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**Laurens County's Blueprint for A Vibrant Community**

# UNITY

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

**August, 2024**

# VISION 2050

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## Laurens County's Blueprint for A Vibrant Community

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

August, 2024

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# Introduction & Executive Summary



***Vision 2050 - Laurens County's Blueprint for a Vibrant Community*** -- 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 people (49,941 at 2023 Census estimate) and is a Census designated micropolitan statistical area. In 2024, the State of Georgia recognizes Laurens County's labor market area as nine counties with a labor force of over 55,000 and having just over 54,000 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 in 2023 data. 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.



**L** Laurens County Courthouse **R** Downtown Dublin

Despite its population and economic status, Laurens County remains a rural county. It is a large county geographically with 807.3 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 61.4 persons per square mile is only about one-third that of Georgia (185.6/sq. mile) and about two-thirds that of the U.S. total (93.8/sq. mile). The community remains a state leader in forestry Farm Gate value, 2nd only to Wayne County, and is home to the beautiful blackwater Oconee River, two state wildlife management areas, and other scenic areas of great natural beauty. 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 hosts an annual Martin Luther King Jr. Parade in its downtown area. Dublin is also home to and 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 success in attracting international firms to locate their plants in the City of Dublin, including Hwashin, a South Korean automobile component manufacturer. Laurens County offers 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. In 2022, around 18 percent of Laurens Countians are 65 or older, compared to 15.1 percent in Georgia. About 21.4% of the population lives below the poverty line, compared to 12.7% percent in Georgia. The \$27,565 per capita money income in the county, as measured by the Census Bureau from 2018-2022, is about 73 percent of that of Georgia (\$37,836). Similarly, the county median household income for the same period (\$46,776) is only about 65 percent that of Georgia (\$71,355). In 2022, unemployment was measured to be 5.5%, which is higher than the state and national rates of 4.2% and 4.3% respectively. Statistics like these have resulted in Georgia ranking Laurens County for 2024 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.



*River Bend Wildlife Management Area*

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 climb as a regional leader.



**L** Dublin St. Patrick's Day Parade    **R** Martin Luther King Jr. Parade

**Previous Plans.** This comprehensive plan is the fifth 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 reduced the overall data requirements allowing the creation of a more user-friendly plan. The fourth plan, *Ahead of the Curve*, introduced additional sections such as a new Broadband Services element, and individual municipal visions. The fifth plan, and each of the previous plans should remain, at least in hard copy, available from the Laurens County local governments and the Heart of Georgia Altamaha Regional Commission. All plans since 2009 are updated and posted to [www.dca.ga.gov](http://www.dca.ga.gov) and [www.hogarc.org](http://www.hogarc.org) websites.

**Data.** Today, the world wide web provides vast data repositories accessible through free search engines and allows anyone easy access to significant amounts 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 current DCA planning standards 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](http://quickfacts.census.gov) which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, [www.statsamerica.org](http://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 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](http://explorer.gdol.ga.gov). Additional state sponsored economic data is available at [www.georgia.org](http://www.georgia.org).

**Population Projections.** The official 2020 Census population of Laurens County was 49,570, up 2.3% from 2010’s 48,434. This growth was only about one-quarter that of Georgia’s 10.6% and a little less than one-third of the national U.S. rate of 7.4%. Laurens County’s location along I-16 half-way between Savannah and Atlanta; its existing business, unwavering recruiting of industry, service, health care base; and its many natural and cultural amenities have helped. The U.S. Census Bureau estimates display a continued rise in recent 2023 figures, which estimates Laurens County’s population at 49,941, an increase of 371 persons from 2020. This suggests a net population gain or continued current growth, which should reflect continued economic growth in the coming years. Prospects remain bright as 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. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Laurens County from 2020-2050 are listed below.

### Population Projections, Laurens County

	2020	2030	2040	2050
OPB Long-Term Population Projections, 2023	49,544	51,679	53,285	54,334
HOGARC Staff Projections	49,570	52,781	60,582	66,993

*Source: Governor’s Office of Planning and Budgeting, Series 2023 Long-Term Population Projections; U.S. Decennial Census; HOGARC staff projections*



**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; 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.



**L** Regional Water Plan    **R** Mt. Carmel Baptist Church, Dexter

**Regional Water Plan and 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 (2023), 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 implementation, 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.



*Laurens County Joint Comprehensive Plan Meeting*

**Community Involvement.** Throughout the planning process, Laurens County, and its municipalities, actively collected and incorporated input from community members. Creating civic engagement was an essential and central component to developing the comprehensive plan. Several opportunities, including stakeholder meetings, an online community survey, and community drop-in sessions, were provided to the community to gain as much input as possible. The first step that was taken in the civic engagement process was to identify a list of stakeholders. Each stakeholder was invited to participate as a member of the Plan Coordination Committee. The committee met regularly over a period of several months and was responsible for guiding the development of the comprehensive plan. In addition to holding regular stakeholder meetings, several other opportunities were also given to the community to participate in the planning process. An initial public hearing was held on February 20, 2024, and was advertised in the newspaper to make citizens aware of the plan update and the planning process. On March 11, 2024, a community drop-in session was held at the Carnegie Library to provide citizens with another opportunity to discuss their opinions on what changes they would like to see with the plan and with their community. In addition, a final public hearing was held on August 27, 2024, to provide the public with the opportunity to review the updated final comprehensive plan draft.

## **1. Interactive Website**

In order to provide the community with a clear understanding of how the planning process would work and to keep residents updated throughout the process, an interactive website was developed. Through the website, citizens could access documents and notes from each stakeholder meeting and could submit responses to the survey questions at any time throughout the planning process. In addition, a planning timeline was made available on the website so that community members were always aware of when different meetings and planning sessions were occurring.

## **2. SWOT Analysis**

An initial steering committee meeting was held on January 25, 2024. During this meeting, members of the steering committee participated in a SWOT analysis where they identified strengths, weaknesses, opportunities, and threats in Laurens County. Figure 1 shows the results of the SWOT analysis. This activity provided a starting point in identifying the overall Needs and Opportunities of Laurens County, which are addressed in "Needs and Opportunities". The SWOT analysis showed that Laurens County stands out for its strength as a regional hub encompassing retail, commerce, industry, and medical services. Its convenient location and robust private/public partnerships and programs have made it an attractive destination for new industries, small businesses, fostering significant growth. This strength not only bolsters the local economy but also plays a pivotal role in revitalizing downtown areas, transforming outdoor spaces, increasing recreational opportunities. Other strengths that were identified included the 120-acre Southern Pines Regional Park and Equestrian Center, the excellent school systems, the county's abundant natural and cultural resources, and the success in attracting new industries and businesses to the county. During the SWOT analysis, several weaknesses affecting Laurens County were identified, including the shortage of affordable single-family housing, the difficulties in attracting businesses and industries to Laurens County's smaller communities, and the ongoing challenges of maintaining, upgrading, and expanding infrastructure. Other identified weaknesses include the need for an improved retention strategy to sustain the existing workforce, businesses, and industries. The next portion of the SWOT analysis pertained to identifying opportunities in Laurens County. The latest nationwide growing trend of remote jobs would encourage more people to reside in Laurens County, enjoy the community's high quality of life, lower living cost, while working remotely. The final segment of the SWOT analysis addressed potential threats to Laurens County, emphasizing challenges like retaining young people in the community, public safety concerns, and the lack of developer interest in housing projects within the city limits.

## **3. Community Survey**

A community survey was developed with the help of the Heart of Georgia Altamaha Regional Commission, Laurens County, and its municipalities, to distribute to community members. The survey consisted of 11 questions and the goal of the survey was to gain additional public input on the needs and opportunities of the community. The survey was distributed to community members through email, paper copies, and a link was made available on the Laurens County Joint Comprehensive Plan Update webpage. The results of the survey were discussed at a later stakeholder meeting where the needs and opportunities of the community were addressed. A copy of the survey can be found in Appendix A.

# S

## STRENGTHS

1. Strong agricultural/forestry sector
2. Excellent school systems
3. High school graduation rate
4. Regional hub for retail, commerce, industry, recreation, and medical services
5. Forward thinking leadership
6. Job training - School work/career programs
7. Vibrant downtown that attracts businesses and employees
8. Abundant natural resources - 2 Wildlife Management Areas in Laurens County
9. Highway 257 Rail Served Site
10. Active Dublin-Laurens County Development Authority, Chamber of Commerce, Land Bank Authority, and other active public, private organizations, and public-private partnerships

# W

## WEAKNESSES

1. Lack of growth potential for smaller communities
2. Constant need for infrastructure maintenance, upgrade and expansion
3. Need to improve walkability and connectivity
4. Need more transportation solutions
5. Lack of affordable single-family housing, and diverse housing options
6. Need to retain existing business/industry/entrepreneurs
7. Utilize state/federal housing programs
8. Need to provide housing counselor resources and training to encourage home ownership

# O

## OPPORTUNITIES

1. New residential, commercial projects taking place in smaller communities
2. Increasing number of rental properties
3. Infill development
4. Good location - Focal point for transportation
5. Ample land available for further development
6. Residency programs implemented by local hospital
7. Dublin Housing Authority RAD conversion new construction

# T

## THREATS

1. Uncontrolled rapid development
2. Increasing crime rates
3. Difficulty bringing in retail services and health care providers
4. Difficulty attracting businesses to smaller communities
5. Difficulty retaining younger population
6. Inflation

Figure 1. SWOT Analysis Results

# 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. It provides a clearly 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

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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.

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## 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 county's Highway 257 Rail Site is a premier location for industrial development, offering 331 acres of 'Georgia Ready for Accelerated Development' (GRAD) Certified land with the 'Select' status. Strategically located at the northwest corner of U.S. Route 441 and Georgia State Route 257, the site provides immediate access to the Genesee & Wyoming Rail line and is just 1.57 miles from Interstate 16, ensuring excellent connectivity for transportation and logistics. Surrounding established businesses such as Erdrich, YKK AP, Dinex Emissions, Best Buy, and Parker Hannafin Aerospace further enhance the site's appeal by highlighting a robust industrial ecosystem. With its advantageous location and certified readiness, the Highway 257 Rail Site stands out as an ideal opportunity for companies looking to expand or establish their operations in Laurens County. The Highway 257 Rail Site offers an alternative to the Heart of Georgia Mega Site, which is currently awaiting infrastructure development to become operational.

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



*Southern Pines Regional Park*

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 Emery Thomas Auditorium was added to the National Register of Historic Places in 2022, following the First African Baptist Church, which has been listed since 2019. The Emery Thomas Auditorium was constructed in 1956 as an addition to the campus of the Dublin 4-H Center. Dublin and Laurens County are recognized on Georgia’s new Civil Rights Trail.



**L** MLK Jr. 2024 Oratorical Contest   **R** First African Baptist Church

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 59th festival in 2024. 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. In 2022, the City of East Dublin revived the Redneckin’ for Jesus Games, formerly called the Redneck Games. The Town of Dexter revived the Possum Hollow Festival in 2024 after a decade-long hiatus, and it attracted significant participation. The events offer a vibrant mix of arts and crafts, live music, a car show, and a wide array of food vendors, making a highlight in the community.

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.



**L** Carl Vinson Veterans Administration Medical Center, Dublin **R** Possum Hollow Festival, Dexter

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 DO WE WANT TO BE?

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.



*Southern Pines Regional Park*

## HOW WILL WE ACHIEVE THIS VISION?

The vision for all of Laurens County was developed to focus on desired outcomes by the year 2050. 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, Emery Thomas Auditorium, 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 and renovation 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/Enhance Areas for Redevelopment Opportunities**

The Dublin-Laurens County Land Bank Authority plays a pivotal role in addressing the challenges associated with distressed properties within the community, offering essential leadership and support in this area. 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.



*Dublin-Laurens County Land Bank Authority Housing Renovation Project*

#### **5. Achieve Countywide Broadband Connectivity**

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. 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

## Description

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, Rebecca 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. According to the U.S. Census, Cadwell’s population was 458 in 1990, 328 in 2000, and 528 in 2010. The 2020 Decennial Census estimate for Cadwell is 381, a significant decrease from the 517 reported in 2018.

## 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.



**L** Cadwell Baptist Church  
**R** Cadwell Town Hall  
**B** Regional Youth Detention Center

### **Issues:**

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; Existing community; Available land/buildings; Existing historic buildings

# Town of Dexter

## Description

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 2020 Decennial Census estimates Dexter's population at 655, reflecting a significant increase for the town. The community remains surrounded by rich, working farmlands and pine forests.

## 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.



**LR** Dexter Ice Cream & Cafe  
**B** Possum Hollow Festival

### **Issues:**

Water/sewer infrastructure improvements; Community recreation/park facility improvements; Street and sidewalk improvements, including drainage; Wastewater treatment/sewerage improvements; Grocery store

### **Opportunities:**

Location; West Laurens High School



# City of Dublin

## Description

The City of Dublin, population 15,802, is the county seat of Laurens County and is located in central Georgia in the Upper Coastal Plain along I-16, U.S. 441, U.S. 80, and U.S. 319, nearly equal distance between Atlanta and Savannah. The community is the economic engine for a large rural region of Georgia, and serves as a hub of commerce, healthcare, and recreation. The community was once the center of Georgia's agricultural market, then shifted to a mix of industrial, medical, and professional sectors during the mid-20th century. Today, Dublin's business mix is centered on medical, distribution, manufacturing, and small goods and services companies. Dublin's economic status is recognized by the U.S. Census Bureau as the center of the two-county Dublin, Georgia Micropolitan Statistical Area.

The beginnings of the City of Dublin's history is marked by settlers establishing a small trading post along the banks of the Oconee River. These early pioneers recognized the potential of the area, with its fertile lands and strategic location, and it became 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, as well as a boundary during the so-called Creek Indian wars.

Over the years, Dublin grew steadily as more settlers arrived, attracted by the opportunities for agriculture and trade. The town was officially incorporated in 1812, marking a significant milestone in Dublin's development as a bustling community. Its name comes from the city of Dublin in Ireland, as a tribute to the Irish heritage of its early settlers. The town's founder was married to a woman of Irish descent, and he sought to honor the ancestral roots by naming the new settlement after the capital city of Ireland. This connection to Dublin, Ireland, not only served as a nod to the cultural heritage of the settlers but also added a touch of uniqueness and charm to the town's identity. This identity is celebrated still today with a month-long St. Patrick's festival, which was established in 1965, celebrating its 60th anniversary in 2025.

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 it was said that Dublin was "the only town in Georgia that's Dublin' 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 along U.S. highways and its resilient spirit helped revitalize its economy, connecting Dublin to broader markets and facilitating trade and commerce. 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 Oconee Fall Line Technical College, and Fairview Park Hospital. The City of Dublin has always been a forward-thinking mainstay of culture and heritage in the region.

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 highest 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 of Dublin established 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.



**L** MLK Monument Park    **R** Market on Madison Farmers Market

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, Jr., 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.

In present-day Dublin, the city stands as a testament to its rich history while embracing modern progress. Visitors and residents can stroll through the historic downtown district, admiring the beautifully pre-

served architecture that harkens back to the city's early days. The community takes pride in its heritage, with numerous landmarks and events that celebrate Dublin's past. Simultaneously, the city has embraced a forward-thinking mindset, investing in infrastructure, education, and cultural initiatives that promote growth and development. Dublin proudly carries its namesake and continues to embrace its Irish influence, evident in various cultural events and celebrations throughout the year. It thrives as a vibrant city, offering a diverse range of amenities, recreational opportunities, and a warm, welcoming community. The medical community remains an important cornerstone for Dublin, as The Carl Vinson VA Medical Center, the Fairview Park Hospital, and many other healthcare services across the spectrum offer modern, innovative care at an exceptional level for a rural community.



**L** 4th of July Festival    **R** Theatre Dublin

The City of Dublin has two local historic districts listed on the National Register of Historic Places, as well as a large locally designated historic district including downtown Dublin and the Bellevue Avenue corridor. 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. The community has located a farmers market downtown; restored its 1904 Carnegie Library and 1934 Theatre Dublin for public, cultural, and arts use; constructed two greenspace and parking projects in six years - Bicentennial Plaza (2013) and Jackson Street Plaza (2019); and invited and supported the development of residential and other innovative uses 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 remarkable success. In recent years, several international industries 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 operates 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.

## Vision

The City of Dublin will be a town where strong, safe neighborhoods flourish, where streets are walkable, and community remains our highest priority. While preserving our historic places for future generations, we will also cultivate paths to a prosperous future through smart public investment and partnership, ensuring that new development and growth reflect our values and amplifies our community spirit. Through thoughtful planning and a dedication to our unique character, we strive to build a town where everyone feels connected, safe, and inspired to contribute to our collective success.



*Downtown Dublin Audio Tour*

## City of Dublin Priorities

### Strong Neighborhoods

We are dedicated to cultivating strong neighborhoods that serve as the cornerstone of our community. By prioritizing safety, beautification, and accessibility, we will create environments where residents feel secure, inspired, and connected. Through proactive measures such as parks enhancement, traffic calming, and blight elimination, we will foster environments where families flourish and bonds strengthen.

### Quality Growth

Our city's growth is guided by a steadfast commitment to thoughtful planning and sustainability. We recognize the importance of nurturing development that enhances the well-being of our residents while preserving the essence of our core. By implementing progressive development and zoning codes, we will ensure that growth aligns with our values, fostering a cityscape that is both economically robust and aesthetically pleasing. We pledge to support existing businesses while welcoming compatible new ventures that contribute to our city's vitality and prosperity.

### Sound Governance

At the heart of our governance lies a commitment to fiscal responsibility and public service excellence. Through prudent financial management, we guarantee the provision of essential services and maintain critical infrastructure to support our residents' needs. Transparency, responsiveness, and employee empowerment are the pillars of our governance approach, ensuring that decisions are made collaboratively and with the best interests of our community at heart. By equipping our workforce with the necessary tools and training, we empower them to deliver efficient and effective solutions, thereby upholding the trust and confidence of our citizens.

Together, with a shared vision and unwavering dedication, we will continue to shape Dublin into a city that exemplifies resilience, innovation, and opportunity for generations to come.



**L** Dublin City Hall    **R** Dublin-Laurens County Heritage Center

### **Issues:**

Housing condition/availability; Heir properties/absent property owners; Pedestrian/bike facilities connections/upgrades; Continuing downtown revitalization; Continuing water/sewer/gas infrastructure improvements; Expansion of broadband/Wi-Fi capabilities; Drainage improvements; Transportation infrastructure improvements; Historic residential neighborhood improvements; Continuing transportation improvements; Public safety/security camera improvements; Expansion cultural/arts; Updated historic resources documentation

### **Opportunities:**

Location; Existing infrastructure and infrastructure master plan; T-SPLOST; Market on Madison farmers market; Public ownership/rehabilitation of downtown landmarks; Main Street Program; Tourism; 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

## Description

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, and the 2020 Decennial Census estimate is up to 589. 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.

## 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.



**L** Downtown Dudley  
**R** Dudley Baptist Church  
**B** City of Dudley Mural

**Issues:**

Water system improvements; Street improvements; Recreational facility improvements; Fire facility/service upgrades

**Opportunities:**

I-16/Location; City Park; Little League/Boys and Girls Club; Northwest Laurens Elementary School

# City of East Dublin

## Description

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. Since 1990, the population of East Dublin proper has remained fairly steady at around 2,500 residents, with the 2020 Decennial Census estimating it at 2,492. An important feature of East Dublin is its Buckeye Park. This 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 cen-



ter, and athletic fields. It offers a relaxing family-oriented, escape-to-nature atmosphere within an urban area. From 1996 to 2012, Buckeye Park hosted the Summer Redneck Games, which brought significant attention to the city. Since 2023, the event has been revived under a new name - the Redneckin' for Jesus Games. Originally conceived as a local charity fundraiser and a playful parody of the 1996 Atlanta Olympics, the Games attracted widespread media coverage both nationally and globally.



**L** Redneckin' for Jesus Games    **R** Union Baptist Church

## 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.

### Issues:

Street and streetscape improvements; Continuing water and sewer improvements; Public safety improvements; New gateway signage; New senior center; Continuing recreational facility upgrades/improvements

### Opportunities:

Location; Highways; County Schools; Buckeye Park; The Redneckin' for Jesus Games

# Town of Montrose

## Description

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 2020 Decennial Census estimate is down slightly to 201 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.

## 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.



**L** Old Montrose School  
**R** Haunted Montrose  
**B** Old Montrose School

### **Issues:**

Water infrastructure upgrade/extension; Street improvements; Public sewerage and wastewater treatment; Fire Station upgrade; Recreation enhancements; Downtown revitalization

### **Opportunities:**

Town Hall; Old Montrose School; Haunted Montrose; Location; Newly constructed walking track

# Town of Rentz

## Description

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. But the 2020 Decennial Census estimate of 309 shows an increase in its population. 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.

## 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.



**T** Southwest Laurens Elementary School

**B** Progressive Rural Telephone Co-Op, Inc.

**Issues:**

Continuing infrastructure and street/sidewalk improvements; Park improvements

**Opportunities:**

Southwest Laurens Elementary; Progressive Rural Telephone Co-Op, Inc.; Available land; Water/sewer service; Free local health clinic, Pickleball courts

# Community Goals

## Economic Development



1. Continue to improve education levels
2. Address continuing education/job skills improvements
3. Develop/maintain necessary infrastructure
4. Retain local graduates
5. Enhance intergovernmental cooperation
6. Nurture existing industries/businesses/entrepreneurs
7. Attract new businesses/industry/jobs
8. Support small business/entrepreneurial development
9. Preserve rural character
10. Address growth management issues
11. Address/improve community appearance/aesthetics
12. Dublin neighborhood revitalization
13. Promote/enhance tourism
14. Maintain viability/support/enhance agricultural/forestry uses
15. Improve transportation access/quality
16. Regional hub development
17. Promote/maintain/adaptively use local historic resources
18. Support continued development of industrial parks/sites
19. Enhanced opportunities at Dublin campuses of Middle Georgia State University, Georgia Military College, and Oconee Fall Line Technical College
20. Continue to revitalize downtown Dublin
21. Continue to revitalize smaller communities
22. Seek to attract retirees
23. Continue expanding broadband coverage
24. Promote Laurens County as an ideal location for remote work
25. Increased median income
26. Maintain a high-quality educational system
27. Continue to encourage growth in the medical and retail sector
28. Build a strong workforce pipeline





## Natural & Cultural Resources

1. Utilize/preserve/adaptively use historic resources/heritage of Laurens County
2. Improve community appearance/aesthetics
3. Address growth management/natural and cultural resources protection Support continued protection, promotion, and enhancement of community's outdoor recreation/nature venues
4. Maintain existing rural character/quality of life
5. Seek compatible development/utilization
6. Maintain open spaces/agricultural/forestry uses
7. Protect significant natural resources of Laurens County
8. Promote nature-based, recreation and bicycling tourism opportunities
9. Enhance heritage and cultural tourism
10. Promote diverse art events
11. Encourage community involvement in historic preservation





## Housing

1. Improve quality/appearance of housing
2. Continue to identify/assess housing needs county-wide
3. Strengthen public/private partnerships to enhance local housing
4. Utilize state/federal programs
5. Guide/plan residential development
6. Encourage diverse housing mix, including affordable housing
7. Continue Dublin in-town neighborhood revitalization
8. Improve shelter options for homeless population
9. Provide home ownership education and housing financing counseling to encourage home ownership over rental

1. Address growth management/compatible development
2. Seek compatible development/utilization Encourage infill development
3. Rural character/quality of life protection Maintain agricultural/forestry uses Improve community appearance/aesthetics
4. historic districts and future expansions to help preserve significant historic properties
5. Continue Southside Dublin 441 Corridor revitalization and utilization of urban redevelopment plan
6. Update land use ordinances and guidelines
7. Establish design guidelines along highway corridor



## Land Use



## Community Facilities and Services



1. Utilize/maintain current Dublin water-sewer infrastructure master plan/upgrade water/sewer countywide as needed
2. Continue to improve fire service countywide
3. Maintain quality educational facilities/services, including post-secondary
4. Continue to upgrade public safety/emergency medical facilities/services
5. Develop/improve/maintain recreation facilities and programs countywide
6. Continue the Oconee River Greenway/Dublin Riverwalk development
7. Improve/promote transportation access/quality
8. Encourage utilization/enhancement/promotion of cultural facilities/activities
9. Maintain appropriate governmental facilities/services
10. Maintain/upgrade local hospital, VA hospital, and other health care access/facilities/services within the community and regional healthcare hub status
11. Maintain/enhance solid waste management/recycling facilities/programs/initiatives
12. Continue support/utilization of local media
13. Continue utilization of local clubs/organizations for community projects
14. Improve amenities for outdoor recreation
15. Strengthen city parks network
16. Upgrade walking trails to improve access to nature
17. Establish an affordable transit system
18. Help meet the needs of private, public healthcare providers
19. Optimize road space with road diet

## Intergovernmental Coordination



1. Maintain/enhance local, regional, state cooperation
2. Seek sharing/cooperation/consolidation in service delivery
3. Coordinated planning/growth management
4. Engagement of younger generations

# Long Term Community Policies



## Economic Development

1. 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
2. The community will work together to support the public school systems as needed, through facility improvements, technological advancements, and other means
3. The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers
4. The community will work together to attract higher paying careers
5. The community will work to develop and maintain the necessary infrastructure to facilitate and accommodate future development
6. The community will seek diversified economic development with jobs and wages of all levels
7. 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
8. The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Laurens County
9. 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
10. 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
11. The community will work to support small business/entrepreneurial development to promote job diversification
12. The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life
13. The community will proactively manage and guide its future growth and development and protect/ conserve its significant natural/cultural resources through community investment and appropriate regulation
14. 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
15. 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
16. The community will work cooperatively to increase promotion and marketing of tourist facilities/ser-

vices and attractions/events located in the community, and otherwise grow tourism as an important component of the local economy

17. The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism
18. The community will continue to seek transportation improvements (highway, airport, rail, transit, bicycle, and pedestrian) to enhance and support economic development efforts
19. The community will work to guide and direct appropriate development along the U.S. 441 Bypass
20. 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
21. The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures
22. The community will continue to 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
23. 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
24. The community will continue to support the Oconee Fall Line Technical College and its expansion, as needed, through infrastructure upgrades and other means
25. 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
26. The community will continue downtown revitalization economic and community development efforts in Dublin smaller municipalities through the use of the Downtown Development Authority, Main Street Dublin, and local, state, and federal incentives, as appropriate
27. As a “AARC certified retirement community”, the community will continue to work together to attract retirees



## Natural and Cultural Resources

1. 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
2. The community will work to improve its appearance and aesthetics through code enforcement and other means
3. 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

4. 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
5. The community will seek development compatible with its existing rural character and quality of life
6. 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
7. 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/revitalization of Buckeye Park
8. The community will encourage growth that preserves and maintains its open spaces and agriculture and forestry as viable, functioning land uses
9. The community will seek to conserve and protect the Oconee River corridor, the Dublin significant groundwater recharge areas, wetlands, and other important natural resources
10. The community will seek to enhance heritage and cultural tourism through expansion of
11. preservation/recognition of the African American Southside Neighborhood historic district, recognition and promotion of First African Baptist Church (site of Martin Luther development, and other means
12. The community will promote usage of the Georgia Civil War Heritage Trail and the new Georgia Civil Rights Trail through Laurens County



## Housing

1. The community will conduct a housing study and define its housing needs and specific areas of improvement needed in its housing supply and types
2. The community will continue to address substandard housing and blight issues, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation
3. The community will pursue developing collaborative public/private partnerships to enhance local housing
4. The community will work to develop, enhance, and support resources to address the local and transient homeless population, including veterans
5. The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing ordinances, and code enforcement
6. The community will encourage the use of state and federal programs to improve availability of quality housing,
7. The community will provide financing counseling programs to encourage homeownership

8. The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation
9. The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options
10. The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly and compatible workforce housing
11. 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
12. Dublin Housing Authority owned properties will be improved by RAD conversion new construction



## Land Use

1. The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character
2. The community will cooperate to implement and enforce the need for land use planning, subdivision/ manufactured housing regulations, growth management and code enforcement
3. The community will seek and promote development that is compatible with existing infrastructure location to guide growth
4. The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation
5. The community will encourage growth which preserves and protects its rural character and quality of life
6. The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses
7. The community will work to improve its appearance and aesthetics, including enhancing gateways/ entranceways through landscaping/beautification and other means
8. The community will seek to conserve and protect the Oconee River corridor, the Dublin significant groundwater recharge areas, wetlands, and other important natural resources
9. The community will work together to explore the feasibility of annexation where appropriate and desired
10. 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
11. The community will continue revitalization efforts along the Southside Dublin 441 Corridor and other in-town neighborhoods, in conjunction with implementation of the urban redevelopment plan



## Community Facilities and Services

1. The community will continue to upgrade water/sewer infrastructure
2. The community will work to improve fire services county-wide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements
3. 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
4. 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
5. The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs
6. 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)
7. 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
8. The community will continue to develop facilities and amenities along its Oconee River Greenway and Dublin Riverwalk
9. The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and economic development, future growth, and quality of life
10. The community will work to enhance walkability by improving/expanding sidewalk connectivity, especially those connecting neighborhoods, downtowns and other community magnet uses
11. The community will seek to improve bicycle infrastructure, support facilities, and events both for alternative transportation connectivity and tourism
12. The community will continue to support its cultural facilities and provide enhanced service and programs as feasible
13. The community will provide and maintain adequate government services and facilities, including city and county administrative facilities
14. The community will work together to maintain and upgrade healthcare facilities and services, and seek to continue its status as a regional healthcare hub
15. 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
16. The community will continue to promote the availability of county-wide access to broadband communications
17. The community will continue to support and utilize the local media to help keep the public informed
18. 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



## Intergovernmental Coordination

1. 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
2. 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 & Opportunities



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

The Needs and Opportunities Element generally answers the planning question, ***“Where are we currently?”*** The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Laurens County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate.





## Economic Development

### Opportunities:

1. 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
2. Excellent local public and private schools, including facilities, technology, and dual enrollment opportunities
3. High local high school graduation rates
4. Existing businesses/industries
5. Low unemployment rate
6. Existing agricultural/forestry uses
7. Dublin Airport Industrial Park with available land/space and other available industrial sites
8. Proximity to Savannah port and Atlanta airport
9. Active Dublin-Laurens County Chamber of Commerce
10. Active Dublin-Laurens County Development Authority
11. Lower property values/lower property taxes
12. Southern Pines Ag and Expo Center
13. Gateway improvements into City of Dublin
14. City of Dublin Urban Redevelopment Plan
15. Regional hub for retail, commerce and medical services
16. Ample land available
17. Partnership with Middle Georgia State University
18. Infrastructure ready for recruiting industries, retail services
19. Vibrant downtown Dublin that attracts employers
20. Convenient location at I-16, and other major highways (257, 338) present
21. Infrastructure ready Highway 257 Rail Served Site
22. Commuters from other counties coming to Laurens County to work
23. Dublin city school provides financial literacy program
24. Extended water and sewer service to unincorporated parcels as agreed with Development Authority for industrial development
25. Utilize Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program
26. Goal set to hire a new person for long-term business/industry retention at the Dublin-Laurens County Development Authority
27. Foundation for Workforce Initiative established as a new entity through Chamber of Commerce
28. Continued efforts of smaller communities in water/sewer systems upgrade, infrastructure improvements to attract businesses and residential development

### Needs:

1. Diversified economic development strategies
2. Diverse mix of jobs to fit local workforce
3. Retention of local graduates
4. Retention of local businesses/industries
5. Continuing education/job skills improvements
6. Compatible new business/industry/jobs attraction/creation
7. Continue to provide support for small business/entrepreneurial development
8. Local/regional tourism enhancement/growth/promotion of tourist facilities/services and attractions/events
9. Agricultural/forestry land uses (traditional and alternative, such as agri- and nature-based tourism) economic viability support

### *(Economic Development "Needs" Continued)*

10. Support for improvements, as needed, at Oconee Fall Line Technical College in Dublin
11. Continued support for Dublin campuses of Middle Georgia State University and Georgia Military College
12. Continue the Downtown Dublin revitalization program through Main Street Dublin, Downtown Development Authority, available incentives, and other means
13. Revitalize smaller communities
14. Attract businesses to smaller communities
15. Continuous need for support from existing business/industry/entrepreneurs
16. Difficulties bringing in retail services and health care providers
17. More transportation solutions
18. More recreational opportunities to retain younger generations and employers
19. Strategic, manageable growth to better maintain infrastructure
20. Need improved community-wide literacy rates



## Housing

### **Opportunities:**

1. Increasing number of rental properties
2. New housing stock being built in the City of Dudley
3. Existing loft apartments in downtown Dublin
4. Dublin's participation in Georgia Initiative for Community Housing (GICH)
5. Dublin's Neighborhood Partnership Program to improve historic residential areas adjacent to downtown
6. Availability of CDBG/other public/private programs to rehabilitate low and moderate income housing
7. Long-standing neighborhoods that serve as a great model for future housing growth
8. Dublin-Laurens County Land Bank Authority provides leadership in addressing housing issues, and helps renovating housing in historic neighborhoods
9. Residency programs implemented by local hospital
10. Land available for new housing development county-wide
11. Create programs to encourage home ownership
12. Modify ordinances to allow smaller subdivisions/lots that will be more affordable
13. Historic neighborhoods with great potential to be revitalized
14. Dublin Housing Authority RAD conversion new construction

### **Needs:**

1. Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation
2. Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments
3. Develop collaborative public/private partnerships to enhance local housing opportunities
4. Continued removal/rehabilitation of dilapidated housing in Dublin, Dudley, East Dublin
5. Develop/enhance/support resources to address local and transient homeless population, including veterans

### *(Housing "Needs" Continued)*

6. Utilize state/federal housing programs
7. Marketing of available housing to attract new residents
8. Build a diverse mix of safe, quality housing, including affordable, rental, elderly, and compatible workforce housing
9. Need to conduct a housing study to identify housing needs county-wide
10. Lack of maintenance of rental properties
11. Identify effective strategies and incentives to collaborate with developers in creating affordable housing that meets local needs.
12. Need short-term housing solutions to attract educated young work force to come for training programs, and eventually choose to reside in Laurens County
13. Need to explore the possibility of converting public housing from apartment units to small houses
14. A neighborhood traffic calming program is needed to enhance walkability and connectivity in residential, commercial, and recreational areas
15. Need to attract new housing projects in the City of Dublin
16. Need to expand residential units/options in downtown Dublin



## Natural & Cultural Resources

### **Opportunities:**

1. 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
2. Dexter's Possum Hollow Festival
3. Expanded local historic district in Dublin to include portions of downtown
4. Local/regional tourism events/venues, such as month-long St. Patrick's celebration in Dublin, Haunted Montrose, Theatre Dublin
5. Dublin-Laurens County Heritage Center
6. 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
7. Plan for State Bike Route 40 and new U.S. Bike Route 15 through Laurens County
8. Historic First National Bank certified rehabilitation for Georgia Military College's Dublin Campus
9. Community's rural character/small town quality of life
10. Significant natural resources, including Oconee River and its corridor, and others
11. Recreation resources, such as Buckeye Park, Southern Pines Regional Park
12. Existing cultural facilities/services
13. Keep Dublin-Laurens Beautiful program
14. Grants dedicated for parks in the City of Dublin
15. Active Dublin Historic Review Board
16. Easy access to the Oconee River
17. 2 Wildlife Management Areas
18. Friends of Dublin Library
19. Downtown Dublin
20. Tourist information center "Visit Dublin"

### **Needs:**

1. Continued support for existing museums, such as Dublin-Laurens County Museum, and establish additional museums as needed as education resources/tourist attractions

*(Natural & Cultural Resources "Needs" Continued)*

2. Need to reestablish arts and cultural programs following the dissolution of the historic society and the arts alliance
3. Need to revitalize historic site/buildings in Cadwell
4. 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
5. 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
6. Continue to 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
7. Local river outfitter/Oconee River access
8. Promotion/development of greater compatible economic use/tourism of parks, river, other natural/cultural resources
9. Complete Oconee Riverwalk and Bike Trail Construction (Phase I)
10. Complete Madison Street improvement from Riverwalk to Church Street, Dublin
11. Extend Oconee River Greenway through Laurens County
12. Historic resources preservation/reuse/promotion, such as commercial structures, historic landmarks, and historic districts
13. Continue promotion of Civil War Heritage Trail and new Georgia Civil Rights Trail
14. Establish a museum that preserves/tells the story/history of the county
15. Need to encourage more public involvement
16. Need to revitalize Buckeye Park
17. Need for a strong beautification program in the City of Dublin
18. Establish private/public partnership to promote the Indian Mounds as a tourism destination



## Community Facilities and Services

**Opportunities:**

1. Transportation improvements, including TIA funded resurfacing, paving projects
2. Bud Barron Airport
3. Active functioning Downtown Dublin with streetscape improvements, expanded parking, rehabilitation opportunities, Main Street Dublin, and Downtown Development Authority
4. MLK, Jr. Park adjacent to First African Baptist Church, Dublin
5. Dublin Railroad Park redevelopment/expansion
6. Local medical facilities, including Fairview Park Hospital and Carl Vision Veterans Medical Center
7. Mental health facility CSBMG available in Dublin
8. VA Voluntary Service Student Volunteer Program and Summer Youth Program
9. Laurens County Health Department
10. Free volunteer-maintained health clinic in Rentz
11. Strong local public safety/enforcement
12. Public safety vehicle purchases in East Dublin, including new police vehicles annually and new rescue truck

*("Community Facilities and Services" Continued)*

13. Keep Dublin-Laurens Beautiful program
14. Laurens County Library
15. Southern Pines Recreational Park
16. Natural gas utility run by the City of Dublin
17. Dublin City Parks Master Plan adopted
18. SPLOST that will help improve aged infrastructure system
19. Railroad in place that opens opportunities
20. Quality rated daycare facilities in the City of Dublin
21. Walking trail connecting hotels at U.S. 441 and 1-16 interchange with Oconee Fall Line Technical College campus
22. New technologies are pervasively applied in public administration
23. Cameras are utilized to improve public safety
24. Expanding broadband/internet services

**Needs:**

1. Continue to support the school systems to improve literacy rates and maintain high graduation rates
2. Continue to support the school systems through facility improvements, technological advancements, and other means
3. Continue advancing water, sewer, and other infrastructure improvements in Laurens County's smaller communities
4. Implement Dublin City Park Master Plan
5. Continue to enhance Southern Pines Regional Park and promote it as an asset of the community
6. Grocery store in Dexter
7. Maintenance/extension/development of infrastructure necessary for desired growth
8. Continue to improve Dublin's daycare facilities
9. Community appearance improvements/redevelopment of declining areas/address substandard properties

10. 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
11. Continued improvements/promotion of all kinds of transportation access/quality, including highway, rail, transit, pedestrian, bicycle, and multi-modal/Complete Streets
12. Continue to guide/direct appropriate development along U.S. 441 Bypass
13. Promote existing countywide broadband access, while continuing to seek/maintain state-of-the-art services/facilities
14. Continued Downtown Dublin improvements
15. Continued support for "Certified Retirement Friendly Community" designation/attraction of retirees
16. Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means
17. U.S. 441/Exit 51 off 1-16 gateway appearance improvements
18. 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
19. Continue to improve fire services countywide, including equipment, training, and facility upgrades
20. Maintain/upgrade/expand aging infrastructure and enhance services, fire protection, and quality of life
21. Continued improvements to local public safety services, equipment, and facilities, including crime prevention/law enforcement, EMS, and EMA
22. Promote/utilize current Civic Ready or other emergency alert program
23. Continued maintenance/enhancement to

### *(Land Use "Needs" Continued)*

- retain excellent quality local educational facilities/services/technology
24. 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
  25. Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding
  26. Continuous maintenance of water/sewer infrastructure
  27. Improve/expand sidewalk connectivity, especially connecting downtowns and other community magnet uses
  28. Improve/expand local bicycle infrastructure, support facilities, and events
  29. Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events and development of additional ones
  30. Continued maintenance and provision of adequate local governmental facilities/services, including city and county administrative facilities
  31. Continued maintenance/upgrades, as needed, of local healthcare facilities/ services, including retaining Dublin's status as a regional healthcare hub
  32. Continue to support/utilize local media to inform the public
  33. Need to establish a public transit system
  34. Add alternative Fueling Options along highway corridor, including EV charging stations, compressed natural gas fueling stations
  35. Continued expansion of broadband/internet coverage



## Land Use

### **Opportunities:**

1. Active Dublin-Laurens County Land Bank Authority
2. Successful removal/rehabilitation of dilapidated housing
3. Ample land available for new development
4. Water and sewer capacity in the City of Dublin is sufficient enough to guide large scale growth

### **Needs:**

1. Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life
2. Proactive growth management of future compatible development and protection/conservation of significant natural/cultural resources through community investment/appropriate regulation
3. Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation

### *(Land Use "Needs" Continued)*

4. Explore municipal annexation where appropriate and desired
5. Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/subdivision regulations, and code enforcement countywide
6. Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community's vision/rural character
7. Need for a county-wide unified land development code (ULDC) to support/induce desired development patterns
8. Need to establish a more effective blight tax in the City of Dublin



## Intergovernmental Coordination

### Opportunities:

1. Continuing existing local, regional, and state agency cooperation/coordination
2. Laurens-Treutlen Joint Development Authority
3. Dublin's Certified Local Government (CLG) designation and PlanFirst Designation
4. Dublin-Laurens County Certified Retirement Friendly designation
5. Existing local, regional, and state partnerships, including public safety/fire service cooperation, Heart of Georgia Altamaha Regional Commission, and others
6. Continuous cooperation between the county and municipalities
7. Sufficient channels for public input/engagement

### Needs:

1. Continuing local, regional, and state agency cooperation/coordination
2. Continue to use local clubs/organizations and non-profits to participate in civic efforts and assist those in need
3. Continued efforts to seek sharing/cooperation/consolidation in delivery of services
4. Continued cooperative development/promotion as regional hub (jobs, shopping, healthcare, education, cultural opportunities, recreation, recycling)
5. Need to address concerns on employee succession
6. Need to engage younger population in government

# 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 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 that the broadband definition has changed twice since its inception in 1996 due to technological advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. Nationally, 99.4 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 97.0% in rural areas. In the FCC’s 2021 Broadband Deployment Report, it was estimated that 71.2 percent of the population in Laurens County have access to fixed broadband technology. An industry desiring an improved communications network will seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds.



**L** Georgia Military College    **R** Downtown Dublin Farm to Table Dinner Party

Other avenues of broadband service technologies available in the community are 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. 5G LTE is now available with some carriers in certain areas of the county. The 5G LTE allows faster download and uploads for mobile users.

Over the last couple of decades, the internet has evolved into an essential part of our everyday life. Research, social media, banking, business operations, communication, and many other enabling tasks provided by the internet, have elevated this resource into one of the most important infrastructures in the world today. During the COVID-19 Pandemic, the need for faster and more reliable internet services became a critical asset to everyday life around the world. The pandemic resulted in much of the population remaining at home and conducting business remotely. Schools, work, communications, religion services, and many others all relied heavily on the internet to function. As a result, the need for broadband services was recognized as a priority for the country. The City of Dublin has adopted the broadband model ordinance and was recognized as a Broadband Ready Community by the state Department of Community Affairs (DCA). The city also offers free Wi-Fi in Stubbs Park, Oconee Gym, and the Farmers Market. The county and smaller municipalities continue to make progress in improving its high-speed broadband connectivity. The 2024 Georgia Broadband Availability Map shows that the

smaller municipalities are now mostly covered by broadband services. While the entire county has not yet reached full broadband coverage, ongoing efforts at the county and municipal levels continue to enhance connectivity. With support from the USDA Reconnect grant, the FCC Rural Digital Opportunity Fund, and ARPA Grant projects, Laurens County is on track to achieve full high-speed broadband coverage in the near future.

*Broadband Availability within Laurens County*  
Source: Georgia Broadband Deployment Initiative 2023; <https://broadband.georgia.gov/maps>



**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.**

1. 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.
2. Outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
3. 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.
4. Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.

# Economic Development



Economic prosperity is a key to community improvement. A community’s comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in 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.



**L** Chamber of Commerce    **R** Easterseals Pro Rodeo

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 2018-2022 is \$27,565, compared to \$37,836 in Georgia as a whole. Median household income is \$46,776, or about 66% that of Georgia. About 21% of Laurens County citizens are in poverty, compared to only 12.7% 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 seen a modest improvement, declining from 3.9% in 2019 to 3.5% by 2023 (data for 2024 will be forthcoming). This figure is higher than Georgia's 3.1%, but lower than the U.S.'s 3.8%. The job skills of local residents have also shown improvement since

2019. The percentage of local residents aged 25 and older without a high school diploma has decreased to 13.5% from 14.1% in 2019, now only slightly higher than the state's average of 12.3%. 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 78.9% percent of county residents do work inside Laurens County and record a mean travel time to work of 25.9 minutes.

There are opportunities and cause for optimism for economic development in Laurens County as well. Employment within the county remains concentrated within manufacturing (11.5%), government (26.5%), retail trade (14.9%), and healthcare (13.5%) 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 five of jobs regionwide. The Best Buy Stores, LP is currently the largest employer in Laurens County. 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 timber, wheat, pine straw, soybeans, straw, blackberries, and onions. Total agriculture products value for Laurens according to the 2022 Farmgate Value Report was \$88,748,439 and ranked 62nd 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. Following the Heart of Georgia Industrial Mega Site, Laurens County's Highway 257 Rail Served Site received GRAD certification in 2020, further enhancing its appeal for future industrial development.

**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 Dublin-Laurens County Development Authority, Chamber of Commerce, foundation for workforce initiative, civic groups, and continuing intergovernmental cooperation particularly on the regional levels. The Great Promise Part-

nership 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. The 2021 Dublin-Laurens County Workforce Development Strategy will continue to serve as a guidance for workforce development.

### **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.



**L** Downtown Dublin Farmers Market    **R** Riverview Golf Course

### **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.

### **Achieve Broadband Availability Countywide**

The Laurens County communities will continue to work with broadband service providers to expand broadband coverage county wide.

### **Nurture Existing Businesses/Small Businesses/Entrepreneurs**

The Laurens County community will work through its Development Authority, Chamber of Commerce, Downtown Development Authority 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. One of the City of Dublin's top priorities is to create a support system for its existing and small businesses, which are central to the city's vibrancy.

### **Attract New Businesses**

The Laurens County community, through its Development Authority, Chamber of Commerce, Downtown Development Authority 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. 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.



**L** Dexter Meat    **R** Dexter Produce Farm

### **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, 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; Southern Pines Regional Park; the Dudley Little League; Dexter's Possum Hollow Festival; East Dublin's Buckeye Park; Montrose's Haun-

ted School, and more offer much potential to increase visitors. The Visit Dublin website serves as a powerful platform for showcasing the tourism offerings of the city of Dublin. As a destination marketing organization (DMO) for Laurens County, Visit Dublin will also explore to leverage digital strategies to enhance tourism revenue. The community will maintain its 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 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 Heart of Georgia Altamaha Regional Commission conducted a Rural Transportation Study to determine the feasibility of public transit in 2021 and illustrated potential funding solutions. 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.



**L** *Dublin Carnegie*   **R** *Corker Building, Downtown Dublin*

### **Continue to Revitalize Downtowns**

Community projects in historic structures create civic pride, community cooperation and further avenues for community use and celebration. They also can stimulate private investment. All communities in Laurens County will continue revitalizing their historic downtowns, transforming them into more appealing and attractive spaces. The historic fabric and available buildings in the historic downtowns 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. Continuing to preserve and enhance surrounding historic neighborhoods, connecting them to the historic downtown areas, particularly in the City of Dublin, along with expanding and improving the Dublin Riverwalk and Oconee River Greenway, also contribute significantly.



### Support/Continue Development of Local Industrial Parks/Sites

Laurens County has a number of available industrial sites and buildings to market. Services and marketing need to stay ahead of opportunities, especially given recent local successes in industrial 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, land bank 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 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.



**L** Highway 257 Rail-Served Site Ground Breaking    **R** Southern Pines Regional Park

### 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, Southern Pines Regional Park, and local heritage preservation and celebration efforts. These amenities are treasured both for their contribution to quality of life and economic development. The implementation of the City of Dublin Parks Master Plan will lead to the creation of more quality outdoor amenities in the city.



**L** Middle Georgia University Dublin Campus    **R** Southern Pines Regional Park - Water Park

### **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.

# 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.



*L Green Acres Golf and Recreation Club, Dexter    R Historic Neighborhood, Dublin*

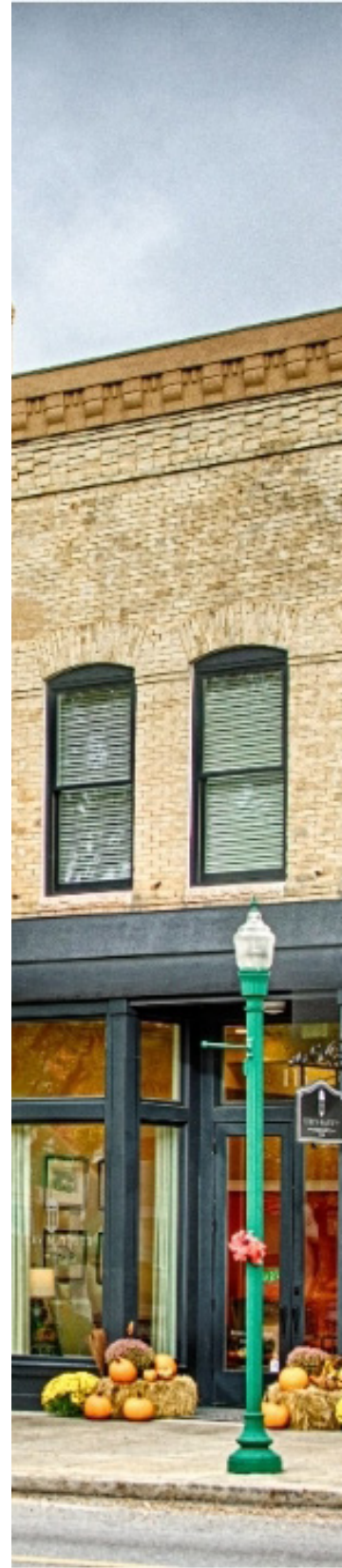
A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and 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.



## Land Use Categories and Descriptions

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

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

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

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

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

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

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

**Agriculture/ 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 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 acreage is shown below.

**Existing Land Use Distribution, Laurens County, 2024 (Acres)**

Land Use Category	Acreage	Percent of Total
Agriculture	119,805	22.87
Forestry	330,140	63.03
Commercial	3,038	0.58
Industrial	11,083	2.12
Park/Recreation/Conservation	6,313	1.21
Public/Institutional	1,327	0.28
Residential	36,202	6.91
Transportation/Communications/Utilities	15,770	3.01
<b>Total</b>	<b>523,820</b>	<b>100.00%</b>

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2024.

## 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/Guide 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. 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.

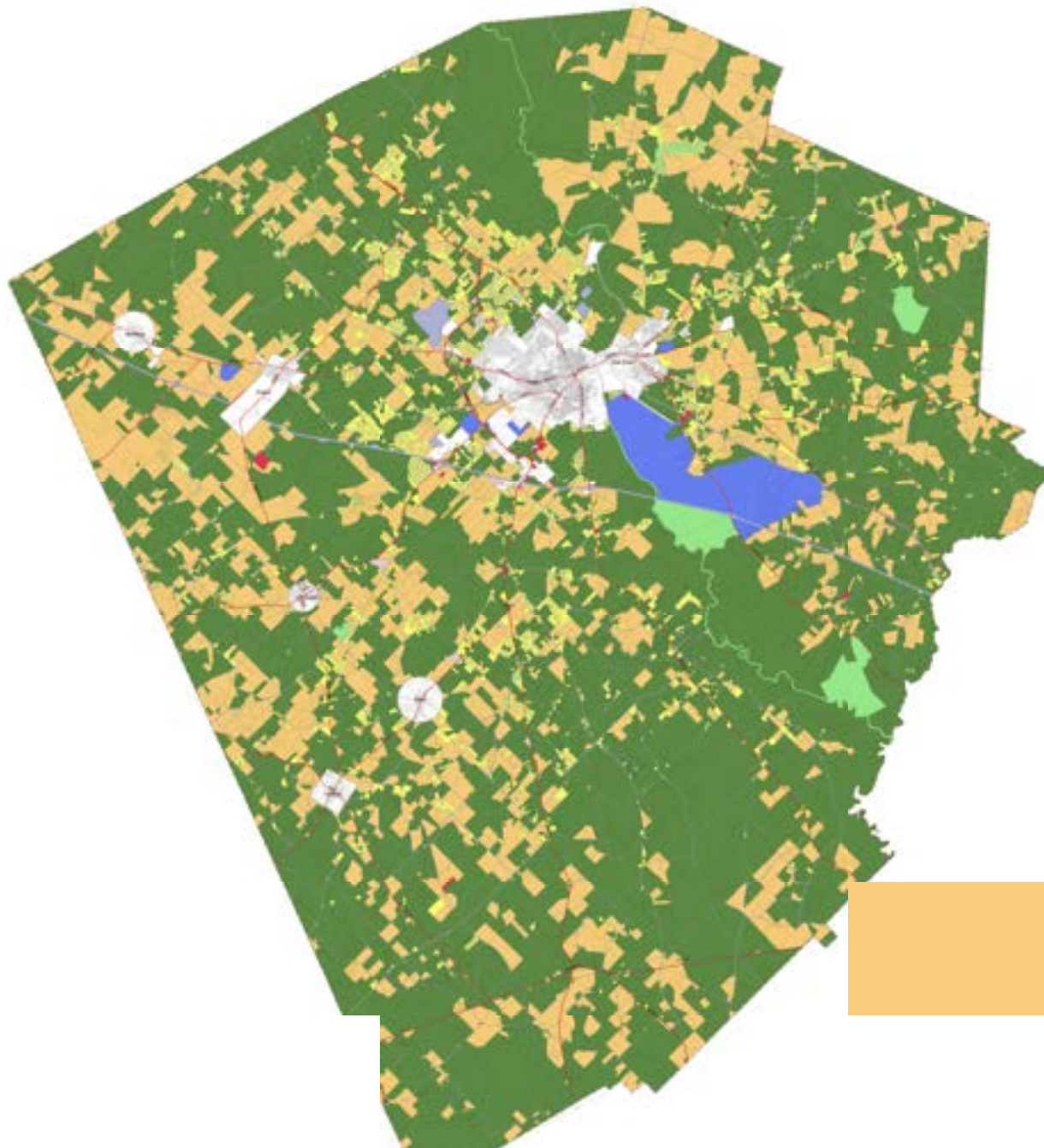
### **Maintain/Support/Expand Dublin's Bellevue Avenue/Downtown Local Historic District**

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 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.

# Laurens County Existing Land Use



# Town of Cadwell Existing Land Use



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

# Town of Dexter Existing Land Use



- Existing Land Use**
- Agriculture
  - Commercial
  - Forestry
  - Industrial
  - Park/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communications/Utilities
  - Tax Parcels
  - City Limits

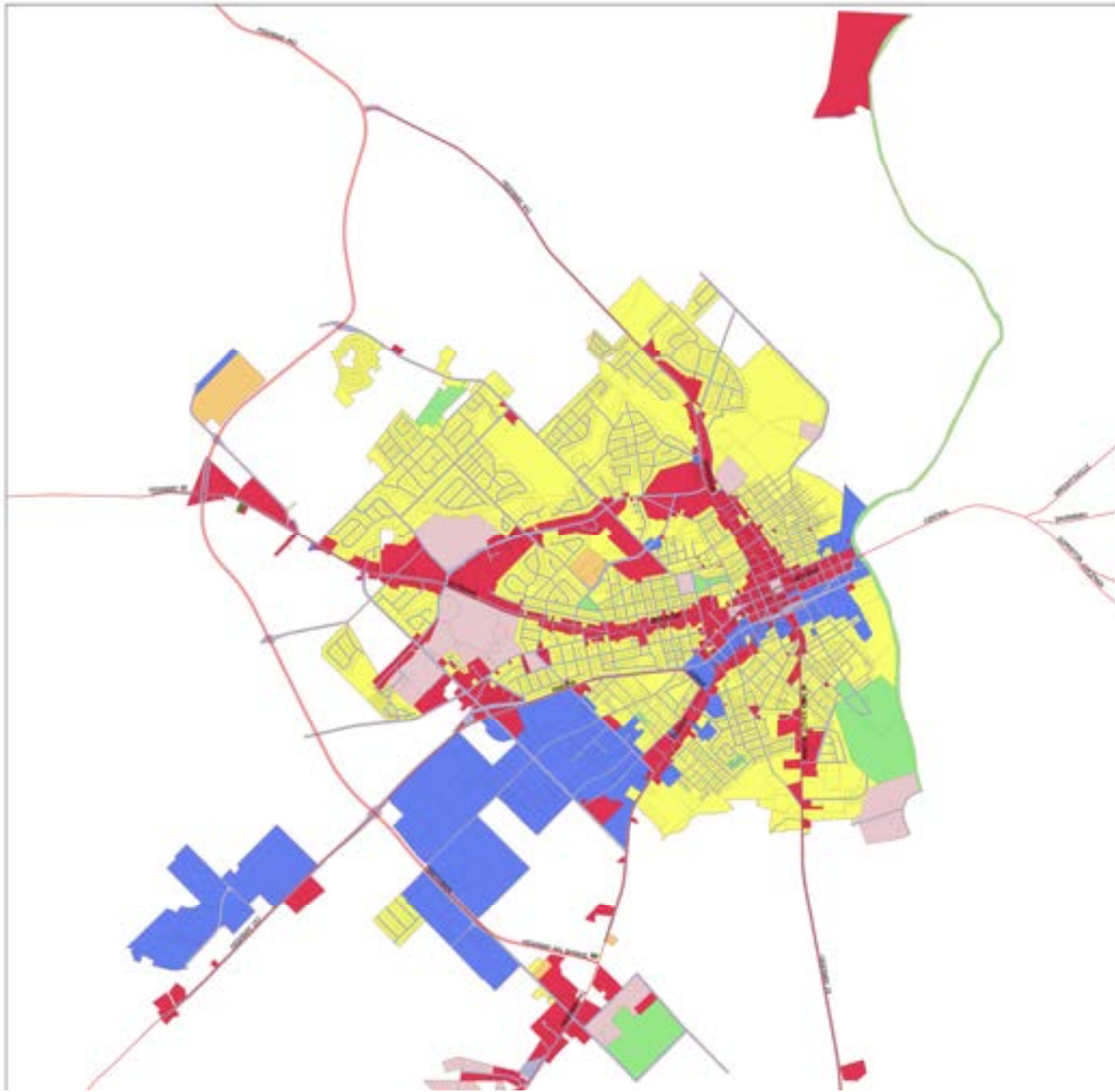
# City of Dublin Existing Land Use

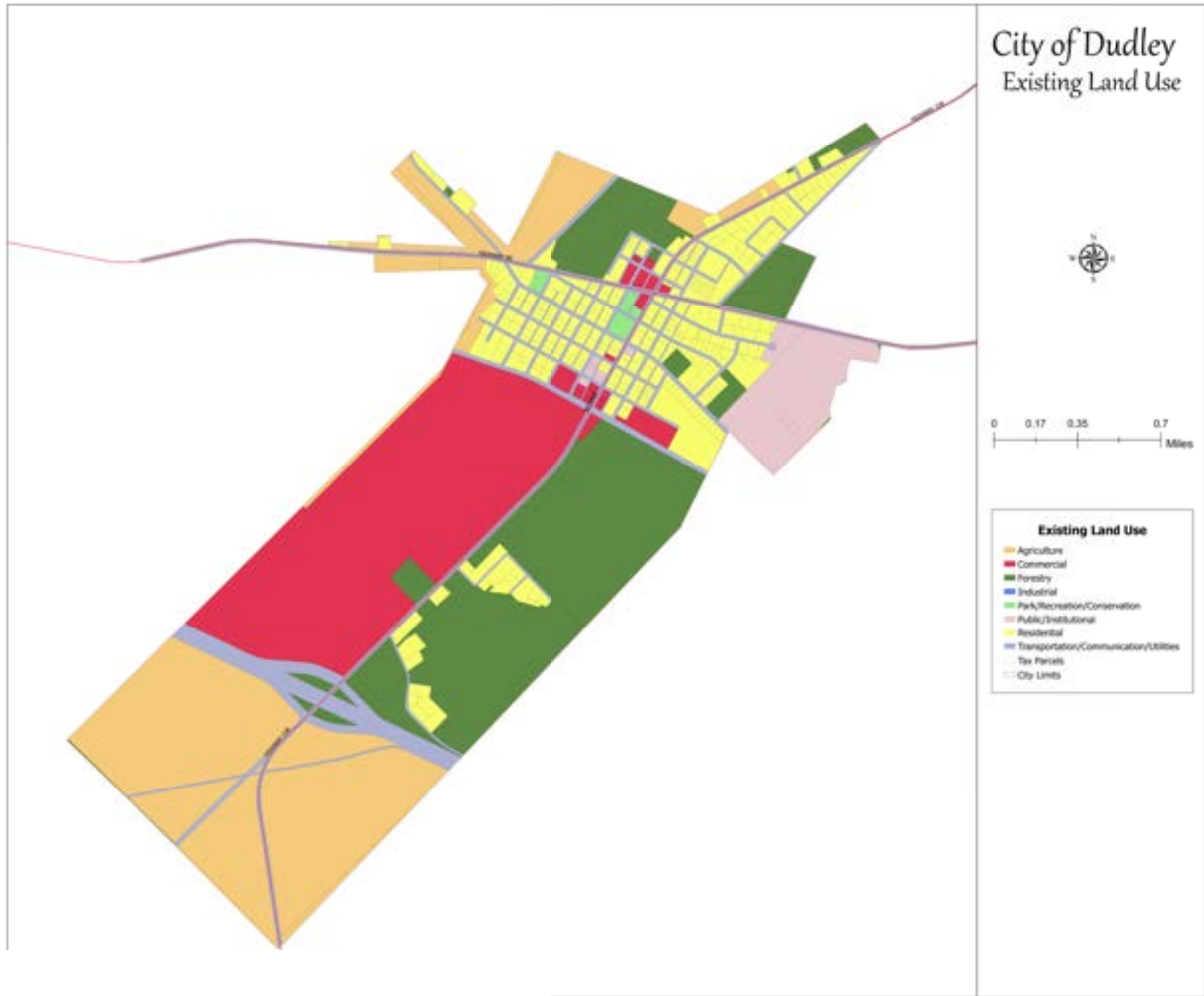


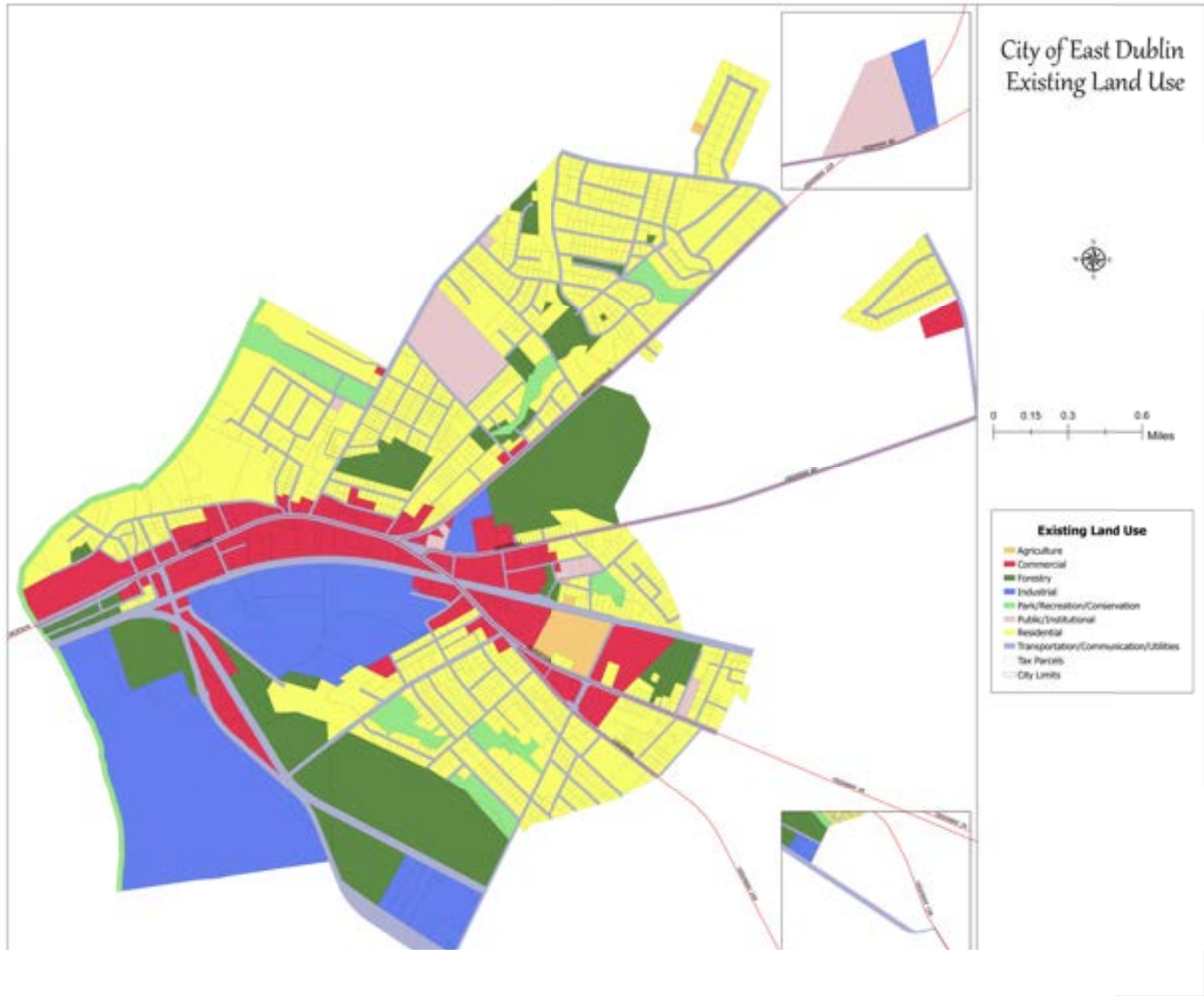
0 0.33 0.65 1.3  
Miles

### Existing Land Use

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











# Town of Rentz Existing Land Use



0 0.07 0.15 0.3  
Miles

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

## 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 industries 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.



*L Small Business in Dublin    R DuBose Porter Regional Business & Industry Training Center*

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.



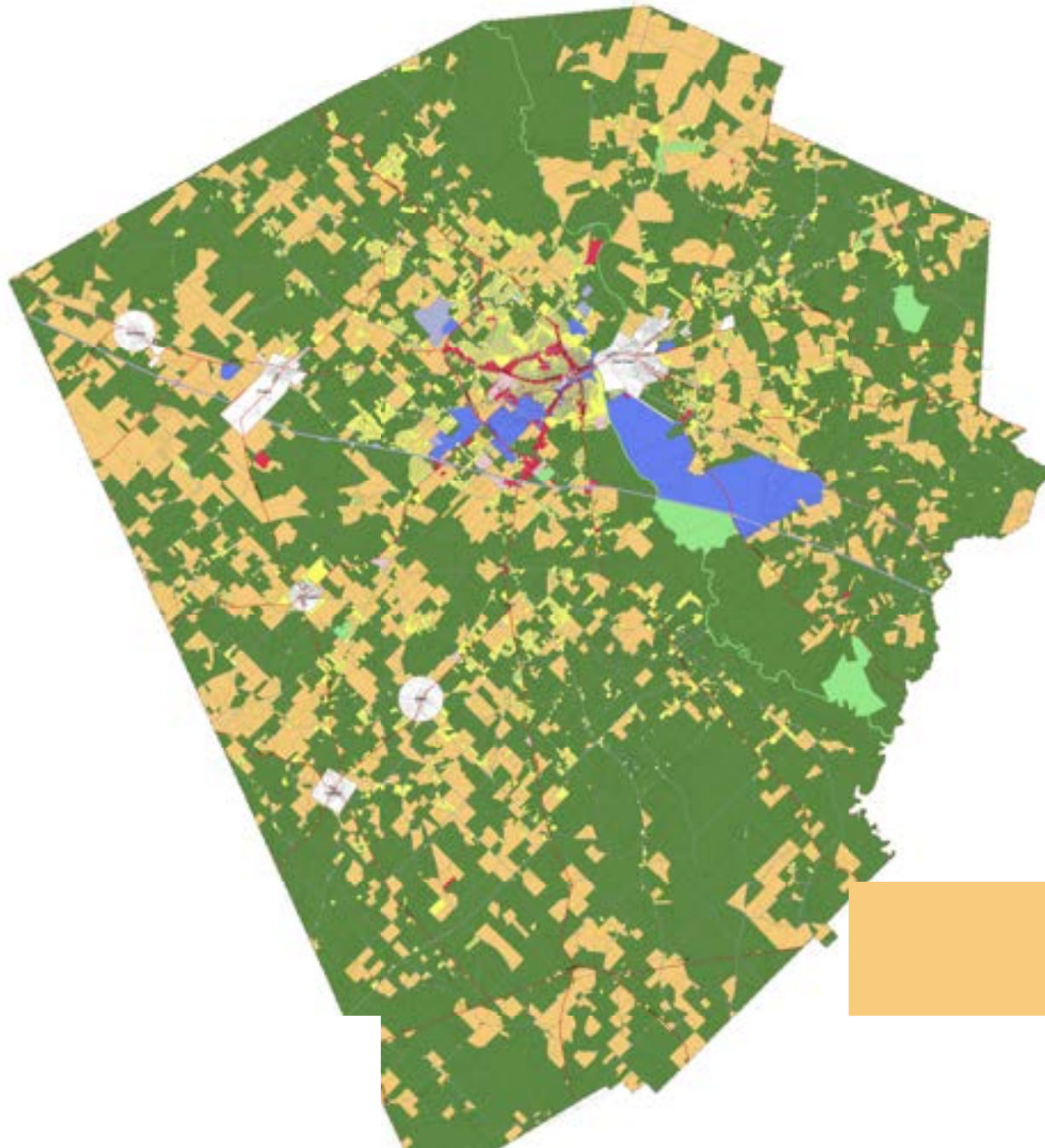
**L** Blackberry Farm   **R** Jackson Plaza

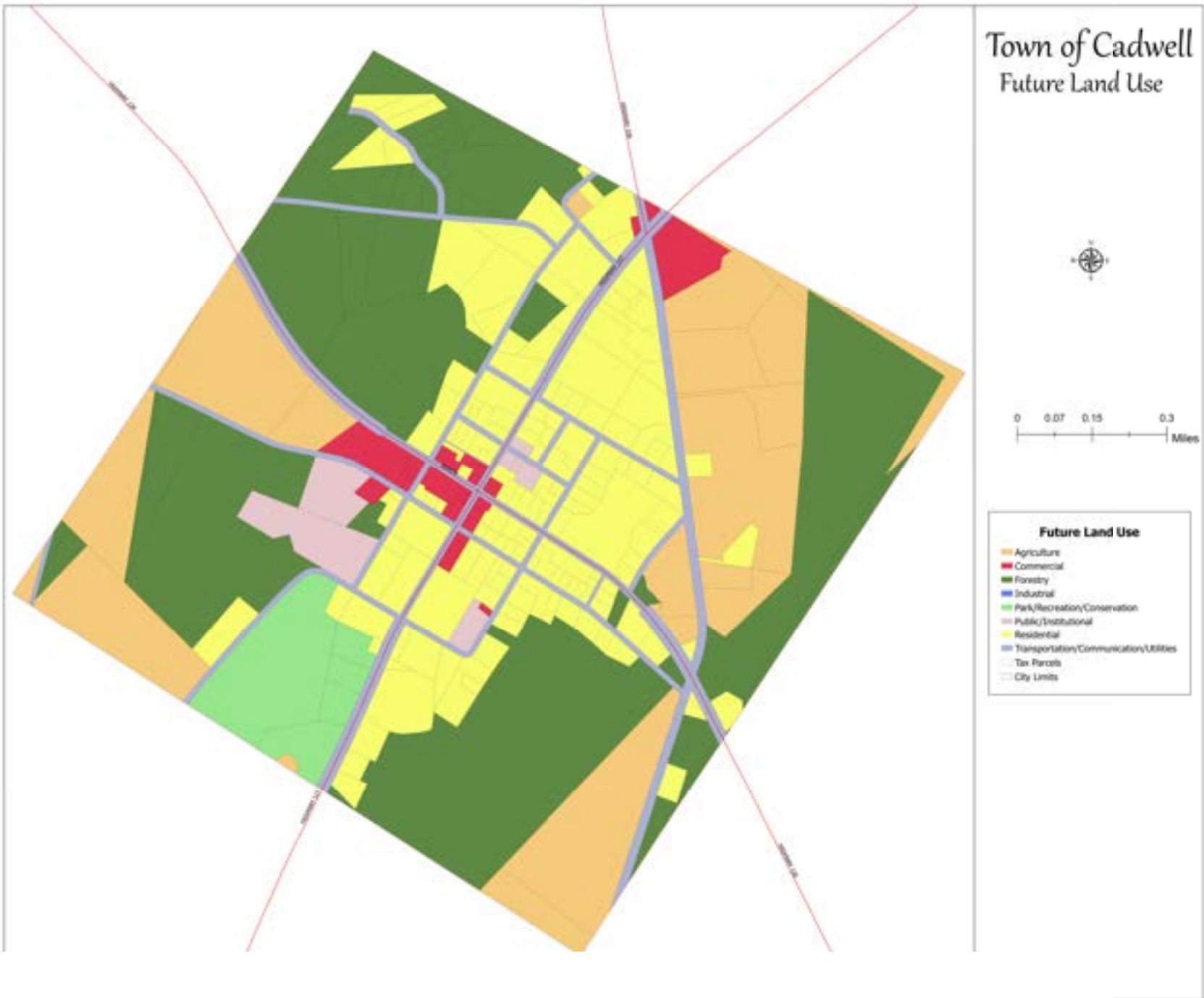
Most of the county's growth has been near Dublin and East Dublin, both residential, commercial, and industrial. Commercial developments have primarily occurred along the U.S. 441 and U.S. 80 corridors. The Highway 257 rail-served site will likely be the home of future industrial growth, while there could also be industrial development along I-16 and the U.S. 441 Bypass.

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



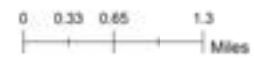


# Town of Dexter Future Land Use

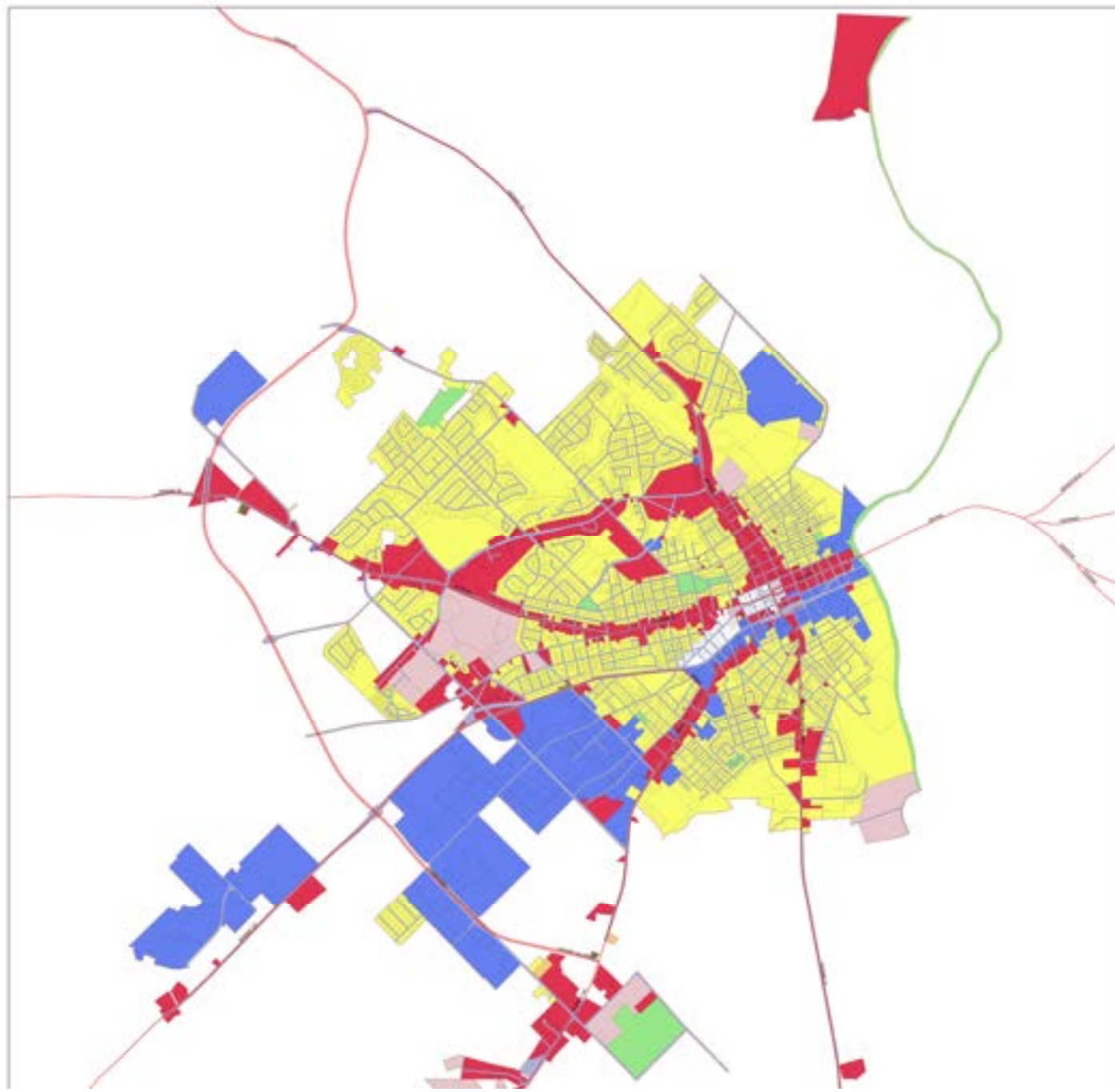


- Future Land Use**
- Agriculture
  - Commercial
  - Forestry
  - Industrial
  - Park/Recreational/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities
  - Tax Parcels
  - City Limits

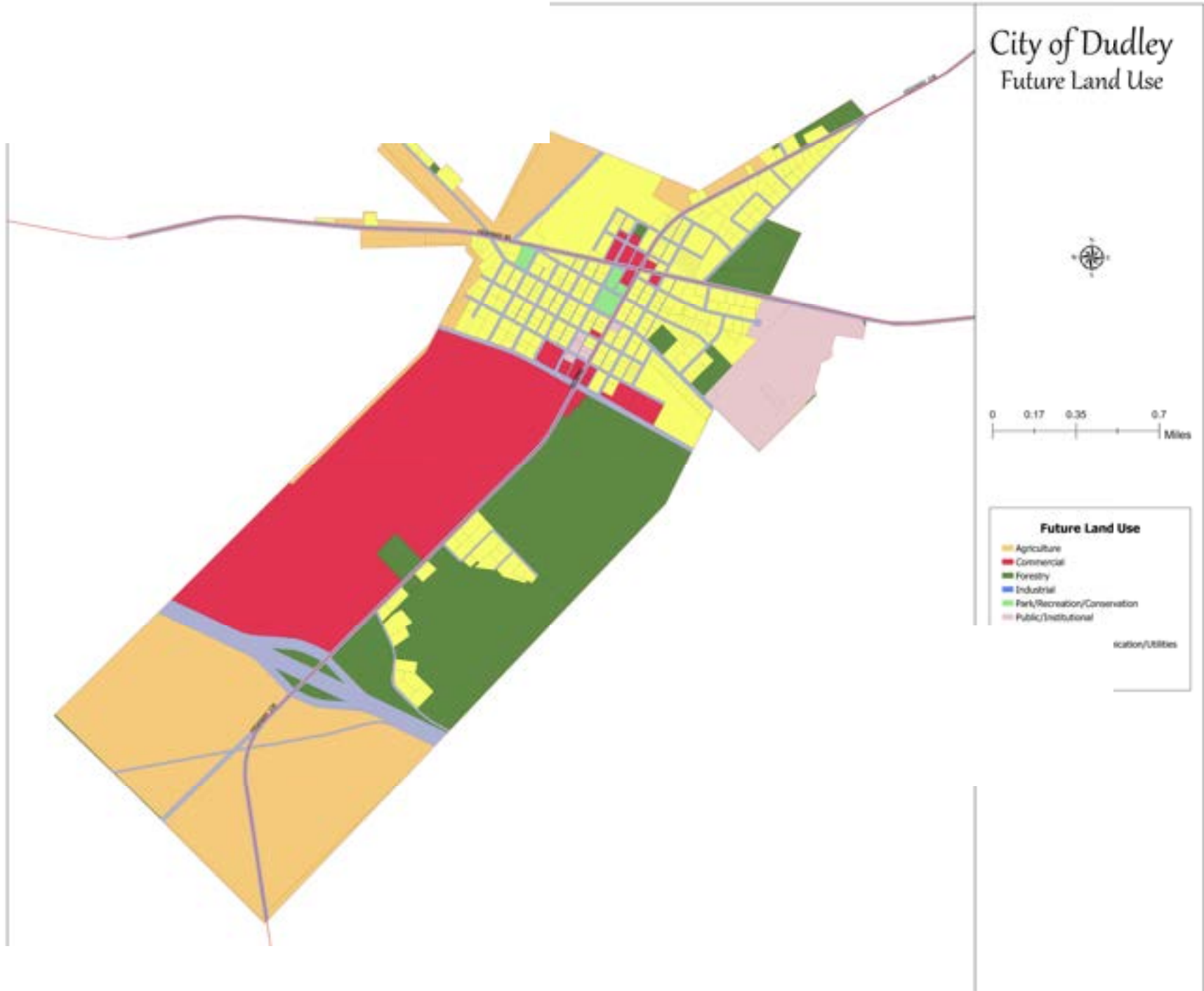
# City of Dublin Future Land Use



- Future Land Use**
- Agriculture
  - Commercial
  - Forestry
  - Industrial
  - Park/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities
  - Tax Parcels
  - City Limits

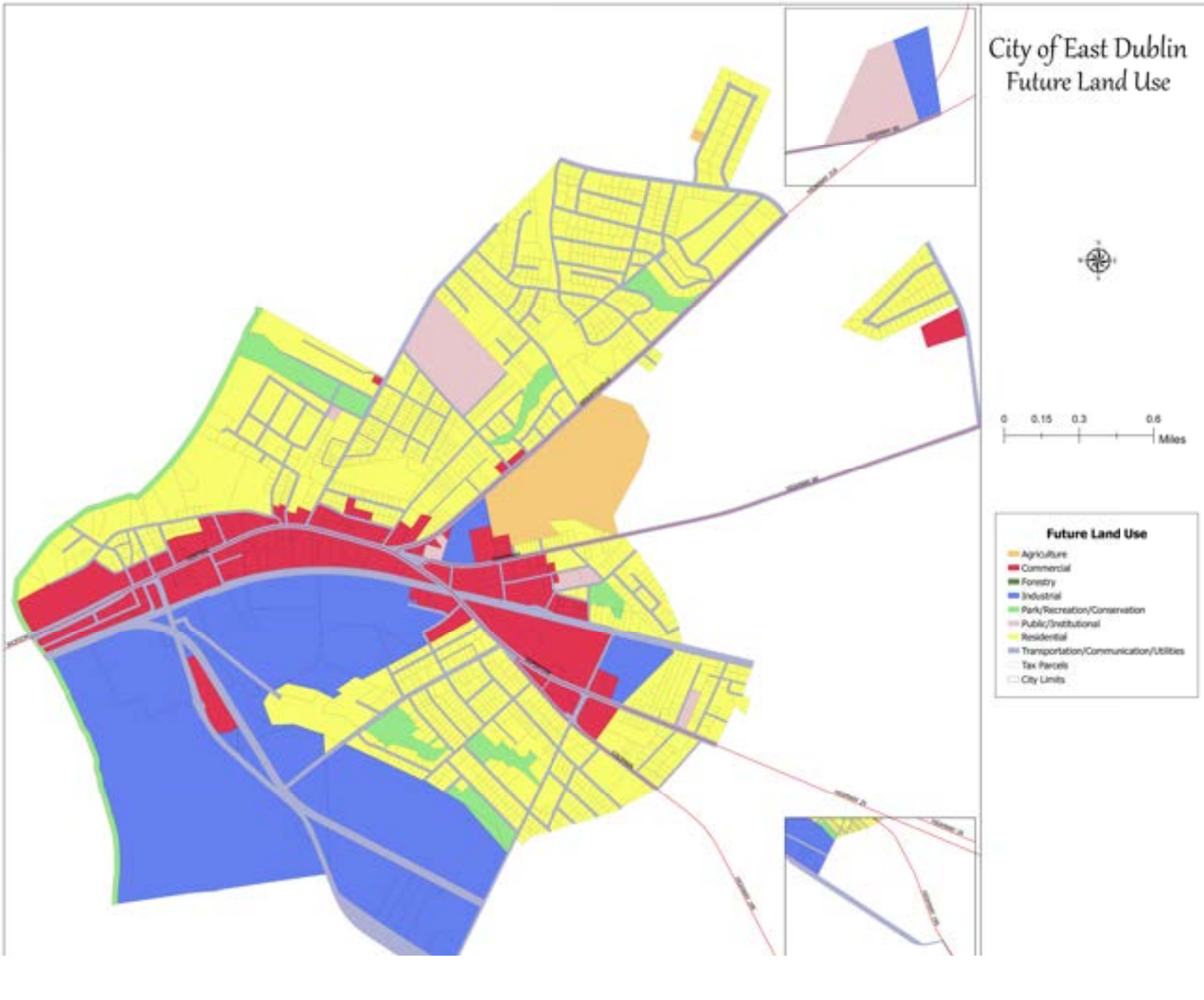


# City of Dudley Future Land Use





# City of East Dublin Future Land Use



# Town of Montrose Future Land Use



### Future Land Use

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



# Town of Rentz Future Land Use



- Future Land Use**
- Agriculture
  - Commercial
  - Forestry
  - Industrial
  - Park/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities
  - Tax Parcels
  - City Limits

## 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 Map 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:**

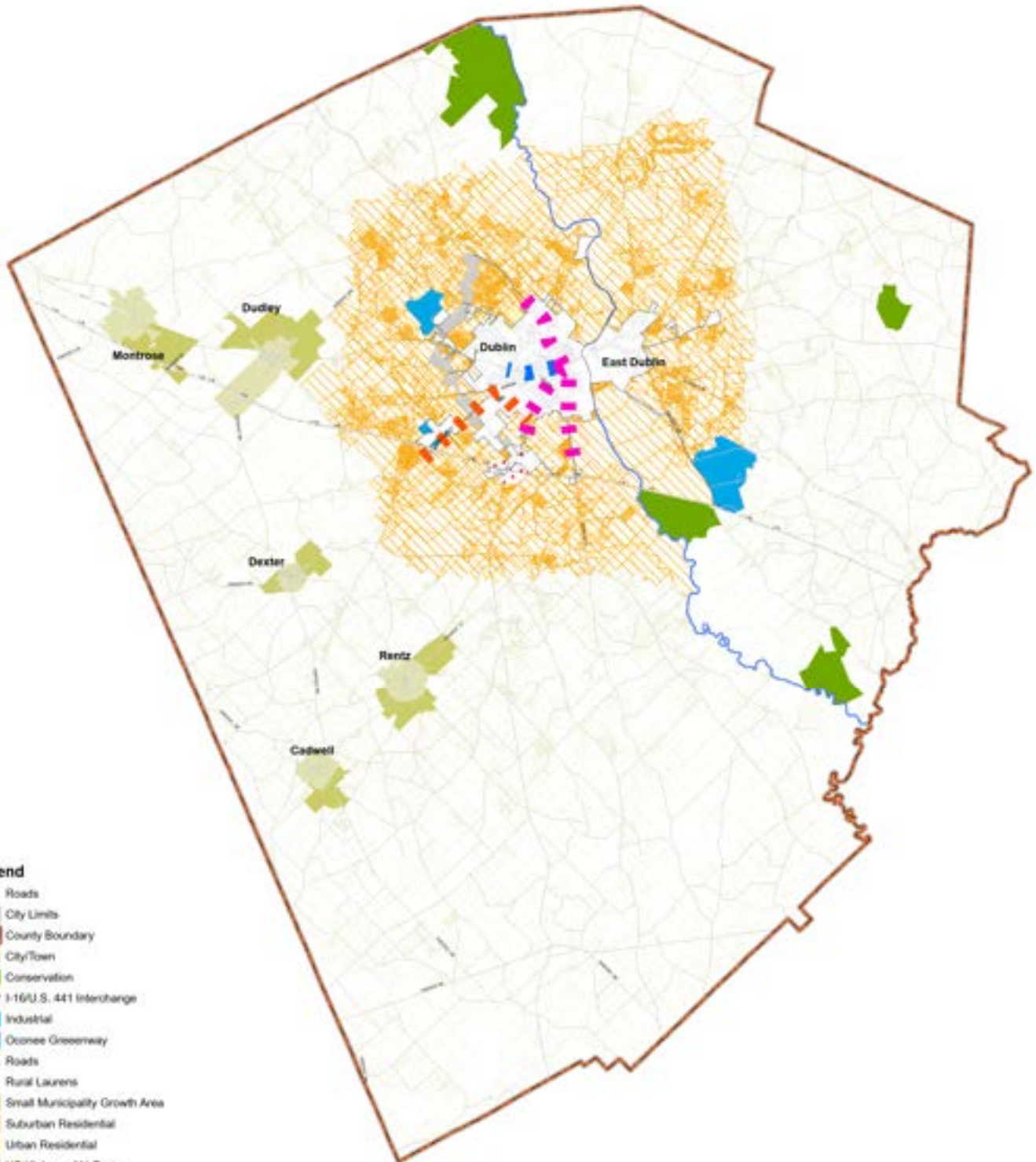
Desired land use categories located within each character area to support the desired mix and type of use.

### **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



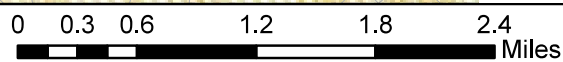
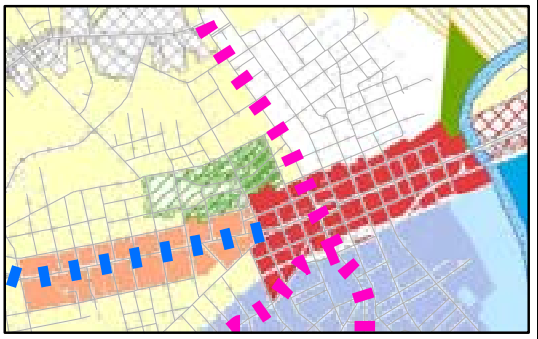
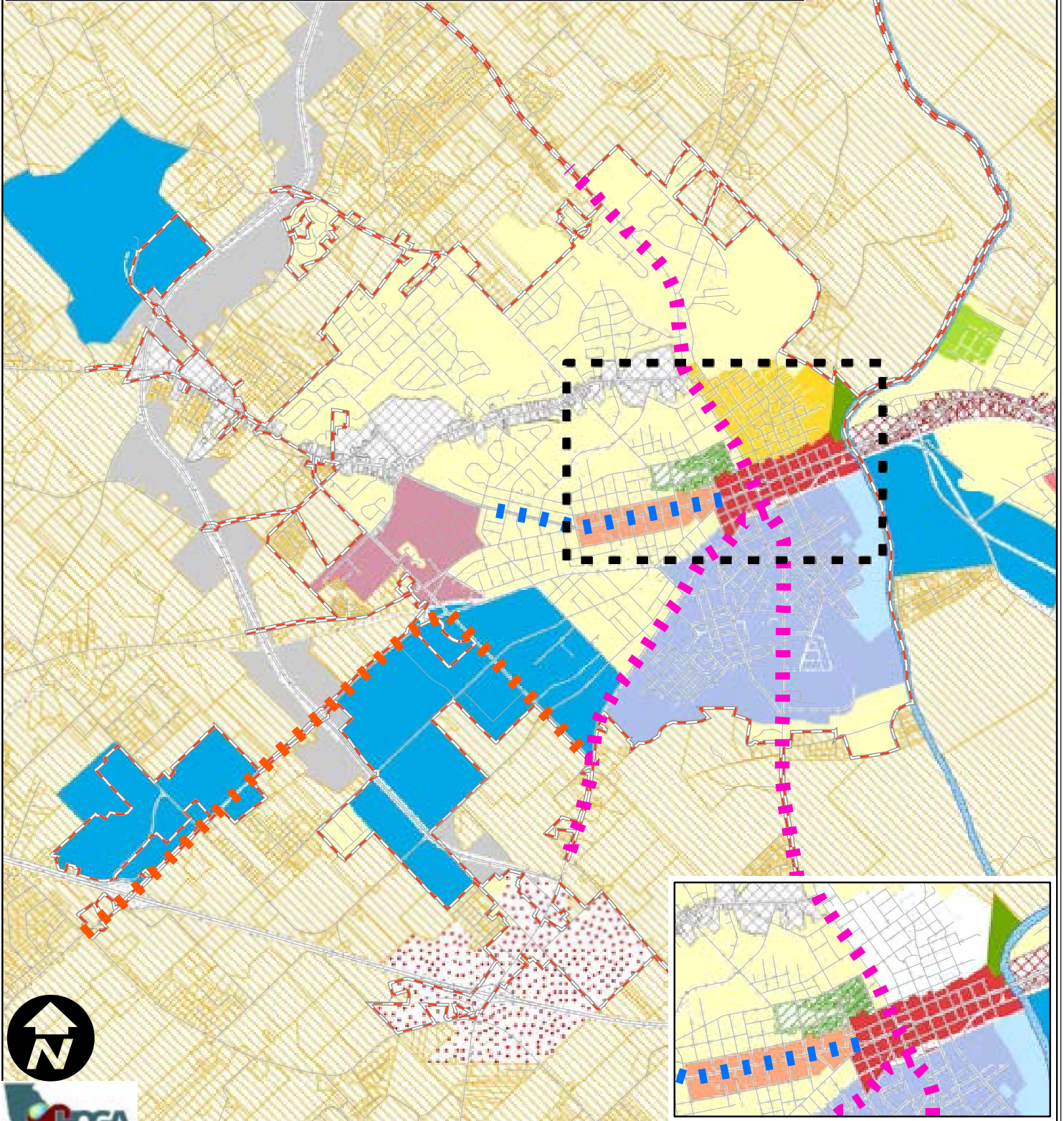
Date: 4/25/2024

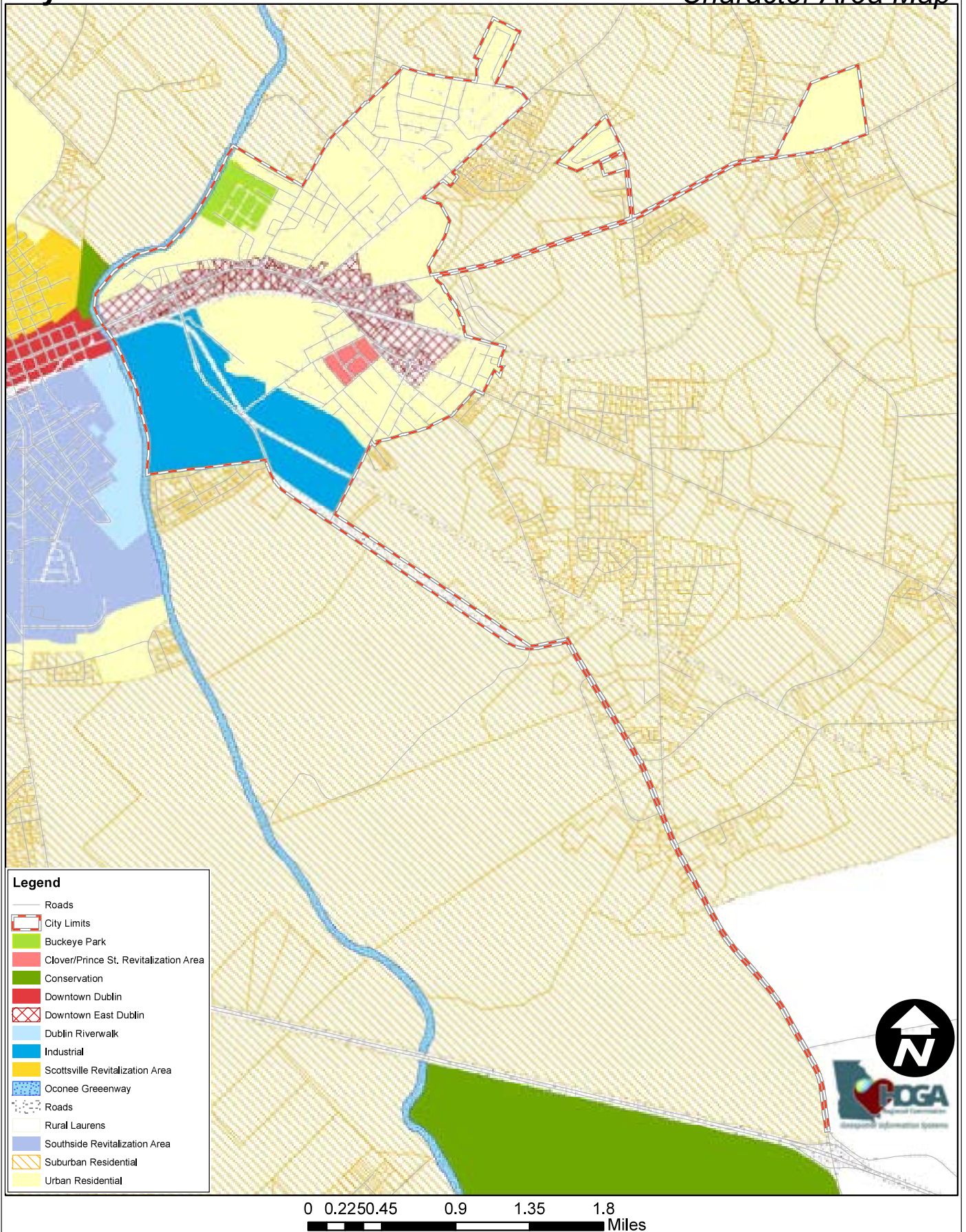


# City of Dublin

# Character Area Map

## Legend

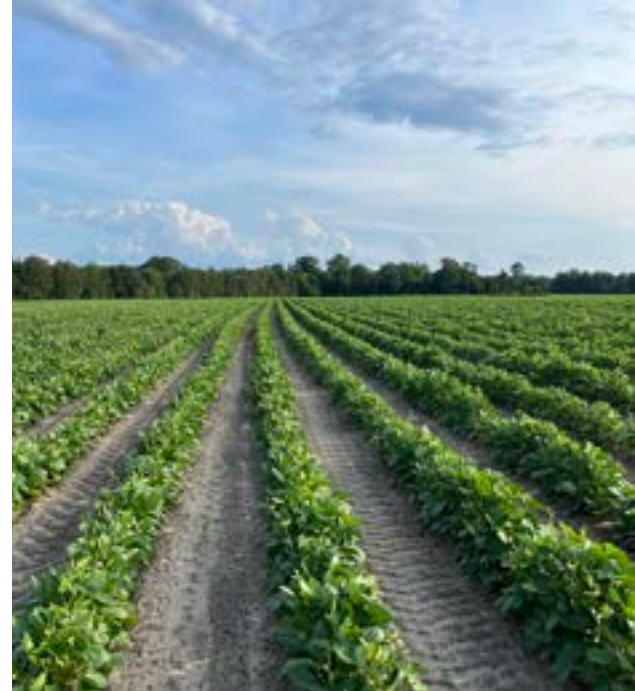





# RURAL

**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

- Public
- Multi-family
- Single-family

## 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, with its limited-access design, provides a fast route for traveling, reducing local congestion. This strategic infrastructure will further enhance the potential of the surrounding area, making it a prime location for substantial economic and residential growth. 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

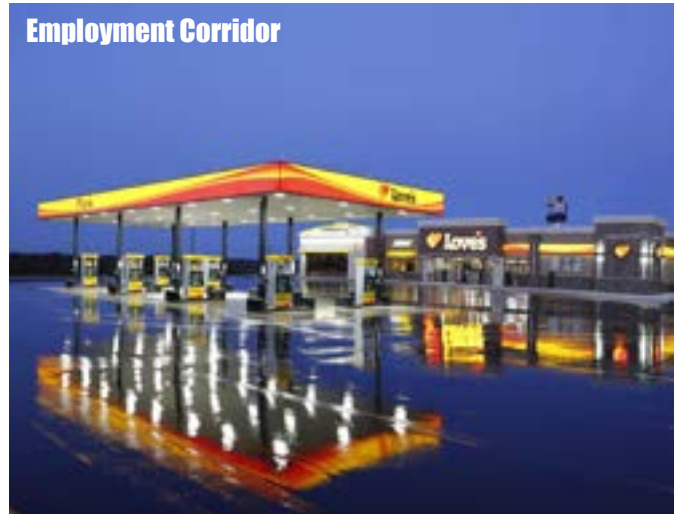
**Vision:** The high traffic count gateway entrances to the city of Dublin are located on the U.S. and state highway network and generally follow these character types/needs: Redevelopment, Employment, and Scenic. Redevelopment corridors, include traditional older commercial highway development and vacant 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.

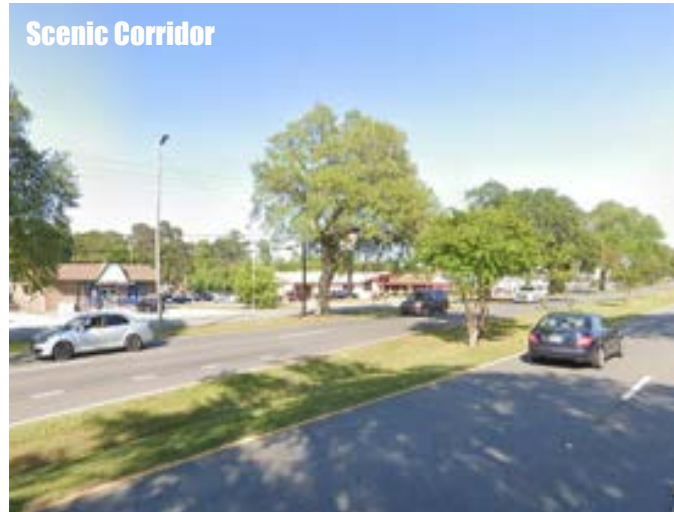
**Redevelopment Corridor**



**Employment Corridor**



**Scenic Corridor**



## 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

### 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

## **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 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
- Efficient Land Use
- Sense of Place

## **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, and park/recreational. 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
- Public/Institutional
- Transportation/Communications/Utilities
- Park/Recreation/Conservation
- Other Compatible Urban Use

### Zoning Classifications

- Single-family
- Multi-family
- 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)

- 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

## Community Work Programs

## 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	Y/N	
2020	Complete the development of a countywide water conservation plan to protect and improve water quality of Oconee River	Y	2023						Action item was completed in 2023.
2020	Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North	Y	2022						Action item was completed in 2022.
2021	Construct a walking trail to connect hotels at the US 441 & 1-16 interchange to the Oconee Fall Line Technical College campus							Y	Action item was dropped. The county decided this is a city project.
2023	Extend the US 441 Bypass to GA 19			Y	2025				Action item is underway. The county is process of discussing with the property owners
2020	Replace bridges (Rocky Creek @ Lord Rd., Ochwalkee Creek@ Lowery Firehouse Rd., N. Peachtree Rd., Buckeye Rd., and Turkey Creek@ Ellington Rd.)			Y	2025				Action item is underway. Rocky Creek Rd. will be completed by 2025.
2020	Construct a roundabout at the intersection of Pinehill Rd. and GA 257	Y	2020						Action item was completed in 2022.
2020	Complete projects listed on TIA Band 3 (Mark Wood Rd, Old Toombsboro Rd., Rock Springs Rd., Ed Beacham Rd.)	Y	2021						Action item was completed in 2021.
2020	Adopt the DCA model ordinance for broadband deployment and permitting							Y	Action item was dropped. The county decided it was no longer a priority. The county are working with service providers to achieve full coverage.
2020	Seek Broadband Ready Community Designation							Y	Action item was dropped. The county decided it was no longer a priority. The county are working with service providers to achieve full coverage.

Laurens County Comprehensive Plan Community Work Program  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Extend the US 441 Bypass to GA 19	X							X		GDOT	\$1 Million	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		GDOT	\$7 Million	X	X		
Improve emergency services countywide by constructing a 911 center, establishing radio communication systems, etc.		X	X	X				X		SPLOST	\$1 Million	X	X		

# TOWN OF CADWELL

## Community Work Programs

**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	Y/N	
2020	Replace lighting at ball field							Y	Action item was dropped. The city decided it was no longer a priority.
2024	Resurface the basketball and tennis courts	Y	2023						Action item was completed in 2023.
2020	Remodel the interior of the Community Center (painting walls and updating furniture)	Y	2020						Action item was completed in 2023.
2020	Replace signage that is outdated or illegible	Y	2019						Action item was completed in 2023.
2020	Drain and clean interior of the municipal water tank	Y	2020						Action item was completed in 2023.
2020	Purchase two (2) generators and switches for water wells and community center	Y	2021						Action item was completed in 2023.
2021	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	Y	2022						Action item was completed in 2023.
2020	Purchase a new backhoe	Y	2020						Action item was completed in 2023.
2021	Update water billing software			Y	2025				Action item is underway. The city started the process to set up water billing software.
2023	Purchase a new lawnmower	Y	2021						Action item was completed in 2023.
2020	Complete projects listed on TIA Band 3 (Coleman Street Seg. 1-5, Snowhill St., Walnut-McCook St.)	Y	2020						Action item was completed in 2020.
2020	Adopt the DCA model ordinance for broadband deployment and permitting	Y	2020						Action item was completed in 2020.
2020	Seek Broadband Ready Community Designation			Y	2028				Action item is underway. The city has found service provider to achieve full coverage in town in 12 months, and will continue to seek broadband ready community designation

**Town of Cadwell Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Update water billing software	X								X		\$2,000	X			
Seek Broadband Ready Community Designation			X						X	HOGARC	\$2,000	X			
Update bathrooms at community center	X								X	SPLOST	\$20,000	X	X		
Complete children's playground			X						X	SPLOST	\$7,000	X	X		
Extend sanitary sewer infrastructure to areas with septic tank within city			X						X	CDBG	\$800,000	X	X	X	
Resurface Church Street		X							X	LMIG	\$20,000	X	X		
Resurface Ball Park Street					X				X	LMIG	\$20,000	X	X		

# TOWN OF DEXTER

## Community Work Programs

**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	Y/N	
2020	Complete the remodeling of the Community Center			Y	2026				Action item is underway. The town has completed a new roof, replaced the stage, etc.
2022	Initiate a program for the rehabilitation and/or removal of dilapidated housing			Y	2026				Action item is underway. The town has adopted a new charter to address this issue.
2023	Rehabilitate/reline manholes and lift station			Y	2025				Action item is underway. The town is in process of updating the lift stations.
2023	Construct an additional parking lot at the community center	Y	2024						Action item was completed in 2024.
2020	Drill one(1) 10-12" water well	Y	2021						Action item was completed in 2021.
2024	Sandblast and repaint the water tower	Y	2024						Action item was completed in 2024.
2021	Purchase a new mosquito sprayer	Y	2023						Action item was completed in 2023.
2023	Purchase a new backhoe	Y	2023						Action item was completed in 2023.
2024	Purchase a new public works truck	Y	2024						Action item was completed in 2024.
2022	Purchase a new zero turn mower	Y	2022						Action item was completed in 2022.
2022	Add curb, gutter, and storm drain infrastructure in the Cemetery Road target area							Y	Action item was dropped. The city decided it was no longer a priority.
2024	Replace sidewalks along Main Street and Line Street	Y	2024						Action item was completed in 2024.
2024	Replace water and sewer infrastructure in the Parklane Drive target area					Y	2027		The action item has been postponed due to lack of funding.
2020	Complete TIA Band 3 Project (Bryant Street Segment 2)	Y	2022						Action item was completed in 2022.
2020	Adopt the DCA model ordinance for broadband deployment and permitting							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Seek Broadband Ready Community designation							Y	Action item was dropped. The city decided it was no longer a priority.



**Town of Dexter Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Complete the remodeling of the Community Center	X								X		\$50,000	X			
Initiate a program for the rehabilitation and/or removal of dilapidated housing	X								X	DCA CHIP Dublin-Laurens County Land- bank Authority	\$350,000	X	X	X	
Rehabilitate/reline manholes and lift station	X	X							X	DCA CDBG	\$250,000	X			
Replace water and sewer infrastructure in the Parklane Drive target area		X	X						X	DCA CDBG	\$250,000	X			
Create a new community festival	X	X							X		\$20,000	X			
Create and promote community recreational activities, including the fall softball league		X	X						X		\$10,000	X			
Construct pickleball courts		X	X						X		\$70,000	X	X		

# CITY OF DUBLIN

## Community Work Programs

**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	Y/N	
2022	Construct more sidewalks to improve pedestrian walkability	Y	2020						Action item was completed in 2020.
2023	Repair sewer system at and near the Dublin Mall					Y	2027		Action item has been postponed due to lack of funding.
2023	Repair sewer lines along Cypress Drive					Y	2027		Action item has been postponed due to lack of funding.
2023	Repair sewer lines within the Earlwood Subdivision area					Y	2027		Action item has been postponed due to lack of funding.
2020	Repair sewer lines along Barton Drive					Y	2027		Action item has been postponed due to lack of funding.
2020	Rewrite the zoning ordinance for the City					Y	2027		Action item has been postponed due to lack of funding.
2024	Improve drainage in the Brookwood and Pineridge areas							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Install lighting at all intersections of the US 441 bypass	Y	2020						Action item was completed in 2020.
2021	Improve the appearance of the entrance into the City on US 441 from Exit 51 off Interstate 16					Y	2028		Action item has been postponed due to lack of funding.
2022	Establish an Artists in Residence program							Y	Action item was dropped. The city decided it was no longer a priority.
2022	Continue to demolish or remodel dilapidated properties	Y	2024						Action item was completed in 2024, and will be continued each year.
2021	Make improvements to the historic residential areas adjacent to downtown					Y	2027		Action item has been postponed due to lack of funding.
2021	Complete drainage culvert upgrades on Academy St., Camilla St., Stonewall St. and Sunny Lane							Y	Action item was dropped. The city decided to apply a different solution to address the flooding issue.

**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	Y/N	
2021	Complete the four-laning of Hillcrest Parkway from US 80 to US 441 North	Y	2022						Action item was completed in 2022.
2020	Assist in the completion of the development of a county wide water conservation plan to protect and improve water quality of the Oconee River							Y	Action item was dropped. The city decided it was no longer a priority.
2024	Construct a new public works facility							Y	Action item was dropped. The city decided to utilize the same land to build a complex housing the public works facility.
2024	Construct a new fire station					Y	2025		Action item has been postponed due to lack of funding.
2021	Develop a pocket park near downtown	Y	2020						Action item was completed in 2020.
2020	Install wayfinding signage for downtown destinations					Y	2026		Action item has been postponed due to lack of funding.
2021	Develop an adopt a flowerbed program for downtown merchants							Y	Action item was dropped. The city decided it was no longer a priority.
2021	Construct a new police firearms shooting range	Y	2024						Action item was completed in 2024.
2020	Improve daycare facilities in the community to become a quality rated facility	Y	2024						Action item was completed in 2024.
2020	Develop a “Smart City” marketing plan for the City							Y	Action item was dropped. The city decided it was no longer a priority.
2021	Create a transit development plan to determine feasibility of a rural transit program for the City	Y	2021						Action item was completed in 2021.

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	Y/N	
2020	Replace the River pump station sump valves	Y	2021						Action item was completed in 2021.
2020	Install a backwash pump for the Groundwater Plant filter							Y	Action item was dropped. This upgrade is no longer necessary
2023	Conduct valve repair/replacement on fire hydrants and water lines	Y	2024						Action item was completed in 2024, and will be continued each year.
2023	Upgrade water meters to have radio read capabilities	Y	2024						Action item was completed in 2024, and will be continued each year.
2024	Extend water main to the Heart of Georgia Megasite							Y	Action item was dropped. The city decided it was no longer a priority.
2024	Construct a one (1) million-gallon elevated water tank at the HOG Megasite							Y	Action item was dropped. The city decided it was no longer a priority.
2024	Replace phase I section water main along S.R. 257					Y	2027		Action item has been postponed due to lack of funding.
2020	Extend sanitary sewer along Helen Drive	Y	2020						Action item was completed in 2020.
2020	Extend/rehab sanitary sewer in the Ferry Branch target area					Y	2030		Action item has been postponed due to lack of funding.
2022	Rehabilitate the Camellia Drive sewer main					Y	2030		Action item has been postponed due to lack of funding.
2024	Replace the sewer infrastructure near Long Branch/ YKK area	Y	2024						Action item was completed in 2024.
2024	Extend sewer infrastructure to the S.R. 257/U.S. 441 Industrial Site	Y	2024						Action item was completed in 2024.
2024	Extend sewer to the HOG Megasite							Y	Action item was dropped. The city decided it was no longer a priority.

**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	Y/N	
2024	Upgrade the wastewater treatment plant					Y	2030		Action item has been postponed due to lack of funding.
2020	Extend gas infrastructure to the Pineridge subdivision	Y	2023						Action item was completed in 2023.
2021	Extend gas infrastructure to the Shadow Pond subdivision	Y	2022						Action item was completed in 2022.
2022	Extend gas infrastructure to the Kingswood subdivision							Y	Action item was dropped. The city decided it was no longer a priority.
2023	Extend gas infrastructure to the Blackhear Ferry subdivision							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Relocate gas infrastructure on Pinehill Road due to roundabout construction	Y	2020						Action item was completed in 2020.
2021	Upgrade gas meters to radio read capabilities (Phase 2)			Y	2027				Action item is underway. The city has started the item in 2024.
2024	Extend gas main to the Heart of Georgia Megasite							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Complete East Jackson Transportation Improvement study with aid from TAP grant funds	Y	2024						Action item was completed in 2024.
2020	Repair Frankl in Street bridge					Y	2027		Action item has been postponed due to lack of funding.
2020	Conduct a traffic planning intersection improvement study	Y	2021						Action item was completed in 2021.
2021	Improve intersection at Industrial Blvd. and Walke Dairy Road	Y	2021						Action item was completed in 2021.

**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	Y/N	
2022	Complete drainage improvements at the intersection of Industrial Blvd. and US 80			Y	2029				Action item is underway and is combined with the Industrial Blvd. improvement project.
2022	Improve drainage in the Westchester subdivision					Y	2025		Action item has been postponed to 2025, and will be completed as part of the “springdale park improvement” project
2020	Complete projects listed on the TIA Band 3 list (Stubbs Park Rd.)	Y	2022						Action item was completed in 2022.
2021	Construct a walking trail to connect hotels at the US 441 & I-16 interchange to the Oconee Fall Line Technical College campus	Y	2023						Action item was completed in 2023.
2021	Complete Phase 3 of Jackson and Jefferson Street crosswalk improvements			Y	2025				Action item is underway. The city is working on the contract for Jackson Street crosswalk improvements.
2023	Construct the Oconee Riverwalk and Bike Trail (Phase I)			Y	2025				Action item is underway, and is combined with the “connect dublin 13.5-mile multi-model streetscape improvement” project to improve the construction of the Oconee River trail
2023	Conduct Madison Street improvements from Riverwalk to Church Street			Y	2029				Action item is underway. Ongoing construction to Jefferson Streets will be complete in 2025. The city is seeking funding for the remaining connection to the river.
2023	Develop a scattering garden at Northview Cemetery							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Adopt the DCA model ordinance for broadband deployment and permitting	Y	2020						Action item was completed in 2020.
2020	Seek Broadband Ready Community Designation	Y	2020						Action item was completed in 2020.

City of Dublin Comprehensive Plan Community Work Program  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
<b>PUBLIC SAFETY</b>															
Replace vehicles for the City of Dublin Police Department						X			X	SPLOST	\$1,800,000	X			
Improve technology and equipment for City of Dublin Police Department						X			X		\$150,000	X			
Construct a new fire station on N. Jefferson Street/ US 441 to serve northern portions of the city/ county	X								X	SPLOST USDA	\$4,000,000	X		X	
Renovate Southside Fire Station			X						X	SPLOST	\$1,000,000	X			
<b>ROAD, STREET, AND BRIDGE</b>															
Construct sidewalks to fill in existing connectivity gaps throughout the city to improve walkability				X					X	SPLOS-T+A9:P28	\$500,000	X			
Install streetlights along Hwy 19 corridor		X							X	SPLOST	\$200,000	X			
Rehabilitate Franklin Street bridge			X						X	SPLOST	\$300,000	X			
Complete East Jackson Street corridor enhancement project through the Transportation Alternative Program (TAP).					X				X	SPLOST GDOT	\$800,000	X			
Complete Madison Street Redevelopment Project including bicycle/pedestrian upgrades, sidewalks, and streetscape	X								X	TIA DISC. LMIG SPLOST	\$4,100,000	X			
Continue Madison Street improvements to Oconee River					X				X		\$5,000,000	X		X	
Complete Jackson Street crosswalk improvements		X							X	SPLOST	\$299,000	X			



**City of Dublin** Comprehensive Plan Community Work Program  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Continue to improve the condition of the city street networks through improvements and paving						X			X	LMIG	\$300,000	X	X		
Complete TIA Band 1 Project constructing a traffic circle at the intersection of Claxton Dairy Road and Woodlawn Drive		X							X	TSPLOST	\$2,750,000	X			
Complete TIA Band 2 Project constructing Industrial Blvd improvements from Veterans Blvd to US Hwy 441					X				X	TSPLOST	\$18,000,000	X			
Complete TIA Band 3 Brookwood/Brookhaven/Shamrock Drive pedestrian improvements							X		X	TSPLOST	\$10,000,000	X			
Plan for and implement Connect Dublin project, 13.5 mile multimodal and streetscape improvement project or include the construction of the Oconee river trail			X						X	FHA	\$21,500,000	X		X	
<b>DRAINAGE</b>															
Complete Moore Street Drainage Project (Phase 2) at Moore Street and Roosevelt Street		X							X	SPLOST	\$200,000	X			
Complete Roosevelt Street Drainage Project between Mincey Street and Prince Street					X				X	SPLOST	\$1,000,000	X			
Complete Shamrock Drive Drainage Project including replacement of corrugated metal pipe from Mall Road to the creek				X					X	SPLOST	\$300,000	X			
Complete Sunny Lane Drainage Project at Highland Avenue			X							SPLOST	\$500,000	X			
Complete Bainbridge Drive Drainage Project between Gaines Street and Columbia Street							X		X		\$100,000	X			
Complete Mary Street/ N. Decatur Street Intersection Drainage Project.							X		X		\$175,000	X			

**City of Dublin Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Complete W. Mary Street Drainage, Street, and Sidewalk Improvements	X								X	CDBG	\$1,000,000	X	X		
Complete drainage culvert upgrades on Academy Avenue, Camilla Street, Stonewall Street, and Sunny Lane		X							X		\$500,000	X			
Complete drainage improvements at the Industrial Blvd and Veterans Blvd (Hwy 80 ) intersection					X				X	TSPLOST	\$620,000	X			
Complete drainage improvements in the Westchester subdivision	X							X	X	ARPA	\$100,000	X			
<b>UTILITIES</b>															
Replace Hwy 257 water main			X						X	SPLOST	\$1,800,000	X			
Replace Lassiter Drive water main				X					X	SPLOST	\$400,000	X			
Continue valve repair/replacement on fire hydrants and water lines						X			X		\$250,000	X			
Continue to upgrade water meters for radio read capabilities						X			X		\$1,500,000	X			
Complete renovations of the Groundwater Treatment Plant							X		X		\$3,000,000	X			
Complete surface water plant improvements to mitigate sludge							X		X		\$3,200,000	X			
Replace Rive Avenue sewer main					X				X	SPLOST	\$300,000	X			
Relocate/replace sewer main under Dublin Mall				X					X	SPLOST	\$800,000	X			
Replace Ferry Branch sewer main between Alabama Street pump station and Stubbs Park							X		X	SPLOST CDBG	\$3,000,000	X	X		

**City of Dublin Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Replace Cypress Drive sewer main from Palm Drive to Greenwood Drive					X				X	SPLOST	\$400,000	X			
Replace Camellia Drive sewer main (Dublin Branch) between Camellia Drive and Bellevue Avenue							X		X		\$1,000,000	X			
Replace sewer lines within Earwood Subdivision area							X		X		\$750,000	X			
Replace sewer main along Barton Drive							X		X		\$500,000	X			
Upgrade the Wastewater Treatment Plant							X		X		\$150,000,000	X			
Expand natural gas system for development of alternative fuel locations		X							X	GAS FHA	\$15,000	X		X	
Expand natural gas system to serve Hwy 257 industrial rail site	X								X	GAS	\$250,000	X			
Continue upgrading natural gas meters to radio read capabilities						X			X	GAS	\$55,000	X			
Expand natural gas system to residential subdivisions/ neighborhoods to serve customers both inside and outside city boundaries						X			X	GAS	\$100,000	X			
Expand natural gas system to commercial/industrial areas						X			X	GAS	\$100,000	X			
Upgrade aging natural gas regulator stations							X		X	GAS USDOT	\$50,000	X		X	
Continue to upgrade low pressure steel gas pipe to PE (polyethylene) for safer operation of natural gas system							X		X	GAS USDOT	\$100,000	X		X	

**City of Dublin Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
<b>CITY PARKS, RECREATION, DOWNTOWN, PUBLIC SPACES</b>															
Complete capital improvements throughout Dublin's city parks according to the 2024 City Parks Master Plan						X		X	X	ARPA SPLOST DNR	\$8,150,000	X	X		
Complete capital improvements at Riverview Golf Course including irrigation, equipment, and facilities upgrades						X			X	SPLOST	\$800,000	X			
Complete Oconee Gym Renovation project	X							X	X	ARPA OPB	\$3,300,000	X	X		
Improve the appearance of the US 441/ I-16 gateway at Exit 51				X				X	X	GDOT	\$1,000,000	X	X		
Install wayfinding signage for downtown destinations		X							X		\$50,000	X			
Continue to work with DDA to support revitalization efforts in downtown Dublin						X			X		\$125,000	X			
Continue to work with City of Dublin Tree Board and implementing city-wide tree planting initiative to strengthen the city's urban tree canopy						X			X	GFC	\$50,000	X	X		
Develop and implement a city-wide tree maintenance plan	X								X	GFC	\$100,000	X	X		
<b>PUBLIC FACILITIES</b>															
Complete renovation of Dublin City Hall		X							X	SPLOST	\$1,500,000	X			
Renovate facility for Sanitation and Water Construction		X							X		\$3,000,000	X			
Construct new facility for Street Department			X						X	SPLOST	\$1,900,000	X			
Expand City of Dublin fleet maintenance shop by constructing additional bays					X				X	SPLOST	\$500,000	X			
Complete rehabilitation of the Northview Cemetary Mausoleum							X		X	DCA	\$500,000	X			

**City of Dublin Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
<b>CITY VEHICLES AND EQUIPMENT</b>															
Replace/upgrade equipment for the City of Dublin Street Department						X			X	SPLOST	\$950,000	X			
Replace/ugrade City of Dublin fleet vehicles						X			X	SPLOST	\$455,000	X			
<b>NEIGHBORHOODS AND HOUSING</b>															
Continue to address dilapidated housing through demolition or redevelopment						X			X		\$100,000	X			
Continue to work with Land Bank Authority to redevelop vacant parcels and new housing development						X			X		\$250,000	X			
Coninue participation in Georgia Initiative for Community Housing program as a certified alumni						X			X		\$5,000	X			
Establish Neighborhood Partnership Program to encourage communication and address housing and beautification issues	X								X		\$25,000	X			
Make improvements to the historic residential areas adjacent to downtown			X						X		\$1,000,000	X			
Continue to address traffic speeds and volume in neighborhoods through Project Slow Zone traffic calming program						X			X		\$150,000	X			
<b>POLICY</b>															
Implement incremental ammendments to zoning ordiance to align with Comp Plan goals	X								X		\$2,000	X			
Rewrite zoning ordinance					X				X		\$100,000	X			

# CITY OF DUDLEY

## Community Work Programs

**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	Y/N	
2020	Construct a new fire station	Y	2021						Action item was completed in 2021
2021	Construct a new City Hall							Y	Action item was dropped. The city renovated the old city hall.
2022	Establish a new park adjacent to the Boys & Girls Club building					Y	2025		The action item has been postponed due to lack of funding.
2021	Initiate a program for the rehabilitation and/or removal of dilapidated housing					Y	2028		The action item has been postponed due to lack of funding.
2021	Construct a new water well and elevated tank (60,000 gallons)	Y	2021						Action item was completed in 2021
2023	Review intersection safety and coordinate with GDOT to place a warning signal at GA 338 & Main Street intersection					Y	2029		The action item has been postponed due to lack of funding.
2020	Complete projects listed on TIA Band 3 (Oak Street)	Y	2022						Action item was completed in 2022.
2020	Adopt the DCA model ordinance for broadband deployment and permitting							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Seek Broadband Ready Community Designation							Y	Action item was dropped. The city decided it was no longer a priority.

City of Dudley Comprehensive Plan Community Work Program  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Establish a new park adjacent to the Boys & Girls Club building	X	X							X	SPLOST Boys & Girls Club Rec. Authority	\$50,000	X			
Initiate a program for the rehabilitation and/or removal of dilapidated housing				X	X				X	DCA CHIP	\$350,000	X	X	X	
Review intersection safety and coordinate with GDOT to place a warning signal at GA 338 & Main Street intersection					X	X			X	GDOT	\$50,000	X	X		



# CITY OF EAST DUBLIN

## Community Work Programs

**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	Y/N	
2021	Establish a new senior center					Y	2029		The action item has been postponed due to lack of funding.
2022	Install water and sewer infrastructure to the Heart of Georgia Mega site					Y	2029		The action item has been postponed due to lack of funding.
2023	Resurface badly damaged streets throughout the City			Y	2029				The action item is underway, and will continue each year, for the long term, beyond 2029.
2022	Install new entrance signage at each gateway					Y	2028		The action item has been postponed due to lack of funding.
2020	Assist in the completion of the development of a countywide water conservation plan to protect and improve water quality of the Oconee River	Y	2023						Action item was completed in 2023
2022	Continue the housing initiative for the removal of dilapidated housing			Y	2029				The action item is underway, and will continue each year, for the long term, beyond 2029.
2021	Rehabilitate the sanitary sewer in the Buckeye Road and Larsen Street target areas			Y	2025				The action item is underway, and will be completed by 2025.
2022	Upgrade the #4 water well to bring capacity to 1,000 GPM	Y	2023						Action item was completed in 2023
2020	Replace fencing and dugouts at Warnock Park	Y	2023						Action item was completed in 2023
2021	Replace all city owned street signs	Y	2021						Action item was completed in 2021
2020	Complete Projects listed on TIA Band 3 (Rosewood Dr., Larsen St., South Dr., Buckingham, Powell Dr., Ferry St. Seg. 1, Getty St., Piedmont Dr., Jackson St., and Ferry St. Seg. 2)	Y	2022						Action item was completed in 2022
2020	Adopt the DCA model ordinance for broadband deployment and permitting							Y	Action item was dropped. The city decided it was no longer a priority.
2020	Seek Broadband Ready Community Designation							Y	Action item was dropped. The city decided it was no longer a priority.

City of East Dublin Comprehensive Plan Community Work Program  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Establish a new senior center							X		X		\$150,000	X	X		
Install water and sewer infrastructure to the Heart of Georgia Mega site							X		X	Dev. Authority, Various State/Federal incentives, Private Investment	\$8.5 Million	X	X	X	X
Resurface badly damaged streets throughout the City						X	X		X	LMIG	\$300,000	X	X		
Install new entrance signage at each gateway				X					X	Chamber	\$20,000	X			
Continue the housing initiative for the removal of dilapidated housing						X	X		X		\$20,000	X			
Rehabilitate the sanitary sewer in the Buckeye Road and Larsen Street target areas	X								X	DCA CDBG	\$750,000	X	X		
Renovate dilapidated housing						X	X		X	DCA CHIP Dublin-Laurens County Landbank Authority	\$300,000	X	X		

# TOWN OF MONTROSE

## Community Work Programs

**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	Y/N	
2023	Establish a new playground			Y	2026				Action item is underway. The town has cleared the land for development.
2020	Install a new walking track	Y	2023						Action item was completed in 2023.
2021	Purchase a new chlorinator pump and automatic tester for water well#1			Y	2025				Action item is underway. The town has put the project out for public bidding.
2022	Conduct a water loss study to determine water leak locations and amount of loss			Y	2025				Action item is underway. The town has hired engineers to conduct testings.
2021	Purchase a parcel of land to relocate the solid waste convenience center					Y	2026		Action item has been postponed due to other priorities the town needs to work on.
2021	Purchase a new utility vehicle for street maintenance	Y	2024						Action item was completed in 2024.
2022	Purchase a new tractor for maintaining rights-of-way	Y	2024						Action item was completed in 2024.
2021	Replace street signs throughout the Town to maintain signage compliance and safety standards			Y	2025				Action item is underway. The town has replaced some street signs.
2023	Upgrade railroad crossings at 1st Street, 2nd Street, and Main Street					Y	2026		Action item has been postponed due to delay on the communications with the railway company
2020	Adopt the DCA model ordinance for broadband deployment and permitting							Y	Action item was dropped. The city decided it was no longer a priority. The city got funding to achieve full broadband coverage
2020	Seek Broadband Ready Community Designation							Y	Action item was dropped. The city decided it was no longer a priority. The city got funding to achieve full broadband coverage

**Town of Montrose Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City	Other		Local	State	Federal	Private
Establish a new playground	X								X	SPLOST, LWCF	\$50,000	X		X	
Purchase a new chlorinator pump and automatic tester for water well#1	X								X		\$10,000	X			
Conduct a water loss study to determine water leak locations and amount of loss	X								X		\$10,000	X			
Purchase a parcel of land to relocate the solid waste convenience center		X	X						X		\$15,000	X			
Replace street signs throughout the Town to maintain signage compliance and safety standards	X	X							X	GDOT TIA	\$15,000	X			
Upgrade railroad crossings at 1st Street, 2nd Street, and Main Street		X	X						X	GDOT TIA	\$160,000	X			

# TOWN OF RENTZ

## Community Work Programs

**Town of Rentz Comprehensive Plan Community Work Program**

**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2023	Construct new sidewalks on Proctor Street							Y	Action item was dropped. The city decided it was no longer a priority.
2022	Pave Taylor-Rowland Road					Y	2027		Action item has been postponed due to lack of funding
2021	Install new restrooms and a grilling area at the park	Y	2023						Action item was completed in 2023.
2024	Sandblast and rehabilitate the interior of the water tower on Coleman Register Road					Y	2025		Action item has been postponed due to lack of funding
2021	Purchase one (1) full sized pick-up truck	Y	2021						Action item was completed in 2021.
2023	Purchase one (1) lawn mower					Y	2025		Action item has been postponed due to lack of funding
2020	Adopt the DCA model ordinance for broadband deployment and permitting							Y	Action item was dropped. The city decided it was no longer a priority. The city got funding to achieve full broadband coverage
2020	Seek Broadband Ready Community Designation							Y	Action item was dropped. The city decided it was no longer a priority. The city got funding to achieve full broadband coverage



**Town of Rentz Comprehensive Plan Community Work Program**  
**Community Work Program 2025 - 2029**

Activity	Years						Responsibility			Estimated Cost	Funding Source				
	2025	2026	2027	2028	2029	Each Year	Beyond 2029	County	City		Other	Local	State	Federal	Private
Pave Taylor-Rowland Road			X						X	SPLOST, GDOT	\$25,000	X	X		
Sandblast and rehabilitate the interior of the water tower on Coleman Register Road	X								X		\$50,000	X			
Purchase one (1) lawn mower	X								X	GDOT TIA	\$30,000	X	X		

# Appendix

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

**PUBLIC HEARING NOTICE**  
**Laurens County Joint Comprehensive Plan**  
**“Ahead of the Curve”**

*Want an improved place to live, work, recreate, and do business in Laurens County?*

The local governments of 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 – are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law.

The joint comprehensive plan is a guide to making Laurens County and its municipalities improved places to live, work, recreate, and do business for all concerned. It outlines a community vision, identifies needs and opportunities, defines long term policies, and includes a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. It is desired that this plan not only meets state requirements, but also truly expresses the community’s wishes for future growth and development.

An initial public hearing is scheduled to provide an opportunity for citizens to express their thoughts regarding vision for the Community’s future, to receive input on the issues and opportunities facing the Community, and to identify solutions, strategies, and actionable efforts that could be employed to make 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 – better places to live and work.

**PUBLIC HEARING DATE AND TIME:**

**Tuesday, February 20, 2024, at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING:**

**Theatre Dublin, 314 Academy Avenue, Dublin, Lyons, GA**

Please plan to attend, voice your opinions, and be involved. Help your community thrive, grow, and prepare a better future. If you would like more information, please contact the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [aweaver@hogarc.org](mailto:aweaver@hogarc.org). All persons with a disability or otherwise needing assistance should contact the Laurens County Commissioner’s Office, 117 E Jackson Street, Dublin, GA 31040, or call 478-272-4755.

**You May Also Take the Online Survey to Share Your Input:** [bit.ly/3HNfDGn](https://bit.ly/3HNfDGn)

All comments submitted through the online survey will be anonymous, confidential, and will factor into the shaping of priorities.





## HEART OF GEORGIA ALTAMAHA REGIONAL

331 West Parker Street, Baxley, Georgia 31513  
Phone: (912) 367-3648  
Fax: (912) 367-3640

5405 Oak Street, Eastman, Georgia 31023  
Phone: (478) 374-4771  
Fax: (478) 374-0703

# NEWS RELEASE

## PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON LAURENS COUNTY JOINT COMPREHENSIVE PLAN

**DATE:** Monday, March 11, 2024 5:00 – 6:00 PM

**LOCATION:** Carnegie Library, Dublin, GA

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 2019 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 5:00 p.m. to 6:00 p.m. on Monday, March 11, 2024. 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 about community. Do your part in making Laurens County an even better place to live, work, and play.



## WELCOME!

Welcome to the home of the LaReus 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 January-July, 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.



Comprehensive Plan Survey Link:  
<https://www.surveymonkey.com/r/HJFLGYV>



Survey Results:



### 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 needs 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



## LAURENS COUNTY 2024 COMPREHENSIVE PLAN TIMETABLE

### LAURENS COUNTY 2024 COMPREHENSIVE PLAN MEETING TIMETABLE

Meeting	Topic	Location
Monday, 02/26/24 1:00 PM	2nd Kick-Off Meeting Introduction, 2024 Plan Overview	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Tuesday, 03/05/24 1:00 PM	1st Planning Commission Meeting Planning Commission Meeting Introduction, 2024 Plan Overview, Discussion on Land Use Plan	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Tuesday, 03/05/24 1:00 PM	1st Board of Health Meeting Introduction, 2024 Plan Overview, Discussion on Health Plan	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Tuesday, 03/05/24 1:00 PM	1st Board of Economic Development Meeting Introduction, 2024 Plan Overview, Discussion on Economic Development Plan	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Meeting	2nd Kick-Off Meeting	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Meeting	2nd Planning Commission Meeting	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Meeting	2nd Board of Health Meeting	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588
Meeting	2nd Board of Economic Development Meeting	Laurens County Board of Commissioners Meeting Room, 2111 Adams St., States boro, GA 30588

[Download the Laurens County Kick-Off Plan Here](#)

[Download The Laurens County 2nd Steering Meeting here](#)

[Download The Laurens County 3rd Steering Meeting here](#)



## OUR VISION

"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 WOULD YOU LIKE TO SEE?





## Laurens County Joint Comprehensive Plan

**Welcome to the Laurens County Joint Comprehensive Plan Survey!**

**Laurens County and its municipalities are seeking your input on how we can build a better future for our community. Your feedback will be used to shape this plan. All comments will be anonymous.**

**Please share this survey and website with others to help us create a plan that truly represents our community's goals. To learn more and see the input we have gathered so far, visit: <http://bit.ly/3HpYiDa> Thank you for your participation!!!**

1. How would you rate the overall quality of life in Laurens County?

2. If you live in or moved to Laurens County from somewhere else, what was the main reason for your choice?

- Employment opportunity
- Family connections
- I grew up here
- Affordability
- Rural character
- Quality of local amenities
- Local educational systems
- Access to area attractions
- Local amenities

Other (please specify)

3. Do you think your community has enough... ?

	Not Enough	An Adequate Amount	Too Much	Not Sure
Downtown Renovations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal Services (salon, barber shop, pet sitting, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Childcare	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supermarkets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grocery Stores/Retail Stores/Boutiques	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants/Coffee Shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotels/Motels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biking/Walking Trails/Greenways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Activity Facilities (fishing, boating, hunting, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports Facilities (playground, swimming pool, athletic facilities, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth Programs/Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Programs/Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Engagement in Community Decision Making Efforts/Open Government	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any additional comments regarding the issues listed above?

4. What types of housing does your community need more of?

- Multifamily Housing/Apartments/Townhouse
- Single-family Housing
- Duplexes
- Tiny Houses
- Rental Units
- Senior Housing/Assisted Facilities
- Accessory Dwelling Units
- Mobile Homes/Manufactured Homes
- Affordable Housing in General, Density Doesn't Matter
- High-end Housing
- Address Blighted Housing

Any other housing related issues you want to talk about?

5. Do you have internet access at home?

▼

6. How much new growth should the County encourage?

▼

Where should any new growth be primarily concentrated? What kind of growth and development would it be? Any additional comments on economic development?

7. Please rank the following economic development priorities for Laurens County

- ▼ Grow commercial businesses (dining, retail, services, etc.)
- ▼ Grow manufacturing, technology, industrial businesses (goods production, warehousing, etc.)
- ▼ Grow agricultural industries (farming, forestry, etc.)
- ▼ Skill training of local labor force
- ▼ Add affordable workforce housing and amenities to attract employers and employees
- ▼ Improve community facilities (water/sewer, roads, etc.) to attract employers and employees

8. Please rate your satisfaction level with the following services

	Poor	Below Average	Average	Above Average	Excellent
Water Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Public Service Building (Courthouses, Senior Centers, Health Departments, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Protection/Emergency Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools/Educational System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any additional comments you want to make about community services and facilities?

9. Please tell us your favorite things, and least favorite things about your community, and any other thoughts you may want to share with us:

Your favorite things about your community/Strengths or assets of your community

Your least favorite things about your community/weaknesses or greatest needs of your community

Any other comments?

10. What is your age range?

11. I am submitting comments primarily as a:

Other (please specify)

## **FINAL PUBLIC HEARING NOTICE**

### **Laurens County Joint Comprehensive Plan**

**The local governments of Laurens County including the Cities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz are in the final stages of a process to develop a new joint comprehensive plan in accordance with state law.**

The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within 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 Cities 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:      Tuesday, August 27, 2024, at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING:      Laurens County Board of Commissioners Meeting Room, 117 E Jackson St., Dublin, GA 31021**

All persons with a disability or otherwise needing assistance should contact the Laurens County Commissioner's Office, 117 E Jackson Street, Dublin, GA 31040, or call 478-272-4755.

All persons are invited to attend the public hearing and voice your opinion to help your community achieve a better future. If you would like more information, please contact the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [aweaver@hogarc.org](mailto:aweaver@hogarc.org).

**LAURENS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
LAURENS COUNTY COMMISSION MEETING ROOM  
117 EAST JACKSON STREET, DUBLIN GEORGIA**

**January 25, 2024**

**2:00PM**

**AGENDA**

**1. Introduction**

- **Purpose of the Comprehensive Plan**
- **Role of the Steering Committee**
- **Proposed Timetable for Plan Development**
- **Agreements Needed**

**2. SWOT & Vision Exercise**

- **Economic Development**
- **Housing**
- **Community Facilities and Services**
- **Land Use**
- **Natural and Cultural Resources**
- **Public Services/Intergovernmental Coordination**

**Adjourn**

**Next Meeting:**

- **Draft Community Vision/SWOT Analysis Review**
- **Plan Title Input**
- **Needs and Opportunities Input**
- **Goals/Policies Input**

# LAURENS COUNTY JOINT COMPREHENSIVE PLAN

## 2<sup>ND</sup> STEERING COMMITTEE MEETING

Laurens County Board of Commissioners Meeting Room

117 E Jackson St., Dublin

Tuesday, February 20, 2024

### AGENDA

1. **Brief Review of Previous Meeting**
2. **Survey Results Report**
3. **Continue SWOT & VISION Exercise**
4. **Input on Needs and Opportunities**
5. **Plan Title Discussion**

### Adjourn

#### Upcoming Events:

##### Initial Public Hearing

Tuesday, February 20, 2024, 5:00PM

Theatre Dublin,

314 Academy Avenue, Dublin, GA

##### Next Steering Committee Meeting

Monday, March 11, 2024, 2:00PM

Laurens County Board of Commissioners Meeting Room

117 E Jackson St., Dublin

- Input on Goals/Policies
- Economic Development

##### Community Drop-In Session

Monday, March 11, 2024, 5:00PM

Carnegie Library,

311 Academy Ave., Dublin

# LAURENS COUNTY JOINT COMPREHENSIVE PLAN

## 3<sup>rd</sup> STEERING COMMITTEE MEETING

Laurens County Board of Commissioners Meeting Room

117 E Jackson St., Dublin

Monday, March 11, 2024

### AGENDA

1. **Brief Review of Previous Meeting**
2. **Survey Results Report**
3. **Input on Needs and Opportunities**
4. **Input on Community Vision**
5. **Input on Community Goals and Long-Term Policies**
6. **Economic Development Discussion/Update**

### Adjourn

### Upcoming Events:

#### Community Drop-in Session

Tuesday, February 20, 2024, 5:00PM

Carnegie Library,

311 Academy Ave., Dublin, GA

#### Next Steering Committee Meeting

Thursday, April 11, 2024, 2:00PM

Laurens County Board of Commissioners Meeting Room

117 E Jackson St., Dublin

- Input on Land Use
- Input on Broadband

#### Community Work Programs Update

We'll reach out to each jurisdiction to set up time, date and location

#### Plan Drafting Phase

May to July

#### Final Steering Committee Meeting, Final Public Hearing -- TBD



# LAURENS COUNTY JOINT COMPREHENSIVE PLAN

## 4<sup>th</sup> STEERING COMMITTEE MEETING

Laurens County Board of Commissioners Meeting Room

117 E Jackson St., Dublin

Monday, April 11, 2024

### AGENDA

1. **Survey Results Review**
2. **Plan Title**
3. **Revised Economic Development Section Review**
4. **Broadband Update**
5. **Land Use Update**
  - **Rules for Environmental Planning Criteria**
  - **Upper Oconee Regional Water Plan**
  - **Input on Land Use Maps**

### Adjourn

### Upcoming Events:

#### Community Work Programs Update

We'll reach out to each jurisdiction to set up time, date and location

#### Plan Drafting Phase

May to July

**Final Steering Committee Meeting, Final Public Hearing -- TBD**

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

- Laurens County, Town of Cadwell, Town of Dexter, City of Dublin, City of Dudley, City of East Dublin, Town of Montrose, Town of Rentz
- Dublin-Laurens County Development Authority
- Dublin-Laurens County Land Bank Authority
- Dublin Downtown Development Authority
- Dublin-Laurens County Recreation Authority
- Dublin-Laurens Tourism Council, Inc.
- Dublin-Laurens County Chamber of Commerce
- Laurens County Library/ Oconee Regional Library System
- Laurens County Cooperative Extension
- Dublin Housing Authority
- Dublin City Schools
- Laurens County Board of Education
- Oconee Fall Line Technical College
- Middle Georgia State University
- Fairview Park Hospital
- Carl Vinson VA Medical Center
- Community Service Board of Middle Georgia
- Fathers Among Men
- City of Dublin Planning Commission
- City of Dublin Board of Zoning Appeals
- Oconee Alumni Association
- Communities In Schools
- Connection Church
- City of Dublin Tree Board
- Keep Dublin-Laurens Beautiful
- Southside Community Association
- The Courier Herald
- TV 35

## **Active Participants in Laurens County Local Plan Coordination Committee Meeting and Plan Preparation**

### ***Laurens County Board of Commissioners***

Trae Kemp, Commissioner  
Bryan Rogers, County Manager  
Tori Thompson, Administration Assistant

### ***Town of Cadwell***

Clifton Smith, Mayor  
Debra Spires, City Clerk

### ***Town of Dexter***

Emmett Waites, Mayor  
Donna Sapp, Council Member  
Nicole T. Herndon, City Clerk

### ***City of Dublin***

Bill Brown, City Council Member  
Paul Griggs, City Council Member  
Sara Kolbie, City Council Member  
Josh Powell, City Manager  
Clint Whiddon, Planning and Zoning Board  
Janice Nazerian, Planning and Zoning Board  
Jerome Pullen, Planning and Zoning Board  
Tara Bradshaw, City Planner  
Matthew Bradshaw, Engineering Director  
Renia Cook, Marketing & Communications

### ***City of Dudley***

Dale Fuller, City Manager  
Angela Edwards, City Clerk

### ***City of East Dublin***

Melissa Bassett, City Clerk

### ***Town of Montrose***

Gina Lynn, Mayor

### ***Town of Rentz***

Amy Mimbs, City Clerk

### ***Dublin-Laurens Chamber of Commerce***

Heath Taylor, Executive Director

### ***Dublin-Laurens County Development Authority***

Ryan Waldrep, President  
Beth Crumpton, Operations Manager

### ***Dublin-Laurens County Land Bank Authority***

Clift Crews, President

### ***Dublin-Laurens County Recreation Authority***

Brian Mallette, Executive Director  
Jack Walker, Chairman

### ***Laurens County Library/Oconee Regional Library System***

Beverly Brown, Executive Director

### ***Keep Dublin-Laurens Beautiful***

Chip Wilson, Executive Director

### ***Visit Dublin GA***

Miriam Lewis, Executive Director  
Bill Brown, Chairman

### ***Dublin Downtown Development Authority***

Glenda Berry, Executive Director

### ***Oconee Fall Line Technical College***

Erica Harden, President

### ***Community Service Board of Middle Georgia***

Erica Stokes  
Denise Forbes

### ***Fairview Park Hospital***

Liz Green, Director of Marketing and Communications

### ***Dublin Housing Authority***

Tiuna Parks, Director of Operations  
Brenda Smith, Executive Director

### ***The Courier Herald***

Payton Towns, Senior Reporter

### ***Connection Church Dublin***

Buck Benton

### ***Dublin City Schools***

Dr. Fred Williams, Superintendent  
Matt Taylor, Principal, Irish Gifted Academy

### ***Laurens County Board of Education***

Clifford Garnto, Superintendent

# LAURENS COUNTY

## Joint Comprehensive Plan

August, 2024