68	86	70	1,022	1,045	237	191	101	96
Male Civilian Labor Force	3,929	4,164	67	68	86	70	1,017	1,045	234	191	101	96
Male Civilian Employed	3,724	4,061	64	66	74	68	923	1,024	219	184	92	96
Male Civilian Unemployed	205	133	3	2	12	2	94	21	15	7	9	0
Male In Armed Forces	34	3	0	0	0	0	5	0	3	0	0	0
Male Not In Labor Force	2,681	3,321	24	29	737	51	755	696	96	355	60	43
Total Females	6,994	7,258	116	100	162	146	2,308	2,174	506	311	199	185
Female In Labor Force	3,583	3,888	58	55	83	78	1,099	1,151	204	165	95	71
Female Civilian Labor Force	3,583	3,888	58	55	83	78	1,099	1,151	204	165	95	71
Female Civilian Employed	3,346	3,583	55	52	68	71	1,018	1,000	193	151	89	67
Female Civilian Unemployed	237	305	3	3	15	7	81	151	11	14	6	4
Female In Armed Forces			0	0	0	0	0	0	0	0	0	0
Female Not In Labor Force	3,411	3,370	58	45	79	68	1,209	1,023	302	146	104	114

Source: United States Census Bureau, 2000.

Key Findings:

- Between 1990 and 2000, the percentage of males countywide in the labor force declined slightly from 59.64% to 55.83%, while the percentage of females in the labor force inched upward from 51.23% to 53.57%.
- The total of all males and females not in the labor force grew slightly more as a percentage between 1990 and 2000 than the growth in the total labor force (9.83% vs 7.14%).

Table ED-5
LABOR FORCE BY PLACE OF WORK
Dodge County and Municipalities
1990-2000

	DODGE COUNTY		CHAUNCEY		CHESTER		EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Population	17,607	19,171	312	295	1,072	305	5,153	5,440	1,056	1,012	466	422
Worked in State of Residence	6,869	7,428	116	116	142	139	1,871	1,962	410	330	176	160
Worked in County of Residence	4,474	4,896	21	23	32	24	1,310	1,236	95	67	29	33
Worked outside of County of Residence	2,395	2,532	95	93	110	115	561	726	315	263	147	127
Worked outside of State of Residence	21	29	0	0	0	0	0	0	0	0	0	0

Source: United States Census Bureau, 2000.

Key Finding:

- During the 1990s, the percentage of Dodge County residents living and working in the county increased more as a percentage (9.43%) than those residents commuting outside of the county for work (5.72%), although all of the municipalities, with the exception of Eastman, had more residents commuting to work outside Dodge County than those living and working in the county.

**Table ED-6
PERSONAL INCOME BY TYPE
Dodge County and Municipalities
1990-2000**

	DODGE COUNTY		CHAUNCEY		CHESTER		EASTMAN	
	1990	2000	1990	2000	1990	2000	1990	2000
Total Income	\$148,809,892	\$272,107,600	\$2,826,695	\$3,296,600	\$2,752,712	\$4,414,100	\$45,476,959	\$71,743,700
Aggregate wage or salary income for households	\$108,481,508	\$190,461,400	\$2,043,459	\$2,182,200	\$2,027,599	\$2,952,900	\$30,028,568	\$48,902,100
Aggregate other types of income for households	\$2,315,783	\$7,849,600	\$17,158	\$9,100	\$79,688	\$306,800	\$856,993	\$3,427,100
Aggregate self employment income for households	\$10,001,760	\$19,889,400	\$155,200	\$131,400	\$129,266	\$17,000	\$2,533,757	\$4,000,200
Aggregate interest, dividends, or net rental income	\$5,374,087	\$9,608,500	\$158,768	\$384,300	\$58,765	\$39,700	\$2,500,273	\$3,271,700
Aggregate social security income for households	\$11,092,591	\$18,306,000	\$280,448	\$342,700	\$183,074	\$494,700	\$4,623,277	\$5,831,300
Aggregate public assistance income for households	\$3,431,765	\$3,982,400	\$19,752	\$57,800	\$112,586	\$173,600	\$1,963,847	\$1,029,400
Aggregate retirement income for households	\$8,112,398	\$22,010,300	\$151,910	\$189,100	\$161,734	\$429,400	\$2,970,244	\$5,281,900

	MILAN		RHINE	
	1990	2000	1990	2000
Total Income	\$8,609,652	\$9,981,600	\$3,339,386	\$5,977,100
Aggregate wage or salary income for households	\$5,772,024	\$6,588,400	\$2,377,803	\$4,024,700
Aggregate other types of income for households	\$90,349	\$352,200	\$74,222	\$268,100
Aggregate self employment income for households	\$823,062	\$791,300	\$177,295	\$566,500
Aggregate interest, dividends, or net rental income	\$476,363	\$195,000	\$103,509	\$172,600
Aggregate social security income for households	\$691,967	\$919,400	\$365,333	\$530,500
Aggregate public assistance income for households	\$153,565	\$163,000	\$142,780	\$198,300
Aggregate retirement income for households	\$602,322	\$972,300	\$98,444	\$216,400

Source: United States Census Bureau, 2000.

Table ED-7
PERSONAL INCOME BY TYPE
Dodge County and Municipalities and Georgia
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA
Total Income	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Aggregate wage or salary income for households	69.99%	66.20%	66.90%	68.16%	78.24%	78.24%	78.24%
Aggregate other types of income for households	2.88%	0.28%	6.95%	4.78%	1.70%	1.70%	1.70%
Aggregate self employment income for households	7.31%	3.99%	0.39%	5.58%	5.60%	5.60%	5.60%
Aggregate interest, dividends, or net rental income	3.53%	11.66%	0.90%	4.56%	5.27%	5.27%	5.27%
Aggregate social security income for households	6.73%	10.40%	11.21%	8.13%	4.04%	4.04%	4.04%
Aggregate public assistance income for households	1.46%	1.75%	3.93%	1.43%	0.00%	0.00%	0.00%
Aggregate retirement income for households	8.09%	5.74%	9.73%	7.36%	4.57%	4.57%	4.57%

Source: United States Census Bureau, 2000.

Key Finding:

- The County's percentage of Transfer Payments to Households was double that of the state as a whole in 2000 (8.19% vs 4.04%)
 The local percentage of total personal income derived from Wages and Salaries by Household (69.99%) was somewhat less than Georgia as a whole (78.24%)

Table ED-8
EMPLOYMENT BY OCCUPATION (PERCENTAGE)
Dodge County, Georgia, and U.S.
2000

	DODGE COUNTY	GEORGIA	UNITED STATES
Management	24.4	32.7	33.6
Service	16.5	13.4	14.9
Sales	21.8	26.8	26.7
Farming	1.3	0.6	0.7
Construction	11.7	10.8	9.4
Production	24.3	15.7	14.6

Source: United States Census Bureau, 2000.

Key Finding:

- The top occupations countywide in 2000 were Management, Production, Sales, and Services. Georgia's and the nation's top occupation was also Management.

**Table ED-9
EDUCATIONAL ATTAINMENT
Dodge County and Municipalities
1980-2000**

	DODGE COUNTY		
	1980	1990	2000
Less than 9th Grade	3,621	2,175	1,580
9th to 12th Grade (no diploma)	2,271	2,641	2,625
High School Graduate (Includes Equivalency)	2,389	3,823	4,576
Some College (No Degree)	922	1,127	1,716
Associate Degree		500	512
Bachelor's Degree	378	584	852
Graduate or Professional Degree	269	310	597

	CHAUNCEY		
	1980	1990	2000
Less than 9th Grade	73	36	17
9th to 12th Grade (no diploma)	52	28	45
High School Graduate (Includes Equivalency)	35	67	71
Some College (No Degree)	19	32	25
Associate Degree		2	7
Bachelor's Degree	7	15	9
Graduate or Professional Degree	2	2	4

	CHESTER		
	1980	1990	2000
Less than 9th Grade	91	157	32
9th to 12th Grade (no diploma)	57	193	54
High School Graduate (Includes Equivalency)	42	161	87
Some College (No Degree)	10	196	27
Associate Degree		32	3
Bachelor's Degree	9	21	3
Graduate or Professional Degree	8	14	9

	EASTMAN		
	1980	1990	2000
Less than 9th Grade	1,191	720	362
9th to 12th Grade (no diploma)	749	691	626
High School Graduate (Includes Equivalency)	665	1,035	975
Some College (No Degree)	369	338	591
Associate Degree		193	118
Bachelor's Degree	164	253	327
Graduate or Professional Degree	155	117	207

	MILAN		
	1980	1990	2000
Less than 9th Grade	242	135	101
9th to 12th Grade (no diploma)	164	211	194
High School Graduate (Includes Equivalency)	175	234	217
Some College (No Degree)	60	33	72
Associate Degree		16	17
Bachelor's Degree	21	33	33
Graduate or Professional Degree	15	26	25

	RHINE		
	1980	1990	2000
Less than 9th Grade	129	74	50
9th to 12th Grade (no diploma)	96	106	68
High School Graduate (Includes Equivalency)	46	80	97
Some College (No Degree)	16	18	34
Associate Degree		14	3
Bachelor's Degree	13	8	15
Graduate or Professional Degree	3	10	21

Source: United States Census Bureau, 2000.

Table ED-10
EDUCATIONAL ATTAINMENT
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Less than 9th Grade	12.68%	9.55%	14.88%	11.29%	15.33%	17.36%	7.54%	7.55%
9th to 12th Grade (no diploma)	21.07%	25.28%	25.12%	19.53%	29.44%	23.61%	13.86%	12.05%
High School Graduate (Includes Equivalency)	36.73%	39.89%	40.47%	30.41%	32.93%	33.68%	28.71%	28.63%
Some College (No Degree)	13.77%	14.04%	12.56%	18.43%	10.93%	11.81%	20.40%	21.05%
Associate Degree	4.11%	3.93%	1.40%	3.68%	2.58%	1.04%	5.19%	6.32%
Bachelor's Degree	6.74%	5.06%	1.40%	10.20%	5.01%	5.21%	16.01%	15.54%
Graduate or Professional Degree	4.79%	2.25%	4.19%	6.46%	3.79%	7.29%	8.30%	8.86%

Source: United States Census Bureau, 2000.

Key Findings:

- One in three (33.75%) of the County's population age 25 and older in 2000 had less than a high school level education, while another 37 percent had only a high school level education.
- The County's percentage of those with a Bachelor's Degree (6.74%) was less than half that of Georgia in 2000 (16.01%).

Table ED-11
EMPLOYMENT AND AVERAGE WEEKLY WAGES
Dodge County, Georgia, and Surrounding Counties
2007-2008

	EMPLOYMENT				AVERAGE WEEKLY WAGES (\$)			
	2007	Rank	2008	Rank	2007	Rank	2008	Rank
Dodge County	\$6,454	78	\$6,236	81	\$487	137	\$504	133
Georgia	\$4,076,363		\$4,029,673		\$811		\$819	
Surrounding Counties								
Bleckley	\$3,732	103	\$3,611	106	\$647	29	\$585	64
Laurens	\$20,089	35	\$19,569	35	\$611	42	\$637	39
Pulaski	\$3,213	114	\$3,070	115	\$549	81	\$584	65
Telfair	\$4,652	97	\$4,079	99	\$419	157	\$437	158
Wheeler	\$1,400	143	\$1,390	144	\$522	112	\$549	98
Wilcox	\$1,296	145	\$1,292	146	\$464	151	\$489	149

Source: Georgia Department of Labor, Georgia Employment and Wages, 2008 Averages, 2009.

Key Finding:

- Dodge County's average weekly wages in 2007 (\$487) were 60% of Georgia's and were lower than all of the surrounding counties, with the exception of Telfair (\$419) and Wilcox (\$464). Other counties were: Bleckley (\$647), Laurens (\$611), Pulaski (\$549), Wheeler (\$522).

Table ED-12
UNEMPLOYMENT RATES
Dodge County, Georgia, and U.S.
1990-2009

	1990	2000	2004	2008	Nov. 2009
Dodge County	5.60%	4.70%	5.00%	6.60%	10.50%
Georgia	5.20%	3.50%	4.70%	6.20%	9.80%
U.S.	5.60%	4.00%	5.50%	5.80%	9.40%

Source: Georgia Department of Labor, 2010.

Key Finding:

- Between 1990 and 2008, Dodge County's unemployment rates were consistently higher than that of Georgia for each year. The County's rate fluctuated from a high of 10.5% in November, 2009 to a low of 4.7% in 2000.

Economic Resources and Trends

Dodge County's lead economic development agencies are the Eastman-Dodge County Chamber of Commerce, the Dodge County-Eastman Development Authority, the Joint Development Authority of Bleckley and Dodge County, the Ocmulgee Regional Joint Development Authority (Bleckley, Dodge, Telfair, and Wilcox counties), the Heart of Georgia Regional Airport Authority (County, Eastman, and State appointees), the Middle Georgia College Aviation Campus, and the Dodge County Hospital Authority. The county's economic development assets include the Eastman-Dodge County Industrial Park (with a spec building and partially served with water, sewer, electricity, and natural gas); the Heart of Georgia Regional Airport with the Middle Georgia College Aviation Campus and a planned airport industrial park; major federal and state highways; north-south rail service through the county with daily switching services in Eastman and rail spurs to industrial sites; accessible and available plant sites; excellent utilities, including telecommunications; and skilled labor. There is also community-wide support, including a "Forward Dodge" group of public and private leaders organized through the Eastman-Dodge Chamber working on future visioning and general community improvement. In addition, there is 100% Freeport exemption on various items countywide. Dodge County is a Tier One county as classified by the OneGeorgia Authority, making qualified industries locating to the county eligible for tax credits of up to \$4,000/job created.

Good education and training opportunities are available locally to improve skill levels of the local labor force at the Middle Georgia College Aviation Campus and through Mercer University's Eastman Center. They are also provided nearby at the Dublin Center (which offers courses through East Georgia College, Middle Georgia College, and Georgia Southern University), Heart of Georgia Technical College in Dublin (which also offers Quick Start training to industries), and other nearby secondary institutions, such as Middle Georgia College, Brewton-Parker College, Georgia Southern, Georgia College & State University, and Mercer University. Workforce Investment Act program services are available through the local One-Stop Center in Eastman.

Ongoing economic trends locally within the last decade include the continuing development of the County's industrial park and sites; continuing highway transportation improvements, including U.S. 341 widening and the Eastman Bypass; the establishment of the Middle Georgia College Aviation Campus at Heart of Georgia Regional Airport and continuing expansion of its facilities and services; loss of manufacturing jobs (although 1,000 remain and some companies are expanding); the emergence of service jobs as a leading source of employment; the continued growth in new retail and commercial development (Walmart Supercenter, et.al.) in Eastman; the continued expansion of medical facilities and services; the ongoing continuation of local festivals and celebrations; recreation facility upgrades countywide and at Dodge County Public Fishing Area as a means of visitor attraction; and the sustained viability of state and local government jobs as a leading source of local employment and earnings.

NATURAL AND CULTURAL RESOURCES

Dodge County is rich in natural and cultural (historic and prehistoric) resources. (See selected NCR maps which follow.) Its significant wetlands, groundwater recharge areas, and the Ocmulgee River Protected Corridor are addressed through a local environmental conservation ordinance as required by DNR's Part 5 Environmental Planning Criteria, which all county jurisdictions adopted in 1999. Dodge County and its municipalities utilize groundwater supplied primarily by the Floridan Aquifer.

Agriculture (21.6 percent) and forestry (67.4 percent) are by far the county's major land uses, estimated at a total of approximately 89 percent based on the information collected during this plan's preparation. Roughly 70 percent of Dodge County soils (Tifton-Fuquay-Dothan Association) are considered prime farmland. Dodge County ranks 55th in Georgia for its reported value of agricultural production, with row/forage crops as the top commodity followed by forestry and related products, then vegetables, poultry/eggs, livestock/aquaculture, and ornamental horticulture. The county ranks second in Georgia for both rye and straw production; sixth for oats and cucumbers; eighth for turfgrass; ninth for watermelon; tenth for squash; 11th for cantaloupe; 12th for bell peppers, squash, and sweet corn; and 13th for peaches. Dodge County is fifth in the state for total forestry and related products, second for pine straw, and 27th for timber. The county also ranks 13th and 14th respectively, for its beef stocker and beef cow production.

One animal and six (6) plants identified in Dodge County are currently listed on DNR's list of Special Concern Animals and Plants. None have federal protected status; however, four (4) plants (the yellow flytrap, hooded pitcherplant, Pineland Barbara buttons, sandhill milk-vetch) have Georgia protected status.

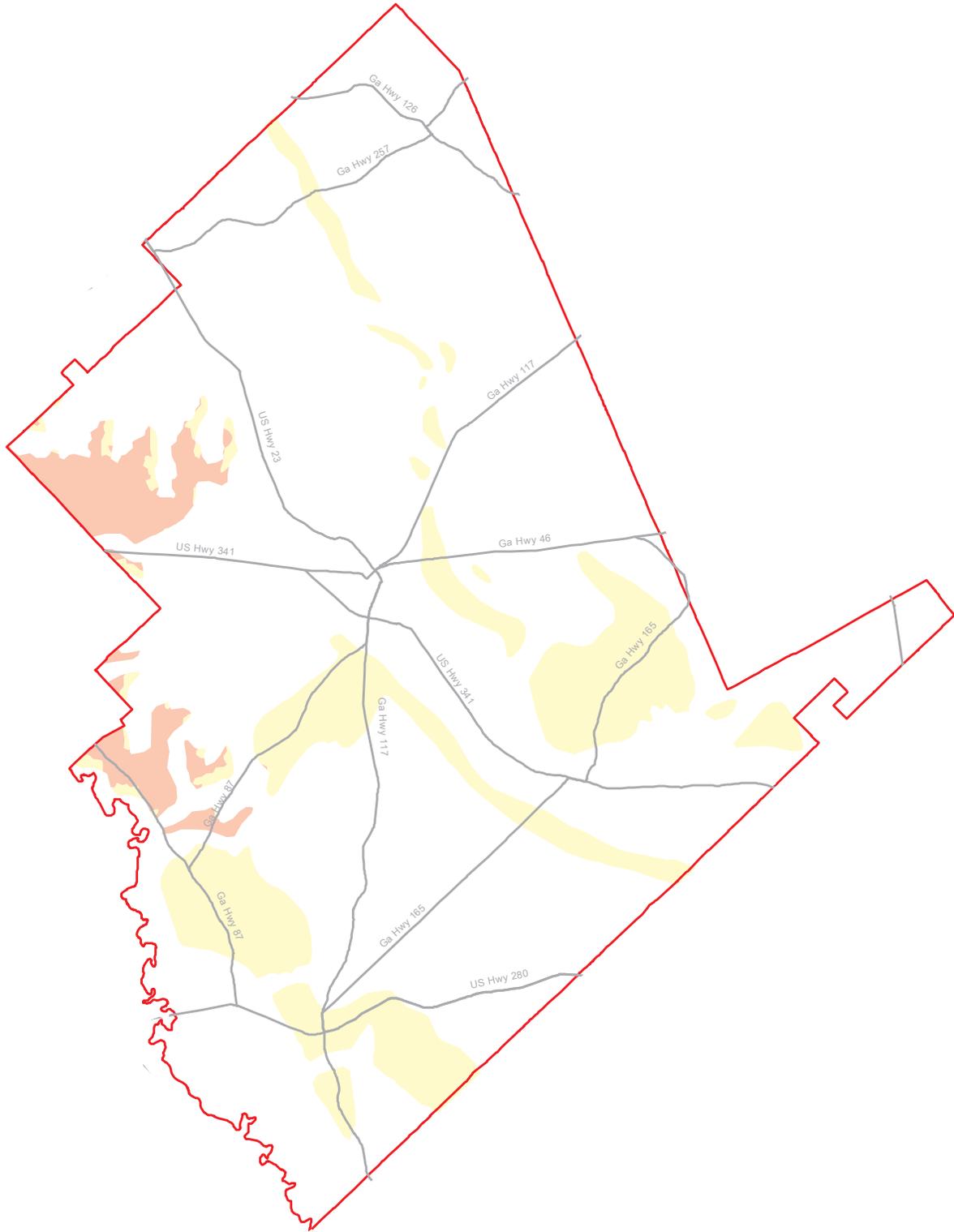
Dodge County has one state recreation area, the Dodge County Public Fishing Area, and public landings on the Ocmulgee (Dodge County and McCranie). There are also local and

regional parks, such as Eastman-Dodge County Recreation Park. The private, historic Jaybird Springs resort near Chauncey is currently closed. Most of the county's scenic areas are associated with its natural resources and areas, such as the Ocmulgee River and the previously mentioned recreation areas.

The Dodge County Courthouse, Eastman Bus Station, Eastman House, and Peabody School (all in Eastman) and the Williamson Mausoleum at Orphans Cemetery (in the county near Eastman) are currently listed in the National Register of Historic Places. There are other eligible properties, including downtown Eastman and Milan; Chauncey and Chester schools; residential historic districts in Eastman; and much of Rhine, that have not yet been listed. The former Dodge County Jail was named to Georgia's Top 10 Places of Peril list for 2010 by the Georgia Trust for Historic Preservation. There are also numerous archaeological sites county-wide presently recorded in the UGA State Archaeological Site File. A county-wide historic resources survey was completed in 1977 which documented approximately 232 historic properties; however, many more are now considered historic (at least 50 years old).

As Dodge County continues to grow, protection of its natural and cultural resources and the county's rural character is needed to maintain the community's overall quality of life now and in the future. This can best be achieved through controlled and planned growth and land use regulation designed to conserve these significant resources and encourage their sensitive development for compatible economic development, recreation, and tourism uses, as appropriate.

MAP NCR-1 Dodge County Groundwater Recharge Areas



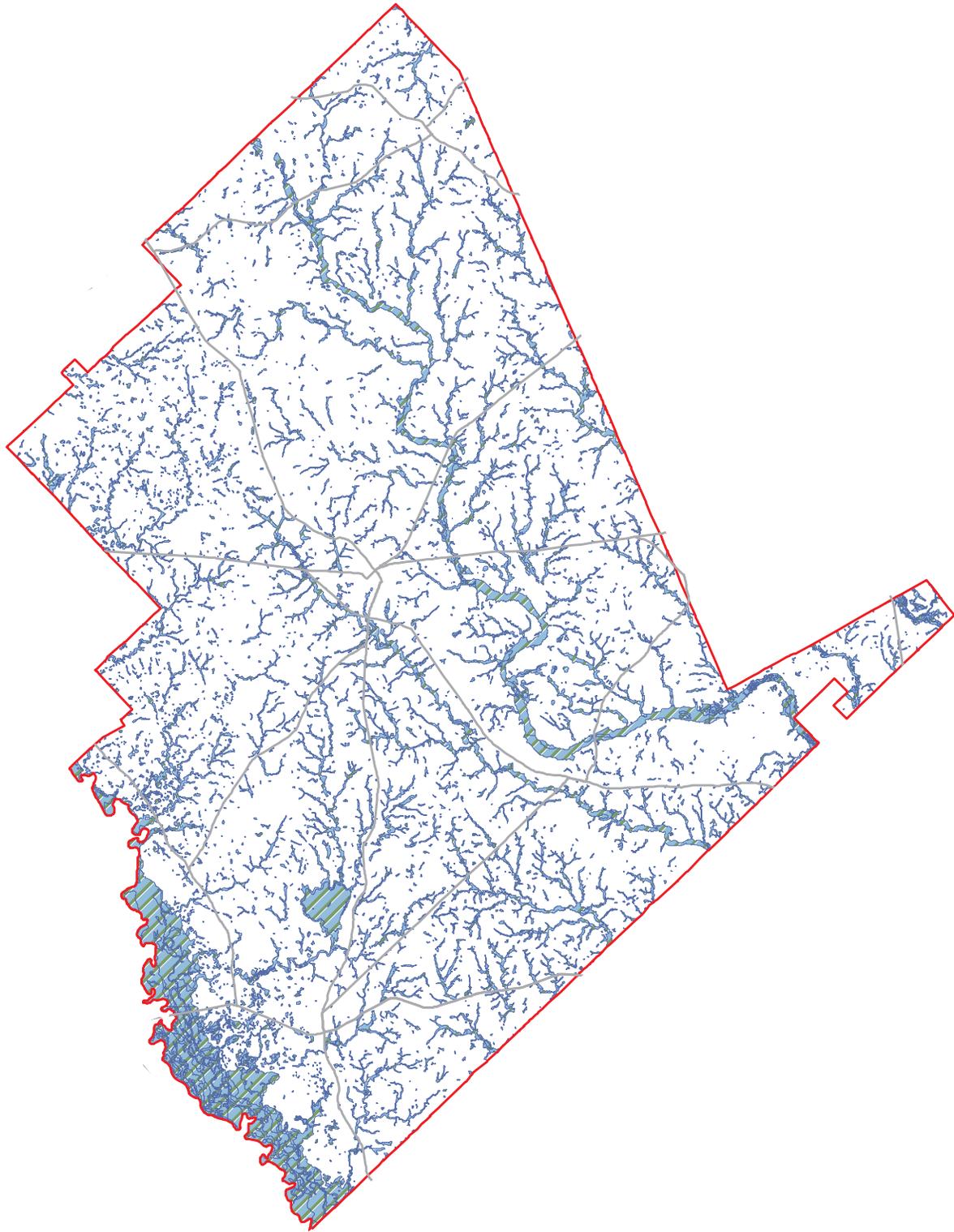
Legend

-  County Boundary
-  Average Pollution Susceptibility
-  High Pollution Susceptibility



Source: Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989
Heart of Georgia Altamaha RC, 2010

MAP NCR-2
Dodge County
Wetlands



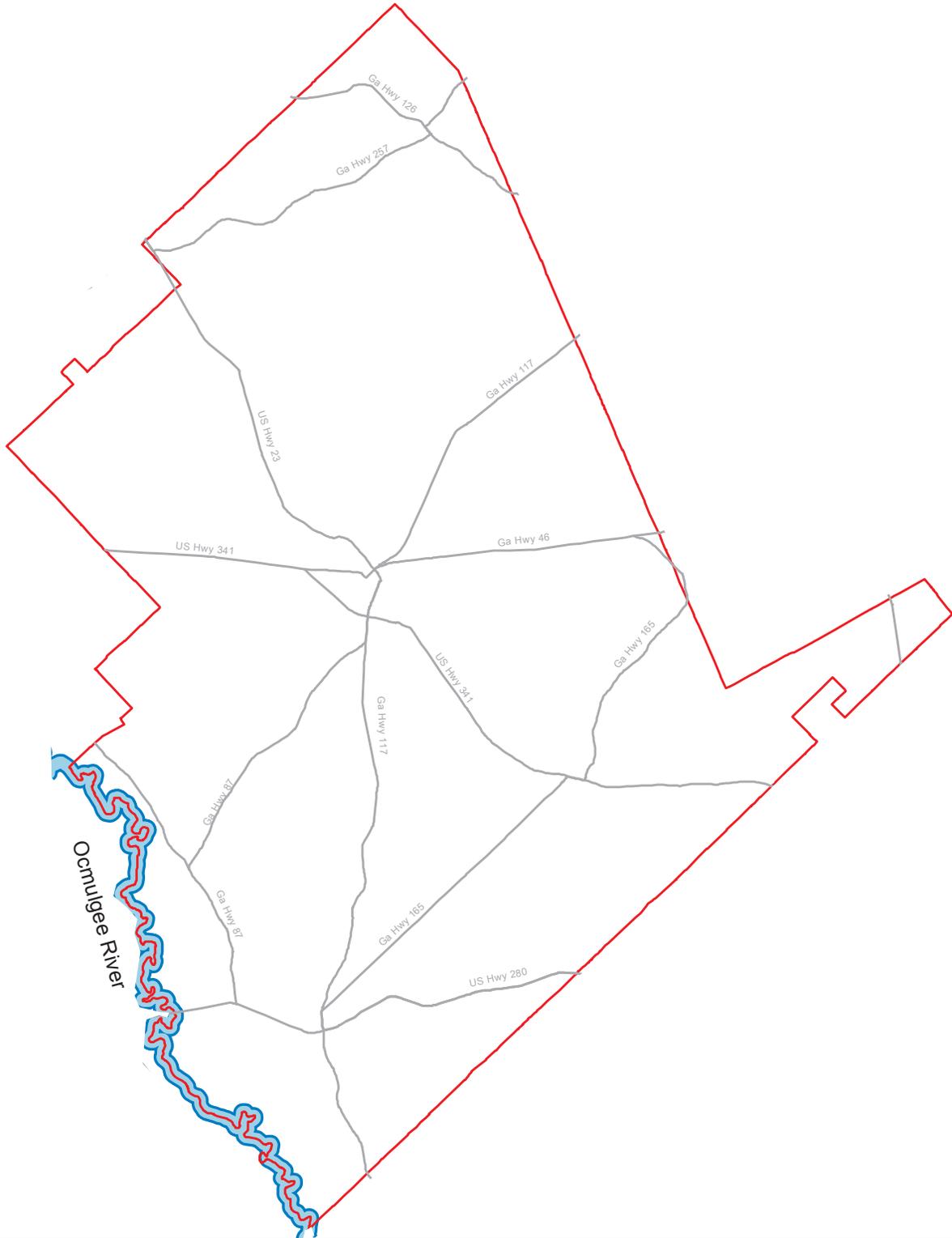
Legend

-  County Boundary
-  Wetlands



Source: Georgia GIS Clearing House
Heart of Georgia Altamaha RC, 2010

MAP NCR-3
Dodge County
Protected River Corridor



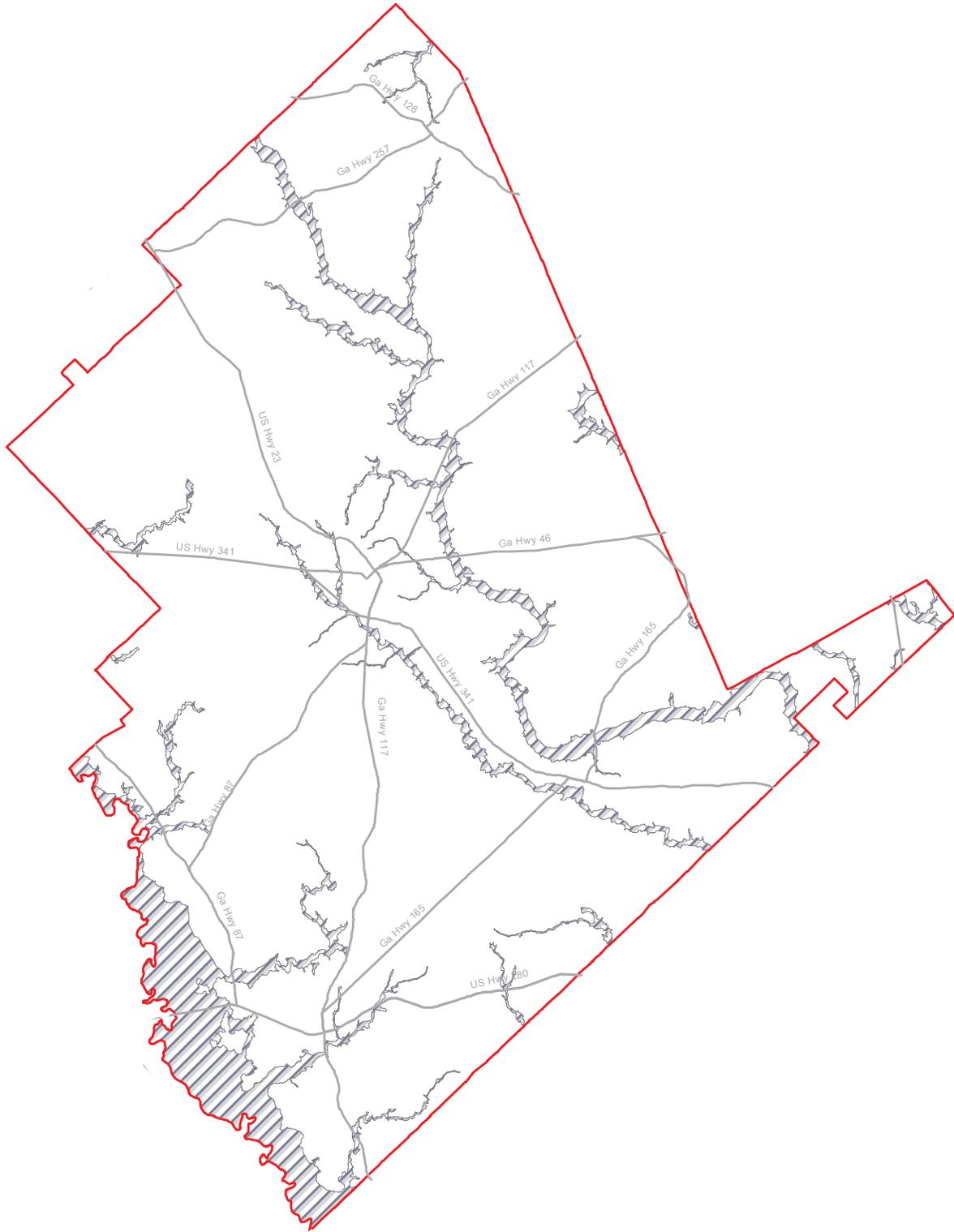
Legend

-  County Boundary
-  Protected River Corridor



Source: Heart of Georgia Altamaha RC
Heart of Georgia Altamaha RC, 2010

MAP NCR-4 Dodge County Flood Zones



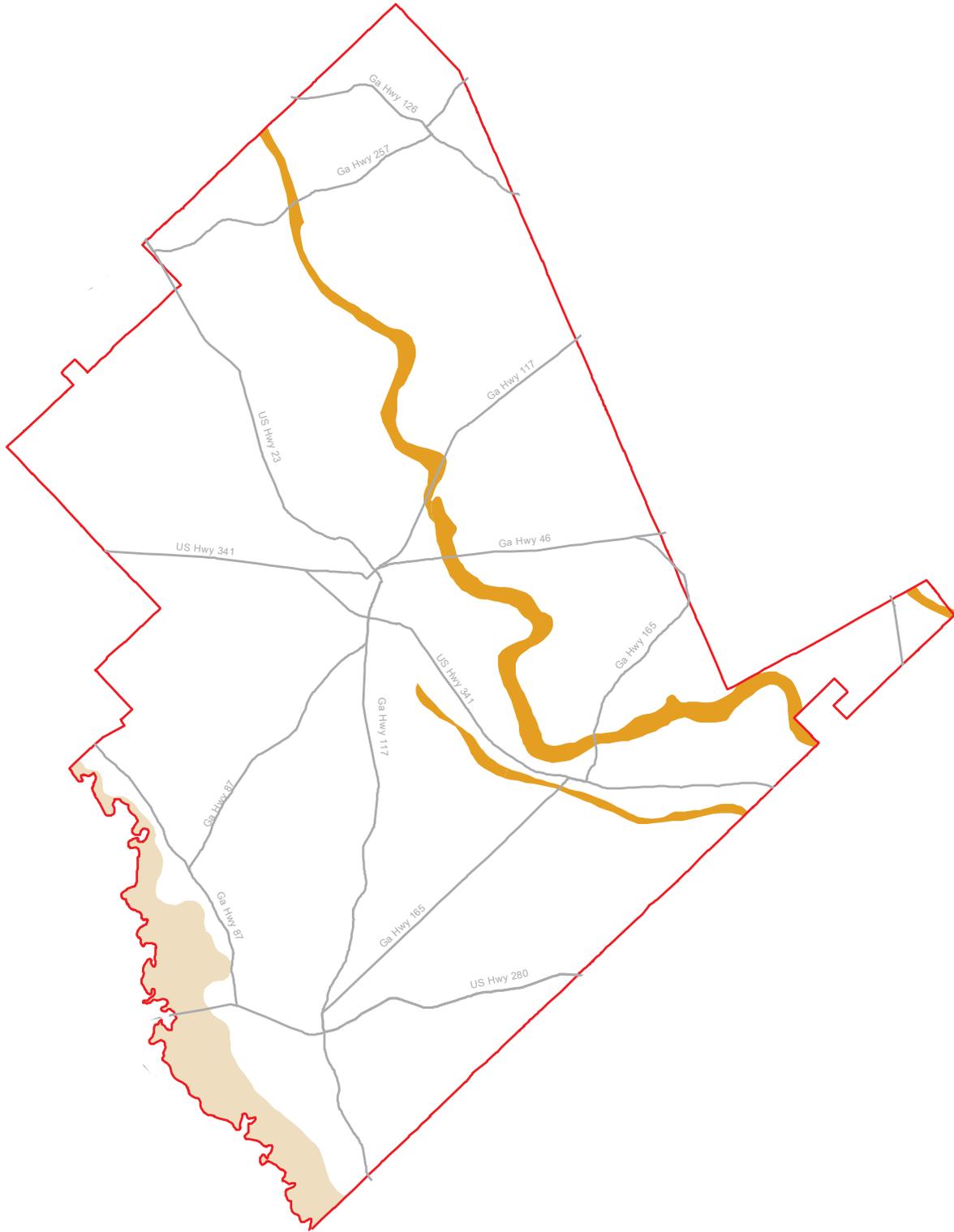
Legend

-  County Boundary
-  Flood Zones



Source: FEMA, National Flood Insurance Program
Heart of Georgia Altamaha RC, 2010

MAP NCR-5 Dodge County Soils with Development Limitations



Legend

 County Boundary

Soil Associations

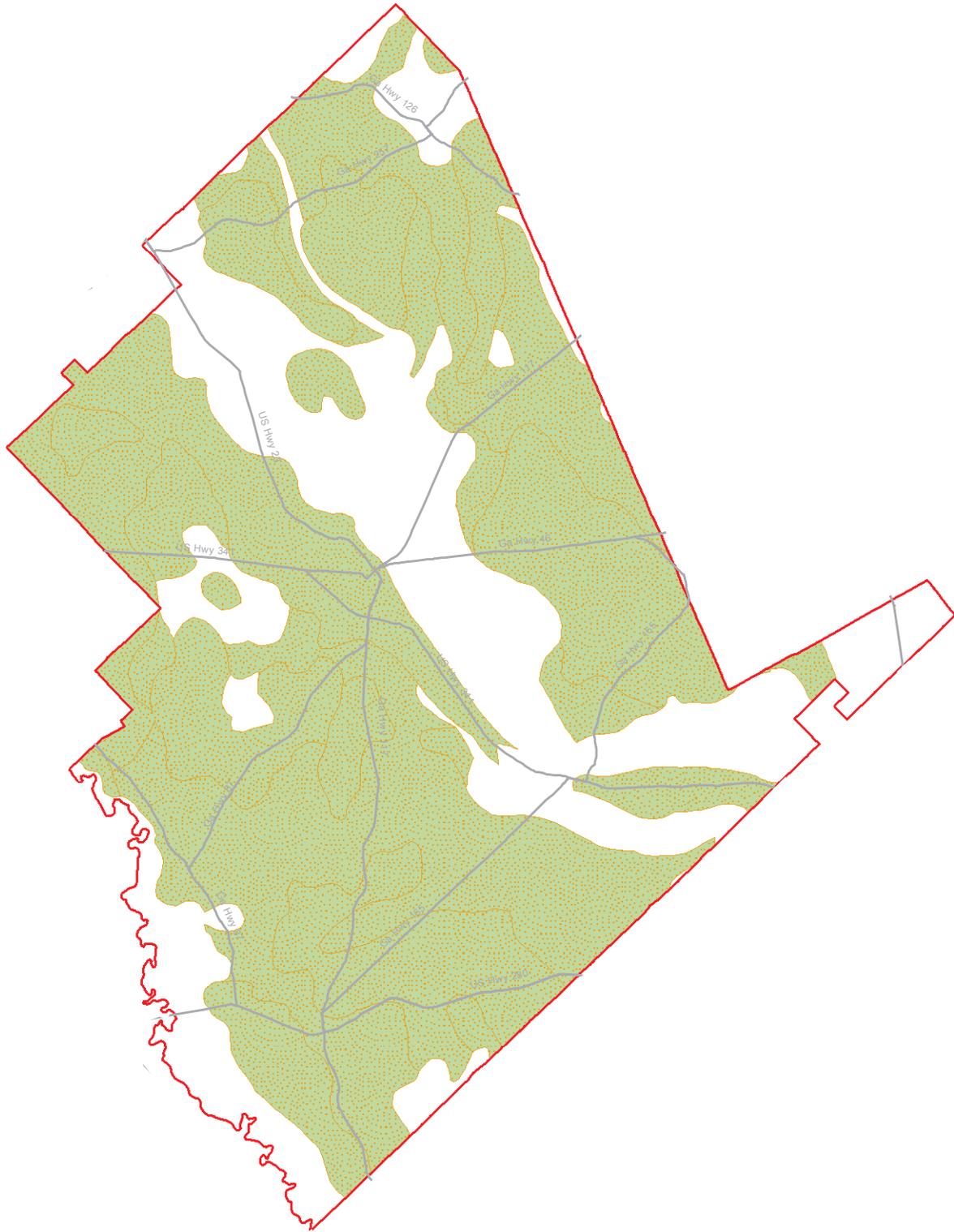
 Kinston-Bibb

 Tawcaw-Chastain

Source: Soil Survey of Bleckley, Dodge, and Telfair Counties, Georgia,
U.S. Department of Agriculture Soil Conservation Service, 2003
Heart of Georgia Altamaha RC, 2010



MAP NCR-6
Dodge County
Prime Farmland



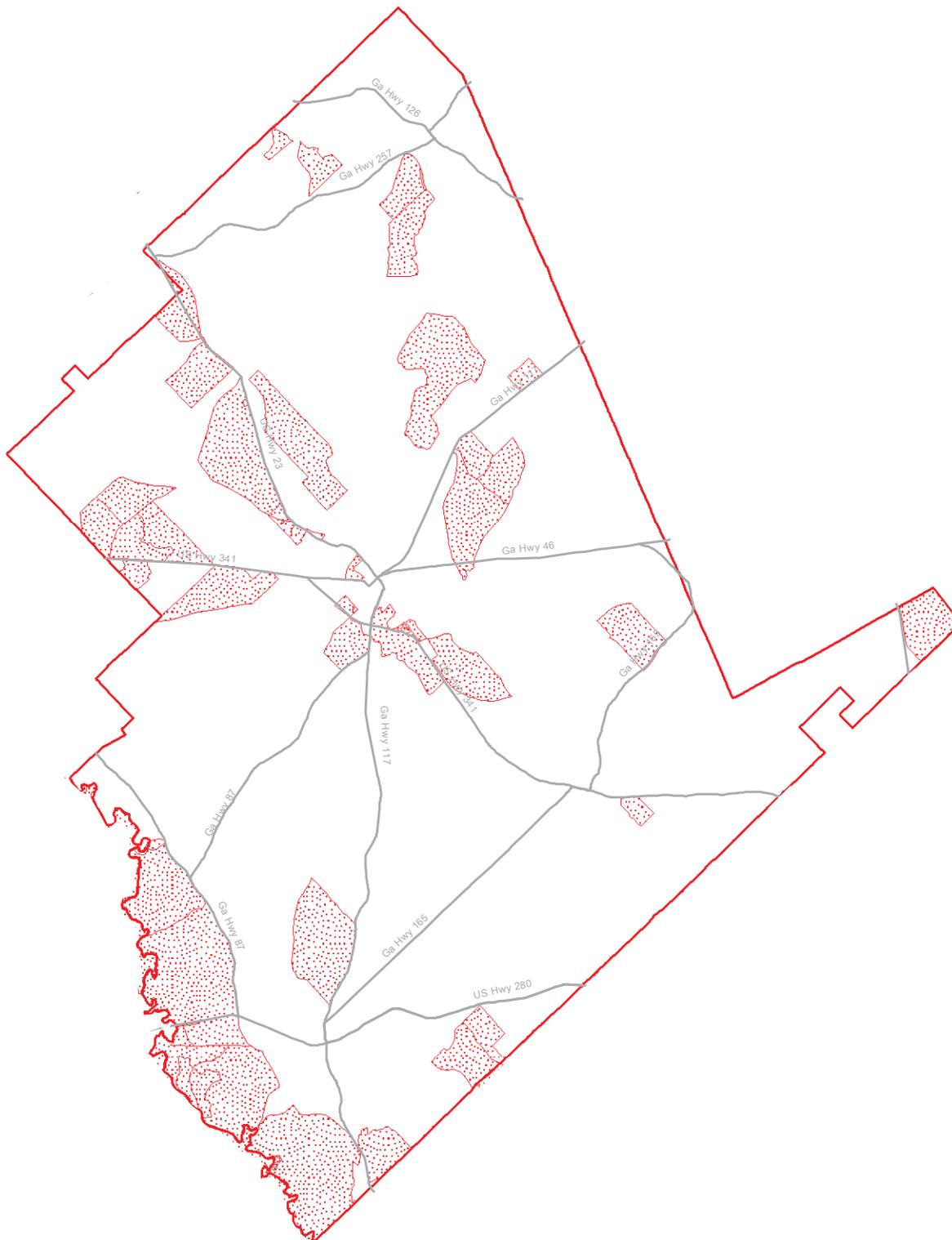
Legend

-  County Boundary
-  Tifton-Fuquay-Dothan



Source: Soil Survey of Bleckley, Dodge, and Telfair Counties, Georgia,
U.S. Department of Agriculture Soil Conservation Service, 2003
Heart of Georgia Altamaha RC, 2010

MAP NCR-7 Dodge County Archaeological Resources



Legend

-  County Boundary
-  Archaeological Sites



Source: Georgia Department of Community Affairs
Heart of Georgia Altamaha RC, 2010



COMMUNITY FACILITIES AND SERVICES

Transportation

Dodge County and its municipalities have a good transportation system consisting of county roads, city streets, state highways (GA 27, GA 30, GA 46, GA 87, GA 117, GA 126, GA 165 and GA 230) and federal highways (U.S. 23, U.S. 257, U.S. 280, U.S. 319, U.S. 341, and U.S. 441). Completion of several major road widening projects, including U.S. 23 (provides access to Macon and areas to the north) and U.S. 280 (east/west route from Savannah to Columbus), are important transportation priorities for the Dodge County community. In addition, improvements are needed to GA 117, as well as multi-laning GA 46, at least to the airport. One-way pairing of Oak and College streets in Eastman to tie in with U.S. 23 is also desired, but appears to have been put on hold for the immediate future. The U.S. 341 Bypass south of Eastman was completed in the last several years. Eastman and Milan have been awarded DOT Transportation Enhancement funds to assist with downtown streetscape improvements and historic transportation building rehabilitations (Eastman Bus Station and Milan Depot). The Heart of Georgia Regional Airport is owned by the Heart of Georgia Regional Airport Authority. It is a Level III facility with a relatively new terminal owned and operated by Middle Georgia College for its Aviation Program campus. CSX and Norfolk Southern railroads serve Dodge County. There is a continuing need for paving dirt and connector roads, as well as resurfacing others.

Water Supply and Treatment

All five municipalities in Dodge County have public water systems. Water line extensions and upgrades may be needed within some jurisdictions and in any adjacent growth areas to help facilitate further growth, as needed. Residents of unincorporated Dodge County, who do not obtain water from a nearby municipal system, rely mainly on individual private wells

which tap into the Floridan or shallow aquifers. The county's municipalities draw water from the Floridan Aquifer. Chauncey needs to upgrade its water system, including new lines, tank, and well. While the Town of Chester's present water system is adequate, it would need to be expanded to accommodate future growth of Dodge State Prison. Eastman refurbished all of its water storage tanks in 2006/2007, but the City still needs a maintenance plan for them. Milan has been awarded a CDBG grant to replace existing small diameter water lines, add fire hydrants, and pave roads in the Pine Acres Drive area in the northeast part of the city. The City of Rhine also needs to replace existing small lines due to flow issues, and its water tank needs interior cleaning/maintenance. Rhine charges a flat water rate and has no meters, but may need to obtain meters in the future. There are continuing needs to serve expected growth areas county-wide.

Sewerage System and Wastewater Treatment

Chester, Eastman, and Milan are presently the only Dodge County jurisdictions that have sewerage systems. Currently, residents of Chauncey, Rhine, and unincorporated Dodge County, who are not hooked onto sewer service in an adjacent community, must rely on septic tank systems. Those communities with existing systems may need to add lines to serve future growth within their jurisdiction and/or extend/expand service in the future to accommodate growth in adjacent growth areas. Future prison expansion in Chester and/or Milan would likely require upgrades to existing sewerage systems. Eastman closed its James Avenue wastewater treatment plant in 2009 and doubled capacity at the Sugar Creek Plant. The City is currently renovating the Legion Drive lift station, while others need upgrading and some lines need repair or replacement. Further upgrades and extensions will be needed to accommodate expected growth in the future. Rhine is presently seeking USDA Rural Development funds to provide public sewer service and expects to receive approval later in 2010. Chauncey is not pursuing public provision of such service at this time. There will be needs to provide upgrades and extensions to accommodate expected growth within Dodge County and its municipalities.

Solid Waste

Dodge County utilizes the Houston County Subtitle D Municipal Solid Waste Landfill, which has an estimated remaining capacity of 9.88 years in its current cells and room for future expansion. The County has a transfer station and convenience centers in Chester and Rhine. It is currently trying to phase out green boxes. Chauncey currently has a green box. Milan takes its solid waste to the Telfair County Municipal Solid Waste Landfill, which has a capacity to operate for approximately 11 more years. Limited recycling programs currently exist in Dodge County. The recently revised Dodge County Solid Waste Management Plan provides more detailed information concerning all aspects of the community's solid waste and related program issues.

Public Safety

Law Enforcement

There are five local law enforcement agencies within Dodge County, which work cooperatively to protect and serve the citizens and the community. Chauncey has one full-time officer and may need an additional one. A car equipped with modern equipment is needed, along with a taser, protective vest, and uniforms. A night watchman is employed in Chester. The Eastman Police Department has a marked vehicle for each of its officers, several of which are new, but they need additional vehicles to replace those older ones in constant need of repair. More modern safety and communications equipment is also needed as well as additional officers. Milan has a police officer who works full-time (mostly at night), but funding is desired for a 24 hour patrol and a backup car. Rhine's police department needs updated vehicles and equipment. The Dodge County Sheriff's Department is responsible for patrolling the unincorporated areas of the county and providing back-up to the smaller cities. A new county jail is under construction at the Eastman-Dodge County Industrial Park. The new 166-bed facility is expected to be complete by 2011.

Fire Protection/EMS/EMA

There are nine organized volunteer fire departments located throughout Dodge County which primarily serve the unincorporated county and its smaller municipalities. The Rockwell Station outside Milan was built in 2009 and is adequate to house its one truck. The Milan Volunteer Fire Department has applied to FEMA for a gym and classroom addition and will need another fire truck within the next five to ten years. When the former prison at Milan closed, the community lost the additional fire protection provided by the prison fire department. The City has requested that the Georgia Department of Corrections provide another fire unit and truck from the Telfair State Prison to assist when needed. Milan's ISO rating of 5 compares favorably to much of Dodge County and its smaller cities, many of which are rated at 9. Also with an ISO rating of 5, the City of Eastman has the only paid firefighters in the county. They are divided between two fire stations located on 9th Avenue and Main Street (behind City Hall). Although volunteer firefighters supplement the full-time paid staff, additional full-time firefighters are needed to lessen the dependency on volunteers. A new pumper is also needed to replace a 1985 1000 gpm model. Dodge County assumed management and operation of the EMS from the Dodge County Hospital in 2007. The EMS remains located at the hospital; however, a separate facility will be needed sometime in the future. The EMS recently acquired a new ambulance. Vehicle, equipment, and staffing upgrades will be needed in the future to accommodate the growing community. The Dodge County EMA is housed in the historic former jail, which is in need of major rehabilitation for continuous use in any capacity. The County needs a new Emergency Operations Center. The E-911 Program serves both Dodge and Wilcox counties. Its old existing facility in Eastman needs to be replaced and equipment updated as needed.

Hospital and Other Public Health Facilities

The Dodge County Hospital Authority operates the 94 bed Dodge County Hospital in Eastman. Continued upgrades and service improvements have been made to the hospital since its original construction in 1963. It is currently in the process of opening a tele-health system which will provide interactive video communication between physicians at Dodge County Hospital and specialists at the Medical Center of Central Georgia. The hospital is currently recruiting doctors

in several different specialties. Upgrade or replacement is needed to equipment, furnishings, HVAC system, roof, parking and patient rooms. The Dodge County Health Department provides public health services to the citizens of Dodge County. The clinic provided 2,517 services to County residents in 2009. There are two nursing homes in Dodge County with a total of 200 beds and seven (7) licensed personal care homes with a total of 82 beds. A new regional community mental health center is under construction.

Recreation

Recreation facilities in Dodge County are operated by the Eastman-Dodge Recreation Department Board and funded by the County and through user fees. The Eastman-Dodge County Recreation Park is located north of Eastman on GA 117. It is a large facility consisting of five (5) ballfields, one (1) multi-purpose field, paved walking track, gymnasium, and playgrounds. More than 2,000 youth and adults utilize the facility annually. Upgrades and renovations have been ongoing, as funds permit, to provide residents with adequate recreation facilities. The smaller communities each have local recreation facilities that they operate. Chauncey has a gym and ballfield, both of which need upgrading, including the addition of lights at the ballfield. A walking track is also desired. Chester has a ballfield/park, while Milan also has a ballfield. Milan's single ballfield is located on U.S. 280. The City wants to build a two (2) field facility with a walking track and concession stand at a new, safer location. Rhine is seeking upgrades to its ballfield and construction of a walking trail. It also has a historic gymnasium, which is in need of work as its current condition makes it a liability for the City.

General Government

The six governments of Dodge County work to ensure that the needs of their citizens are met. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens. Necessary maintenance and upgrades to public facilities and infrastructure are conducted on an as needed basis and as funds are available. A new government complex for the City of Eastman is needed to replace its aging city hall and to possibly consolidate City services in one location. Milan is interested in obtaining a Community Center,

while Rhine needs to renovate its existing city hall or possibly relocate to another existing or new structure. Rhine's Community Center also needs to be upgraded. The County needs additional administrative office space. The Old Dodge County Jail is a County-owned historic treasure in need of rehabilitation.

Educational Facilities

Dodge County's school system has five (5) schools operated by the Dodge County Board of Education. All are located in or near Eastman, including the pre-school, two elementary schools, middle and high schools. A total of 3,335 students were enrolled for the 2009-2010 school year. The new Dodge County High School was completed in late 2005. The facilities are in good condition, due to frequent equipment upgrades, maintenance, and service improvements. Both elementary schools (North and South Dodge) are currently adding more classrooms to accommodate their students. Several higher educational opportunities are available in Dodge County. Middle Georgia College's Aviation Campus in Eastman is emerging as a leader in aviation education and instruction in the Southeast. Mercer University also offers onsite undergraduate college courses at the Ocmulgee Regional library's Public Services Annex facility in Eastman.

Library and Other Cultural Facilities

The Dodge County-Murrell Memorial Library in Eastman serves as the headquarters for the Ocmulgee Regional Library System. The Dodge County Library has approximately 7,500 cardholders and about 50,000 volumes. While the library's facility is currently in good shape due to regular repairs and maintenance as needed, there is a need for another staff librarian and additional books. Located adjacent to the Dodge County Library is the Public Annex which can seat 125 and has a lab with 18 computers. Mercer University offers classes there in the evening, while the facility can be used during the day by various agencies and businesses for workshops, meetings, and similar uses. The new Eastman-Dodge Regional Visitors Information Center is expected to open during the Summer of 2010. An officially designated Georgia State Welcome Center, the facility is located at 1646 College Street at the intersection with the U.S.

341/Eastman Bypass. Construction of an adjacent civic center designed to accommodate meetings and events of various sizes has been halted until additional funds are available to complete it. The Eastman House in Eastman is a historic house and local history museum. Downtown Eastman's historic Magnolia Theatre is used for community events and social gatherings. The historic Eastman Bus Station, located near downtown, has rehabilitation potential for community use. The City of Eastman owns the property and has been awarded grant funds to assist with renovations. The privately owned Eastman Depot is another downtown historic landmark which has tremendous adaptive use potential and is in need of renovation. The second floor of the historic Chauncey School (now the City Hall) still retains its original auditorium, which also needs renovation. The City of Milan has been awarded DOT Transportation Enhancement funds to rehabilitate its historic depot as a museum.

Intergovernmental Coordination

Dodge County recognizes the value of intergovernmental coordination on the local, regional, and state levels with respect to coordinated planning/growth management, services sharing/cooperation/consolidation/joint delivery, economic development, and other areas. Dodge County and the City of Eastman have a particularly close relationship, working together for the betterment of the broader community on the joint Dodge County-Eastman Development Authority, Eastman-Dodge Recreation Department Board, and together with the state on the Heart of Georgia Regional Airport Authority. The County also coordinates economic development efforts with Bleckley County through a joint development authority and on a regional basis with Telfair, Wilcox, and Bleckley counties as the Ocmulgee Regional Joint Development Authority. In addition, Dodge and Wilcox counties have a joint E-911 program. The County and its municipalities further utilize solid waste disposal facilities in other counties (Houston and Telfair). Dodge County and its cities also participate regionally in the 17-county Heart of Georgia Altamaha RC. Continued mutual cooperation among Dodge County's jurisdictions, neighboring governments, the region, and state will be of major importance in the future as governments strive to do more with less and seek joint solutions for common problems.

Dodge County and its municipalities offer a wide variety of public facilities and infrastructure that are compatible with the steady growth of the community. Continuous upgrades and maintenance of the current facilities and improvements to services offered to the citizens of Dodge County have aided in the efforts to support this growth and improve the local quality of life.

Consistency with Service Delivery Strategy

Dodge County and its municipalities remain consistent with their Service Delivery Strategy in their provision of services and service areas as outlined in their current agreement signed by all jurisdictions in 1999. Any desired changes to the present Service Delivery Strategy will be negotiated between or among the local governments impacted in conjunction with a review of the entire Service Delivery Strategy as required as part of the full comprehensive plan update. Because service provision is relatively clearly divided between governments of Dodge County and intergovernmental cooperation and coordination is strong, no conflicts or inconsistency with the comprehensive plan are known or anticipated.

MAP CFS-2 City of Chauncey Water System



Legend

-  Water Lines
-  Water Service Area
-  Chauncey City Limits
-  Roads

1. Well
2. Elevated Water Tank

Source: Heart of Georgia Altamaha RC, 2010



MAP CFS-3 Town of Chester Water System



Legend

-  Water Lines
-  Water Service Area
-  Chester Town Limits
-  Roads

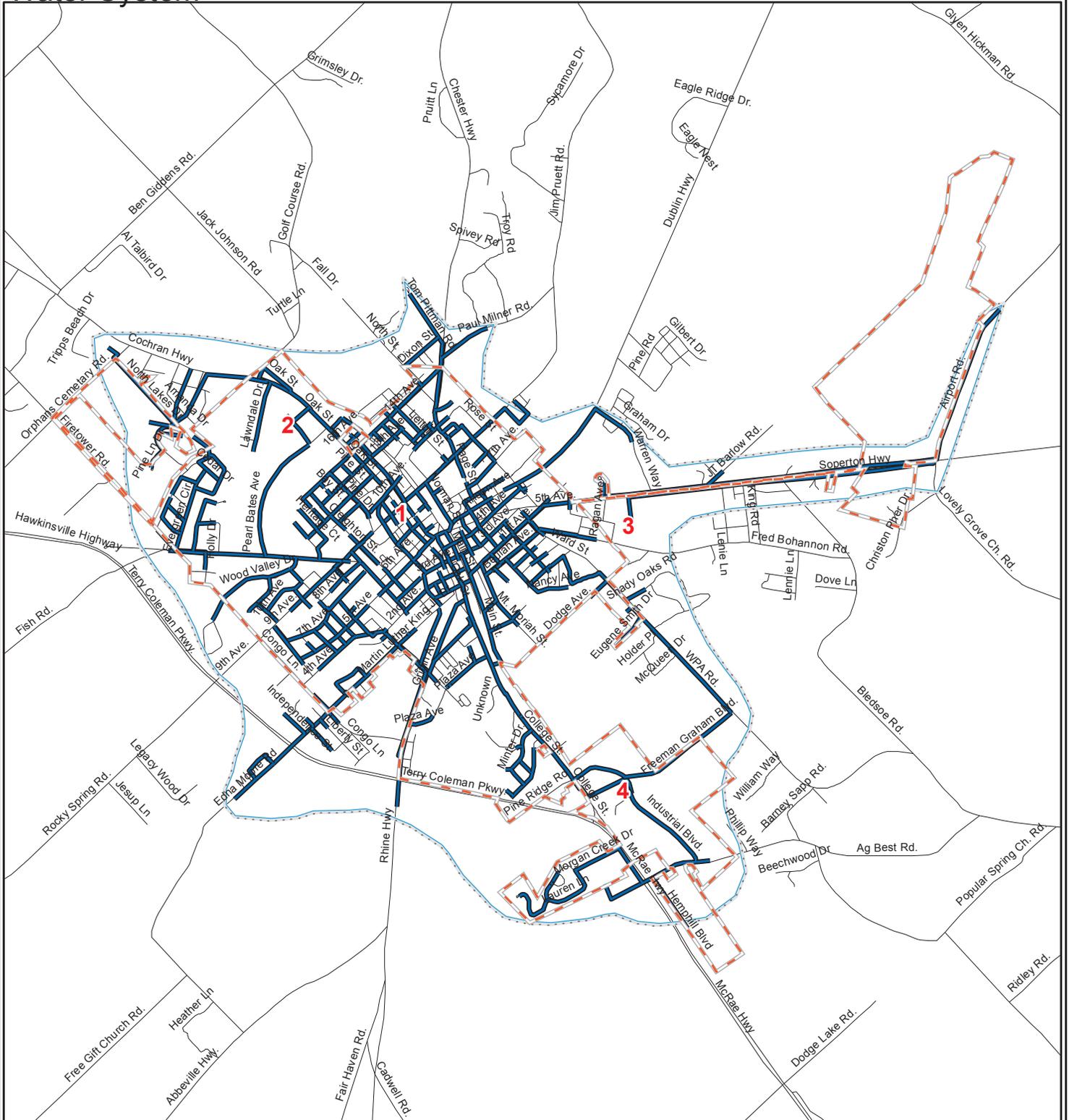
1. Well & Elevated Water Tank
2. Prison Well & Elevated Water Tank
3. Well
4. Water Treatment Facility



Source: Heart of Georgia Altamaha RC, 2010



MAP CFS-4 City of Eastman Water System



Legend

- Water Lines
- Water Service Area
- Eastman City Limits
- Roads

1-4. Elevated Water Tank & Well

Source: Heart of Georgia Altamaha RC, 2010



MAP CFS-5 City of Milan Water System



Legend

-  Water Lines
-  Water Service Area
-  Milan City Limits
-  Roads
-  County Boundary

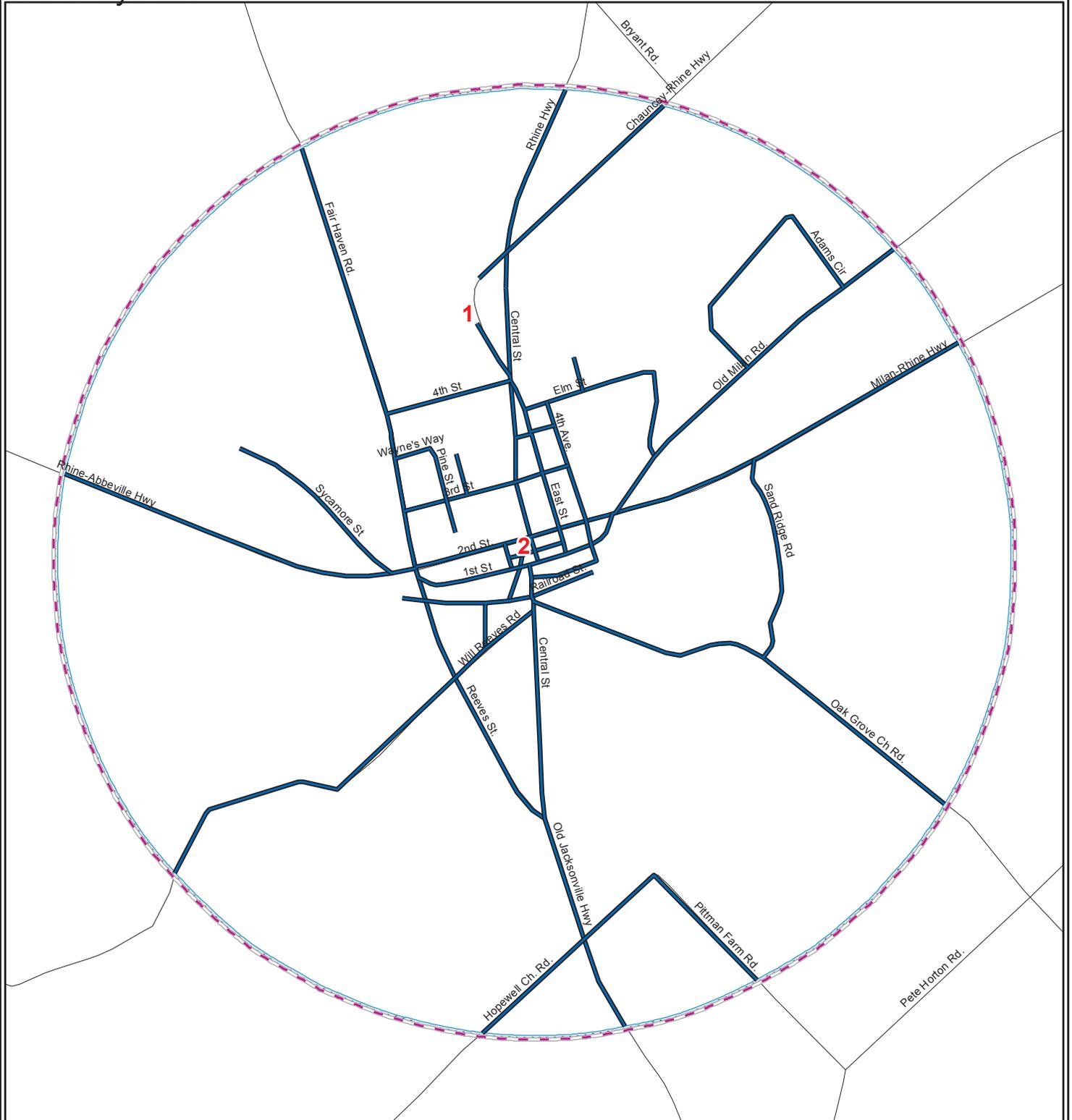
1. Well & Elevated Water Tank

Source: Heart of Georgia Altamaha RC, 2010

0.00 0.04 0 0.08 0.16
Miles



MAP CFS-6 City of Rhine Water System



Legend

-  Water Lines
-  Water Service Area
-  Rhine City Limits
-  Roads

1. Well and Elevated Water Tank
2. Backup Well

Source: Heart of Georgia Altamaha RC, 2010



MAP CFS-7 Town of Chester Sewer System



Legend

-  Sewer Lines
-  Sewer Service Area
-  Chester Town Limits
-  Roads

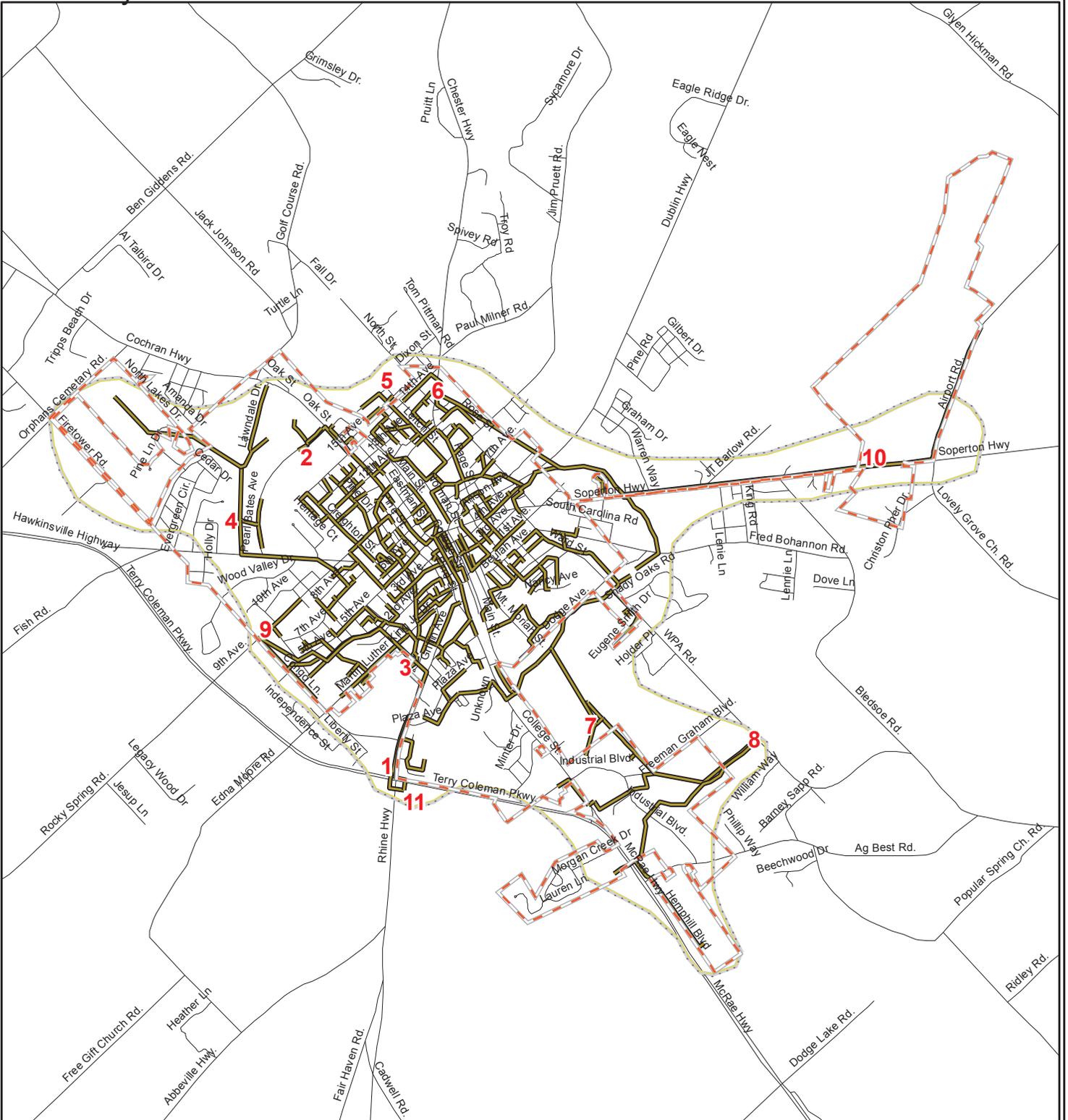
1. Lift Station
2. Lift Station at WWTP Plant



Source: Heart of Georgia Altamaha RC, 2010



MAP CFS-8 City of Eastman Sewer System



Legend

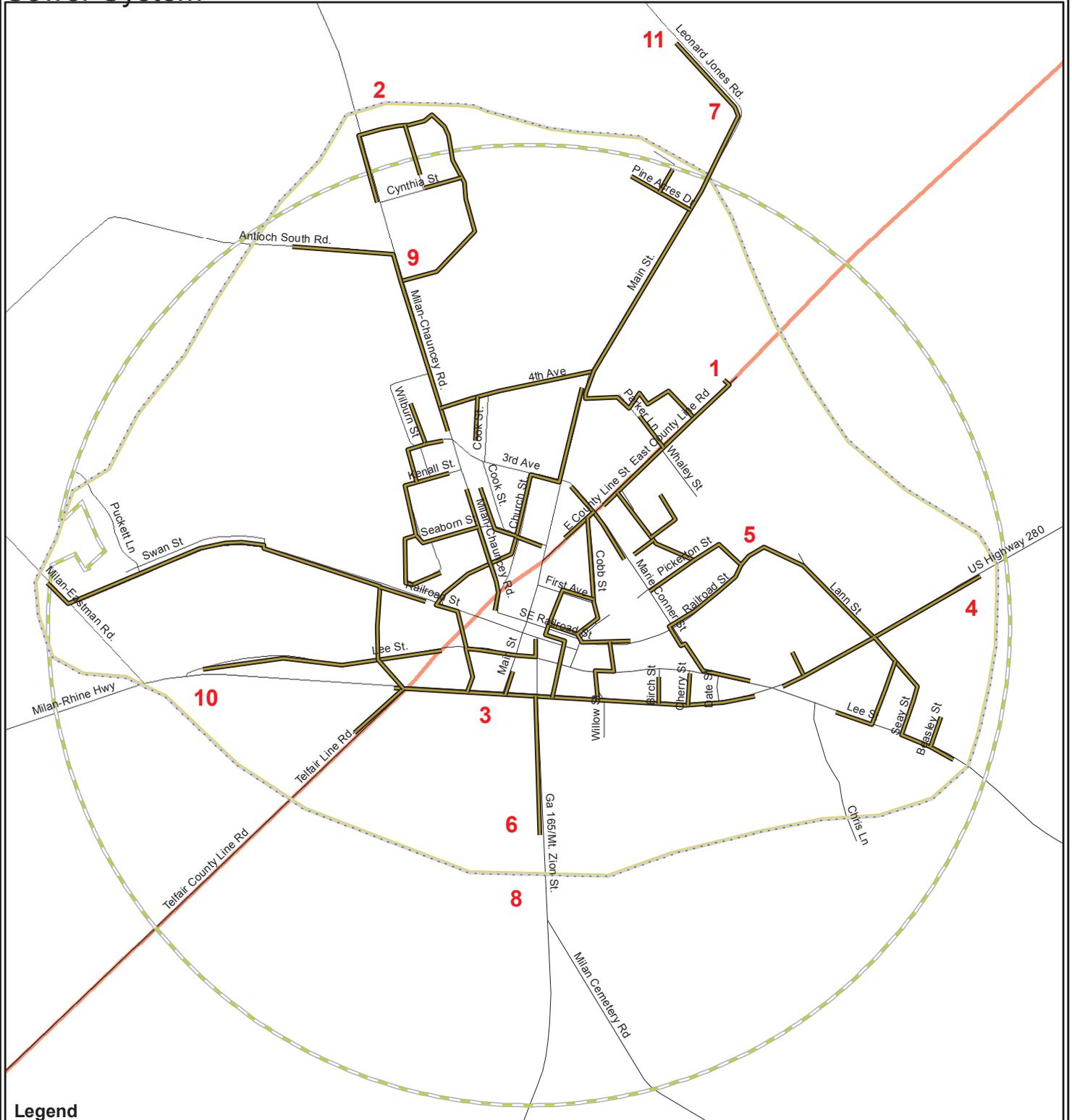
-  Sewer Lines
-  Sewer Service Area
-  Eastman City Limits
-  Roads

- 1-10. Lift Station
- 11. Wastewater Treatment Facility

Source: Heart of Georgia Altamaha RC, 2010



MAP CFS-9 City of Milan Sewer System



Legend

- Sewer Lines
- Sewer Service Area
- Milan City Limits
- Roads
- County Boundary

- 1-7. Lift Station
- 8-10. Single Residence Lift Station
- 11. Wastewater Treatment Facility



Source: Heart of Georgia Altamaha RC, 2010



HOUSING

**Table H-1
NUMBER OF HOUSEHOLDS TREND
Dodge County and Municipalities
1980-2000**

	DODGE COUNTY			CHAUNCEY			CHESTER		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Number of Households	5,867	6,387	7,062	121	101	111	140	157	133
	EASTMAN			MILAN			RHINE		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Number of Households	1,968	2,110	2,154	395	370	326	204	196	183

Source: United States Census Bureau, 2000.

Key Finding:

- Households in Dodge County (similar to Occupied Housing Units) increased by 675 units from 1990 to 2000 (10.6 percent). This compares to population percent increase (8.9 percent).

**Table H-2
TYPES OF HOUSING
Dodge County and Municipalities
1980-2000**

	DODGE COUNTY		
	1980	1990	2000
Total Housing Units	6,393	7,094	8,186
Single Units (detached)	5,135	4,869	5,198
Single Units (attached)	67	64	107
Double Units	130	170	204
3 to 9 Units	301	310	286
10 to 19 Units	40	64	56
20 to 49 Units		22	35
50 or more Units	32		22
Mobile Home or Trailer	688	1,541	2,268
All Other		54	10

	CHAUNCEY		
	1980	1990	2000
Total Housing Units	136	115	124
Single Units (detached)	108	73	74
Single Units (attached)	0	1	2
Double Units	0	0	0
3 to 9 Units	0	1	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	28	37	48
All Other	0	3	0

	CHESTER		
	1980	1990	2000
Total Housing Units	159	171	175
Single Units (detached)	1,128	98	96
Single Units (attached)	2	0	0
Double Units	3	0	0
3 to 9 Units	5	24	29
10 to 19 Units	0	3	0
20 to 49 Units	0	0	2
50 or more Units	0	0	0
Mobile Home or Trailer	21	45	48
All Other	0	1	0

	EASTMAN		
	1980	1990	2000
Total Housing Units	2,108	2,257	2,287
Single Units (detached)	1,568	1,623	1,497
Single Units (attached)	54	36	85
Double Units	88	130	188
3 to 9 Units	225	253	238
10 to 19 Units	35	41	48
20 to 49 Units	0	22	33
50 or more Units	30	0	22
Mobile Home or Trailer	108	136	176
All Other	0	16	0

	MILAN		
	1980	1990	2000
Total Housing Units	428	399	375
Single Units (detached)	334	280	265
Single Units (attached)	2	5	0
Double Units	6	2	0
3 to 9 Units	2	0	0
10 to 19 Units	2	0	0
20 to 49 Units	0	0	0
50 or more Units	2	0	0
Mobile Home or Trailer	80	108	110
All Other	0	4	0

	RHINE		
	1980	1990	2000
Total Housing Units	258	237	240
Single Units (detached)	208	170	169
Single Units (attached)	5	0	1
Double Units	14	10	11
3 to 9 Units	6	1	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	25	56	59
All Other	0	0	0

Source: United States Census Bureau, 2000.

Key Findings:

- Total Housing Units in Dodge County increased by 1,092 from 1990 to 2000 (15.4 percent increase)
- Single Family Units increased by 372 from 1990 to 2000 (7.5 percent) while multi-family units increased by just 37 (6.5 percent) and mobile homes increased by 727 units (47.2 percent)

**Table H-3
TYPES OF HOUSING
Dodge County and Municipalities, Georgia, and U.S.
2000**

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Total Housing Units	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Single Units (detached)	63.50%	59.68%	54.86%	65.46%	70.67%	70.42%	64.21%	60.28%
Single Units (attached)	1.31%	1.61%	0.00%	3.72%	0.00%	0.42%	2.87%	5.56%
Double Units	2.49%	0.00%	0.00%	8.22%	0.00%	4.58%	2.75%	4.31%
3 to 9 Units	3.49%	0.00%	16.57%	10.41%	0.00%	0.00%	9.32%	9.41%
10 to 19 Units	0.38%	0.00%	0.00%	2.10%	0.00%	0.00%	3.94%	4.00%
20 to 49 Units	0.43%	0.00%	1.14%	1.44%	0.00%	0.00%	1.76%	3.34%
50 or more Units	0.27%	0.00%	0.00%	0.96%	0.00%	0.00%	2.97%	5.29%
Mobile Home or Trailer	27.71%	38.71%	27.43%	7.70%	29.33%	24.58%	12.03%	7.57%
All Other	0.12%	0.00%	0.00%	0.00%	0.00%	0.00%	0.13%	0.23%

Source: United States Census Bureau, 2000.

Key Findings:

- Dodge County's Housing Stock has less Single-Family Units (64.8 percent) than Georgia (67.1 percent) or the U.S. (65.8 percent)
- Dodge County's Housing Stock has many more Mobile Homes (27.7 percent) than Georgia (12 percent) or the U.S. (7.6 percent)

**Table H-4
AGE OF HOUSING
Dodge County and Municipalities
1990-2000**

	DODGE COUNTY		CHAUNCEY		CHESTER		EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Built 1970-1979	1,749	1,802	22	22	24	27	501	489	86	86	47	37
Built 1960-1969	1,237	1,391	18	29	42	24	458	239	94	76	29	30
Built 1950-1959	1,092	844	9	11	35	30	403	348	58	78	39	40
Built 1940-1949	545	410	9	7	2	11	187	160	36	22	46	30
Built 1939 or earlier	758	632	26	13	17	17	268	189	48	45	37	43

Source: United States Census Bureau, 2000.

**Table H-5
AGE OF HOUSING UNITS
Dodge County and Municipalities, Georgia, and U.S.
2000**

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Built 1970-1979	22.01%	17.75%	15.43%	21.38%	22.93%	15.42%	18.55%	18.50%
Built 1960-1969	16.99%	23.39%	13.71%	23.57%	20.27%	12.50%	12.68%	13.73%
Built 1950-1959	10.31%	8.87%	17.14%	15.22%	20.80%	16.67%	8.64%	12.69%
Built 1940-1949	5.01%	5.65%	6.29%	7.00%	5.87%	12.50%	4.39%	7.28%
Built 1939 or earlier	7.72%	10.48%	9.71%	8.26%	12.00%	17.92%	5.88%	15.00%

Source: United States Census Bureau, 2000.

Key Findings:

- Dodge County's Housing Stock is generally older than that of Georgia with 38% in Dodge being built since 1980 compared to 49.9% in Georgia, but somewhat newer than that of U.S. where only 32.8 percent of the total has been built since 1980
- Dodge County has 7.7% of its housing stock built in 1939 or earlier compared to 5.9% in Georgia and 15% in the U.S.
- All of Dodge County's municipalities have a housing stock older than that of Dodge County, especially Eastman, Milan, and Rhine where 25 percent or less of housing has been built since 1980

Table H-6
CONDITION OF HOUSING UNITS
Dodge County and Municipalities
1990-2000

	DODGE COUNTY		CHAUNCEY		CHESTER	
	1990	2000	1990	2000	1990	2000
Total Housing Units	7,094	8,186	115	124	171	175
Complete Plumbing Facilities	6,827	7,927	114	118	165	170
Lacking Plumbing Facilities	267	259	2	6	7	5
Complete Kitchen Facilities	6,942	7,930	116	122	167	157
Lacking Complete Kitchen Facilities	152	256	0	2	5	18
	EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000
Total Housing Units	2,257	2,287	399	375	237	240
Complete Plumbing Facilities	2,214	2,248	393	362	220	220
Lacking Plumbing Facilities	43	38	13	13	19	20
Complete Kitchen Facilities	2,238	2,250	398	367	229	219
Lacking Complete Kitchen Facilities	19	37	8	8	10	21

Source: United States Census Bureau, 2000.

Table H-7
CONDITION OF HOUSING UNITS
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Total Housing Units	8,186	124	175	2,287	375	240	3,281,737	115,904,641
Complete Plumbing Facilities	96.84%	95.16%	97.14%	98.29%	96.53%	91.67%	99.10%	98.85%
Lacking Plumbing Facilities	3.16%	4.84%	2.86%	1.71%	3.47%	8.33%	0.90%	1.15%
Complete Kitchen Facilities	96.87%	98.39%	89.71%	98.38%	97.87%	91.25%	99.03%	98.69%
Lacking Complete Kitchen Facilities	3.13%	1.61%	10.29%	1.62%	2.13%	8.75%	0.97%	1.31%

Source: United States Census Bureau, 2000.

Key Findings:

- Much more of Dodge County's Housing Stock lacks plumbing facilities (3.2%) than Georgia (0.9%) or the U.S. (1.2%)
- More of Dodge County's Housing Stock also lacks complete kitchen facilities (3.1 %) than Georgia (1%) or the U.S. (1.3%)

**Table H-8
OCCUPANCY CHARACTERISTICS
Dodge County and Municipalities
1990-2000**

	DODGE COUNTY		CHAUNCEY		CHESTER	
	1990	2000	1990	2000	1990	2000
Total Housing Units	7,094	8,186	115	124	171	175
Housing Units Vacant	707	1,124	15	15	10	40
Housing Units Owner Occupied	4,748	5,215	96	80	77	96
Housing Units Renter Occupied	1,639	1,847	5	29	85	39
	EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000
Total Housing Units	2,257	2,287	399	375	237	240
Housing Units Vacant	147	251	36	55	42	55
Housing Units Owner Occupied	1,297	1,100	296	243	152	147
Housing Units Renter Occupied	813	936	74	77	45	38

Source: United States Census Bureau, 2000.

Table H-9
OCCUPANCY CHARACTERISTICS
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Total Housing Units	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Housing Units Vacant	13.73%	12.10%	22.86%	10.98%	14.67%	22.95%	8.39%	8.99%
Housing Units Owner Occupied	63.71%	64.52%	54.86%	48.10%	64.80%	61.25%	61.84%	60.24%
Housing Units Renter Occupied	22.56%	23.39%	22.29%	40.93%	20.53%	15.83%	29.77%	30.77%

Source: United States Census Bureau, 2000.

Key Finding:

- Owner-Occupied Units are slightly more prevalent in Dodge County (63.7%) than in Georgia (61.8%) or the U.S. (60.2%)

**Table H-10
HOUSING COST
Dodge County and Municipalities
2000**

	DODGE COUNTY		CHAUNCEY		CHESTER	
	1990	2000	1990	2000	1990	2000
Median Property Value	\$33,300	\$54,200	\$28,900	\$37,800	\$26,300	\$44,500
Median Monthly Rent	\$224	\$321	\$0	\$306	\$205	\$283

	EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000
Median Property Value	\$37,300	\$50,000	\$32,500	\$43,900	\$20,300	\$40,800
Median Monthly Rent	\$221	\$308	\$240	\$282	\$200	\$221

Source: United States Census Bureau, 2000.

Table H-11
HOUSING COST
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
Median Property Value	\$54,200	\$37,800	\$44,500	\$50,000	\$43,900	\$40,800	\$111,200	\$119,600
Median Monthly Rent	\$321	\$306	\$283	\$308	\$282	\$221	\$613	\$602

Source: United States Census Bureau, 2000.

Key Findings:

- Median Property Value in Dodge (\$54,200) much less than that of Georgia (\$111,200) or U.S. (\$119,600) in 2000
- Median Monthly Rent was also much lower in Dodge (\$321) in 2000 than in Georgia (\$613) or the U.S. (\$602)

**Table H-12
COST BURDENED HOUSEHOLDS
Dodge County and Municipalities
1990-2000**

	DODGE COUNTY		CHAUNCEY		CHESTER	
	1990	2000	1990	2000	1990	2000
30%-49%	974	470	8	6	26	15
50% and greater		549		9		8
Not computed	227	371	4	10	14	11

	EASTMAN		MILAN		RHINE	
	1990	2000	1990	2000	1990	2000
30%-49%	236	192	59	22	23	19
50% and greater		269		20		12
Not computed	79	102	18	23	10	11

Source: United States Census Bureau, 2000.

Table H-13
COST BURDENED HOUSEHOLDS
Dodge County and Municipalities, Georgia, and U.S.
2000

	DODGE COUNTY	CHAUNCEY	CHESTER	EASTMAN	MILAN	RHINE	GEORGIA	UNITED STATES
30%-49%	5.74%	4.84%	8.57%	8.40%	12.13%	7.92%	12.13%	12.61%
50% and greater	6.71%	7.26%	4.57%	11.76%	8.48%	5.00%	8.48%	8.98%
Not computed	4.53%	8.06%	6.29%	4.46%	2.96%	4.58%	2.96%	2.67%

Source: United States Census Bureau, 2000.

Key Finding:

- Housing Costs are less of a burden to Dodge County households (12.5% of households spent more than 30 percent of income on housing in 2000) than in Georgia (20.6% of households >30 percent of income on housing) or than in the U.S. (21.6% of households similarly burdened)