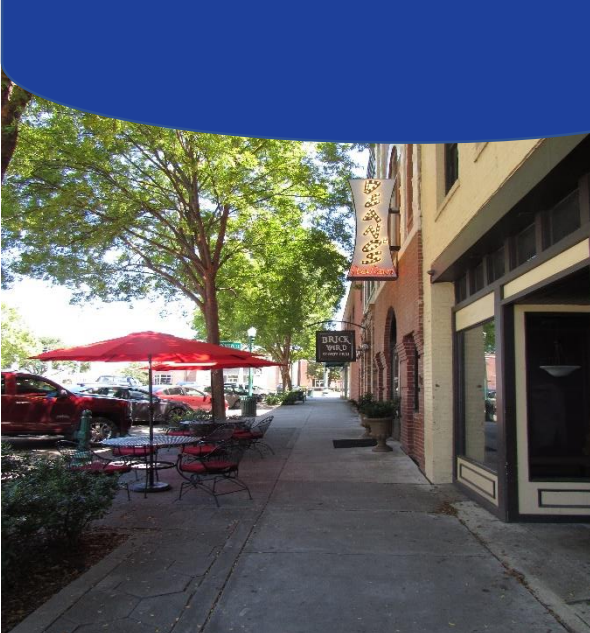




Ahead of the Curve



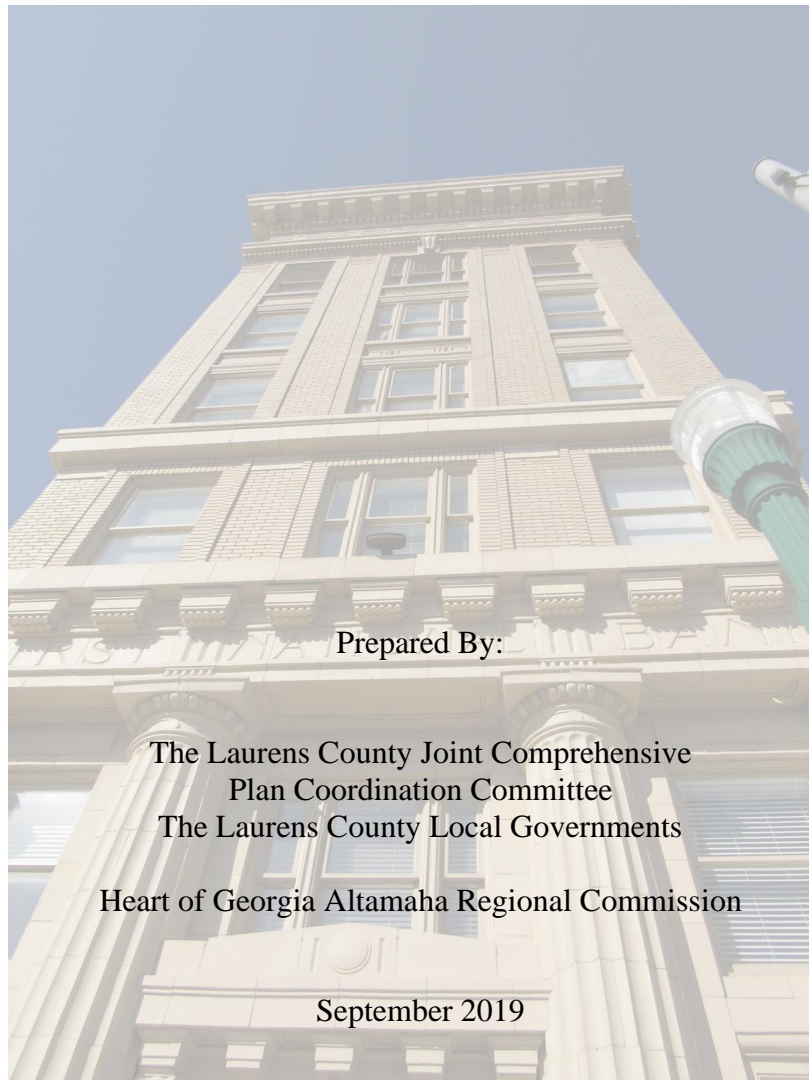
A Joint Comprehensive Plan for Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz, Georgia

September 2019

AHEAD OF THE CURVE

**A Joint Comprehensive Plan for Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz, Georgia**

A Joint Comprehensive Plan for Laurens County, the Town of Cadwell, the Town of Dexter, the City of Dublin, the City of Dudley, the City of East Dublin, the Town of Montrose, and the Town of Rentz, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of October 1, 2018



Prepared By:

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

Heart of Georgia Altamaha Regional Commission

September 2019

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Introduction and Executive Summary

Ahead of the Curve -- The Laurens County Joint Comprehensive Plan is a comprehensive plan prepared in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA). The current Minimum Standards became effective on October 1, 2018. It is a joint plan for Laurens County and its municipalities – the Town of Cadwell, the Town of Dexter, the City of Dublin, the City of Dudley, the City of East Dublin, the Town of Montrose, and the Town of Rentz.



Laurens County is a regional leader and economic engine for a large rural region of south central and southeast Georgia, strategically located in Georgia's Upper Coastal Plain along I-16 half-way between Savannah and Atlanta. The county has an estimated population of almost 50,000 persons (47,325 at 2018 Census estimate), and is a Census designated micropolitan statistical area. The State of Georgia recognizes Laurens County's labor market area as nine counties with a labor force of nearly 55,000 and having over 52,000 persons employed. Laurens County alone accounts for over one-third of these totals. Within the Heart of Georgia Altamaha Region, Laurens County accounts for about one-sixth of population, labor force, and employment. It is home to the Region's only retail mall, and has per capita retail sales slightly larger than Georgia as a whole. The community is also home to a large Veterans Administration Medical Center and a local regional hospital which is one of the Region's top ten employers. While agriculture and forestry have always been important to Laurens County and remain so today, the community has transitioned itself to its regional leader status in commerce, health care, and logistics and distribution industries.

Despite its population and economic status, Laurens County remains a rural county. It is a large county geographically with 818.5 total square miles, ranking as Georgia's fourth largest county in size. More

than 90 percent of this large land area remains in forest/agricultural use, with over 75 percent just in forest use. This translates to a physically green county with low population density. The County maintains over 1,100 miles of roadway network throughout the county. Laurens County's 57.8 persons per square mile is only about one-third that of Georgia (182.90/sq. mile) and about two-thirds that of the U.S. total (92.6/sq. mile). The community remains Georgia's leader in forestry Farm Gate value, and is home to the beautiful blackwater Oconee River, two state wildlife management areas, and other scenic areas of great natural beauty. The community considers itself "Ahead of the Curve," and this phrase truly has much meaning in multiple senses. The community has much heritage and history, with significant ongoing preservation, utilization, and celebration. Dublin has a locally designated historic district, a history as a rural leader in culture and the arts which continues today, and a vibrant, award-



winning downtown revitalization program. Dublin is also home to a large month-long celebration of St. Patrick's Day, nationally recognized as the largest in rural America. As a whole, the community is home to a number of well-known national and international business firms, and is enjoying much recent success in attracting international firms to locate their first

plants in Dublin, including a German solar firm. Laurens County truly is "ahead of the curve," and does offer much and a high quality of life in a tranquil, verdant landscape of outstanding beauty to those who want to live, work, visit, or do business.

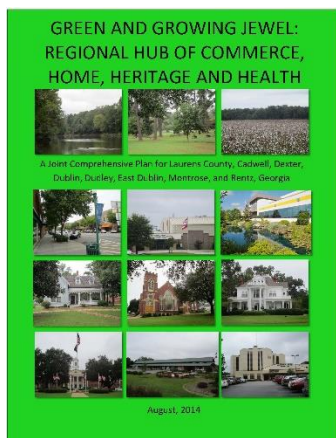
While Laurens County has been and remains a rural Georgia leader in many areas, there are issues requiring attention. Almost 16 percent of Laurens Countians are 65 or older, compared to 12 percent in Georgia. Over a quarter (27.3%) of the population lives below the poverty line, compared to 17 percent in Georgia. The \$20,687 per capita money income in the county, as measured by the Census Bureau from 2013-2017, is about 75 percent of that of Georgia (\$25,309). Similarly, the county median household income for the same period (\$35,202) is only about 72 percent that of Georgia (\$49,604). Unemployment has improved in recent years to below 5%; however, this figure remains higher than the state and national rates of 3.9% each. Statistics like these have resulted in Georgia ranking Laurens

County for 2019 as in Job Tax Credit Tier 1. While this ranking is for Georgia’s bottom 40 percent or so of counties needing economic boost, it has the advantage of offering Georgia’s largest tax breaks for job creation within Laurens County.

The community has much to offer to all, and is a profile in excellence within rural Georgia and an extraordinary landscape of natural beauty and heritage. The Laurens County of the future will continue its development as a special, warm, and green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. This growth and development will be of sound quality growth planned and managed to be complementary and protective of the outstanding green environment, rural character, and excellent quality of life.

The current DCA planning standards allow local governments to develop local plans based on individual needs and provide avenues for local input, pride, ownership, and use. This Laurens County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. The Laurens County community wants to protect its rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate even more businesses and compatible jobs; nurture its existing businesses and services; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to continue to thrive as a regional hub and be “Ahead of the Curve.”

Previous Plans



This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1993, while the second comprehensive plan was adopted in 2008. Both of these plans were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. The third plan “Green and Growing Jewel” was developed using the latest DCA standards which allowed the

local governments to eliminate rigid data requirements. All of these plans should remain, at least in hard copy, available from the Laurens County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the third comprehensive plan was available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data

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

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

www.usa.com, while www.headwaterseconomics.org is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

Population Projections

The official 2010 Census population of Laurens County was 48,434, up 7.9% from 2000's 44,874. This growth was only about one half that of Georgia's 18.3% and a little more than 81 percent of the national U.S. rate of 9.7%. Laurens County's location along I-16 half-way between Savannah and Atlanta; its existing business, unwaivered recruiting of industry, service, health care base; and its many natural and cultural amenities have helped. The U.S. Census Bureau estimates post 2010 have not been favorable to the County as displayed in the most recent 2018 figures, which estimates Laurens County's population at 47,325, a decline of 1,109 persons from 2010. This suggests a net population loss or at minimum no current growth, but there has been much ebb and flow economically in the county the last few years. Prospects remain bright. The high mark of population in Laurens County is in this decade, but it took until 1990 to again reach 1920's 39,605. Growth in the county had peaked in the 1890s and 1900s because of railroads. Laurens County's location, existing businesses, its extraordinary quality of life, its easy interstate access, its many cultural and natural amenities, and its successful domestic and international industrial recruitment are extremely positive factors and influences for future growth and development.

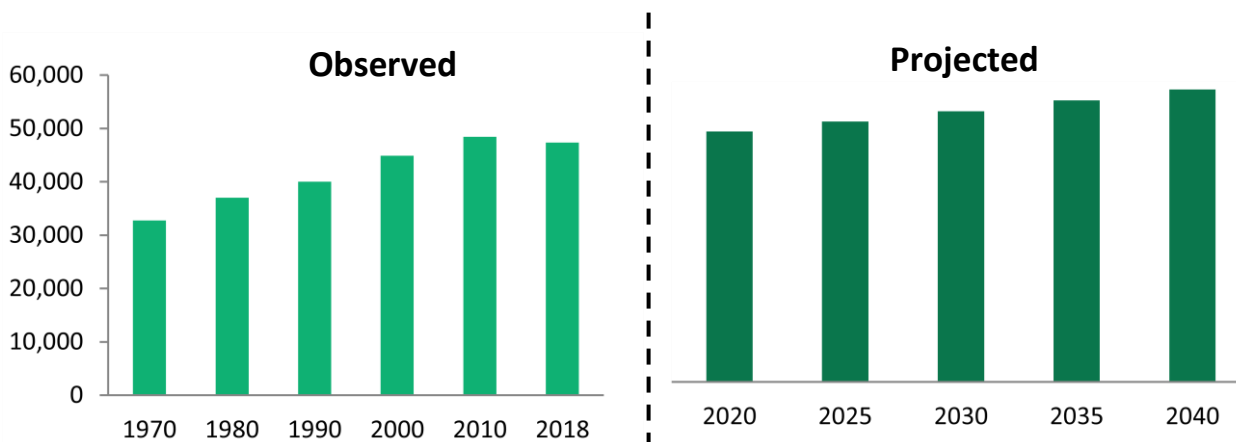
While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections in 2015 for Laurens County showed growth to 51,702 in 2030, extrapolated to 52,653 in 2040. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Laurens County, as noted in the 2019 Regional Plan 2040, show higher expected population levels than the Governor's office estimates. The Regional Plan estimates are also higher than current HOGARC projections. The most recent Regional Commission projections had the benefit of an additional Census estimate year (2018) compared to the previous Regional Commission's Regional Plan 2040 projections. Figures measure to include 54,079 in 2030 and 58,446 in 2040.

Population Projections, Laurens County

	2010	2018	2020	2025	2030	2035	2040
OPB, 2015	48,434	49,359	49,830	50,904	51,702	52,249	52,653
HOGARC Regional Plan	48,434		51,137	53,318	55,592		60,435
Regional Commission	48,434	47,325	50,039	52,020	54,079	56,220	58,446

Sources: State Office of Planning and Budget, 2015, Daniel Adams, email, 2018; Heart of Georgia Altamaha Regional Commission Regional Plan, 2019; Heart of Georgia Altamaha Regional Commission staff projection using Microsoft Excel GROWTH formula, 2019.

Laurens County Population Projections



Source: U.S. Decennial Census, ACS Estimates; HOGARC Staff Projections, 2019.

Coordination with Other Plans

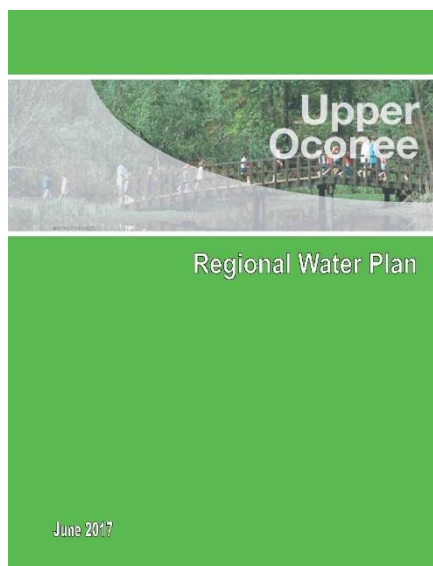
Laurens County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan’s preparation was coordinated with past comprehensive plan preparation. It is clear that the two most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

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

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

Regional Water Plan & Environmental Planning Criteria Consideration

Laurens County is part of the Upper Oconee Regional Water Planning Council. The adopted regional water plan, Upper Oconee Regional Water Plan (2011 and revised 2017), was considered by the Laurens County Local Plan Coordination Committee and the local governments in preparation of this plan. The water plan's goals to ensure management practices balance economic development, recreation and environmental interests, to protect/conservate natural and water resources, to enhance access to data/information, intergovernmental coordination and government/efficiencies, and upgrade local infrastructure, strategies, and technologies all help implement, and maintain consistency with, this comprehensive plan. The comprehensive plan's community goals and long term policies are supportive of and consistent with the regional water plan. The vision of the regional water plan, "to manage water as a critical resource vital to our health, economic, social, and environmental well-being," is inherent in this comprehensive plan's community vision and goals.



Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Laurens County, including Laurens County, the Town of Cadwell, the Town of Dexter, the City of Dublin, the City of Dudley, the City of East Dublin, the Town of Montrose, and the Town of Rentz, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinances in 1999.

Consistency with Quality Community Objectives

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

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

Community Involvement


As noted earlier, the Laurens County local governments clearly wanted to take advantage of the DCA Planning Standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Laurens County and its municipalities. To accomplish this, they created a steering committee, the Laurens County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan’s development, and make the community a better place to live, work, recreate, and learn. The committee did include elected and appointed members from the governing authorities, local economic development practitioners, and local government staff, as well as others concerned with community and economic development and other issues within the entire community. This

Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all components. The first




orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. The newly required Broadband Services element highlights the lack of broadband service in Laurens County. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the

Laurens County, Dublin want community's input for updated plan

by WGXA staff
Thursday, April 11th 2019



WGXA

DUBLIN, Ga. -- The local governments of Laurens County, the Laurens County Board of Commissioners, and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz, are in the process of updating their comprehensive plan required by state law.

The current joint plan dates from 2014.

Officials say 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."

A public drop-in session for the comprehensive plan update took place Thursday at the historic Carnegie Library at 311 Academy Avenue in downtown Dublin from 4-6 p.m.

Planning staff from the Heart of Georgia Altamaha Regional Commission was on hand to discuss the plan and its process and to receive citizens' input and ideas.

To provide any input digitally, you can visit [this website](#).

process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal. Citizens were also provided the opportunity to give their opinions during a community drop-in/input session held at the historic Carnegie Library in downtown Dublin from 4:00 p.m. to 6:00 p.m. which was both publicly posted and announced in the local newspaper. There was an

outstanding turnout, including media coverage by the local community cable channel and the Fox TV affiliate from Macon. A webpage specifically devoted to this plan was promoted throughout the community which allowed for administration of a Community Vision survey. A more detailed summary of community involvement is included in Appendix.

It is with great pride and enthusiasm by the local governments of Laurens County and each participant of this plan process that we invite readers to explore our community through the pages of this document. *Ahead of the Curve* attempts to present an honest picture of our community with full acknowledgment of our needs as well as to display the magnificent jewel found in Middle Georgia. Whether a resident of the unincorporated area or downtown Dublin, each citizen will find their issues discussed in this plan, and it is with great hope that as time moves forward, the vision and subsequent goals and policies will be reached. Additional elements of this plan include Economic Development, Broadband Services, Land Use, Character Areas, Needs and Opportunities, and conclude with a Report of Accomplishments and 5-year Community Work Program for each local government.



Community Goals

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

Community Vision

Laurens County Is:

“a regional leader and economic engine for a large rural region of south central and southeast Georgia. We are home to several nationally and internationally known companies, making us a leader in commerce, health care, and logistics and distribution industries for our area. Our innovative and determined leadership has provided the community with a strong foundation of continued growth. We aim to mold our community into a well-planned hometown for all. Laurens County is indeed ‘ahead of the curve.’”

WHERE ARE WE?

Laurens County is a special place and hub for living and commerce of almost 50,000 persons located in central Georgia with many economic, service, cultural, and natural assets and amenities to offer to business, industry, residents, and visitors alike. The major industries calling the community home include YKK AP America, Inc.; a Best Buy distribution center; Farmers Home Furniture; the first U.S. plant of German automotive supplier Erdrich Umformtechnik; the first U.S. plant for the Danish industrial exhaust and emission systems supplier firm Dinex; Parker Aerospace CSD, an aircraft flight control systems manufacturer for the global firm Parker Hannafin; Valmiera Glass USA, the first U.S. plant for the German-based leading manufacturer of products based on glass fiber; Polymer Logistics, a company based in Israel, which serves as a global leader in retail-ready packaging; along with others such as West Fraser and WestRock.





The Heart of Georgia Mega Site, a 2,000-acre, shovel-ready supersite sits in Laurens County, midway between Atlanta and Savannah. The site, which holds three certifications (McCallum Sweeney Super Park, McCallum Sweeney Mega Site, and Georgia Ready for Accelerated Development), enjoys frontage on I-16 and easy access to I-75 and I-95, and includes two Class I railroads. This site is unique in that it sits about equal distance from Atlanta, the bustling capital of the New South, and Savannah, the serene city of Southern charm, living heritage, and moss-laden live oaks.

The community has two large designated historic districts on the National Register of Historic Places, as well as two locally designated historic districts, and has preserved important landmarks, including its Carnegie Library, Theatre Dublin, and Fred Roberts Hotel. The renowned old First National Bank “skyscraper,” a seven-story building and the tallest in Georgia between Macon and Savannah, has been rededicated as home to the Georgia Military College’s Dublin Campus. Dublin’s pedestrian and residential friendly downtown revitalization is garnering widespread notice and award. A new bicycle route, U.S. Bike Route 15, is currently planned to be located within Laurens County and the City of Dublin. This route will complement the previously established State Bike Route 40.

In further celebration of our past and drawing connection from the past to present, the City of Dublin unveiled the Martin Luther King, Jr. Monument Park in 2017. The first public speech of Dr. Martin Luther King, Jr., at the age of 15, was made at the First African Baptist Church in Dublin in 1944 during the state convention of the Black Elks Clubs. The monument park sits in the shadow of the First African Baptist Church along US Highway 441. The First African Baptist Church was listed in the National Register of Historic Places in 2019. Also of significance, the state 4-H Camp for African



Americans was held in Dublin from the early 1940s through the mid 1960s. Dublin and Laurens County are further recognized on Georgia's new Civil Rights Trail.

Dublin's month-long St. Patrick's Day Celebration remains the longest celebration of Irish heritage in the United States, and the largest outside of a metropolitan area. This outstanding family celebration of Irish craic celebrated its 50th festival in 2015. The City of Dublin utilizes a shamrock in the city seal for year round branding, and the shamrock is often associated with the City throughout the state.



Our community is home to Fairview Park Hospital, a state-of-the-art 190-bed acute care facility, providing a wide range of healthcare facilities to the community and surrounding counties, including a 24-hour Emergency Room and both inpatient and outpatient surgery. Fairview has been recognized as one of the top hospitals in Georgia providing quality care for the nation's Medicare and Medicaid programs. The

community is also home to the large Carl Vinson Veterans Administration Medical Center, one of only three VA medical centers in Georgia, and the largest employer in Laurens County with approximately 1,500 employees. This VA medical center has been in the community since 1948 when it began as a naval hospital. It serves veterans with inpatient acute care, extended care, and residential rehabilitation, as well as outpatient clinics, throughout middle and south Georgia, with an array of services and new initiatives. Among those are primary care, mental health, tele-health services, suicide prevention, and resources for homeless veterans.

In the community you will find facilities matching the capacity found in larger population centers. These include ample water, sewer, natural gas, and technology capacity; a modern airport with a 6,600 foot runway; an award-winning landfill and recycling/composting program; the Middle Georgia State University/Dublin Campus; Georgia Military College, Dublin

Campus; Oconee Fall Line Technical College with an over 30,000 square feet state-of-the-art business and industry training center; two local public school systems, outlying community schools, the Heart of Georgia College and Career Academy, and a private school with excellent facilities and programs; exemplary local recreational facilities and activities for all ages, including the 120 acre Southern Pines Regional Park which is home to a growing water park as well as a large equestrian center designed to serve the daily and overnight needs of equestrian enthusiasts, and many other venues; many available and developed lands for growth of all kinds; a well-developed and expanding retail and service sector; and easy access to multi-laned highways, such as I-16 and U.S. 441, as well as U.S. 80 and U.S. 319. The community's outstanding telecommunications network is on par with that of almost anyone, including the availability of broadband/DSL countywide and wireless networking citywide in Dublin.

WHERE ARE WE GOING?

The Laurens County of the future will continue its development as a special and warm, green place, welcoming and inviting to all, while remaining a regional leader in government, commerce, education, and health care. It will continue to demonstrate the progressive leadership, unrelenting cooperation and coordination, and advancing facilities and services



development worthy of recognition throughout the state. Our community is one to envy. This growth and development will be sound, quality growth planned and managed to be respectful and protective of its outstanding green environment and countryside and of its excellent quality of life.

Development will be guided to locate in the community's many existing areas already prepared and developed with infrastructure, and to respect the current type, scale, density, and patterns of development, as well as the environment. Growth will be managed and encouraged to

locate in areas designated and prepared for growth. All growth will be steered to first infill in existing developed areas with available services and infrastructure, and then to other appropriate sites within the Suburban Residential area or small municipal growth areas, as suitable. The natural functioning and scenic beauty of the countryside will be protected and encouraged to remain unspoiled. The outstanding quality of life and the special rural character of the current community will be continued and enhanced. Community connectivity, particularly for pedestrians and bicyclists, and aesthetics will continue to be improved. The community will remain a regional hub and leader for telecommunications, agriculture, education, employment, health care, shopping, solid waste/recycling, recreation, and retirement. There will be opportunities for all to live, work, retire, shop, recreate, or raise a family in a truly unique and special place which remains unspoiled, and made even better with growth.



Stubbs Park Redevelopment

HOW WILL WE ACHIEVE THIS VISION?

The vision for all of Laurens County was developed to focus on desired outcomes by the year 2040. To achieve these outcomes, the community will consider the following concepts, interpreted through various issues discussed and best practices used in the County and in other successful communities.

1. Concentrate Development to Create Walkable, Enjoyable Communities

Many successful places of growth throughout the United States have developed community support in building safe, walkable streets. This can be accomplished in each municipality of Laurens County through the implementation of a “Complete Streets” policy, or the commitment to consider pedestrians in each transportation project delivered by the local government. Compact city centers are excellent areas to develop sidewalk connectivity. Further development of the United States Bike Route 15 is



underway, with Laurens County and the City of Dublin having the route located within its boundaries. The route aims to connect North Carolina to Florida and will be an attraction for touring cyclists throughout the Southeast United States. Other amenities the community may consider include trails such as the Dublin Riverwalk, State Bike Route 40, pedestrian crossings, bike lanes, bike parking, pump stations and lockers.

2. Guide Growth to Locate Within Service Areas

The essential services provided by Laurens County and each municipality have been developed over the course of decades at great expense. Our community recognizes and desires for growth to occur. When considering future investment for the community, our strategy will be driven by infill development and locating growth along corridors primed for redevelopment.

3. Promotion of Natural, Historic, and Cultural Amenities

Historic resources only exist through time and preservation. Culture is created with a vision. Our community has been fortunate regarding both, and we seek to continue preservation efforts. Examples include our two historic districts listed in the National Register of Historic Places; preserved landmarks, including the First African Baptist Church, Carnegie Library, Theatre Dublin, Fred Roberts Hotel, and the renowned old First National Bank “skyscraper.” We are the Region’s only Certified Local Government (CLG) as we have a local historic preservation ordinance in place which meets CLG

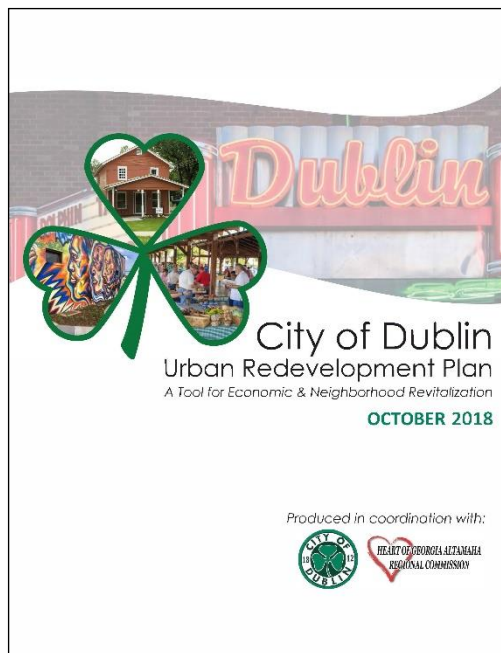


requirements. Theatre Dublin regularly presents movies, concerts, and plays of community interest. Our month long celebration centered on Saint Patrick’s Day has

developed cultural awareness and opportunities for the community to gather. In the future, we believe activities centered on the Oconee River will deliver events of various magnitude for citizens and visitors alike. Completion of the Dublin Riverwalk and continued promotion of Buckeye Park in East Dublin will be the starting point of river centric events such as a revived river raft race. The eventual locating of an outfitter along the river will bring sustained tourism to the community in addition to the regional effort to promote the Oconee River Greenway.

4. Remove Distressed Properties and Enhance Areas for Redevelopment Opportunities

The framework for redevelopment is currently in place for the City of Dublin with the creation of a land bank authority and recent adoption of the City of Dublin Urban Redevelopment Plan in 2018. Dublin also imposes a blight tax on distressed properties to encourage owners to clean up properties. To encourage redevelopment, various programs and incentives will be sought such as Enterprise Zones, Business Improvement Districts, Tax Allocation Districts, and possible DCA Revolving Loan establishment. Each municipality will tailor their approach to blight and redevelopment.



5. Become a Broadband Ready Community to Achieve Connectivity Countywide

Access to and use of broadband technology has become a crucial economic development tool for communities across the nation. While Laurens County has a higher percentage for broadband access when compared to other rural counties, we aim to have 100 percent access. To achieve this, we will seek the Georgia Department of Community Affairs’s new “Broadband Ready Community” designation for each local government. In return for completing the requirements of this designation, we will

build a foundation for the attraction of telecommunication services. The City of Dublin currently offers commercial broadband service within the city. This model could be expanded or duplicated.

6. Utilize Our Diverse Economic Base To Continue Industry Attraction

Due to the proximity of larger population centers, excellent infrastructure and transportation network, and the existing domestic and international economic presence, we expect a high level of continued industry recruitment. Our economic development team will focus on maintaining those industries with a footprint in the community as well as showcasing our partnership with these businesses. Our ability to promise solutions to industry prospects and our record of successful delivery has placed Laurens County among the leading communities for economic development in a business friendly state.



Town of Cadwell

The Town of Cadwell is located in southern Laurens County at the intersection of Georgia Highways 117 and 126, close to the Dodge County line. Unlike most of the smaller municipalities within the county, the community does not have a county school, although Rentz and Southwest Laurens Elementary School are only about five miles to the north. The community has an interesting history related to its agrarian, railroad, and natural resources heritage. The original area of the county was called Reedy Springs or Bluewater because of nearby water sources. The town itself was founded by a woman, Rebeccah Lowery Cadwell Burch, who named it after her first husband, Matthew Cadwell, when she could not name it after her late husband because “Burch” was already taken. Cadwell was laid out as a depot stop on the last railroad constructed in Laurens County, the Dublin and Southwestern, which was built from Dublin to Eastman in 1905. Mrs. Burch fought hard with male competitors in the nearby Town of Mullis, which had been incorporated in 1906, for the train stop and won. Cadwell was formally incorporated in 1907, and soon swallowed Mullis. The Dublin and Southwestern Railroad was acquired by the Wrightsville and Tennille Railroad in 1907, and abandoned in 1941. The community initially prospered primarily because of nearby cotton farms and vast longleaf pine forests. Cadwell today remains a bedroom community of about 500 persons, but without any retail outlet after a local gas/convenience store recently closed. The official Census population numbers for the Town are suspect, particularly 2000’s. The U.S. Census shows Cadwell’s population as 458 in 1990, 328 in 2000, and 528 in 2010. The 2018 Census estimate for Cadwell is 515 persons.



Town of Cadwell Vision

The Town of Cadwell wants to be a quiet, caring small town, full of character and values, attractive for rural residential living with the structure of an incorporated place. It would be the quintessential small town where everyone knows and helps each other.

Town of Cadwell Needs

Water/sewer improvements

Street/drainage improvements

Upgrades/improvements to Town properties

Recreation facility/park improvements

Housing improvements

Community store/local retail opportunities

Nearby industry/jobs



Town of Cadwell Opportunities



Existing community

Available land/buildings

Town of Dexter

The Town of Dexter is located in southwestern Laurens County at the intersection of Georgia Highways 257 and 338. West Laurens High School is located about three miles north of town along Ga. 257. The community was incorporated in 1891 on the newly completed Empire and Dublin Railroad which soon failed, but was reorganized as the Oconee and Western Railroad in 1892. The railroad was purchased by the Wrightsville and Tennille Railroad in 1898. The community quickly grew into the second largest town in the county after Dublin because of its location said to be within some of the finest farm land in Georgia and the surrounding yellow pine forests. A Masonic Lodge dating from 1892 and other historic buildings from the period remain. The early prosperity of Dexter and its clamor for more political influence led to a movement by Dexter Mayor Jerome Kennedy in 1913 to create Northern County. This proposed county was to be named for Gov. William J. Northern, and would have also included the Laurens County towns of Cadwell and Rentz and Dodge County's Chester. Vigorous opposition from Dublin and other towns in Laurens prevented the birth of Northern County, and preserved Dexter, Cadwell, and Rentz as part of Laurens County. The community has shown slow, but steady growth in recent years growing from 475 in 1990 population, to 509 in 2000, and to 575 in 2010. The 2010 population makes Dexter currently the third largest municipality in Laurens County (after Dublin and East Dublin), but only by four persons more than Dudley (571). Dexter's 2018 Census estimated population is down by 16 persons to 559. The community remains surrounded by rich, working farmlands and pine forests.



Town of Dexter Vision

The Town of Dexter wishes to remain a rural farm community which offers an attractive setting and small town, close-knit atmosphere for rural residential living close to quality schools and easy access to jobs and other larger town amenities in Dublin, Eastman, and even larger cities.

Town of Dexter Needs

Water/sewer infrastructure improvements

Community recreation/park facility improvements

Street and sidewalk improvements, including drainage

Wastewater treatment/sewerage improvements

Grocery store



Town of Dexter Opportunities

Location

West Laurens High School



City of Dublin

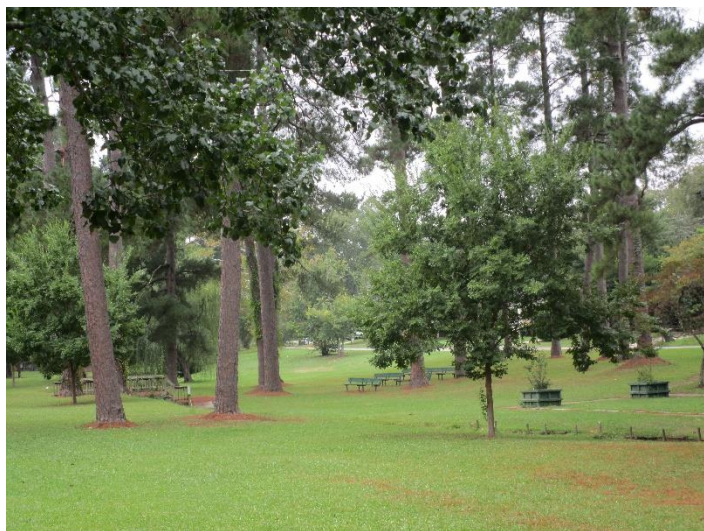
The City of Dublin is located in the center of Georgia in the Upper Coastal Plain along I-16, U.S. 441, U.S. 80, and U.S. 319, almost equidistant from bustling Atlanta and historic Savannah. The community is the economic engine for a large rural region of Georgia, and is a thriving and growing regional hub of commerce, healthcare, heritage, and home. Although the community was once the agricultural market center of Georgia's cotton and corn crops, it is now a growing national and international center of distribution, warehousing, and other business and industry. Dublin's growth and economic status is recognized by the U.S. Census Bureau as the center of the two-county Dublin, Georgia Micropolitan Statistical Area. According to the 2018 U.S. Census Bureau's annual estimate, the city is home to 15,802 people.



The City of Dublin's moniker is "The Emerald City," and its website proclaims it "tis a wee bit of Ireland in Georgia." It was named for the Irish ancestral home of the town's founder's wife, and has hosted the largest St. Patrick's Day (now month-long) celebration in rural U.S. for more than 50 years (in 2015). The community has a long and rich history, and boasts of much Southern charm, culture, and heritage expressed with modern and accommodating flare. Dublin is one of the oldest cities remaining incorporated within the Region. While most of the Region's municipalities saw their beginnings as railroad station stops, Dublin was founded as the Laurens County county seat on the high bluffs of the beautiful, blackwater Oconee River in 1812. The location was and continues to be a location blessed with many advantages for growth and development. The Oconee River was the early hub of commerce with Dublin as a bustling barge and steamboat port for Georgia's cotton, corn, and timber related crops. The location had always been important in human history. There is evidence it was an important center of Native-American Mississippian culture at least 10,000 years ago, and later to the earliest known Woodland period village in Georgia. It was also an important frontier during the European settlement, and later boundary during the so-called Creek Indian wars.

Although the Oconee River was the reason for Dublin’s founding, its explosive growth and development is traced to railroad development in the late 1880s and 1890s. By 1900, Dublin was located at the juncture of five railroads and was one of the fastest growing cities in Georgia. Dublin quickly became a trade center for industry, retail, and service, so much so, that boosters boasted that Dublin was “the only town in Georgia that’s ‘doublin’ all the time.” It hosted a seven-story skyscraper bank building, the home of The First National Bank of Dublin, which proclaimed itself as “the largest country bank in Georgia.” The building was noted as Georgia’s tallest between Macon and Savannah. Although the boll weevil and World War I wreaked havoc on the local economy, Dublin’s location again proved pivotal with its location along U.S. highways 80, 319, and 441 and I-16. The community was even one of the finalists for the location of the Air Force Academy. Important later economic events, included the location of a naval hospital in 1945 which became the Carl Vinson Veterans Affairs Medical Center, the location of a J.P. Stevens textile factory in the 1950s, the establishment of Farmers Furniture, the Heart of Georgia (now Oconee Fall Line) Technical College, and Fairview Park Hospital.

The City of Dublin has always been a forward-thinking bastion of culture and heritage. Newspapers were established in the late 1870s. The community constructed a large 1,625 seat auditorium to accommodate the national Chautauqua movement in 1906, and hosted many nationally known



speakers, including William Jennings Bryan, Thomas E. Watson, and Dr. Frederick Cook. By the early 1900s the county, led by Dublin, maintained the second most number of schools in Georgia, and constructed a public library in 1904 through the aid and philanthropy of Andrew Carnegie. The community’s progressiveness and culture was recognized statewide, and as a result, hosted many statewide conventions of a business, religious, and

civic nature. The City created Stubbs Park, a community park designed by the world renowned horticulturist P.J. Berckmans, which opened in 1909. Berckmans also helped in the establishment of the nursery and gardens which became part of the still beautiful Augusta National Golf Course, home of the Masters. The first theater was constructed in the city by 1913, and hosted many of the country’s best

traveling musical and vaudeville shows, some of the Southeast’s premier wrestling events, and the first talking pictures. The community was home to some of the U.S.’s outstanding minor league baseball teams, and also hosted major league exhibition games, even including the New York Yankees. Dublin was also one of the host sites for radio’s traveling Grand Ole Opry.

Dublin’s history and culture is also significant to African American history. The Colored (Christian) Methodist Episcopal Church established the Harriet Holsey Industrial School in eastern Dublin in 1909. The community’s Scottsville Neighborhood became a renowned center of African-American local businesses and professionals early in the 20th Century. As a result, the city often hosted statewide African-American conventions, including the Black Elks



Clubs in 1944, where Dr. Martin Luther King, at the age of 15, made his first public speech at the First African Baptist Church. Georgia’s 4-H Camp for African Americans was held in Dublin from the early 1940s through the mid-1960s. Dublin-Laurens County was recently included on Georgia’s new Civil Rights Trail.



Today, the City of Dublin continues a theme of “ahead of the curve” growth and development and forward-thinking. The community hosts the region’s only enclosed mall and is a thriving and expanding regional retail and service center. The Carl Vinson VA Medical Center, the Fairview Park Hospital, and many other

healthcare services across the spectrum offer modern, up-to-date care at an exceptional level for a rural community. The City of Dublin has not only two, large historic districts recognized by the federal National Register of Historic Places, but a large locally designated historic district, as well. It is designated a Certified Local Government by the National Park Service. Dublin is the only city within the

Region so designated. The community is garnering attention for its innovative downtown revitalization, public-private partnerships, and adaptive rehabilitation of its historic landmarks and building fabric. Dublin's downtown is vibrant and economically thriving, and alive with truly green growth. The community has located a farmers market downtown; restored its Carnegie Library and Dublin Theater for public, cultural, and arts use; created a pedestrian friendly atmosphere and Bicentennial Park; and invited and supported the development of residential and other innovative uses downtown. The local, vaunted St. Patrick's Day celebration is centered on downtown. The community has a written master plan for its infrastructure development, including not only water, sewer, and natural gas, but also broadband and Wi-Fi capability. Dublin has excess infrastructure capacity projected to handle growth for the foreseeable future. The community's culture, infrastructure and location is bearing much fruitful and remarkable success. In recent years, several foreign industrial concerns have located their first U.S. manufacturing plants within the city. The community has also been certified by the American Association of Retirement Communities with its "Seal of Approval" as a retirement-friendly community, one of the first in Georgia. Middle Georgia State University continues to upgrade its Dublin campus and its offerings, while Georgia Military College recently located its Dublin campus in the historic rehabilitated First National Bank "skyscraper" building in downtown Dublin. The City of Dublin certainly continues its amazing history as a community of unique charm and appeal, rich in character and full of life, and overflowing with amenities which belie its size and rural status.

City of Dublin Vision

The City of Dublin will continue to be a bastion of unbelievable charm, Southern hospitality, and preserved heritage which offers almost unequalled facilities and modern amenities of much appeal to business, residents, and visitors alike. It will be the centerpiece of a "regional hub of commerce, home, heritage and health" and strive to remain "ahead of the curve." The community will not only be recognized as a successful leader of green growth and development in rural Georgia, but an envious example for all of Georgia.

City of Dublin Needs

Continuing downtown revitalization

Continuing water/sewer/gas infrastructure improvements

Expansion of broadband/Wi-Fi capabilities

Drainage improvements

Streetscape/gateway improvements

Historic residential neighborhood improvements

Dublin Riverwalk/Oconee River Greenway improvements

Continuing transportation improvements

Public safety/security camera improvements

Further museum/cultural/arts improvements/expansion

Housing rehabilitation

Updated historic resources documentation

Pedestrian/bike facilities connections/upgrades



City of Dublin Opportunities



Location

Existing infrastructure and infrastructure master plan

T-SPLOST

Market on Madison farmers market

Public ownership/rehabilitation of downtown landmarks

Main Street Program

Dublin Riverwalk

National Register-listed historic districts

Current economic development success/momentum

Leadership

Georgia Initiative for Community Housing (GICH) participation

Middle Georgia State University, Dublin Campus

Oconee Fall Line Technical College

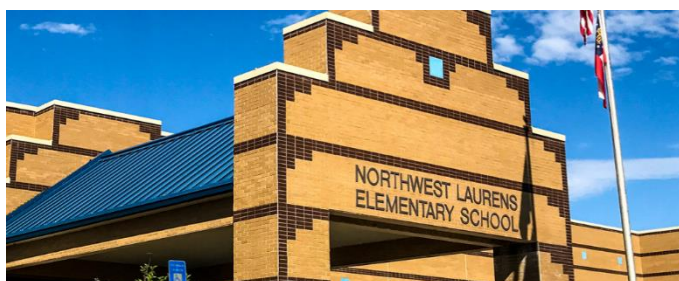
Georgia Military College, Dublin Campus

Georgia Civil Rights Trail



City of Dudley

The City of Dudley is a growing small town located at the intersection of U.S. 80 and Georgia Highway 338 in western Laurens County about nine miles west of Dublin. Laurens County's Northwest Laurens Elementary School is currently located within the city limits. Georgia Highway 338 provides access to both I-16 to the south, and U.S. 441 to the north. Dudley has annexed lands and now includes lands south to I-16 and Exit 42 along Ga. 338. This location and the school have fueled growth of the City from a population of 447 in 2000 to 571 in 2010, although the 2018 Census estimate is down slightly to 558. The community originated as a stop on the Macon, Dublin, and Savannah Railroad in 1891. The land used for the town was originally part of Governor George M. Troup's Vallambrosa Plantation. The city name originally proposed by the town's founder, Joshua Walker, was Elsie after his wife, but since that was taken, it was named after Dudley M. Hughes, the railroad's Vice-President. Dudley was formally incorporated in 1902. The community's economic and social integrity have long been facilitated and stabilized by the Bank of Dudley, the oldest bank in continuous operation within Laurens County, the location of the headquarters of Oconee EMC within the town in the 1930s, and the long presence of community schools. In recent years, the community has been instrumental in creating activities and facilities for young people to keep itself vital. The City now boasts of the only official Little League and Boys and Girls Club in Laurens County.



City of Dudley Vision

The City of Dudley wishes to be a thriving small town attractive to young working families and retirees alike. The community will promote and develop facilities and activities for all ages, especially youth, while improving the quality of life. The ease of access to I-16 and Dublin, and therefore to jobs and associated other economic, social and cultural opportunities, without the everyday distractions of a larger town will be promoted.

City of Dudley Needs

New City Hall

Water system improvements

Street improvements

Recreational facility improvements

Fire facility/service upgrades



City of Dudley Opportunities



I-16/Location

City Park

Little League/Boys and Girls Club

Northwest Laurens Elementary School

City of East Dublin



The City of East Dublin is located just across the Oconee River from Dublin along U.S. 80. The city is also served by U.S. 319 and Georgia Highways 26, 29, 86, and 199. The City is Laurens County's newest municipality, having formally been incorporated only in 1952, but the community has a much earlier and colorful history. The area where the city has developed was an important crossing of the Oconee for Native Americans, lying on an important Indian Trail from Yamacraw (Savannah) to Indian Springs. The area was known earlier as "Sandbar" for its sand dunes, located in what is now East Dublin, which extended into the river and made for a shallow crossing. The National Register of Historic Places-listed Native American and important Mississippian Mound site "Fish Trap Cut" is not far south. The East Dublin area became important to Dublin when the Dublin and Wrightsville Railroad was completed from Wrightsville to the Oconee River's eastern bank across from Dublin in 1886, and quickly merged with the Wrightsville and Tennille Railroad. This Wrightsville and Tennille Railroad terminus was developed by the railroad with a depot and shops. It also became an important port for the Oconee Steamboat Company. For almost five years, the only way to transport goods and passengers into Dublin was by ferry. In 1891, both a railroad bridge and the first permanent bridge were constructed from the railroad terminus into Dublin. This was the only Oconee River Bridge crossing south of Milledgeville. This resulted in Dublin's most explosive period of growth, leading to other railroads and expansive trade in farm and forest products, particularly corn, cotton, turpentine and lumber. The East Dublin area became primarily a merchant and industrial area with warehouses and businesses for fertilizer, cooperage, lumber, and cotton. Attempts were made by railroad investment companies to formally establish the East Dublin area as a town to be named "Limerick," after another major city in Ireland, but this never formally materialized. The 1891 bridge was replaced by a steel truss bridge in 1923; however, the decline of the railroads and the Great Depression stifled the East Dublin area growth. After World War II, the location of the large J.P. Stevens textile mill to "East Dublin" in 1948 changed the fortunes of Laurens County, and finally became the impetus for the town's incorporation, and a new, wider concrete fixed span bridge. The Herschel Lovett Bridge over the

Oconee River along U.S. 80 today was completed in 1952, the same year the City of East Dublin was officially incorporated. The textile mill became an important economic mainstay for the community, and was said to be the most productive textile mill in the U.S. during the 1960s. It continued operation, first under J.P. Stevens and then Forstmann and Company, until 2007. The location of county schools within East Dublin has now stabilized the city as primarily a slower-paced residential community with appropriate retail and service outlets along U.S. 80. Four of eight county schools, including a primary, elementary, middle, and high school all under “East Laurens” names are located near the eastern city limits. The population of East Dublin proper has been relatively stable at about 2,500 persons since 1990; however, the 2018 Census estimate of 2,383 shows a decline. An important feature of East Dublin is its Buckeye Park. This shady, well landscaped park along the Oconee River is about 25 acres in size and complete with a Georgia Go-Fish public boat ramp, two stocked ponds, picnic facilities, a community center, and athletic fields. It offers a relaxing family-oriented, escape-to-nature atmosphere within an urban area. Buckeye Park was home to an event from 1996 to 2012 which garnered international recognition for the city, the Summer Redneck Games. The Games, which began as a local charity fundraiser and parody of the Atlanta Olympics held in 1996, attracted much media attention and publicity from across the U.S. and the world.



City of East Dublin Vision

The City of East Dublin wishes to be a family-oriented, small town urban area with great schools, excellent services and ample retail, service, and job opportunities. The City would be a relaxed, but thriving and up-to-date, community and special place to live, work, retire, or raise a family. It would have the convenience of a city, but the feel and warmth of a mixed use neighborhood.

City of East Dublin Needs

Street and streetscape improvements

Continuing water and sewer improvements

Public safety improvements

New gateway signage

New senior center

Continuing recreational facility upgrades/improvements



City of East Dublin Opportunities



Location

Highways

County Schools

Buckeye Park



Town of Montrose

The Town of Montrose is a small town located in far western Laurens County along U.S. 80 and very near I-16, which is accessible by Georgia Highway 278. The community has a current 2010 Census population of 215, but this is up greatly from 154 in 2000 and 117 in 1990. By percentage, this is the largest growth of any incorporated place in Laurens County since 1990. The 2018 Census estimate is down slightly to 208 persons. The community is only 6 miles west of Dudley and the county schools' Northwest Laurens Elementary School, and about 15 miles west of Dublin. The town was founded as a farm depot stop along the Macon, Dublin, and Savannah Railroad in 1891, but was not formally incorporated until 1929. Today, the community may best be known as the location of "Haunted Montrose," a professional Halloween attraction rated as one of the top 25 in the U.S. The attraction takes advantage of the community's agrarian and historic structural heritage by utilizing a historic school, cemetery, and cornfield.

Town of Montrose Vision

The Town of Montrose wishes to be a thriving small town residential community, which continues to take advantage of its location and access to attract residents. The community would continue to provide basic amenities while retaining its small town, rural residential character.



Town of Montrose Needs

Water infrastructure upgrade/extension

Street improvements

Public sewerage and wastewater treatment

Fire Station upgrade

Recreation enhancements

Downtown revitalization



Town of Montrose Opportunities



Town Hall

Old Montrose School

Haunted Montrose

Location

2010 TIA (T-SPLOST)



Town of Rentz

The Town of Rentz is located on Georgia Highway 117 in southern Laurens County about 4 miles southwest of GA 117's intersection with U.S. 441 and about 4 miles northeast of the City of Cadwell. Southwest Laurens Elementary School is located not quite two miles north of Rentz. The Town of Rentz provides water and sewer services to the school. The community was initially a village around the large Georgia Shingle Mill served by the tram railroad of the Williams Lumber Company which ran from Eastman to the shingle mill. When it became obvious in the early 1900s that much timber remained between the shingle mill and Dublin, financial backers organized the Dublin and Southwestern Railroad to build a more formal railroad to serve the mill and to run between Dublin and Eastman, and even on to Abbeville. Dublin banker and owner of a sawmill in the Rentz community, E.P. Rentz, became the principal owner. The railroad was the last railroad constructed in Laurens County and was completed only to Eastman in 1905. Rentz, named after Mr. E.P. Rentz, became the first incorporated town on the Dublin and Southwestern Railroad in 1907. The Town of Cadwell, south of Rentz, was also located along the railroad which was acquired by the larger Wrightsville and Tennille Railroad in 1907, but abandoned in 1941 because of World War II and an ICC order. The community's population has slowly declined from 364 in 1990 to 304 in 2000, and to 295 in 2010. The 2018 Census estimate of 286 continues this trend. The community is noteworthy today as the headquarters home of the Progressive Rural Telephone Co-Op, Inc. This Co-Op offers modern telephone, cable, and internet service to the surrounding area. The City itself offers an impressive level of services for its citizens, including boasting a very low ISO rating of Class 4 for its fire protection services. This rating is truly exceptional for such a small town. The community also has brokered the location of a free health clinic through volunteer medical personnel, especially important to lower income and elderly citizens in the current health care climate.



Town of Rentz Vision

The Town of Rentz wishes to be a friendly, welcoming small town known for its caring, kindness, and Southern hospitality. The community would be a thriving rural small town center with new homes and businesses, but which retains its welcoming, caring, and neighborly character. Its exceptional level of community services would be maintained, and offer continuing appeal to existing and new residents alike.

Town of Rentz Needs

Continuing infrastructure and street/sidewalk improvements

Park improvements



Town of Rentz Opportunities



Southwest Laurens Elementary

Progressive Rural Telephone Co-Op, Inc.

Available land

Water/sewer service

Class 4 ISO rating

Free local health clinic

Community Goals



Economic Development

- Continue to improve education levels
- Address continuing education/job skills improvements
- Develop/maintain necessary infrastructure
- Retain local graduates
- Enhance intergovernmental cooperation
- Support Heart of Georgia industrial mega site development
- Nurture existing industries/businesses/entrepreneurs
- Attract new businesses/industry/jobs
- Support small business/entrepreneurial development
- Preserve rural character
- Address growth management issues
- Address/improve community appearance/aesthetics
- Dublin neighborhood revitalization
- Promote/enhance tourism
- Maintain viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Appropriate U.S. 441 Bypass development
- Regional hub development
- Promote/maintain/adaptively use local historic resources
- Promote Broadband Technology availability/pursue upgrades
- Support continued development of industrial parks/sites
- Continued development of Oconee Fall Line Technical College
- Enhanced opportunities at Dublin campuses of Middle Georgia State University and Georgia Military College
- Revitalize downtown Dublin/smaller communities
- Retiree attraction

- Utilize/preserve/adaptively use historic resources/heritage of Laurens County
- Improve community appearance/aesthetics
- Address growth management/natural and cultural resources protection
- Support continued protection, promotion, and enhancement of community's outdoor recreation/nature venues
- Maintain existing rural character/quality of life
- Seek compatible development/utilization
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of Laurens County
- Promote nature-based, recreation and bicycling tourism opportunities
- Enhance heritage and cultural tourism



Natural & Cultural Resources



Housing

- Improve quality/appearance of housing
- Continue to identify/assess housing needs county-wide
- Utilize public/private partnerships to enhance local housing
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Utilize state/federal programs
- Guide/plan residential development
- Seek to attract retirees
- Encourage diverse housing mix, including affordable housing
- Continue Dublin in-town neighborhood revitalization
- Improve shelter options for homeless population

- Address growth management/compatible development
- Implement/enforce subdivision/manufactured housing/land use regulation/code enforcement
- Seek compatible development/utilization
- Encourage infill development
- Rural character/quality of life protection
- Maintain agricultural/forestry uses
- Improve community appearance/aesthetics
- Protect Laurens County's significant natural resources
- Utilize annexation(s), as needed
- Maintain/support Dublin's Bellevue Avenue and downtown local historic districts and future expansions to help preserve significant historic properties
- Continue Southside Dublin 441 Corridor revitalization and utilization of urban redevelopment plan



Land Use



Community Facilities & Services

- Utilize/maintain current Dublin water-sewer infrastructure master plan/upgrade water/sewer countywide as needed
- Improve fire service countywide
- Maintain quality educational facilities/services, including post-secondary
- Continue to upgrade public safety/emergency medical facilities/services
- Develop/improve/maintain recreation facilities and programs countywide
- Oconee River Greenway/Dublin Riverwalk development
- Improve/promote transportation access/quality
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Maintain appropriate governmental facilities/services
- Maintain/upgrade local hospital, VA hospital, and other health care access/facilities/services within the community and regional healthcare hub status
- Maintain/enhance solid waste management/recycling facilities/programs/initiatives
- Promote Broadband Technology availability
- Continue support/utilization of local media
- Continue utilization of local clubs/organizations for community projects

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinated planning/growth management



Intergovernmental Coordination

Long Term Policies



Economic Development

The community will collaboratively support the local school systems and develop cooperative efforts to engage students to remain in school, thus increasing the graduation rate and improving the illiteracy rate

The community will work together to support the public school systems as needed, through facility improvements, technological advancements, and other means

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers



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

The community will seek diversified economic development with jobs and wages of all levels

The community will work together to develop, support, and promote programs that will

enhance opportunities for local graduates to both live and work in the community upon graduation

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Laurens County

The community will support development of the private Heart of Georgia industrial mega site along I-16

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities

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

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

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

The community will proactively manage and guide its future growth and development and protect/conservate its significant natural/cultural resources through community investment and appropriate regulation

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will continue to work collaboratively on revitalization measures and

programs for the Southside Dublin area and other in-town neighborhoods, including Stubbs Park, Stonewall, Mincey Street, Bellevue, and others in conjunction with the urban redevelopment plan

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

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

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



The community will work to guide and direct appropriate development along the U.S. 441 Bypass

The community will seek to continue to cooperatively develop and promote itself as a regional hub and leader for job opportunities, shopping, healthcare, education, cultural opportunities, recreation, and recycling

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will promote the availability of county-wide access to broadband

communications and wireless connectivity in Dublin, while continuing to upgrade access/service/facilities as needed to maintain state-of-the-art technology

The community will work to develop and maintain the necessary improvements (such as spec buildings/pad ready sites) at industrial sites to support existing industries and to facilitate and accommodate desired industrial growth

The community will continue to support the Oconee Fall Line Technical College and its expansion, as needed, through infrastructure upgrades and other means

The community will work cooperatively to support continued enhancement of all educational and technological opportunities through the Dublin campuses of Middle Georgia State University and Georgia Military College

The community will continue downtown revitalization economic and community development efforts in Dublin and the county's smaller municipalities through the use of the Downtown Development Authority, Main Street Dublin, and local, state, and federal incentives, as appropriate



The community will cooperate to support its designation as a "Certified Retirement Friendly Community," and will otherwise prepare itself to attract retirees



Natural & Cultural Resources

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will seek to conserve and protect its public fishing area and wildlife management areas, as well as enhance its outdoor recreation/nature venues

The community will seek development compatible with its existing rural character and quality of life

The community will capitalize on its economic opportunities associated with its natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources



The community will support and encourage increased nature-based tourism, including completion of the Dublin Riverwalk, extension of the Oconee River Greenway through Laurens County, and promotion of Buckeye Park and its GO FISH Project improvements

The community will encourage growth that preserves and maintains its open spaces and agriculture and forestry as viable, functioning land uses

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will seek to enhance heritage and cultural tourism through expansion of Dublin's local historic districts, preservation/recognition of the African American Southside Neighborhood historic district, recognition and promotion of First African Baptist Church (site of Martin Luther King's first public speech), museum development, and other means

The community will promote usage of the Georgia Civil War Heritage Trail and the new Georgia Civil Rights Trail through Laurens County





Housing

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

The community will seek to better define its housing needs and specific areas of improvement needed in its housing supply and types

The community will pursue developing collaborative public/private partnerships to enhance local housing

The community will work to develop, enhance, and support resources to address the local and transient homeless population, including veterans

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



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

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options

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

The community will continue to work collaboratively on revitalization measures and programs for the Southside Dublin area; in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others, in conjunction with utilization of the urban redevelopment plan



Land Use

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

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

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

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

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

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will work to improve its appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means

The community will seek to conserve and protect the Oconee River corridor, the Dublin Water Supply Watershed, the county's significant groundwater recharge areas, wetlands, and other important natural resources

The community will work together to explore the feasibility of annexation where appropriate and desired



The community will continue to maintain and support the Bellevue Avenue and downtown local historic districts and their expansion, as well as possible other local district designations, and otherwise work to preserve significant historic properties

The community will continue revitalization efforts along the Southside Dublin 441 Corridor and other in-town neighborhoods, such as Stubbs Park, Stonewall, Mincey Street, and others in conjunction with implementation of the urban redevelopment plan



Community Facilities & Services

The community will continue to utilize and keep current the City of Dublin's water-sewer infrastructure master plan and otherwise upgrade water/sewer infrastructure as needed in Laurens County's smaller municipalities

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

The community will maintain, upgrade, and expand its aging, existing infrastructure and services to enhance services, fire protection, and the quality of life, and to attract desired, compatible growth and development

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



The community will promote and utilize the current Civic Ready or similar emergency alert program to ensure the safety of citizens in the event of severe weather threats

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

The community will continue to enhance educational and technological opportunities through support of the Oconee Fall Line Technical College, Middle Georgia State University/Dublin Campus, and Georgia Military College (Dublin)

The community will maintain and improve existing parks/recreational facilities, as needed, and establish new parks/recreational facilities, programs, and activities to serve existing and future populations, including both countywide and those in the smaller communities

The community will continue to develop facilities and amenities along its Oconee River Greenway and Dublin Riverwalk

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



The community will work to improve/expand sidewalk connectivity, especially those connecting downtowns and other community magnet uses

The community will seek to improve bicycle infrastructure, support facilities, and events both for alternative transportation connectivity and tourism

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

The community will continue to support, promote, and improve existing museums, such as the Dublin-Laurens County Museum, and seek to establish additional museum facilities as education resources and tourist attractions

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

The community will work together to maintain and upgrade healthcare facilities and services,

and seek to continue its status as a regional healthcare hub

The community will continue to maintain its state-of-the art Subtitle D landfill through technological and/or other improvements, as needed, and continue to promote usage of its solid waste/recycling convenience centers

The community will promote the availability of county-wide access to broadband communications, and the available fiber optic loop and wireless connectivity in Dublin

The community will continue to support and utilize the local media to help keep the public informed

The community will continue to utilize local clubs/organizations and non-profits to actively participate in civic efforts and projects to improve the local quality of life and assist those in need

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



Intergovernmental Coordination

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

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

Needs and Opportunities

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

Needs & Opportunities

Needs

- Continuing support for and cooperative efforts with the local school systems and increasing their high school graduation rate/improving literacy rates (Economic Development (ED), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Cooperative community support for the public school systems through facility improvements, technological advancements, and other means (ED, CFS, IC)
- Continuing education/job skills improvements (ED, CFS, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth (ED, Land Use (LU), CFS, IC)
- Extend water and sewer service to unincorporated parcels as agreed with Development Authority for industrial development (ED, Natural and Cultural Resources (NCR), LU, CFS, IC)
- Diverse mix of jobs to fit local workforce (ED, LU, CFS, IC)
- Retention of local graduates (ED, Housing (HO), CFS)
- Improve Dublin's daycare facilities to become quality rated (ED, CFS, IC)
- Continuing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Support development of private Heart of Georgia industrial mega site, including extension of water, sewer, and gas service and construction of elevated water tank (ED, LU, CFS, IC)
- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Compatible new business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Small business/entrepreneurial development (ED, NCR, LU, CFS, IC)
- Gas/grocery store in Cadwell (ED, LU, CFS, IC)
- Grocery store in Dexter (ED, LU, CFS, IC)
- Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life (ED, NCR, LU, CFS)
- Proactive growth management of future compatible development and protection/conservation of significant natural/cultural resources through community investment/appropriate regulation (ED, NCR, HO, LU, CFS, IC)

- Community appearance improvements/redevelopment of declining areas/address substandard properties (ED, NCR, HO, LU, CFS, IC)
- Continued collaboration to revitalize Southside, Stubbs Park, Stonewall, Bellevue, other in – town Dublin neighborhoods using the Dublin urban redevelopment plan and under Dublin’s Neighborhood Partnership Program (ED, NCR, HO, LU, CFS, IC)
- Local/regional tourism enhancement/growth/promotion of tourist facilities/services and attractions/events (ED, NCR, LU, CFS, IC)
- Agricultural/forestry land uses (traditional and alternative, such as agri- and nature-based tourism) economic viability support (ED, NCR, LU, IC)
- Continued improvements/promotion of all kinds of transportation access/quality, including highway, rail, transit, pedestrian, bicycle, and multi-modal/Complete Streets (ED, CFS, IC)
- Extend U.S. 441 Bypass to GA 19 (ED, NCR, LU, CFS, IC)
- Install lighting at U.S. 441 Bypass intersections (ED, LU, CFS, IC)
- Guide/direct appropriate development along U.S. 441 Bypass (ED, NCR, LU, CFS, IC)
- Replace bridges over Rocky Creek at Lord Road; Ochwalkee Creek at Lowery Firehouse, North Peachtree, and Buckeye roads; and Turkey Creek at Ellington Road (CFS, IC)
- Repair Franklin Street bridge, Dublin (CFS, IC)
- Construct roundabout at intersection of Pinehill Road and GA 257 (CFS, IC)
- Complete 4-laning of Hillcrest Parkway (Dublin) from U.S. 80 to U.S. 441 North (ED, LU, CFS, IC)
- Complete TIA Band 3 projects, including Mark Wood, Old Toombsboro, Rock Springs, and Ed Beacham roads (County); Coleman Street (Segments 1-5), Snowhill and Walnut-McCook streets (Cadwell); Bryant Street Segment 2 (Dexter); Stubbs Park Road (Dublin); Oak Street (Dudley); Rosewood, South, Powell, and Piedmont drives; Larsen, Ferry (Segments 1 & 2), Getty, Poplar, Stewart, and Jackson streets; Taylor Lane; and Buckingham (East Dublin) (CFS, IC)
- Complete sign replacement and road striping in Cadwell (CFS, IC)
- Add curb, gutter, and storm drain infrastructure in Cemetery Road target area in Dexter (CFS, IC)
- Replace sidewalks along Main and Line streets in Dexter (CFS, IC)
- Improve additional sidewalks in Dublin, including along Church and Saxon streets and Hudson Drive (CFS, IC)

- Drainage improvements in Brookwood and Pineridge areas and Westchester subdivision in Dublin (CFS, IC)
- Complete drainage improvements at Industrial Boulevard and U.S. 80 intersection and culvert upgrades on Academy, Camilla, and Stonewall streets and Sunny Lane, Dublin (CFS, IC)
- Complete East Jackson Transportation Improvement study, Dublin (ED, CFS, IC)
- Conduct traffic planning intersection improvement study in Dublin (ED, CFS, IC)
- Intersection improvements at Industrial Boulevard and Walke Dairy Road in Dublin (ED, CFS, IC)
- Warning signal at GA 338 and Main Street intersection in Dudley to improve safety (CFS, IC)
- Replace all City-owned street signs in East Dublin (CFS, IC)
- Purchase new utility vehicle for maintaining streets and new tractor for maintaining rights-of-way in Montrose (CFS, IC)
- Replace street signs throughout Montrose to remain in compliance with signage and safety standards (CFS, IC)
- Upgrade railroad crossings at First, Second, and Main streets in Montrose (CFS, IC)
- Construct new sidewalks on Proctor Street in Rentz (CFS, IC)
- Pave Taylor-Rowland Road in Rentz (CFS, IC)
- Purchase one (1) full-sized pick-up truck and (1) lawnmower for Rentz (CFS)
- Conduct Rural Transit Study countywide to determine need for and feasibility of public transit program (ED, CFS, IC)
- Continued cooperative development/promotion as regional hub (jobs, shopping, healthcare, education, cultural opportunities, recreation, recycling) (ED, NCR, LU, CFS, IC)
- Historic resources preservation/reuse/promotion, such as commercial structures, historic landmarks, and historic districts (ED, NCR, HO, LU, CFS, IC)
- Promote existing countywide broadband access, while continuing to seek/maintain state-of-the-art services/facilities (ED, CFS, IC)
- Adoption of DCA's model Broadband Services ordinance and certification as Broadband Ready Community countywide (ED, CFS, IC)
- Broadband education for local leadership (ED, CFS, IC)
- Development/enhancement/maintenance of needed infrastructure upgrades and GRAD certification at industrial sites (ED, CFS, IC)

- Support for improvements, as needed, at Oconee Fall Line Technical College in Dublin (ED, CFS, IC)
- Continued support for Dublin campuses of Middle Georgia State University and Georgia Military College (ED, CFS, IC)
- Downtown Dublin and smaller municipalities revitalization support through Main Street Dublin, Downtown Development Authority, available incentives, other means (ED, NCR, HO, LU, CFS, IC)
- Downtown Dublin improvements, including wayfinding signage and merchants’ adopt a flowerbed program (ED, NCR, CFS, IC)
- Continued support for “Certified Retirement Friendly Community” designation/attraction of retirees (ED, NCR, HO, LU, CFS, IC)
- Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- U.S. 441/Exit 51 off I-16 gateway appearance improvements (ED, NCR, CFS, IC)
- New entrance signage at each gateway into East Dublin (NCR, CFS, IC)
- Continued conservation/protection of Hugh Gillis PFA and county’s wildlife management areas (River Bend, Beaverdam) and promotion/enhancement of additional outdoor recreation/nature venues (ED, NCR, CFS, IC)
- Local river outfitter/Oconee River access (ED, NCR, CFS, IC)
- Promotion/development of greater compatible economic use/tourism of parks, river, other natural/cultural resources (ED, NCR, LU, CFS, IC)
- Complete Dublin Riverwalk (ED, NCR, LU, CFS, IC)
- Construct Oconee Riverwalk and Bike Trail (Phase I) (ED, NCR, LU, CFS, IC)
- Improve Madison Street from Riverwalk to Church Street, Dublin (ED, NCR, CFS, IC)
- Extend Oconee River Greenway through Laurens County (ED, NCR, LU, CFS, IC)
- Construct walking trail to connect hotels at U.S. 441 and I-16 interchange with Oconee Fall Line Technical College campus (ED, NCR, LU, CFS, IC)
- Increased promotion of Buckeye Park and its GO FISH improvements (ED, NCR, CFS, IC)
- Protection of County’s important natural resources, including enforcement of model ordinance based on Georgia DNR’s Part V Environmental Planning Criteria for significant

wetlands, groundwater recharge areas, Dublin Water Supply Watershed, and protected Oconee River corridor (NCR, LU, CFS, IC)

- Complete countywide water conservation plan to protect/improve Oconee River’s water quality (ED, NCR, LU, CFS, IC)
- Enhance heritage/cultural tourism through expanding Dublin’s local historic districts, preserving/recognizing African American Southside Neighborhood historic district, promotion National Register-listed First African Baptist Church, museums, and other resources (ED, NCR, CFS, IC)
- Promotion of Civil War Heritage Trail and new Georgia Civil Rights Trail through Laurens County (ED, NCR, CFS, IC)
- Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, CFS, IC)
- Continued removal/rehabilitation of dilapidated housing in Dublin (ED, NCR, HO, LU, CFS, IC)
- Better define housing needs (supply, type) countywide (ED, HO, LU, CFS, IC)
- Develop collaborative public/private partnerships to enhance local housing (ED, HO, LU, CFS, IC)
- Initiate dilapidated housing rehabilitation/removal program in Dudley (ED, NCR, HO, LU, CFS, IC)
- Continue East Dublin housing initiative for removal of dilapidated housing (ED, NCR, HO, LU, CFS, IC)
- Develop/enhance/support resources to address local and transient homeless population, including veterans (HO, LU, CFS, IC)
- Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/subdivision regulations, and code enforcement county-wide (ED, NCR, HO, LU, CFS, IC)
- State/federal housing programs utilization, including homeownership (ED, NCR, HO, LU, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community’s vision/rural character (ED, NCR, HO, LU, CFS, IC)

- Marketing of available existing and new housing to attract new residents, such as returning natives and retirees (ED, NCR, HO, CFS, IC)
- Diverse mix of safe, quality housing, including affordable, rental, elderly, and compatible workforce housing (ED, HO, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Explore municipal annexation where appropriate and desired (ED, NCR, HO, LU, CFS, IC)
- Maintain/support Bellevue Avenue and downtown Dublin local historic districts and possible expansion, and other potential local historic district designations/efforts to preserve significant historic resources (ED, NCR, HO, LU, CFS, IC)
- Continue to utilize and keep current Dublin's water-sewer infrastructure master plan, and otherwise maintain/upgrade/expand water/sewer service provision as needed in Laurens County's smaller municipalities (ED, LU, CFS, IC)
- Drain/clean interior of Cadwell's water tank (CFS, IC)
- Rehabilitate Cadwell's sanitary sewer infrastructure, including gate valves at WWTP, lining all manholes in town and pipes along Walnut Street to WWTP, and replacing pipes along Railroad Avenue (CFS, IC)
- Rehabilitate/reline manholes and lift station in Dexter (CFS, IC)
- Water system upgrades in Dexter, including new water well and water tower maintenance (sandblast, repaint) (CFS, IC)
- Replace water/sewer infrastructure in Parklane Drive target area, Dexter (CFS, IC)
- Sewer system/line repairs in Dublin, including at/near Dublin Mall, Cypress and Barton drives, and within Earlwood Subdivision area (ED, CFS, IC)
- Replace River pump station sump valves (Dublin) (CFS, IC)
- Upgrade Dublin wastewater treatment plant (ED, CFS, IC)
- Extend sanitary sewer infrastructure to SR 257/U.S. 441 Industrial Site, Ferry Branch target area, and along Helen Drive, Dublin (ED, HO, CFS, IC)
- Rehabilitate sewer infrastructure along Camellia Drive and in Ferry Branch target area, Dublin (ED, HO, CFS, IC)
- Replace sewer infrastructure near Long Branch/YKK area, Dublin (ED, CFS, IC)
- Install backwash pump for Groundwater Plant filter, Dublin (CFS, IC)

- Valve repair/replacement on Dublin’s fire hydrants and water lines (CFS, IC)
- Upgrade water meters in Dublin to have radio read capabilities (CFS, IC)
- Replace Phase I section water main along SR 257 in Dublin (CFS, IC)
- Extend gas infrastructure to Pineridge, Shadow Pond, Kingswood, and Blackshear Ferry subdivisions (ED, HO, CFS, IC)
- Relocate gas infrastructure on Pinehill Road due to roundabout construction (CFS, IC)
- Upgrade gas meters to radio read capabilities (Phase 2), Dublin (CFS, IC)
- Construct new water well and elevated tank in Dudley (CFS, IC)
- Rehabilitate sanitary sewer in Buckeye Road and Larsen Street target areas of East Dublin (ED, CFS, IC)
- Upgrade Water Well #4 in East Dublin to increase its capacity (ED, CFS, IC)
- Purchase new chlorinator pump and automatic tester for water well #1 in Montrose (CFS, IC)
- Conduct water loss study of Montrose water system to determine water leak locations and amount of loss (CFS, IC)
- Sandblast/rehabilitate water tower interior on Coleman Register Road, Rentz (CFS, IC)
- Continue to improve fire services countywide, including equipment, training, and facility upgrades (CFS, IC)
- Maintain/upgrade/expand aging infrastructure and enhance services, fire protection, and quality of life (ED, NCR, HO, LU, CFS, IC)
- Construct new fire station in Dublin (LU, CFS, IC)
- Complete new Dudley fire station (LU, CFS, IC)
- Continued improvements to local public safety services, equipment, and facilities, including crime prevention/law enforcement, EMS, and EMA (CFS, IC)
- Construct new Dublin Police firearms shooting range (LU, CFS, IC)
- Promote/utilize current Civic Ready or other emergency alert program (CFS, IC)
- Continued maintenance/enhancement to retain excellent quality local educational facilities/services/technology (ED, CFS, IC)
- Enhancement of existing parks/recreation/leisure facilities and development of new park/recreation facilities/programs as needed countywide to complement community’s character and promote tourism (ED, NCR, LU, CFS, IC)
- Replace lighting at ballfield in Cadwell (CFS, IC)

- Resurface basketball and tennis courts in Cadwell (CFS, IC)
- Develop pocket park near downtown Dublin (LU, CFS, IC)
- Establish new park adjacent to Boys and Girls Club building in Dudley (LU, CFS, IC)
- Replace fencing and dugouts at Warnock Park in East Dublin (CFS, IC)
- Complete new walking track in Montrose (CFS, IC)
- Establish new playground in Montrose (CFS, IC)
- New restrooms and grilling area at park in Rentz (CFS, IC)
- Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding (ED, CFS, IC)
- Resurface badly damaged streets throughout East Dublin (CFS, IC)
- Improve/expand sidewalk connectivity, especially connecting downtowns and other community magnet uses (CFS, IC)
- Complete Phase 3 of Jackson and Jefferson streets crosswalk improvements (CFS, IC)
- Improve local bicycle infrastructure, support facilities, and events (ED, CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events and development of additional ones (ED, NCR, CFS, IC)
- Continued support for existing museums, such as Dublin-Laurens County Museum, and establish additional museums as needed as education resources/tourist attractions (ED, NCR, LU, CFS, IC)
- Establish an Artists in Residence program in Dublin (ED, NCR, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services, including city and county administrative facilities (ED, CFS, IC)
- Paint interior of Cadwell Community Center (CFS)
- Purchase two (2) generators and switches for water wells and Cadwell Community Center (CFS, IC)
- Purchase equipment, including backhoe and lawnmower (Cadwell, Dexter) and mosquito sprayer and public works truck (Dexter) (CFS, IC)
- Update Cadwell's water billing software (CFS)
- Complete Dexter Community Center remodeling and construct additional parking lot (CFS)
- Rewrite Dublin zoning ordinance (CFS)
- Construct new Dublin Public Works facility (LU, CFS)

- Develop scattering garden at Northview Cemetery in Dublin (CFS)
- Construct new Dudley City Hall (LU, CFS)
- Establish new senior center in East Dublin (CFS, IC)
- Develop “Smart City” marketing plan for Dublin (ED, CFS, IC)
- Continued maintenance/upgrades, as needed, of local healthcare facilities/services, including retaining Dublin’s status as a regional healthcare hub (ED, CFS, IC)
- Maintenance/upgrades to County’s state-of-the-art Subtitle D landfill through technological and/or other improvements, and promote use of convenience centers (ED, NCR, CFS, IC)
- Purchase land to relocate Montrose’s solid waste convenience center (LU, CFS, IC)
- Continue to support/utilize local media to inform the public (ED, CFS, IC)
- Continue to use local clubs/organizations and non-profits to participate in civic efforts and assist those in need (ED, CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)

Opportunities

- Continuing existing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Post-secondary education access locally at Oconee Fall Line Technical College, Georgia Military College and Middle Georgia State University Dublin campuses, and other nearby institutions (ED, IC)
- Excellent local public and private schools, including facilities, technology, and dual enrollment opportunities (ED, CFS, IC)
- Local high school graduation rates (ED, CFS)
- Existing businesses/industries, such as YKK AP America, Inc.; Best Buy Distribution Center, Farmer’s Home Furniture, and others including international companies (ED, NCR, CFS, IC)
- Low unemployment/strong local workforce (ED, IC)
- Existing agricultural/forestry uses (ED, NCR, LU, IC)

- Dublin Airport Industrial Park with available land/space and other available industrial sites (ED, CFS, IC)
- Heart of Georgia Mega site (ED, LU, CFS, IC)
- Laurens-Treutlen Joint Development Authority (ED, IC)
- Transportation improvements, including TIA funded resurfacing, paving projects, and new Oconee River Bridge in Laurens County (ED, CFS, IC)
- Proximity to Savannah port and Atlanta airport (ED, CFS, IC)
- Bud Barron Airport and its recent runway extension (ED, CFS, IC)
- Active functioning Downtown Dublin with streetscape improvements, expanded parking, rehabilitation opportunities, Main Street Dublin, and Downtown Development Authority (ED, NCR, HO, LU, CFS, IC)
- Phase I of Dublin Historic Resource Inventory completed (NCR, HO, CFS, IC)
- Expanded local historic district in Dublin to include portions of downtown (ED, NCR, HO, LU, CFS, IC)
- Local/regional tourism events/venues, such as month-long St. Patrick's celebration in Dublin, Haunted Montrose, Dublin-Laurens Museum (ED, NCR, CFS, IC)
- MLK, Jr. Park adjacent to First African Baptist Church, Dublin (ED, NCR, LU, CFS, IC)
- New home for Dublin-Laurens County Museum on Bellevue Avenue in Dublin (ED, NCR, LU, CFS, IC)
- Dublin Railroad Park redevelopment/expansion (ED, NCR, LU, CFS, IC)
- Active Dublin-Laurens Chamber of Commerce (ED, NCR, LU, CFS, IC)
- Nature-based, agri-tourism, recreation, heritage, and other tourism venues, including the Oconee River; Dublin Riverwalk; Hugh Gillis Public Fishing Area; River Bend and Beaverdam wildlife management areas; Civil War Heritage Trail; Georgia Civil Rights Trail; and others (ED, NCR, LU, CFS, IC)
- State Bike Route 40 and new U.S. Bike Route 15 through Laurens County (ED, NCR, CFS, IC)
- Master Plan for State Bike Route 40 development through Dublin and along Oconee River (ED, NCR, LU, CFS, IC)
- Local cultural/historic resources, such as Dublin-Laurens Museum, former Carnegie Library, First African Baptist Church, Theatre Dublin, and historic residential and downtown commercial districts/areas, and opportunities for increased heritage tourism (ED, NCR, CFS, IC)

- Historic First National Bank (Skyscraper) certified rehabilitation for Georgia Military College's Dublin Campus (ED, NCR, LU, CFS, IC)
- Dublin's Certified Local Government (CLG) designation (ED, NCR, CFS, IC)
- Community's rural character/small town quality of life (ED, NCR, HO, LU, CFS, IC)
- Dublin-Laurens County Certified Retirement Friendly designation (ED, CFS, HO, LU, CFS, IC)
- Lower property values/lower property taxes (ED, NCR, HO, LU, CFS, IC)
- Southern Pines Ag and Expo Center (ED, NCR, LU, CFS, IC)
- Significant natural resources, including Oconee River and its corridor, and others (ED, NCR, LU, IC)
- Recreation resources, such as Buckeye Park and Southern Pines Regional Park (ED, NCR, LU, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)
- Dublin-Laurens County Land Bank Authority and successful removal/rehabilitation of dilapidated housing (ED, NCR, HO, LU, CFS, IC)
- Dublin's blight tax (ED, NCR, HO, LU, CFS, IC)
- Lower cost of living and housing costs (ED, NCR, HO, LU, CFS, IC)
- Active Keep Dublin-Laurens Beautiful program (ED, LU, CFS, IC)
- Gateway improvements (3) into Dublin, including MLK corridor from U.S. 441 South/Joiner Street to downtown (ED, NCR, CFS, IC)
- U.S. 80/U.S. 319/GA 29 intersection beautification in East Dublin (NCR, CFS, IC)
- Land available for sale (ED, NCR, HO, LU, CFS, IC)
- Existing loft apartments in downtown Dublin, including Fred Roberts Hotel condos (ED, NCR, HO, LU, CFS, IC)
- Dublin's participation in Georgia Initiative for Community Housing (GICH) (ED, HO, LU, CFS, IC)
- Dublin's Neighborhood Partnership Program to improve historic residential areas adjacent to downtown (ED, NCR, HO, LU, CFS, IC)
- Availability of CDBG/other public/private programs to rehabilitate low and moderate income housing (ED, NCR, HO, CFS, IC)
- City of Dublin Urban Redevelopment Plan (2018) (ED, NCR, HO, LU, CFS, IC)
- Water/sewer infrastructure upgrades in Dexter (CFS, IC)
- Downtown Dublin I & I sewer rehabilitation (ED, CFS, IC)

- Sewer system upgrades in Dudley (CFS, IC)
- New water meters in East Dublin (CFS, IC)
- Cadwell City Hall renovations (CFS)
- Cadwell Community Center renovations (roof, screened porch, AC, furnishings) (CFS)
- New vacuum machine for East Dublin Street Department (CFS, IC)
- City of Dublin’s PlanFirst designation (CFS, IC)
- Local medical facilities, including Fairview Park Hospital and Carl Vision Veterans Medical Center (ED, CFS, IC)
- VA Voluntary Service Student Volunteer Program and Summer Youth Program (ED, CFS, IC)
- Upgraded Laurens County Health Department (CFS, IC)
- Free volunteer-maintained health clinic in Rentz (CFS)
- Strong local public safety/enforcement (CFS, IC)
- Laurens County Jail upgrades, including addition of 12 individual holding cells (CFS, IC)
- Public safety vehicle purchases in East Dublin, including new police vehicles annually and new rescue truck (CFS, IC)
- Five new fire stations in county (Cadwell, Dexter, Dudley, Montrose, Rentz) (ED, CFS, HO, LU, CFS, IC)
- Existing cultural facilities/services (ED, NCR, CFS, IC)
- Laurens County Historical Society (NCR, IC)
- Laurens County Library (ED, CFS, IC)
- Existing local, regional, and state partnerships, including public safety/fire service cooperation, Heart of Georgia Altamaha Regional Commission, and others (ED, NCR, CFS, IC)



Economic Development

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Laurens County. Much of Laurens County's early growth resulted first from Oconee River commerce, and then, more importantly, from railroad establishment in the late 1800s. The Carl Vinson V.A. Medical Center, the location of I-16 along with other improving highways, the county's central location between Georgia's metro areas, and success in diversifying and transforming local industry, have stabilized and stimulated growth in the county. Establishing itself as a regional leader in retail service, health care, and jobs have distinguished Dublin/Laurens County. The opening of I-16, the four-laning of U.S. 441 North, and improvements to rail and airport service have further opened doors of growth, opportunity, and exposure for the Laurens County community.

Laurens County was an early frontier area of Georgia, settled because of its natural beauty, fertile soils, and abundant pine forests, and access to the Oconee River. Its growth explosion followed economic growth and the further opening of outside markets with the arrival of the Wrightsville and Tennille Railroad and other railroads in the 1880s/1890s. The abundant natural resources provided for important economic opportunities, and a profitable cotton, and then lumber and naval stores industry resulted. Local entrepreneurs, outside investment, and improvement of infrastructure have always been important to Laurens County. The county's architecture, character, and many natural and cultural resources have always attracted attention and investment. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 441, U.S. 80 and I-16. The Oconee River, the Beaverdam and River Bend wildlife management areas, the Hugh M. Gillis Public Fishing Area, and Dublin's St. Patrick's Day Festival have been calling cards of the community's outside natural resources and beauty. Quality of life, family orientation, devotion to culture and heritages, small-town charm, outdoor scenic beauty, and celebration of local heritage are local economic strengths and opportunities available today for supporting and

developing additional economic development opportunities. These efforts are already paying dividends through the location of retirees, new residents, and the first U.S. location of international businesses.

There are continuing needs for Laurens County's economic development. Incomes in Laurens County remain relatively low, ranking about 75 percent that of the state. The per capita money income in Laurens County as reported by the Census Bureau for 2013-2017 is \$20,687, compared to \$25,309 in Georgia as a whole. Median household income is \$35,202, or about 65% that of Georgia. About one-fourth of Laurens County citizens are in poverty, compared to only 17% in Georgia as a whole. This high poverty has persisted for a number of decades. Despite recent job recruitments, there are needs for more jobs. Unemployment in the county has improved from 10.5% in 2013 to 4.4% in 2019. This figure remains more than Georgia's 3.8%, and the U.S.'s 3.6%. Job skills of local residents are also somewhat of a concern; about 26% of local residents are without a high school diploma compared to 16% statewide. Despite improvements, Laurens County remains one of Georgia's Tier One counties, or in the bottom 71 counties due to economic conditions. The good news is that the community's economic development team can offer up to a \$4,000 job creation tax credit per job to prospective investors. Over 82 percent of county residents do work inside Laurens County and record a mean travel time to work of 23 minutes.

There are opportunities and cause for optimism for economic development in Laurens County as well. Employment within the county remains concentrated within manufacturing (14.8%), government (22.6%), retail trade (13.3%), and healthcare (13.8%) sectors. This reflects the stability and importance of the healthcare, hospitals and other facilities, as well as the local schools and technical college. Laurens County does remain a regional leader in many categories providing nearly 20,000 jobs, and about one in six of jobs regionwide. The Carl Vinson VA Medical Center is currently the largest employer in Laurens County with approximately 1,500 employees. There are additional opportunities related to the abundant fields and forests and outstanding natural resources of the county, and the county's location and transportation access. Laurens County ranks in the top 10 counties by value for many commodities including, barley, oats, straw, soybeans, and timber. Total agriculture products value for Laurens according to the 2018 Farmgate Value Report was \$58,759,972 and ranked 73rd of Georgia's 159 counties. The cost of living in Laurens County is relatively very low, and the crime rate is low making it even more attractive as a place to live for

families and new residents and retirees, especially in the context of overall high quality of life, attractive open spaces, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities. The same can be said for location of business and entrepreneurial opportunities, particularly given county history and recent successes in having foreign companies locate their first U.S. plants within the community. Due to a new federal law, investments pursued in the Federal Opportunity Zone Program may become an important avenue to attract developers to the community. Laurens County has four Federal Opportunity Zones to market and utilize as redevelopment tools. These advantages and opportunities have been recognized by the private sector as evidenced by the planned development of a private industrial mega site along I-16.

The Laurens 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 Laurens County.

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

Laurens County will continue to support its local school systems, Oconee Fall Line Technical College, Middle Georgia State University, and Georgia Military College and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, civic groups, and continuing intergovernmental cooperation particularly on the regional levels. The Great Promise Partnership will be investigated, and other local programs will be supported. The retention of local graduates through enhanced opportunities will be pursued. Certified Literate Community participation will continue.



- **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. Support of existing forest industries and uses will be maintained. The Market on Madison farmers market and the Southern Pines Ag and Expo Center will be utilized for market expansion and exposure, and general promotion.



- **Develop/Maintain Necessary Infrastructure**

The Laurens County community will jointly work to solve any infrastructure deficiencies, including highway needs, drainage issues, and otherwise individually address water/sewer and other needs. The lack of appropriate broadband telecommunications access, particularly outside Dublin, will also be addressed. Dublin's innovative water/sewer service master plan, and other infrastructure plans, will continue to be implemented to improve/expand service, and maintain excess capacity for commercial, industrial, and residential uses.

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

Dublin created an early loop of fiber optic capability, primarily for business and government use. Broadband availability is now recognized as one of the top requirements for economic development attraction. This availability needs to be expanded to include residential users and expanded countywide.

- **Nurture Existing Businesses/Entrepreneurs**

The Laurens County community will work through its Development Authority and Chamber of Commerce, and in cooperation with Oconee Fall Line Technical College and state agencies, to meet local industry and business needs and encourage expansions and new local business development. To accomplish this goal the community will utilize the Chamber's industry contacts.



- **Attract New Businesses**

The Laurens County community, through its Development Authority, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will work diligently to effect economic development through a multi-faceted approach. Downtown revitalization, tourism enhancement, and development of a new airport industrial park and other infrastructure improvements will all be emphasized. Support of the Heart of Georgia Mega Site will also be employed. Utilization of Federal Opportunity Zone benefits will be promoted to potential investors. The local governments will also remain vigilant of changing economic indicators and pursue additional state economic zone designations as necessary to remain competitive with job tax credit incentives.

- **Promote/Enhance Tourism**



Laurens County's Oconee River, the Beaverdam and River Bend Wildlife Management Areas, the Hugh M. Gillis Public Fishing Area and outdoor amenities; the St. Patrick's Day Festival, other festivals, museums, and community centers; U.S. Bike Route 15, and State Bike Route 40, and other bicycle facilities and events; many historic structures; its location along I-16, U.S. 441, and U.S. 80; its farms and scenic countryside; its existing

downtown revitalization; its culture/arts; the Dudley Little League; East Dublin's Buckeye Park; Montrose's Haunted School, and more offer much potential to increase visitors. The community already has much momentum.

- **Improve Transportation Access/Quality**

The regional T-SPLOST has delivered much needed local resurfacing and other road improvements which have enhanced the community as a place to live and work. The new bridge across the Oconee River and the Hillcrest Parkway improvements in Dublin will open other opportunities for job creation, as well. The completion of widening of U.S. 441 under Georgia's GRIP program would bring more usage and travelers to the county. The City of Dublin and Laurens County plan to contract with the Heart of Georgia Altamaha Regional Commission to conduct a Rural Transportation Study to determine the feasibility of public

transit. These and other improvements could enhance local travel, bring more visitors, and make business markets more accessible. It would also make it easier to live or retire in Laurens, but work or travel elsewhere. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The W.H. “Bud” Barron airport and its continued improvement are also important.

- **Revitalize Downtowns**

The historic fabric and available buildings in downtown Dublin, in particular, and a more limited way in the other municipalities, allow for additional opportunity, even as much already is being realized. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride, community cooperation and further avenues for community use and celebration. They also can stimulate private investment. The further implementation of preserving and improving surrounding historic neighborhoods and connecting them to Downtown Dublin, and facilitating expansion improvement of the Dublin Riverwalk and Oconee River Greenway will also help.

- **Support/Continue Development of Local Industrial Parks/Sites**



The community has a number of available sites and buildings to market. The Bud Barron Airport Industrial Park does need the provision of additional improvements. The most recent speculative building (established in 2013) is currently occupied by Dinex Emissions. Services and marketing have to stay ahead of opportunities, especially given recent local successes in industrial recruitment.

- **Support Private Heart of Georgia Industrial Mega Site**

Laurens County has an excellent opportunity with this GRAD certified industrial site to promote many advantages and location through development of this mega site by the private sector, utilizing their investment and promotion at little local public cost. It is a win/win situation with someone else doing the heavy lifting. It will only enhance and accent local job recruitment.

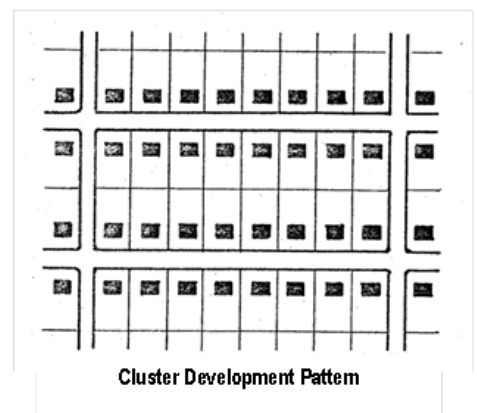


- **Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. An active chamber of commerce, development authority, 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, and support of the private industrial mega site offer 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 overall has developed 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. There is already built in local support given the community’s success in preserving the natural and built environment, and utilizing the culture, arts, and history of the community.



- **Retiree Attraction**

Laurens County’s location and high quality of life are already paying economic dividends. These advantages can be attractive to retirees as well, especially given the outstanding health care available locally. The community has recognized this through seeking and receiving designation as a Certified Retirement Friendly Community in 2012, the first in Georgia.

- **Support VA Hospital/Oconee Fall Line Technical College/Middle Georgia State University Dublin Campus/Georgia Military College (Dublin)**

As noted earlier, the Carl Vinson VA Medical Center Complex has been a very important continuing contributor to a stabilized local economic base. Educational facilities like Oconee Fall Line Technical College, Georgia Military College (Dublin), and Middle Georgia State University/Dublin Campus are also crucial to a diversified and stable economy, and educational levels/job skills improvement so critical to

today's economy. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

- **Utilize/Promote/Conserve Outdoor Amenities/Natural Resources**

The fields, forests, and rich natural resources of Laurens County have always been important to community and economic development within the county, and remain so today. Much of the community's high quality of life rests with the Oconee River, the two WMAs, the Hugh M. Gillis Public Fishing Area, and local heritage preservation and celebration efforts. These amenities are treasured both for their contribution to quality of life and economic development.

- **Regional Hub Development**

Dublin and Laurens County and its other municipalities have become recognized leaders in retail, job creation, infrastructure/services, health care, rural schools, attention to historic preservation, culture, patronage of the arts. It is a model for rural development across Georgia and beyond. Continued cultivation and support of this status is necessary and will continue to pay dividends in community and economic development.



Broadband Services

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

Broadband Services



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

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Laurens 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, 98.1 percent of

the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps. This percentage drops to 89.7% in rural areas. In the FCC's 2018 Broadband Deployment Report, it was found that 59.5 percent of the population in Laurens County have access to fixed broadband technology served by DSL, Cable, and Fiber networks.

DSL service is available with a speed up to 25 Mbps in an area in and around the cities of Dublin and East Dublin. Multiple blocks throughout the unincorporated county have access to DSL technology with download speeds up to 10 Mbps. Cable line access is available in Dublin and East Dublin and blocks near the city limits in each direction. The areas served by cable service have download speeds up to 1Gbps (1,000 Mbps.) As of the 2018 FCC Broadband Deployment Report, the cities of Dublin and East Dublin are served by a fiber optic network. Few blocks located in the unincorporated area of Laurens County have fiber optic line access. In 1999 the City of Dublin, being ahead of the technological and economic development curve, developed a City owned Fiber Optic Ring. The development of the ring provided a service to local government facilities along with the possibility of adding private businesses to the system, thus attracting more businesses and industries to the area. As of now the City of Dublin is at the stage of adding private businesses to the ring. The fiber optic ring was placed throughout parts of Laurens County to supply more than just the city limits with the possibility of connection. The ring is made up of 96 count 1 Gigabit fiber optic ring. This ring is supplied internet connectivity by fiber connections from both Atlanta and Jacksonville, Florida. Cisco routers were placed throughout the system at key locations for distribution and maintenance purposes. These routers, along with the process used to configure them, provide the ring with the capability to maintain redundancy. Redundancy is a feature that allows the system or ring to continue working when circumstances would normally result in failure. The City of Dublin offers free Wi-Fi in Stubbs Park and Oconee Gym. Free Wi-Fi downtown at the Farmers Market is planned in the near future. A local telephone cooperative, Progressive Rural Telephone, serves portions of rural Laurens County with fiber optic and DSL technologies.

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. Laurens County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission's Digital Economy Plan in 2015, service reliability can be an issue with this technology.

An industry desiring an improved communications network will likely seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Laurens County; however, the fixed broadband technology fails to reach 6 out of 10 homes in the county. Increased competition among providers may also decrease the cost charged to the consumer. Wireless 4G LTE in the county meets minimum speeds of wireless broadband, but it is inadequate for industry seeking to locate in the county. The need for broadband service in Laurens County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered "Broadband Service."



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

- Develop and maintain an inventory of served and unserved Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.





- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development), the Laurens County School System, and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.



Laurens County Digital Economy Fixed Network

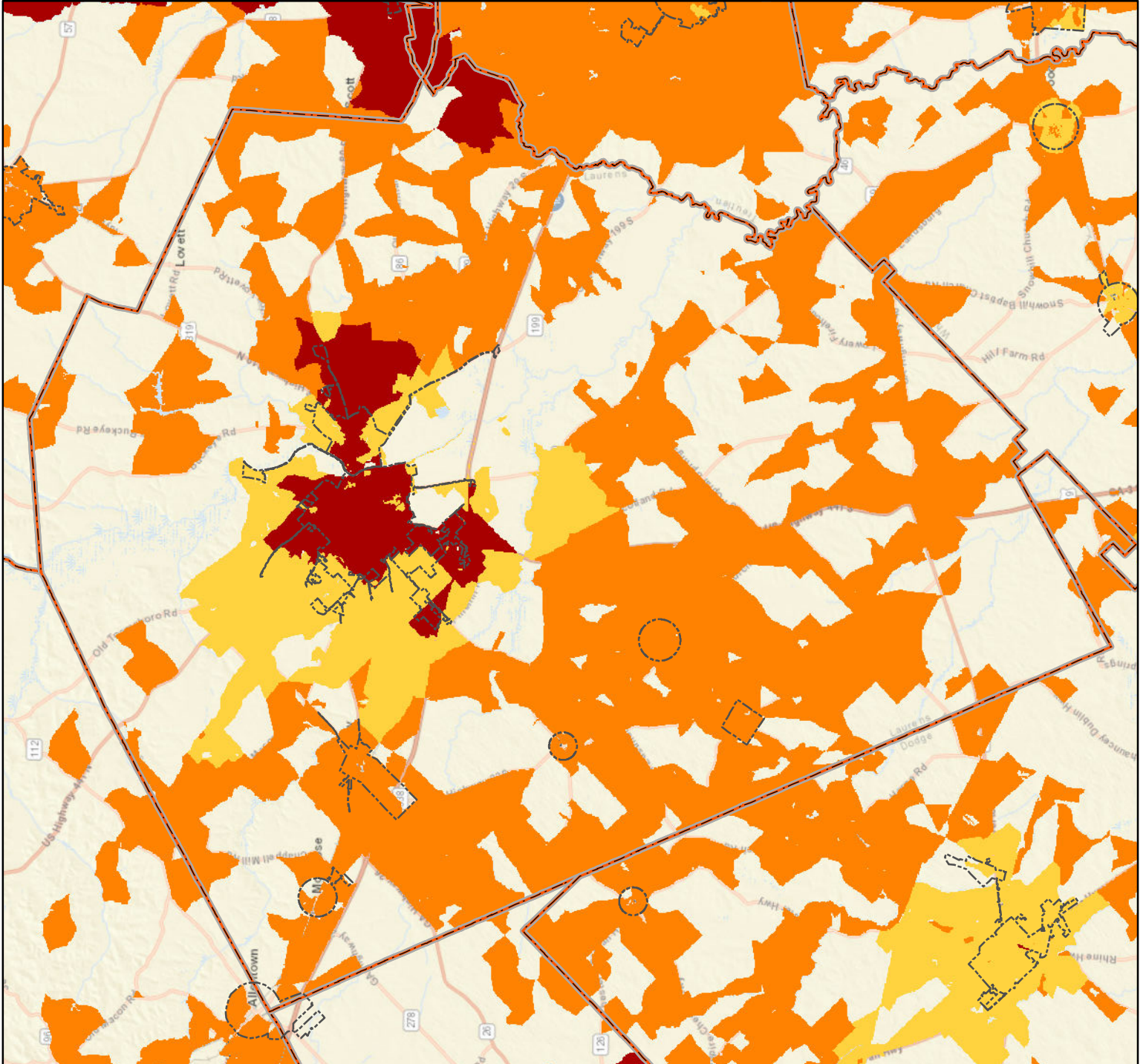
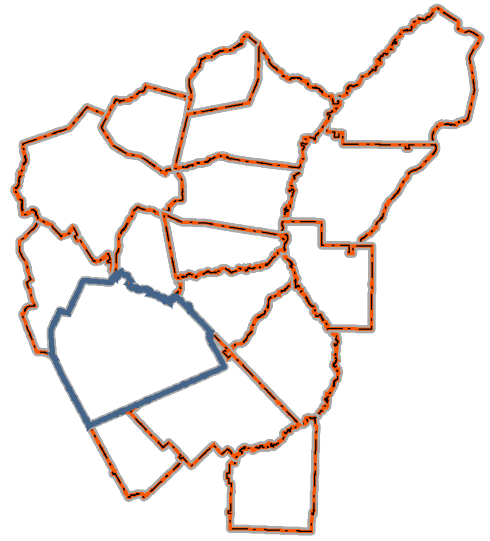
-  City Limits
-  County Boundary

Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL



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Laurens County Digital Economy Fixed Network DSL

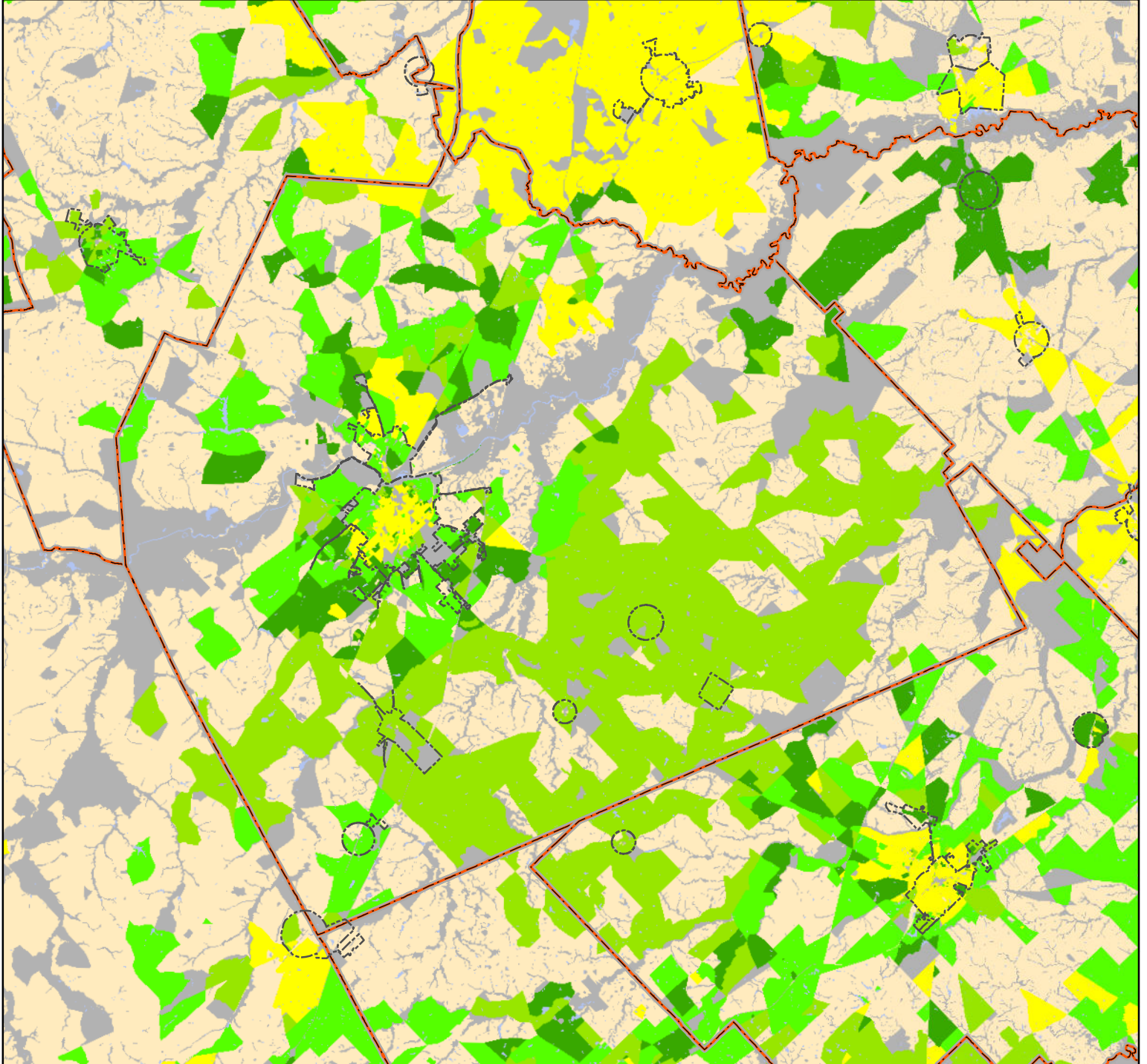
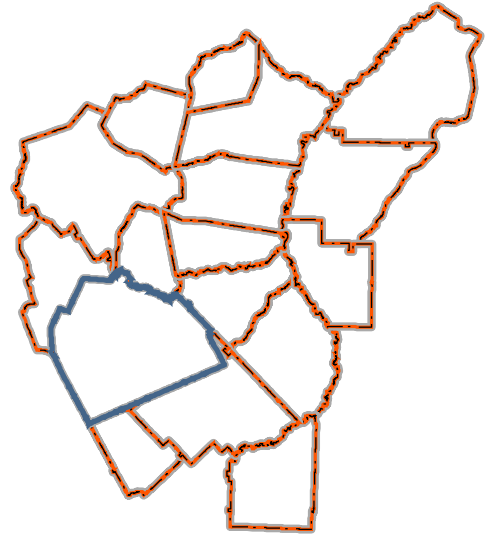
City Limits
County Boundary

Speed Availability

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



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Laurens County Digital Economy Fixed Network

Fiber

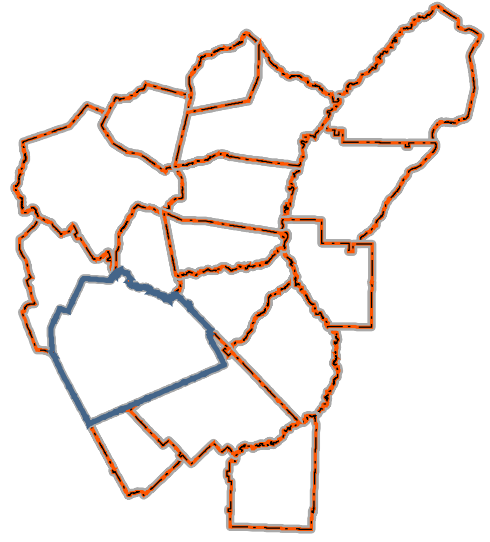
-  City Limits
-  County Boundary

Speed Availability

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

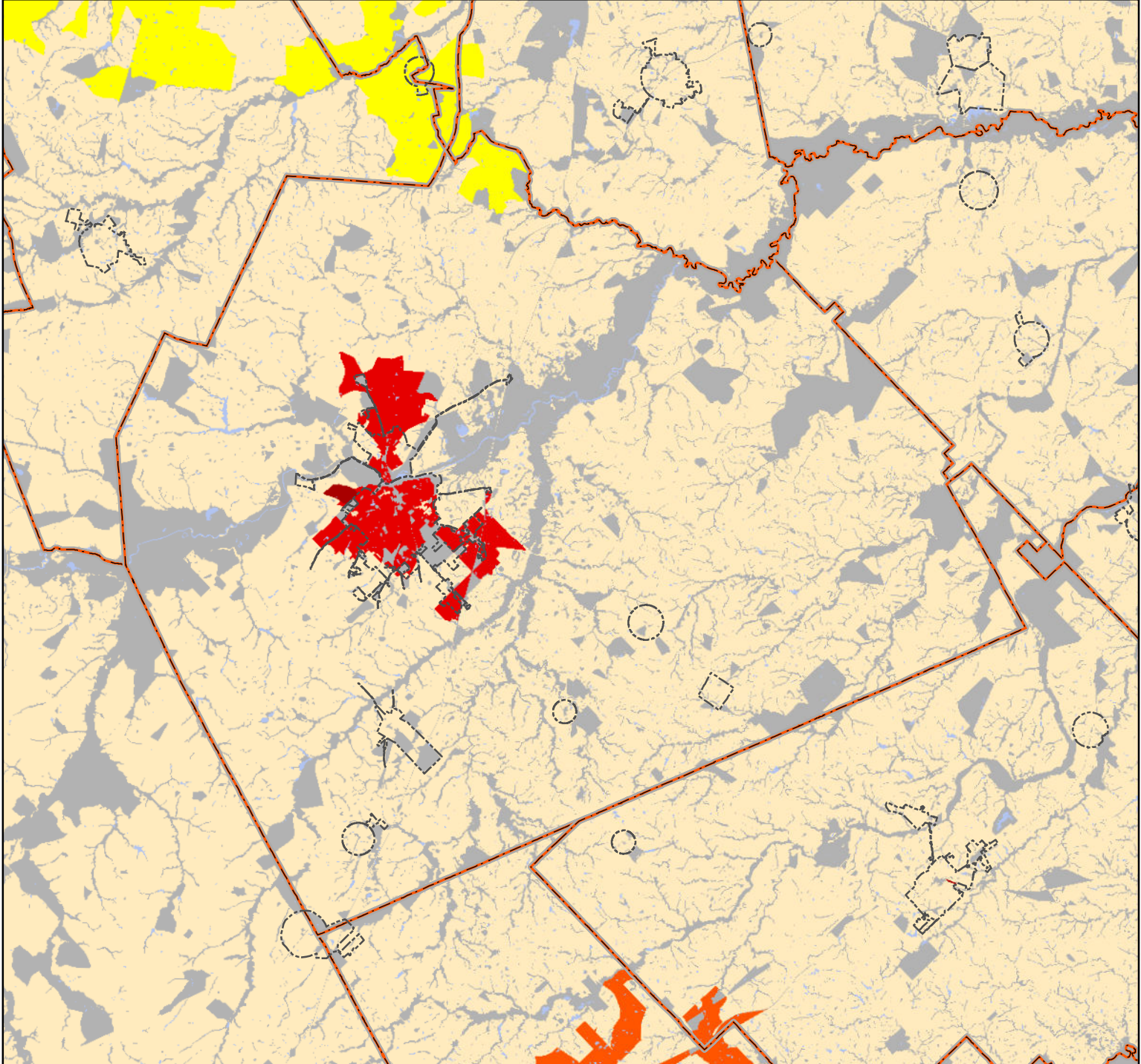


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Date: 7/27/2018












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Laurens County Digital Economy Fixed Network Cable

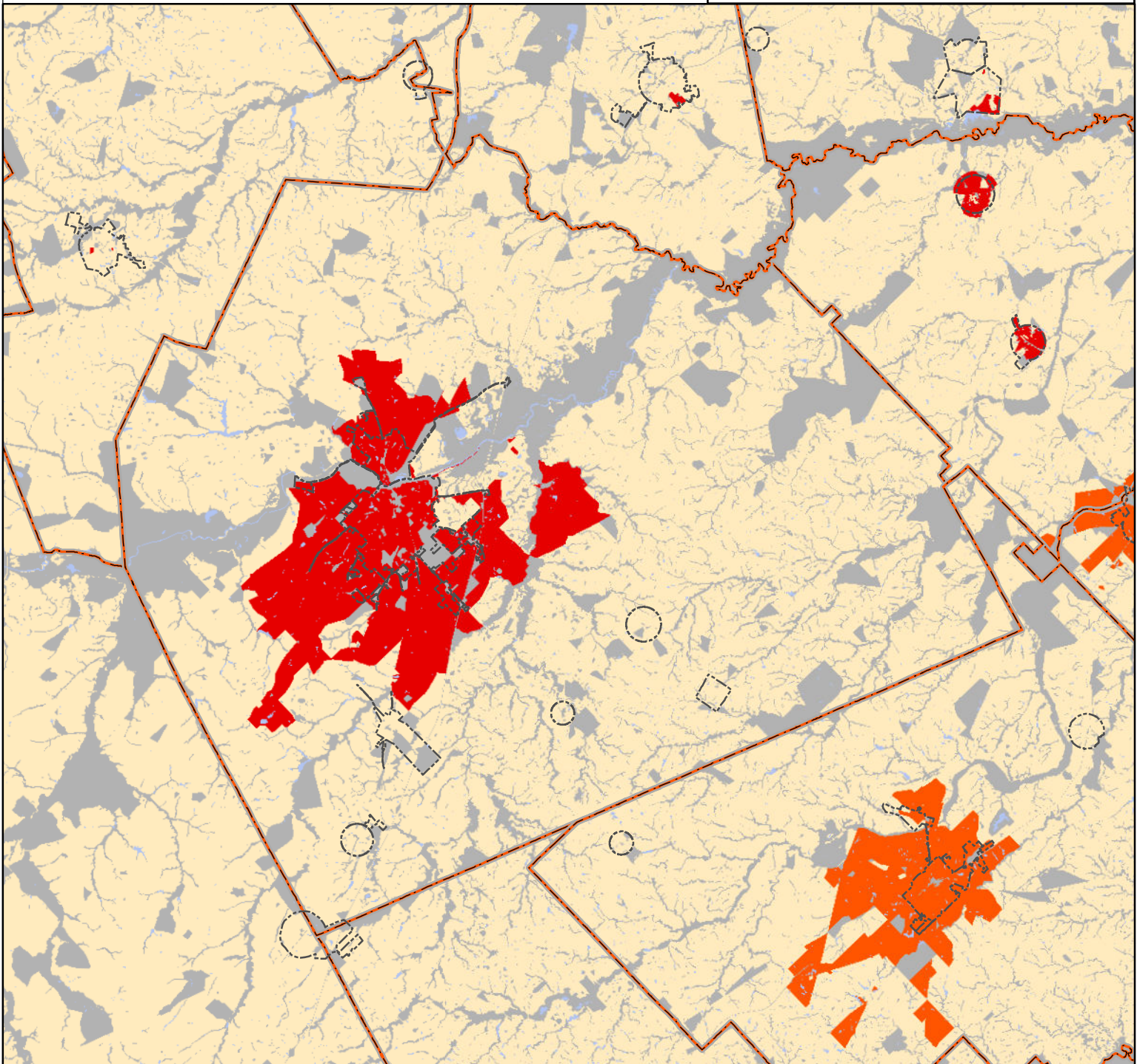
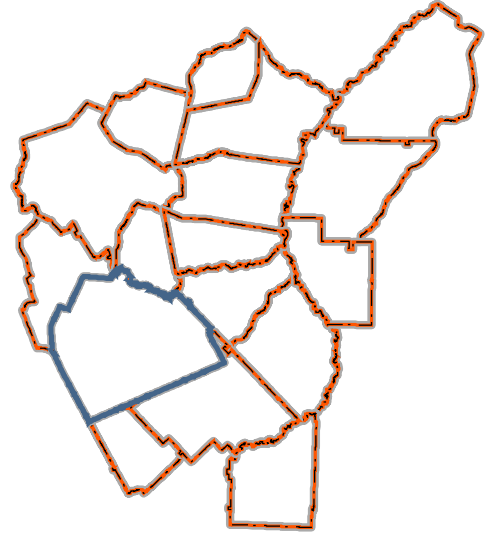
-  City Limits
-  County Boundary

Speed Availability

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




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Laurens County Digital Economy Wireless 4g LTE

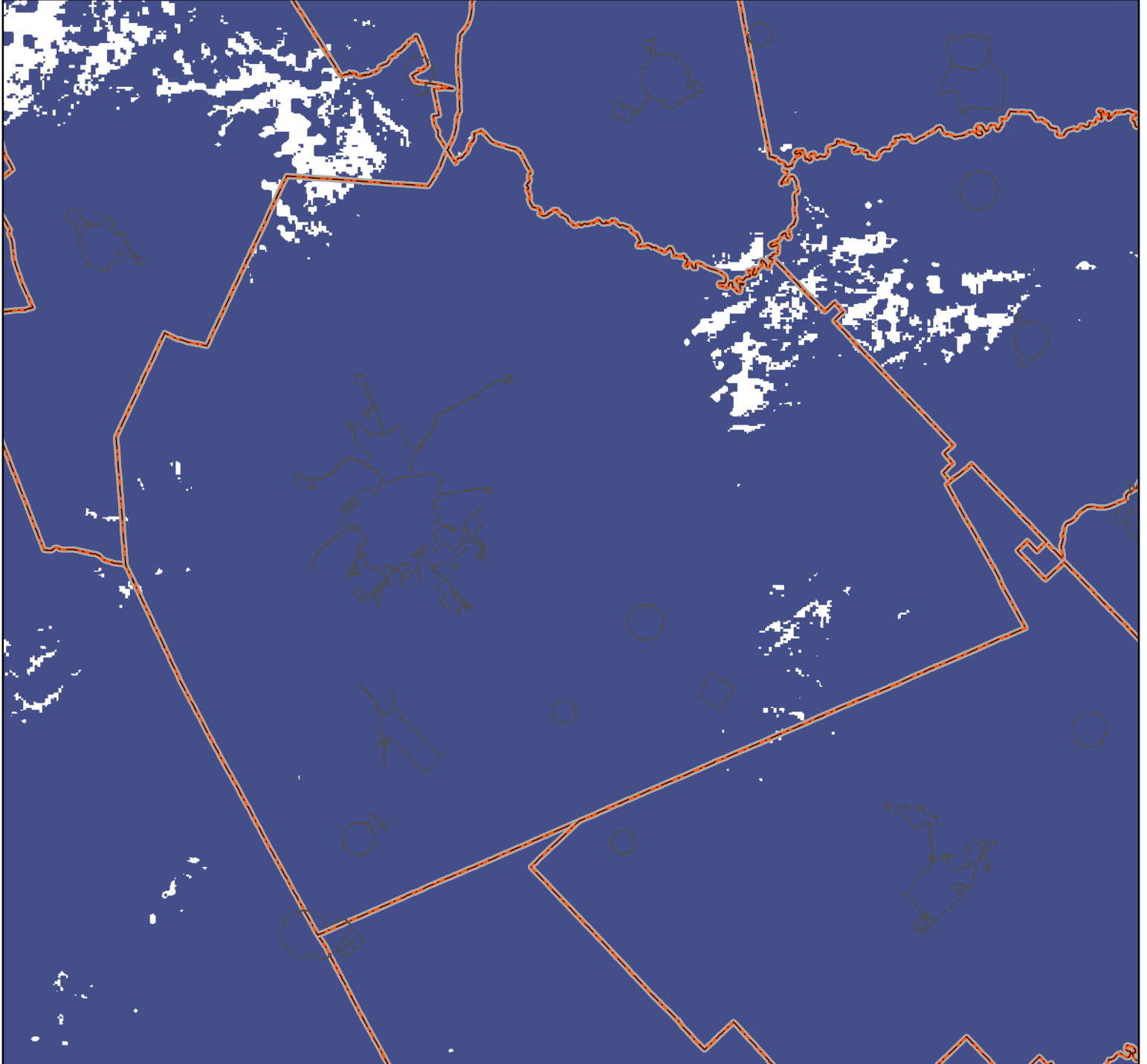
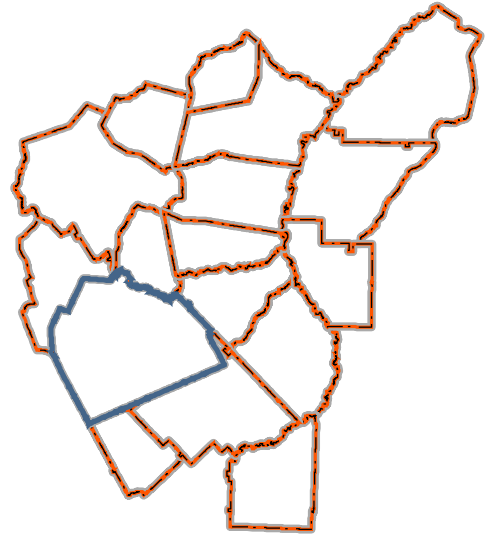
-  City Limits
-  County Boundary

Availability

-  Wireless 4G LTE



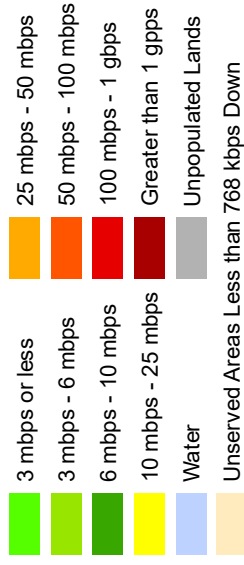
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Laurens County Digital Economy Wireless 4g LTE



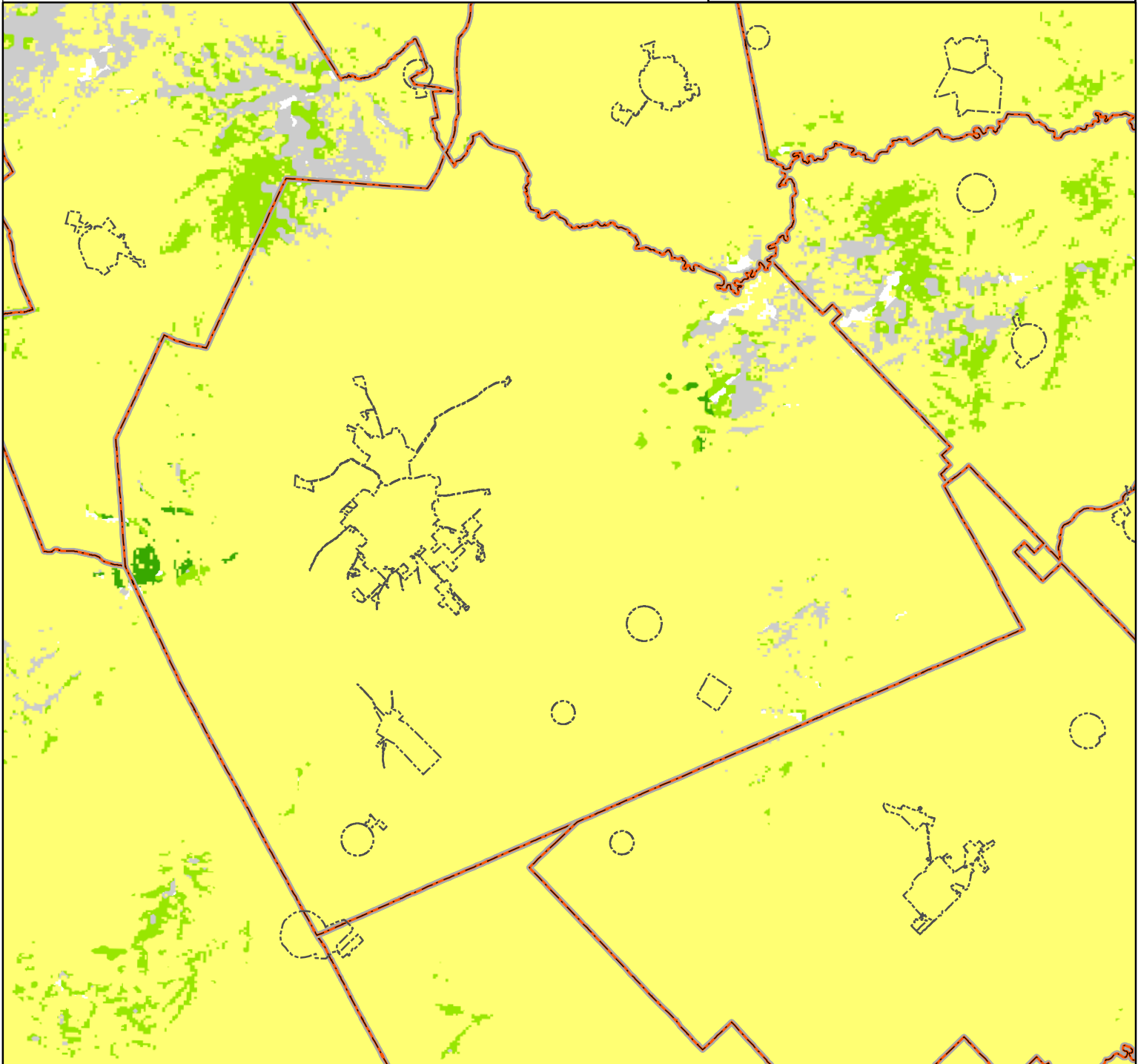
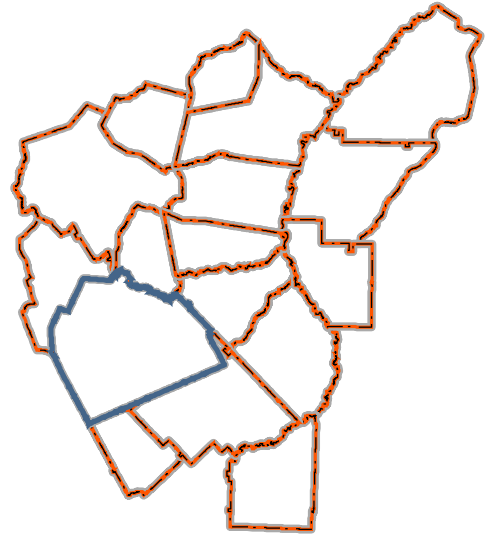
Speed Availability



Unpopulated Lands



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Land Use

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

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

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

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

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

Laurens County and its municipalities are united in their vision and desires for growth. Despite being a regional center in many areas, it remains a rural county with abundant natural and cultural resources, great natural beauty, fortuitous location, continuing success diversifying economically, excellent infrastructure, much pride in family and heritage, and many other assets for growth. The community's vision for its growth and development is one that protects and utilizes its natural and cultural resources and landscape to continue growth and development conducive to maintaining its regional leadership, and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities, developed areas and along I-16. Agricultural and particularly forestry would be kept viable and remain the principal land use of the county. It would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. The natural beauty, landscape, and preserved historic landmarks would be utilized for tourism development and treasured for their quality of life contributions. Downtown revitalization and attention to developing cultural and arts programs and facilities would be integral components to the extraordinary high quality of life. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry and conservation uses, and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While technically only the municipalities having a zoning ordinance are required to have a Land Use element in its comprehensive plan under the 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. Character areas have been created to ensure development style and scale remains appropriate to the area. 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 and character area maps do provide official display of community desires and goals for compatible future growth and development.

The community's land use and character area 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. Each character area displays vital goals to be considered by developers when planning projects in the community. 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 Laurens County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

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

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

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

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

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

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

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

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

Existing Land Use Distribution, 2019 (Acres) Laurens County		
Land Use Category	Acres	Percent of Total
Agriculture/Forestry	450,046	85.91
Commercial	3,038	0.58
Industrial	11,194	2.14
Park/Recreation/Conservation	6,267	1.20
Public/Institutional	1,327	0.25
Residential	36,185	6.91
Transportation/Communications/Utilities	15,770	3.01
Total	523,827	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2019.











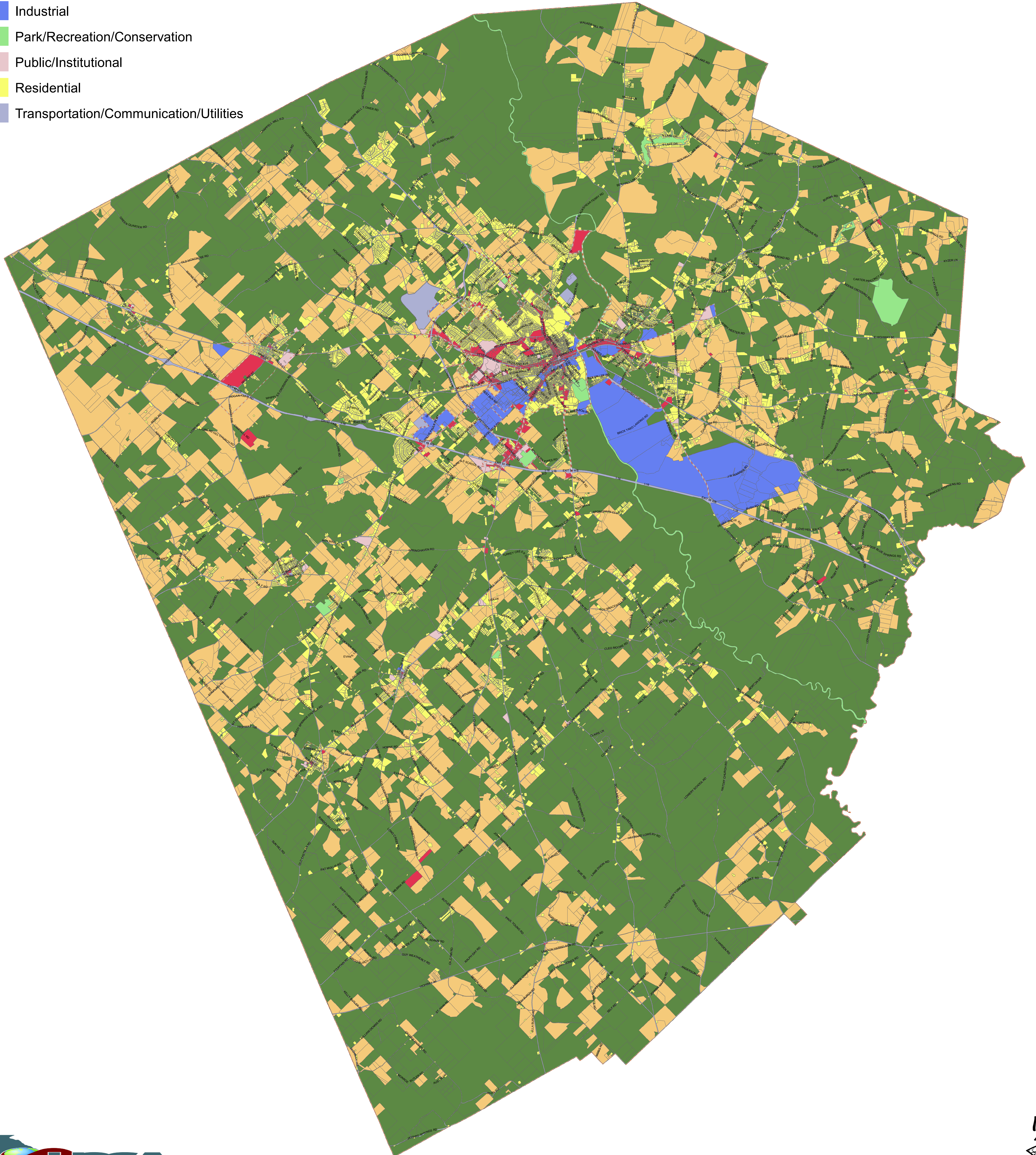
Laurens County Existing Land Use Map

Legend

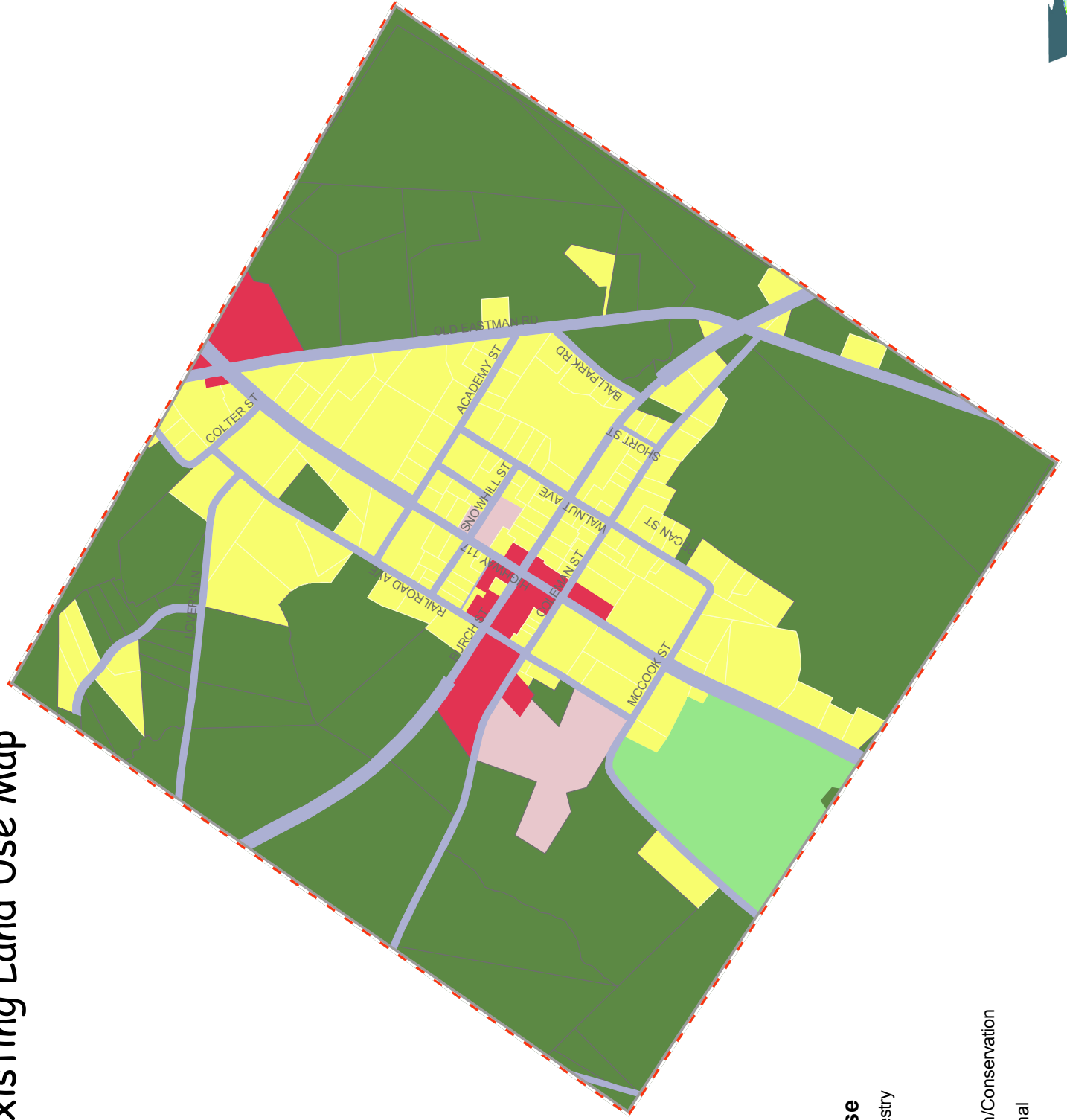
Landuse

Existing

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



Cadwell Existing Land Use Map

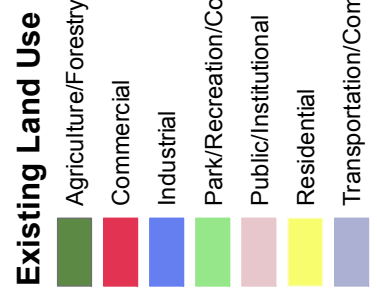
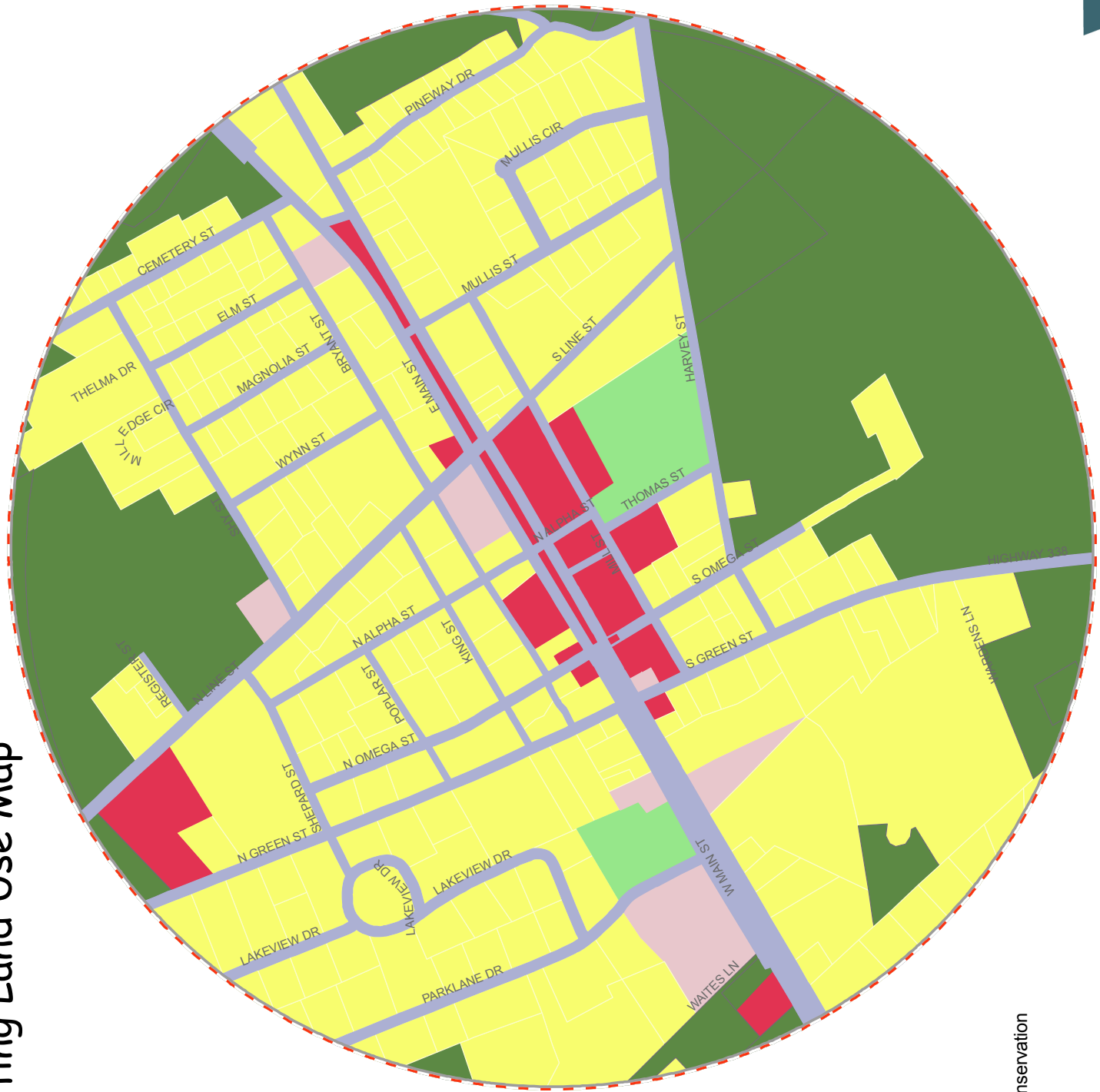


Existing Land Use

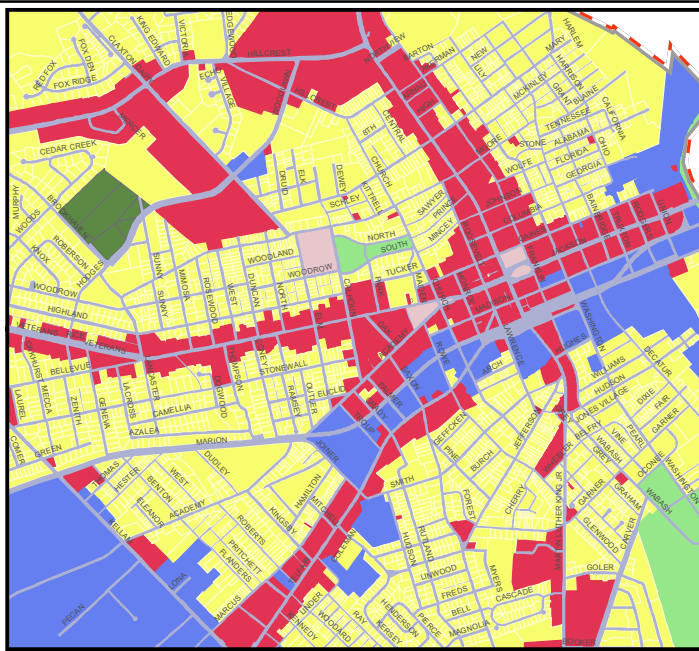
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



Dexter Existing Land Use Map

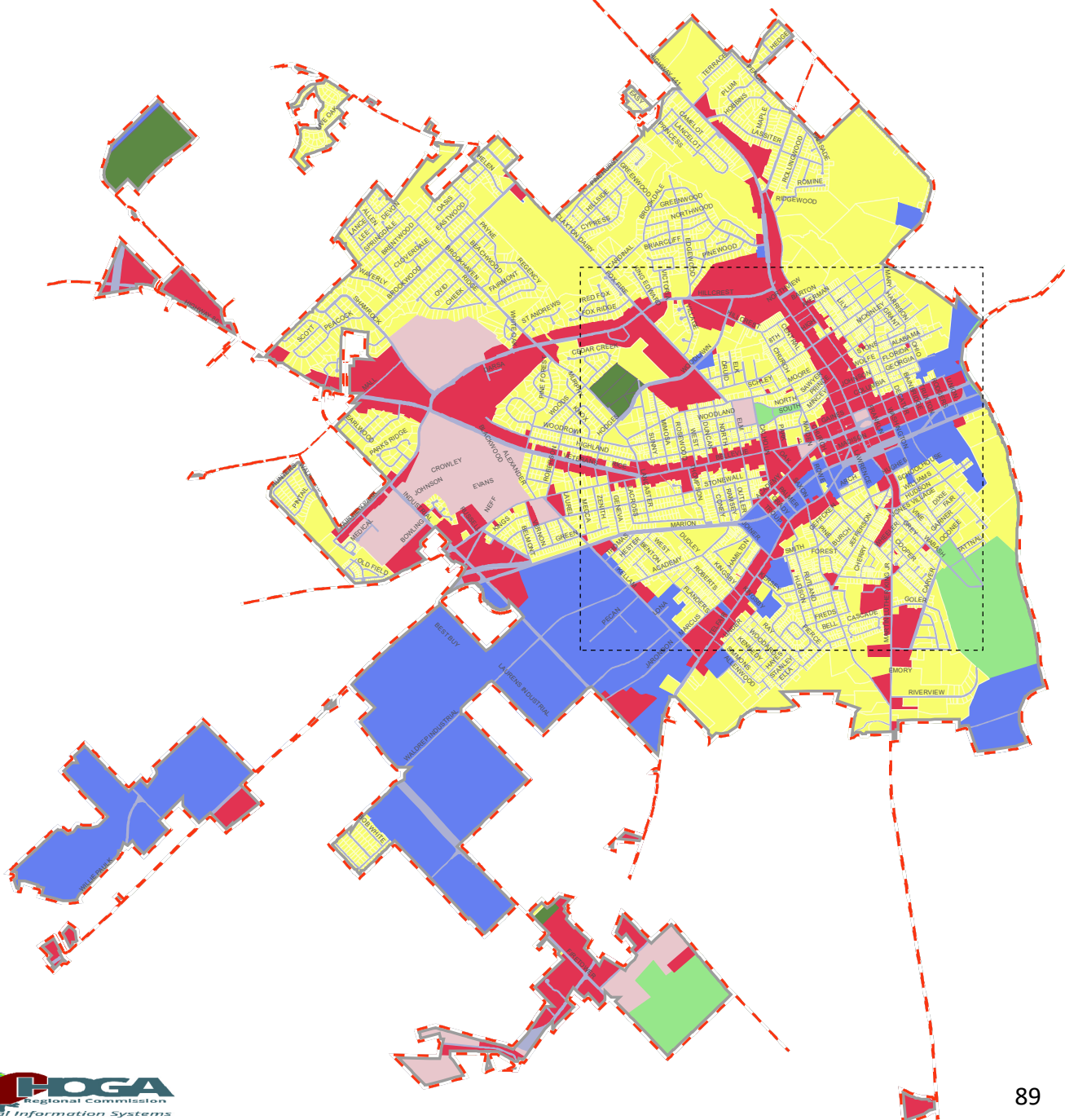


Dublin Existing Land Use Map

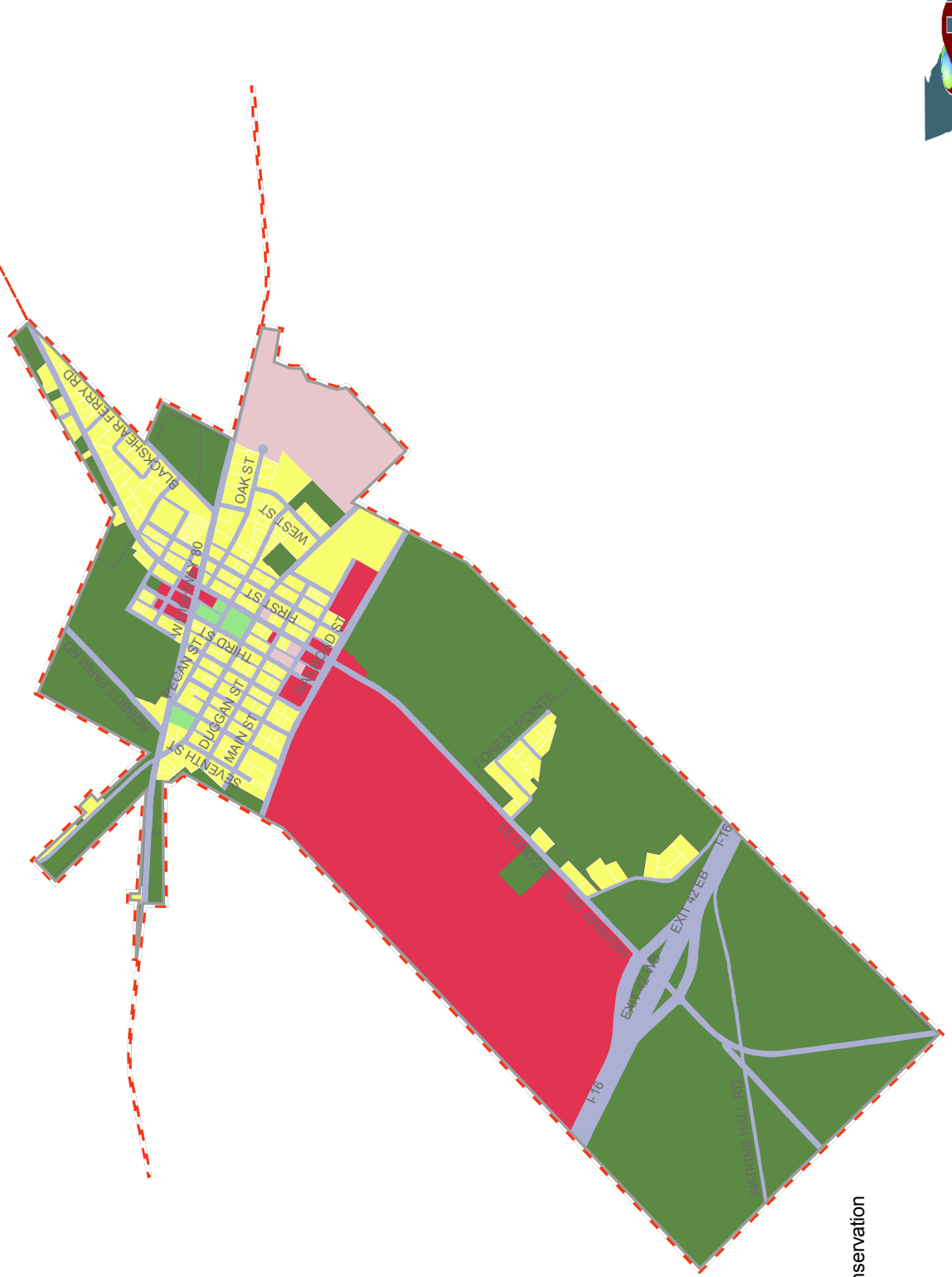


Existing Land Use

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



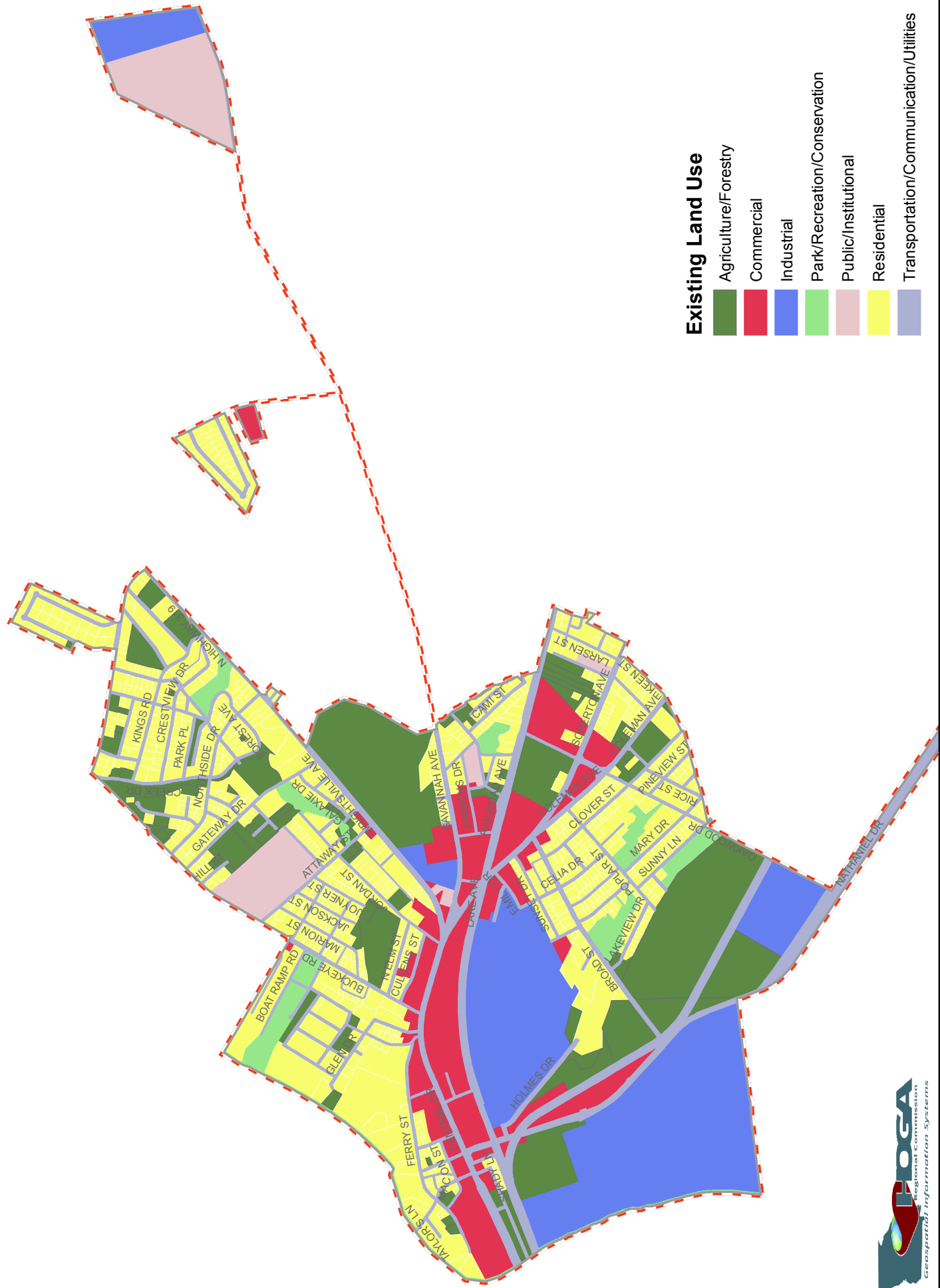
Dudley Existing Land Use Map



- Existing Land Use**
- Agriculture/Forestry
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities



East Dublin Existing Land Use Map



Montrose Existing Land Use Map

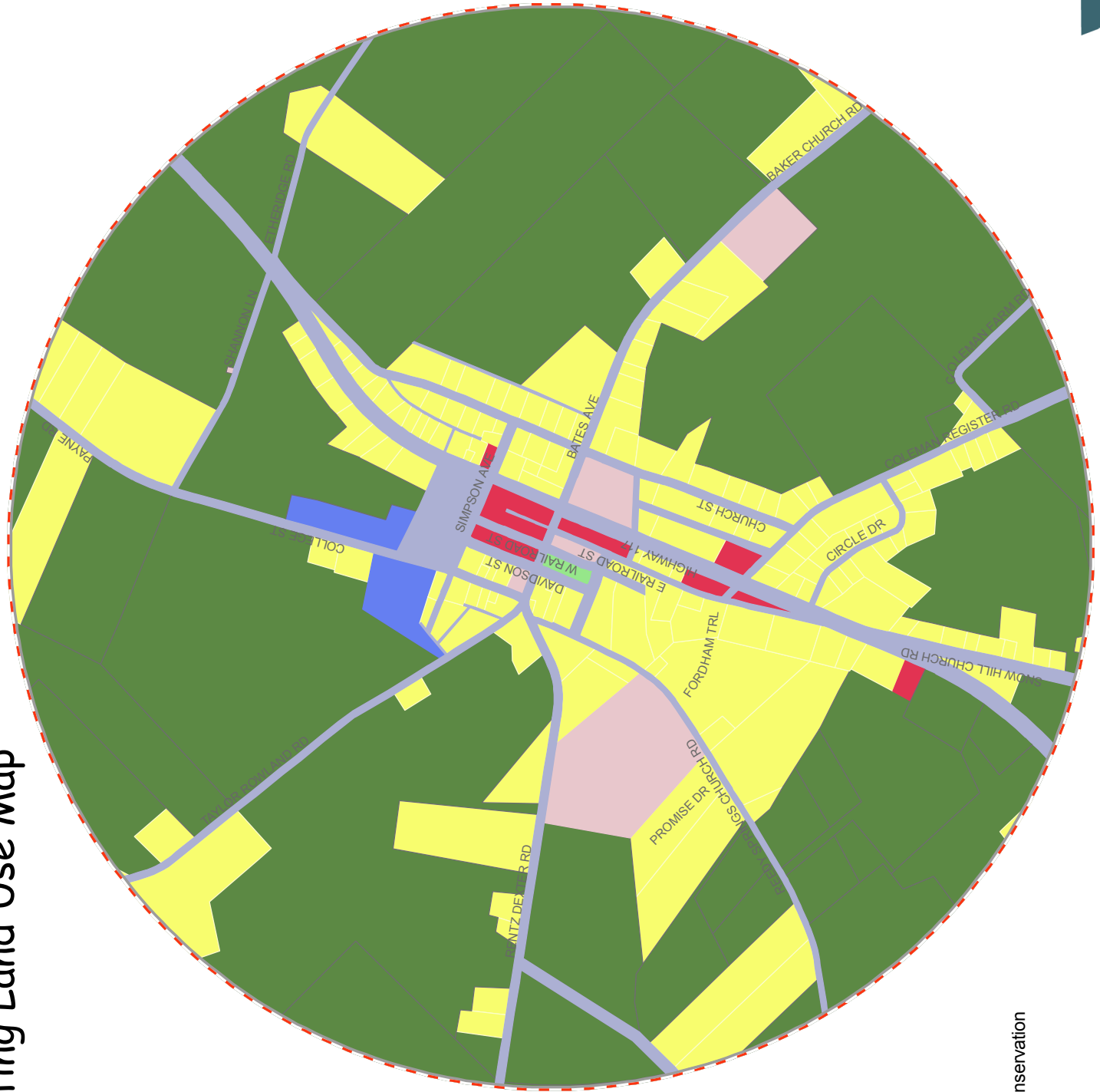


Existing Land Use

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



Rentz Existing Land Use Map



- Existing Land Use**
- Agriculture/Forestry
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities



Future Land Uses

Laurens County is one of Georgia's early counties, having been established in 1807 (34th in creation) primarily from lands of Wilkinson. The creation of Laurens County was enabled by cessions of Creek Indian lands, and the resulting economic growth fueled by farming primarily cotton, followed by the forest interests of sawmilling and turpentine. Dublin was established as the county seat in 1812 because of its location on an Oconee River bluff. While Laurens County's population more than doubled from 1810 (2,210) to 1820 (5,436), there was relative slow growth from then until the railroads and a bridge across the Oconee came to Dublin in the 1880s. County population grew from 10,053 in 1880 to 13,747 in 1890, then exploded to 25,908 in 1900 and 35,906 in 1910. By 1910, Dublin was one of the largest cities in Georgia, and bustled as a regional trade center with five railroads and the Oconee River. The boll weevil, the Great Depression, and the decline of the railroads then took their toll. County population sank to about 33,000 in 1930 from a high of 39,605 in 1920 and remained there until 1970. The opening of highways, particularly I-16, U.S. 80 and U.S. 441, the establishment of the V.A. Hospital, and the location of industry, particularly JP Stevens, once again fueled Laurens County growth because of location and transportation access. The county has grown slowly, but steadily since 1920's population was topped in 1990, and the almost 50,000 population today is the high mark in county history.

Laurens County's location, existing economic base and regional leadership base, extraordinary natural and cultural resources, and transportation facilities support the community of today and portend well for continued future growth and development. The community is gaining a reputation as a regional economic and cultural center with a high quality of life, and as a warehousing/distribution and international business center. U.S. 441 is four-laned through the community from I-16 North, and U.S. 441 South is scheduled for future state improvement. The community has excellent rail and airport facilities and well-planned infrastructure with excess capacity, as well. The Oconee River, two state wildlife management areas, other natural beauty, preserved cultural resources, and the open, pastoral and forested landscapes of the county, and overall family orientation contribute to a quality of life making the community very attractive for visitors, residents, and businesses alike. The proximity of Macon, Savannah, and Atlanta, the family-friendly charm of the community, and the community's

continuing commitment to establishing and maintaining infrastructure and facilities and celebrating its heritage all reinforce this character and attractiveness.

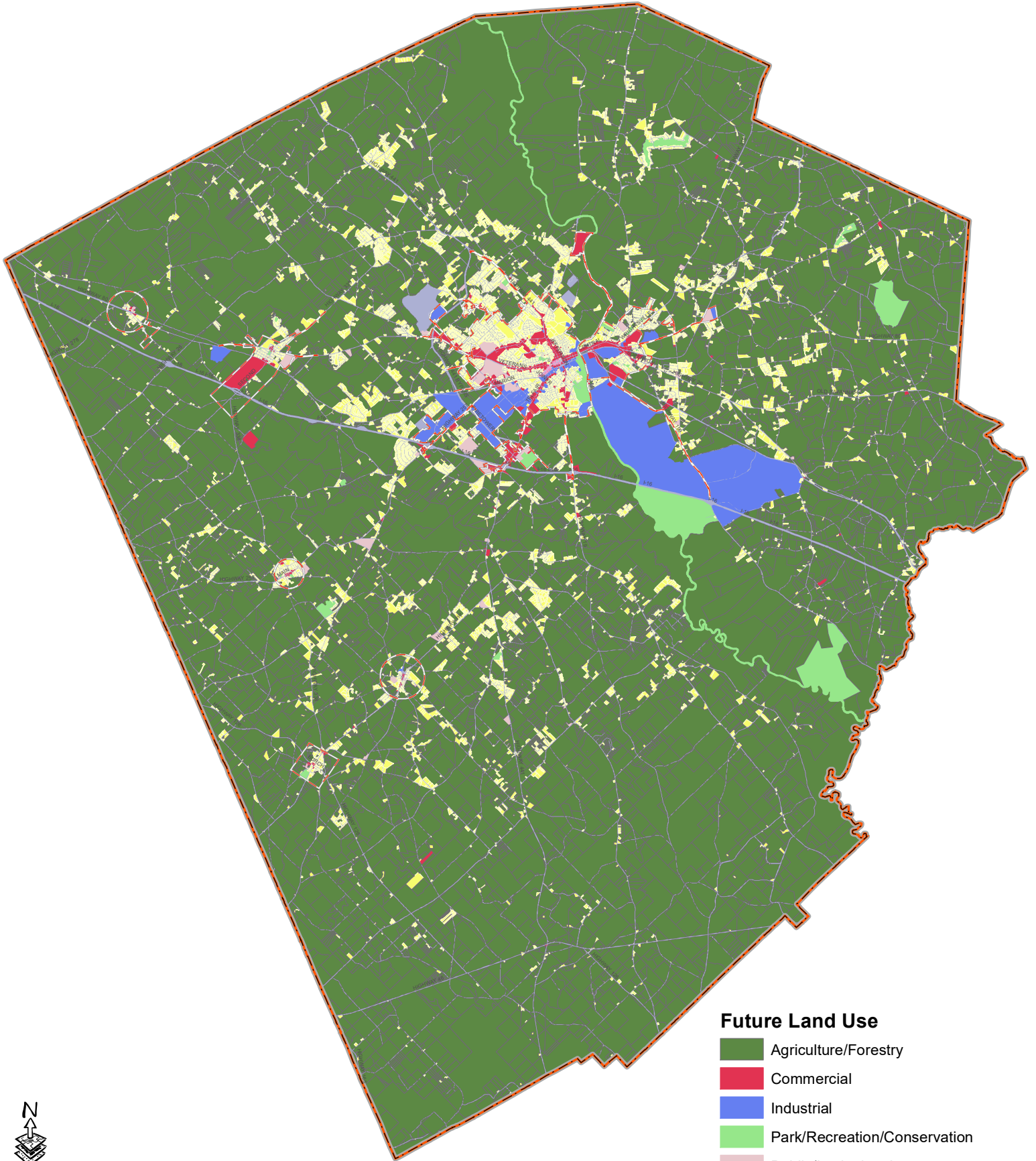
Most of the county's more recent growth has been near Dublin and East Dublin, both residential, commercial, and industrial. Commercial developments have primarily occurred along the U.S. 441 and U.S. 80 corridors. The industrial parks along the U.S. 441 Bypass in Dublin will likely be the home of most industrial development, although there could be some industrial development along I-16, especially at the mega site near the Georgia Highway 199 interchange.

Recent residential growth has primarily concentrated in unincorporated Laurens County, but close to Dublin and East Dublin. This growth is particularly strong north of Dublin near the country club and Blackshear Ferry off U.S. 441 North, including subdivision, apartment, and duplex development in the Claxton Dairy Road area within the last several years. There is also considerable growth east of East Dublin near the county schools. The Future Land Use Map for the City of Dublin depicts a new mixed land use category along U.S. 80 in downtown Dublin which plans to develop multi-story buildings to provide urban living opportunities to more residents. Other areas of growth include in and near the small municipalities because of the location of rural schools. 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 existing rural character.









Future land use maps for Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are included following this description.



Laurens County Future Land Use Map



Future Land Use

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



Cadwell Future Land Use Map

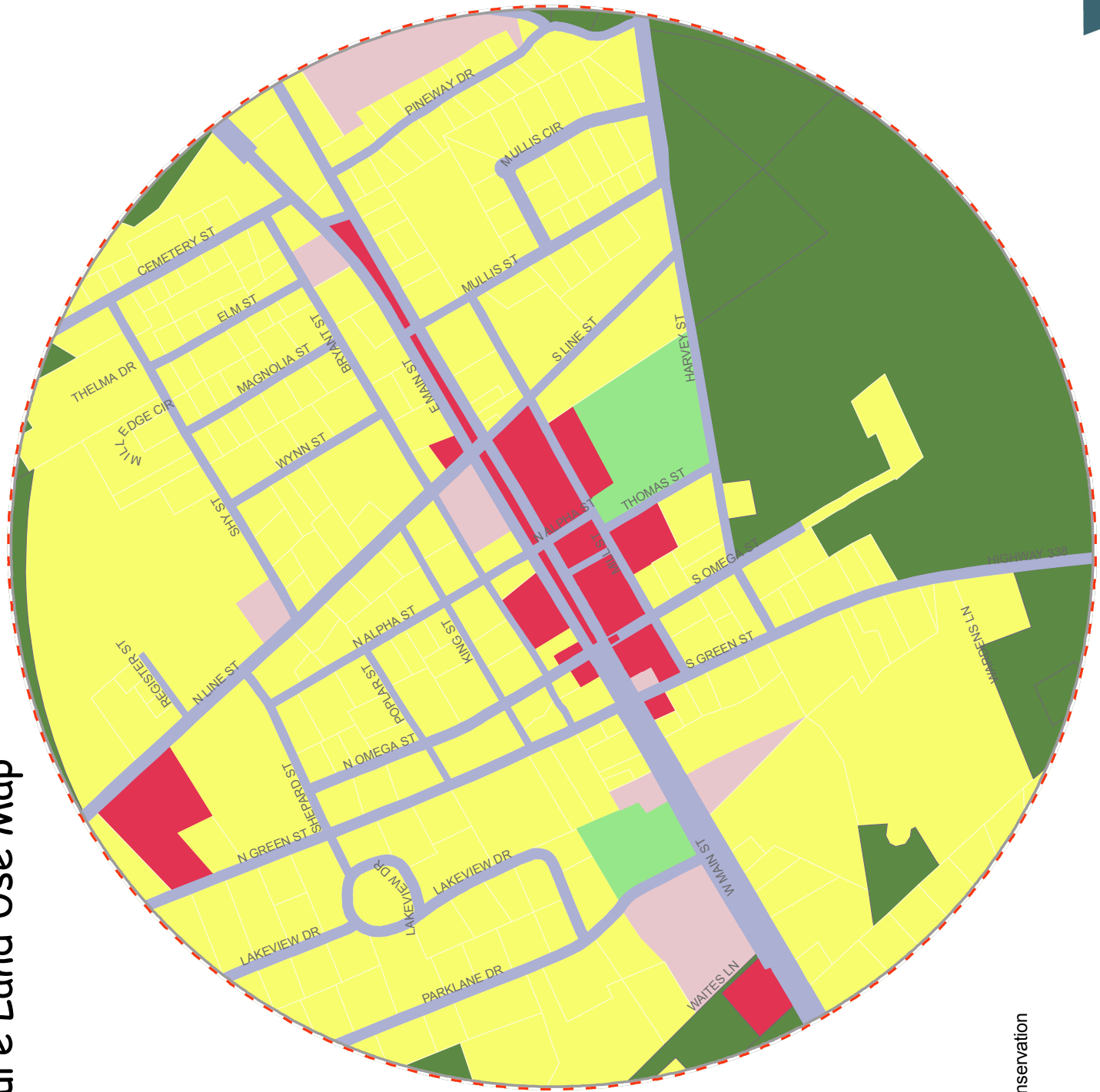


Future Land Use

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



Dexter Future Land Use Map



Future Land Use

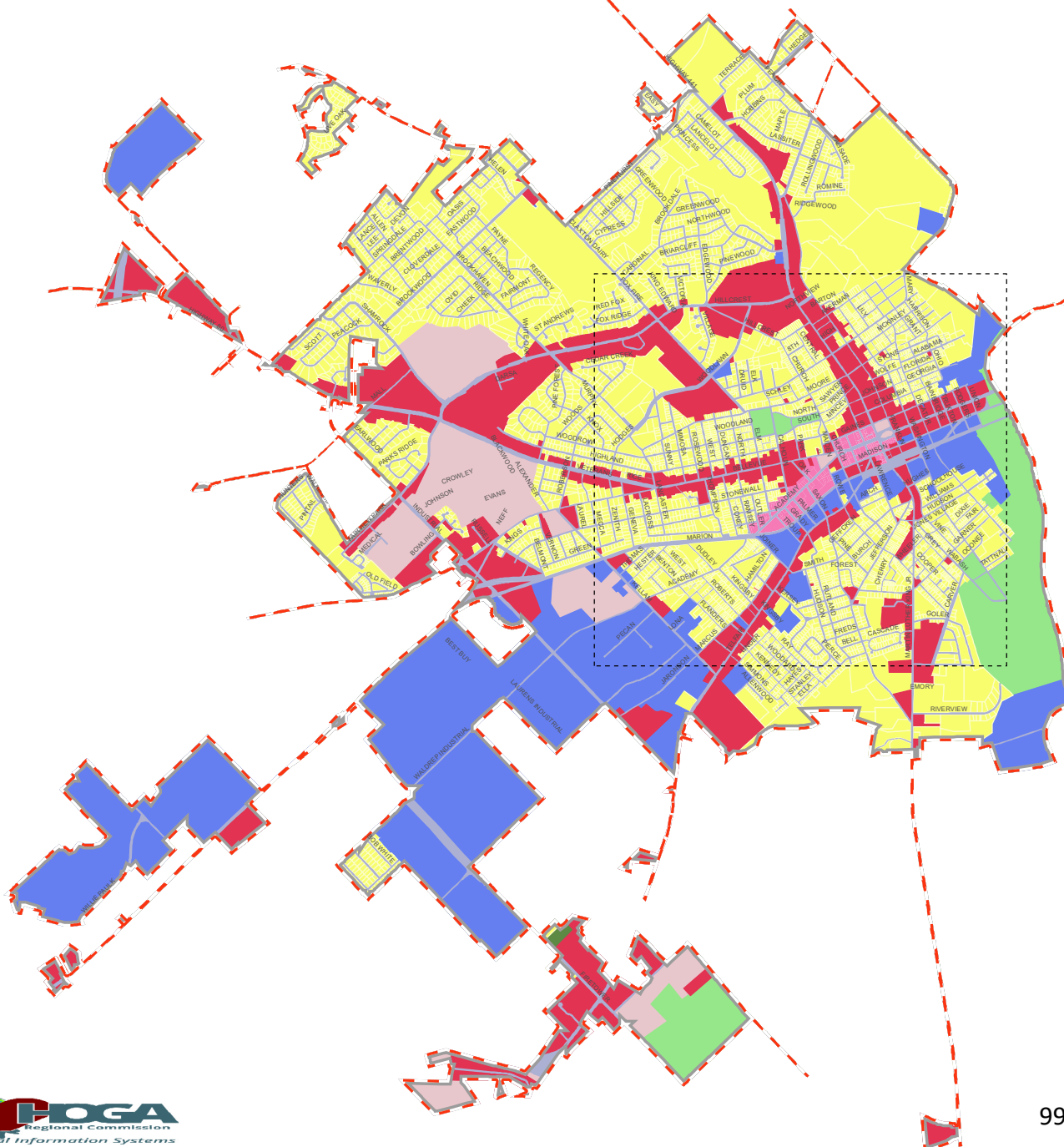
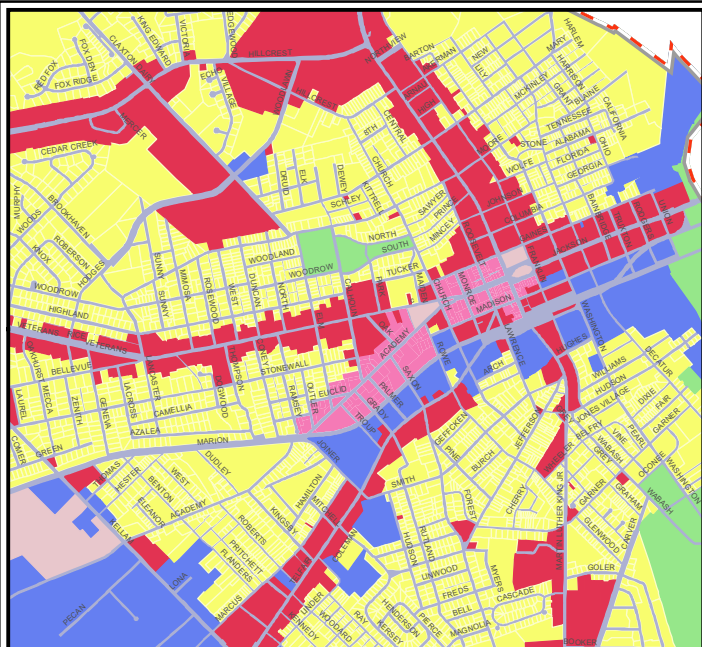
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



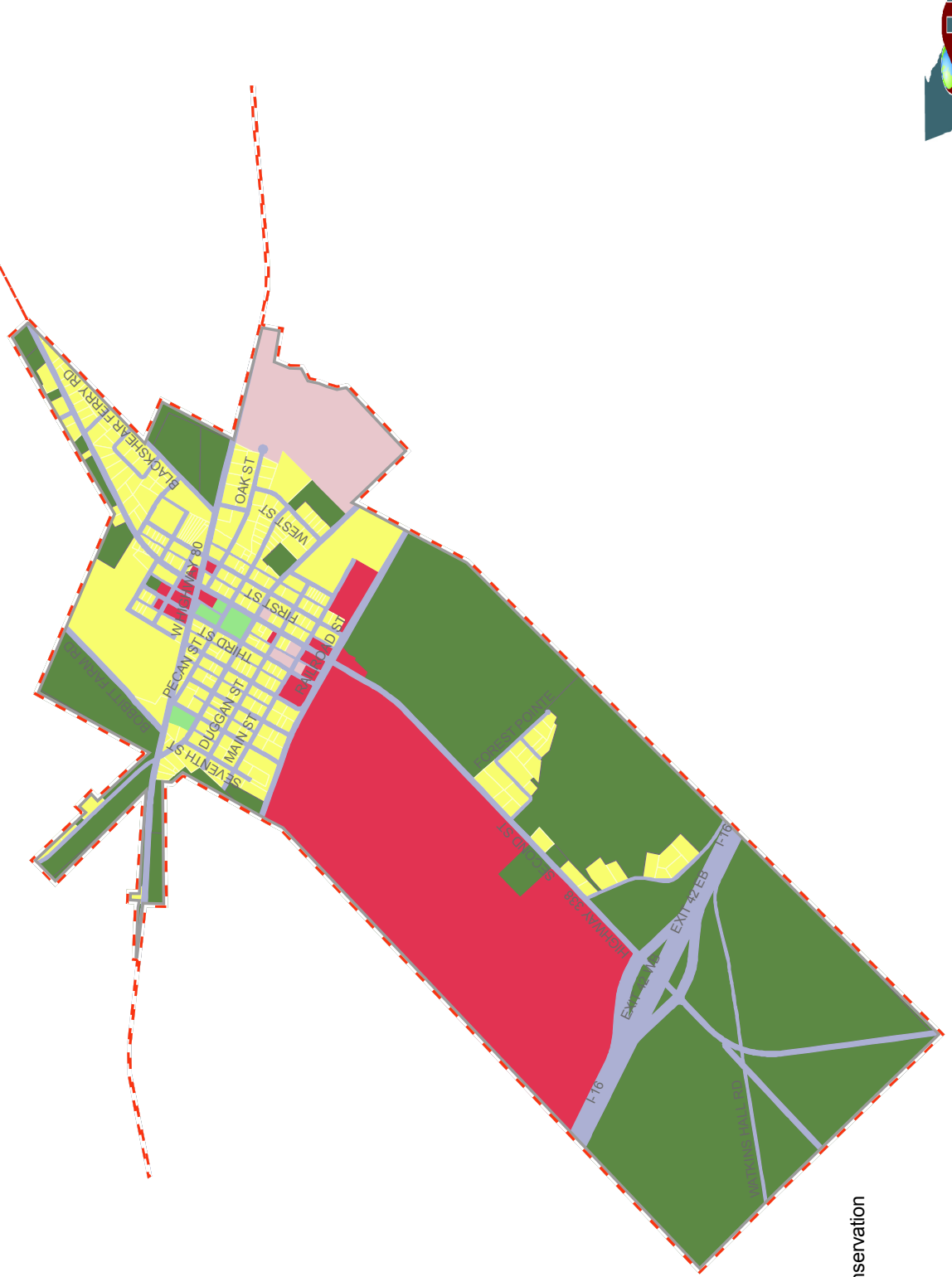
Dublin Future Land Use Map

Future Land Use

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



Dudley Future Land Use Map



Future Land Use

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



Montrose Future Land Use Map

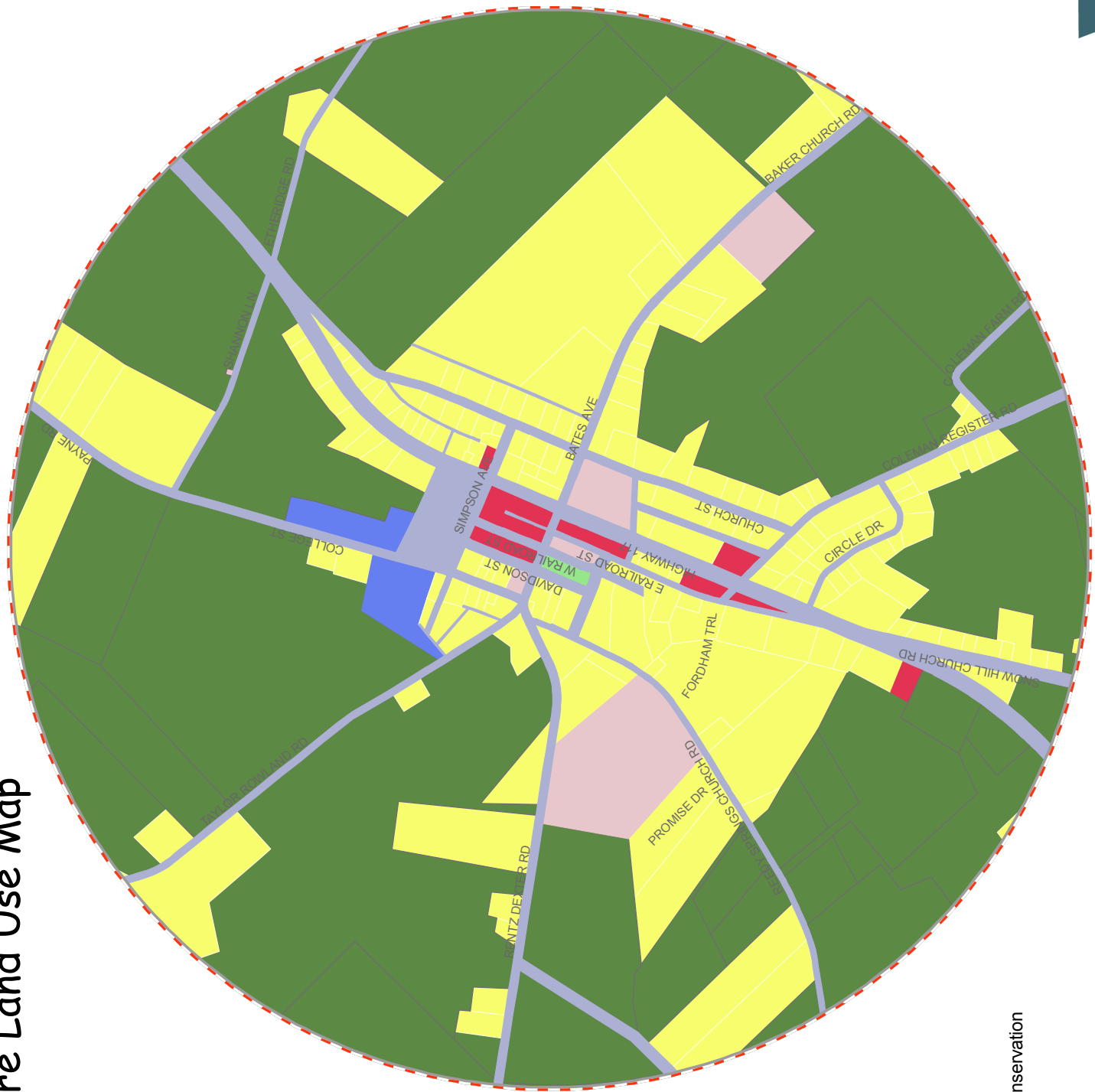


Future Land Use

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



Rentz Future Land Use Map



Future Land Use

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



Land Use Goals

Laurens County and its municipalities seek future growth and development respective of its rural character, scenic natural and cultural resources and agricultural/forestry use, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural/forestry use, which sustains its heritage, abundant natural and cultural resources, 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/Compatible Development**

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

- **Implement/Enforce Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement**

As noted above, Laurens County has only narrow, specific land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Dublin and East Dublin have a zoning ordinance. These two governments and Laurens County administer building code enforcement, after the County's adoption of Georgia's Uniform Construction Codes and hiring of a codes enforcement officer in 2011. This is a major step forward for land use regulation within the county. The community countywide needs to update, expand, and coordinate joint collaborative land use/subdivision/manufactured housing regulations/code enforcement to initiate a more comprehensive approach.

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

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The celebration of the community's heritage and resources in festivals provides outside exposure and recruitment of residents and businesses. The Saint Patrick's Day celebration has national clout. Protection of the Oconee River; the state wildlife management areas; nearby Balls Ferry State Park; continued downtown revitalization; and development and support of history, culture, and the arts; and the existing high quality of life will also help. Regulation should also be utilized. Increased utilization of the Market on Madison farmers market in downtown Dublin and the Southern Pines Ag and Expo Center will also help.

- **Encourage/Protect Utilization/Access/Tourism for Natural/Cultural Resources**

The Oconee River, the Beaverdam and River Bend wildlife management areas, the Hugh M. Gillis Public Fishing Area, U.S. 441, and the St. Patrick's Day Festival all have much history for recreation, tourism, and motoring within the county. Buckeye Park and its Go Fish Georgia enhancements, Dudley's Little League, the Dublin Riverwalk and future expansion of the Oconee River Greenway will also enhance both protection and utilization. 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. Dublin's historic districts and ongoing efforts in downtown revitalization have increased attraction to the city. Excitement builds with each improvement in the downtown area; residents and visitors alike are abuzz about the next downtown project and treasure these resources. Improvement and promotion of U.S. 441 also hold promise. Continued improvement of Oconee River access, the greenway, bicycle venues, and local recreational facilities; museums; enhancement of events or festivals; and continued preservation of community landmarks and heritage will also reap benefits.

- **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. Dublin is already reaping benefits from both public and private investment in its historic, downtown structures. Downtown revitalization and reuse of existing structures and available infrastructure conserves tax dollars and provides many other community and economic development benefits. 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 countywide are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Public preservation of landmarks and important structures, as has already happened in Dublin, can further stimulate nearby private investment.

- **Improve Community Appearance/Aesthetics**

Laurens County and its municipalities have much intrinsic natural and cultural beauty and Southern 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. The multi-faceted improvement planned in the Urban Redevelopment Target Area (Southside, Scottsville and 441 North) can be a beacon and guide to other improvements. Continuing gateway improvements, particularly along U.S. 441 South and U.S. 80, can enhance community image and attractiveness. Upgrade of the housing stock quality and planned resurfacing of local streets under T-SPLOST will also help. Dublin/Laurens County has been a long-time affiliate of the Keep America Beautiful Program through its Keep Dublin-Laurens Beautiful Program. This organization can provide a coordination mechanism for collaborative efforts.

- **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 use is desired. The community is already

having much success in recruiting distribution/manufacturing businesses because of location, and in locating them into already served and appropriately designated areas. The recruitment of retirees is also supportive.

- **Utilize/Pursue Annexation**

Since significant growth is occurring near Dublin, East Dublin, and most of the county's smaller municipalities, and most, offer public water and sewer services, annexation can provide better control of this growth as well as allow better service provision and environmental protection.

- **Maintain/Support/Expand Dublin's Bellevue Avenue/Downtown Local Historic District**

Much of the energy and growth associated with the successful, ongoing downtown revitalization efforts can be traced to local vision in designating and preserving the Bellevue Avenue Local Historic District, and more recently, its extension to encompass portions of downtown Dublin. Having people want to be and live in and near downtown creates a natural market for successful economic uses downtown. These efforts can be widened.

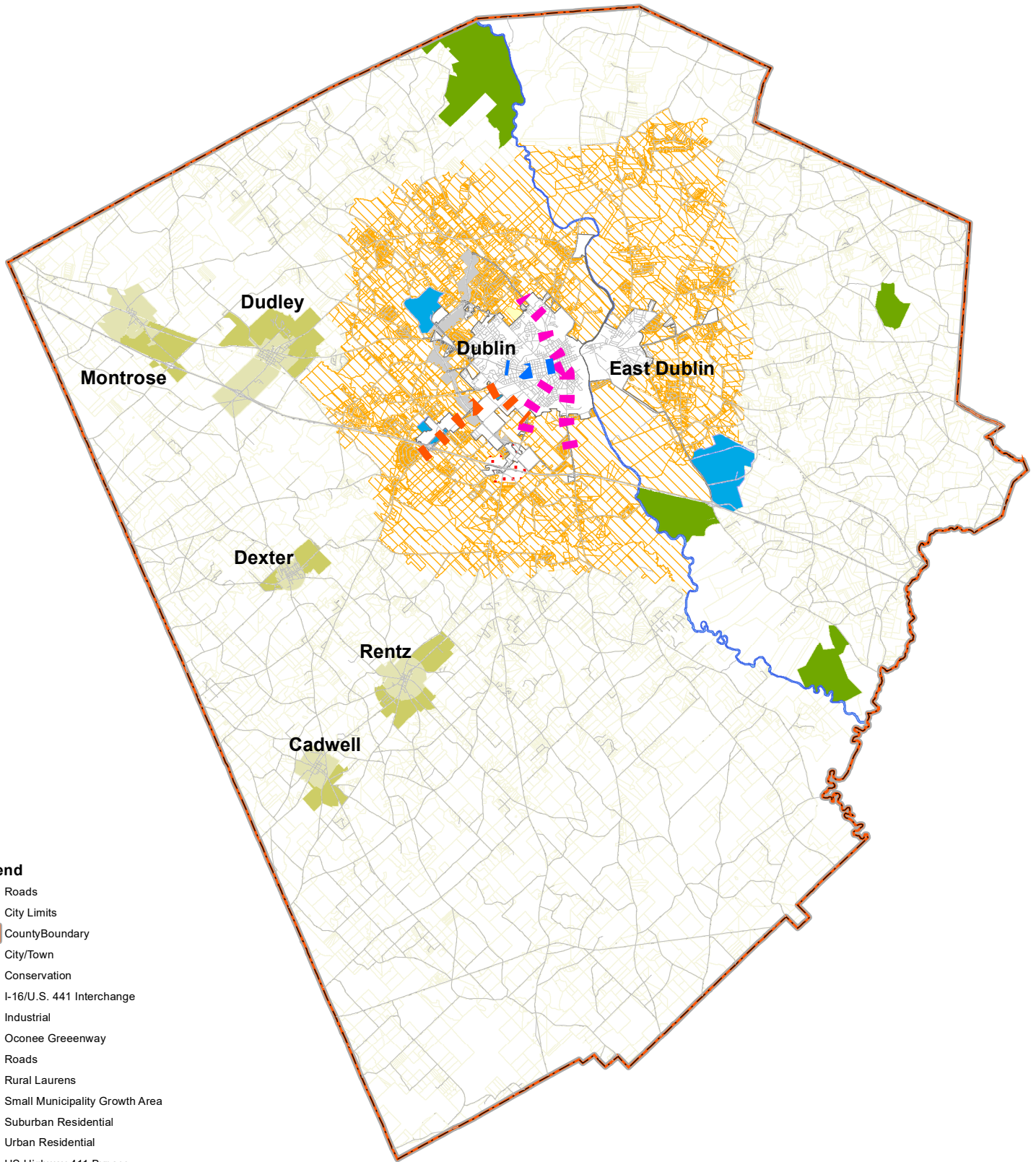
- **Support Urban Redevelopment Target Areas/441 North/Southside/Scottsville/Stubbs Park and Other In-Town Neighborhood Revitalization**

This is an important gateway and calling card for the community. A multi-faceted, public and private partnership improvement package can provide many benefits, including maintaining vibrant neighborhoods and successful businesses. It can encourage others to join in. As seen in downtown Dublin, it takes people to complete economic transformations and allow structure preservation to be successful. Decent, safe, and sanitary housing is also required.

Character Area Policy

Character Area maps and supporting narratives provide a description of preferred land use districts for varying sections of Laurens County and are the principal means by which the long-term land use goals and policies of the County are represented. The Laurens County Joint Comprehensive Plan's Land Use element including the Character Areas as presented will be considered by local authorities when making land use recommendations, determinations, interpretations, and decisions in the future. The character area boundaries in this document represent "approximate" character area locations. Generally, a tract should develop according to the "character area policy" as described by the desired development pattern, zoning categories in the area, and supporting implementation measures. Character Areas exhibited on the Character Area Maps are described on the following pages and incorporate the following components:

- **Vision:** A forward outlook of the area with ideal settings and growth patterns for the local governments to encourage.
- **Development Patterns:** General overview of desired development with applicable zoning categories and allowable density.
- **Primary Land Uses:** Desired land use categories located within each character area to support the desired mix and type of use.
- **Consistent Quality Community Objectives:** Applicable community objectives/principles to be implemented for greater efficiency, cost savings, and higher quality of life.
- **Implementation Strategies (Community Policies and Critical Strategies):** Measures needed to achieve the desired development patterns for the character areas.

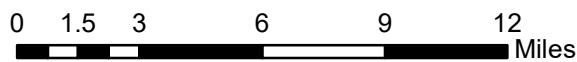


Legend

- Roads
- City Limits
- County Boundary
- City/Town
- Conservation
- I-16/U.S. 441 Interchange
- Industrial
- Oconee Greenway
- Roads
- Rural Laurens
- Small Municipality Growth Area
- Suburban Residential
- Urban Residential
- US Highway 411 Bypass
- Employment Corridor
- Redevelopment Corridor
- Scenic Corridor

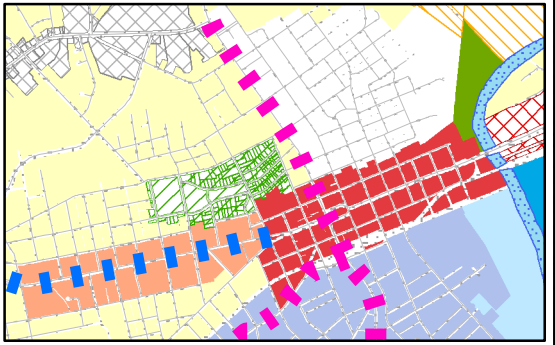
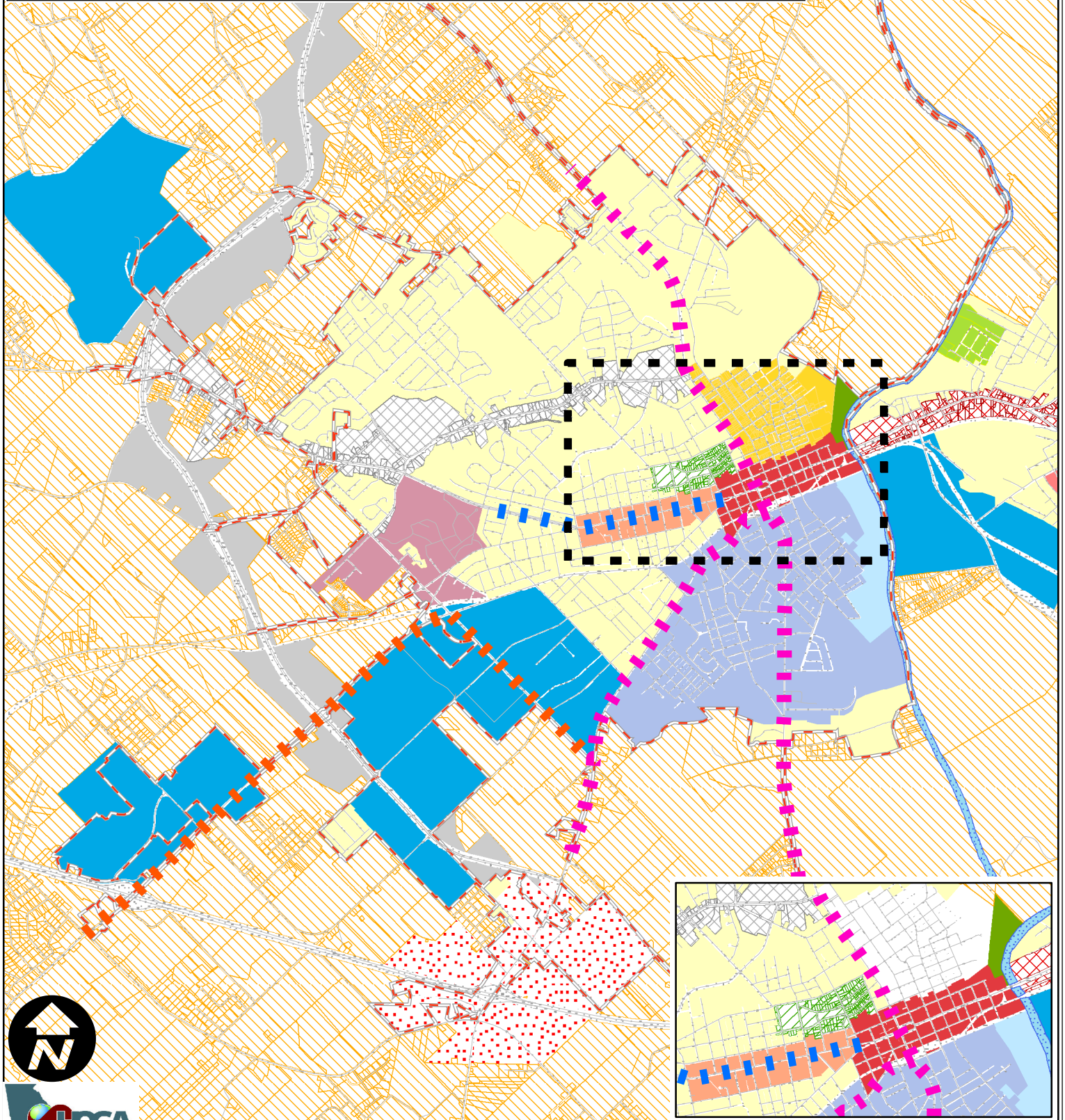


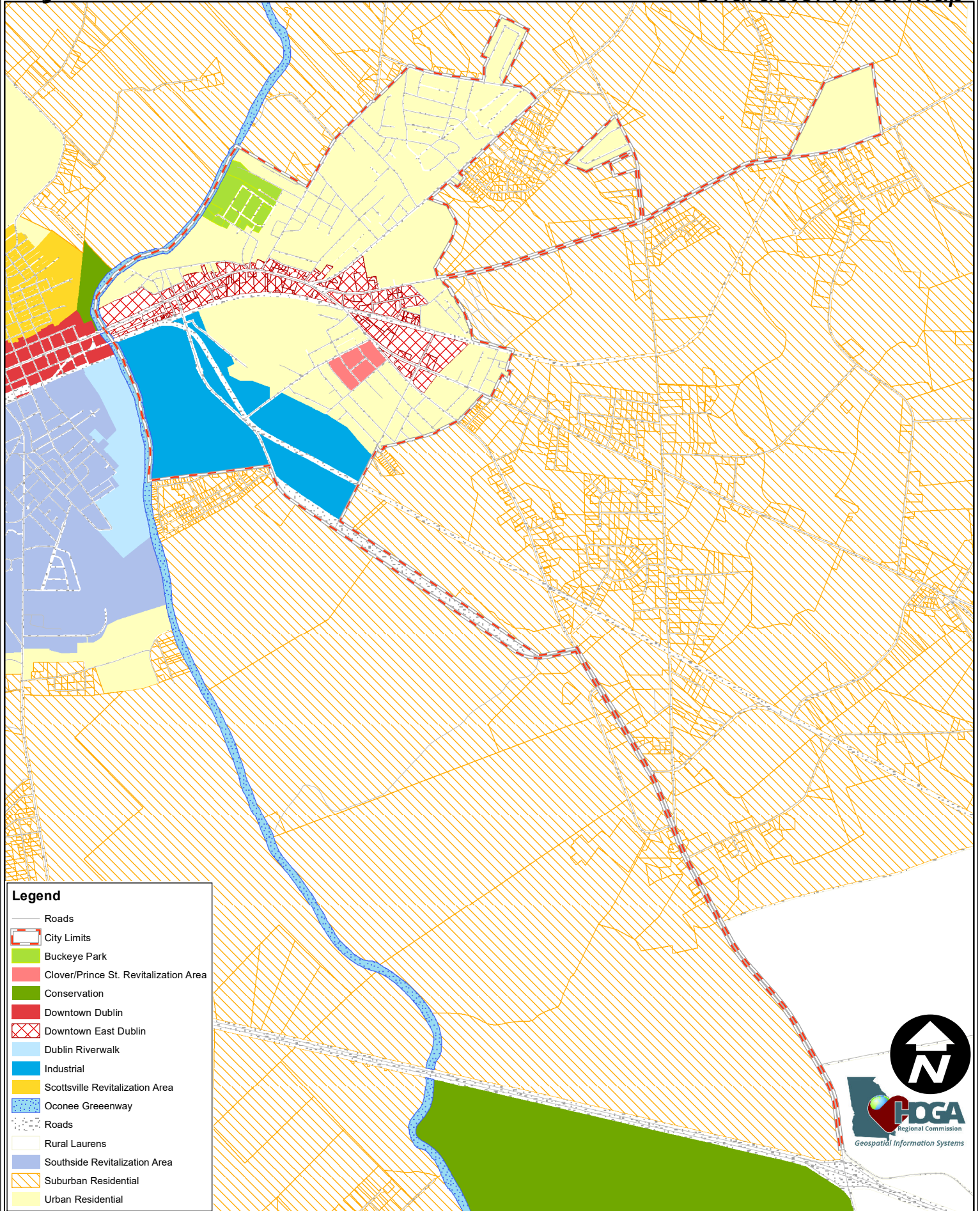
Date: 9/23/2019



Legend

Roads	Buckeye Park	Hillcrest Parkway and U.S. 80 West Activity Center	Southside Revitalization Area
City Limits	Clover/Prince St. Revitalization Area	Historic Dublin	Stubbs Park Revitalization Area
Conservation	I-16/U.S. 441 Interchange	Industrial	Suburban Residential
Downtown Dublin	Oconee Greenway	Roads	Urban Residential
Downtown East Dublin	Scottsville Revitalization Area	Employment Corridor	US Highway 411 Bypass
Dublin Riverwalk		Redevelopment Corridor	Scenic Corridor
Fairview Park Health Care Area			





Legend

- Roads
- City Limits
- Buckeye Park
- Clover/Prince St. Revitalization Area
- Conservation
- Downtown Dublin
- Downtown East Dublin
- Dublin Riverwalk
- Industrial
- Scottsville Revitalization Area
- Oconee Greenway
- Roads
- Rural Laurens
- Southside Revitalization Area
- Suburban Residential
- Urban Residential



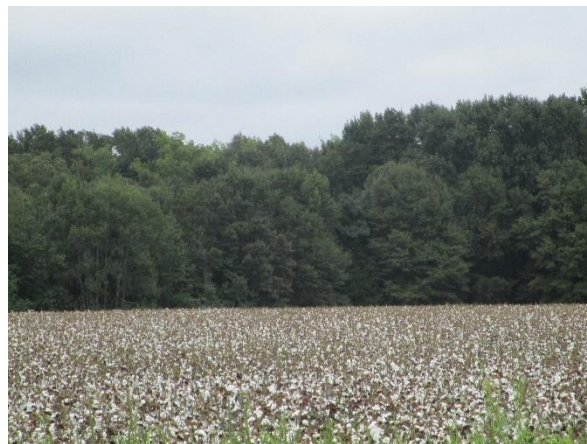
RURAL

Vision: Rural Laurens County would remain an open landscape of continued viable forest/agricultural use and conserved natural and cultural resources. Any development in this area should be low-density, comparable, and complementary to existing development. It should respect the County's forestry/agricultural tradition and maintain its rural, open space character. More intense uses would be encouraged to locate near the existing infrastructure of the City of Dublin, or small towns as appropriate. Quality of life would be maintained.

Development Patterns: Development other than traditional agricultural, forestry, and low intensity rural uses should be limited within this character area. Residential use should remain large-lot, very low density, and supportive. Any subdivision should retain as much open space, rural character, and natural features and functioning as possible. All uses should encourage and respect continued viable agricultural and forestry use and maintain its rural open spaces and character.

Primary Land Uses

- Agriculture/Forestry
- Conservation
- Park/Recreational
- Rural, Low-Density Residential
- Supportive Rural Public/Institutional, Transportation/Communications/Utilities, Commercial, Industrial, or Mixed Uses



Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community Objectives

- Regional Cooperation
- Resource Management
- Housing Options
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Local/Regional/State Cooperation
- Rural Character
- Proactively Manage Growth
- Agriculture/Forestry Development
- Seek/Promote Compatible/Supportive Development
- Capitalize on Compatible Economic Use/Opportunities
- Plan/Manage Future Growth
- Agriculture/Forestry Preservation
- Natural Resource Conservation/Protection
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Subdivision regulation
- Utilize community facilities and infrastructure to guide growth and development
- Support/promote agricultural/forestry enterprises and uses
- Conserve open spaces/landscapes and natural resources

SUBURBAN RESIDENTIAL

Vision: This area is the location for intense commercial, industrial, residential and other uses near existing community infrastructure and in designated growth zones. This area is also the growth areas for the cities of Dublin and East Dublin to continue complementary development of a similar scale and mix, but at a slightly less density than the urban core. Additional development will be encouraged to locate near existing development and to be respectful of the rural character and natural environment. Growth would be managed and controlled through coordinated regulation, annexation, and careful infrastructure extension designed to implement and enhance the overall community vision and comprehensive plan. The existing character and quality of life would be maintained.

Development Patterns: Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space.

Primary Land Uses

- Agriculture/Forestry
- Conservation
- Residential
- Park/Recreational
- Public/Institutional
- Transportation/Communications/Utilities
- Supportive Commercial, Industrial, or Mixed Uses, especially Nodal Development



Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community Objectives

- Regional Cooperation
- Local Preparedness
- Economic Prosperity
- Educational Opportunities
- Transportation Options
- Housing Options
- Efficient Land Use
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Infrastructure Development/Maintenance
- Local/Regional/State Cooperation
- Business/Industry Retention/Attraction
- Rural Character
- Proactively Manage/Guide Growth
- Improve Appearance/Aesthetics
- Transportation Improvements
- Regional Hub
- Industrial Parks Improvements/Development
- Seek/Promote Compatible/Supportive Development
- Plan/Manage Future Growth
- Annexation
- Community Guidance
- Housing Regulations Development
- Parks/Recreational Facilities Enhancement/Development
- Coordinated Planning

Critical Strategies

- Utilize community facilities and infrastructure to guide growth and development
- Encourage intense growth development to locate in/near Dublin/East Dublin
- Zoning/supportive land use regulation
- Coordinated codes enforcement
- Enhance landscaping/aesthetics
- Encourage infill locations first
- Support/promote agriculture/forestry enterprises and uses
- Conserve open spaces/landscapes and natural resources

CONSERVATION

Vision: The abundant natural resources of Laurens County are important to its environment, scenic landscapes, existing and future economic development and quality of life. These resources will be protected and conserved through managed growth; tourism development; and support of recreational and leisure development, traditional agricultural and forestry, alternative economic enterprises, and other economic development. The more sensitive conservation areas, such as the Oconee River Corridor and Dublin Water Supply Watershed Area, the wildlife management areas and Gillis Public Fishing Area, and their surrounding lands should be protected for their natural functioning and contribution to the scenic landscape of the county. Only compatible and limited uses of low-impact should be allowed. A world-class greenway will be developed along the Oconee River.

Development Patterns: There should be little or no development within these environmentally sensitive areas, limited to recreation related buildings to provide access for the community. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses

- Conservation
- Park/Recreational
- Forestry

Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community Objectives

- Resource Management
- Local Preparedness
- Sense of Place
- Regional Cooperation



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Rural Character
- Proactively Manage Growth
- Tourism Development
- Natural Resource Protection
- Capitalize on Compatible Economic Use/Opportunities
- Parks/Recreational Facilities Enhancement/Development
- Oconee River Greenway

Critical Strategies

- Zoning/supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Local/state recreational, natural area and parks development

DUBLIN RIVERWALK

Vision: The Riverwalk will be a unique and natural treasure in downtown Dublin and primarily will be a passive, linear recreational park. It will be a gathering place for the community’s residents and its visitors alike which celebrates the Oconee River and its natural beauty, while providing connectivity to the city’s core and contributing to community quality of life and local pride. The Riverwalk will be a central focal and access point for the larger Oconee River Greenway.

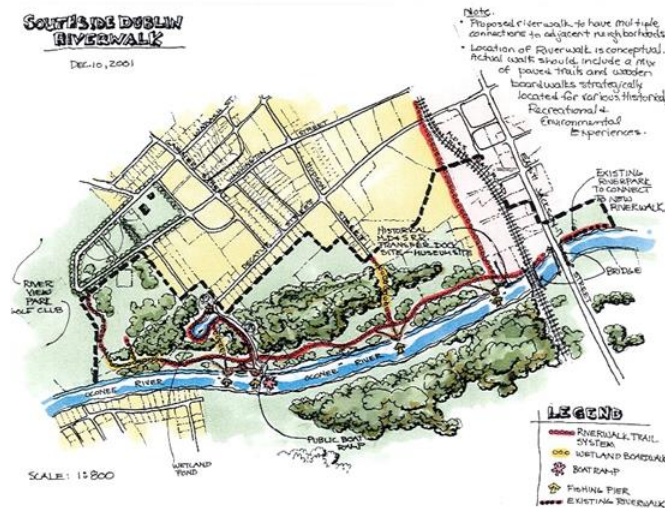
Development Patterns: There should be limited development within this area; additional construction, maintenance and upgrades should be conducted as needed to ensure that the Riverwalk continues to attract visitors.

Primary Land Uses

- Park/Recreational
- Conservation

Zoning Classifications

- Public
- Multi-family
- Single-family



Consistent Quality Community

Objectives

- Resource Management
- Regional Cooperation
- Sense of Place
- Transportation Options
- Community Health



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Rural Character
- Capitalize on Compatible Economic Use/Opportunities
- Parks/Recreational Facilities Enhancement/Development
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Local/state recreational, natural area and parks development
- Pedestrian connectivity with Oconee River Greenway and trails

OCONEE RIVER GREENWAY

Vision: The Oconee River Greenway will be a multi-functional pathway which celebrates the natural beauty, history, and many recreational opportunities of the Oconee River. It will provide natural buffers for protecting water quality and wildlife habitat while providing enhanced opportunities for recreation, fitness and alternative transportation. Recreation along the river include two golf courses, East Dublin’s Buckeye Park and a planned Riverwalk expansion by Dublin. The greenway also passes by the National Register of Historic Places-listed Fish Trap Cut Indian Mounds. The Oconee River Greenway will be an important contributor to community economic development and quality of life.

Development Patterns: Areas along the greenway are primarily floodplain areas, parkland, and publicly and privately owned land in a natural state. Development should be limited to recreation related buildings to provide access and education to the public.

Primary Land Uses

- Forestry
- Parks/Recreational
- Conservation
- Transportation/Communications/Utilities



Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community Objectives

- Resource Management
- Regional Cooperation
- Transportation Options
- Sense of Place
- Community Health



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Rural Character
- Capitalize on Compatible Economic Use/Opportunities
- Parks/Recreational Facilities Enhancement/Development
- Coordinated Planning
- Natural Resource Protection
- Community Guidance
- Transportation Improvements

Critical Strategies

- Zoning/supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Local/state recreational, natural area and parks development

DOWNTOWN DUBLIN

Vision: Downtown Dublin would be a continuing community focal point of economic, social, cultural, and governmental activity with revitalized buildings, vibrant businesses, enhanced streetscapes, and accommodating tourist and recreational facilities and services. Downtown will be the “heart” of the community in more than one way, promoting economic, social, cultural and recreational gathering, while maintaining a unique sampling of and invitation to the wider community.

Development Patterns: Development should be a mix of uses which reinforce and reaffirm Downtown Dublin as the economic, social, governmental, and cultural focal point of the community at large. The existing historic building/district stock should be maintained and reused, the traditional development scale and patterns retained, and any new development should accommodate and enhance current amenities and architectural styles. Density should be a concentration of higher density/intensity in general with mixed use/multistory. Development should encourage and enhance pedestrian and bicycle use, current landscaping, street trees, and street patterns, and more residential use, particularly of upper floors.

Primary Land Uses

- Commercial and Retail
- Office
- Public/Institutional
- Transportation/Communications/Utilities
- Mixed Use (4.0 Floor Area Ratio Maximum)
- Parks/Recreational



Zoning Classifications

- Central Business
- Highway Oriented Business
- Warehousing Business



Consistent Quality Community Objectives

- Economic Prosperity
- Local Preparedness
- Educational Opportunities
- Regional Cooperation
- Transportation Options
- Housing Options
- Efficient Land Use
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Transportation Improvements
- Downtown Revitalization
- Business/Industry Retention/Attraction
- Infrastructure Development/Maintenance
- Local/Regional/State Cooperation
- Improve Appearance/Aesthetics
- Community Guidance
- Historic Resources Utilization/Preservation
- Encourage Diverse Housing



Critical Strategies

- Zoning/supportive land use regulation
- Coordinated planning/codes enforcement
- Enhance landscaping/aesthetics
- Streetscape improvements
- Infrastructure improvements
- Sidewalk/bike path maintenance
- Support local businesses/entrepreneurs
- Develop and utilize incentives
- Main Street Program
- Downtown Development Authority
- National Register Listing
- Encourage historic rehabilitation
- Adaptive use/reuse of landmarks
- Utilize/encourage compatible infill development



HISTORIC DUBLIN

Vision: This intown area of historic housing stock includes the National Register-listed Stubbs Park-Stonewall Street Historic District and surrounding area along Bellevue Avenue (U.S. 80) and adjacent streets west of downtown. It encompasses and surrounds the local Bellevue Avenue historic district. The area is a transitional use area between downtown and the highway commercial areas of U.S. 80 West. The area is transected by the Intown U.S. 80 Scenic Corridor of landscaped sidewalks and median. Present uses in the area are primarily residential, office, and public/institutional. The historic nature and facades of this area should be protected, preserved, and promoted for tourism. The unique streetscapes and pedestrian friendly scale should be enhanced and extended for improved community connectivity. Any infill development should complement the existing scale, setback, style, and landscaping of existing structures. Residential use should be encouraged to remain to the maximum extent feasible, and all uses should be compatible and complementary to continued residential use.

Development Patterns: Development within this area will primarily be infill development on scattered lots. Any development should be compatible and of similar use, pattern, scale and style. This character area should be strictly maintained as a traditional neighborhood, which includes residential development, businesses, and compatible commercial uses. All development and redevelopment should encourage connectivity and pedestrian/bicycle uses.

Primary Land Uses

- Residential
- Public/Institutional
- Office



Zoning Classifications

- Bellevue Avenue

Consistent Quality Community Objectives

- Regional Cooperation
- Local Preparedness
- Efficient Land Use
- Sense of Place
- Housing Options
- Transportation Options



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Historic Resources Utilization/Preservation
- Downtown Revitalization
- Community Guidance

- Bellevue Avenue/Local Historic District
- Historic Structures should be preserved or adaptively reused whenever possible

Critical Strategies

- Zoning/supportive land use regulation
- Utilize code enforcement
- Enhance landscaping/aesthetics
- Streetscape improvements
- Better Hometown Program
- Continue active Laurens County Historical Society

FAIRVIEW PARK HEALTHCARE AREA

Vision: This area includes the Fairview Park Regional Hospital, the Carl Vinson VA Medical Center, and surrounding medical and health care facilities with room for expansion. This area should continue to be developed into health care facilities which will serve both the community and surrounding region and maintain its status as a regional leader in rural health care. Only compatible uses contributing to this mission should be allowed. Protecting and preserving the prevailing community character and minimizing adverse impacts on surrounding residential and other areas should also be fostered.

Development Patterns: Development in this area should be limited to medical facilities and work towards enhancing the community as a regional leader in rural health care. Efforts need to continue in seeking local control of the VA lake and utilizing it as an active recreation and fishing venue.

Primary Land Uses

- Commercial
- Parks/Recreational
- Public/Institutional

Zoning Classifications

- Public
- Professional
- Highway Oriented Business
- Single-family
- Multi-family



Consistent Quality Community Objectives

- Local Preparedness
- Efficient Land Use
- Regional Cooperation
- Community Health
- Transportation Options
- Economic Prosperity



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Regional Hub
- Parks/Recreational Facilities Enhancement/Development
- Hospital and Health Care System
- Local/Regional/State Cooperation

- Develop further learning opportunities with Middle Georgia State University and Oconee Fall Line Technical College

Critical Strategies

- Zoning/supportive land use regulation
- Local/state recreational, natural area, and parks development

INDUSTRIAL

Vision: This area is a large area west of U.S. 441 south and north of I-16 west to Moore Station Road where much of the existing and future industrial development of the community lies or is planned. Industrial parcels are also located in the City of East Dublin and at the Heart of Georgia Megasite. The area immediately around the W.H. “Bud” Barron Airport is also considered to be of similar character and use. The area should be protected and preserved primarily for industrial and other related economic development uses. Appropriate public infrastructure and amenities would be extended and developed to accomplish the desired business, continue necessary improvements, and achieve the expected appearance and function. The W.H. “Bud” Barron Airport will continue to be upgraded with improvements as necessary to maintain its status as a modern facility and regional leader contributing very importantly to the transportation and economic development of the community and surrounding region.

Development Patterns: Development within this area will primarily be industrial development on improved lots, including managed, landscaped campus settings coordinated primarily by the Industrial Authority. Any development should be compatible and of similar use as to not conflict with residential neighborhoods. The area will be appropriately buffered and landscaped to lessen negative visual and other impacts on adjacent and transition uses. This character area is particularly suitable for industrial uses such as warehousing, logistics, and distribution with access to I-16 and other infrastructure.

Primary Land Uses

- Industrial
- Transportation/Communications/Utilities
- Public/Institutional



Zoning Classifications

- General Industrial

Consistent Quality Community

Objectives

- Economic Prosperity
- Regional Cooperation
- Local Preparedness
- Transportation Options
- Efficient Land Use



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Infrastructure Development/Maintenance
- Diversified Economic Opportunity
- Local/Regional/State Cooperation
- Proactively Manage Growth
- Industrial Parks Improvements/Development
- Seek/Promote Compatible/Supportive Development
- Transportation Improvements
- Community Guidance
- Maximize Infrastructure Investment

Critical Strategies

- Zoning/supportive land use regulation
- Utilize community facilities and infrastructure to guide growth and development
- Infrastructure expansion to industrial park
- Coordinated land use planning, regulation and code enforcement

U.S. HIGHWAY 441 BYPASS

Vision: The U.S. Highway 441 Bypass would become a new location for major community economic and residential development for Dublin/Laurens County, but this growth would be managed and made attractive to visitors and residents alike. The Bypass would be a calling card for Dublin and Laurens County, and would encourage further utilization and exploration of the community. Development would be encouraged to be limited and nodal surrounding intersections to the extent possible, and

would otherwise be regulated for appearance and signage, thereby further contributing to the quality of the community.

Development Patterns: Characterized by clustered commercial development around the intersections. Developments will be compact with stand alone or multiple businesses on a site, depending on the location. Buildings may be located in a small shopping center with vehicular and pedestrian access available to multiple businesses. Density will remain low, oriented around intersections unless more is specifically included on the future land use map.

Primary Land Uses

- Commercial
- Industrial
- Residential
- Transportation/Communications/Utilities
- Mixed Use



Zoning Classifications

- General Industrial
- Highway Oriented Business

Consistent Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness
- Transportation Options
- Housing Options
- Regional Cooperation

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Infrastructure Development/Maintenance
- Local/Regional/State Cooperation
- Proactively Manage Growth
- U.S. 441 Bypass Development
- Transportation Improvements
- Seek/Promote Compatible/Supportive Development
- Encourage Compatible Residential Location
- Community Guidance
- Improve Appearance/Aesthetics of Gateways/Entranceways/Streetscapes
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Coordinated land use planning regulation, and codes enforcement
- Streetscape improvements
- Infrastructure improvements
- Enhance landscaping/aesthetics
- Pedestrian/bicycle development/improvements
- Utilize/encourage compatible infill development
- Develop and utilize incentives for new business/industry

I-16/U.S. 441 INTERCHANGE

Vision: This character area serves as one of the only improved I-16 interchanges between Macon and Savannah. It includes commercial developments for the traveling public at Exit 51 and north to the

U.S. 441 Bypass. Developments in this area are primarily food services and hospitality although some retail is present at the U.S. 441 Bypass.

Development Patterns: Additional development of shopping, food service and hospitality would be encouraged. Mixed use developments would serve the needs of commuters needing quick access to I-16. Further development of the Oconee Fall Line Technical College may attract regional events for greater use of the hospitality industry. The area may improve appearance/sense of place through coordinated regulation of signage, landscaping, and the addition of streetscapes, sidewalks and other pedestrian/bicycle and visitor amenities similar to the recently developed water park nearby.

Primary Land Uses

- Commercial
- Industrial
- Mixed Use Developments/Residential
- Transportation/Communications/Utilities
- Public/Institutional



Zoning Classifications

- Central Business
- Highway Oriented Business
- Professional
- Public

Consistent Quality Community

Objectives

- Economic Prosperity
- Local Preparedness
- Educational Opportunities
- Transportation Options
- Regional Cooperation



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Improve Appearance/Aesthetics
- Transportation Improvements to include alternative modes
- Seek/Promote Compatible/Supportive Development

Critical Strategies

- Zoning/Supportive land use regulation
- Coordinated land use planning, regulation and codes enforcement
- Streetscape improvements
- Pedestrian/bicycle developments/improvements
- Enhance landscaping/aesthetics
- Develop wayfinding signage
- Encourage connectivity to existing Oconee Fall Line Technical College from hospitality locations



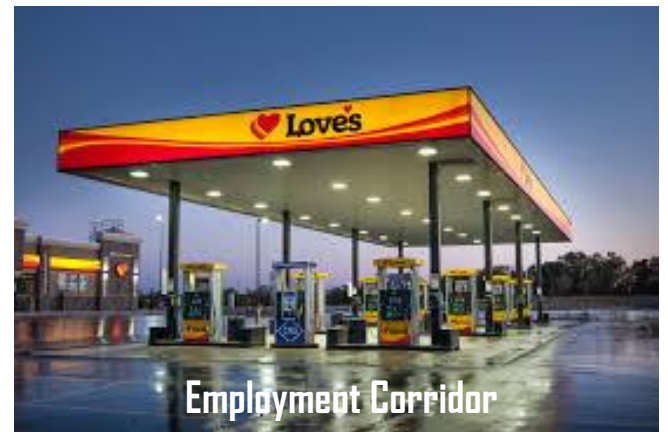
CORRIDORS

Vision: The high traffic count gateway entrances to the city of Dublin are located on the U.S. and state highway network and generally follow these character types/needs: Redevelopment, Employment, and Scenic. Redevelopment corridors, include traditional older commercial highway development and vacant greyfields. These underutilized areas will be well-functioning, attractive corridors traveled by vehicular traffic and pedestrian/bicycle users. Local needs will be served while coordinated land uses will prevent encroachment on neighboring uses. The employment opportunities created by employment corridors will continue to support the local and regional economy. Industrial centered development patterns will be the focus along this corridor. Scenic corridors are transition zones from high density commercial zone to the historic local Bellevue Avenue district and downtown. The U.S. 80 Intown corridor contains old landscaped medians and sidewalks which the City desires to retain to maintain the unique charm and scenic character of the route.

Development Patterns: Corridors are classified into three categories: redevelopment, employment, and scenic. Each classification of corridors serves the motoring public in addition to pedestrian and bicycle infrastructure. Corridors in need of redevelopment are prime locations for shopping and service uses. Development would be made more attractive through coordinated regulations of signage, landscaping, and layout. The employment corridor along GA 257 will be a less dense development pattern oriented to vehicles and industrial truck traffic. The corridor will be utilized to a greater extent for economic development/industrial purposes, but should contribute to improved aesthetics and an inviting gateway. Transition parcels to surrounding residential areas should be observed. Development located in the U.S. 80 Intown Scenic Corridor should be a mix of office/commercial and retail with access from U.S. 80 and secondary roads. Enhanced vegetative buffers between uses should be used and improved connectivity for pedestrians and bicyclists will be achieved with modern improvements.

Primary Land Uses

- Redevelopment Corridor: (GA 19, US 441 N, US 441 S)
 - Commercial
 - Industrial
 - Residential Mixed Use (corridor-oriented neighborhood commercial and non-heavy industrial employment opportunities)
 - Transportation/communications/utilities
 - Public/Institutional
- Employment Corridor (GA 257)
 - Industrial
 - Business Parks
 - Technology based operations
 - Transportation/communications/utilities
- Scenic Corridor (US 80 Intown)
 - Commercial/Retail
 - Office
 - Public/Institutional
 - Transportation/Communications/Utilities



Zoning Classifications

- Highway Oriented Business
- Public
- General Industrial
- Single-family
- Multi-family

Consistent Quality Community Objectives

- Regional Cooperation

- Local Preparedness
- Economic Prosperity
- Transportation Options
- Housing Options
- Efficient Land Use
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Improve Appearance/Aesthetics
- Transportation Improvements
- Downtown Revitalization
- Historic Resources Utilization/Preservation
- Seek/Promote Compatible/Supportive Development
- Community Guidance

Critical Strategies

- Zoning/Supportive land use regulation
- Coordinated land use planning, regulation and codes enforcement
- Streetscape improvements
- Enhance landscaping/aesthetics
- Encourage historic rehabilitation
- Pedestrian/bicycle developments/improvements
- Utilize/encourage compatible infill development

HILLCREST PARKWAY AND U.S. 80 WEST ACTIVITY CENTER

Vision: This center serves as a hub for regional and local retail, commercial, and office development. Generally characterized by compact, walkable, higher density developments serving both motorists and pedestrians alike. This area provides additional employment opportunities and is supportive of residential uses. Dublin High School is positioned among the high-density commercial developments. A 4 laning project to be completed by the end of 2020 will enhance traffic flow in the area. Future development should emphasize high quality building and site design, including open space preservation. Mixed use centers, including town homes, apartments, and condos will contribute to a live-work environment.

Development Patterns: Development in this activity center should be a landscaped, connected mix of uses which are planned, appropriately scaled buildings. Density will be high in general with public water, sewer, and gas readily available. Accommodation of big box retail should be accomplished in a way that modifies the façade to appear as a collation of smaller uses. Redevelopment of older commercial centers, in lieu of new construction in the activity center, is encouraged.

Primary Land Uses

- Retail
- Commercial
- Office
- Mixed Use
- Residential
- Public/Institutional
- Transportation/Communications/utilities



Appropriately Scaled Buildings

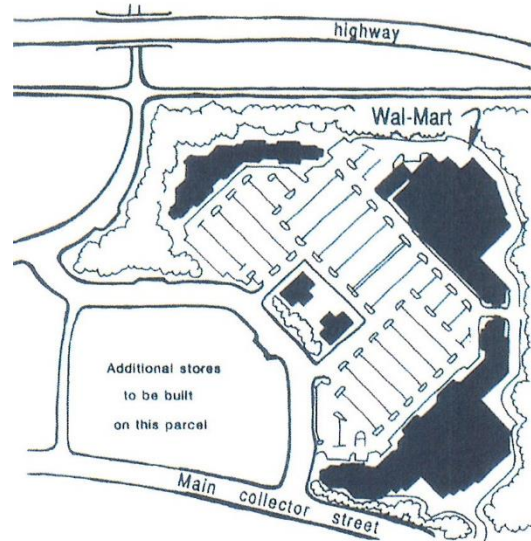
Zoning Classifications

- Highway Oriented Business

- Central Business
- Multi-family

Consistent Quality Community Objectives

- Local Preparedness
- Efficient Land Use
- Sense of Place
- Housing Options
- Transportation Options
- Educational Opportunities
- Regional Cooperation



Conventional Shopping Center Layout

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Improve Appearance/Aesthetics
- U.S. 441 Bypass Development
- Transportation Improvements
- Downtown Revitalization
- Historic Resources Utilization/Preservation
- Seek/Promote Compatible/Supportive Development
- Community Guidance
- Improve Appearance/Aesthetics of Gateways/Entranceways/Streetscapes
- Rural Character
- New commercial structures should take up a portion of existing oversized parking lots for a shopping “square” around smaller parking lots



Critical Strategies

- Zoning/supportive land use regulation
- Coordinated land use planning, regulation and codes enforcement
- Streetscape improvements
- Enhance landscaping/aesthetics
- Encourage historic rehabilitation
- Pedestrian/bicycle developments/improvements
- Utilize/encourage compatible infill development

SOUTHSIDE REVITALIZATION AREA

Vision: This large concentration of older residential areas south of downtown from U.S. 441 east across Ga. Hwy. 19 and to the Oconee River has been the target of comprehensive community improvement efforts most recently with an Urban Redevelopment Plan in 2018. The area will continue to be the focus of a multi-faceted program to improve the housing stock, public facilities, and lives of local residents. Physical improvements to the housing stock and neighborhood environment will be accompanied by social and cultural enhancements for residents designed to assist the area to remain a vibrant neighborhood and desired area of residence.

Development Patterns: Development will be primarily single-family residences. Duplexes, town houses, and accessory apartments may be permitted. Off street parking is typical. Parks and green space should be incorporated into development plans when possible. Density is in the range of 3-6 units per acre single family developments to high density multi-family (15-25 units per acre). Corridor oriented neighborhood commercial and non-heavy industrial employment opportunities will be considered in the identified character area corridors.

Primary Land Uses

- Residential
- Neighborhood, Small-Scale Commercial/Retail
- Public/Institutional
- Conservation
- Transportation/Communications/Utilities



Zoning Classifications

- Single-family
- Multi-family
- Highway Oriented Business
- Professional
- Warehousing Business
- Neighborhood Business
- General Industrial



Consistent Quality Community Objectives

- Local Preparedness
- Resource Management
- Transportation Options
- Housing Options
- Sense of Place
- Efficient Land Use

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Improve Appearance/Aesthetics
- Southside Neighborhood Revitalization
- Transportation Improvements

- Substandard Housing/Blight
- Housing Regulations Development
- Community Guidance
- Coordinated Planning
- Historic Resources Utilization/Preservation
- Natural Resource Conservation/Protection

Critical Strategies

- Zoning/supportive land use regulation
- Utilize/coordinate codes enforcement and regulations
- Conserve open spaces/landscapes and natural resources
- Landscaping/appearance improvements
- Pedestrian/bicycle improvements/maintenance
- Historic properties reuse
- Streetscape improvements
- Conduct activities identified in the City of Dublin Urban Redevelopment Plan, 2018
- Utilize the guidelines/strategies developed in the Dublin Urban Redevelopment Plan

SCOTTSVILLE REVITALIZATION AREA

Vision: This area is an older residential area north of downtown Dublin east of U.S. 441 N. Comprehensive efforts similar to those pursued in the Southside Dublin Revitalization Program would be directed here to maintain the area as a vibrant, quality residential area and important component to a vital Dublin. Initiatives to pursue include housing revitalization, greatly improve the pedestrian infrastructure, and remain vigilant of neighborhood stresses/code enforcement.

Development Patterns: Development will be primarily single-family residences. Duplexes, town houses, and accessory apartments may be permitted. Off street parking is typical. Parks and green space should be incorporated into development plans when possible. Density is in the range of 3-6

units per acre. Corridor oriented neighborhood commercial and non-heavy industrial employment opportunities will be considered in the identified character corridors.

Primary Land Uses

- Residential
- Transportation/Communications/Utilities
- Park/Recreation/Conservation



Zoning Classifications

- Single-family
- Multi-family
- Highway Oriented Business
- Warehousing Business

Consistent Quality Community Objectives

- Local Preparedness
- Transportation Options
- Housing Options
- Efficient Land Use
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Improve Appearance/Aesthetics
- Transportation Improvements
- Substandard Housing/Blight
- Housing Regulations Development

- Community Guidance
- Coordinated Planning
- Natural Resource Conservation/Protection

Critical Strategies

- Zoning/supportive land use regulation
- Utilize/coordinate codes enforcement and regulations
- Conserve open spaces/landscapes and natural resources
- Landscaping/appearance improvements
- Pedestrian/bicycle improvements/maintenance
- Streetscape improvements
- Utilize the guidelines/strategies developed in the Dublin Urban Redevelopment Plan

STUBBS PARK REVITALIZATION AREA

Vision: This area is an older residential area north of downtown Dublin east of U.S. 441 N. Comprehensive efforts similar to those pursued in the Southside and Scottsville Revitalization Areas would be directed here to maintain the area as a vibrant, quality residential area and important component to a vital Dublin. Initiatives to pursue include housing revitalization, greatly improve the pedestrian infrastructure, and remain vigilant of neighborhood stresses/code enforcement.

Development Patterns: Development will be primarily single-family residences. Duplexes, town houses, and accessory apartments may be permitted. Density is In the range of 3-6 units per acre.

Primary Land Uses

- Residential
- Transportation/Communications/Utilities
- Parks/Recreation/Conservation



Zoning Classifications

- Single-family

Consistent Quality Community Objectives

- Local Preparedness
- Transportation Options
- Housing Options
- Efficient Land Use
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Improve Appearance/Aesthetics
- Transportation Improvements
- Substandard Housing/Blight
- Housing Regulations Development
- Community Guidance
- Coordinated Planning
- Natural Resource Conservation/Protection



Critical Strategies

- Zoning/supportive land use regulation
- Utilize/coordinate codes enforcement and regulations
- Conserve open spaces/landscapes and natural resources
- Landscaping/appearance improvements
- Pedestrian/bicycle improvements/maintenance
- Streetscape improvements
- Utilize the guidelines/strategies developed in the Dublin Urban Redevelopment Plan

URBAN RESIDENTIAL

Vision: This character area is the remainder of the City of Dublin and East Dublin with a mix of various urban uses, but primarily one of stable neighborhoods of all types and some undeveloped lands. It is a place for residential uses of all types, with convenient public, institutional, educational, health, shopping, park/recreational, and industrial activities. Infill development of compatible scale and use will be encouraged, while existing development will be rehabilitated, revitalized, and made more attractive. Stability of existing uses as well as increased use by pedestrians/bicyclists will be promoted and encouraged. Public infrastructure will be maintained, upgraded and expanded as appropriate to improve livability and appearance.

Development Patterns: Development within this area will primarily be infill development on scattered lots and primarily, single-family residential. Any development should be of compatible scale and use, and should support continuing stability of existing neighborhoods and uses. Compatible mixed-use, or multi-family residential uses, or some other urban uses could be allowed in undeveloped fringes or appropriate locations with proper planning and buffering of existing uses. All development and redevelopment should encourage connectivity and pedestrian/bicycle uses.

Primary Land Uses

- Residential
- Mixed Use
- Industrial
- Public/Institutional
- Transportation/Communications/Utilities
- Park/Recreation/Conservation
- Other Compatible Urban Use



Zoning Classifications

- Single-family
- Multi-family
- General Industrial
- Highway Oriented Business
- Professional



Consistent Quality Community

Objectives

- Local Preparedness
- Economic Prosperity
- Educational Opportunities
- Resource Management
- Regional Cooperation
- Transportation Options
- Housing Options
- Sense of Place
- Efficient Land Use

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Local/Regional/State Cooperation
- Infrastructure Development/Maintenance
- Maximize Infrastructure Investment
- Utilize Infrastructure to Guide Growth
- Transportation Improvements
- Improve Appearance/Aesthetics
- Community Guidance
- Address Substandard Housing/Blight
- Encourage Diverse Housing
- Rural Character
- Encourage Use of State/Federal Programs
- Parks/Recreational Facilities Enhancement/Developments
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Coordinated codes enforcement
- Enhance landscaping/aesthetics
- Encourage infill locations first
- Utilize community facilities and infrastructure to guide growth and development
- Pedestrian/bicycle development/improvements
- Pursue expansion of recreational facilities
- Maintain/construct new school facilities
- Encourage intense growth/development to locate in/near Dublin
- Conserve open spaces/landscapes and natural resources

BUCKEYE PARK

Vision: This large community/regional park provides recreational and cultural outlets for East Dublin and the greater community. Facilities and amenities will continue to be expanded and improved to enhance its status as a focal point for community gatherings, festivals, and as an outlet for active and passive recreation and access to the Oconee River and the Oconee River Greenway. Buckeye Park will be a signature calling card and unique identification point for the City of East Dublin.

Development Patterns: There should be little or no development within these environmentally sensitive areas. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses

- Forestry
- Conservation
- Park/Recreational
- Transportation/Communications/Utilities



Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community Objectives

- Resource Management
- Local Preparedness
- Sense of Place
- Regional Cooperation
- Transportation Options
- Community Health



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Local/Regional/State Cooperation
- Rural Character
- Tourism Development
- Agriculture/Forestry Development
- Transportation Improvements
- Natural Resource Conservation/Protection
- Capitalize on Compatible Economic Use/Opportunities
- Community Guidance
- Parks/Recreational Facilities Enhancements/Development
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Local/state recreational, natural area, and parks development

DOWNTOWN EAST DUBLIN

Vision: This commercial corridor and center of East Dublin along U.S. 80 will undergo continuing development, revitalization and aesthetic enhancement while providing enhanced local shopping and service opportunities for the City of East Dublin. It will provide a more attractive appearance, improved pedestrian/bicycle connectivity, and a more distinct identity for the City of East Dublin.

Development Patterns: Development in the area will primarily be commercial/retail and service-oriented businesses. While generally designed to accommodate the vehicle traffic of US 80,

pedestrian and bicycle connectivity should be considered. Density will be high density with occasional mixed use.

Primary Land Uses

- Commercial and Retail
- Office
- Public/Institutional
- Transportation/Communications/Utilities
- Mixed Use



Zoning Classifications

- Central Business
- Residential

Consistent Quality Community Objectives

- Local Preparedness
- Economic Prosperity
- Regional Cooperation
- Transportation Options
- Efficient Land Use
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Infrastructure Development/Maintenance
- Proactively Manage Growth
- Improve Appearance/Aesthetics

- Transportation Improvements
- Downtown Revitalization
- Community Guidance
- Rural Character
- Improve Appearance/Aesthetics of Gateways/Entranceways/Streetscapes

Critical Strategies

- Zoning/supportive land use regulation
- Coordinated planning/codes enforcement
- Enhance landscaping/aesthetics
- Streetscape improvements
- Infrastructure improvements
- Sidewalk/bike path maintenance
- Support local businesses/entrepreneurs
- Develop and utilize incentives
- Adaptive use/reuse of landmarks
- Utilize/encourage compatible infill development

CLOVER/PRICE STREET REDEVELOPMENT AREA

Vision: This is an older neighborhood dating to the post World War II establishment of the City of East Dublin. Community facilities will be enhanced and the housing stock rehabilitated to maintain its status as an important residential area and component of the city's fabric and community.

Development Patterns: Development will be primarily single-family residences. Duplexes, town houses, and accessory apartments may be permitted. Off street parking is typical. Parks and green space should be incorporated into development plans when possible. Density is in the range of 1-4 units per acre. Corridor oriented neighborhood commercial and non-heavy industrial employment opportunities will be considered in the identified character corridors.

Primary Land Uses

- Residential
- Transportation/Communications/Utilities

Zoning Classifications

- Residential Low Density



Consistent Quality Community

Objectives

- Local Preparedness
- Transportation Options
- Housing Options
- Efficient Land Use



Implementation Strategies

Principal Applicable Community

Policies (Including Applicable Implementation Strategies)

- Improve Appearance/Aesthetics
- Transportation Improvements
- Substandard Housing/Blight
- Housing Regulations Development
- Community Guidance
- Coordinated Planning

Critical Strategies

- Zoning/supportive land use regulation
- Utilize/coordinate codes enforcement and regulations
- Conserve open spaces/landscapes and natural resources

- Landscaping/appearance improvements
- Pedestrian/bicycle improvements/maintenance
- Streetscape improvements

SMALL MUNICIPALITIES CITY/TOWN

Vision: The municipalities of Laurens County outside Dublin and East Dublin are envisioned as thriving small towns predominantly residential in nature, but with limited commercial and light industrial economic development and supportive public/institutional and park/recreation/conservation uses. These small towns will continue to prepare for growth, improve facilities, housing, and their quality of life for existing and future residents. In many senses, they will be attractive neighborhood developments with mixed uses surrounded by appealing open space and the green landscapes of agricultural and forestry use. They will appeal to those wanting to live near the services and amenities of Dublin, rural schools, or I-16 and in a formal, incorporated community, but without the pace and bustle of actually living in the more populated urban area.

Development Patterns: Development in this area will continue to be low density, less than 1 unit per acre, traditional neighborhood use. Single-family homes will be of similar type as existing. The historic commercial buildings should be preserved when possible. Neighborhood design should incorporate a high percentage of greenspace.

Primary Land Uses

- Agriculture/Forestry
- Conservation
- Park/Recreational
- Residential
- Supportive Rural Public/Institutional, Transportation/Communications/Utilities, Commercial, Industrial, or Mixed Uses



Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community

Objectives

- Local Preparedness
- Economic Prosperity
- Educational Opportunities
- Resource Management
- Regional Cooperation
- Housing Options
- Efficient Land Use
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Local/Regional/State Cooperation
- Rural Character
- Improve Appearance/Aesthetics
- Transportation Improvements
- Agriculture/Forestry Development
- Seek/Promote Compatible/Supportive Development
- Natural Resource Protection
- Encourage Diverse Housing



- Plan/Manage Future Growth
- Community Guidance

Critical Strategies

- Zoning/supportive land use regulation
- Utilize community facilities and infrastructure to guide growth and development
- Support/promote agricultural/forestry enterprises and use
- Conserve open spaces/landscapes and natural resources
- Landscaping/appearance improvements
- Coordinated land use planning, regulation, and code enforcement
- Utilize/encourage compatible infill development
- Encourage historic rehabilitation
- Infrastructure improvements

SMALL MUNICIPALITY GROWTH AREA(S)

Vision: These areas are town fringes of growth, primarily residential in nature, attracted by the availability of services, particularly water and sewer. Growth in these areas will be guided by coordinated planning, timed infrastructure extension, and appropriate annexation and regulation to become attractive new areas and neighborhoods of their respective communities.

Development Patterns: These areas will be of compatible size, scale, and density to continue the existing character and ambience of each town, and will become part and parcel of the same small community.

Primary Land Uses

- Residential
- Conservation
- Forestry
- Commercial
- Public/Institutional



Zoning Classifications

No zoning regulations currently apply.

Consistent Quality Community Objectives

- Local Preparedness
- Educational Opportunities
- Resource Management
- Regional Cooperation
- Housing Options
- Economic Prosperity
- Efficient Land Use
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Educational/Skill Levels Improvements
- Business/Industry Retention/Attraction
- Infrastructure Development/Maintenance
- Local/Regional/State Cooperation
- Rural Character
- Proactively Manage Growth
- Improve Appearance/Aesthetics

- Historic Resources Utilization/Preservation
- Natural Resource Protection
- Encourage Diverse Housing
- Community Guidance
- Coordinated Planning
- Annexation

Critical Strategies

- Zoning/supportive land use regulation
- Coordinated planning/codes enforcement
- Enhance landscaping/aesthetics
- Streetscape improvements
- Infrastructure improvements
- Encourage historic rehabilitation
- Utilize/encourage compatible infill development

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 Laurens 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.

Laurens County

Report of Accomplishments and Community Work Program

LAURENS 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		
2015	Complete the new Oconee River crossing at Blackshear Ferry	Y	2015						This project was completed as a GDOT TIA regional project in 2015.
2018	Complete the development of a countywide water conservation plan to protect and improve water quality of the Oconee River			Y	2020				Plan development is currently underway and is anticipated to be complete in 2020.
2015	Complete the renovation of the courthouse	Y	2017						New air conditioning units were installed in the courthouse in 2017.
2015	Complete the upgrades to the Health Department's facilities and services	Y	2016						The health department was upgraded in 2016 with CDBG and SPLOST funds.
2019	Establish a program for the removal of dilapidated housing	Y	2016						Laurens County jointly created the Dublin-Laurens Land Bank Authority in 2016.
2015	Conduct a comprehensive study on current rural fire services to determine steps for improvement	Y	2016						A comprehensive study and suggested recommendations were finalized in 2016. Laurens County Fire Department now services the Town of Cadwell, Town of Dexter, City of Dudley, Town of Montrose, and the Town of Rentz in addition to the unincorporated areas.
2015	Develop a plan to order future infrastructure projects by need and feasibility	Y	2015						The County continuously updates priority infrastructure projects based on need and a cost-benefit ratio in concert with the Development Authority.

LAURENS 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		
2015	Assist in the rehabilitation of the Old First National Bank	Y	2017						This project included a full renovation of the Old First National Bank. The building now serves as the Georgia Military College's Dublin Campus.
2016	Assist in the establishment of an agricultural museum in the downtown area							Y	This project has been removed due to a lack of funds and a community champion.
2016	Assist in the establishment of an African American Historical Park in the downtown area	Y	2018						This project was completed in 2018 with the designation of an MLK, Jr. Park adjacent First African Baptist Church.
2015	Establish a new industrial park near the W.H. "Bud" Barron Airport	Y	2015						Property was acquired in 2015 for this purpose.
2015	Upgrade equipment for fire stations throughout the county	Y	2019						Laurens County completed construction of five (5) new fire stations strategically located throughout the county.
2015	Upgrade equipment for all the Sheriff's Department	Y	2019						The County upgraded the jail to include twelve (12) individual holding cells and a booking desk in 2019.
2015	Repair the runway at W.H. "Bud" Barron Airport	Y	2019						The County completed a crack and seal project in 2015 and remarked the runway in 2019.

LAURENS 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		
2015	Assist the Laurens County Historic Society locate and establish a new museum	Y	2017						A new museum was established on Bellevue Avenue in 2017.
2015	Complete the installation of amenities along the Oconee River Greenway							Y	This project is no long a priority due to the lack of a local champion. Future improvements may be revisited as described in the long-term policy section of the Comprehensive Plan.
2015	Complete the extension of the Oconee River Greenway to Riverview Golf Course and Dublin Country Club							Y	This project is no long a priority due to the lack of a local champion. Future improvements may be revisited as described in the long-term policy section of the Comprehensive Plan.
2015	Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North			X	2021				Construction for the project is scheduled to begin in late 2019 and is anticipated to finish in 2021.
2015	Complete projects listed on TIA Band 1 (Springhaven Road; Old Hawkinsville Road)	Y	2015						TIA Band 1 projects were completed in 2015.
2016	Complete projects listed on TIA Band 2 (Country Club Road; Valambrosia Arthur Wolf Road; Butler Road; Watkins Hall Road; Thairdell Road; Stanley Cemetery Road; Anderson Road; Dublin-Eastman Road)	Y	2018						TIA Band 2 projects were completed in 2018.

**LAURENS COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years							Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each	County		City	Other	Local		State	Federal	Private	
Complete the development of a countywide water conservation plan to protect and improve water quality of Oconee River	X						X			X				X		
Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North	X	X							Dublin	GDOT SPLOST	X		X			
Construct a walking trail to connect hotels at the US 441 & I-16 interchange to the Oconee Fall Line Technical College campus		X					X	Dublin			X					
Extend the US 441 Bypass to GA 19				X						GDOT	X		X			
Replace bridges (Rocky Creek @ Lord Rd., Ochwalkee Creek @ Lowery Firehouse Rd., N. Peachtree Rd., Buckeye Rd., and Turkey Creek @ Ellington Rd.)	X	X	X	X						GDOT	X		X			
Construct a roundabout at the intersection of Pinehill Rd. and GA 257	X									GDOT	X		X			
Complete projects listed on TIA Band 3 (Mark Wood Rd, Old Toombsboro Rd., Rock Springs Rd., Ed Beacham Rd.)	X	X	X							GDOT/TIA	X		X			
Extend water and sewer service to unincorporated parcels as agreed with the Development Authority for industrial development	X	X								Dublin-Laurens Dev. Auth., GEFA	X		X			
Adopt the DCA model ordinance for broadband deployment and permitting	X										X					
Seek Broadband Ready Community Designation	X									HOGARC	X					

Town of Cadwell

Report of Accomplishments and Community Work Program

TOWN OF CADWELL
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		
2016	Replace lighting at ball field					Y	2020		This project was postponed until additional bids are received.
2017	Resurface the basketball and tennis courts					Y	2024		This project was postponed until additional funding is secured.
2016	Remodel the interior of the Community Center (painting walls and updating furniture)			Y	2020				New furniture was placed in the community center in 2016; a new HVAC unit was installed in 2018; painting is scheduled to be completed in 2020.
2015	Renovate the exterior of the Community Center	Y	2019						A new roof and screened back porch were installed in 2019.
2016	Purchase new equipment for street maintenance	Y	2015						The Town purchased a lawnmower and various saws in 2015 and 2018 to conduct street maintenance activities.
2018	Replace signage that is outdated or illegible			Y	2020				The Town has developed a sign replacement list and will complete sign replacement and road stripping in 2020.
2017	Renovate the interior of City Hall	Y	2018						New flooring and paint (interior and exterior) were installed in 2018.

TOWN OF CADWELL
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		
2017	Complete projects listed on TIA Band 1 (Coleman Street Segments 1 and 2; Colter Street; Snowhill Street)	Y	2015						TIA Band 1 projects were completed except for Coleman Street Segments 1 and 2 and Snowhill Street. These projects were moved to Band 3.
2016	Complete projects listed on TIA Band 2 (Coleman Street Segments 3 and 4; Walnut Street)	Y	2016						Walnut Street was completed in 2016. Coleman Street Segments 3 and 4 were moved to Band 3.
2019	Assist the County in establishing a program for the removal of dilapidated housing							Y	The Town may revisit the need for dilapidated housing removal at a later date; however, at this time this action is not feasible.
2015	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	Y	2016						A comprehensive study and suggested recommendations were finalized in 2016. Laurens County Fire Department now services the Town of Cadwell.

**TOWN OF CADWELL COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Replace lighting at ball field	X							X		SPLOST	X				
Resurface the basketball and tennis courts					X			X		SPLOST	X				
Remodel the interior of the Community Center (painting walls and updating furniture)	X							X		SPLOST	X				
Replace signage that is outdated or illegible	X							X		TIA, LMIG SPLOST	X	X			
Drain and clean interior of the municipal water tank	X							X			X				
Purchase two (2) generators and switches for water wells and community center	X							X		GEMA, FEMA	X	X	X		
Rehabilitate sanitary sewer infrastructure to include gate valves at WWTP, lining all manholes in the Town in addition to the pipes at Walnut Street to WWTP, replacing pipes along Railroad Avenue		X						X		DCA CDBG	X	X	X		

**TOWN OF CADWELL COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Purchase a new backhoe	X							X	SPLOST	X					
Update water billing software		X						X		X					
Purchase a new lawnmower				X				X	GDOT TIA	X	X				
Complete projects listed on TIA Band 3 (Coleman Street Seg. 1-5, Snowhill St., Walnut-McCook St.)	X	X	X					X	GDOT TIA	X	X				
Adopt the DCA model ordinance for broadband deployment and permitting	X							X		N/A					
Seek Broadband Ready Community Designation	X							X	HOGARC	\$2,000 (Staff Time)					

Town of Dexter

Report of Accomplishments and Community Work Program

TOWN OF DEXTER
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		
2015	Replace 35% of the entire water and sewer infrastructure throughout the Town	Y	2015						The Town received two Community Development Block Grants in 2015 and 2017 to rehabilitate the water and sewer infrastructure.
2015	Repave streets in need of repair	Y	2015						The Town has repaved ten (10) streets since 2015.
2017	Purchase a new tractor for Town maintenance and other purposes	Y	2015						The Town purchased a new John Deere tractor
2019	Complete the remodeling of the Community Center			Y	2020				The Town anticipates completion of this project in 2020 with the replacement of the flooring.
2015	Gauge the feasibility of converting to a sprayfield for solid waste disposal	Y	2019						The Town decided against a sprayfield and received a Community Development Block Grant teamed with GEFA funds to install major upgrades to the wastewater treatment facility.
2015	Complete projects listed on TIA Band 1 (Shy Street; Railroad Street)	Y	2015						Projects were completed in 2015.
2016	Complete projects listed on TIA Band 2 (Harvey Street; Bryant Street Segment 1)	Y	2019						Projects were completed in 2019.

TOWN OF DEXTER
Comprehensive Plan Short Term 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		
2019	Assist the County in establishing a program for the removal of dilapidated housing					Y	2022		The Town remains interested in housing rehabilitation and anticipates a community wide housing rehabilitation initiative to begin in 2022. This action item description has been modified in the new CWP to read "Initiate a program for the rehabilitation and/or removal of dilapidated housing."
2015	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	Y	2016						A comprehensive study and suggested recommendations were finalized in 2016. Laurens County Fire Department now services the Town of Dexter.

**TOWN OF DEXTER COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source				
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private	
Complete the remodeling of the Community Center	X							X						X		
Initiate a program for the rehabilitation and/or removal of dilapidated housing			X					X	DCA CHIP Dublin-Laurens County Landbank Authority		X		X			
Rehabilitate/reline manholes and lift station				X				X	DCA CDBG		X		X			
Construct an additional parking lot at the community center				X				X	SPLOST		X					
Drill one (1) 10-12" water well	X							X	DCA CDBG, GEFA		X		X			
Sandblast and repaint the water tower							X				X					
Purchase a new mosquito sprayer		X						X			X					
Purchase a new backhoe				X				X	GDOT TIA		X					
Purchase a new public works truck					X			X	GDOT TIA		X					
Purchase a new zero turn mower			X					X	GDOT TIA		X					
Add curb, gutter, and storm drain infrastructure in the Cemetery Road target area			X					X	DCA CDBG		X					

**TOWN OF DEXTER COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Replace sidewalks along Main Street and Line Street					X			X	GDOT TIA		X				
Replace water and sewer infrastructure in the Parklane Drive target area					X			X	DCA CDBG		X				
Complete TIA Band 3 Project (Bryant Street Segment 2)	X	X	X					X	GDOT TIA		X				
Adopt the DCA model ordinance for broadband deployment and permitting	X							X			X				
Seek Broadband Ready Community designation	X							X	HOGARC		X				

City of Dublin

Report of Accomplishments and Community Work Program

CITY OF DUBLIN
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		
2015	Rehabilitate the I & I sewer system in the downtown area	Y	2015						This project was completed in 2015.
2015	Construct more sidewalks to improve pedestrian walkability			Y	2022				Plans to improve additional sidewalks include Church Street, Saxon Street and Hudson Drive. These projects are scheduled to be completed in 2022.
2016	Make improvements to Cross Creek Cemetery	Y	2016						This project was completed in 2016.
2015	Construct an equalization basin at the surface water plant							Y	This project is no longer needed as a result of another project alleviating the problem.
2017	Repair sewer system at and near the Dublin Mall						Y	2023	This project has been postponed due to other projects having a greater priority/need.
2016	Repair sewer lines along Cypress Drive						Y	2023	This project has been postponed due to other projects having a greater priority/need.
2017	Repair sewer lines within the Earwood Subdivision area						Y	2023	This project has been postponed due to other projects having a greater priority/need.

CITY OF DUBLIN
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		
2016	Repair sewer lines along Barton Drive					Y	2023		This project has been postponed due to other projects having a greater priority/need.
2015	Complete the elimination/eradication of bare steel piping in the gas system	Y	2019						Bare steel piping has been eliminated from the gas system after a near five-year process which was completed by City employees.
2016	Establish an agricultural museum in the downtown area							Y	This project has been removed due to a lack of funds and a community champion.
2016	Establish an African American Historical Park in the downtown area	Y	2018						This project was completed in 2018 with the designation of an MLK, Jr. Park adjacent to First African Baptist Church.
2016	Rewrite the zoning ordinance for the City					Y	2020		The City anticipates initiating this project in 2020.
2015	Expand the Historic District to include the downtown area	Y	2015						The historic district was expanded to include portions of downtown in 2015.
2015	Improve drainage in the Brookwood and Pineridge areas					Y	2024		These improvements have been postponed until funding is secured.
2017	Install city-owned security cameras throughout the City	Y	2019						The City entered into an agreement with Georgia Power to place twenty (20) cameras and four (4) tag readers in various locations in the City.

CITY OF DUBLIN
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		
2017	Install lighting at all intersections of the US 441 bypass			Y	2020				Lighting at four (4) intersections is currently underway with an anticipated completion date of 2020.
2015	Improve the appearance of the entrance into the City on US 441 from Exit 51 off Interstate 16					Y	2021		The City anticipates aesthetic improvements to begin in 2021.
2018	Establish an Artists in Residence program					Y	2022		This project has been postponed until a community partner is willing to partner with the City.
2015	Improve citizen participation and information distribution via social media applications	Y	2018						The City has been successful in marketing current events since a full time marketing coordinator was hired in 2018.
2015	Continue to demolish or remodel dilapidated properties			Y	2022				The City completed a housing assessment in 2017 where 300 houses were identified as structures in need of repair. To date, 60 houses have been demolished or renovated with 25 structures yet to be resolved. The City has processed 700 housing cases to date, in addition to implementing a blight tax.
2015	Remodel the Historic Carnegie Library	Y	2015						This project was completed in 2015.
2015	Continue to make improvements to the downtown streetscape	Y	2015						A streetscape project was completed in 2015. This project included new paver sidewalks and street lighting.
2015	Assist in the remodeling and repurposing of the Old First National Bank	Y	2017						This project included a full renovation of the Old First National Bank. The building now serves as the Georgia Military College's Dublin Campus.

CITY OF DUBLIN
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		
2015	Continue to improve the City's telecommunications infrastructure and add more public wi-fi	Y	2019						The City has been successful with increasing the number of internet customers. Further actions regarding broadband/telecommunications improvements are addressed in the new CWP.
2015	Make improvements to the historic residential areas adjacent to downtown			Y	2021				The target neighborhoods are currently organized under the City's Neighborhood Partnership Program with planned actions to be completed in 2021.
2015	Relocate the public safety monument to Railroad Park	Y	2015						This project was completed in 2015.
2015	Improve/expand downtown parking areas	Y	2019						The City purchased a lot in the downtown area and has converted the use to a parking lot.
2015	Make improvements to bicycle corridors and related transportation (especially on State Bike Route 40)							Y	Another project currently scheduled to be completed on SBR 40 will incorporate these improvements.
2015	Redevelop and expand Railroad Park	Y	2015						This project was completed in 2015.
2015	Assist the Laurens County Historic Society locate and establish a new museum	Y	2017						A new museum was established on Bellevue Avenue in 2017.
2015	Complete the installation of amenities along the Oconee River Greenway							Y	This project is no longer a priority due to the lack of a local champion. Future improvements may be revisited as described in the long-term policy section of the Comprehensive Plan.

CITY OF DUBLIN
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		
2015	Complete the extension of the Oconee River Greenway to Riverview Golf Course and Dublin Country Club							Y	This project is no long a priority due to the lack of a local champion. Future improvements may be revisited as described in the long-term policy section of the Comprehensive Plan.
2015	Complete drainage culvert upgrades on Academy St., Camilla St., Stonewall St. and Sunny Lane					Y	2021		This project has been postponed until funding is secured.
2015	Complete the improvement of the six major gateways into the City	Y	2016						The City has completed improvements at three (3) gateway locations. The remaining gateway project(s) are addressed in the new CWP.
2015	Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North			Y	2021				Construction for the project is scheduled to begin in 2020 and is anticipated to finish in 2021.
2018	Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River			Y	2020				Plan development is currently underway and is anticipated to be complete in 2020.
2019	Assist the County in establishing a program for the removal of dilapidated housing	Y	2016						The Dublin-Laurens County Landbank Authority was created in 2016.
2015	Complete projects listed on TIA Band 1 (Hodges Street)	Y	2015						Hodges Street was completed in 2015.

CITY OF DUBLIN
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		
2016	Complete projects listed on TIA Band 2 (Springdale Road)	Y	2019						The TIA Springdale Road project was completed in 2019.
2017	Pursue National Register Nomination for First African Baptist Church	Y	2019						The church was listed in the National Register of Historic Places on August 16 th , 2019.
2015	Complete Phase one of a citywide Historic Resource Inventory	Y	2016						The City partnered with the Downtown Development Authority to complete an inventory in 2016.
2017	Develop a Master Plan for development of SBR 40 through Dublin and along the Oconee River	Y	2018						A master plan was completed in 2018.
2018	Implement a Streetscape Project from the 441S/Joiner Gateway location into Downtown	Y	2018						The MLK corridor (located on US 441 S) was improved in 2018.

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years							Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each	County		City	Other	Local		State	Federal	Private	
Construct more sidewalks to improve pedestrian walkability			X						X	GDOT			X			
Repair sewer system at and near the Dublin Mall				X					X	GEFA CDBG			X			
Repair sewer lines along Cypress Drive				X					X	GEFA CDBG			X			
Repair sewer lines within the Earlwood Subdivision area				X					X	GEFA CDBG			X			
Repair sewer lines along Barton Drive				X					X	GEFA CDBG			X			
Rewrite the zoning ordinance for the City	X								X					X		
Improve drainage in the Brookwood and Pineridge areas					X				X	CDBG GEFA LMIG			X			
Install lighting at all intersections of the US 441 bypass	X								X	GDOT			X			
Improve the appearance of the entrance into the City on US 441 from Exit 51 off Interstate 16		X							X	Keep Dublin-Laurens Beautiful, Garden Clubs, GDOT			X			

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Establish an Artists in Residence program			X					X	Arts Council		X				
Continue to demolish or remodel dilapidated properties	X	X	X					X	Dublin-Laurens Land Bank Authority		X			X	
Make improvements to the historic residential areas adjacent to downtown		X						X	SPLOST Historic Society		X			X	
Complete drainage culvert upgrades on Academy St., Camilla St., Stonewall St. and Sunny Lane		X						X	GEFA CDBG LMIG		X	X			
Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North		X						X	GDOT TIA SPLOST		X	X			
Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River	X							X	DNR Upper Oconee River Basin Authority GASWCC East Dublin		X				
Construct a new public works facility					X			X			X				

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Construct a new fire station					X			X			\$500,000	X			
Develop a pocket park near downtown		X						X			\$50,000	X			
Install wayfinding signage for downtown destinations	X							X			\$5,000	X			
Develop an adopt a flowerbed program for downtown merchants		X						X			\$2,000/Staff Time	X			
Construct a new police firearms shooting range		X						X			\$150,000	X			
Improve daycare facilities in the community to become a quality rated facility	X							X	Chamber of Commerce		\$2,000/Staff Time	X		X	
Develop a "Smart City" marketing plan for the City	X							X	Chamber of Commerce		\$5,000	X		X	
Create a transit development plan to determine feasibility of a rural transit program for the City		X						X	GDOT HOGARC		\$10,000		X	X	
Replace the River pump station sump valves	X							X			\$40,000	X			
Install a backwash pump for the Groundwater Plant filter	X							X			\$75,000	X			
Conduct valve repair/replacement on fire hydrants and water lines				X				X			\$350,000	X			
Upgrade water meters to have radio read capabilities				X				X			\$1.5 Million	X			

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source		
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal
Extend water main to the Heart of Georgia Megasite					X			X	GDCA	X	X			
Construct a one (1) million-gallon elevated water tank at the HOG Megasite					X			X	GDCA	X	X			
Replace phase 1 section water main along S.R. 257					X			X		X				
Extend sanitary sewer along Helen Drive	X							X		X				
Extend/rehab sanitary sewer in the Ferry Branch target area	X							X	GDCA CDBG	X	X	X		
Rehabilitate the Camellia Drive sewer main			X					X		X				
Replace the sewer infrastructure near Long Branch/ YKK area					X			X		X				
Extend sewer infrastructure to the S.R. 257/U.S. 441 Industrial Site					X		X	X		X				
Extend sewer to the HOG Megasite					X			X	GDCA	X				
Upgrade the wastewater treatment plant					X			X	GEFA USDA	X	X	X		
Extend gas infrastructure to the Pineridge subdivision	X							X		X				
Extend gas infrastructure to the Shadow Pond subdivision		X						X		X				

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Extend gas infrastructure to the Kingswood subdivision			X					X			X				
Extend gas infrastructure to the Blackshear Ferry subdivision				X				X			X				
Relocate gas infrastructure on Pinehill Road due to roundabout construction	X							X			X				
Upgrade gas meters to radio read capabilities (Phase 2)		X						X			X				
Extend gas main to the Heart of Georgia Megasite					X			X			X				
Complete East Jackson Transportation Improvement study with aid from TAP grant funds	X							X	GDOT		X		X		
Repair Franklin Street bridge	X							X			X				
Conduct a traffic planning intersection improvement study	X							X			X				
Improve intersection at Industrial Blvd. and Walke Dairy Road		X						X			X				
Complete drainage improvements at the intersection of Industrial Blvd. and US 80			X					X			X				
Improve drainage in the Westchester subdivision			X					X			X				

**CITY OF DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Complete projects listed on the TIA Band 3 list (Stubbs Park Rd.)	X	X	X					X		GDOT TIA	X				
Construct a walking trail to connect hotels at the US 441 & I-16 interchange to the Oconee Fall Line Technical College campus		X						X	Dublin		X				
Complete Phase 3 of Jackson and Jefferson Street crosswalk improvements		X							X		X				
Construct the Oconee Riverwalk and Bike Trail (Phase 1)				X					X		X				
Conduct Madison Street improvements from Riverwalk to Church Street				X					X		X				
Develop a scattering garden at Northview Cemetery				X					X		X				
Adopt the DCA model ordinance for broadband deployment and permitting	X								X						
Seek Broadband Ready Community Designation	X								X	HOGARC	X				

City of Dudley

Report of Accomplishments and Community Work Program

CITY OF DUDLEY
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		
2018	Construct a new fire station			Y	2020				Funding was approved by the County and construction is scheduled to be completed in 2020.
2019	Construct a new City Hall					Y	2021		This project was postponed until additional funding is secured.
2015	Repair old sewer lines throughout the City	Y	2018						This project was completed in 2018.
2015	Upgrade the inflow and infiltration system running into the treatment pond	Y	2018						This project was completed in 2018.
2016	Establish a new park adjacent to the Boys & Girls Club building					Y	2022		This project was postponed until additional funding is secured.
2015	Complete projects listed on TIA Band 1 (Seventh Street; Carroll Drive; Chestnut Drive; Carroll Street)	Y	2015						Projects were completed in 2015.

CITY OF DUDLEY
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		
2016	Complete projects listed on TIA Band 2 (West Street; Pecan Street)	Y	2016						Projects were completed in 2016.
2019	Assist the County in establishing a program for the removal of dilapidated housing					Y	2021		The City remains interested in housing rehabilitation and anticipates a community wide housing rehabilitation initiative to begin in 2021. This action item description has been modified in the new CWP to read "Initiate a program for the rehabilitation and/or removal of dilapidated housing."
2015	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	Y	2016						A comprehensive study and suggested recommendations were finalized in 2016. Laurens County Fire Department now services the City of Dudley.

**CITY OF DUDLEY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Construct a new fire station	X							X	SPLOST		X				
Construct a new City Hall		X						X	SPLOST		X				
Establish a new park adjacent to the Boys & Girls Club building			X					X	SPLOST Boys and Girls Club Rec. Authority		X			X	
Initiate a program for the rehabilitation and/or removal of dilapidated housing		X						X	DCA CHIP		X		X		
Construct a new water well and elevated tank (60,000 gallons)		X						X	GEFA		X				
Review intersection safety and coordinate with GDOT to place a warning signal at GA 338 & Main Street intersection				X	X			X	GDOT		X				
Complete projects listed on TIA Band 3 (Oak Street)	X	X	X					X	GDOT TIA		X				
Adopt the DCA model ordinance for broadband deployment and permitting	X							X							
Seek Broadband Ready Community Designation	X							X	HOGARC		X				

City of East Dublin

Report of Accomplishments and Community Work Program

CITY OF EAST DUBLIN
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		
2016	Establish a new senior center					Y	2021		This project has been postponed until funding is available.
2017	Install water and sewer infrastructure to the Heart of Georgia Mega-site					Y	2022		This project has been postponed until an industry prospect is secured.
2015	Resurface badly damaged streets throughout the City			Y	2023				The City has resurfaced multiple streets with GDOT funding and regional TIA funds. Further improvements are planned to be completed by 2023.
2016	Beautify the intersection of US 80, US 319, and GA 29	Y	2015						This project was completed in 2015.
2018	Install new entrance signage at each gateway					Y	2022		This project has been postponed until funding is available.
2015	Purchase a new police vehicle each year	Y	2019						The City was successful in purchasing a new police vehicle each year.
2016	Purchase a new rescue truck	Y	2016						The City purchased a rescue truck in 2016.

CITY OF EAST DUBLIN
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		
2015	Replace 100 water meters each year	Y	2019						The City replaced its target number of water meters each year.
2016	Purchase a new chipper and vacuum machine for the Street Dept.	Y	2018						The City purchased a new vac machine in 2018 for \$75,000. A chipper machine is no long needed.
2018	Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River			Y	2020				Plan development is currently underway and is expected to be complete in 2020.
2019	Assist the County in establishing a program for the removal of dilapidated housing			Y	2022				The City has removed or rehabilitated 4 to 6 houses per year and aims to complete the initiative by 2022. This initiative has been only with the City of East Dublin. This action item has been modified in the new CWP.
2015	Complete projects listed on TIA Band 1 (Circle Drive; Celia Street; Dwayne Drive; Price Street; South Elm Street; Rice Street)	Y	2015						TIA Band 1 projects were completed in 2015.
2016	Complete projects listed on TIA Band 2 (Keen Street; Stanley Street; Virginia Street; Daley Street; Joiner Street; Derriso Lane; North Elm Street; Piedmont Drive; Torino Drive; Falcon Drive; Glen Drive; Lewis Street; Attaway Street; West Drive; Atwood Drive; Jordan Street; Marion Street; Braham Street)	Y	2018						Each of the projects have been completed with the exception of Piedmont Drive. Piedmont Drive was moved to TIA Band 3 and replaced with Dorsey Street. Dorsey Street was also completed in 2018.

**CITY OF EAST DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Establish a new senior center		X						X			X				
Install water and sewer infrastructure to the Heart of Georgia Mega-site			X					X	Dev. Authority, Various State/Federal incentives, Private Investment		X	X		X	
Resurface badly damaged streets throughout the City				X				X	LMIG		X				
Install new entrance signage at each gateway			X					X	Chamber		X				
Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River	X						X		DNR Upper Oconee River Basin Authority GASWCC Dublin		X				
Continue the housing initiative for the removal of dilapidated housing			X					X			X				
Rehabilitate the sanitary sewer in the Buckeye Road and Larsen Street target areas		X						X	DCA CDBG		X			X	

**CITY OF EAST DUBLIN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Upgrade the #4 water well to bring capacity to 1,000 GPM			X					X	SPLOST	X					
Replace fencing and dugouts at Warmock Park	X							X		X					
Replace all city owned street signs		X	X	X				X	GDOT TIA	X	X				
Complete Projects listed on TIA Band 3 (Rosewood Dr., Larsen St., South Dr., Buckingham, Powell Dr., Ferry St. Seg. 1, Getty St., Taylor Ln., Poplar St., Stewart St., Piedmont Dr., Jackson St., and Ferry St. Seg. 2)	X	X	X					X	GDOT TIA	X	X				
Adopt the DCA model ordinance for broadband deployment and permitting	X							X							
Seek Broadband Ready Community Designation	X							X	HOGARC						

Town of Montrose

Report of Accomplishments and Community Work Program

TOWN OF MONTROSE
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		
2019	Establish a new playground					Y	2023		This project was postponed until additional funding is secured.
2017	Install a new walking track			Y	2020				The Town anticipates the project to be completed in 2020. The track has been staked out and a contractor will be selected in the fourth quarter of 2019.
2015	Resurface Fourth Street	Y	2018						This project was completed in 2018.
2016	Resurface Spur 2	Y	2017						This project was completed in 2017.
2016	Resurface Spur 4	Y	2017						This project was completed in 2017.
2017	Resurface First Street	Y	2017						This project was completed in 2017.
2015	Complete projects listed on TIA Band 1 (Spur One)	Y	2015						This project was completed in 2015.
2016	Complete projects listed on TIA Band 2 (Railroad Street)	Y	2016						This project was completed in 2016.

**TOWN OF MONTROSE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Establish a new playground				X				X	SPLOST LWCF	X		X			
Install a new walking track	X							X	SPLOST	X					
Purchase a new chlorinator pump and automatic tester for water well #1		X						X		X					
Conduct a water loss study to determine water leak locations and amount of loss			X					X		X					
Purchase a parcel of land to relocate the solid waste convenience center		X						X		X					
Purchase a new utility vehicle for street maintenance		X						X		X					
Purchase a new tractor for maintaining rights-of-way			X					X		X					
Replace street signs throughout the Town to maintain signage compliance and safety standards		X	X	X				X	GDOT TIA	X					
Upgrade railroad crossings at 1 st Street, 2 nd Street, and Main Street				X	X		X	X	GDOT TIA	X					
Adopt the DCA model ordinance for broadband deployment and permitting	X							X		X					
Seek Broadband Ready Community Designation	X							X	HOGARC	X					

Town of Rentz

Report of Accomplishments and Community Work Program

TOWN OF RENTZ
Comprehensive Plan Short Term 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		
2017	Construct new sidewalks on Proctor Street					Y	2023		This project was postponed until additional funding is secured.
2016	Pave Taylor-Rowland Road					Y	2022		This project was postponed until additional funding is secured.
2016	Renovate the Community Center building							Y	This project was removed due to lack of interest by the community.
2017	Purchase a building to be utilized as the City Bank							Y	This project is no longer needed.
2016	Install new restrooms and a grilling area at the park					Y	2021		This project was postponed until additional funding is secured.
2017	Upgrade the pumping station	Y	2018						A portable generator was purchased to run all pumping stations as needed.
2015	Complete projects listed on TIA Band 1 (Pughsley Street; Bedingfield Street; Bates Street Segment 1)	Y	2014						TIA Band 1 projects were completed in 2014.

TOWN OF RENTZ
Comprehensive Plan Short Term 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		
2016	Complete projects listed on TIA Band 2 (West Railroad Street; Rentz Simpson Avenue)	Y	2016						TIA Band 2 projects were completed in 2016.
2019	Assist the County in establishing a program for the removal of dilapidated housing							Y	The Town may revisit the need for dilapidated housing removal at a later date; however, at this time this action is not feasible.
2015	Assist the County with the comprehensive study on current rural fire services to determine steps for improvement	Y	2016						A comprehensive study and suggested recommendations were finalized in 2016. Laurens County Fire Department now services the Town of Rentz.
2015	Finalize formal designation as a "Certified Retirement Friendly Community"							Y	This action was removed due to a change in marketing for the town.
2017	Adopt the Georgia Uniform Building Codes							Y	The Town may revisit the issue if construction increases in its boundaries.
2015	Recruit volunteers/maintain free health clinic in Rentz	Y	2015						A free health clinic remains open today with available volunteers.

**TOWN OF RENTZ COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2020-2024**

Activity	Years						Beyond 2024	Responsibility			Estimated Cost	Funding Source			
	2020	2021	2022	2023	2024	Each		County	City	Other		Local	State	Federal	Private
Construct new sidewalks on Proctor Street				X				X		SPLOST GDOT	X				
Pave Taylor-Rowland Road			X					X		SPLOST GDOT	X				
Install new restrooms and a grilling area at the park		X						X			X				
Sandblast and rehabilitate the interior of the water tower on Coleman Register Road					X			X			X				
Purchase one (1) full sized pick-up truck		X								GDOT TIA	X				
Purchase one (1) lawnmower				X				X		GDOT TIA	X				
Adopt the DCA model ordinance for broadband deployment and permitting	X							X							
Seek Broadband Ready Community Designation	X							X		HOGARC	X				

Appendix

Community Involvement
Public Hearing Notice 1
News Release & Public Outreach
Comprehensive Plan Website
Community Vision Survey
Public Hearing Notice 2
Meeting Agendas
Stakeholders Invited to Participate
Active Participants

Community Involvement

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

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal email and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in October, 2018, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments used their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was held from 4:00 p.m. – 6:00 p.m. at the historic Carnegie Library in downtown Dublin where people could attend at their convenience, receive a one-on-one explanation and introduction to the planning process, and offer their input. In addition, a webpage for this plan was developed which provided basic information, the meeting schedule, copies of the documents being developed at each

meeting, and an online Community Vision survey. Notice of both of these extra efforts to invite community stakeholder involvement and participation were officially posted.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include 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, the community drop-in session notice, screen captures of the Laurens Plan website (<http://bit.ly/LaurensComp2019>), 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**Laurens County Joint Comprehensive Plan
“The Future of All of Laurens County”**

The local governments of Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz 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 Laurens 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 Laurens County?

PUBLIC HEARING DATE AND TIME: Tuesday, March 19, 2019 at 5:30 p.m.

**LOCATION OF PUBLIC HEARING: Laurens County Commissioners’ Meeting Room,
Dublin**

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 the Laurens County Board of Commissioners, 117 East Jackson Street, Dublin, Georgia, or call (478) 272-4755.

NEWS RELEASE

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

DATE: **Thursday, April 11, 2019** **4:00 – 6:00 PM**

LOCATION: **City of Dublin Carnegie Library, Dublin**

Are you concerned about the future of Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz? 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 Laurens County, the Laurens County Board of Commissioners, and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2014, and is the principal guide to the long-term growth and development of Laurens 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 historic Carnegie Library at 311 Academy Avenue in downtown Dublin from 4:00 p.m. to 6:00 p.m. on Thursday, April 11, 2019. 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 Laurens County an even better place to live, work, and play.

Street, East Dublin, 6:30 p.m.
• **MAGNOLIA MIDLANDS**
CHESS CLUB meets on Thurs-

Friday
• **DUBLIN SERENITY AL-**
ANON FAMILY GROUP, 131 E.

Elwin Bracewell at (478) 275-3413.

TODAY IN HISTORY

Today is Thursday, March 14, the 73rd day of 2019. There are 292 days left in the year.

Today's Highlight in History:

On March 14, 1964, a jury in Dallas found Jack Ruby guilty of murdering Lee Harvey Oswald, the accused assassin of President John F. Kennedy, and sentenced him to death. (Both the conviction and death sentence were overturned, but Ruby died before he could be retried.)

On this date:

In 1794, Eli Whitney received a patent for his cotton gin, an invention that revolutionized America's cotton industry.

In 1883, German political philosopher Karl Marx died in London at age 64.

In 1885, the Gilbert and Sullivan comic opera "The Mikado" premiered at the Savoy Theatre in London.

In 1900, Congress ratified the Gold Standard Act.

In 1907, President Theodore Roosevelt signed an executive order designed to prevent Japanese laborers from immigrating to the United States as part of a "gentlemen's agreement" with Japan.

In 1962, Democrat Edward M. Kennedy officially launched in Boston his successful candidacy for the U.S. Senate seat from Massachusetts once held by his brother, President John F. Kennedy. (Edward Kennedy served in the Senate for nearly 47 years.)

In 1965, Israel's cabinet formally approved establishment of diplomatic relations with West Germany.

In 1967, the body of President John F. Kennedy was moved from a temporary

grave to a permanent memorial site at Arlington National Cemetery in Virginia.

In 1980, a LOT Polish Airlines jet crashed while attempting to land in Warsaw, killing all 87 people aboard, including 22 members of a U.S. amateur boxing team.

In 1990, the Soviet Congress of People's Deputies held a secret ballot that elected Mikhail S. Gorbachev to a new, powerful presidency.

In 1998, India's Congress party picked Sonia Gandhi, the Italian-born widow of assassinated prime minister Rajiv Gandhi, as its new president.

In 2008, Democratic presidential candidate Barack Obama denounced inflammatory remarks from his pastor, the Rev. Jeremiah Wright, who had railed

against the United States and accused its leaders of bringing on the Sept. 11 attacks by spreading terrorism.

Ten years ago: President Barack Obama met at the White House with Brazilian President Luiz Inacio Lula da Silva (loo-EEZ' ee-NAH'-see-oh LOO'-luh duh SEEL'-vuh); afterward, Obama downplayed divisions between the U.S. and Europe over how to tackle the world's financial crisis. Finance officials from rich and developing countries, meeting in Horsham, England, pledged to do "whatever is necessary" to fix the global economy. Altovise Joanne Gore Davis, a dancer and actress and the widow of Sammy Davis Jr., died in Los Angeles at age 65.

Five years ago: The West braced for a vote by the Crimean Peninsula to secede

from Ukraine; calling the results all but a foregone conclusion, U.S. Secretary of State John Kerry urged Russia's parliament against accepting any offer to claim Crimea as its own. Tony Benn, 88, a committed socialist who irritated and fascinated Britons through a political career spanning five decades, died in London.

One year ago: Tens of thousands of students across the country walked out of their classrooms to demand action on gun violence and school safety; the action came a month after the shooting that killed 17 people at Marjory Stoneman Douglas High School in Parkland, Florida. Stephen Hawking, the best-known theoretical physicist of his time, died at his home in Cambridge, England, at the age of 76.

PUBLIC HEARING NOTICE

Laurens County Joint Comprehensive Plan "The Future of All of Laurens County"

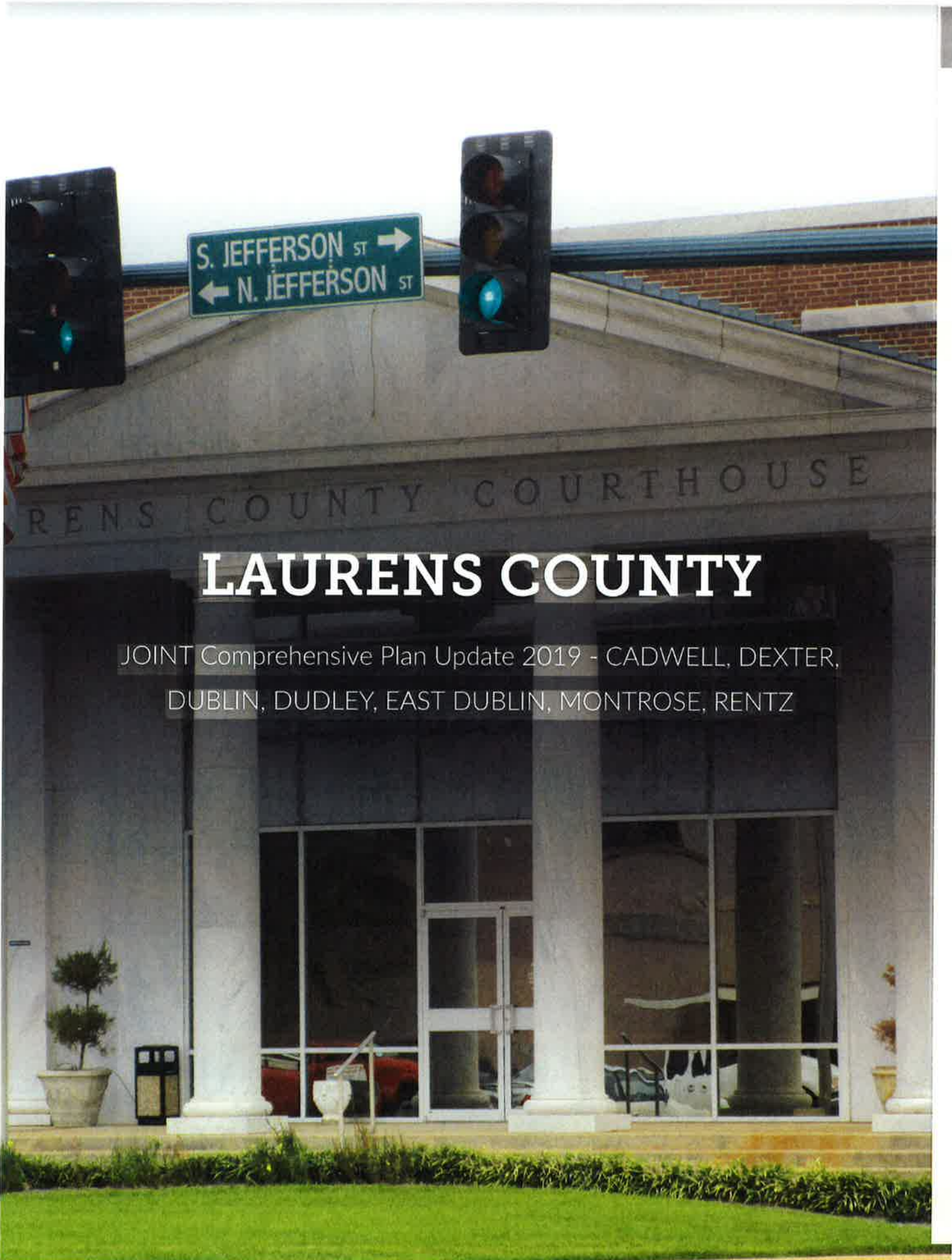
The local governments of Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, 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 Laurens 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 Laurens County?

PUBLIC HEARING DATE AND TIME: Tuesday, March 19, 2019 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Laurens County Commissioners' Meeting Room, Dublin

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 the Laurens County Board of Commissioners, 117 East Jackson Street, Dublin, Georgia, or call (478) 272-4755.



LAURENS COUNTY

JOINT Comprehensive Plan Update 2019 - CADWELL, DEXTER,
DUBLIN, DUDLEY, EAST DUBLIN, MONTROSE, RENTZ



WELCOME!

Welcome to the home of the Laurens County Comprehensive Plan Update. The County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz 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 February-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.

GREEN AND GROWING JEWEL: REGIONAL HUB OF COMMERCE, HOME, HERITAGE AND HEALTH



A Joint Comprehensive Plan for Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz, Georgia



August, 2014

[Download a Copy of the 2014 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>

LAURENS COUNTY 2019 COMPREHENSIVE PLAN TIMETABLE

Tuesday, 2.26.2019, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)

Tuesday, 3.19.2019, 5:30 PM - Initial Public Hearing

Tuesday, 3.26.2019, 10:30 AM - Community Vision/Issues and Opportunities

Thursday, 4.11.2019, 4:00 PM - 6:00 PM - Community Input Drop-In

Tuesday, 4.16.2019, 10:30 AM - Issues and Opportunities/Goals/Policies

Tuesday, 5.21.2019, 10:30 AM - Goals/Policies/ Economic Development/Broadband/Land Use

August, TBD - Draft Plan

August, TBD - Final Public Hearing

September, 2019 - Local Government Submittal

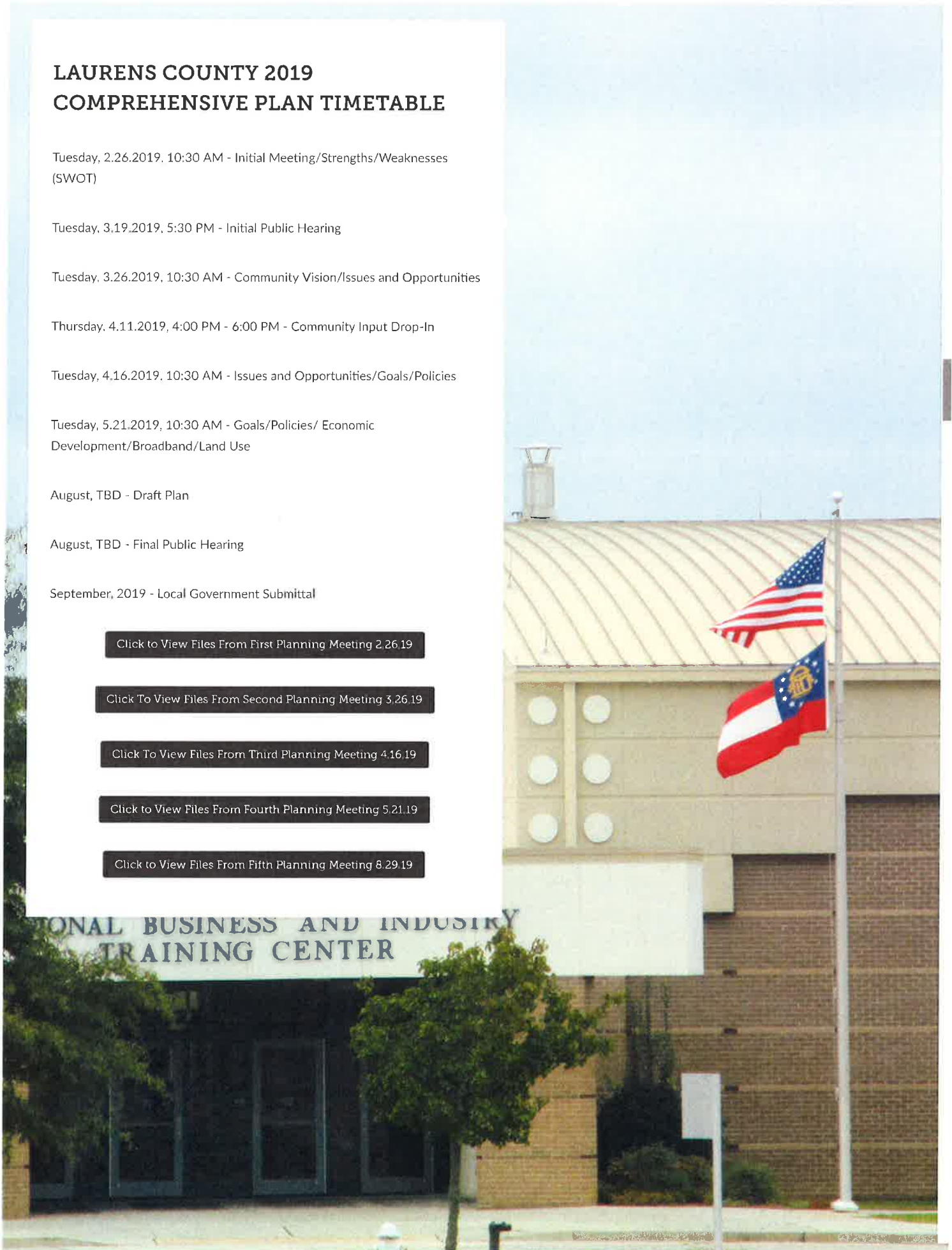
[Click to View Files From First Planning Meeting 2.26.19](#)

[Click To View Files From Second Planning Meeting 3.26.19](#)

[Click To View Files From Third Planning Meeting 4.16.19](#)

[Click to View Files From Fourth Planning Meeting 5.21.19](#)

[Click to View Files From Fifth Planning Meeting 8.29.19](#)



OUR VISION

Laurens County is a regional leader and economic engine for a large rural region of south central and southeast Georgia. We are home to several nationally and internationally known companies, making us a leader in commerce, health care, and logistics and distribution industries for our area. Our innovative and determined leadership has provided the community with a strong foundation of continued growth. We aim to mold our community into a well-planned hometown for all. Laurens County is indeed "ahead of the curve."





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

Laurens County Community Vision Survey



FOR MORE INFORMATION REGARDING THE 2019 LAURENS COUNTY COMPREHENSIVE
PLANNING PROCESS, CONTACT US:

331 West Parker Street - Baxley, GA 31513

912. 367. 3648

pope@hogarc.org

Laurens County Community Vision Survey

1. How would you describe your community, particularly to someone who knows nothing about it?
2. What makes your community unique and special as a place to live?
3. What improvement(s) to your community would you most like to see happen?
4. What are the greatest strengths or assets of your community?
5. What are your community's greatest needs, especially long-term?
6. What specific projects/improvements are critically needed in the short term?
7. What opportunities for positive change/improvement/growth are there in your community?
8. How do you think your community will change/grow in the next five to ten years?
9. What would you like your community to be like in 20 years?

PUBLIC HEARING NOTICE

Laurens County Joint Comprehensive Plan

The Laurens County Board of Commissioners and municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are in the process of finalizing a new joint comprehensive plan in accordance with state law.

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

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz, 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: Thursday, August 29, 2019 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Laurens County Commissioners Meeting Room, Dublin

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Laurens County Board of Commissioners, 117 East Jackson Street, Dublin, Georgia 31040, or call (478) 272-4955.

**LAURENS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Laurens County Commissioners' Meeting Room, Dublin, GA**

February 26, 2019

AGENDA

Introductions

Background/Committee's Purpose

Proposed Timetable for Plan Development

Community Strengths/Weaknesses Identification (SWOT)

Community Vision Input

Character Areas

Next Meeting

Draft Community Vision Review

Issues and Opportunities Input

**LAURENS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Laurens County Commissioners' Meeting Room, Dublin, GA**

March 26, 2019

AGENDA

Introduction

Draft Community Vision Review

Plan Title

Draft Issues and Opportunities

Next Meeting – Tuesday, April 16, 2019, 10:30 a.m.

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals/Policies Input

***Laurens Joint Plan Community Input Drop-In – Thursday, April 11, 2019,
Carnegie Library, 4:00 – 6:00 p.m.**

**LAURENS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Laurens County Commissioners' Meeting Room, Dublin, GA**

April 16, 2019

AGENDA

Introduction

Plan Title

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals Input

Long Term Policies Input

Next Meeting – Tuesday, May 21, 2019, 10:30 a.m.

Revised Community Vision Review

Revised Issues and Opportunities Review

Revised Goals Review

Revised Long Term Policies Review

Economic Development/Land Use/Plan Coordination

**LAURENS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Laurens County Commissioners' Meeting Room, Dublin, GA**

May 21, 2019

AGENDA

Introduction

Plan Title

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Revised Draft Goals Review

Revised Draft Long Term Policies Review

Economic Development

Draft Broadband Element

Land Use

Plan Coordination

Next Meeting – Date to be determined to review draft plan.

**LAURENS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
LAURENS COUNTY SERVICE CENTER,
DUBLIN, GA**

August 29, 2019

AGENDA

Draft Plan Review

Submittal Discussion

**Public Hearing – Thursday, August 29, 2019, Laurens County Commissioners
Meeting Room, 5:30 p.m.**

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

Laurens County Board of Commissioners

Town of Cadwell

Town of Dexter

City of Dublin

City of Dudley

City of East Dublin

Town of Montrose

Town of Rentz

Laurens County Board of Education

City of Dublin Schools

Oconee Fall Line Technical College

Dublin-Laurens County Economic Development Authority

Dublin-Laurens County Chamber of Commerce

Laurens County Cooperative Extension

Fairview Park Hospital

Carl Vinson VA Medical Center

The Dublin Courier

Laurens County Historical Society

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

Laurens County Board of Commissioners

- Brenda Chain, Vice Chair**
- Jimmy Rogers, Commissioner**
- Kevin Tanner, Commissioner**
- Bryan Rogers, County Administrator**
- Cathy Couey, Assistant to Administrator**
- Jenna Meyer, Assistant to Administrator**
- Town of Cadwell**
 - Larry Upshaw, Mayor**
 - Debra Spires, Clerk**
- Town of Dexter**
 - Michael Hatcher, City Manager/Clerk**
- City of Dublin**
 - Phil Best, Mayor**
 - Lance Jones, City Manager**
 - Artiffany Stanley, Assistant City Manager**
 - Deborah Stanley, Community Development Director**
 - Katy Morton, Grant Administrative Coordinator**
 - Matthew Bradshaw, Director of Engineering**
 - Brooke Ragan, Marketing and Communications Specialist**
 - Capt. Ronnie Holmes, Dublin Police Department**
 - D.J. Flores, Dublin Police Department**
- City of Dudley**
 - Jason Locke, Mayor**
 - Justin Crews, City Manager**
 - Janice Ballard, City Clerk**
- City of East Dublin**
 - George Gornto, Mayor**
 - Melissa Bassett, City Clerk**
 - William Luecke, Chief of Police**
- Town of Montrose**
 - Donnie Dixon, Mayor**

- Pam Will, Clerk**
- Alan Bass, Council Member**
- Brad Childers, Council Member**
- Andy Cook, Council Member**
- Angie Tanner, Council Member**
- Mildred White, Council Member**
- Town of Rentz**
 - M.L. Knight, Mayor**
 - Amy Mimbs, Clerk**
- Dublin-Laurens County Recreation Authority**
 - Curtis Coates III**
- Dublin-Laurens County Chamber of Commerce**
 - Heath Taylor, President/CEO**
- Dublin-Laurens County Development Authority**
 - Beth Crumpton, Operations Manager**
 - Roger Folsom, Board of Directors**
- State Representative Matt Hatchett**
- Keep Dublin-Laurens Beautiful, Inc.**
 - Patsy Baker, Director**
- Carl Vinson VA Medical Center**
 - Gerald DeWorth, Associate Director**
- Green Power Solutions of Georgia**
 - Glen Hill**
- Med1st (home medical services)**
 - Roger Folsom, President/Owner**
- Custom Shower Pro Glass**
 - Sherri McLeod, Owner**
- Southside Community Association**
 - Emory Bostic, President**
- TV 35 WDIG, Dublin**
 - Heath Taylor**

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