Marion County, Georgia
& City of Buena Vista

Comprehensive Plan
2021-2025
# Table of Contents

Introduction iii

Plan Development iv

Community Goals Element 1
  General Vision Statement

Needs and Opportunities 2

Community and Economic Development Work Programs
  Marion County 2021-2025 3
  Buena Vista 2021-2025 6
  Marion County Report of Accomplishments 2016-2020 9
  Buena Vista Report of Accomplishments 2016-2020 12

Broadband Service Element 16

Land Use Element 19

  Marion County Character Areas 20
    Kinchafoonee Lake
    Oakland
    Prime Farmland
    Residential
    Rural
    Tazewell
    West Marion
  Buena Vista Character Areas 29
    Baker Street
    Burgin Neighborhood
    Commercial Corridor
    Downtown
    Geneva Road
    Greenspace
    Miller Avenue Neighborhood
    Oliver Street
    South Residential

Data Tables 39

Appendix 49
Introduction

This is the fifth iteration of the comprehensive plan prepared jointly by Marion County and the City of Buena Vista in compliance with the Georgia Planning Act of 1989. The legislative intent and purpose of said law, codified at O.C.G.A. 36-7-1, is as follows:

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governments to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

The law charged the Georgia Department of Community Affairs with providing a framework for development, management and implementation of local comprehensive plans. The framework developed and published by the Department took the form of Minimum Standards and Procedures for Local Comprehensive Planning. This plan was prepared in compliance with the Standards and Procedures which took effect October 1, 2018.

Required Plan Elements

Required plan elements applicable to this document and the options selected, where applicable, are:

Community Goals
Current Standards and Procedures do not require this element be updated, but plan participants chose to expand upon the general vision statement included in the previous iteration.

Needs and Opportunities
Reference to needs and opportunities identified in previous planning efforts helped participants recognize lingering needs and untapped opportunities. Consolidation of relevant elements of those from the past with those of the day resulted in an updated list of Needs and Opportunities the community intends to address.

Community Work Program
This is a list of specific activities and projects Buena Vista and Marion County plan to undertake independently or jointly during the next five years to resolve needs and capitalize on opportunities.

Economic Development
Needs and Opportunities specifically related to Economic Development were identified and five-year work programs were developed by the city and county to address them.

Land Use
Of the two options available to address this planning element participants identified the
characteristics which distinguish sixteen geographical areas of the community, Character Areas, determined which characteristics needed to be preserved, maintained or recreated and how to accomplish those ends.

Broadband Services Element
Incorporated into the Standards and Procedures by way of amendment in 2018, this is the first plan iteration to address broadband. It consists of the community’s plan to facilitate the extension of reasonable and cost-effective broadband at a minimum specified level of service to currently unserved and underserved areas of the community. It constitutes the first official declaration that broadband has become as essential to the quality of life and economic well-being of the community as other utilities.

Plan Development
This document was developed as a joint plan. Marion is among the state’s twenty-two counties with a sole municipality. Accounting for one-quarter of the community population Buena Vista is the seat of county government and the civic, geographic and economic heart of the community. This dynamic is stronger than in most counties with multiple municipalities. Nevertheless, they are separate legal entities with distinct political authorities reflected herein in separate Community Work Programs. Even so, there is joint support of and responsibilities for certain community activities and efforts as evidenced in their separate work programs.

Four meetings were scheduled to solicit broad public input; February 13 served as the first public hearing, March 9, public involvement was then suspended for seven months in response to Covid-19, October 20 and October 27, 2020. An additional meeting was held with the planning commission to discuss land use. An on-line survey was conducted leading up to the second public hearing held November 23, after which the draft was presented to the board of commissioners and city council. Forty stakeholders, identified at the outset, and elected officials were e-mailed meeting reminders. The mayor and county manager functioned as the steering committee with strong economic development staff input at plan work sessions. Documentation of community involvement is presented in Appendix A.
Community Goals Element

General Vision Statement:

Marion County and the City of Buena Vista seek to uphold and enhance its...

Vibrant Economy, an economy stimulated by growth in business and industry, in individual income and well-being, and in high quality standards in homes and in schools.

Rural Quality of Life, a standard of living that preserves the integrity of the natural environment while enhancing its worth with quality housing, well-structured neighborhoods, and modern goods and services.

Community Pride, feeling of unity exhibited by individuals and families who are happy to live and work here; who take pride in themselves, their homes, their schools, their churches, and their civic organizations; and who respect their neighbors as well as their environment and communicate that respect through dialogue, through litter-free landscapes, and through safe, law-abiding lifestyles.
Needs and Opportunities Element

1. Housing and housing-related issues are widespread: high incidence of substandard housing, (inconsistent) (uncoordinated) code enforcement, blight, the questioned ability of much of the housing stock to withstand strong wind events and susceptibility to fire, negative effect of preferential tax treatment of manufactured housing on the property tax digest, lack of housing which meets market demand, and special needs of battered women, the homeless, transition housing for those unemployed because of addictions or recently released from prison.

2. Speculative housing is needed

3. Additional public-private collaboration is needed to address the needs of families

4. Youth have too much unstructured, unproductive time

5. Greater community involvement is needed from young adults

6. Easier access to more library materials and services

7. The community does not have general transit service

8. A more conveniently located and larger senior center is needed to meet the demand for increased programming and services

9. Recreational sites, facilities and programs are inadequate for all ages

10. A wholesale assessment of the long-term viability of the county jail is needed to determine the appropriate course of action

11. Buena Vista needs a web presence to facilitate communication, service delivery and economic development

12. Municipal facilities cannot provide the level and quality of services needed

13. The community is without any local health care service after-hours

14. Facilitate and as appropriate incentivize widespread availability and highspeed broadband service

15. Upgrade services needed to better recruit and develop industry

16. Keep pace with the worker skill needs of industry

17. Lack of local work opportunities and options contributes to self-worth/work ethic issues among the young

18. A prioritized inventory and assessment of community resources is needed to facilitate organized promotion of economic development

19. The community is not capitalizing on the tourism potential of cultural, historic and natural resources

20. Brain drain; too few local high school graduates return home after college

21. Need to continue recent improvements in communication and cooperation between institutions there is insufficient

22. There is insufficient local capital to facilitate business startups

23. Modern, evolving technology is needed to court and attract new development and industrial prospects.

24. The community needs to approve the proposed 2022 referendum to renew the regional TSPLOST

25. Greater outreach to and networking with the Ft. Benning community should enhance the potential for local growth
## Community Work Program

### Marion County Community Work Program

**FY 2021-2025**

<table>
<thead>
<tr>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>pursue funding for housing and/or related improvements (water, road, drainage, blight)</strong></td>
</tr>
<tr>
<td><strong>support continuation of homebuyer education workshops by third-party entities</strong></td>
</tr>
<tr>
<td><strong>support Family Connections</strong></td>
</tr>
<tr>
<td><strong>monitor regional developments in transit service for consideration of local service</strong></td>
</tr>
<tr>
<td><strong>promote computer class offerings; request addition of evening classes</strong></td>
</tr>
<tr>
<td><strong>launch an anti-litter/clean community campaign</strong></td>
</tr>
<tr>
<td><strong>pursue new/larger library</strong></td>
</tr>
<tr>
<td><strong>identify options and pursue assistance for after-hours medical facility</strong></td>
</tr>
<tr>
<td><strong>perform comprehensive review of zoning ordinance and subdivision regulations, update as necessary</strong></td>
</tr>
<tr>
<td><strong>consider character area design strategies when establishing LMIG/TIA priorities</strong></td>
</tr>
<tr>
<td><strong>have periodic but regular meetings between local public boards, commissions and authorities</strong></td>
</tr>
<tr>
<td><strong>facilitate implementation of U.S. DOL YouthBuild concept - (GED/education, construction trade training, housing development, leadership development)</strong></td>
</tr>
<tr>
<td><strong>incorporate pre-disaster mitigation functions into planning, permitting, capital budgeting</strong></td>
</tr>
<tr>
<td><strong>secure a dedicated, hardened Emergency Operations Center</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action</th>
<th>Fiscal Year</th>
<th>Funding</th>
<th>Responsible Party</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>'21</td>
<td>'22</td>
<td>'23</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Action</td>
<td>Fiscal Year</td>
<td>Funding</td>
<td>Responsible Party</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-------------</td>
<td>---------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Convert electronic file storage to the cloud</td>
<td>x</td>
<td>TBD</td>
<td>county manager</td>
</tr>
<tr>
<td>obtain multiple backup generators to power utility systems,</td>
<td>x x</td>
<td>$60K ea</td>
<td>GEMA</td>
</tr>
<tr>
<td>communications, emergency response entities</td>
<td></td>
<td></td>
<td>EMD</td>
</tr>
<tr>
<td>maintain mandated local government reporting</td>
<td>x x x x x</td>
<td>staff</td>
<td>county manager</td>
</tr>
<tr>
<td>renovations/repairs to courthouse</td>
<td>x</td>
<td>$200K</td>
<td>county manager</td>
</tr>
<tr>
<td>south water tower maintenance</td>
<td>x</td>
<td>$75K</td>
<td>county manager</td>
</tr>
<tr>
<td>north water towers - paint one</td>
<td>x</td>
<td>&gt;$125K</td>
<td>county manager</td>
</tr>
<tr>
<td>Blueville Rd water plant - install iron filter</td>
<td>x</td>
<td>&gt;$400K</td>
<td>county manager</td>
</tr>
<tr>
<td>new EMS station</td>
<td>x</td>
<td>$175K</td>
<td>EMS Dir</td>
</tr>
<tr>
<td>site and develop a recreation complex</td>
<td>X&gt;</td>
<td>$2M</td>
<td>Rec Dir</td>
</tr>
<tr>
<td>monitor infrastructure closely for emergent needs</td>
<td>X X X X X</td>
<td>staff</td>
<td>county manager</td>
</tr>
<tr>
<td>adopt a Broadband ordinance</td>
<td>x</td>
<td>staff</td>
<td>BOC</td>
</tr>
<tr>
<td>secure Broadband Ready Community designation</td>
<td>x</td>
<td>staff</td>
<td>BOC</td>
</tr>
<tr>
<td>pursue funding and/or otherwise facilitate enhanced broadband service</td>
<td>X</td>
<td>staff</td>
<td>BOC</td>
</tr>
<tr>
<td>availability</td>
<td>x</td>
<td>staff</td>
<td>BOC</td>
</tr>
<tr>
<td>jail - new/renovation</td>
<td>long-range</td>
<td>TBD</td>
<td>sheriff</td>
</tr>
<tr>
<td>ground tank maintenance</td>
<td>long-range</td>
<td>$100K</td>
<td>county manager</td>
</tr>
<tr>
<td>water plant south - possible iron filter installation</td>
<td>long-range</td>
<td>&gt;$600K</td>
<td>county manager</td>
</tr>
<tr>
<td>Action</td>
<td>Fiscal Year</td>
<td>Funding</td>
<td>Responsible Party</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------</td>
<td>-------------</td>
<td>---------</td>
<td>-------------------</td>
</tr>
<tr>
<td>organize for economic development by creating and staffing the paid position of economic developer</td>
<td>‘21 ‘22 ‘23 ‘24 ‘25</td>
<td>TBD PT/FT</td>
<td>general fund</td>
</tr>
<tr>
<td>supplement March, 2015, tourism recommendations with an inventory of human and natural resources, establish and prioritize goals, develop and implement a comprehensive economic development strategy to include an employment development initiative featuring: • industrial park enhancement • targeted employer recruitment • capitalize a revolving loan fund • entrepreneur development/business incubator services/site</td>
<td>- - x - x</td>
<td>staff time</td>
<td>economic developer</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>develop economic incentive and promotional brochure (digital format)</td>
<td>‘21 ‘22 ‘23 ‘24 ‘25</td>
<td>staff time</td>
<td>staff time</td>
</tr>
<tr>
<td>create leadership development programs (adult and youth)</td>
<td>x</td>
<td>$2.5K</td>
<td>Flint Energies</td>
</tr>
<tr>
<td>re-establish rail freight service</td>
<td>x x x x</td>
<td>staff time</td>
<td>staff time</td>
</tr>
<tr>
<td>Action</td>
<td>Fiscal Year</td>
<td>Funding</td>
<td>Responsible Party</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------</td>
<td>---------</td>
<td>-------------------</td>
</tr>
<tr>
<td>maintain aggressive code enforcement activity</td>
<td>X X X X X</td>
<td>P&amp;Z budget</td>
<td>zoning administrator</td>
</tr>
<tr>
<td>pursue housing and/or housing-related improvements (water, sanitary/storm sewer, street, blight)</td>
<td>X X</td>
<td>$500K/yr</td>
<td>city council</td>
</tr>
<tr>
<td>pursue funding assistance for housing development in Burgin character area, and redevelopment/rehabilitation elsewhere</td>
<td>X X X X X</td>
<td>$2M+</td>
<td>USDA</td>
</tr>
<tr>
<td>facilitate implementation of U.S. DOL YouthBuild concept (GED/education, construction trade training, housing development, leadership development)</td>
<td>X X</td>
<td>$150K/yr</td>
<td>Family Connections</td>
</tr>
<tr>
<td>facilitate homebuyer education workshops by third party entities</td>
<td>X X X X X</td>
<td>$6K</td>
<td>Family Connections</td>
</tr>
<tr>
<td>use web site to promote housing/environmental/nuisance code compliance (fire-hazard/pre-disaster mitigation) and mentoring</td>
<td>X X X X X</td>
<td>staff time</td>
<td>P&amp;Z</td>
</tr>
<tr>
<td>identify options and pursue assistance for after-hours medical facility</td>
<td>X X</td>
<td>$25K</td>
<td>city council BOC</td>
</tr>
<tr>
<td>identify/acquire site and construct public safety building (police and fire)</td>
<td>X</td>
<td>$400K</td>
<td>city council</td>
</tr>
<tr>
<td>secure squad truck for fire department and replace one fire apparatus</td>
<td>X</td>
<td>$150K</td>
<td>fire chief</td>
</tr>
<tr>
<td>general fire department improvements; acquire/replace equipment, tools</td>
<td>X X X X X</td>
<td>$10K/yr</td>
<td>fire chief</td>
</tr>
<tr>
<td>sidewalk construction (41 N., et.al.)</td>
<td>X</td>
<td>$50K</td>
<td>city clerk</td>
</tr>
<tr>
<td>replace well on Industrial Drive</td>
<td>X</td>
<td>$150K</td>
<td>city clerk</td>
</tr>
<tr>
<td>replace wastewater treatment plant</td>
<td>X X</td>
<td>$6.5M</td>
<td>city clerk</td>
</tr>
<tr>
<td>Action</td>
<td>Fiscal Year</td>
<td>Funding</td>
<td>Responsible Party</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-------------</td>
<td>---------</td>
<td>-------------------</td>
</tr>
<tr>
<td>replace six sewage pump stations</td>
<td>x</td>
<td>$900K</td>
<td>Water/sewer Super</td>
</tr>
<tr>
<td>replace two blowers for sludge digester; one sludge pump</td>
<td>x</td>
<td>$20K</td>
<td>GEFA Water/sewer</td>
</tr>
<tr>
<td>replace high service pumps at water treatment plant</td>
<td>x</td>
<td>$60K</td>
<td>GEFA Water/sewer</td>
</tr>
<tr>
<td>replace submersible well pump near city hall</td>
<td>x</td>
<td>$30K</td>
<td>GEFA Water/sewer</td>
</tr>
<tr>
<td>maintenance on all three city water towers</td>
<td>x</td>
<td>$225K</td>
<td>Water/sewer Super</td>
</tr>
<tr>
<td>replace ±150 water valves</td>
<td>≥x</td>
<td>$750K</td>
<td>USDA Water/sewer</td>
</tr>
<tr>
<td>identify better location options and pursue a larger senior citizens center</td>
<td></td>
<td>$500K</td>
<td>CDBG city council</td>
</tr>
<tr>
<td>Monitor closely infrastructure for emergent needs</td>
<td>x</td>
<td>$7K</td>
<td>general fund P&amp;Z</td>
</tr>
<tr>
<td>incorporate pre-disaster mitigation functions in planning, permitting and capital budgeting</td>
<td>x</td>
<td>staff time</td>
<td>city clerk</td>
</tr>
<tr>
<td>complete comprehensive review of the zoning ordinance and update as necessary</td>
<td></td>
<td>$7K</td>
<td>general fund P&amp;Z</td>
</tr>
<tr>
<td>identify incentives for infill development</td>
<td>x</td>
<td>staff time</td>
<td>P&amp;Z</td>
</tr>
<tr>
<td>facilitate periodic but regular meetings between local public boards, commissions and authorities</td>
<td>x</td>
<td>staff time</td>
<td>city council</td>
</tr>
<tr>
<td>adopt a Broadband ordinance</td>
<td>x</td>
<td>staff time</td>
<td>local funds city council</td>
</tr>
<tr>
<td>secure Broadband Ready Community designation</td>
<td>x</td>
<td>staff time</td>
<td>local funds city council</td>
</tr>
<tr>
<td>pursue funding and/or otherwise facilitate enhanced broadband service availability</td>
<td>x</td>
<td>staff time</td>
<td>local funds city council</td>
</tr>
<tr>
<td>prioritize improvements needed at Josh Gibson youth and family center, identify and pursue funding assistance</td>
<td>long range project</td>
<td>unknown</td>
<td>USDA, CDBG city council</td>
</tr>
<tr>
<td>wholesale renovation of municipal water plant</td>
<td>long range project</td>
<td>unknown</td>
<td>USDA, GEFA Water/sewer Super</td>
</tr>
<tr>
<td>Action</td>
<td>Fiscal Year</td>
<td>Funding</td>
<td>Responsible Party</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------</td>
<td>-------------</td>
<td>---------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>organize for economic development by creating and staffing the paid position of economic developer (C of C and DA)</td>
<td>'21 '22 '23 '24 '25</td>
<td>TBD (PT/FT) local funds</td>
<td>city council BOC</td>
</tr>
<tr>
<td>supplement the March, 2015, tourism resource recommendations with an inventory of human and natural resources, establish and prioritize goals, develop and implement a comprehensive economic development strategy likely to include a downtown revitalization plan with: • creation of Downtown Development Authority • pursue Main Street-type designation • create local historic commercial district • National Register designation • develop design guidelines • develop façade program</td>
<td>'21 '22 '23 '24 '25</td>
<td>$20K local funds</td>
<td>CofC economic developer</td>
</tr>
<tr>
<td>use municipal web page to support mentoring program</td>
<td>'21 '22 '23 '24 '25</td>
<td>staff time</td>
<td>city clerk</td>
</tr>
<tr>
<td>develop dynamic web site</td>
<td>'21 '22 '23 '24 '25</td>
<td>$5,000 local funds</td>
<td>city clerk</td>
</tr>
<tr>
<td>create leadership development programs (adult and youth)</td>
<td>'21 '22 '23 '24 '25</td>
<td>staff time</td>
<td>mayor</td>
</tr>
<tr>
<td>design and implement a job development initiative (RLF, entrepreneur development/business incubator services/site, employer recruitment program, industrial park)</td>
<td>'21 '22 '23 '24 '25</td>
<td>$10K staff time</td>
<td>economic developer</td>
</tr>
<tr>
<td>supplement Camera Ready postings on state website</td>
<td>'21 '22 '23 '24 '25</td>
<td>staff time</td>
<td>CofC</td>
</tr>
</tbody>
</table>
### Marion County Short Term Work Program
#### Report of Accomplishments
##### FY 2016-2020

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete(^1)</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>pursue funding for housing rehabilitation activity</td>
<td></td>
<td></td>
<td>≥2022</td>
<td></td>
</tr>
<tr>
<td>support continuation of homebuyer education workshops</td>
<td></td>
<td></td>
<td>2021-2025</td>
<td></td>
</tr>
<tr>
<td>implement joint city/county effort to address community’s special and transitional housing needs</td>
<td></td>
<td></td>
<td>deleted - deferred to housing authority</td>
<td></td>
</tr>
<tr>
<td>support Family Connections</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>review regional developments in transit service for consideration of local service</td>
<td></td>
<td></td>
<td>2024/2025</td>
<td></td>
</tr>
<tr>
<td>promote computer class offerings; request addition of evening classes</td>
<td>X</td>
<td></td>
<td>2021</td>
<td></td>
</tr>
<tr>
<td>launch an anti-litter/clean community campaign</td>
<td></td>
<td></td>
<td>2021</td>
<td></td>
</tr>
<tr>
<td>pursue new/larger library</td>
<td></td>
<td></td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td>identify options and pursue assistance for after-hours medical clinic</td>
<td>X(^2)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>perform comprehensive review of zoning ordinance and subdivision regulations (cluster/buffering) and update as necessary</td>
<td></td>
<td></td>
<td>2021</td>
<td></td>
</tr>
</tbody>
</table>

1 Activity may be completed for the period but retained as part of a longer-term, continuing effort
2 Secured 8:00-5:00 clinic, still in pursuit of “after-hours” health facility
<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete(^1)</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>review character area design strategies when establishing LMIG/ TIA priorities</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>have regular meetings between local public boards, commissions and authorities</td>
<td>2021-2025</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>identify site and construct new county jail, or contract for jail services</td>
<td>≥2025 longer-term project</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>implement YouthBuild concept (GED/education, construction trade training, housing development, employment, leadership development)</td>
<td>2025 temporary loss of Responsible Party</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>incorporate pre-disaster mitigation functions in planning, permitting and capital budgeting</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Economic Development**

organize for economic development by creating and staffing the paid position of economic developer | 2023-2024 no funding for staff |                          |                 |                  |

supplement March, 2015, tourism recommendations with an inventory of human and natural resources, establish and prioritize goals, develop and implement a comprehensive economic development strategy to include an employment development initiative featuring:
- siting, sizing, designing and developing an industrial park
- targeted employer recruitment program
- capitalizing a revolving loan fund
- entrepreneur development/business incubator services/site
- airport resurfacing | X (FAA and local) | 2023-2024 economic developer position not funded during period of depressed SPLOST receipts |                          |                  |

\(^1\) Activity may be completed for the period but retained as part of a longer-term, continuing effort

Comprehensive Plan

10
<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete¹</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>develop economic incentive and promotional brochure</td>
<td></td>
<td></td>
<td>&lt;2023-2024 pending funding of economic developer position; literature to be digital</td>
<td></td>
</tr>
<tr>
<td>ensure members of the Marion County Development Authority receive mandated training</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>create leadership development programs (adult and youth)</td>
<td></td>
<td></td>
<td>2021 no funding</td>
<td></td>
</tr>
<tr>
<td>re-establish rail freight service</td>
<td></td>
<td></td>
<td>2025 no local rail-serviced industry</td>
<td></td>
</tr>
</tbody>
</table>

¹ Activity may be completed for the period but retained as part of a longer-term, continuing effort
### Buena Vista Short Term Work Program
#### Report of Accomplishments
2016-2020

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>maintain aggressive code enforcement activity</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>pursue housing rehabilitation assistance</td>
<td></td>
<td></td>
<td>2022&gt; infrastructure issues took priority over new programming</td>
<td></td>
</tr>
<tr>
<td>implement joint city/county effort to address community’s special and transitional housing needs</td>
<td></td>
<td></td>
<td>deleted - deferred to housing authority</td>
<td></td>
</tr>
<tr>
<td>pursue funding assistance for housing development in Burgin character area and redevelopment/rehabilitation elsewhere</td>
<td></td>
<td></td>
<td>2021-2025 extended period of depressed SPLOST receipts prevented new initiatives</td>
<td></td>
</tr>
<tr>
<td>implement YouthBuild concept (GED/education, construction trade training, housing development, employment, leadership development)</td>
<td></td>
<td></td>
<td>2023-2024 temporary loss of Responsible Party</td>
<td></td>
</tr>
<tr>
<td>support continuation of homebuyer education workshops</td>
<td></td>
<td></td>
<td>2021-2025 infrequent offerings by third party providers</td>
<td></td>
</tr>
<tr>
<td>use web site to promote housing/environmental/nuisance code compliance (fire-hazard/pre-disaster mitigation), support mentoring program</td>
<td></td>
<td></td>
<td>2021-2025 creation of dynamic web site was delayed</td>
<td></td>
</tr>
<tr>
<td>identify options and pursue funds for after-hours medical clinic</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Activity may be completed for the period but retained as part of a longer-term, continuing effort
<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete$^1$</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>identify/acquire appropriate site and construct public safety building (police and fire)</td>
<td></td>
<td></td>
<td>2025</td>
<td></td>
</tr>
<tr>
<td>secure squad truck for fire department and replace one fire apparatus</td>
<td></td>
<td></td>
<td>2025</td>
<td></td>
</tr>
<tr>
<td>general fire department improvements; acquire/replace equipment, tools</td>
<td>X</td>
<td></td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td>sidewalk construction</td>
<td></td>
<td></td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td>replace well on Industrial Drive</td>
<td></td>
<td></td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td>water system improvement needs; well replacements, dead-end service lines, replacement of deteriorated and undersized lines</td>
<td></td>
<td></td>
<td>2021 - application to replace treatment plant unsuccessful</td>
<td></td>
</tr>
<tr>
<td>wholesale upgrade to wastewater treatment plant</td>
<td></td>
<td></td>
<td>2022 – need financing</td>
<td></td>
</tr>
<tr>
<td>renovate/upgrade lift stations/force mains (rescheduled as “replace six sewage pump stations)</td>
<td></td>
<td></td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td>identify better location options and pursue a larger senior citizens center</td>
<td></td>
<td></td>
<td>2025</td>
<td></td>
</tr>
</tbody>
</table>

$^1$ Activity may be completed for the period but retained as part of a longer-term, continuing effort
<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>incorporate pre-disaster mitigation functions in planning, permitting and capital budgeting</td>
<td></td>
<td></td>
<td>2021-2023 not high priority</td>
<td></td>
</tr>
<tr>
<td>complete comprehensive review of zoning ordinance, update as needed</td>
<td></td>
<td></td>
<td>2021</td>
<td></td>
</tr>
<tr>
<td>develop incentives for infill development</td>
<td></td>
<td>2021 ancillary to zoning ordinance update</td>
<td></td>
<td></td>
</tr>
<tr>
<td>initiate periodic but regular meetings between local public boards, commissions and authorities</td>
<td></td>
<td></td>
<td>2021 not high priority</td>
<td></td>
</tr>
<tr>
<td>prioritize improvements needed at Josh Gibson youth and family center, identify and pursue funding sources</td>
<td></td>
<td></td>
<td>≥2025 FY ‘18 CDBG application not successful</td>
<td></td>
</tr>
<tr>
<td><strong>Economic Development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>organize for economic development by creating and staffing the paid position of economic developer (C of C and DA)</td>
<td></td>
<td></td>
<td>2023-2024 no funding for economic developer position during period of depressed SPLOST receipts</td>
<td></td>
</tr>
<tr>
<td>supplement the March, 2015, tourism resource recommendations with an inventory of human and natural resources, establish and prioritize goals, develop and implement a comprehensive economic development strategy likely to include a downtown revitalization plan with: • creation of Downtown Development Authority • pursue Main Street-type designation • create local historic commercial district • National Register designation • develop design guidelines • develop façade program</td>
<td></td>
<td></td>
<td>2021-2025 extended period of depressed LOST &amp; SPLOST receipts prevented launch of new initiatives</td>
<td></td>
</tr>
</tbody>
</table>

1 Activity may be completed for the period but retained as part of a longer-term, continuing effort
<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Complete&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Underway, to be completed</th>
<th>Postponed until</th>
<th>Not Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td>use municipal web page to support mentoring program</td>
<td></td>
<td></td>
<td>≥2021 creation of dynamic web site was delayed</td>
<td></td>
</tr>
<tr>
<td>develop dynamic web site</td>
<td></td>
<td></td>
<td>2021 funding delayed</td>
<td></td>
</tr>
<tr>
<td>create leadership development programs (adult and youth)</td>
<td></td>
<td></td>
<td>2023 lacking funding</td>
<td></td>
</tr>
<tr>
<td>design and implement a job development initiative (revolving loan fund, entrepreneur development/business incubator services/site, employer recruitment program, site, size, design and develop an industrial park, airport enhancement)</td>
<td>X</td>
<td></td>
<td>2023 extended period of depressed LOST &amp; SPLOST receipts prevented launch of new initiatives</td>
<td></td>
</tr>
<tr>
<td>develop economic incentive and promotional brochure</td>
<td></td>
<td></td>
<td>≥2023 no funding for economic developer position during extended period of depressed LOST &amp; SPLOST receipts. Final product will be in digital format</td>
<td></td>
</tr>
</tbody>
</table>

<sup>1</sup> Activity may be completed for the period but retained as part of a longer-term, continuing effort
Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 16% (±1.6 million), residing predominantly in rural communities, do not have access to broadband service. In response, the General Assembly passed the Achieving Connectivity Everywhere (ACE) Act in 2018 to facilitate extension of broadband service to unserved/underserved areas to make it possible for residents to participate fully in today’s society.

The Act gave rise to the Georgia Broadband Deployment Initiative, focused on partnerships and collaboration among government at all levels and the private sector to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Mbps and upload speeds of at least 3 Mbps. The initiative will also help to better position communities for eligibility for anticipated federal funds in support of increased broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the initiative. The accompanying graphic delineates local areas of broadband service availability at the Initiative’s threshold speed. Populated census blocks that do not meet the threshold are shown as 'unserved'. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least 3 employees and $150,000 annual sales.

Source: Georgia Department of Community Affairs

---

1 2014 data from the Georgia Broadband Initiative as cited in 2018 Annual State IT Report, Georgia Technology Authority. parenthesis added
Federal Communications Commission service data were used in the following graphic to depict where broadband service is available to at least one consumer, residential or business, by census block. The map presents every location in the census block as having service, even if there is only one internet customer in the census block. By this standard, the map may very well over-estimate broadband service availability, particularly in large census block areas. Nevertheless, these maps depict those areas of the county where fixed, terrestrial broadband services are available at the Initiative’s minimum threshold service level and where the minimum threshold service level will be targeted.

**Fixed Terrestrial Broadband**

Based on the most current information available (June, 2019) from the Federal Communications Commission at this writing (November, 2020), there is a single provider of fixed, terrestrial broadband at 25Mbs/3Mbs service speed via Asymmetric Digital Subscriber Lines (ADSL). ADSL is the transmission of data over copper telephone lines. This service level is available to 64% of the population. The FCC reports slower ADSL service available to 97% of the population and the single provider is offering 100Mbs/10Mbs service to 30% of the population.

**Fixed Wireless**

The FCC reports fixed wireless internet service available in several small pockets across the county, overlapping areas of ADSL services. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure, usually powered by electrical public utility mains. Local fixed wireless does not meet the Initiative’s speed threshold. A single provider is reported to offer 200K service to 13% of the population, but no faster rates are available.

**Fiber-Optic**

There are reportedly fiber-optic services available in the northeast corner of Marion County from a single provider at 25Mbs/3Mbs serving less than 2% of the population. The FCC reports slower 4/1 and 10/1 services are accessible to 9% of the population. Fiber-optic internet is the transmission of voice and data via pulses of light through an optical fiber.
Cable
Three providers offer cable internet service at the threshold level; two providing service north and south of the Buena Vista city limits to 2% of the population, while services of the third cover the city proper and pockets north and northwest of the city to 30% of the population. This service is provided over cable television infrastructure.

Satellite
As stated earlier, graphics presented are representative of fixed, terrestrial broadband services, the focus of the Georgia Broadband Deployment Initiative. Two providers offer internet service countywide via satellite with 25/3 Mbps. The FCC reports there are three providers of internet via satellite at the 200K/200K service level, and two providers of 4/1 and 10/1 Mbps services.

With most residents not served by the Initiative’s minimum threshold service level, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. Among first steps toward achieving that are adoption of a broadband ordinance, earning the Broadband Ready Community designation and otherwise being resourceful/innovative facilitating broadband service coverage.

Land Use Element

Character Areas

Communities are made up of distinct areas, each with characteristics that make it unique from the rest of the community. Character areas are defined as specific geographic areas that:
- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:
- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character, rather than the array of individual land uses. These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area’s character. The character of environmental areas is based primarily on natural resources such as:
- Greenways or green corridors,
- Bodies of water, such as lakes, rivers and streams,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled, neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into any of three categories:
- Agricultural production,
- Open space, and
- Future development areas.

Future development areas should be identified based on development potential, and future development characteristics should guide development decisions.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often begin transforming into prevailing characteristics of adjoining character areas. While proposed land uses are identified for each character area, they are intended to be the primary, not exclusive, uses.
KINCHAFOONEE LAKE

**Description**
This sliver in the southwest corner of the county consists of a heavily wooded buffer on both sides of portions of Lanahassee Creek and Kinchafoonee Creek. Because of the potential for flooding, development is nominal. The area consists of acreage depicted in a series of 1970s-era studies as backwater from Kinchafoonee Lake proposed for Webster County.

**Vision**
This area is envisioned as the northern-most reach of Kinchafoonee Lake at high pool enhancing recreational and housing opportunities, and generally stimulating economic activity in the community.

**Primary Land Uses**
- Residential development along the water’s edge and in immediate vicinity
- Commercial catering to lake activity/development
- Recreation

**Development Strategy**
Maintaining current land use(s) to minimize future lake development cost
Description
Oakland is an established crossroads community located at the juncture of state routes 41 and 127 in north-central Marion County. Limited commercial services are available and a fire department is housed here. Otherwise, the area is a small residential community.

Vision
The community envisions Oakland with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of north Marion residents and highway traffic.

Primary Land Uses
Residential
Commercial
Public

Development Strategy
Landscaped entranceway signage identifying services
Lighting at highway juncture
Allow the minimum lot size permissible under Health Department regulations
Target area for public roadway enhancements (additional road paving activity)
Revise zoning ordinance as necessary
PRIME FARMLAND

Description
Soils in this area are generally well-suited to urban development, field crops, hay, pasture and woodland. The community’s largest expanses and concentrations of “level” terrain and open, cultivated farmland are found in this area. Prime farmland is defined by the U.S. Department of Agriculture as lands that produce the highest agricultural yields with minimal inputs of energy and money, and farming such lands results in the least damage to the environment. Although there is some acreage meeting this definition located along Ga. Highway 41 extending a few miles north of Buena Vista, the community’s largest concentration of prime farmland is in the southeast quadrant of the county. Local interior roads have peak traffic counts of approximately 250 vehicles per day.

Vision
The vision for the southeast quadrant is limited development and maintenance of the county’s most intensive agricultural activity.

Primary Land Uses
Agriculture
Horticulture
Forestry
Wildlife management

Development Strategy
Limit and manage new development
Community’s largest minimum lot size
Encourage deep building setbacks
Minimal local roadway enhancements (widening, paving)
Revise zoning ordinance as necessary
RESIDENTIAL

Description
Soils surrounding Buena Vista are well-suited to urban development, field crops, hay, pasture and woodland. The gently rolling terrain is heavily wooded. There are small pockets of residential development widely distributed around the city’s perimeter and just beyond. Traffic volume is locally significant because of proximity to the city and service by/access to state routes.

Vision
The vision is for higher density residential development proximate to the City of Buena Vista to help sustain the economic core of the community, and to better manage costs associated with providing public services.

Primary Land Uses
Residential
Recreation

Development Strategy
Minimum lot size allowed by health department, even smaller where sanitary sewer available.
Target area for local roadway enhancements (additional road paving activity).
Encourage sanitary sewer service extension into the current city perimeter
Encourage subdivision development with conservation/cluster design
Revise zoning ordinance as necessary
RURAL

Description
The northeast sector has a combination of soils generally well-suited to urban development and moderately suited to hay, pasture and woodland. Development has been limited to single-family housing distributed almost exclusively along roadways. Residential density is approximately 1 residence per 90 acres. Development is heaviest in the northeast comer where the ratio is approximately 1:70. This portion of the character area attracted an influx of residents between 1990 and 2000 and as a result became among the county’s two most developed unincorporated areas. Mobile homes/manufactured housing comprise much of the housing stock. This same portion of the area is home to a significant number of protected plant and animal species in Georgia, and an even larger number are of Special Concern. The gentle rolling terrain has numerous attractive vistas. Highest traffic volume is approximately 600 vehicles per day along the state routes in the interior, increasing to 1,250 on 41 N and 2,100 on 26 E.

The southwest corner of the county has soils well-suited for urban development and moderately-suited for hay and woodland. Except for an elementary school campus near the Buena Vista city limits, development has been limited to single-family housing. Residential density is even lower than in the northeast sector, and again generally dotting the roadside. The major interior roadway (Pineville Road) has a traffic count of approximately 550 vehicles per day. Larger daily traffic volumes are 2,800 on 26 W and 2,500 on 41S. The predominant land use/ground cover throughout the Rural character area is forest.

Vision
The community envisions preserving this sparsely developed, heavily forested, rural character as an important quality-of-life resource.

Primary Land Uses
Agriculture, horticulture, forestry and accessory uses and buildings
Single-family
Seasonal produce stand selling locally grown products
Wildlife management area

Development Strategy-Implementation Measures
Limit and manage new development
Minimal local roadway enhancements (widening, paving)
Revise zoning ordinance as necessary
Maintain “large” minimum lot sizes with “deep” front set-back requirements
Subdivisions with conservation/cluster design visually buffered from roadway
Revise zoning ordinance as necessary

Aerial images of this Area appear on the following page.
TAZEWELL

Description
Tazewell is an established (once incorporated) crossroads community located at the intersection of state routes 137 and 240. Very limited commercial services are available and a fire department is housed here. Otherwise, the area is a small residential concentration.

Vision
The community envisions Tazewell with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.

Primary Land Uses
Residential
Commercial
Public

Development Strategy
Landscaped entranceway signage identifying services
Allow the minimum lot size permissible under Health Department regulations
Target area for public roadway enhancements (additional road paving activity)
Revise zoning ordinance as necessary
WEST MARION

Description
West Marion exhibits the greatest contrast among the community’s unincorporated character areas. The northern third attracted a large percentage of the population surge of the 1990s, resulting in the highest density level in the county’s unincorporated area; currently averaging approximately one residence/40 acres. This same portion of the area is home to a significant number of the state’s protected plant and animal species, and an even larger number of species of Special Concern. The balance of the area (lower two-thirds) is the least developed in the county; currently averaging approximately one residence/180 acres. The gently rolling terrain is very heavily forested with several large acreage tracts. Available traffic count data ranges from 150 vehicles per day in the south to 2,000 vehicles per day at the north county line (state route 355). Daily traffic volume on 41 N is 1,250 and 2,800 on 26 W.

Vision
The community envisions preserving the sparsely developed, heavily forested, rural character to protect sensitive habitat and limit diminution of quality of life because of proximity the increasing military activity on Fort Benning.

Primary Land Uses
Agriculture, forestry and accessory uses and buildings
Wildlife management area
Outdoor recreation activities Single-family residential (limited)

Development Strategy
Disclosure ordinance (real estate agents to inform prospective buyers of proximity to Fort Benning)
Limited development
Minimal local roadway enhancements (widening, paving)
Maintain “large” minimum lot sizes with “deep” front set-back requirements
Revise zoning ordinance as necessary
Description
Baker Street is a stable neighborhood characterized by well-maintained houses with shallow setbacks, ranging from late nineteenth to mid-twentieth century on small, tree-shaded lots. Streets are laid in a grid pattern complemented with sidewalk. The architectural character of the area is such that it is potentially eligible for listing on the National Register as a residential historic district.

Vision
The vision is to preserve the well-maintained residential character of the neighborhood.

Primary Land Use
Single family residential

Development Strategy
Encourage architecturally compatible infill development
Enforcement of an R-1 zoning district
BURGIN NEIGHBORHOOD

Description
Intended in the 1980s to serve as an industrial park, trees were removed and the area was developed with water, sanitary sewer and paved streets. The site was never attractive for such use, however, and sits vacant.

Vision
The Burgin Neighborhood is envisioned as a new residential development with on-site/stick-built, owner-occupied housing (possible mixed-occupancy, multi-family).

Primary Land Uses
Single (multi-) family residential
Neighborhood park

Development Strategy
Secure funding for housing construction
Use this opportunity to develop a construction trades training program
Provide homebuyer education program
Secure down payment assistance
Revise zoning ordinance as necessary
COMMERCIAL CORRIDOR

Description
The commercial corridor is currently home to some commercial activity; dry goods, bank, home heating gas sales, but remains mostly undeveloped. Because of the topography site development requires significant fill and grade, but location on the major east-west thoroughfare and proximity to downtown makes it attractive for commercial development.

Vision
The Commercial Corridor is intended to supplement economic activity of the adjoining Downtown character area by providing larger commercial acreage/parking needs not available on the courthouse square.

Primary Land Use
Commercial

Development Strategy
Develop design guidelines to limit view of parking lots
Streetscape enhancements linking to downtown
Development plan
Description
The Downtown character area is one city block deep on all four sides of the courthouse square. The courthouse, listed on the National Register of Historic Places, sits in the middle of the square on the highest elevation in the city and serves not only as the focal point of the area but a community landmark. The square is graced with late nineteenth to mid-twentieth century storefronts. Many of these buildings have awnings, share party walls and are separated from the street edge by sidewalk. Although the downtown commercial core has been preserved, there are vacant storefronts around the courthouse square. The area is eligible for listing on the National Register of Historic Places as a commercial district, or with the Baker Street character area as part of a larger mixed district. There are some vacant lots on the back sides of this district.

Vision
The vision for this area is increased economic activity, preservation as the community’s historic commercial core and preservation/maintenance of its historic commercial architecture.

Primary Land Use
Commercial

Development Strategy
Placement of historic or period street lighting and coordinated storefront awnings
Promotion of tax credits for historic preservation Secure funding for facade grants
Nominate as a commercial district to the National Register of Historic Places
Develop innovative financial assistance program to attract new businesses to vacant storefronts
Main Street-type program
GENEVA ROAD

Description
The area straddling state route 41 N. is a mixed-use neighborhood; residential, industrial, commercial (retail, service and office) medical, public works and the county jail. Some properties exhibit blight. Most housing is substandard; houses on Industrial Road have varying orientations to the street. Although this area is already mostly developed, its geographical size and topography make it the most attractive for development/redevelopment. This character area extends into the immediately surrounding unincorporated area.

Vision
Mixed-use redevelopment is proposed for the city’s northwest gateway.

Primary Land Use
Mixed use

Development Strategy
Master plan for redevelopment
Enhanced code enforcement (building, housing, environmental)
Promote infill development with conventional/site-built housing
Pursue housing assistance program(s)
Possible urban redevelopment plan
Update zoning ordinance
GREENSPACE

Description
The community is located along the southern boundary of the Fall Line, the transition between two distinct geologic areas, the rolling terrain of the Piedmont and flat terrain of the Coastal Plains. Development in the city has occurred along linear ridges where the limited flat/level acreage is concentrated. Areas between these ridges are generally not as conducive to development because significant variations in topography require higher site preparation costs. This topography impedes interconnectivity, contributing to dead-end residential streets. In absence of development these areas retain natural vegetative cover.

Vision
Maintenance of the natural, undeveloped condition, with possible limited recreation development

Primary Land Use
Natural state
Limited recreation

Development Strategy
Preservation of natural state

This is a split character area distributed around the city along the outer limits of the corporate boundary. Refer to the city character area map.
Description
Neighborhood and housing conditions are generally in disrepair and declining in the west-central area of the city. The tree-shaded neighborhood has a moderate degree of building separation with variations in housing type and front yard setback.

Vision
 Redevelopment as an attractive low-moderate income residential neighborhood

Primary Land Uses
Single-family residential

Development Strategy
Enhanced code enforcement activity (building, housing, environmental)
Promote infill development with conventional/site-built housing
Pursue housing assistance program
Provide homebuyer education program
OLIVER STREET

Description
Located along the northeast entrance, state route 137, this residential area consists of contemporary, mid-twentieth century housing with deep front yard setbacks and shaded lots.

Vision
The vision for this area is preservation of the contemporary residential character

Primary Land Uses
Single-family residential

Development Strategy
Enhanced housing and environmental code enforcement
Update zoning ordinance as necessary
Description
Housing in the southeast quadrant of Buena Vista is a mix of various conditions; new and old, conventional construction and mobile homes, various orientations, varying front yard setbacks, standard, substandard and dilapidated housing interspersed with other blighting influences. Because of terrain there is very little street interconnectivity; most streets are dead end. Much of the area is heavily shaded, sidewalk is limited mostly to the two state routes which essentially constitute the east and west boundaries of the area.

Vision
Redevelopment is proposed for this large area.

Primary Land Uses
Residential

Development Strategy
Enhanced code enforcement (building, housing, environmental)
Promote infill development with conventional/site-built housing
Pursue housing assistance program
Provide homebuyer education program
Develop construction trades training program
Data Tables

Graphic reproduced from Georgia Department of Labor website
Marion County lost population with each successive census 1900-1970, resulting in the cumulative decrease of half of the population. Primary causes of the decline were devastation wrought by the cotton boll weevil on the agriculture-based economy and the Great Depression, both events forcing residents to relocate in search of livelihoods. The 1970 Census documented the decennial low point for the century. Subsequent censuses documented similar increases averaging ±5% during the seventies and eighties, and similar increases averaging ±25% during the nineties extending into the new century. The 2010 Census recorded a population equal to 87% of the level recorded in 1900. Reversal of the population trend was fueled primarily by acquisition of a local poultry producer by successive international companies and the several-fold increase in local employment. Growth was strong enough to increase the county’s share of the area population from 6% in 1970 to 11% (rounded) in 2010 and 2019.

Buena Vista’s population trend was comparatively favorable as it experienced consistent population growth 1930-1960. Its position as the only local municipality and the seat of county government served to buffer the city from the population loss experienced at the community level through mid-century. Small decreases in municipal population during the sixties and again during the eighties were followed by increases during the nineties and the first decade of the new century, the latter being the largest percentage and numeric increase recorded since 1930. Between 1930 and 2010 the municipal population increased 98%. Even so, as a share of the community total the city’s population gradually decreased from 29% to 25% during the half-century period 1960-2010.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Marion</td>
<td>5,477</td>
<td>5,099</td>
<td>5,297</td>
<td>5,590</td>
<td>7,144</td>
<td>8,742</td>
<td>8,432</td>
</tr>
<tr>
<td>Buena Vista</td>
<td>1,574</td>
<td>1,486</td>
<td>1,544</td>
<td>1,472</td>
<td>1,664</td>
<td>2,173</td>
<td>2,113</td>
</tr>
<tr>
<td>Chattahoochee</td>
<td>13,011</td>
<td>25,813</td>
<td>21,732</td>
<td>16,934</td>
<td>14,882</td>
<td>11,267</td>
<td>10,560</td>
</tr>
<tr>
<td>Schley</td>
<td>3,256</td>
<td>3,097</td>
<td>3,433</td>
<td>3,590</td>
<td>3,766</td>
<td>5,010</td>
<td>5,221</td>
</tr>
<tr>
<td>Stewart</td>
<td>7,371</td>
<td>6,511</td>
<td>5,896</td>
<td>5,654</td>
<td>5,252</td>
<td>6,058</td>
<td>6,293</td>
</tr>
<tr>
<td>Sumter</td>
<td>24,652</td>
<td>26,931</td>
<td>29,360</td>
<td>30,232</td>
<td>33,200</td>
<td>32,819</td>
<td>30,064</td>
</tr>
<tr>
<td>Talbot</td>
<td>7,127</td>
<td>6,625</td>
<td>6,536</td>
<td>6,524</td>
<td>6,498</td>
<td>6,865</td>
<td>6,321</td>
</tr>
<tr>
<td>Taylor</td>
<td>8,311</td>
<td>7,865</td>
<td>7,902</td>
<td>7,642</td>
<td>8,815</td>
<td>8,906</td>
<td>8,116</td>
</tr>
<tr>
<td>Webster</td>
<td>3,247</td>
<td>2,362</td>
<td>2,341</td>
<td>2,263</td>
<td>2,390</td>
<td>2,799</td>
<td>2,610</td>
</tr>
<tr>
<td>eight-county total</td>
<td>72,452</td>
<td>84,303</td>
<td>82,497</td>
<td>78,429</td>
<td>81,947</td>
<td>82,466</td>
<td>77,617</td>
</tr>
<tr>
<td>Marion's proportion</td>
<td>7.6%</td>
<td>6.0%</td>
<td>6.4%</td>
<td>7.1%</td>
<td>8.7%</td>
<td>10.6%</td>
<td>10.9%</td>
</tr>
<tr>
<td>Georgia</td>
<td>3.9M</td>
<td>4.6M</td>
<td>5.5M</td>
<td>6.5M</td>
<td>8.2M</td>
<td>9.7M</td>
<td>10.4M</td>
</tr>
</tbody>
</table>

Sources: 1960-2010 Decennial U. S. Censuses
2019 estimates are from U.S. Census American Community Survey 5-yr Estimates 2015-2019, Table B01003

Projections for the area population are presented in the following table. They suggest predominantly negative trends among the eight area counties to 2040 and beyond. Six of the eight counties are projected to lose population with rates ranging from a low of -10% (Marion losing about 850 residents) to -23%. Among the two counties projected to “grow” the highest rate is +10% (Schley), equivalent to an additional 525 residents by 2040. The six negative county projections aggregated overwhelmed the two low growth counties such that the area is projected to decrease by -10%, equating to over 8,100 residents.

---

2 Boundary changes between 1900 and 1920 could have affected the county’s population, but such changes, if any, were related to boundary shifts, nothing as drastic as the division/creation of new counties which did occur around the turn of the century.
3 Projections prepared by the Georgia Office of Planning and Budget, supplier of official demographic and statistical data about the state.
Official state population projections do not include small municipalities. For the present purpose, a proportion methodology is utilized to generate projections for Buena Vista. The city’s most recent proportional shares of the total county population being 26%, 23% and 25%, a straight-line 25% share of the county projections is included in the following table for the City of Buena Vista.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2019</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
<th>change '19 - '40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marion</td>
<td>8,432</td>
<td>8,293</td>
<td>8,130</td>
<td>7,984</td>
<td>7,802</td>
<td>7,586</td>
<td>-10%</td>
</tr>
<tr>
<td>Buena Vista</td>
<td>2,113</td>
<td>2,073</td>
<td>2,032</td>
<td>1,996</td>
<td>1,950</td>
<td>1,896</td>
<td>-10.3%</td>
</tr>
<tr>
<td>Chattahoochee</td>
<td>10,560</td>
<td>10,749</td>
<td>10,899</td>
<td>10,890</td>
<td>10,883</td>
<td>10,966</td>
<td>+3.8%</td>
</tr>
<tr>
<td>Schley</td>
<td>5,221</td>
<td>5,275</td>
<td>5,354</td>
<td>5,494</td>
<td>5,612</td>
<td>5,744</td>
<td>+10%</td>
</tr>
<tr>
<td>Stewart</td>
<td>6,293</td>
<td>6,129</td>
<td>5,945</td>
<td>5,784</td>
<td>5,613</td>
<td>5,434</td>
<td>-13.6%</td>
</tr>
<tr>
<td>Sumter</td>
<td>30,064</td>
<td>29,399</td>
<td>28,619</td>
<td>27,810</td>
<td>26,776</td>
<td>25,619</td>
<td>-14.8%</td>
</tr>
<tr>
<td>Talbot</td>
<td>6,321</td>
<td>6,158</td>
<td>5,858</td>
<td>5,572</td>
<td>5,233</td>
<td>4,857</td>
<td>-23.2%</td>
</tr>
<tr>
<td>Taylor</td>
<td>8,116</td>
<td>7,958</td>
<td>7,773</td>
<td>7,620</td>
<td>7,447</td>
<td>7,249</td>
<td>-10.7%</td>
</tr>
<tr>
<td>Webster</td>
<td>2,610</td>
<td>2,550</td>
<td>2,384</td>
<td>2,276</td>
<td>2,148</td>
<td>2,030</td>
<td>-22.2%</td>
</tr>
<tr>
<td>eight-county total</td>
<td>77,617</td>
<td>76,511</td>
<td>74,962</td>
<td>73,430</td>
<td>71,514</td>
<td>69,485</td>
<td>-10.5%</td>
</tr>
<tr>
<td>Marion’s proportion</td>
<td>10.9%</td>
<td>12.1%</td>
<td>12.1%</td>
<td>12.2%</td>
<td>12.2%</td>
<td>12.3%</td>
<td>+1.4%</td>
</tr>
<tr>
<td>Georgia</td>
<td>10.4M</td>
<td>10.8M</td>
<td>11.6M</td>
<td>12.3M</td>
<td>12.8M</td>
<td>13.3M</td>
<td>+27.9%</td>
</tr>
</tbody>
</table>

1 2019 estimates are the U.S. Census American Community Survey 5-yr Estimates 2015-2019, Table B01003
Buena Vista 2020-2040 are straight 25% of the Marion County projections by River Valley Regional Commission
Sources: All county and Georgia projections are from the Georgia Office of Planning and Budget 2020-2040

These negative projections are certainly not unique to Marion or the immediately surrounding counties. Of the fifty counties comprising Georgia’s southwest quadrant, the same state source projects thirty-five will experience population decrease to 2040, and beyond. Nearby metropolitan Columbus-Muscogee County, part of Marion’s labor area, is projected to experience a 14% loss by 2040.

The 4,189 housing units credited to the community in 2018 is the continuation of uninterrupted decennial increases since at least 1960.4 Even during the population loss of the 1960s total housing managed to maintain at least a low-level increase. Population surges of the 1990s and the first decade of the new century stimulated housing increases of one thousand units each decade. With these increases has come a significant shift in tenure. The 1960 Census credited the community with an owner-occupancy rate of 49%, with subsequent rates of 62%, 72%, and 79%/78% in 1990/2000. Despite the reported decrease to 74% in 2010 and 2018, the community’s rate was still twelve points higher than the area rate. The area rate is influenced significantly by specific transient, renter, populations, a large military presence in Chattahoochee, and university enrollment and assisted living facilities among others in Sumter. Consequently, the area homeownership rate tracks more closely with the state than with Marion.

4 albeit 2018 data is substituted for the 2020 Census which is being taken as this text is written
Multi-family, primarily rental, housing is most often concentrated in incorporated areas where public utilities and services are usually located, especially in rural communities. This has the effect of decreasing homeownership rates in cities. The Census records a very volatile homeownership rate in Buena Vista. Across the better than half-century referenced above homeownership in the city differed from countywide rates by +4 percentage points to -34 points. It is worth noting that much of this volatility is attributable to the statistical margin of error resulting from the method of data collection and the small size of the data field.

2018 Census estimates indicate there is not a vehicle available for the sole use of occupants at 7% of the community’s housing units. Within Buena Vista this is reportedly the case at almost one-quarter of residences. This is an inconvenience for occasional medical visits, problematic for weekly grocery trips but rises to being a critical issue for chronic medical visits and daily trips to work.

Not shown in the table above, the community has experienced a drastic change in housing type over the preceding half century. The 1970 Census reported 7% of Marion’s housing stock to be mobile homes, increasing to 38% in 2018. According to the census mobile homes reportedly account for 17% of the city’s housing inventory (2018 Census estimates), and 44% of the housing inventory in the unincorporated area. This is significant, because under state law this type housing receives preferential local property tax treatment. Mobile homes are classified as personal property and valued on a depreciating schedule, thus contributing less to the tax digest and generating less in tax receipts annually. This decline is not readily obvious as new units are placed in the community concealing the depreciating value and declining tax receipts from existing residences. Further development of the economic base and local incomes could be a way to generate an increased preference for conventional home construction which could help preserve and even expand the tax base.5

The age of housing is very similar within the community and across the area during the combined decades of the 1960s/1970s and again during the 1980s/1990s. Locally, however, there is a significantly different age distribution between older and newer housing. The number of units in the city and the county

---

5 There is a significant discrepancy in the number of mobile homes reported to be in the unincorporated area by the census and the number recorded in the county tax office. Some of this difference may be attributable to differences in definitions used by the Census Bureau and state tax law/regulations. While the numbers of units may differ thus altering the tax revenues received, the issue remains.
constructed prior to 1960 are virtually identical, 210/209, with the larger number accounting for 21% of housing in the city and the smaller for 7% of the county housing inventory. The greater concentration of older housing within the confines of the city limits suggests the city has residential areas potentially eligible for designation to the State and/or Nation Registers of Historic Districts. Again, separating city statistics from the community total indicates one-quarter of housing in the unincorporated area is of much newer construction, having been constructed or placed in 2000 or later. More specifically, these 810 housing units in the rural area equated to 25% of total housing and 70 units in the city amounted to 7% of the city’s housing inventory.

2018 Census estimates place the community and surrounding counties on opposite extremes of housing values. Two counties were credited with higher median values of owner-occupied housing, by less than $1,000, and Marion’s median was $10,000 above the area median. The medians for Buena Vista and Marion differed by less than $1,000. Only two area counties were credited with median gross rents below Marion, and Marion was within $100 of the lowest. Buena Vista’s median was $50 below the lowest county.

With the recovery period from the Great Recession of 2008 extending deep into the current decade, one might question a strong increase in the community’s median household income 2010-2019. Review of data for the intervening years confirms annual increases as the upward trend was strong. The same held true for the area and state, but the local trend maintained a higher trajectory. Income growth was stronger in the unincorporated area as the city’s trendline did not keep pace with the larger community. For the decade to date, income for the city and larger community both outpaced the national income rate for the period.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Marion</td>
<td>$29,145</td>
<td>$31,581</td>
<td>$44,643</td>
<td>41%</td>
<td>20%</td>
</tr>
<tr>
<td>Buena Vista</td>
<td>$17,672</td>
<td>$18,795</td>
<td>$24,333</td>
<td>29%</td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>$29,226</td>
<td>$33,484</td>
<td>$38,267</td>
<td>14%</td>
<td></td>
</tr>
</tbody>
</table>

1 U.S. Decennial Census  
2 U.S. Census, American Community Survey 5-year estimates 2006-2010  
3 U.S. Census, American Community Survey 5-year estimates 2015-2019, Table S2503. The reader should be aware the smaller the jurisdiction the larger the margin of error in these incomes. The margin of error for Buena Vista’s 2019 MHI is $15,500; meaning, there is a 90% confidence level that the true MHI for Buena Vista at that time is within the range $15,500 below $24,333 and $25,500 above $24,333. The margin of error for larger Marion County is $6,500.  

6 Note: Marion datum (10%) for housing built <1960 includes the city units.  
7 Note: Marion datum (21%) for housing built ≥2000 includes the city units.
Local poverty conditions have reportedly not improved over the past two decades. While the data do suggest improvement within the city (2018), the reader must consider the large margins of error that accompany surveys of such a small universe. This applies to the high rate reported for 2010 as well. Marion’s rate has closely paralleled that of the surrounding counties aggregated, faring most favorably in the recent data. Poverty rates among individuals across the state were reportedly 13%, 18%, 16%, respectively, showing a gradual closing between the county and state rates.

Over the course of the past decade Marion County recorded a significant improvement in higher educational attainment. At the time of the 2010 Census the highest attainment level among fully half of all residents 25+ years of age was high school graduation. Another 30% initiated post-secondary education with practically one-quarter (7% in the following table) having attained a four-year degree or higher. 2019 Census estimates indicate that among local high school graduates 42% initiated post-secondary studies with almost one-third (13% in the following table) having attained a four-year degree or higher. Yet, at the same time the proportion lacking a high school education reportedly increased two percentage points placing Marion four points higher than the area rate. The area improved in this attainment level six points. This area rate is heavily skewed by Sumter County. With almost 40% of the area population, Sumter is the home community of the area’s only hospital, university and college, entities which attract and employ large numbers of workers from higher attainment levels. While the area outperformed Marion at the lowest (22% v. 18%) and highest (13% v. 17%) attainment levels in 2019, Marion closed the highest attainment gap by half 2010-2019, from eight percentiles to four.

In 2019 more than one-third of the city’s 25+ age cohort lacked a high school diploma, relatively unchanged from 2010 and fourteen points higher than the county. Yet, the city and county rates at the highest attainment level differ by only a point. The relevant 2019 rates for the state from lowest to highest attainment are 13%, 28%, 28% and 31%; a much lower percentage than the community lacking a high school diploma and significantly larger percentage with at least a four-year college degree.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2000¹</th>
<th>2010²</th>
<th>2018³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marion</td>
<td>22%</td>
<td>26%</td>
<td>21%</td>
</tr>
<tr>
<td>Buena Vista</td>
<td>35%</td>
<td>41%</td>
<td>22%</td>
</tr>
<tr>
<td>Surrounding Counties</td>
<td>21%</td>
<td>26%</td>
<td>25%</td>
</tr>
</tbody>
</table>

¹ U.S. Decennial Census
² U.S. Census American Community Survey 5-year est. 2008-2012, Table S1701
³ U.S. Census American Community Survey 5-year est. 2014-2018, Table S1701
Area school systems have made great strides implementing a nationwide initiative to graduate high school students “on time”, i.e., within four years; grades 9, 10, 11 and 12. Failure to graduate “with one’s class” has been shown to contribute to a loss of incentive/motivation, a higher probability of dropping out and poverty. The absence of a high school diploma limits job opportunities contributing to lower lifetime earnings. Marion County has maintained a position among the top half of area graduation rates, with rates ranging from three to thirteen points above the rate statewide.

In 2000 the community was experiencing some of its lowest unemployment rates ever, and for the next fourteen years tracked state unemployment levels closely (data table on next page). But unemployment, local and state, began inching upward and with the onset of the Great Recession of 2008 the pace quickened, peaking in 2010. The local rate continued to track the state until 2015 at which time it diverted to a higher rate paralleling the area. After an unusually long national economic recovery period local unemployment was approaching the historic rates recorded two decades earlier.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2012</th>
<th>2014</th>
<th>2016</th>
<th>2018</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marion</td>
<td>72.6</td>
<td>80.2</td>
<td>92.6</td>
<td>92.8</td>
<td>91.5</td>
</tr>
<tr>
<td>Chattahoochee</td>
<td>66.7</td>
<td>74.3</td>
<td>84.8</td>
<td>82.1</td>
<td>88.3</td>
</tr>
<tr>
<td>Schley</td>
<td>84.4</td>
<td>84.7</td>
<td>90.5</td>
<td>97.3</td>
<td>92.4</td>
</tr>
<tr>
<td>Stewart</td>
<td>89.7</td>
<td>70.4</td>
<td>75.7</td>
<td>96.2</td>
<td>92.6</td>
</tr>
<tr>
<td>Sumter</td>
<td>67.2</td>
<td>83.7</td>
<td>87.5</td>
<td>88.6</td>
<td>94.7</td>
</tr>
<tr>
<td>Talbot</td>
<td>45.5</td>
<td>46.2</td>
<td>54.7</td>
<td>95.0</td>
<td>80.0</td>
</tr>
<tr>
<td>Taylor</td>
<td>68.9</td>
<td>74.8</td>
<td>75.0</td>
<td>85.7</td>
<td>86.2</td>
</tr>
<tr>
<td>Webster</td>
<td>74.3</td>
<td>70.0</td>
<td>88.5</td>
<td>85.7</td>
<td>91.3</td>
</tr>
<tr>
<td>Georgia</td>
<td>69.7</td>
<td>72.6</td>
<td>79.4</td>
<td>81.6</td>
<td>83.8</td>
</tr>
</tbody>
</table>

Source: Georgia Department of Education
According to the Georgia Department of Labor, 2019 was the first year the local job base recorded an annual increase in employment (+32) since 2000. The 1,550 fewer workers for the period (2000-2018) amounted to a 59% reduction from the 2000 level and averaged 86 fewer each year. Employment through the first three quarters of 2020 suggests that by the end of the year there would be essentially no change from the 2019 employment level. Annual increases in average weekly wages were not sufficient to counter the negative effect of such a large-scale employment reduction. Aggregate wages paid decreased 28% 2000-2018, not adjusted for inflation. The loss of wages was not limited to Marion County, however. Although the jobs were local, many of the workers commuted from out of county.

At both the beginning and end of the current decade the same two industrial sectors dominated local and area employment. Among Marion and the surrounding counties Educational Services…. was the largest sector, while Manufacturing accounted for the largest share in Buena Vista. Despite decreasing in the county by seven points 2010-2019, Manufacturing was still of sufficient size to be the second largest sector. Buena Vista recorded a similar loss, five points, yet Manufacturing remained the largest sector in the city. The loss in Manufacturing employment is a long-term trend. By the time of the 1970 Census Manufacturing had already replaced Agriculture as the dominant employment sector but has been losing share ever since, notwithstanding the area’s recent two-point increase. With this gradual decrease the local economy has been following the state’s evolution to a service-based economy. Hence, Manufacturing is now Georgia’s fourth largest employment sector behind Educational Services…, Professional, Scientific…. and Retail Trade.
The 2010 Census reported Marion County workers were concentrated in the generally mid- to lower-paying occupational categories: Production, Transportation…. and Services. 2019 data revealed a significant local shift from 2010, most notably, (1) a six-point increase in Management…., making the generally highest-paying sector also the largest among working residents of the county, (2) a five-point reduction in one of the lower-paying sectors, Production, Transportation….., and (3) a three-point employment increase in Natural Resources, Construction….., the generally second highest-paying sector.

The city is credited with doubled employment in the highest-paying sector, Management…., but nearly one-third continue to be employed in a lower-paying occupation, Production, Transportation…. The generally highest-paying sector is the largest employment sector in the surrounding area, and at significantly higher proportions than the community. Employment level changes at the state level during the period were much less dramatic, and over one-third of workers (38%) are employed at the highest paid sector.
For decades, the community has maintained a comparatively high rate of workers commuting to places of employment out of county. In 1980, when 42% of local resident workforce worked out of county the average among counties across the state was 27%. 2019 Census estimates reported the current rate to be 66%, 42% statewide. The greatest numbers of these commuters travel to metropolitan Columbus-Muscogee County (57% in 2019) and Sumter County. There are many reasons which contribute to worker commuting, perhaps the most common being higher income derived therefrom. The average weekly wage in Marion County 2015-2019 was $602. As reported by the Georgia Department of Labor the average in Muscogee County during the same period was 40% higher ($840); Sumter was 18% higher ($709).

<table>
<thead>
<tr>
<th>Commute</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>In-commuters</td>
<td>623</td>
<td>787</td>
<td>599</td>
<td>-</td>
</tr>
<tr>
<td>Out-commuters</td>
<td>973</td>
<td>1592</td>
<td>1801</td>
<td>2101</td>
</tr>
<tr>
<td>(share of commuters and non-commuting totaled)</td>
<td>(47%)</td>
<td>(54%)</td>
<td>(56%)</td>
<td>(66%)</td>
</tr>
<tr>
<td>(GA.- 41%)</td>
<td></td>
<td></td>
<td>(GA.- 42%)</td>
<td></td>
</tr>
</tbody>
</table>

US Census 2010 American Community Survey 5-year survey 2006-2010 Table B08007
US Census 2010 American Community Survey 5-year survey 2011-2015 Table B08007
Appendix

Community Involvement

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debby Ford</td>
<td>Chamber of Commerce</td>
<td>Daniel Singleton</td>
<td>Phoebe – Doctor</td>
</tr>
<tr>
<td>Ron Hinze</td>
<td>Development Authority</td>
<td>Claudine Morgan</td>
<td>Buena Vista Insurance</td>
</tr>
<tr>
<td>Lloyd Hines</td>
<td>Hospital Authority</td>
<td>Matt Murdoch</td>
<td>Extension Office</td>
</tr>
<tr>
<td>Sheriff Derrell</td>
<td>Sheriff</td>
<td>Randy Horton</td>
<td>Tax Assessor Board</td>
</tr>
<tr>
<td>Britt Moon</td>
<td>Swamp Fox Distilling</td>
<td>Jan Whitley</td>
<td>Recreation Board</td>
</tr>
<tr>
<td>Jeff Robinson</td>
<td>Robinson Paving</td>
<td>James Hagler</td>
<td>Health Board – Doctor</td>
</tr>
<tr>
<td>John Daniel</td>
<td>Planning Commission/ Realtor</td>
<td>Glenn Tidwell</td>
<td>Schools Superintendent</td>
</tr>
<tr>
<td>Sam Schiro</td>
<td>EMA Director</td>
<td>Joyce Henson</td>
<td>DFCS Board</td>
</tr>
<tr>
<td>Richard Harris</td>
<td>The Journal</td>
<td>Jami Shivers</td>
<td>DFCS Board</td>
</tr>
<tr>
<td>Virginia Swint</td>
<td>Board of Education</td>
<td>Annie Sales</td>
<td>DFCS Board</td>
</tr>
<tr>
<td>Leon Williams</td>
<td>Board of Education</td>
<td>Annie Porter</td>
<td>DFCS Board</td>
</tr>
<tr>
<td>Ann Watson</td>
<td>Board of Education</td>
<td>Deanna Powell</td>
<td>DFCS Board</td>
</tr>
<tr>
<td>Debra Graham</td>
<td>Board of Education</td>
<td>Gloretha King</td>
<td>Election Board</td>
</tr>
<tr>
<td>Stanley Goodroe</td>
<td>Board of Education</td>
<td>Georgia Taylor</td>
<td>Election Board</td>
</tr>
<tr>
<td>George Neal</td>
<td>Board of Commissioners</td>
<td>Charlene Murray</td>
<td>Election Board</td>
</tr>
<tr>
<td>Norman Royal</td>
<td>Board of Commissioners</td>
<td>Jeremy Alexander</td>
<td>Pastor - Buena Vista Methodist</td>
</tr>
<tr>
<td>Steve Young</td>
<td>Board of Commissioners</td>
<td>Harold Grimsley</td>
<td>Pastor - First Baptist</td>
</tr>
<tr>
<td>Jody Grimsley</td>
<td>Board of Commissioners</td>
<td>Linda Wilson</td>
<td>Pastor - Tazewell Methodist</td>
</tr>
<tr>
<td>Matt Gunnels</td>
<td>Board of Commissioners</td>
<td>Jose Gutierrez</td>
<td>Business Owner - Goots</td>
</tr>
<tr>
<td>Tomika Sales</td>
<td>USDA</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
UR BLVD.

DOH FO.

2-12, 2-19,

BOR_TORS

Temporary Service Center at 587-9500.

Continued from Page 1

more... Right now we're kind of patching cars and trying to make them last."

Council members said they will keep the additional requests in mind and try to find a way to finance them, but they couldn't approve it right away.

Animal Control: Council members listened to initial informa-
tion from Tommy Hoffman about the possibility of hiring Animal Management Services (AMS), which is operated by his brother, Andrea Hoffman, to provide animal control ser-
VICES. It was acknowledged that the city "basically has nothing now" and that it is an issue that needs to be addressed.

Hoffman noted that AMS has a proven track record, including a substantial contract with Fort Benning. He said they would like to be able to dedicate an employee to handle the City of Buena Vista’s needs, if they and the city can come to a mutually benefi-
cial agreement.

Mrs. Hoffman previously worked with local govern-
ments and has experience with animal control while operating Tri-County Animal Rescue, a nonprofit organization. How-
er, the hybrid business model of non-profit working with small governments turned out to not be feasible. Now, Hoffman and AMS have an even more pro-
fessional organization and they are hoping to help the city with its needs.

Mr. Hoffman pointed out that they could start by simply educating the city (and public) about the bare minimum that the state requires for animal control (which, like in many small towns with limited resources, isn’t being currently met).

The Council thanked him for the information, but took no ac-
c ions. They plan to review sample agreements that he brought to them for look over.

"We can’t tackle it tonight, but we have to have animal control," said Mayor Kevin Brown. "I can tell you there’s definitely a need."

Wastewater: As previously

reported, the city is faced with the task of building a new wastewater treatment plant (or drastically improving the cur-
rent one), due to state mandates that the current system cannot consistently meet.

The estimated initial cost was between $4 million and $5 mil-
lion, but officials are hopeful that they can bring that figure down. During last week’s meeting, the council passed several potential cost savings that are already be-

ing looked at (including reused parts they already have). Mayor Brown noted that a meeting including the engineer, Chris Jones, who oversees the water/wastewater for the city, new Public Works Supervisor An-
thony Ingram, and others will be held on February 23 to dis-
cuss the plans further.

Fire Department: The Coun-

cil also reviewed the monthly Fire Department Report. Information included a report about the recent fire that destroyed histori-
cal downtown buildings. Much appreciation was expressed for all of the volunteers, including from surrounding counties, who responded. It was noted that there might be a "loop" in the water system in the area that needs to be addressed.

The Council was told that it made getting the amount of water they needed more difficult because some of the hydrants in the area "weren’t palling enough."

A need for more volunteer firefighters was discussed and it is hoped that the recent event will lead more residents to see the need of serving. Classes for potential new firefighters will hopefully be held soon.

There was also a request for the Council to provide approx-
imately $500 to cover the background checks for fire-
fighters, which the state now requires. No official action on the matter was taken during the meeting.

Also during the recent meet-
ing, the Council: Observed a swearing-in cer-
emony for new Police Officer Jonathan Lewis.

Mr. Hoffman noted that AHS has a proven track record, including a substantial contract with Fort Benning. He said they would like to be able to dedicate an employee to handle the City of Buena Vista’s needs, if they and the city can come to a mutually benefi-
cial agreement.

Mrs. Hoffman previously worked with local govern-
ments and has experience with animal control while operating Tri-County Animal Rescue, a nonprofit organization. How-
er, the hybrid business model of non-profit working with small governments turned out to not be feasible. Now, Hoffman and AMS have an even more pro-
fessional organization and they are hoping to help the city with its needs.

Mr. Hoffman pointed out that they could start by simply educating the city (and public) about the bare minimum that the state requires for animal control (which, like in many small towns with limited resources, isn’t being currently met).

The Council thanked him for the information, but took no ac-
c ions. They plan to review sample agreements that he brought to them for look over.

"We can’t tackle it tonight, but we have to have animal control," said Mayor Kevin Brown. "I can tell you there’s definitely a need."

Wastewater: As previously

reported, the city is faced with the task of building a new wastewater treatment plant (or drastically improving the cur-
rent one), due to state mandates that the current system cannot consistently meet.

The estimated initial cost was between $4 million and $5 mil-
lion, but officials are hopeful that they can bring that figure down. During last week’s meeting, the council passed several potential cost savings that are already be-

ing looked at (including reused parts they already have). Mayor Brown noted that a meeting including the engineer, Chris Jones, who oversees the water/wastewater for the city, new Public Works Supervisor An-
thony Ingram, and others will be held on February 23 to dis-
cuss the plans further.

Fire Department: The Coun-

cil also reviewed the monthly Fire Department Report. Information included a report about the recent fire that destroyed histori-
cal downtown buildings. Much appreciation was expressed for all of the volunteers, including from surrounding counties, who responded. It was noted that there might be a "loop" in the water system in the area that needs to be addressed.

The Council was told that it made getting the amount of water they needed more difficult because some of the hydrants in the area "weren’t palling enough."

A need for more volunteer firefighters was discussed and it is hoped that the recent event will lead more residents to see the need of serving. Classes for potential new firefighters will hopefully be held soon.

There was also a request for the Council to provide approx-
imately $500 to cover the background checks for fire-
fighters, which the state now requires. No official action on the matter was taken during the meeting.

Also during the recent meet-
ing, the Council: Observed a swearing-in cer-
emony for new Police Officer Jonathan Lewis.

Mr. Hoffman noted that AHS has a proven track record, including a substantial contract with Fort Benning. He said they would like to be able to dedicate an employee to handle the City of Buena Vista’s needs, if they and the city can come to a mutually benefi-
cial agreement.

Mrs. Hoffman previously worked with local govern-
ments and has experience with animal control while operating Tri-County Animal Rescue, a nonprofit organization. How-
er, the hybrid business model of non-profit working with small governments turned out to not be feasible. Now, Hoffman and AMS have an even more pro-
fessional organization and they are hoping to help the city with its needs.

Mr. Hoffman pointed out that they could start by simply educating the city (and public) about the bare minimum that the state requires for animal control (which, like in many small towns with limited resources, isn’t being currently met).

The Council thanked him for the information, but took no ac-
c ions. They plan to review sample agreements that he brought to them for look over.

"We can’t tackle it tonight, but we have to have animal control," said Mayor Kevin Brown. "I can tell you there’s definitely a need."

Wastewater: As previously

reported, the city is faced with the task of building a new wastewater treatment plant (or drastically improving the cur-
rent one), due to state mandates that the current system cannot consistently meet.

The estimated initial cost was between $4 million and $5 mil-
lion, but officials are hopeful that they can bring that figure down. During last week’s meeting, the council passed several potential cost savings that are already be-

ing looked at (including reused parts they already have). Mayor Brown noted that a meeting including the engineer, Chris Jones, who oversees the water/wastewater for the city, new Public Works Supervisor An-
thony Ingram, and others will be held on February 23 to dis-
cuss the plans further.

Fire Department: The Coun-

cil also reviewed the monthly Fire Department Report. Information included a report about the recent fire that destroyed histori-
cal downtown buildings. Much appreciation was expressed for all of the volunteers, including from surrounding counties, who responded. It was noted that there might be a "loop" in the water system in the area that needs to be addressed.

The Council was told that it made getting the amount of water they needed more difficult because some of the hydrants in the area "weren’t palling enough."

A need for more volunteer firefighters was discussed and it is hoped that the recent event will lead more residents to see the need of serving. Classes for potential new firefighters will hopefully be held soon.

There was also a request for the Council to provide approx-
imately $500 to cover the background checks for fire-
fighters, which the state now requires. No official action on the matter was taken during the meeting.

Also during the recent meet-
ing, the Council: Observed a swearing-in cer-
emony for new Police Officer Jonathan Lewis.
first hearing

**NOTICE OF PUBLIC HEARING**

Marion County and Buena Vista are initiating an update to their joint comprehensive plan. This effort is an attempt to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues. A public hearing has been scheduled for 6:30 p.m., Thursday, February 13, 2020, in the commissioners meeting room of the courthouse annex, 100 East Burkhalter Avenue, Buena Vista, to brief the public on the planning process, explain opportunities for public participation and solicit input on plan development. The public is encouraged to attend and participate.
PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

Marion County and Buena Vista are initiating an update to their joint comprehensive plan. This effort is an attempt to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues. A public hearing has been scheduled for 6:30 p.m., Thursday, February 13, 2020, in the commissioners meeting room of the courthouse annex, 100 East Burkhalter Avenue, Buena Vista, to brief the public on the planning process, explain opportunities for public participation and solicit input on plan development. The public is encouraged to attend and participate.

FIVE YEAR HISTORY & DIGEST - 2019

NEWS & EVENTS

Census Day is April 1, 2020. Make sure you are counted!

- The Census is a questionnaire that asks about the number of people living in the United States. Knowing the number of people in a city, county, or the whole state allows for the planning of day-to-day operations, the future, and even emergencies.
- The personal information that you provide on the Census form is protected under Title 13 of the U.S. Code. It sets the fines and prison penalties up to a fine of $250,000 and 5 years in federal prison for the illegal taking, sharing, or use of private information. In addition, "The 12-Year Rule" was set under Public Law 95-416. The rule states that after 12 years, the Census information can be released to the general public. Records from the 2020 Census will be released in the year 2092.
- The questions on the 2020 Census will ask how many people live in the residence; if the home is rented, owned, or other; and a phone number to contact you only in the case of official Census Bureau business.
- To view the sample 2020 Census questionnaires, click HERE. To view the online 2020 Census questionnaire, watch the U.S. Census Bureau’s video to the left.
- For more information on the 2020 Census visit https://census.gov.

- For Local Area News: https://www.tjournal.com

RECREATION

2020 ANNOUNCEMENTS

- Baseball Fields are open as of February 1, 2020.
- The Marion County Recreation Department will begin their Spring Baseball, Softball, & Tee-ball practices February 17, 2020.
- Opening Day will be on April 11, 2020 at 9:00 am.
- Sign-up forms are available in the Recreation Department office, Tax Commissioner office, Water Department office, and at Partners Propane.
- There is a drop box on the Recreation Department office door for forms & payments. Address is 100 E Burkhalter Ave, Buena Vista, GA.
- You can also register online for Baseball, Softball, & Tee-Ball at www.marioncounty网站建设.com.
- If you are interested in Umpiring or Sponsoring please contact the phone number or email address below.
- Contact (229) 314-6255 or email saHen@marioncountyga.org

For Local Area News: https://www.tjournal.com
<table>
<thead>
<tr>
<th>name</th>
<th>representing</th>
<th>telephone</th>
<th>e-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Daniel Mulkey</td>
<td>Planning &amp; Zoning, Broadmoor Realty</td>
<td>706-249-1155</td>
<td><a href="mailto:reed@broadmoorrealty.biz">reed@broadmoorrealty.biz</a></td>
</tr>
<tr>
<td>Michael</td>
<td>Citizen</td>
<td>229-649-4517</td>
<td><a href="mailto:mulkey.rm.michael@gmail.com">mulkey.rm.michael@gmail.com</a></td>
</tr>
<tr>
<td>Jeremy Alexander</td>
<td>Pastor</td>
<td>863-513-7821</td>
<td><a href="mailto:jeremy4christ@gmail.com">jeremy4christ@gmail.com</a></td>
</tr>
<tr>
<td>Justin Stickland</td>
<td>Marion County</td>
<td>706-436-4750</td>
<td><a href="mailto:jstickland@marioncountyga.org">jstickland@marioncountyga.org</a></td>
</tr>
<tr>
<td>Kevin Brown</td>
<td>City of BV</td>
<td>229-314-9399</td>
<td>mayorbrown@cityofbuena vista.org</td>
</tr>
<tr>
<td>Matt Murphy</td>
<td>Marion County Extension</td>
<td>229-314-5459</td>
<td><a href="mailto:pm2356@ymail.com">pm2356@ymail.com</a></td>
</tr>
<tr>
<td>Sam Schiro</td>
<td>Phoenix Fitness</td>
<td>706-575-1308</td>
<td><a href="mailto:sschiro@marioncountyga.org">sschiro@marioncountyga.org</a></td>
</tr>
<tr>
<td>Cassandra Porter</td>
<td>MCBOE</td>
<td>229-649-2234</td>
<td><a href="mailto:porter.cassandrae@marion.k12.ga">porter.cassandrae@marion.k12.ga</a>, <a href="mailto:buenavis@gmail.com">buenavis@gmail.com</a></td>
</tr>
<tr>
<td>Wendell Fauille</td>
<td>Bueno Vista PD</td>
<td>229-314-0884</td>
<td><a href="mailto:buenovistachief@police.com">buenovistachief@police.com</a></td>
</tr>
<tr>
<td>Derral Neal</td>
<td>Marion County</td>
<td>229-649-3841</td>
<td><a href="mailto:marionsheriff@windstream.net">marionsheriff@windstream.net</a></td>
</tr>
<tr>
<td>Richard Morgan</td>
<td>Morgan Farms</td>
<td>229-649-8330</td>
<td><a href="mailto:vri@windstream.net">vri@windstream.net</a></td>
</tr>
<tr>
<td>Claudine Morgan</td>
<td>Bueno Vista Leather</td>
<td>229-649-8118</td>
<td><a href="mailto:vri@windstream.net">vri@windstream.net</a></td>
</tr>
<tr>
<td>Bryant Rodriguez</td>
<td>uptown multimedia factory</td>
<td>407-415-3017</td>
<td><a href="mailto:ryrodriquezconsultant@ymail.com">ryrodriquezconsultant@ymail.com</a></td>
</tr>
<tr>
<td>George Porter, Jr.</td>
<td>MC BOE</td>
<td>229-649-2234</td>
<td><a href="mailto:porter.george@marion.k12.ga">porter.george@marion.k12.ga</a>, us</td>
</tr>
</tbody>
</table>
NOTICE OF PUBLIC HEARING

Marion County and Buena Vista are initiating an update to their joint comprehensive plan. This effort is an attempt to identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five year work program to address the issues. A town hall meeting has been scheduled for 6:30 p.m., Monday, March 9th, 2020, in the commissioners meeting room of the courthouse annex, 100 East Burkhalter Avenue, Buena Vista, to begin the process of gathering public input for the updated plan.

FIVE YEAR HISTORY & DIGEST

Census Day is April 1, 2020! Make sure you are counted!

The Census is a questionnaire that asks about the number of people living in the United States. Knowing the number of people in a city, county, or the whole state allows for the planning of daily-to-day operations, the future, and even emergencies.

The personal information that you provide on the Census form is protected under Title 13 of the U.S. Code. It sets the fines and prison penalties (up to a fine of $250,000 and 5 years in federal prison) for the illegal taking, sharing, or use of private information. In addition, "The 72 Year Rule" was set under Public Law 95-416. The rule states that after 72 years, the Census information can be released to the general public. Records from the 2020 Census will be released in the year 2092.

The questions on the 2020 Census will ask how many people live in the residence; if the home is rented, owned, or other; and a phone number to contact you only in the case of official Census Bureau business.

To view the sample 2020 Census questionnaire, click HERE. To view the online 2020 Census questionnaire, watch the U.S. Census Bureau’s video to the left.

For more information on the 2020 Census visit https://census.gov.

RECREATION

Baseball Fields are open as of February 1, 2020.


The Marion County Recreation Department will begin their Spring Baseball, Softball, & Tee-ball practices February 17, 2020.

Opening Day will be on April 11, 2020 at 9:00 am.

Sign-up forms are available in the Recreation Department office, Tax Commissiioner office, Water Department office, and at Partners Propane.

There is a drop box here on the Recreation Department office door for forms & payments. Address is 100 East Burkhalter Ave., Buena Vista, Ga.

You can also register online for Baseball, Softball, & Tee-ball at www.marioncountygeorgia.com.

If you are interested in Umpiring or Sponsoring please contact the phone number or email address below.

Contact (229) 314-6255 or email sailen@marioncountyga.org
## Marion County/Buena Vista Comprehensive Plan 2021-2025
### Public Hearing – Courthouse Annex
**March 9, 2020 – 6:30**

<table>
<thead>
<tr>
<th>name</th>
<th>representing</th>
<th>telephone</th>
<th>e-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lance Scott</td>
<td></td>
<td>(706) 617-4423</td>
<td><a href="mailto:gsc497@hotmail.com">gsc497@hotmail.com</a></td>
</tr>
<tr>
<td>Justin Strickland</td>
<td>Marion County</td>
<td>706-436-9750</td>
<td><a href="mailto:jstrickland@marioncountyga.org">jstrickland@marioncountyga.org</a></td>
</tr>
<tr>
<td>George Porter, Jr.</td>
<td>Marion County Schools</td>
<td>229-691-2234</td>
<td><a href="mailto:porter.george@marion.k12.ga.us">porter.george@marion.k12.ga.us</a></td>
</tr>
<tr>
<td>John Daniel</td>
<td>Planning &amp; Zoning</td>
<td>706-249-1155</td>
<td><a href="mailto:johndaniel@broadmoorealty.biz">johndaniel@broadmoorealty.biz</a></td>
</tr>
<tr>
<td>George Neal</td>
<td>County Commission</td>
<td>706-325-4474</td>
<td><a href="mailto:gnew72@gmail.com">gnew72@gmail.com</a></td>
</tr>
<tr>
<td>Sam Schiro</td>
<td>EMA</td>
<td>706-575-3308</td>
<td><a href="mailto:sschiro@marioncountyga.org">sschiro@marioncountyga.org</a></td>
</tr>
<tr>
<td>Ron Hinze</td>
<td>Development Attraction</td>
<td>(706) 621-2244</td>
<td><a href="mailto:ronhinze@aol.com">ronhinze@aol.com</a></td>
</tr>
<tr>
<td>Judith Smith</td>
<td>Ret.Tax Comm</td>
<td>229-694-4104</td>
<td><a href="mailto:grsmith46@windstream.net">grsmith46@windstream.net</a></td>
</tr>
</tbody>
</table>
PUBLIC NOTICES

“NOTICE OF VIDEO AND TELECONFERENCE DUE TO EMERGENCY”
Due to COVID-19 Pandemic restrictions and concerns, the regular meeting of the Marion County Board of Commissioners on Tuesday, October 13, 2020, at 5:00 P.M. will be conducted via Zoom video and teleconference on the following website (Video and Audio): https://zoom.us/j/99968671891. To call for audio only: +1 929 205 6099. The Meeting ID is 999 6867 1891.

“NOTICE OF COMPREHENSIVE PLAN WORKSHOP MEETING”
Marion County and the City of Buena Vista will be holding a planning meeting for updating the joint Comprehensive Plan as required by the Georgia Department of Community Affairs. This meeting is for the community to provide feedback and thoughts on the direction of Marion County and the City of Buena Vista.

The meeting will be held via Zoom teleconference on October 20, 2020 at 6:00 PM.
The website url for joining the meeting is:
https://zoom.us/j/99159253864
To join via telephone, call:
1-929-205-6099 and enter Meeting ID: 991 5925 3864
All,

This is just a reminder that this meeting is set for next Tuesday at 6:00pm via Zoom. Here is the link: https://zoom.us/j/99159253864. You can also call in dialing: 19292056099 and the Meeting ID: 991 5925 3864.

I hope most of you can make it! It is very valuable to get as much participation as possible while updating the plan. This plan guides the direction of both the county and city.

I am attaching the SWOT analysis that was developed during previous sessions before COVID so that those who have attended can have a "refresher" and those that haven't can have an "orientation".

On Thu, Oct 1, 2020 at 5:34 PM Justin Strickland <jstrickland@marioncountyga.org> wrote:

All,

You are receiving this email because you were either on the stakeholder list developed earlier this year or you attended one of the comprehensive planning meetings we held before the COVID-19 outbreak.

Our original due date for the update to our comprehensive plan was October 31, 2020 but we did receive an extension to February 28, 2021. This means we need to get the process back up and going. Mayor Brown, Gerald Mixon (RVRC), and myself are open to doing in-person meetings with social distancing restrictions or doing Zoom meetings. I would like to get an idea of what you all think before we make a decision.

Also, I am looking at October 20th as the first meeting to resume the process. I am also proposing a 6pm meeting time.
This accompanied the 10-16 reminder to stakeholders

MARION COUNTY – BUENA VISTA
COMPREHENSIVE PLAN 2021 – 2026
SWOT ANALYSIS

-STRENGTHS-
(preliminary notes of 3-9-20)

1. Quality school system
2. Pasaquan, an internationally recognized visionary art environment
3. Our historic courthouse is still functioning as a courthouse and anchoring our commercial core
4. The community maintains a vibrant downtown square
5. Locational advantages; this small, rural town is on the fringe of a metropolitan area in easy reach of mountain and beach getaways
6. The community has a good mix of family types; those with deep local roots and recent arrivals striving to develop roots
7. Mild climate
8. Regional partnerships have been forged in post-secondary education (local and commuter classes) and health care (local services are on a scale sufficient to be of benefit to nearby communities)
9. Medical capacity
10. The downtown square, the commercial and geographical heart of the community, is on the crossroads of the community’s two most heavily traveled state highways
11. Proximity to Fort Benning
12. There is a high level of community involvement
13. Served by a good local/regional media outlet
14. Nationally recognized historic properties; eight currently listed on the national register of historic places
15. Growing and locally supported artistic and cultural community
16. Attractive venue for large and small game hunting
17. The community is graced with a wide variety of pleasing and “beautiful views” ranging from open farmland to pastoral scenes of flat and rolling pasture to gentle rolling hills, both meadows and woodlands.
18. Ease of access to post-secondary education institutions
-WEAKNESSES-

1. Continued poverty
2. Limited employment opportunities and choices
3. Lack of overnight accommodations for tourists, travelers; hotel/motel/B&B
4. The housing market (is perpetually not conducive to attracting prospective residents/families) or (is not responsive to the needs of prospective residents/families)
5. There is not a leadership development program to transition between generational stakeholders
6. The community is not capitalizing on the economic potential of agri-tourism
7. General lack of community awareness of local attractions, services, products, and opportunities
8. Lack of broadband service

-OPPORTUNITIES-

1. Creating incentives for filling empty downtown storefronts
2. Beautification of downtown / courthouse / sidewalks / buildings
3. Recruitment of young professionals to downtown community
4. Old Federal Road - Recently included on Georgia Trust’s Places in Peril
5. Oral History Partnership with Columbus State University
6. Development of Trail System surrounding high school

-THREATS-

1. Demise of downtown Buena Vista - High rent and poor condition of buildings
2. Aging community - Young generations have left Marion County and leave no legacies in place to take over generational family businesses
3. Regional Economy - As the Columbus economy grows, it is eating away former economic impact in Marion County
Gerald Mixon

From: Justin Strickland <jstrickland@marioncountyga.org>
Sent: Wednesday, October 21, 2020 9:14 AM
To: Gerald Mixon
Subject: Attendance
Attachments: Comp Plan 10.20.20 - Attendance.jpg

[EXTERNAL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.
If you suspect the message is fraudulent, forward to Support@leverageneos.com

Gerald,

Here's a screenshot of all the attendees from last night's meeting.

--

Thanks,

Justin Strickland
County Manager
Marion County Board of Commissioners
jstrickland@marioncountyga.org
<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Justin Strickland</td>
<td></td>
</tr>
<tr>
<td>gmixon</td>
<td></td>
</tr>
<tr>
<td>Larry Franklin</td>
<td></td>
</tr>
<tr>
<td>Marshall's iPhone</td>
<td></td>
</tr>
<tr>
<td>Ron Hinze</td>
<td></td>
</tr>
<tr>
<td>Jan Whitley</td>
<td></td>
</tr>
<tr>
<td>Lehanne</td>
<td></td>
</tr>
<tr>
<td>Mayor K. Brown</td>
<td>17065708251</td>
</tr>
<tr>
<td>Cal Myers</td>
<td></td>
</tr>
<tr>
<td>Camdyn Neal</td>
<td></td>
</tr>
<tr>
<td>Cassandra Porter</td>
<td></td>
</tr>
<tr>
<td>Daphnie Wright-Miller</td>
<td></td>
</tr>
<tr>
<td>Jasper Brown</td>
<td></td>
</tr>
<tr>
<td>jody</td>
<td></td>
</tr>
<tr>
<td>John</td>
<td></td>
</tr>
<tr>
<td>Porter George</td>
<td></td>
</tr>
<tr>
<td>RCT6873W42BMF9A</td>
<td></td>
</tr>
<tr>
<td>Sarah Allen</td>
<td></td>
</tr>
<tr>
<td>Sylvia</td>
<td></td>
</tr>
<tr>
<td>Mulkey</td>
<td></td>
</tr>
</tbody>
</table>
Gerald Mixon

From: Justin Strickland <jstrickland@marioncountyga.org>
Sent: Wednesday, October 28, 2020 9:11 AM
To: Gerald Mixon
Subject: Re: COMPREHENSIVE PLAN

[EXTERNAL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.
If you suspect the message is fraudulent, forward to Support@leverageneos.com

I didn't take a screenshot last night and I can't access it now. I know the following were on (I only saw seven logged on):

- Gerald Mixon
- Justin Strickland
- Ron Hinze
- Jan Whitley
- Mulkey McMichael
- John Daniel
- George Porter

On Wed, Oct 28, 2020 at 9:00 AM Gerald Mixon <gmixon@rivervalleyrc.org> wrote:

Justin,

Will you send me the attendance roster from last night, as you did last week?

I will be trying to contact you later this week about a timeline for the public “hearing” and to submit the draft for review.

Thanks

Gerald

Gerald Mixon
Planning Director - Americus Office
River Valley Regional Commission
228 West Lamar Street
NOTICE OF PUBLIC HEARING

Marion County and Buena Vista have prepared a draft update to their joint comprehensive plan. Updates address strengths, weaknesses, threats, overall community and economic development needs and opportunities, preferred land uses and five-year work programs for each jurisdiction's use addressing the issues. A public hearing has been scheduled for 6:30 p.m., Monday, November 23, 2020, in the commissioners meeting room of the courthouse annex, 100 East Burkhalter Avenue, Buena Vista, where the plan will be presented for resident comment and input prior to December 9 submission for regional and state reviews. The draft, while still in development, will be posted on the county website by noon Monday the 16th with instructions for comment. The public is encouraged to attend and/or give input/comment.

Happy Thanksgiving from your Sumter EMC Board of Directors and employees.

The offices of Sumter EMC will be CLOSED Thursday, November 26, 2020 and Friday, November 27, 2020 for Thanksgiving.

For emergencies call: (229) 924-8041 or (800) 342-6978

Dispatcher on duty 24 hours per day.

Sumter EMC is an equal opportunity provider and employer.

Subscribe to The Journal and never miss one of our LOCAL news stories!

* Online Only Subscriptions are $20 per year.
* Print Subscriptions start at $35 per year and are delivered to your mailbox each week.
* Add online access to a print subscription for only $5 per year.

229-649-6397
invitation to stakeholders to second hearing 11-23-2020

Gerald Mixon

From: Justin Strickland <jstrickland@marioncountyga.org>
Sent: Monday, November 30, 2020 11:40 AM
To: Gerald Mixon
Subject: Fwd: Restarting Marion/Buena Vista Comprehensive Planning

[EXTERNAL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.
If you suspect the message is fraudulent, forward to Support@leverageneos.com

---------- Forwarded message ----------
From: Justin Strickland <jstrickland@marioncountyga.org>
Date: Wed, Nov 18, 2020 at 5:34 PM
Subject: Restarting Marion/Buena Vista Comprehensive Planning
To: Debby Ford <ford.debby@windstream.net>, Ron Hinze <ron.hinze@gmail.com>, Lloyd Hines <lhines1948@yahoo.com>, Britt Moon <britt@swampfoxdistillingco.com>, Jeff Robinson <jrobinson@robinsonpavingco.com>, John Daniel <johndaniel@broadmoorrealty.biz>, Sam Schiro <sschiro@marioncountyga.org>, Richard Harris <tjournal@windstream.net>, George Neal <gneal72@gmail.com>, Norman Royal <normanroyal@hotmail.com>, Steve Young <steven.corbett.young@hotmail.com>, Jody Grimsley <jgrimsley1@gmail.com>, Matt Gunnels <mgunnels@marioncountyga.org>, Tomika Sales <tomika.sales911@gmail.com>, Matt Murdoch <mm23566@uga.edu>, Glenn Tidwell <tidwell.glenn@marion.k12.ga.us>, bvmethodist@windstream.net, contact@firstbaptistchuchbv.com>, carjoy@windstream.net, mulkey.mcmichael@yahoo.com, Matthew Murdoch <MATTHEW.MURDOCH@uga.edu>, janthony31058@gmail.com, Bill Addison <bill@southernlivingcustomhomes.com>, porter.cassandra@marion.k12.ga.us, Wendell Faulk <buenavistagachiefofpolice@gmail.com>, George Porter <porter.george@marion.k12.ga.us>, brodriguezconsultant@gmail.com, jeremy4christ@gmail.com, Jenefer Creamer <jenefercreamer@yahoo.com>, Marion County Elections & Registrations <marioncountyelect@gmail.com>, Tax Commissioner <taxcomm@marioncountyga.org>, Heather Stuart <heatherstuart@windstream.net>, Smith, Joy <joy.smith@gsccc.org>, Stacey Ballard <marioncochief@windstream.net>, Kimberley Scott <kscott@cvlga.org>, Nicole Aide <buenavistacenter@mfoa.org>, Shaun Raulston <Shaunraulston1@gmail.com>, renee barrett <renee.barrett@dph.ga.gov>, Wayne Jernigan <wjernigansr@gmail.com>, Sam Way <samwayfd@gmail.com>
Cc: Gerald Mixon <gmixon@rivervalleyrc.org>, Brown, Kevin <kbrown.31803@gmail.com>

All,

Thank you for participating in the Comprehensive Plan Update process. There will be a public hearing to review the draft of the update on November 23rd at 6:30pm in the Commission Meeting room for any that want to attend.

--

Thanks,
Click here for the link to provide feedback on the draft of the Comprehensive Plan Update.