

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Taylor County, City of Butler, City of Reynolds

RC: River Valley Regional Commission

Submittal Type: Comp plan update

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: March 7, 2024

Date Submittal Initially Received by RC: March 7, 2024

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

# Taylor County Comprehensive Plan 2024-2028



WILLIAM B. WHITLEY  
Mayor  
JOHN B. "JACK" NICHOLS  
City Attorney  
VICKI WAINWRIGHT  
Clerk / City Administrator



COUNCIL:  
EDWARD GUINN  
Mayor, Pro Tem  
JACOB HOPKINS  
GLENN HARRIS  
RODRICK FLOWERS  
DEBORAH WILLIAMS

River Valley Regional Commission  
710 Front Avenue, Suite A  
Columbus, GA 31901

Re: Greater Taylor County Comprehensive Plan 2024-2028

Mr. Jim Livingston,

The City of Butler has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamic and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Vicki Wainwright, City Administrator/Clerk - City of Butler at (678) 588-0880 or by email to [vwainwright@cityofbutlerga.com](mailto:vwainwright@cityofbutlerga.com).

Sincerely,

A handwritten signature in cursive script that reads "William B. Whitley".

Barry Whitley, Mayor  
City of Butler







River Valley Regional Commission  
710 Front Avenue, Suite A  
Columbus, GA 31901

Re: Greater Taylor County Comprehensive Plan 2024-2028

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The City of Reynolds has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

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I certify that the appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Donna "Sissy" McLaughlin, Clerk, City of Reynolds at (478) 847-3435 or by email to [cityclerk@reynoldsga.com](mailto:cityclerk@reynoldsga.com).

Sincerely,

A handwritten signature in black ink that reads "Fred Waller".

Fred Waller, Mayor  
City of Reynolds







County Manager

Amanda Queen

Chairman

Milton Harris, District 3

Vice Chairman

Tameka F. Harris, District 2

County Attorney

Edward N. Davis

Board Members

Cicero Latimore, District 1

Walter R. Peacock, District 4

Randy Nelson, District 5

River Valley Regional Commission  
710 Front Avenue, Suite A  
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If you have any questions concerning our submittal, please contact Amanda Queen, County Manager at 478-862-3336 or by email to [taylor@pstel.net](mailto:taylor@pstel.net).

Sincerely,

Milton Harris, Chair  
Taylor County Commission



Greater Taylor County  
Comprehensive Plan 2024-2028



Greater Taylor County  
Comprehensive Plan 2024-2028

Taylor County  
City of Butler · City of Reynolds

March, 2024



TAYLOR COUNTY

Milton Harris, Chairman

Tameka Harris	Cicero Latimore
Randall Nelson	Robert Peacock*

Lenda Taunton\*, County Manager

Amanda Queen, County Manager

CITY OF BUTLER

Barry Whitley, Mayor

Roderick Flowers	Edward Guinn
Glenn Harris	Jacob Hopkins
Deborah Williams	

Vicki Wainwright, City Clerk

CITY OF REYNOLDS

Fred Waller, Mayor

Tommy Beeland	Hiram Couch
Brandon Hunter	Danny Peed
Timishea Price	Hannah Sloan

Donna "Sissy" McLaughlin, City Clerk

\*Chairman/Manager during plan preparation

Assisted by River Valley Regional Commission  
228 West Lamar St.    710 Front Ave.  
Americus            Columbus

***SITE LOCATION MAP***



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RESOLUTION OF ADOPTION  
GREATER TAYLOR COMPREHENSIVE PLAN 2024-2028

WHEREAS; in accordance with state law Taylor County participated in development of, and in 1996 adopted, a *Joint City/County 1996 Comprehensive Plan*, and

WHEREAS; the update of the *Joint City/County 1996 Comprehensive Plan* provided for in O.C.G.A. 36-70-1 has been prepared in the Greater Taylor Comprehensive Plan 2024-2028 to include Taylor County, the City of Butler and the City of Reynolds, and

WHEREAS; the *Greater Taylor Comprehensive Plan 2024-2028* has been deemed by appropriate review agencies to satisfy O.C.G.A. 36-70-1 and related regulatory provisions for local comprehensive planning.

NOW, THEREFORE BE IT RESOLVED; that the Taylor County Board of Commissioners hereby adopts the *Greater Taylor Comprehensive Plan 2024-2028*.

Duly resolved this *7th* day of May, 2024

TAYLOR COUNTY BOARD OF COMMISSIONERS



Chairman



Witness

RESOLUTION OF ADOPTION  
GREATER TAYLOR COMPREHENSIVE PLAN 2024-2028

WHEREAS; in accordance with state law the City of Butler participated in development of, and in 1996 adopted, a *Joint City/County 1996 Comprehensive Plan*, and

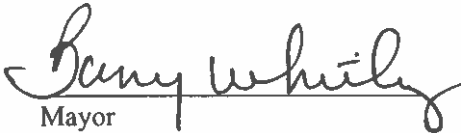
WHEREAS; the update of the *Joint City/County 1996 Comprehensive Plan* provided for in O.C.G.A. 36-70-1 has been prepared in the *Greater Taylor Comprehensive Plan 2024-2028* to include the City of Butler, the City of Reynolds and Taylor County, and

WHEREAS; the *Greater Taylor Comprehensive Plan 2024-2028* has been deemed by appropriate review agencies to satisfy O.C.G.A. 36-70-1 and related regulatory provisions for local comprehensive planning.

NOW, THEREFORE BE IT RESOLVED; that the Butler City Council hereby adopts the *Greater Taylor Comprehensive Plan 2024-2028*.

Duly resolved this 9th day of April 2024

BUTLER CITY COUNCIL

  
Mayor

  
Witness

RESOLUTION OF ADOPTION  
GREATER TAYLOR COMPREHENSIVE PLAN 2024-2028

WHEREAS; in accordance with state law the City of Reynolds participated in development of, and in 1996 adopted, a *Joint City/County 1996 Comprehensive Plan*, and

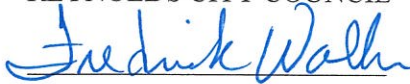
WHEREAS; the update of the *Joint City/County 1996 Comprehensive Plan* provided for in O.C.G.A. 36-70-1 has been prepared in the *Greater Taylor Comprehensive Plan 2024-2028* to include the City of Reynolds, the City of Butler and Taylor County, and

WHEREAS; the Greater Taylor Comprehensive Plan 2009-2028 has been deemed by appropriate review agencies to satisfy O.C.G.A. 36-70-1 and related regulatory provisions for local comprehensive planning.

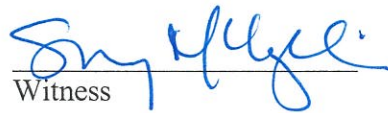
NOW, THEREFORE BE IT RESOLVED; that the Reynolds City Council hereby adopts the Greater Taylor Comprehensive Plan 2009-2028.

Duly resolved this 1st day of April 2024

REYNOLDS CITY COUNCIL



Mayor



Witness





## Introduction

This is the community's third full comprehensive planning document prepared in compliance with the Georgia Planning Act of 1989. The first was adopted in November, 1995, for the period 1996-2005. The second was adopted January, 2009 for the period 2009-2018. A deadline extension was granted by the state for the period between these two plans because of revisions to the minimum planning standards. The legislative intent and purpose of the Act, 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 Georgia Department of Community Affairs was charged by the State Legislature 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 and has undergone revisions since passage of the 1989 Act.

This plan was prepared in compliance with the third iteration of the Minimum Standards and Procedures, which took effect March 1, 2014. Plan development began well in advance of the fourth iteration of mandated planning standards which took effect October 1, 2018. The six required plan elements applicable to this document and the options selected, where applicable, are presented here in the order they appear in the regulations:

### Community Goals Element

Of the four options available to address this element; General Vision Statement, List of Community Goals, Community Policies, and Character Areas with Defining Narrative, the community opted for a General Vision Statement.

### Needs and Opportunities Element

From input provided by public officials and the general public lists of issues, needs and opportunities were developed to be addressed through plan implementation.

### Community Work Program Element

Separate lists of specific activities each jurisdiction intends to undertake during the first five years of the life of this plan were developed to address needs and issues and to capitalize on opportunities. This section includes a Report of Accomplishments revealing the status of activities implemented in the previous five-year work program.

### Economic Development Element

The element identifies needs, issues and opportunities related to economic development and economic vitality of the community. It includes a work program separate from the Community Work Program addressing needs and opportunities considering such factors a diversity of the economic base, quality of the local labor force, and identification of local economic development agencies, programs and tools.

### Land Use Element

This is a plan requirement for local governments with zoning regulations. Of the two allowable options for addressing this planning element; a future land use map or character area identification,

all three jurisdictions prepared a future land use map. An existing land use map was prepared for each jurisdiction as the foundation for projecting and promoting future land uses. Both maps are included for all three jurisdictions.

#### Broadband Element

This element addresses an amendment to the Minimum Standards and Procedures for Local Comprehensive Planning. It describes the community's disparity in Internet service relative to most of the state, and presents an action plan addressing the promotion of the deployment of broadband services by broadband service providers into unserved/ underserved areas of the community.

#### Plan Development

The plan facilitator met with each governmental body to provide general background information, discuss plan element options and the plan development process. At this informational meeting initial public hearings were scheduled for each jurisdiction for data presentation and initial solicitation of public input and participation. An initial hearing was held for Reynolds March 20, 2023, for the Board of Commissioners April 13, 2023, and for the City of Butler April 11, 2023. After the first round of hearings, work sessions were held in each jurisdiction to advance plan development and additional input sessions were held with the Chamber of Commerce; Industrial Development Authority; and Planning and Zoning Administrator. Telephone discussions were held with the Airport Authority.

The steering committee consisted of the elected officials of each jurisdiction, the chief appointed/administrative officials and staff of the chamber of commerce. These parties constituted the core of stakeholders, which also included representation from planning and zoning, public works supervisors, emergency responders, the library director, the local electrical utility membership cooperation, and largest employers. Community input was also solicited during a local festival and through an online survey. RVRC staff reviewed the following local, regional, and plans in the effort to analyze the current needs and opportunities and development patterns of the region and surrounding area:

- Georgia's Strategic Comprehensive Outdoor Recreation Plan, 2022
- Upper Flint Regional Water Plan 2023
- Comprehensive Economic Development Strategy 2021
- Crisp Regional Community Needs Assessment 2019
- Georgia Balance of State Continuum of Care Point in Time Homeless Count 2022
- State of Georgia Pedestrian and Streetscape Guide 2021
- Vulnerable Roadway User Safety Assessment 2024
- Georgia State Railroad Plan 2021
- Statewide Aviation System Plan 2023: Summary Report for Crisp County-Cordele Airport
- The Nature Conservancy Annual Report 2021

The draft of the plan was presented at the second public hearing March 14, 2024, during which additional input and comment was solicited. This was a joint hearing for all three jurisdictions hosted by the county. Information pertaining to plan hearings, meetings and development were advertised via newspaper notices, newspaper coverage, word of mouth, e-mail notices and social media.

## Plan Organization

This document was developed as a joint plan with the General Vision statement, Issues and Opportunities and Broadband elements each presented to as a representation of all three jurisdictions. Because Land Use and Work Programs, both Community and Economic Development, have features that are unique to each jurisdiction they are presented separately by jurisdiction. Demographic Data Tables and Analysis are presented for the community as a whole with the economic development component presented to serve as background for the separate Economic Development elements. The final document is available in two versions; (1) all elements combined into a single document, and (2) for greater day-to-day utility the elements representative of the community as a whole can be bound with those elements unique to any jurisdiction or combination thereof.




# Vision Statement



Taylor County is a community that values family and unity. Taylor will expand its efforts for new individuals and opportunities for growth that are also accepted by current citizens. It is not a desire for change that motivates Taylor County but rather contentment with a small community that knows its population well. Growth will directly tie Taylor County residents with the revitalization of current opportunities. Families will have a bright outlook on the potential of the area for many years to come.

## ISSUES AND OPPORTUNITIES




### STRENGTHS

 TAYLOR COUNTY	 BUTLER GEORGIA	 REYNOLDS GEORGIA
<ul style="list-style-type: none"> <li>• Everyone comes together in time of need</li> <li>• We stick together</li> <li>• Recreational services</li> <li>• We all work together to achieve the same goals</li> <li>• Small town atmosphere</li> <li>• Close knit community</li> <li>• Community</li> <li>• Sheriff</li> <li>• Knowing everyone.</li> <li>• Faith and loyalty</li> <li>• The community does get together to support the children of TC by providing safe options to socialize</li> <li>• The care we have for one another.</li> <li>• Previously, before the change in direction driving the community to become a HOA, overpopulated, area that lost the small town charm; it was strong in the sense of community.</li> <li>• Access to major through ways</li> <li>• The small town feel and people</li> <li>• Taylor County is located in a prime location on Hwy 96 and Hwy 19. Would love to see us offer businesses at the major intersections to attract people to stop and spend a little time and money in our county.</li> <li>• safety</li> </ul>	<ul style="list-style-type: none"> <li>• The law enforcement/fire trucks</li> <li>• Safety</li> <li>• Churches-very impressive</li> <li>• Morale and selflessness</li> <li>• Friendly, small-town feel, safe environment.</li> <li>• Friendly, safe</li> </ul>	<ul style="list-style-type: none"> <li>• People are helping in the community by making things are done properly and on time</li> <li>• country living</li> <li>• The feel of family. Everyone knows everyone. I feel safe the police are always riding the neighborhood.</li> <li>• Community Activist who help clean, assist the elderly!!</li> <li>• It's a small community</li> <li>• Great law enforcement in Reynolds, nice people, and community pride.</li> <li>• The friendliness of the people.</li> <li>• Safety and easy going environment</li> <li>• Helpful neighbors</li> <li>• Have loved seeing the renewed interest in our area</li> <li>• Low crime rates</li> <li>• The people who care about one another.</li> <li>• Safe &amp; friendly</li> </ul>

<ul style="list-style-type: none"> <li>• Community engagement</li> <li>• Find a way to make food prices more affordable</li> <li>• Community engagement and inclusion</li> <li>• Unity</li> <li>• Rural life. Recreation. Hunting, fishing, baseball, softball, football, etc.</li> <li>• For the most part it's quiet but you need to do something about the animals that are not Kept in their own yard</li> <li>• Don't have any</li> <li>• Land, and hunting opportunities</li> <li>• Its friendly citizens.</li> <li>• Our tight nit community.</li> <li>• People</li> <li>• People know each other and are generally friendly; low crime rate</li> <li>• Affordable housing, when available.</li> <li>• Common goal of raising children in a good environment. Bible is the foundation for most of the community.</li> </ul>		
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## ISSUES AND OPPORTUNITIES

### WEAKNESSES

 TAYLOR COUNTY	 BUTLER GEORGIA	 REYNOLDS GEORGIA
<ul style="list-style-type: none"> <li>• More jobs</li> <li>• Maybe more volunteers that volunteer</li> <li>• Some roads are almost destroyed</li> <li>• Not wanting to grow</li> <li>• People</li> <li>• Allowing growth</li> <li>• Lack of pride in taking care of the area, large amounts of trash left on residential streets. Underutilized spaces, both residential and retail, from the unwalkable streets to empty storefronts. Also the large amount of abandoned animals in the city and Taylor County as a whole.</li> <li>• Jobs to retain young people</li> <li>• Image</li> <li>• Jobs for younger ages.</li> <li>• Fear of change</li> <li>• There is not much to do unless someone is willing and able to spend money. For example, could go to a game but got to pay. To sign a child up for rec have to pay a fee. There are no public parks, picnic areas, or water activities in the warmer months.</li> <li>• Growth</li> <li>• Need more things to do for the young community.</li> <li>• Adversity to change.</li> <li>• Funding for public spaces that everyone can enjoy. There are almost no properly unkept playgrounds for the children in our community. These places would be a great opportunity for fellowship among community members</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing, affordable everything.</li> <li>• Racism</li> <li>• City and County government as well as some citizens roadblocking growth and progress. This is a frustrating problem.</li> <li>• More attractions and things to do that are family oriented. And places for adults. Like bars or clubs.</li> <li>• City of butler law enforcement. They are a joke. Neighbors can literally be outside physically fighting in the yard and they drive by with a blind eye, also have been pulled over before for a accidental tail light out and had to inform the officer the difference from left to right. They need better training.</li> <li>• Having a hometown feel while bringing some culture into the community</li> <li>• Growth restrictions</li> <li>• 30minutes from National Brands. Restaurants closed on Sundays &amp; Mondays. Empty, deteriorating spaces on the downtown square.</li> <li>• More and better jobs so that people who grow up here want to stay</li> </ul>	<ul style="list-style-type: none"> <li>• Too many stray dogs running around. There is no enforcement of the law when it comes to dogs roaming free. Have almost been attacked twice by dogs. Something needs to be done. There absolutely needs to be Animal control.</li> <li>• Job opportunities for young teenagers who just finished school or college</li> <li>• taxes</li> <li>• Safe drinking water.</li> <li>• Racial discrimination</li> <li>• Other than the asbestos water? Probably the lack of readily available jobs/retail convenient to Reynolds. The IGA opening back up has helped, I am sure. There is also a little bit of a stray dog problem.</li> <li>• Need more business</li> <li>• We need drinkable water now and employment opportunities that preserve the natural beauty of the area while helping to combat poverty.</li> <li>• Water problems</li> <li>• The lack of good, well-paying jobs within the county.</li> <li>• Low income with rising costs</li> <li>• Apathy by many</li> <li>• Tribalism, racism, &amp; a hope for "the way it used to be," continued decrease in population,</li> <li>• Communication and</li> </ul>






<p>and their families.</p> <ul style="list-style-type: none"> <li>• Those that own the land that could be developed over value the land so nothing is ever developed.</li> <li>• lack of businesses</li> <li>• There is some division between social classes and races that could be overcome</li> <li>• Not enough retail , grocery stores. Need more convenience and access</li> <li>• Poverty, lack of job opportunities in the county due to family monopolies</li> <li>• Affordable housing. Permitting and the process of sewage approval cost too much.</li> <li>• The police need to do their job we need to clean up the crime and stop looking the other way</li> <li>• There are too many to list</li> <li>• Growth but not getting to large</li> <li>• Ditches cleaned and cut more often when the grass grows...</li> </ul>		<p>Misinformation</p> <ul style="list-style-type: none"> <li>• We need more job opportunities in TC</li> <li>• From listening to the city council meetings, it seems that we have a lot to address, not the least of which is asbestos water. The notices that have been sent out heavily imply that I should be okay with myself or my vulnerable family members ending up with intestinal damage since it's not cancerous. Instead, we have the financial burden of repeatedly testing our water for drinkability to the tune of hundreds of dollars per test or continue to purchase drinking/cooking water and hope that we don't end up with lung problems from inhaling droplets when we shower or residual buildup of asbestos particles in the bathrooms, showers, or dryers, or benign intestinal polyps and their not-so-fun symptoms. I'd like to see a city that doesn't brush off serious health concerns like asbestos in the water, the stray dog problem, or the storm drainage problem that happens in some neighborhoods.</li> </ul>
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<b>ISSUES AND OPPORTUNITIES</b> <b>OPPORTUNITIES</b>		
		
<ul style="list-style-type: none"> <li>• We moved to Taylor County and chose to commute almost an hour to work so we could enjoy the peaceful atmosphere. Now there are dramatic negative effects noted throughout the county which offer us the choice to advocate for the return of what is left of the county or</li> </ul>	<ul style="list-style-type: none"> <li>• a daycare center for those who's kids don't get into head start, a better park for younger kids (1-3) all the parks have bigger kid stuff</li> <li>• We need affordable/starter housing here for young couples and individuals returning after college.</li> <li>• Please plan aggressively for</li> </ul>	<ul style="list-style-type: none"> <li>• To see the future generations have good jobs in Reynolds and Butler</li> <li>• Water and Parks</li> <li>• We need more food restaurants in town</li> <li>• Give the people a voice to speak truthfully so we all can figure out ways to connect with one another on a</li> </ul>

<p>move and make others aware of what has happened. We are speaking of rural (previously) locations; not city limits.</p> <ul style="list-style-type: none"> <li>• Restaurant and food options</li> <li>• You were too worried about big money and not the people in your community a Walmart would've been a better choice than a golf course</li> <li>• Need closer medical facilities</li> <li>• I hope we can bring more to the community and some of the older buildings we could put those to use</li> <li>• Better accessibility to animal care and shelters within the county, and building towards more human-centric infrastructure in terms of transport and public spaces.</li> <li>• This is a great place to live and raise your family. We need controlled growth and improvement.</li> <li>• I believe Taylor County needs to explore incentives to bring businesses into the county. We need more than Dollar Generals and liquor stores.</li> <li>• need to bring more businesses in - restaurants would be nice</li> <li>• Taylor county is positioned perfectly for growth</li> <li>• diversify the government. Allow growth. I could go all day.</li> <li>• Need a hotel to help support recreational opportunities.</li> <li>• Needs to clean up downtown to attract people to spend money here</li> <li>• Stop spending so much on county fire department until the number of quality, certified (in county) volunteers improve. Having new stations, new fire trucks, and new equipment without personal serves the county no purpose</li> <li>• Revive the downtown areas!</li> </ul>	<p>growth so that our community does not dry up and go away.</p>	<p>spiritual level as well as ensure we recognize the elders before us to better maintain order, obedience and structure throughout all the communities</p> <ul style="list-style-type: none"> <li>• I feel lucky to live in Reynolds. I wish there were more restaurants and shops but the population cannot support more and I like the town small and wholesome the way it is. Police Chief Lonny Holder is amazing and his team is dedicated. Love them! City government is also accessible and open, which is great. I wish there was still green waste pick up and recycling in our city, but none the less, Reynolds is a great place to live</li> <li>• To include the whole community</li> <li>• Can be brighter</li> <li>• The future of Taylor County is bright. We need to do all we can to attract and retain young people in the area.</li> <li>• Heading in the right direction.</li> </ul>
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## ISSUES AND OPPORTUNITIES

### THREATS

 TAYLOR COUNTY	 BUTLER GEORGIA	 REYNOLDS GEORGIA
<ul style="list-style-type: none"> <li>• The stores and what they have to offer</li> <li>• Littering and seeing stray animals abandoned, injured, and suffering, on every commute around the city and county.</li> <li>• Aging</li> <li>• Health care</li> <li>• Safety and an educated population</li> <li>• Availability of resources</li> <li>• Lack of high-speed internet</li> <li>• Public safety and access to affordable groceries/shopping</li> <li>• crime, crowded area</li> <li>• Safety in schools and buses</li> <li>• Rundown properties. Slumlords charging high rent for junk and nothing being done about it. Young couples can't afford a nice safe place to live.</li> <li>• Cost, availability of goods.</li> <li>• Infrastructure or lack thereof, security of a staffed Fire department.</li> <li>• Land prices. Most of our land is owned by out-of-county property owners. The people that aren't from here can afford over-priced land because their median income is higher. The locals have no opportunity to purchase land they dream of.</li> <li>• Lack of social offerings</li> <li>• Employment availability, and affordable housing.</li> <li>• The board members and the commissioners who hold up the progress of this great county</li> <li>• Cleanliness of the county.</li> <li>• I love living here but I wish there were more to do and more to offer.</li> <li>• I hope the citizens stay connected &amp; caring as the</li> </ul>	<ul style="list-style-type: none"> <li>• Financial issues</li> <li>• Safety and education</li> <li>• Amount of time driving to have the standard of living I want.</li> <li>• Slow internet. No local veterinarian. No dog park nearby.</li> <li>• Lack of high-quality businesses such as grocery stores, retail, and restaurants.</li> <li>• This town has potential. But it's time to get the town updated. So that the finance can stay in town. The community always has to drive to the next city for other restaurants and stores. To shop at. Walmart being one.</li> </ul>	<ul style="list-style-type: none"> <li>• The water system impacts us in a very negative way.</li> <li>• Also the stray dogs make it hard to enjoy going outside and walking</li> <li>• Get a better job</li> <li>• High taxes. Can't imagine how the elderly make it.</li> <li>• Other than the asbestos water? The potholes in the neighborhoods. The maintenance of the parks.</li> <li>• Amenities</li> <li>• Other than having asbestos in our drinking water and having to haul in bottled water until city water pipes are replaced in Reynolds, I love where I live and love my city and quality of life.</li> <li>• Money</li> <li>• Services</li> <li>• There is little for families to share or do in Reynolds.</li> <li>• Not enough options for food and restaurants. Have to leave the community too often.</li> <li>• Please do something about stray dogs. Reynolds would be much better if Taylor County had Animal control</li> <li>• The continued bitterness between the cities of Reynolds and Butler and the county will prevent any meaningful growth and development. The economic pie is shrinking along with the populations.</li> </ul>

<p>county grows. The growth is maintained, our county will be a beautiful place to visit &amp; live.</p> <ul style="list-style-type: none"> <li>• The deficit in childcare opportunities is an additional burden for families in our community.</li> <li>• Taylor County will always be hard to develop because people here don't like change or growth. Also the people here don't like change or growth. And then there's the fact that people here don't want change or growth.</li> <li>• Some growth is needed. Most old timers don't want growth. Leadership needs to change. Be fair to everyone, not just certain people. Fire the fire chief. Reassessment of the fire department is needed.</li> <li>• We need Jobs, Jobs, and more Jobs. 2nd poorest county in the state, the leaders of this county are running it into the ground and offer locals no relief.</li> <li>• We should do elections again and get a whole new board of people in there and find out where all the covid money and every other money that has come in from the infrastructure bill</li> <li>• Childcare options are very limited for working families. Would love a Christian preschool in Taylor County.</li> </ul>		
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Taylor County Community Work Program FY 2024-2028								
Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost <sup>1</sup>	Source	
Computer upgrades	X	X	X	X	X	\$2.5K	General Fund	County Manager
Bridge repair	X	X	X	X	X	\$500K	LMIG/TIA	County Manager
Pave county roads	X	X	X	X	X	\$3.1M	LMIG/SPLOST	Public Works Director
Stripe county roads	X	X	X	X	X	\$250K	LMIG/SPLOST	Public Works Director
Replace sheriff's cruiser	X	X	X	X	X	\$38K	SPLOST	Sheriff
Purchase fire vehicle and equipment	X	X	X	X	X	\$250K	SPLOST	Fire Chief
Replace roadway signage (per US DOT reflectivity standard)	X	X	X	X	X	\$35K	LMIG/SPLOST	Public Works Director
Purchase maintenance equipment for recreation department	X	X	X	X	X	\$25K	SPLOST	Recreation Director
Incorporate capital budget into financial management system		X	X			Staff Time	General Fund	County Manager
Capitalize on any opportunity to attract natural gas transmission lines to the community	X	X	X	X	X	\$5M	TBD	Commercial Natural Gas Company
Renovate courthouse incorporating storm-resistant elements				X		\$150K	USDA/SPLOST	County Manager
Complete installation of water sprinkler system at recreation complex					X	\$100K	SPLOST	Recreation Director
Construct additional ten-bay, storm-resistant T-hangars with airport taxiways	X	X	X	X	X	\$740K \$760K	DOT/SPLOST	Airport Manager
Pursue housing and/or related assistance					X	<\$800K	CDBG/CHIP	County Manager
Codify county ordinances					X	\$25K	General Fund	County Manager
Establish a revolving loan fund					X	\$500K	CDBG/CDBG-EIP/USDA-RBDG	Development Authority
Update zoning ordinance	X					Staff Time	General Fund	Planning Director

<sup>1</sup>Where stated, "Staff Time" should be the preponderance of project cost.

**Taylor County  
Community Work Program FY 2024-2028, Continued**

Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost <sup>1</sup>	Source	
Review and increase environmental/nuisance code enforcement activity, incorporating disaster mitigation “standards” checklist	X					Staff Time	General Fund	Planning Director EMA Director
Post emergency preparedness information on web site	X					Staff Time	General Fund	EMA Director
Negotiate the possible consolidation or contract-for-services of zoning administration and comprehensive, full-time building/housing code enforcement countywide		X				Staff Time	General Fund	Board of Commissioners Planning Director City of Butler City of Reynolds
Purchase new ambulance	X					\$170K	SPLOST/Gen. Fund	EMS Director
Pursue funding for additional office space for Health Dept. and DFCS with storm-resistant features				X		\$100K	SPLOST/Gen. Fund	County Manager
Replace HVAC at Health Dept. and DFCS		X				\$25K	SPLOST	Board of Commissioners
Renovate neighborhood service center	X					\$50K	SPLOST/Gen. Fund	Board of Commissioners
Acquire adjoining lot and construct addition to county annex	X					\$300K	SPLOST/Gen. Fund	Board of Commissioners
Construct bleachers at football field			X			\$50K	SPLOST	Recreation Director
Construct airport terminal				X		\$500K	DOT/SPLOST	Airport Manager

<sup>1</sup>Where stated, “Staff Time” should be the preponderance of project cost.



Taylor County Community Work Program FY 2024-2028, Continued								
Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost <sup>1</sup>	Source	
Landscaping enhancements on GA 96 between Butler and Reynolds			X			\$341K	DOT/Gen. Fund	County Manager
Adopt environmental protection ordinances (wetlands, groundwater recharge and river corridor protection)	X					Staff Time	General Fund	County Manager
Implement an aggressive economic marketing campaign; develop dynamic web site promoting competitive economic advantages (mega site); expand networking activities	X					Staff Time	General Fund	Development Authority
Replace heavy equipment in Public Works			X			\$400K	General Fund	County Manager
Replace household trash truck			X			\$250K	General Fund	County Manager
Construct multi-purpose recreation/community building with storm-resistant features		X				\$750K	SPLOST	Recreation Director
Add one transit van to Taylor transit fleet every other year	X		X		X	\$50K	DOT/Transit System	Transit Manager
Purchase concession trailer for recreation complex/football field		X				\$3K	SPLOST	Recreation Director
Parking/paving improvements at recreation site		X				\$200K	SPLOST	Recreation Director
Initiate single-family lease-to-purchase housing program			X			Staff Time	USHUD	Flint Area Consolidated Housing Authority
Purchase two new ambulances (\$225K each)		X				\$450K	General Fund	EMS Director

<sup>1</sup>Where stated, "Staff Time" should the preponderance of project cost.

<sup>1</sup>Where stated, "Staff Time" should the preponderance of project cost.

**Taylor County  
Economic Development Work Program FY 2024-2028, Continued**

Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost <sup>1</sup>	Source	
Incorporate Eco-Tourism into economic promotion activities		X				Staff Time	General Fund	Development Authority
Northwest (airport) bypass linking US 19					X	\$3M	DOT	Board of Commissioners
Pursue increase of minimum lot size in "Rural" Character Area					X	Staff Time	General Fund	Planning Director
Purchase playground equipment and install fencing at recreation complex	X					\$50K	SPLOST	Recreation Director
Construct additional bleachers at tennis court			X			\$50K	SPLOST	Recreation Director
E-911 System Enhancements	X					TBD	SPLOST/Gen. Fund	Board of Commissioners
Implement curbside garbage collection	Long-term project							Board of Commissioners
Reactivate recycling program	Long-term project							Board of Commissioners

<sup>1</sup>Where stated, "Staff Time" should be the preponderance of project cost.

Taylor County Work Program Report of Accomplishments FY 2019-2023				
Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Computer upgrades	X			
Bridge repair	X			
Pave county roads	X			
Stripe county roads	X			
Replace sheriff's cruiser	X			
Purchase fire vehicle and equipment	X			
Replace roadway signage (per US DOT reflectivity standard)	X			
Purchase maintenance equipment for recreation department	X			
Incorporate capital budget into financial management system			2025 & 2026	
Capitalize on any opportunity to attract natural gas transmission lines to the community		Discussions continuing with City of Fort Valley and Upson County engineers		
Railroad warning device at Norfolk Southern crossing (Lofton Road)	X			
Renovate courthouse incorporating storm-resistant elements			2022 Repaired steeple; renovation suspended pending SPLOST	
Erect field lights at football field	X			
Complete installation of water sprinkler system at recreation complex		Continue with 2028 SPLOST funds		
Construct ten-bay, storm-resistant, airport T-hangar with taxiways	X			
Initiate pursuit of DNR funding for a public fishing area (PFA)	X	Boat ramps upgraded at Crawford and Upson		
Pursue housing and/or related assistance			2028 Lack of funds	

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

<b>Taylor County Work Program Report of Accomplishments FY 2019-2023, Continued</b>				
<b>Project/Activity</b>	<b>Complete <sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ...</b>	<b>Not accomplished</b>
Codify county ordinances			2028 Lack of funds	
Establish a revolving loan fund			2028 Lack prospect	
Update zoning ordinance			2024 Solar farms	
Review/revise large signage regulations (placement)			2019	
Review and increase environmental/nuisance code enforcement activity, incorporating disaster mitigation “standards” checklist			2024 Solar farms	
Post emergency preparedness information on web site	X			
Negotiate the possible consolidation or contract-for-services of zoning administration and comprehensive, full-time building/housing code enforcement countywide			2025	
Remodel EMS Building	X			
Construct EMS Building	Remodeled existing			
Purchase new ambulance	X			
Pursue funding for additional office space for Health Department, DFCS, Neighborhood Service Center, Family Connections with storm-resistant features			2025 Lack of funds	
Replace HVAC at Health Dept. and DFCS	X			
Construct Taylor transit complex; office and vehicle housing				Former DOT goal; no longer needed Parking awning added behind EMS & County Annex

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Taylor County Work Program Report of Accomplishments FY 2019-2023, Continued				
Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Renovate neighborhood service center			2024	
Pave county office complex parking lot				Installed crush and run surface instead
Acquire adjoining lot and construct addition to county annex		Attempting to purchase		
Negotiate the possible consolidation of fire services into a countywide department				No longer needed
Construct bleachers at football field	X			
Construct airport terminal		Modular building placed on site New terminal in 5-year plan for 2027		
Landscaping enhancements on GA. 96 between Butler and Reynolds			2026 Lack of funds	
Adopt environmental protection ordinances (wetlands, groundwater recharge and river corridor protection)			2024	
Implement an aggressive economic marketing campaign; dynamic web site, promoting competitive economic advantages (mega site), expand networking activities	X			
Replace heavy equipment in public works	X			
Replace (household) trash truck	X			
Construct multi-purpose recreation/community center building with storm-resistant features		Gym under construction		
Add one transit van to Taylor transit fleet	X			
Purchase concession trailer for recreation complex/football field			2025	
Parking/paving improvements at recreation site	X			

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

**Taylor County Work Program  
Report of Accomplishments FY 2019-2023, Continued**

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Initiate single-family lease-to-purchase housing program			Lack of funds	
Purchase new ambulance	X			
Purchase playground equipment and install fencing at recreation complex	X			
Construct bleachers at tennis court	X			
Pursue cluster zoning/conservation subdivision components with visual buffer standards for subdivision ordinance			2025 Suspended pending ordinance update	
Adopted and incorporated the “Taylor Made” re-branding logo	X			
Pursue appropriate zoning for “Jarrell” and “Motor Sports” character areas				No longer applicable
Expand water system for fire suppression			2025 Lack of funds	
Northwest (airport) bypass linking US 19 & GA 96	X (GA 96)		US 19 access postponed 2027	
Pursue increase of minimum lot size in “Rural”-Area	X (Increased three to five)			
Implement curbside garbage collection			Long Term	
Reactivate recycling program			Long Term	

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Butler Community Work Program FY 2024-20283								
Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost <sup>1</sup>	Source	
Negotiate with the county the possible consolidation or contract-for-service zoning administration and comprehensive, full-time building/housing code enforcement	X	X				Staff Time	Operating Budget	City Council
Incorporate a disaster mitigation “standards” checklist into code enforcement activities			X			Staff Time	Operating Budget	City Manager
Replace deteriorated sanitary sewer mains	X		X		X	TBD	USDACDB G GEFA	Utility Superintendent
Continue capture of water/wastewater infrastructure using GPS		X		X		\$2.5K per occasion	USDA GEFA	Utility Superintendent
Pursue a storm-hardened after-hours emergency care facility	X	X	X	X	X	TBD	GEMA	City Manager
Replace police cruiser	X		X		X	\$55K per vehicle	USDA Dept. Budget	Police Chief
Incorporate capital budget into financial management system	X	X				Staff Time	General Fund	County Manager
Purchase turnout gear and breathing apparatus for fire department	X		X		X	\$1200 per purchase	Fire Grant Dept. Budget	Fire Chief
Storm drainage improvements-piping/ditching at various sites		X		X		TBD	GEFA Dept. Budget	Public Works Superintendent
Signage enhancements: replace street signs, erect way-finding signage, erect entranceway signs	X	X	X			\$60K	TIA General Fund	Public Works Superintendent
Pursue housing and/or related assistance for residents			X		X	≥\$700K	CDBG- CHIP USDA	City Manager
Extend wastewater collection service to unserved residences	X		X		X	TBD	USDA	Utility Superintendent
Supplement fire department with one paid firefighter	X					\$52K	Operating Budget	Fire Chief
Negotiate with county to consolidate fire services into countywide department			X			Staff Time	Operating Budget	City Council



Butler Community Work Program FY 2024-2028, Continued								
Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost	Source	
Construct storm-resistant fire substation (subject to consolidation of fire services)					X	TBD	USDA GEMA	Fire Chief
Construct larger, storm-resistant city hall				X		≥\$500K	GEFA USDA	City Council
Enhance elevated water storage capacity and upgrade associated water transmission mains						\$3M	USDA	Utility Superintendent
Replace fire truck			X	X		\$700K	Fire Grant USDA	Fire Chief
Make park and playground improvements		X		X		\$75K	General Fund	Public Works Superintendent
E-911 system enhancements	X					TBD	SPLOST General Fund	City Council
Library expansion		X				\$600K	GDEd USDA	Librarian

<sup>1</sup> Where stated, Staff Time should be the preponderance of project cost

Butler Economic Development Work Program FY 2024-2028								
Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost <sup>1</sup>	Source	
Facilitate economic and residential development through financial packaging, service delivery, etc.	X	X	X	X	X	TBD	CDBG USDA OneGA	City Council
Annex properties south of US 19/GA 96 intersection and zone appropriately to manage anticipated growth, or work with the county for appropriate zoning of the area	X					Staff Time	Operating Budget	City Council
Reassess need and level of support for: (1) creation of a DDA, (2) local historic district/historic preservation commission, (3) downtown facade enhancement program and follow through as appropriate.	X	X				Staff Time	Operating Budget	City Council
Construct sidewalk improvements on downtown square ADA				X		\$80K	DOT LMIG/TIA	Public Works Superintendent
Support county eco-tourism activity	X	X	X	X	X	Staff Time	Operating Budget	City Council
Develop incentives for infill development		X				Staff Time	Operating Budget	City Council
Enhance Broadband Service (adopt ordinance, develop incentive)		X				TBD	SPLOST General Fund	Butler Reynolds Board of Commissioners
Monitor the Need for and Address Brownfield Remediation			X	X	X	TBD	EPA EDA	Public Works Superintendent
Perform water system improvements to industrial park (wells, storage, water main upgrades, etc.)				X	X		USDA	Utility Superintendent

<sup>1</sup> Where stated, Staff Time should be the preponderance of project cost

Butler Work Program Report of Accomplishments 2019-2023				
Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Negotiate with the county the possible consolidation or contract-for-service zoning administration and comprehensive, full-time building/housing code enforcement		Discussions in progress and continuing through 2024 and 2025		
Incorporate a disaster mitigation “standards” checklist into code enforcement activities			2026 component of consolidation	
Replace deteriorated sanitary sewer mains	X			
Continue capture of water/wastewater infrastructure using GPS	X			
Pursue a storm-hardened after-hours emergency care facility			2023 funding available	
Replace police cruiser	X			
Incorporate capital budget into financial management system		2024 & 2025		
Purchase turnout gear and breathing apparatus for fire department	X			
Storm drainage improvements-piping/ditching at various sites	X			
Adopted and incorporated the “Taylor Made” re-branding logo	X			
Signage enhancements: replace street signs, erect way-finding signage, erect entranceway signs	X			
Negotiate with surrounding property-owners ROW for Hillcrest/RR Street/SR 137				Difficulty with RR ROW

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

<b>Butler Work Program Report of Accomplishments 2019-2023 Continued</b>				
<b>Project Activity</b>	<b>Complete <sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ...</b>	<b>Not accomplished</b>
Pursue housing and/or related assistance for residents	X			
Extend wastewater collection service to unserved residences	X			
Supplement fire department with one paid firefighter		2024		
Negotiate with county to consolidate fire services into one countywide department		2026 negotiations are episodic		
Construct storm-resistant fire substation			2028	
Construct larger, storm-resistant city hall		2027		
Enhance elevated water storage capacity and upgrade associated water transmission mains		2025		
Replace fire truck		2025		
Make park and playground improvements	X			
E-911 system enhancements	X			
Library expansion			2025 Supplemental funding	

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

**Reynolds  
Community Work Program FY 2024-2028**

Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost	Source	
Maintain diligent code enforcement - housing/ environmental/nuisance, with a pre-disaster mitigation component to reduce potentially hazardous debris fields (component of consolidation)			X			Staff Time	Permits Gen. Fund	Code Officer
Adopt blight ordinance			X			Staff Time	Gen. Fund	City Clerk
Develop a package of infill incentives to promote development of vacant and redevelopment of blighted properties	X					Staff Time	Gen. Fund	Development Authority/CofC
Finalize zoning ordinance update	X					Staff Time	Gen. Fund	City Clerk
Finalize update of signage regulations	X					Staff Time	Gen. Fund	City Clerk
Finalize codification of municipal ordinances	X					\$10K	Gen. Fund	City Clerk
Adopt environmental protection ordinances (wetlands and groundwater recharge)	X					Staff Time	Gen. Fund	City Clerk
Upgrade municipal website with dynamic features	X					\$4K	Gen. Fund	City Clerk
Promote volunteerism, tutoring, mentoring with messaging on municipal website and social media	X					Staff Time	Gen. Fund	City Clerk
Post information about family/business disaster preparedness on municipal website	X					Staff Time	Gen. Fund	City Clerk
Replace deteriorated sanitary sewer collection lines	X					\$175K	CDBG/ Gen. Fund	Public Works Superintendent
Rehabilitate water plant and clear well	X					\$100K	USDA	Public Works Superintendent
Replace asbestos-cement and cast-iron water distribution lines (±45k lf) and lead connections	X					\$2.1M	USDA	Public Works Superintendent

<sup>1</sup> Where stated, Staff Time should be the preponderance of project cost.

**Reynolds  
Community Work Program FY 2024-2028, Continued**

Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost	Source	
Construct second elevated water tank, well, treatment for overall system backup and Economic stimulation on the west side	X					\$1.4M	USDA/SPL OST	Public Works Superintendent
Install radio-read system for water meters	X					\$160K	USDA	Public Works Superintendent
Pursue funding for housing and/or related assistance	X			X		≤\$700K per project	CDBG/USDA/CHIP	City Clerk
Acquire one fire apparatus to replace two existing vehicles		X		X		\$90K	USDA/SPL OST	Fire Chief
Replace fire turnout gear and breathing apparatus		X		X		\$33K each	Fire Grant/Gen. Fund	Fire Chief
Replace police cruisers	X				X	\$50K each	USDA/ Gen. Fund	Police Chief
Apply for funding for Phase 2 storm drainage mitigation /street improvements needs	X			X		>\$1M	USDA	Public Works Superintendent
Relocate/upgrade City Hall to larger and storm-resistant facility(ies)			X			TBD	USDA/GEFA/GEMA	City Council
Duplicate and store copies of critical records offsite of City Hall	X					\$10K	Gen. Fund	City Clerk
Incorporate capital budget into financial management system	X					Staff Time	Gen. Fund	City Clerk
Implement Streetscape Improvements along GA 128		X				\$50K	TIA/SPLOST	Public Works Superintendent
Prepare and adopt a Bicycle/Pedestrian Plan	X					Staff Time	RVRC/DOT	City Clerk
Adopt a Complete Streets Policy	X					Staff Time	Gen. Fund	City Clerk
Make recreation enhancements via upgrades to existing facilities playgrounds, courts and fields, and new offerings, (e.g., disc golf, dog park, walking track with exercise stations)		X			X	>\$50K	DNR-LWCF/SPL OST/ Gen. Fund	Public Works Superintendent

<sup>1</sup> Where stated, Staff Time should be the preponderance of project cost

Reynolds Economic Development Work Program FY 2024-2028								
Project	Fiscal Year					Funding		Responsible Party
	'24	'25	'26	'27	'28	Cost	Source	
Audit franchise fee collections to identify possible shortfalls	X					Staff Time	Gen. Fund	City Council
Investigate and pursue best state incentive program for Reynolds, e.g., Rural Zone, Enterprise Zone, etc.	X	X				Staff Time	Gen. Fund	City council
Develop a Package of local incentives to promote Economic Development	X					Staff Time	Gen. Fund	Development Authority/Chamber of Commerce
Coordinate efforts with development authority to acquire industrial park/acreage				X		\$50K	One GAUSDA	City Council
Capitalize a revolving loan fund			X			<\$500K	USDA/RBDG/CDBG	City Council
Enhance broadband service (adopt ordinance, develop incentive)		X				TBD	SPLOST/Gen. Fund	City Council Board of Commissioners
Seek funding to facilitate conversion of the armory to maximize public use			X	X		>\$2M	USDA/One GA	City Council
Monitor the need for and address brownfield remediation			X	X	X	TBD	EPA/EDA	Public Works Superintendent
Selectively Implement Tourism Product Development Resource Team Report – 2018, e.g., Pursue Designation as State Strawberry Capital	X	X				Staff Time	Gen. Fund	City Clerk

<sup>1</sup> Where stated, Staff Time should be the preponderance of project cost



**Reynolds Work Program  
Report of Accomplishments FY 2019-2023**

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Maintain diligent housing/environmental/nuisance code enforcement program with eye on reducing size of potentially hazardous debris fields		2026 component of consolidation		
Adopt blight ordinance		2024		
Develop a package of infill incentives to promote development of vacant and redevelopment of blighted properties			2026	
Finalize zoning ordinance update		2024		
Finalize update of signage regulations		2024		
Finalize codification of municipal ordinances		2024		
Adopt environmental protection ordinances (wetlands and groundwater recharge)		2024		
Upgrade municipal website with dynamic features		2024		
Promote volunteerism, tutoring, mentoring with messaging on municipal website and social media	X			
Post information about family/business disaster preparedness on municipal website		2024		
Offer a leadership training program				Development Authority/Chamber of Commerce
Adopted and incorporated the “Taylor Made” re-branding logo	X			
Replace deteriorated sanitary sewer collection lines		2024		
Rehabilitate water plant and clear well		2024		

**Reynolds Work Program  
Report of Accomplishments FY 2019-2023, Continued**

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Construct second elevated water tank, well, treatment for overall system backup and Economic stimulation on the west side		2024		
Install radio-read system for water meters		2024		
Pursue funding for housing and/or related assistance			2024	
Acquire one fire apparatus to replace two existing vehicles	X			
Replace fire turnout gear and breathing apparatus	X			
Replace police cruisers	X			
Apply for funding to mitigate storm drainage/ street improvements needs	X			
Relocate/upgrade City Hall and Police Station to larger and storm-resistant facility(ies)	X Police Station		City Hall 2026	
Duplicate and store copies of critical records offsite of City Hall		2024		
Incorporate capital budget into financial management system		2024		
Assist adult care facility with effort to recruit a Medical Doctor to Reynolds	X			
Implement streetscape improvements along GA 128		2024		
Prepare and adopt a Bicycle/Pedestrian Plan		2024		
Adopt a Complete Streets Policy		2024		
Make recreation enhancements via, (1) upgrades to existing facilities (playgrounds, courts and fields, and (2) new offerings, e.g., disc golf, dog park, walking track with exercise stations.		2024		

<sup>1</sup> Activity may be completed for the period but part of a longer-term or ongoing effort.

## Land Use Element

### *Plan Requirement*

*This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:*

*(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:*

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

*(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.*

To satisfy this plan requirement the second option, development of a future land use map and narrative, is addressed. An existing land use map with accompanying statistics and narrative are presented as background for projected land use.

## *Land Use Definitions*

*Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.*

*Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.*

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

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

*Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.*

*Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.*

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

*Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.*

Existing Land Use Map and Narrative

During the Fall and Winter of 2023, digital tax parcel data were collected, current aerial imagery reviewed and field (windshield) surveys performed to locate, identify and categorize land uses. That information was then compiled into a color-coded mosaic of manageable size representative of the relative distribution of land uses across the community.

Taylor County Existing Land Use (unincorporated area)

Unincorporated Taylor County retains much of its rural history, especially in the sense that such a large percentage of land area is still “undeveloped”. Eighty-nine percent of the county’s land area is forestland; among the ten largest proportions of the state’s 159 counties. Sixty-seven percent of the state’s total land area is forested.<sup>1</sup> The term “undeveloped” as used here is not a reference to whether a site is in productive use. Georgia’s forest industry is the largest industry in the state in terms of employment and wages and salaries.<sup>2</sup> Another indicator of the community’s “roots” is its history in agriculture. Although the acreage varies each year, from 2002-2017 the county averaged ±71,000 acres in agricultural production.<sup>3</sup> Together, these two uses, categorized as Agriculture/Forestry, account for 91% of Taylor County’s unincorporated area.

Existing Land Use Taylor County - Unincorporated March 2024 <sup>1</sup>	
Land Use Category	Proportion
Agriculture/Forest	91%
Commercial	<1%
Industrial	<1%
Park/Recreation/Conservation	<1%
Public Institutional	2%
Residential	3%
Transportation/Communication/Utility	1%
Undeveloped/Vacant	<1%
Unclassified	2%
<b>Total Land Area</b>	<b>237,000 acres</b>
Sources: County tax data adjusted, site surveys, aerial imagery, County staff; Compiled by River Valley Regional Commission	

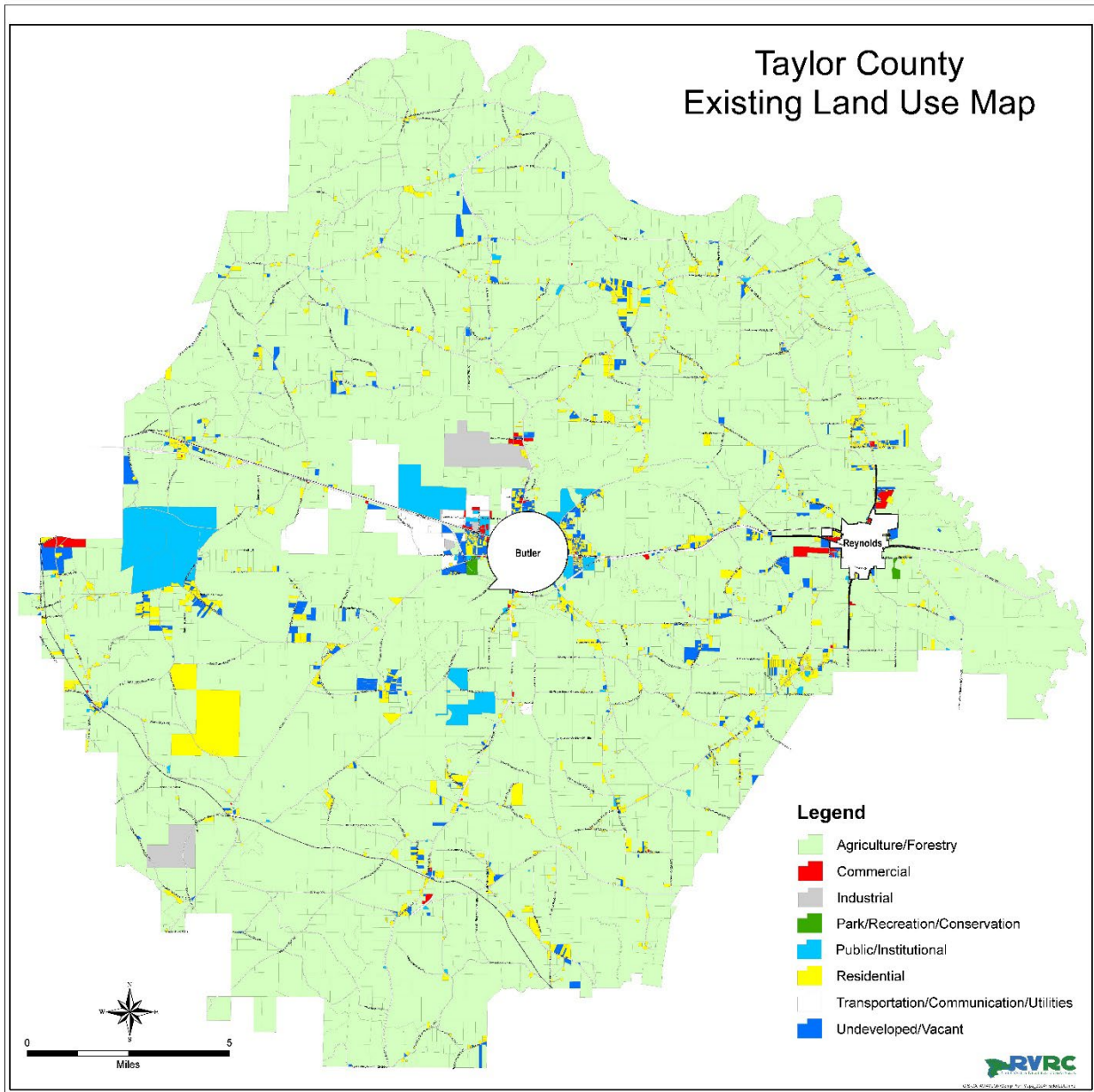
Because forestland accounts for such a major proportion of total land area, it is dominant in all areas of the county. It is somewhat more concentrated in the western half, where larger tracts of forest are more common and soils are less conducive to more intensive agricultural activities. Despite the fact that Taylor is the state’s second largest peach-producing counties, its location along the south boundary of the geologic Fall Line is the major factor limiting prime farmland acreage, a natural resource much more common in counties further south/southeast. Locally, the resource is most concentrated in the eastern half of the county with narrow fingers along three major creeks flowing eastward from the county’s west boundary.

<sup>1</sup> Source: US Department of Agriculture, Forest Service; and US Department of Agriculture, National Agricultural Statistics Service, as reported in Georgia County Guide, 2023.

<sup>2</sup> Source: Georgia Forestry Commission. (2019). Economic Benefits of the Forest Industry in Georgia: 2018. Prepared by Georgia Institute of Technology, Enterprise Innovation Institute, March 2021

<sup>3</sup> Source: US Department of Agriculture, Forest Service; and US Department of Agriculture, National Agricultural Statistics Service, as reported in Georgia County Guide, 2023 publication.

<sup>1</sup> These proportions and acreages are not presented as precise measurements; rather, as indicators of relative extents of each. Among the variables affecting the difference between their aggregate totals and the Agriculture Forest measures in the accompanying table are the differing terminologies among the agriculture, forestry and planning disciplines and inclusion/exclusion of farmsteads, etc.



Farmsteads, whether located on a farm or among woodlands, are included within the Agriculture/Forest land use. Residential and Transportation/Communication/Utility land uses are distributed widely throughout Agriculture/Forest.

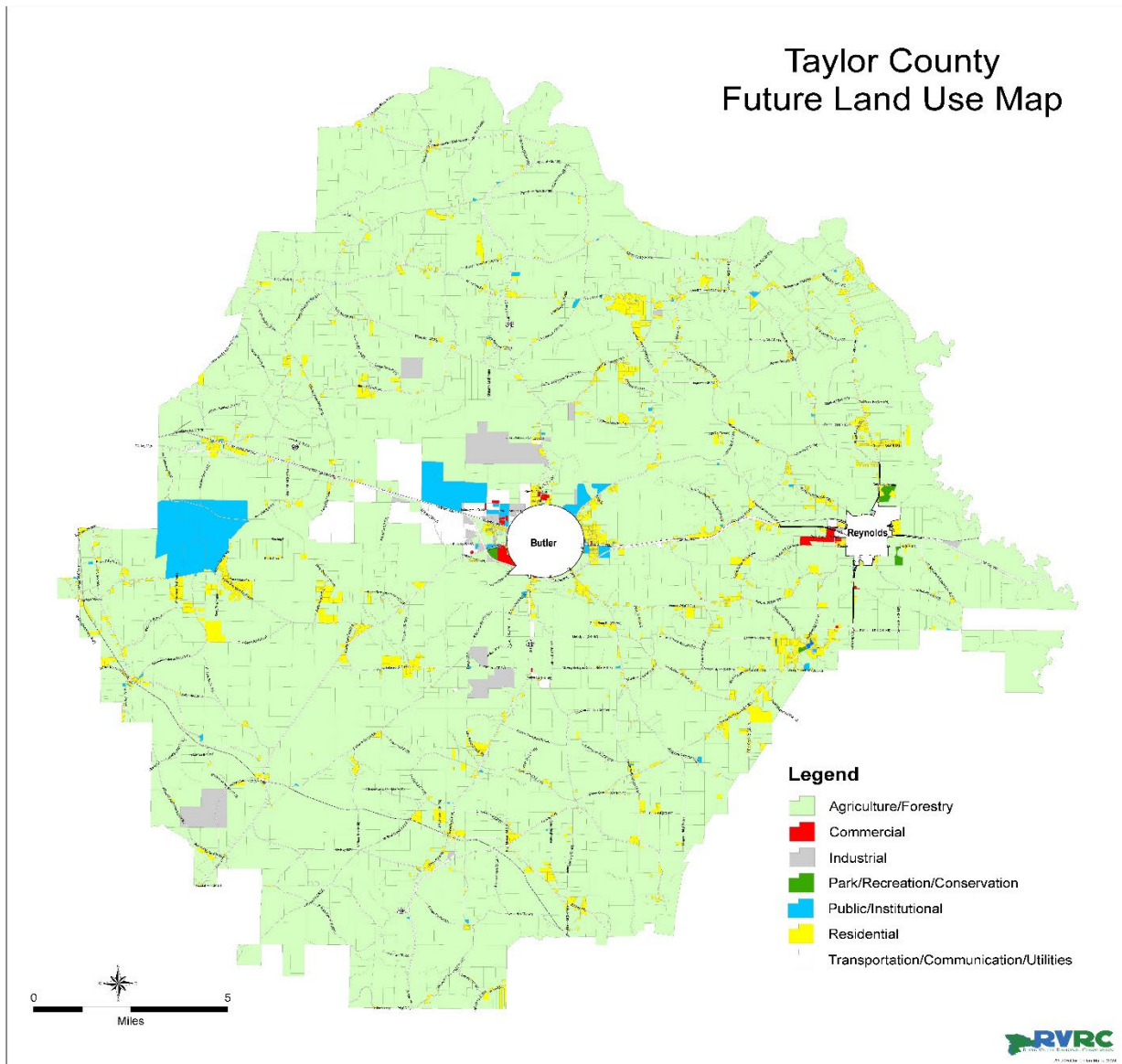
The census reports two-thirds of Taylor County’s housing inventory is located in the unincorporated area. Much of this Residential development is concentrated among a dozen historic communities.

The overwhelming majority of the Transportation/Communication/Utility land use is comprised of transportation right-of-way; five hundred twenty-three miles of roadway and forty miles of railroad.

Among the lesser acreages in this category are communication towers, water infrastructure (Potterville) and outer limits of the airport in Butler.

Less dominant land uses include Park/Recreation/Conservation, primarily two large- and one small-acreage,

state-owned natural conservation areas, the county recreation park just beyond Butler’s west corporate limits and a golf course north of Reynolds. The vast majority of Industrial acreage is in solar farms which, is among the largest such aggregations in the state, two sand mines in the Northwest quadrant, a commercial landfill near the county’s southwest boundary and Butler’s municipal wastewater treatment site extending beyond the city’s northeast boundary. Public/Institutional developments include separate middle and elementary school campuses on Butler’s eastern perimeter and numerous, widely distributed churches and cemeteries. Few Commercial developments are located beyond the municipal limits.



**Future Land Use Narrative and Map**

The 7,816 residents documented by the 2020 Census was a decrease of 12 percent. Against this history is the revelation that Taylor is among a large number of rural Georgia counties projected by the state to lose population, consistently, over the next twenty-five years, even to 2050.

Nothing could be identified in background data or foreseen on the horizon to suggest a significant change in  
 Greater Taylor Comprehensive Plan 32

the county's land use needs over the next ten-twenty years. The absence of significant local actions to counter fulfillment of the state's population projections for Taylor County will likely serve to usher them in, and the presence of similar demographics in the surrounding area would seem to support the projections.

The community at large has initiated activities intended to resist the projected negative headwind. The community "re-branding" effort resulted in a clearer and more cohesive picture of the community, and all three local governments incorporated the logos into all communications and signage. The construction of solar farms in the county has continued, as has the trend of converting from agriculture to industrial and commercial uses. The community has numerous, significant assets which, matched with bold, aggressive actions, have proven to be valuable in combatting the negative trends suggested in state population projections. A new rehabilitation center and a new resort golf club have constructed facilities in the county. An open house was held for the newly constructed school for grades 3-12 in January 2024. Mercer University School of Medicine opened a primary care clinic in Reynolds in December 2023.

A rural community with no population growth projected does not support projections of significant physical development.<sup>4</sup> For that reason, and the wisdom of capitalizing on past investments in public infrastructure, most new development in the unincorporated area is projected for the perimeter of both municipalities. Public utility infrastructure is present in both cities to support new development, and with municipal concurrence the county can be expected to support new development in these areas.

Both cities have significant Undeveloped/Vacant parcels in areas of residential concentration to accommodate additional single-unit residential development, and have projected areas of significant size to accommodate the long-term needs for multi-unit housing. The historic preference for single-family housing in the unincorporated area is expected to continue.

Commercial development pressure will be greater in the vicinity of Butler. The county seat has projected significant acreage for commercial development on the south city limits. The county projects an extension of that activity on the city's southwest periphery.

Additional Industrial acreage is projected on Butler's northwest perimeter, beyond the airport, in the vicinity of a proposed bypass route that would link U.S. 19 N and GA 96 W. The county continues to work to direct future solar farm (industrial) development away from thoroughfares. The county works to identify co-locations of electrical transmission lines and topography suitable for proper functioning of large-scale solar arrays in order to leave more of the frontage along thoroughfares available to future economic development needing direct highway visibility and access.

No specific sites for Public/Institutional, Park/Recreation/Conservation or Transportation/Communication/Utility developments of significance are projected outside the corporate limits for the short-term.

#### Natural Resources Planning

In response to the presence of mapped floodplains in the unincorporated area the county has adopted a flood damage prevention ordinance and participates in the National Flood Insurance Program. The county has three environmentally sensitive areas identified by the State of Georgia for which they have not adopted an ordinance or any other regulations for protection in accordance with the state's Environmental Part V Criteria: wetlands, groundwater recharge areas and river corridor.

Prevention of the state-projected population decline could require bold local actions, which may include re-appropriation of future land use as projected here. Another close look at these projections for possible revision should be coordinated with the planned update of the zoning ordinance.



## Butler Existing Land Use

Existing Land Use Butler March 2024	
Land Use Category	Proportion
Agriculture/Forest	24%
Commercial	6%
Industrial	1%
Park/Recreation/Conservation	0
Public Institutional	7%
Residential	35%
Transportation/Communication/Utility	5%
Undeveloped/Vacant	20%
Unclassified	1%
Total Land Area	1,819 acres
Sources: county tax data adjusted, site surveys, aerial imagery, city staff, River Valley Regional Commission	

The county seat retained its original corporate limits, a circle with one mile radius, for 155 years. The first alteration of the municipal boundary occurred in 2007 with annexation of a ±50 acre tract on the southwest perimeter.

Agriculture/Forest, in roughly equal halves, is limited to the north half of the city. Much of the Northeast quadrant is a heavily wooded gulley and the site of the city's lowest elevation with surrounding slope approaching 25%.

The Commercial core has been retained in the geographic center of the city with many of the historic physical and architectural features intact. The historic

courthouse (listed on the National Register) located in the middle of the downtown square is surrounded by brick, single-story buildings with shared exterior walls and lined with front parking and sidewalk. Many of the larger buildings fronting the square now house government-affiliated offices. Recent turn-of-the-century transportation improvements could further alter downtown commercial activity.

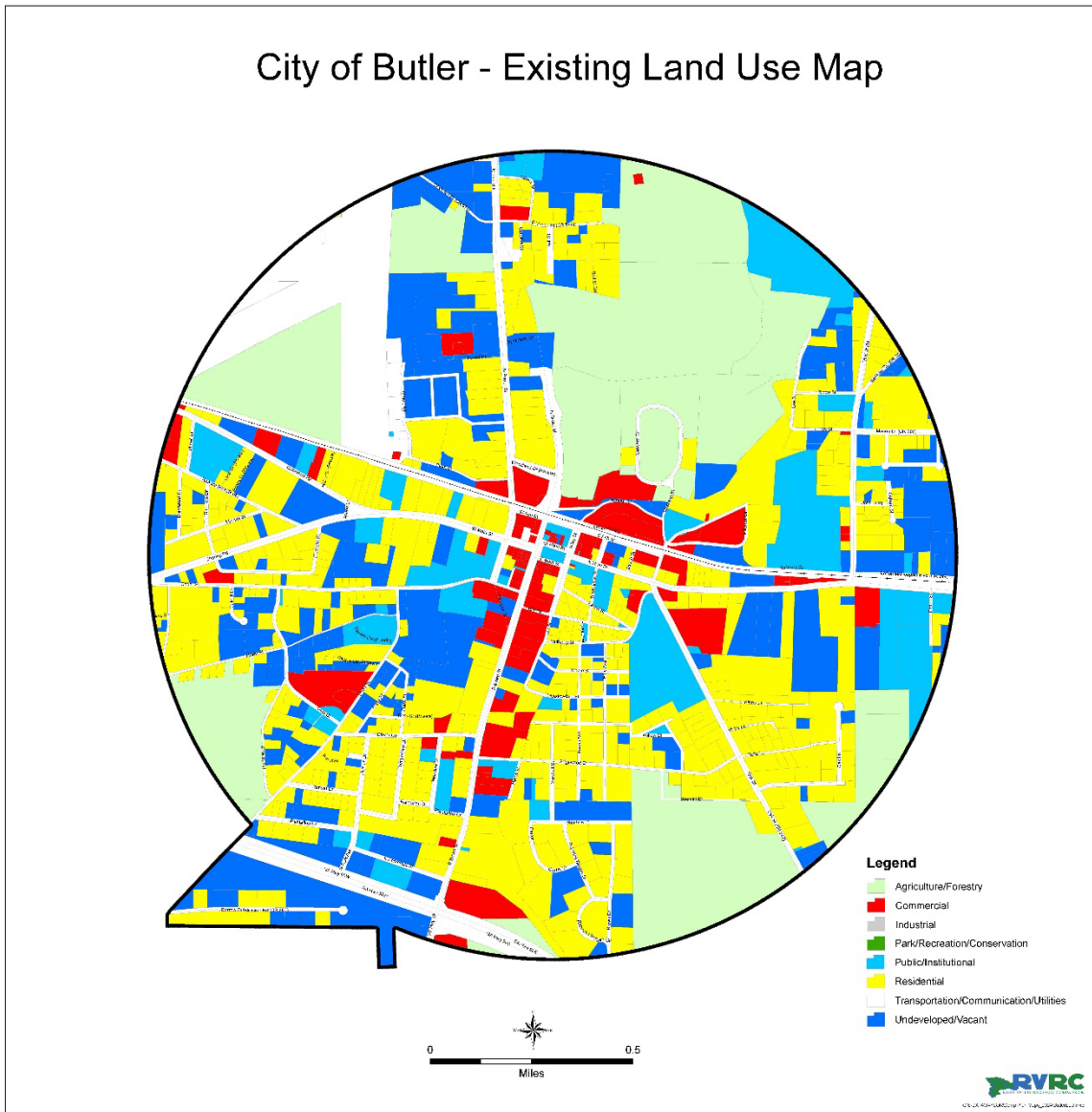
Two lane U.S. 19 has historically been the west boundary of the downtown square. When the highway was redeveloped to a widened, divided pair, the original route was converted to two north-bound lanes, and a local street one block west of downtown was widened to accommodate two south-bound lanes. This had the benefit of maintaining direct linkage between the community's major North-South thoroughfare and historic downtown Butler, and providing the potential for westerly expansion of downtown.

The potential for conflict with the historic commercial core results from the intersection of the merged pair (US 19) with the county's major East-West thoroughfare. Georgia Highway 90 was re-directed from its original route, also through the downtown square, and widened to a divided four lane on Butler's south corporate limits. This intersection of 19 and 96, just beyond the current service area of municipal utilities, creates the community's greatest opportunity for highway commercial development. This, in turn, presents the potential that commercial activity attracted historically to downtown could be diverted to the city periphery. The intersection of these two four-lane routes has created a natural magnet for, as yet unrealized, economic development on the south corporate limit.

A commercial corridor targeted at the local market has already been developing gradually between downtown and the large, signalized intersection. Some of these businesses require significant parking; banks (2), small retailers and grocery. A three-acre parcel at the U.S.19 and GA 96 interstation is suitable for lodging, dining and retail. Airport expansion and improvements also contribute to the potential for other activities in the area. Virtually all recent economic development in the city has been along this three-quarter mile corridor since completion of these major transportation enhancements.

Limited industrial acreage is northeast of the geographic center. There are 189 acres available in the Taylor County Industrial Park. Additional acreage nearby, formerly in industrial use, is classified now as undeveloped/vacant.

## City of Butler - Existing Land Use Map



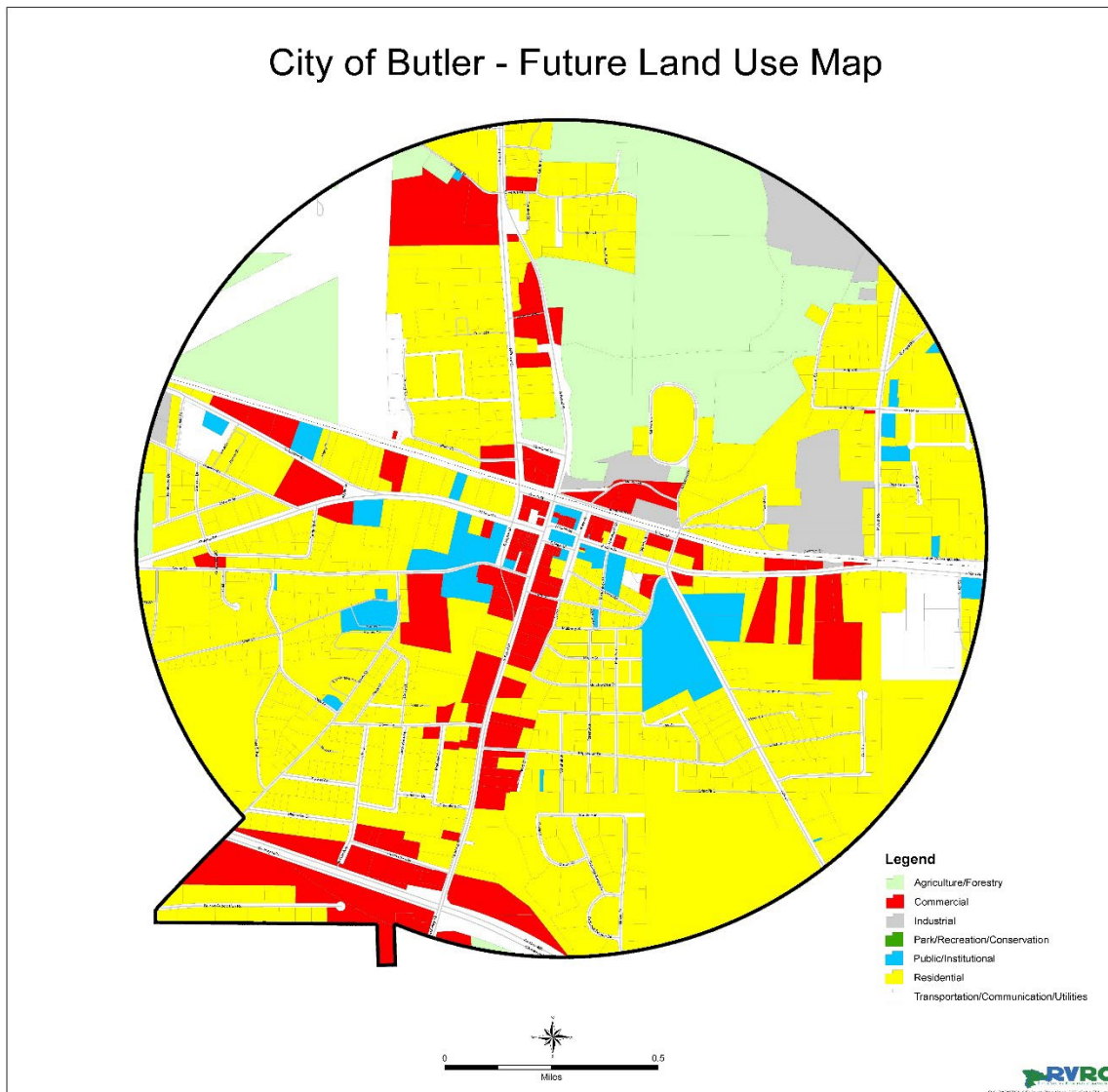
Residential development is the largest land use, accounting for over one-third of the incorporated area. Housing is overwhelmingly single-family, detached units; one-quarter are mobile homes. But for two dominant features this land use would likely be distributed evenly around the city; the airport and a gulley consume significant acreages in the NW and NE quadrants, respectively.

Transportation/Communication/Utility land use consists predominantly of the airport on the northwest perimeter, street (twenty-three miles) and railroad (two miles) rights-of-way and an electrical power supplier near the east perimeter.

Undeveloped/Vacant sites cover an additional one-quarter of the city. This category includes properties presumably never developed, sites currently dilapidated or which have been cleared, or the structure is not currently occupied. These properties are fronted by or proximate to utility service(s), making them prime for infill development.

## Future Land Use Narrative and Map

Butler recorded population increases almost every decade over the past century, but the rate of increase has slowed recently. Between 1980 and 2010 the city was credited with a net increase of one dozen residents, and averaged twenty-two percent of total county population. Taylor is located among a large number of rural Georgia counties projected by the state to lose population, consistently, over the next twenty-five years, even to 2050.



Nothing could be identified in background data or foreseen on the horizon to suggest a significant change in the city's land use needs over the next ten-twenty years. The absence of significant local action to counter fulfillment of state population projections will likely serve to usher them in. The presence of similar demographics in the surrounding area would seem to support the projections.

The community at large has initiated activities intended to resist the projected negative headwind. The community has directed its efforts based on the report from a formal study which identified the economic development potential of the community's many tourism assets. The community has followed the advice of

the public relations firm which assisted with the “re-branding” effort. The three local governments have already incorporated the coordinated logos that resulted from the “re-branding” into all communications. The community has numerous, significant assets which, matched with bold, aggressive actions, could continue to be very valuable in combatting the negative trends suggested in state population projections.

Among the least expensive actions the city could take to stimulate economic activity would be to incentivize infill development. There is a significant number of Undeveloped/Vacant sites in all areas of Butler that are fronted by paved streets and public utilities.

Projections provide for increased Commercial acreage, much of it consisting of conversion from current Undeveloped/Vacant “use” in and around the downtown, although greater development pressure can be expected on the city’s south side. The city should be sensitive to additional conversion of downtown sites to government offices. For the long-term, the Fall Line highway on the south side should be planned for highway commercial development, even development of a frontage road.

Residents have benefit of the county recreation park located on the west perimeter which offers a complex of five softball fields, six tennis courts, walking track and playground. No Park/ Recreation/Conservation acreage is proposed in the city.

Additional Industrial acreage should result from conversion of currently Undeveloped/Vacant sites, which may require some brownfield remediation. This activity should be supported with proposed development on the northwest periphery of the city near the airport.

#### Natural Resources Planning

Butler has nominal floodplain and wetland acreages. The city has adopted a federally-approved flood damage prevention ordinance, participates in the National Flood Insurance Protection Program. The city has adopted a wetland protection ordinance in accordance with the state’s Environmental Part V Criteria. Approximately ninety percent of the land area overlies significant groundwater recharge area. The city has also adopted a groundwater protection ordinance in accordance with the state’s Environmental Part V Criteria.

Prevention of the state-projected population decline could require bold local actions, which may include re-appropriation of some projected land use. Another close look at the future land use map for possible revision should be coordinated with the planned update of zoning ordinance text.

## Reynolds Existing Land Use

The City was incorporated in 1915 in the shape of an “exact square” with dimensions of 1,485 yards, yielding an original corporate area of 455.6 acres. Parcel annexations on all sides cumulatively increased the municipal area by ±306 acres, followed with extensive linear annexations.

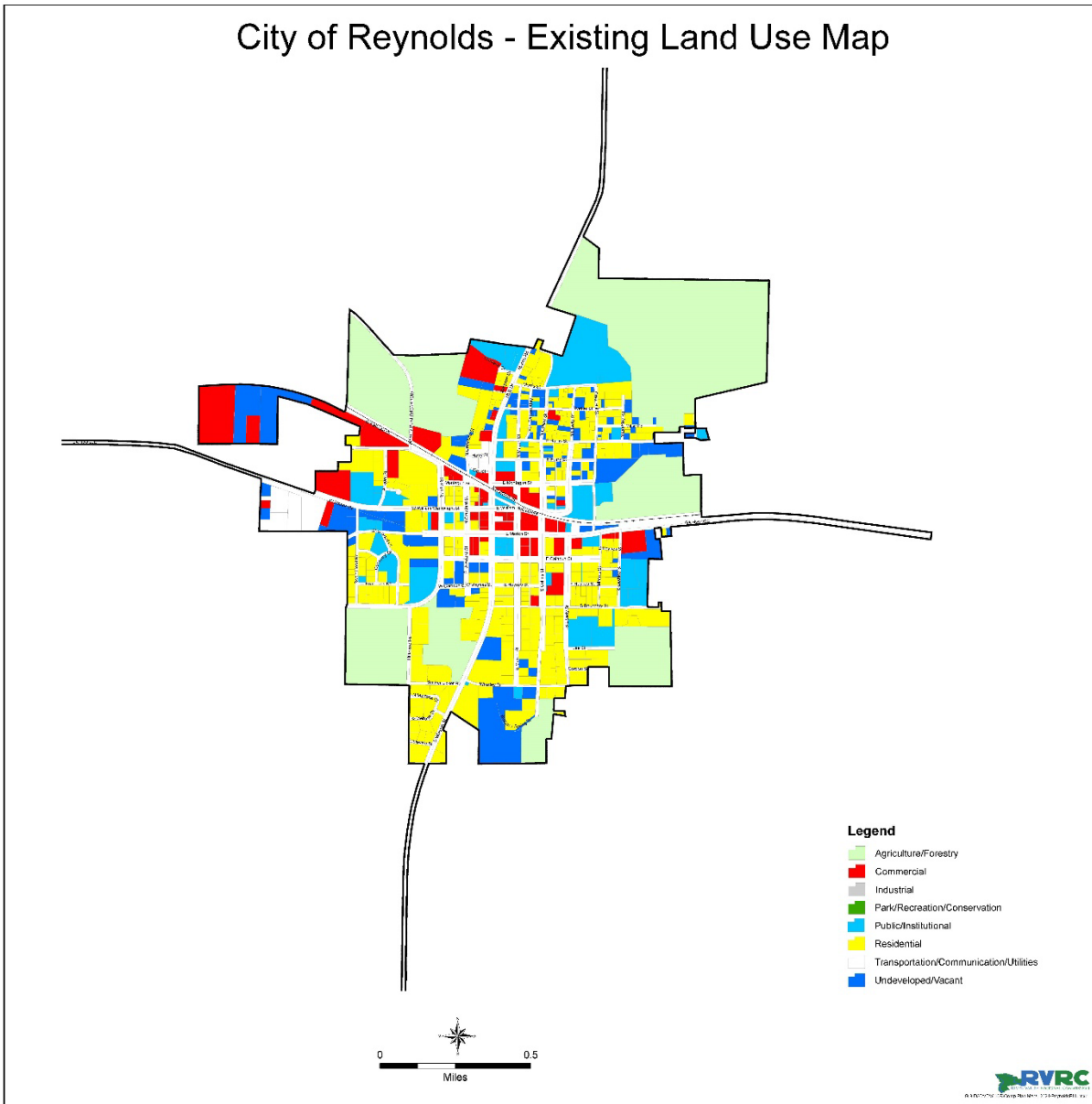
After Agriculture and Forest, Residential is the largest land use. Small lot sizes which are most common in the northeast quadrant have given rise to the city’s greatest residential density. This is also the area of greatest topographical relief, giving rise to locally significant stormwater issues.

The city’s significant Agriculture/Forestry area has only eleven more acres than the residential category. The area in the northeast extremity is almost entirely wetland. Heavily populated with hardwood trees, this area is the discharge site for the municipal wastewater treatment facility located on an adjoining parcel. The city’s other three corners and a tract on the east-central boundary are in active row-crop or fruit (peaches, strawberries) production.

Reynolds has a disproportionately large proportion of Transportation/Communication/Utility acreage. The street/roadway system (fourteen miles) and railroad (one mile) rights-of-way account for the bulk of this category. A regional electrical utility and regional communications provider are local employers pushing this land use category to an atypically high level. Their physical presence is evident near the geographic center of the city and on the west boundary.

Existing Land Use Reynolds March 2024	
Land Use Category	Proportion
Agriculture/Forest	39%
Commercial	8%
Industrial	0%
Park/Recreation/Conservation	0%
Public/Institutional	11%
Residential	28%
Transportation/Communication/Utility	2%
Undeveloped/Vacant	11%
Unclassified	0%
<b>Total Land Area</b>	<b>900 acres</b>
Sources: county tax data adjusted, site surveys, aerial imagery, city staff, River Valley Regional Commission	

The historic buildings which comprised the original Commercial core continue in service. While retail and service activities are present, some of the buildings now house administrative functions of the electrical utility company. These particular office buildings have recently been renovated and retain much of the historic character of downtown, comprised mostly of single- and some two-story brick buildings, shared exterior walls and front parking/sidewalk. The downtown core is located on the North-South thoroughfare (state route 128) one block north of its intersection with the East-West thoroughfare (GA 96). The heavier traffic volume along this latter route has attracted some commercial activity west of the city’s only signalized intersection.



Park/Recreation sites consist of a ballfield/basketball court on the north city limits, tennis court and playground in the west-central area north of the E-W thoroughfare, and a ball field with playground in the SE quadrant. The Conservation element of this land use category is in the southwest quadrant and consists of wooded and grassed areas along natural drainage flowing NW-SE. The portion of the route through a residential neighborhood is managed via open concrete channel while the natural topography helps diffuse the stormflow over a wider area at the lower elevation.

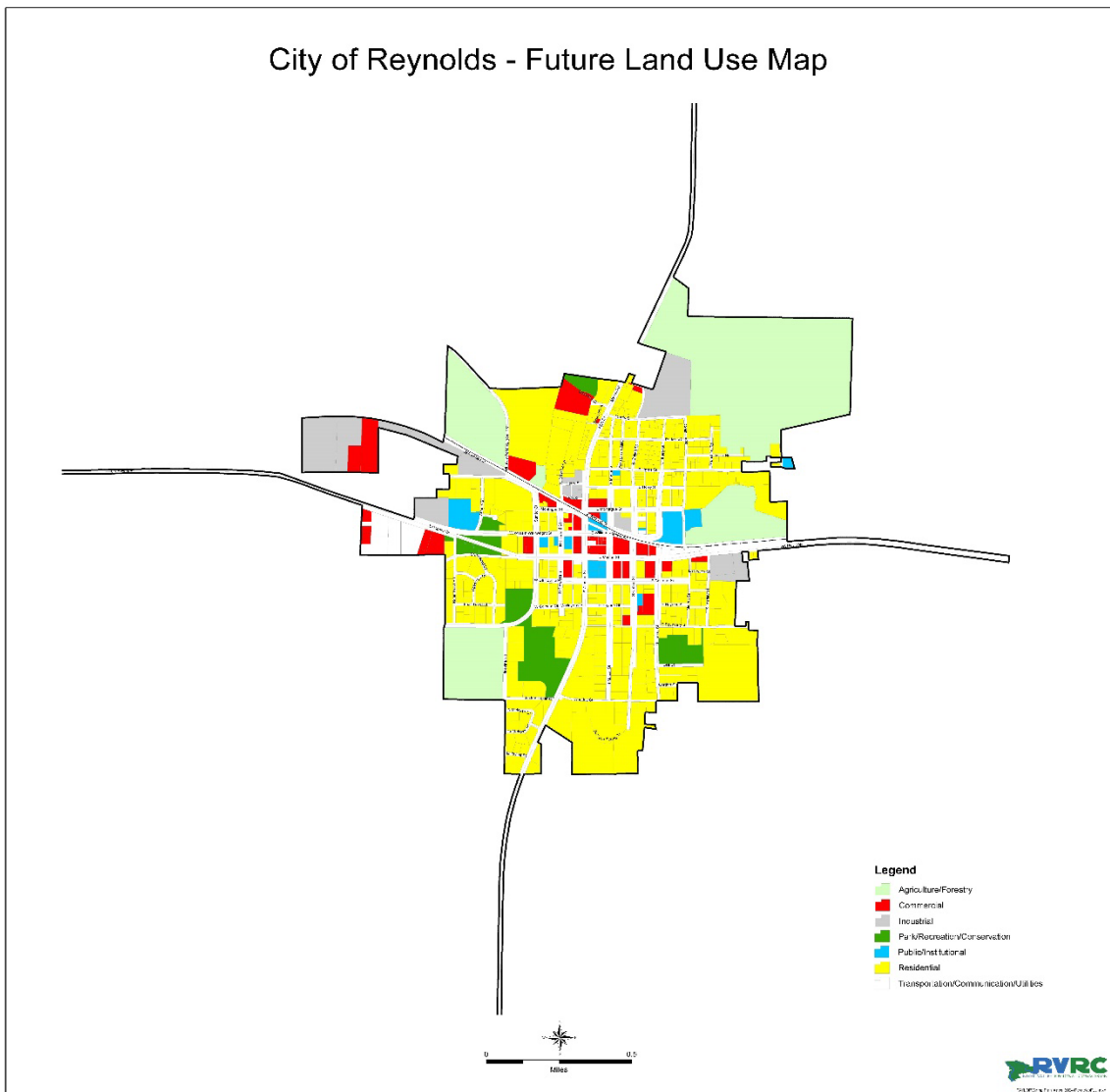
The largest Industrial site is the municipal wastewater treatment facility on the north city limits. The others are sites of light industrial activity and some of the larger Undeveloped/Vacant sites were previously industrial sites.

The largest Public/Institutional sites are the street-divided city cemetery (east-central) and the city-owned, former armory (west-central), which has been repurposed for expanded public use, including the Reynolds Police Department. The balance of this land use consists of churches, mostly, and city offices, the post office, senior citizens center and a small private school.

There are numerous Undeveloped/Vacant sites distributed across the city, most of which, at some in the past, would have been classified in one of the other categories. Now, they provide opportunities for infill development.

### Future Land Use Narrative and Map

Reynolds' population fluctuated between 1960 and 2010, reaching a historical peak in 1980, but at the end of the fifty-year period the population had returned to the 1960 level. Against this backdrop is the revelation that Taylor is among a large number of rural Georgia counties projected by the state to lose population, consistently, over the next twenty-five years, even to 2050.



Nothing could be identified in background data or foreseen on the horizon to suggest a significant change in the city's land use needs over the next ten-twenty years. The absence of significant local action to counter fulfillment of state population projections will likely serve to usher them in. The presence of similar demographics in the surrounding area would seem to support the projections.

The community at large has initiated activities intended to resist the projected negative headwind. The community has directed its efforts based on the report from a formal study which identified the economic development potential of the community's many tourism assets. The community has followed the advice of the public relations firm which assisted with the "re-branding" effort. The three local governments have already incorporated the coordinated logos that resulted from the "re-branding" into all communications and way-finding signage. The community has numerous, significant assets which, matched with bold, aggressive actions, could continue to be very valuable in combatting the negative trends suggested in state population projections.

Among the least expensive actions the city could take to stimulate economic activity would be to incentivize infill development. There is a significant number of Undeveloped/Vacant sites in all areas of Reynolds that are fronted by paved streets and public utilities.

By far, the greatest proposed long-term change in land use is Residential. There is a significant number of Undeveloped/Vacant lots in residential areas to accommodate single-family housing. Because of parcel sizes and availability of utilities, two areas have been identified for possible long-term need for multi-family housing; the Northwest quadrant, east of Whatley Pond Road, and on the Southeast corporate limit.

Projections provide for increased Commercial use, much of it consisting of conversion of Undeveloped/Vacant parcels in and around the downtown. There is very little acreage along the Fall Line Freeway for commercial development without land use conversion.

In light of significant Recreation facilities, no additional acreage is proposed. The city does propose; however, to convert some current Conservation acreage near the west corporate limits to active Recreation.

At this writing no increase is projected for Public/Institutional uses.

The most significant change in Industrial acreage is expected to be conversion of Undeveloped/Vacant parcels, which may require some brownfield remediation. The city is interested in industrial park development beyond the current municipal limits.

### Natural Resources Planning

Reynolds has floodplains, has adopted a federally approved flood damage prevention ordinance and participates in the National Flood Insurance Protection Program. The city also has wetland acreage and most of the incorporated area overlies significant groundwater recharge area. The city will adopt protective ordinances for each of these resources as part of scheduled codification of municipal ordinances in accordance with the state's Environmental Part V Criteria.

Prevention of the state-projected population decline could require bold local actions, which may include some re-appropriation of land use. The age of the zoning ordinance could prove to be problematic in achieving that. Another close look at the future land use map for possible revision should be performed as



part of the planned update of the zoning ordinance.

## Broadband Internet Service Element for Taylor County, Georgia

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,341 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are predominantly in rural communities. Over 30% of Georgia’s rural communities do not have access to broadband service. Twenty-two percent of the Census Blocks in the River Valley Region are unserved.<sup>2</sup>

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), 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 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated in order to track changes in broadband availability for years to come.

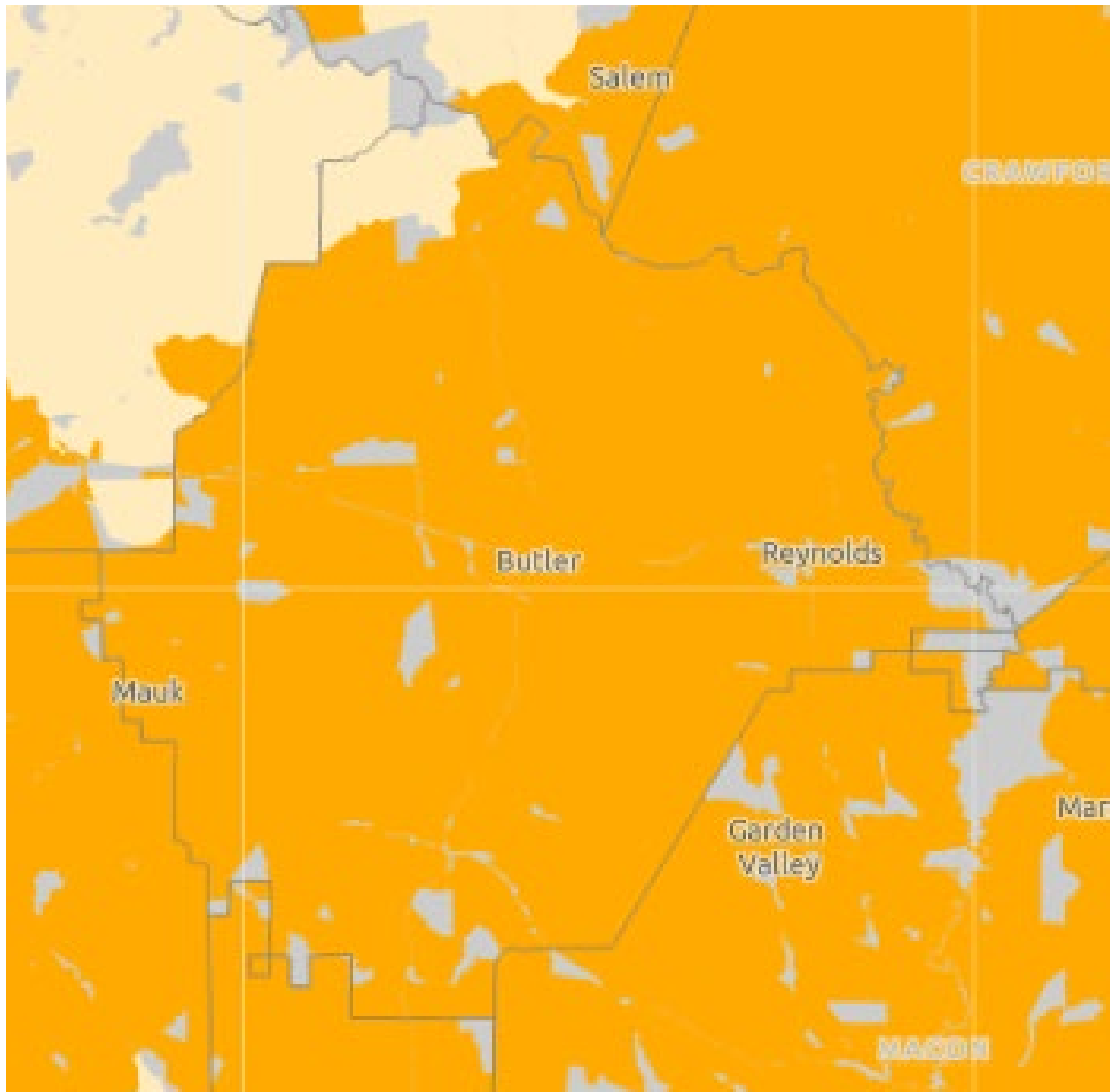
Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as ‘served’. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The accompanying graphics represent areas which are and are not served at the Initiatives’ threshold speed of 25 Mbps/3 Mbps. Taylor County has 26 Census Blocks with no broadband service, and 1% of the population lives in unserved areas. There are 4,822 locations with access to broadband at the minimum service level.

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<sup>2</sup> Georgia Broadband Initiative’s 2020 *Broadband Report* and 2021 *Georgia Broadband Availability Map*, June 2023.



### Broadband Availability in Taylor County

- Served
- Unserved
- No Locations

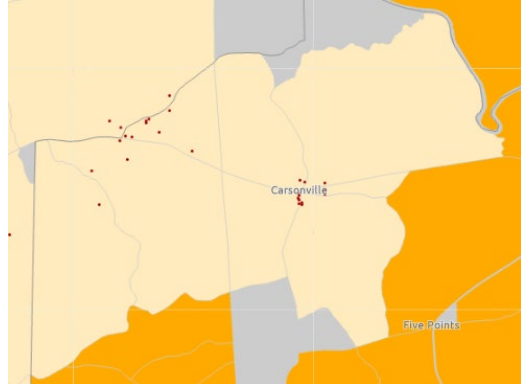
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block.

Census blocks that did not meet this definition are delineated as ‘Unserved’.

The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, *2021 Georgia Broadband Availability Map*, June 2023.

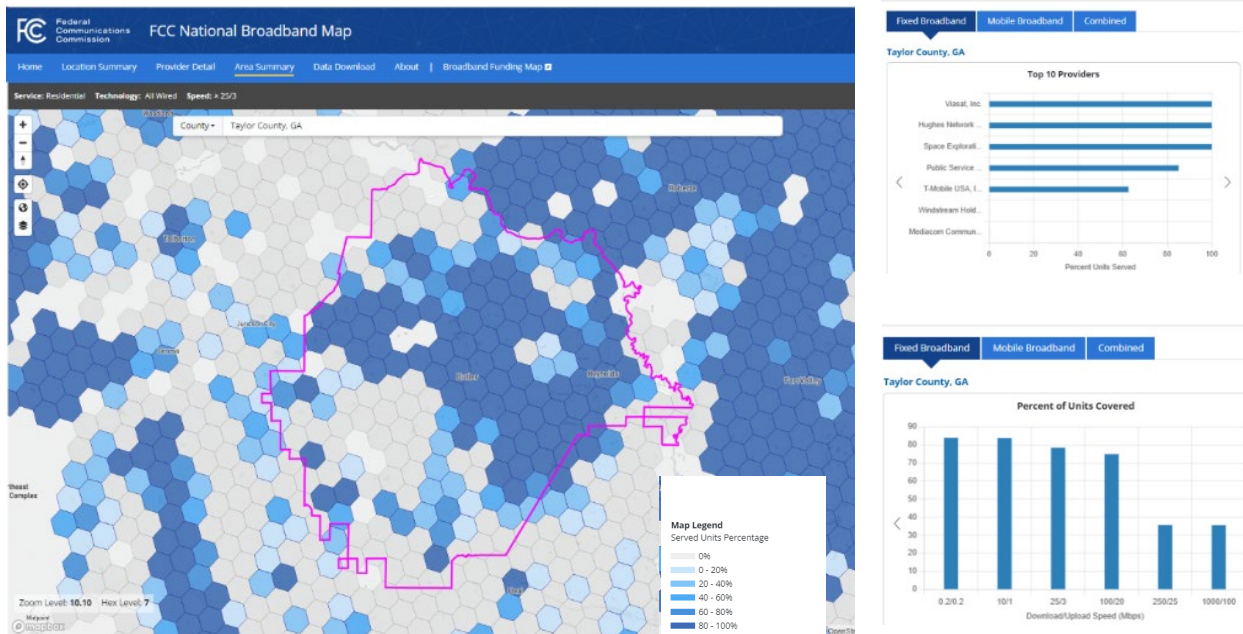
There are eight Census blocks with unserved locations in the northwest corner of the county at the border with Talbot and Upson Counties. There are 12 unserved locations in three Census blocks along Highway 80 and John Allen Carter Road and another 12 unserved locations in five Census blocks in the Carsonville community.



Unserved Locations Detail

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (June 2023) shows three satellite providers offer 100 Mbps/20 Mbps residential service to 100% of Taylor County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 85% from one provider. Two other providers serve 8 and 12 locations, or less than 1% of the county. However, 12% of the population has no fixed residential broadband service at the 25 Mbps/3Mbps level. Fiber service is currently only available to 35% of the population.

With a small percentage of residents not served by broadband providers at the Initiative’s minimum threshold service, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.



Source: Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map, (June 2023 latest public release). Map and charts above show serve availability for all terrestrial technologies.

Data Tables and Analysis

Taylor County is in the heart of rural, west-central Georgia. The Georgia Forestry Commission reports up to 84% of the county’s land area is forested; three-quarters of the land area in the seven surrounding counties is in woodland.<sup>6</sup> Large percentages of the balances of Taylor and the immediately surrounding area are dotted with row-crop agriculture, pasture, and fruit and nut orchards. Such vast expanses of agriculture and forest are indicative of sparsely populated areas. Indeed, the 2020 Census credited Taylor with ±8,000 residents, and the aggregate population of the surrounding seven counties was ±100,000. Yet, within the second ring of thirteen counties around Taylor was a population in excess of ±650,000, placing it within a one-hour car trip of three-quarters of a million fellow Georgians, a healthy mix of “permanent” residents and transients stationed at military bases on the east and west sides.



The 1930 Census credited the two cities, Butler, and Reynolds, with virtually identical populations, 857 and 880, respectively. While Taylor County over all showed a population decline of six percent since 1960. Butler’s population increased nearly 40 percent from 1960 – 2020, while the populations of Reynold’ and the unincorporated areas of the county decreased by nearly 15 percent.

Population 1960 - 2020								
Jurisdiction	1960	1970	1980	1990	2000	2010	2020	Change/ Percent Change 1960-2020
Taylor County	8,311	7,865	7,902	7,642	8,815	8,906	7,816	-495/-6.0%
Butler	1,346	1,589	1,959	1,673	1,907	1,972	1,881	+535/+39.7%
Reynolds	1,087	1,253	1,298	1,229	1,036	1,086	926	-161/-14.8%
Unincorporated	5,878	5,023	4,645	4,740	5,872	5,848	5,009	-869/-14.8%

Source: U.S. Census Bureau

Population Projections 2010-2040							
Jurisdiction	2010 <sup>1</sup>	2015 <sup>1</sup>	2020 <sup>1</sup>	2025 <sup>2</sup>	2030 <sup>2</sup>	2035 <sup>2</sup>	2040 <sup>2</sup>
Taylor County	8,906	8,314	7,816	7,600	7,416	7,243	7,196
Butler @ 22.12%	1,972	1,883	1,881	1,681	1,640	1,602	1,592
Reynolds @ 14.13%	1,086	1,025	926	1,074	1,048	1,023	1,017
Unincorporated balance	5,848	5,406	5,009	4,845	4,728	4,618	4,587

<sup>1</sup> 2010, 2015, 2020 figures are from the decennial census.

<sup>2</sup> Source: County projections generated by the Governor’s Office for Planning and Budget 2023 Projections; all city projections reflect their respective average shares of the recent county populations. The ratio methodology is described in the surrounding text. The Governor’s Office of Planning and Budget (OPB) is charged in state law with the responsibility for preparing, maintaining, and furnishing official demographic data for the state. The population projections produced by OPB are residential population projections, which provide a foundation for assessing future infrastructure and service needs. Residential population projections are defined as a projection of the population as it would be counted by a future decennial census, meaning a projection of the number of people living in homes, apartments, and group quarters (e.g. prisons, dormitories, and nursing homes). The U.S. Census counts people at their usual place of residence or the place where they live and sleep most of the time. When planning for infrastructure, such as roads and water demand, planners will consider other demand factors beyond resident population. These factors include users such as tourists, seasonal residents, training facilities, and the day-time population. Planners will also adjust for commercial and industrial demands. These considerations, rather than affecting the resident population, will be reflected in adjustments that planners make to determine the potential total future demand on the infrastructure.

State population projections for Taylor County are presented in the table above. According to the census the county’s population peaked in 1920 at 11,473 and has been in general decline since; a net -32% as of 2020. The thirty- year trend 2010-2040 is projected to be negative and unabated at -24%. The state’s official projections suggest the decrease will continue to 2050. Because the state does not generate projections for municipalities, a ratio methodology has been applied to both cities. Butler experienced uninterrupted increases in absolute population and proportions of the county total from 1910 to 1980. The highest proportion occurred in 1980, at 25%; the population peaked in 2010, at 1,972. The city/county ratios over the most recent 10-, 20-, 30- and 40-years differ by less than three-quarters of a percentage point. The 40-year trend, 22.12%, is the mid-point of the four, and includes the city’s highest proportion of the county total and the city’s historic peak. A straight-line 22.12% ratio is applied to the county projections to generate the city’s projected population.

With but two successive exceptions, Reynolds increased in population each decade from 1880-1980. The city’ population peaked at 1,298 and in proportion (16.4%) in 1980, but has been in general population decline since; netting a -29% 1980-2020. Between 1970 and 1990 Reynolds maintained a relatively constant 16% of the county total. In 2000 and 2010 the city averaged 12% of the county total. Across the 1970-2010 timeframe Reynold averaged 14.3% of the county total. This latter percentage is applied to the county projections for a straight-line projection of Reynolds’ future population.

The resulting negative population projection is not unique to the community. The trend for much of the surrounding area is projected to be similar. Only three of the adjoining counties (Peach, Schley, and Upson) are projected to increase over the twenty-five-year period. Of the ±50 counties in southwest Georgia, barely over one-third are projected to experience population growth in 2010-2040.

Population Projections 2010-2040							
Jurisdiction	2010 <sup>1</sup>	2015 <sup>1</sup>	2020 <sup>1</sup>	2025 <sup>2</sup>	2030 <sup>2</sup>	2035 <sup>2</sup>	2040 <sup>2</sup>
Taylor	8,906	8,371	7,816	7,600	7,416	7,243	7,196
Crawford	12,360	12,453	12,130	11,996	11,752	11,428	11,253
Macon	14,740	13,832	12,082	11,513	11,063	10,855	10,807
Marion	8,742	8,680	7,498	7,276	7,189	7,160	7,219
Peach	27,695	27,214	27,981	28,385	29,447	30,655	31,676
Schley	5,010	5,231	4,547	4,492	4,580	4,643	4,778
Talbot	6,865	6,349	5,733	5,464	5,150	4,920	4,748
Upton	27,153	26,642	27,700	27,896	28,386	28,893	29,335
Aggregate	111,471	108,772	105,487	104,622	104,983	105,797	107,012

<sup>1</sup> 2010, 2015, 2020 figures are from the decennial census.  
<sup>2</sup> Source: County projections generated by the Governor's Office for Planning and Budget 2023

Population Distribution by Age Cohort									
Age Cohorts	Jurisdiction								
	Taylor			Butler			Reynolds		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
0-19 yrs.	30%	28%	22%	34%	36%	25%	24%	27%	25%
20-44 yrs.	34%	31%	30%	29%	27%	31%	30%	29%	21%
45-64 yrs.	23%	27%	28%	22%	26%	21%	30%	28%	24%
65+ yrs.	13%	14%	20%	15%	11%	23%	17%	16%	30%
Median Age	35.9	37.3	45.3	34.1	33.7	43.3	43.1	42.6	47.2
Age Cohorts	Unincorporated			Georgia					
	2000	2010	2020	2000	2010	2020			
	0-19 yrs.	29%	26%	20%	30%	29%	26%		
20-44 yrs.	36%	33%	30%	40%	36%	34%			
45-64 yrs.	12%	26%	32%	21%	25%	26%			
65+ yrs.	15%	15%	18%	10%	10%	15%			
Median Age	-	-	-	33.4	35	37.5			

Sources: Age Cohort - Census 2000-P012, SF 1; Census 2010-QT-P2, SF 1  
Median Age- 2000 Census DP-1, Profile of General Demographic Characteristics 100% data  
2010-2020 Census DP-1, Profile of Population and Housing Characteristics 100% data.  
2010, 2015, 2020 decennial census.; County projections generated by the Governor's Office for Planning and Budget

Between 2010 and 2020, the county recorded reductions in the two younger age cohorts; children predominantly of school age and younger workers. Increases were recorded among older workers and seniors. These cohort shifts were significantly stronger outside the cities, especially among the two worker cohorts. The greatest differences between the local and state age distributions are the state's significantly higher distribution of younger workers and lower distribution of seniors. The disproportionately higher senior population in Reynolds is manifested in a significantly higher median age than the rest of the community. The community's median age was 9.7 years higher than the state in 2000; 7.6 years higher in 2010, and 9.7 years higher in 2020.

The community has not fared well recently in income performance or comparisons. In comparison



with the seven area counties, Taylor was consistently at or near the bottom of all three income measures presented in the following table. Perhaps the worst performance was in median family income. According to the 2020 Census, Taylor lagged the state median family income (MFI),<sup>43</sup> by \$36,653 in 2020.

The 2000 Census reported median household income (MHI) as the combined incomes of families and non- families, which included single-occupant housing. For the dates presented in this table, one-person households ranged between 27%-30% of the community’s occupied housing, and since these households typically had lower incomes (single-worker, many retired/fixed income), Median household income was lower than median family income. For 2010 and later this income measure is presented as median non-family households which, by definition, excludes families (two or more related individuals) and includes all single-person (typically with lower income) households.

Income						
Taylor County, Butler and Reynolds						
Income Measure	Jurisdiction	2000	2010	2020	% Change 2000-2020	Inflation <sup>3</sup> 2000-2020
Median Family <sup>1</sup>	Taylor	\$30,000	\$35,819	\$37,474	25%	50%
	Butler	\$27,188	\$36,886	\$40,795	50%	
	Reynolds	\$30,179	\$36,573	\$65,250	116%	
	Georgia	\$49,280	\$86,642	\$74,127	51%	
Median (Non-Family) Household <sup>2</sup>	Taylor	\$25,148	(\$11,077)	(\$20,317)	-	
	Butler	\$22,105	(\$10,833)	(\$14,777)	-	
	Reynolds	\$25,347	(\$11,409)	(\$16,000)	-	
	Georgia	\$42,433	(\$72,837)	(\$61,224)	44%	
Per Capita	Taylor	\$13,432	\$14,693	\$21,770	62%	
	Butler	\$13,522	\$13,250	\$20,980	55%	
	Reynolds	\$16,071	\$19,379	\$24,567	53%	
	Georgia	\$21,154	\$38,378	\$32,427	53%	

<sup>1</sup> A housing unit with only one occupant is not a family unit/household.

<sup>2</sup> Median Household Income, 2000 and earlier, included incomes of family households and households occupied by unrelated individuals, in other words, all households are included in this category. Because many non-family households have only one occupant, median household income is usually less than median family income. Lower incomes typical among non-family households vis-à-vis median family incomes are evident in the 2000 data. Median Household Income for 2010 and 2020 are non-family only, a stark contrast to the incomes of family households.

<sup>3</sup> InflationData.com - the cumulative national inflation rate from July, 2000-July, 2020, based on the Consumer Price Index published monthly by the U.S. Bureau of Labor Statistics

Sources: 2000 Census DP-3 Profile of Selected Economic Characteristics SF-4;  
 2010 Census DP03, Selected Economic Characteristics 2006-2010 ACS 5-Year Estimates;  
 2020 Census DP03, Selected Economic Characteristics 2016-2020 ACS 5-Year Estimates  
 InflationData.com

<sup>4</sup> Median Family Income is the mid-point of the income range, where half of families’ incomes were lower and half were higher. A family is two or more people who reside together and are related by birth, marriage, or adoption. The seven county MFI referenced was the average of the seven individual MFIs.



Poverty Rates				
Category	Jurisdiction	2000	2010	2020
Families	Taylor County	20%	26%	29%
	Butler	29%	28%	35%
	Reynolds	18%	25%	10%
	Georgia	10%	12%	11%
Individuals	Taylor County	26%	33%	29%
	Butler	35%	33%	34%
	Reynolds	24%	28%	17%
	Georgia	13%	16%	14%

Source: U.S. Census 2000 DP-3, Profile of Select Economic Characteristics SF 4.  
U.S. Census DP03 Select Economic Characteristics 2006-2010, ACS 5-Year Estimates  
U.S. Census DP03 Select Economic Characteristics 2016-2020, ACS 5-Year Estimates

According to 2000, 2010 and 2020 Census data, rarely was the county’s poverty rate not the highest in the area: averaging seven points higher among families and individuals in poverty than the surrounding counties, based on a simple average of seven individual rates) Taylor’s rate averaged ±15 points higher than the state at these times.

### Housing

Census estimates for 2020 indicate the community had a significantly lower housing occupancy rate than the area. At 78%, Taylor’s occupancy rate was five points below the seven-county average, 83%. Only one county was credited with a lower rate than Taylor. Taylor’s low occupancy rate correlates to a high vacancy rate. The high rate in 2020 relative to the area (22% v. 17%) does not appear to be an anomaly, as the local rate was also eight points higher than the area at the time of the 2010 Census.

Housing – 2020			
Tenure and Age			
Tenure	Taylor	Butler	Reynolds
Total Units	4,623	1145	579
Occupied	78%	80%	64%
Owner	60%	34%	58%
Renter	40%	66%	42%
Vacant	22%	21%	36%
Year Built	Taylor	Butler	Reynolds
≥ 2000	13%	3%	9%
1980-1999	44%	31%	16%
1960-1979	30%	49%	50%
< 1960	13%	17%	29%

Source: US Census Selected Housing Characteristics 2016-230, American Community Survey 5- Year Estimates, DP04

The Census has credited the community with slightly lower homeownership rates than the area. In 2000, Taylor’s rate was reported to be 77%, at that time ten and eleven points higher than the state and nation, respectively. In 2010 the county rate was 74% and by 2015 it had declined to 70%, seven points above the state (63%) and six points above the national (64%) rates. The area rate decreased another three points (71%-68%) from 2000-2015. However, in 2020, the census credited the community with slightly lower homeownership rates than the area, which mimics a nationwide decline in homeowner rates.

Historically, there has been a correlation between a reduction in homeownership and deterioration in housing conditions. Among the contributing factors, increasing numbers of rental properties tend to be a less expensive and temporary housing option for a succession of occupants likely to feel less attachment to the dwelling/community.

Housing Types 2020			
Category	Taylor	Butler	Reynolds
Single units (detached)	2,359	648	395
Single units (attached)	17	7	10
Double units	122	70	52
3 to 4 units	97	65	32
5 to 9 units	166	147	19
10 to 19 units	109	0	0
20 or more units	37	33	4
Mobile home or Trailer	1,711	175	67
All other (Boat, RV, Van, etc.)	5	0	0

When housing or neighborhood conditions begin showing signs of deterioration occupants can more easily relocate than if they own the property. The property owner, especially absentee landlords, often becomes more likely to delay maintenance or neglect repairs because more frequent vacancies and vacancies of longer duration interrupt the rental revenue stream, and lot maintenance/conditions are more often ignored. It is not uncommon for such conditions to negatively affect the property next door, down the street or

elsewhere in the neighborhood.

Multi-family/renter housing is most often drawn to population centers with pre-existing utility infrastructure to sustain it. With the prerequisite systems in place, multi-family housing is concentrated in or on the periphery of both local municipalities. Butler's renter-occupancy typically runs a dozen points above the countywide rate. Over time, Reynolds has averaged approximately six points above the county.

2020 Census data credited the community with a significantly higher proportion of mobile homes (37%) than any of the surrounding counties. The seven counties had an aggregated average of 27. Mobile homes reportedly accounted for 15% of housing in Butler, 12% in Reynolds and 73% of housing in the unincorporated area.

The presence of mobile homes to the housing inventory, in conjunction with other demographics, masks significant local issues. Industrial housing/mobile homes provide the least expensive new housing option for those desiring to be homeowners. The cost of the most expensive investment most families make is especially important in a community where incomes are among the lowest in the area. Lower acquisition costs often correlate to higher maintenance/repair costs later, and while a lower-income family occupying this type housing may be eligible for housing assistance, housing agencies typically will not fund housing rehabilitation of industrial housing/mobile homes. These units have been increasing locally in numbers and proportion unabated since coming on the housing market fifty years ago. Left unresolved, physical housing issues contribute to the spread of blight.

Housing Values 2020			
Value	Taylor	Butler	Reynolds
< \$50K	27%	5.8%	39%
\$50K-\$99,999	28%	51%	18%
\$100,000-\$149,999	15%	25%	22%
\$150,000>	15%	18%	12%
Median	\$87,100	\$83,100	\$84,200
Gross Rent	Taylor	Butler	Reynolds
< \$500	34%	36%	64%
\$500-\$999	53%	60%	19%
\$1,000>	11%	4%	9%
Median	\$670	\$656	\$359
Source: US Census Selected Housing Characteristics 2016-2020, American Community Survey 5-Year Estimates, DP04			

Continued addition of mobile homes to the housing inventory leads to dilution of the tax base because such housing typically depreciates (personal property) in value. As owners of mobile homes contribute a declining share of property tax revenues their need for public services remains constant, or increases, increasing pressure on local government to generate revenues sufficient to provide and maintain essential public services.

Census estimates for 2020 reported a significant disparity in the value of housing relative to the area. The proportion of housing across the country valued at less than \$50,000 (27%) was reported to the second highest among surrounding counties.

## Economic Development

According to the 2020 Census, estimates the county’s adult population has underperformed residents of neighboring counties. Taylor reportedly has a higher proportion earning a high school diploma/GED (39%) than the aggregate proportion of area residents (36%) and a lower proportion with at least a four-year college degree (12% v. 14%). This indicates that, while Taylor County residents have a relatively high graduation rate, the number of adults that showed interest in and initiated a college education is low in comparison to surrounding counties and the state average.

Highest Level of Educational Attainment 2020 <sup>1</sup> Taylor, Surrounding Counties and Georgia									
Attainment Level	Taylor	Crawford	Macon	Marion	Peach	Schley	Talbot	Upson	GA
< HS Diploma	21%	22%	28%	24%	15%	23%	22%	23%	15%
HS Diploma/ GED	39%	36%	38%	38%	30%	34%	43%	35%	28%
≤ Assoc Degree	28%	30%	26%	26%	34%	28%	21%	29%	28%
≥ Bachelor’s Degree	12%	13%	8%	12%	21%	15%	14%	12%	29%

<sup>1</sup> Adults 25 years of age and older  
Percentages for some jurisdictions do not equal 100 due to separate rounding.

The margins of error for the lower geographies were so large they were not considered useful. Source: US Census 2020 American Community Survey

Four-Year cohort Graduation Rates			
Jurisdiction	2020	2021	2022
Taylor	86.2	85.5	86.0
Crawford	78.3	70.7	83.6
Macon	77.4	78.2	86.5
Marion	91.5	84.9	87.4
Peach	87.6	84.1	81.6
Schley	92.5	97.7	97.2
Talbot	80.0	97.6	82.9
Upson	88.7	87.8	90.2
GA	83.8	83.7	84.1

Census data suggests a high correlation between educational attainment and poverty. The community was credited with a major improvement in this condition from 2010 to 2020 as the number lacking a high school diploma and in poverty decreased by half.

Poverty by Educational Attainment <sup>1</sup>		
Taylor County		
Attainment Level	2010	2020
<HS Diploma	61%	36%
HS Diploma/GED	23%	49%
≤Assoc. Degree	13%	18%
≥Bachelor's Degree	3%	0.6%

<sup>1</sup>Adults 25 years and older  
Source: U.S. Census Bureau, 2006-2010 American Community Survey-B17003  
US Census Bureau, 2016-2020 American Community Survey-B17003

Across the most recent three-year period for which data is available, the local “on-time” public high school graduation rate has remained stable; however, the county’s graduation rates were among the lowest in the county. The percentage of Taylor students completing grades 9-12 in four years, was 2 points higher than the state average. “Timely” graduation improves the likelihood of higher attainment and higher lifetime earnings, while interruptions or delays in completion increase the likelihood of student dropping out.

The Great Recession of 2008 is so named because of the depth, scale and duration of its impact, and the lengthy recovery period. It affected virtually every sector of the U.S. and much of the world’s economies and is considered by many economists the worst economic downturn since the Great Depression of the 1930s. By technical definition of the term, the recession lasted from December 2007, to 2009, but many economists claim the U.S. economy still had not recovered five years late.

Employment and Wage data reported annually by the Georgia Department of Labor represents the aggregate employment levels of employers located in Taylor County. Weekly wages increased steadily across the two decades, while the average monthly employment rate has decreased.

Jobs in Taylor County		
Year	Average Monthly Employment	Average Weekly Wages
1995	1,929	\$367
2000	2,104	\$466
2005	1,864	\$540
2010	1,843	\$574
2015	1,673	\$644
2023	1,392	\$912

Source: Georgia Department of Labor

During the seven-year period immediately preceding the recession (2001-2007), state and area unemployment rates were relatively stable, fluctuating within a range of ±one percentage point; Taylor, within two points. Annual unemployment rates peaked in 2010, the year after the technical end of the recession; Taylor at 4.5%, eight county area at 12.1%, and the state at 10.5%. Seven years afterward rates had just returned to pre-recessionary levels, with the local recovery slowing (see graph) after 2015 and continuing to decline in 2023.

Annual Unemployment Rates										
Jurisdiction	2001	2003	2005	2007	2009	2011	2013	2015	2017	2023
Taylor County	6.1	6.0	7.8	5.9	11.9	14.4	11.7	9.2	8.8	5.0
Eight County Area	6.1	6.0	6.9	5.8	11.3	11.8	10.2	7.7	6.0	5.0
Georgia	4.0	4.8	5.3	4.5	9.9	10.2	8.2	6.0	4.7	3.4

Source: Georgia Department of Labor

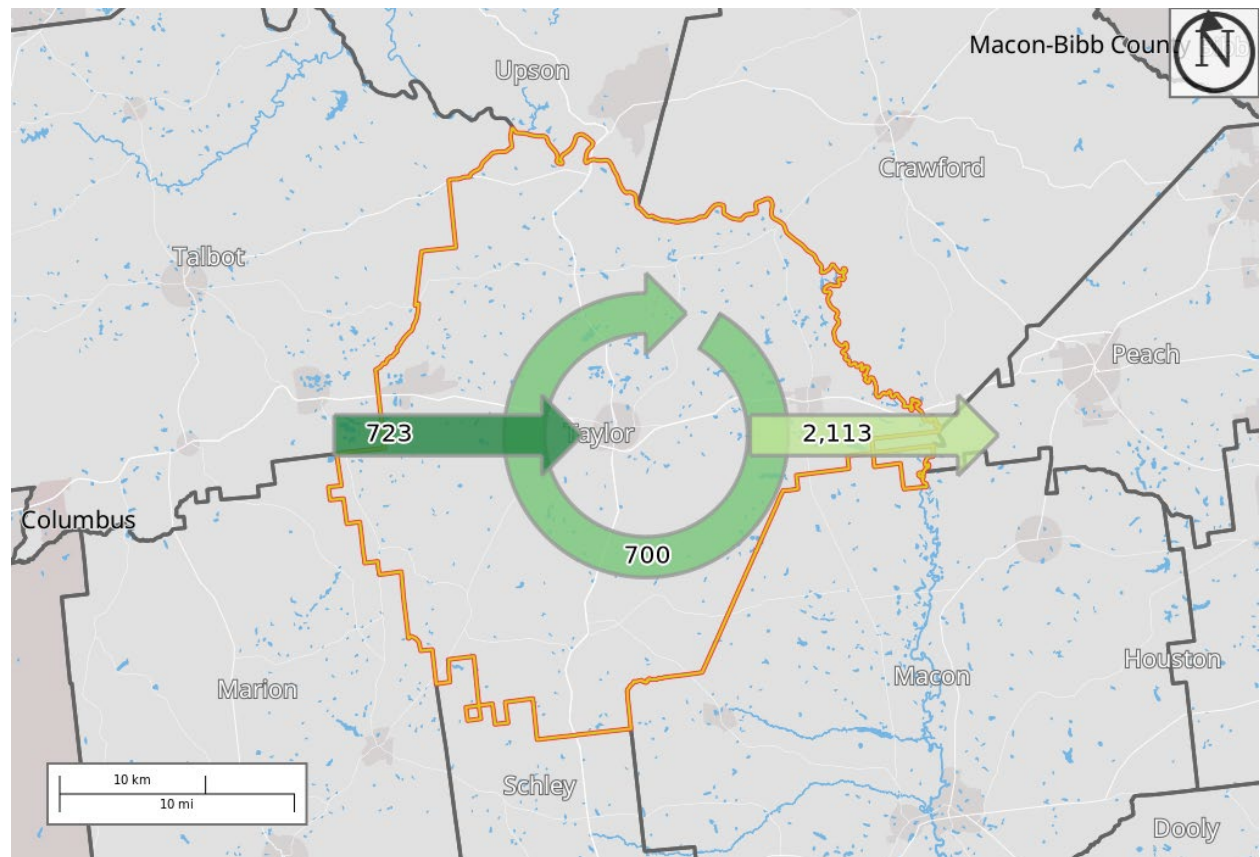
The local economy experienced a minor, temporary boost after 2015 with the construction of solar

farms. Specialty contractors and their employees commuted into Taylor to assemble and erect solar panels on farms hundreds of acres in size, some of which were the largest developments of the type in the state at the time. Service workers also commuted in with food trucks to provide meals and snacks for hundreds of construction workers.

Census “Place of Work” data suggest a high degree of consistency from 2002 through 2021. Nearly 51% of working residents reported working in-county on census day. Most in-commuters travel from Peach, Houston and Bibb Counties, respectively.

		Place of Work					
Workers 16 years of Age and Older		2002	%	2010	%	2021	%
Who lived in Taylor...	... and were employed	1,689		1,747		1,423	
	... and worked in Taylor	687	40.7%	971	55.6%	700	50.8%
	... but worked elsewhere	1,002	59.3%	776	44.4%	723	49.2%

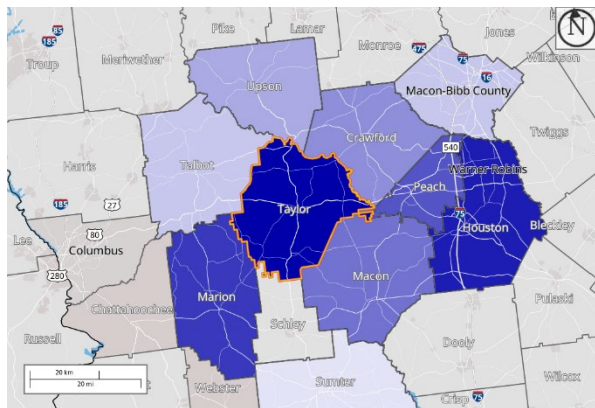
Source: U.S. Census, *On The Map*, Inflow/Outflow Analysis, Worker Flows In, Out, and Within Taylor County, GA



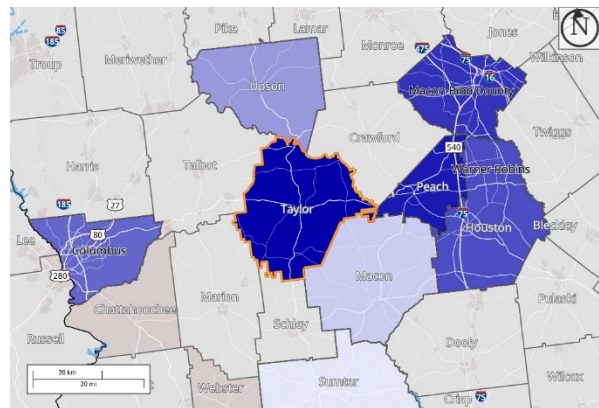
Taylor County								
Cross-County Worker Commuting Patterns Adjoining Counties								
Year	Place of Residence Ranked Largest Numbers In-commuters			Total In	Place of Employment Ranked Largest Numbers Out-commuters			Total Out
	1st	2nd	3rd		1st	2nd	3rd	
2021	Peach 251	Bibb 228	Houston 211	723	Houston 88	Marion 54	Peach 48	2,113
2010	Bibb 219	Houston 186	Peach 177	776	Houston 67	Macon 67	Peach 54	1,813
2002	Peach 152	Houston 113	Bibb 70	1,002	Peach 152	Houston 113	Bibb 70	1,203

Respondents were asked to report their place of work for the week immediately preceding the survey.  
Source: US Census, Residence County to Workplace County Flow

Counts of All Jobs from Work Selection Area to Home Counties in 2021



Counts of All Jobs from Home Selection Area to Work Counties in 2021



Seventy-five percent of working Taylor County residents commuted out-of-county to work in 2021, primarily to jobs in Peach, Bibb, Houston and Muscogee Counties. While 49% of those who work in Taylor County also live in county, the county draws commuters from Houston (6.2%), Marion (3.8%), Peach (3.4%) and Macon (2.9%) Counties.

Industrial employment data presented in the following table depicts the census-reported number of jobs in the community as grouped into specific industrial categories based on similarity of production processes. An establishment (employer) is defined as a single physical location in the community where business/job is conducted on-site (auto repair), or the shop from which the worker must go, perhaps out-of-county, to perform a specific job (highway construction or surveyor).

The 1970 Census documented a major transition in the local economy, from an Agriculture-based to Manufacturing. While Manufacturing had already been paying higher wages than Agriculture, 1970 was the first time any sector had attained a higher employment level than Agriculture. Just three decades later, the community crossed another economic milestone. The loss of ±300 Manufacturing jobs and an almost identical increase in Educational Services, Health Care, and Social Services from 1990-2000 were sufficient to complete the transition from a goods-producing to a service-providing economy. The 2000 Census documented Educational Services, Health Care, Social Services as the largest employment sector, with a 21% job share.



By 2020, Educational Services, Health Care, and Social Services continued to remain the highest employer, with Retail and Manufacturing being the second largest employer at a total of 30%.

Employment by Industry – 2020* Distribution by Percentage			
Sector	Taylor	Butler	Reynolds
Civilian Employment	3,140	855	291
Agriculture, forestry, fishing and hunting, and mining	4%	2%	0%
Construction	6%	8%	2%
Manufacturing	15%	20%	12%
Wholesale trade	4%	0.6%	0%
Retail trade	15%	7%	7%
Transportation and warehousing, and utilities	5%	2%	8%
Information	0.5%	0.8%	3%
Finance and insurance, and real estate and rental and leasing	2%	0.9%	1%
Professional, scientific, and management, and administrative and waste management services	9%	4%	6%
Educational services, and health care and social assistance	24%	39%	42%
Arts, entertainment, and recreation, and accommodation and food services	1%	3%	5%
Other services, except public administration	4%	3%	5%
Public administration	9%	11%	10%
Source: U.S. Census: 2016-2020 American Community Survey 5-Year Estimates, DP03, Selected Economic Characteristics			
*Reference page 59 for greater differentiation of sectors.			

Taylor was on the leading edge of the area’s transition to a service economy. In 2000, Educational services, and health care and social assistance was the largest employment sector in one area county (Peach), two points below Taylor. In 2010 Educational services, and health care and social assistance was the largest sector in five of the seven surrounding counties, and in 2020, the largest of all seven. Manufacturing and retail tied as the area’s second largest industrial employment sector in 2020. Agriculture had decreased to one of the smallest, tied with Other services, except public administration, and followed by Finance and insurance, and real estate and rental and leasing, Arts, entertainment, and recreation, and accommodation and food services, and Information.



Economic Development Tools and Resources <sup>1</sup>			
Tools and Resources	Taylor County	Butler	Reynolds
Airport	✓	✓	✓
Chamber of Commerce	✓	✓	✓
Freeport (100%)	✓	✓	✓
Industrial Development Authority <sup>2</sup> with Bonding Capacity	✓	✓	✓
Industrial Park with Utilities	✓	✓	✓
Industrial Sites Available with Utilities	✓	✓	✓
Literacy Center	✓	✓	✓
Water/Sanitary Sewer Excess Capacity	n/a	✓	✓
Post-Secondary Education Local Facility	✓	✓	✓
Rail Access	✓	✓	✓
River Valley Regional Commission (workforce development, loan packaging, RLF, economic development administration)	✓	✓	✓
Social Media Presence	✓	✓	✓
Job Tax Credits-Tier 1 Community	✓	✓	✓
Transportation Investment Act (TSPLOST)	✓	✓	✓
Website	✓	✓	✓

<sup>1</sup>This list is not all-inclusive. Numerous state and federal resources generally available to virtually all jurisdictions are not shown. The community has met eligibility criteria or generally has discretion/authority over the tools and resources listed.

<sup>2</sup>The Authority serves the entire community

Employment by Occupation - 2020			
Sector	Taylor	Butler	Reynolds
Civilian Employment	3,140	855	291
Management, Business, Science, and Arts	28%	19%	39%
Service	20%	31%	27%
Sales and Office	20%	16%	6%
Natural Resources, Construction, and Maintenance	12%	13%	11%
Production, Transportation, and Material Moving	21%	22%	18%

Source: Georgia Employment and Wages - 2020

As the economy has transitioned over the decades from Agriculture to Manufacturing to Services, infrastructure needs have changed. The evolving nature of work is such that buildings and other structures that housed jobs of past decades are often not adaptable to successive economies. Some large, long vacant, and even abandoned structures and sites are now blighting influences upon the economy that has taken their place. The new service-based economy needs a vastly different infrastructure if employment opportunities are going to be available locally, and if the community is to compete successfully in a much

more expansive marketplace. The community will need greatly improved and immediate access to the digital world through infrastructure and residents skilled in the efficient use of an ever-evolving service delivery medium.

Review of occupational employment data reveals some similarities, and strong differences, among local, area and state jurisdictions. Management and Business was the largest occupational employment sector in 2010, 2015, and 2020. The area's second largest was Production, Transportation in 2010 and Sales and Office occupations in 2015 and 2020. The two largest sectors accounted for half of all employment.

**General Description of Industrial Classification Categories  
with Sector and Sub-sector ID**

- Agriculture, Forestry, Fishing and Hunting, Mining 11  
Crop Production (NAICS 111)  
Animal Production (NAICS 112)  
Forestry and Logging (NAICS 113)  
Fishing, Hunting and Trapping (NAICS 114)  
Support Activities for Agriculture and Forestry (NAICS 115)  
Oil and Gas Extraction (NAICS 211)  
Mining (except Oil and Gas) (NAICS 212)  
Support Activities for Mining (NAICS 213)
- Construction 23  
Construction of Buildings (NAICS 236)  
Heavy and Civil Engineering Construction (NAICS 237)  
Specialty Trade Contractors (NAICS 238)
- Manufacturing 31-33  
Food Manufacturing (NAICS 311)  
Beverage and Tobacco Product Manufacturing (NAICS 312)  
Textile Mills (NAICS 313)  
Textile Product Mills (NAICS 314)  
Apparel Manufacturing (NAICS 315)  
Leather and Allied Product Manufacturing (NAICS 316)  
Wood Product Manufacturing (NAICS 321)  
Paper Manufacturing (NAICS 322)  
Printing and Related Support Activities (NAICS 323)  
Petroleum and Coal Products Manufacturing (NAICS 324)  
Chemical Manufacturing (NAICS 325)  
Plastics and Rubber Products Manufacturing (NAICS 326)  
Nonmetallic Mineral Product Manufacturing (NAICS 327)  
Primary Metal Manufacturing (NAICS 331)  
Fabricated Metal Product Manufacturing (NAICS 332)  
Machinery Manufacturing (NAICS 333)  
Computer and Electronic Product Manufacturing (NAICS 334)  
Electrical Equipment, Appliance, and Component Manufacturing (NAICS 335)  
Transportation Equipment Manufacturing (NAICS 336)
- Furniture and Related Product Manufacturing (NAICS 337)  
Miscellaneous Manufacturing (NAICS 339)
- Wholesale Trade 42  
Merchant Wholesalers, Durable Goods (NAICS 423)  
Merchant Wholesalers, Nondurable Goods (NAICS 424)  
Wholesale Electronic Markets and Agents and Brokers (NAICS 425)
- Retail Trade 44-45  
Motor Vehicle and Parts Dealers (NAICS 441)  
Furniture and Home Furnishings Stores (NAICS 442)  
Electronics and Appliance Stores (NAICS 443)  
Building Material and Garden Equipment and Supplies Dealers (NAICS 444)  
Food and Beverage Stores (NAICS 445)  
Health and Personal Care Stores (NAICS 446)  
Gasoline Stations (NAICS 447)  
Clothing and Clothing Accessories Stores (NAICS 448)  
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)  
General Merchandise Stores (NAICS 452)  
Miscellaneous Store Retailers (NAICS 453)  
Nonstore Retailers (NAICS 454)
- Transportation and Warehousing, Utilities 11-22  
Air Transportation (NAICS 481)  
Rail Transportation (NAICS 482)  
Water Transportation (NAICS 483)  
Truck Transportation (NAICS 484)  
Transit and Ground Passenger Transportation (NAICS 485)  
Pipeline Transportation (NAICS 486)  
Scenic and Sightseeing Transportation (NAICS 487)  
Support Activities for Transportation (NAICS 488)  
Postal Service (NAICS 491)  
Couriers and Messengers (NAICS 492)

Warehousing and Storage (NAICS 493)

- Information 51  
Publishing Industries (except Internet) (NAICS 511)  
Motion Picture and Sound Recording Industries (NAICS 512)  
Broadcasting (except Internet) (NAICS 515)  
Internet Publishing and Broadcasting (NAICS 516)  
Telecommunications (NAICS 517)  
Data Processing, Hosting, and Related Services (NAICS 518)  
Other Information Services (NAICS 519)
- Finance and Insurance, Real Estate and Rental and Leasing 52-53  
Monetary Authorities - Central Bank (NAICS 521)  
Credit Intermediation and Related Activities (NAICS 522)  
Securities, Commodity Contracts, and Other Financial Investments and Related Activities (NAICS 524)  
Insurance Carriers and Related Activities (NAICS 524)  
Funds, Trusts, and Other Financial Vehicles (NAICS 525)  
Real Estate (NAICS 531)  
Rental and Leasing Services (NAICS 532)  
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (NAICS 533)
- Professional, Scientific, and Technical Services, Management of Companies and Enterprises, Administrative and Support, and Waste Management and Remediation Services 54-55-56  
Administrative and Support Services (NAICS 561)  
Waste Management and Remediation Services (NAICS 562)
- Educational Services, Health Care and Social Assistance 61-62  
Ambulatory Health Care Services (NAICS

621)

Hospitals (NAICS 622)

Nursing and Residential Care Facilities (NAICS 623)

Social Assistance (NAICS 624)

- Arts, Entertainment, and Recreation, Accommodation and Food Services 71-72  
Performing Arts, Spectator Sports, and Related Industries (NAICS 711)  
Museums, Historical Sites, and Similar Institutions (NAICS 712)  
Amusement, Gambling, and Recreation Industries (NAICS 713)  
Accommodation (NAICS 721)  
Food Services and Drinking Places (NAICS 722)
- Other Services (except Public Administration) 81  
Repair and Maintenance (NAICS 811)  
Personal and Laundry Services (NAICS 812)  
Religious, Grantmaking, Civic, Professional, and Similar Organizations (NAICS 813)  
Private Households (NAICS 814)
- Public Administration 92  
Executive, Legislative, and Other General Government Support (NAICS 921)  
Justice, Public Order and Safety Activities (NAICS 922)  
Administration of Human Resource Programs (NAICS 923)  
Administration of Environmental Quality Programs (NAICS 924)  
Administration of Housing Programs, Urban Planning, and Community Development (NAICS 925)  
Administration of Economic Programs (NAICS 926)  
Space Research and Technology (NAICS 927)  
National Security and International Affairs (NAICS 928)

## Appendix

### Stakeholders & Steering Committee

<b>Taylor County Comprehensive Plan Stakeholders</b>				
<b>Stakeholder category</b>	<b>Contact</b>		<b>Organization</b>	<b>Jurisdiction</b>
Agricultural and forestry	Matt	Bruner	Fall Line Sandhills Wildlife Management Area	State
Agricultural and forestry	Jeremy	Worley	Georgia Farm Bureau	Reynolds
Agricultural and forestry	Gregory	Wainwright	Georgia Forestry Commission	Butler
Agricultural and forestry	Jeff	Cook	Taylor County Extension Office	Butler
Agricultural and forestry	Jody	Pandolfi	Taylor County Extension Office	Butler
Banks and Finance	Lori	Harris	Ameris Bank	Butler
Banks and Finance	Matthew	Reed	Georgia Community Bank	Reynolds
Banks and Finance	Jack	Lester	Truist Bank	
Civic Organization	Freddie	Harmon	Amar	
Civic Organization	Earl	Lockhart	Masonic Lodge in Butler	
Civic Organization	Kin	Jones	Masonic Lodge in Reynolds	
Construction	Elaine	Peed	Peed Bros., Inc.	Butler
Economic Development	Cody	Rustin	Taylor County Airport Authority	
Health Care	Srijana	Ranjit, M.D.,	Mercer Medical	Reynolds
Health Care	Allison	Ball, APRN, NP-C;	Mercer Medical	Reynolds
Health Care	Haley	Dobbs	Taylor County Health Department	Butler
Health Care	Laura	Decker	Taylor County Health Department	Butler
Hospitality & Dining	Wayne	McInvale II	The Cotton Gin Cafe & Inn at Fort Wayne	Reynolds
Housing Authority	Richard	Reiter	Flint Area Consolidated Housing Authority	Butler and Reynolds
Largest Employers	Mike	Watson	Brown & Watson Co	Butler
Largest Employers	Mike	Watson	Concrete Supply	Butler
Largest Employers	John	Rakoczy	Distribution Technologies	Reynolds
Largest Employers - Education	Jennifer	Albritton	Taylor County School District	Butler
Largest Employers - Health Care	Billy	Graham	Georgia Recovery Center	
Largest Employers - Health Care	Michael	Barry	Taylor County Health & Rehabilitation Center	
Largest Employers - Local Govt	Jarrold	McCarthy	Taylor County Board of Commissioners	Reynolds
Largest Employers - Utilities	Jeremy	Nelms	Flint Energies	Reynolds
Largest Employers - Utilities	Jim	Bond	Public Service Data	Reynolds
Newspaper	Valori	Moore	The Taylor County News	
Public Safety	David	Windham	Taylor County EMA, Butler Fire Chief, Butler Public Works Director	
Recreation and Civic Orgs	Matt	Oggero	Fall Line Club Golf Resort	
Recreation and Civic	Forbes	Becky	Strawberry Festival	Reynolds

Orgs				
Recreation and Civic Orgs	Yolanda	Majors	Taylor County Family Connections	Reynolds
Recreation and Civic Orgs	Chris	James	Taylor County Recreation Department	Butler
Recreation and Civic Orgs	Bernice	Wright	Taylor Senior Center	
Reynolds Ramblers Biking	Donna "Sissy"	McLaughlin	City Clerk	
Reynolds Ramblers Biking	Tracy	Taunton	Cyclist	
Reynolds Ramblers Biking	Blair	Shonda	Fall Line Club	
Reynolds Ramblers Biking	Teresa	Turner	Montessori Joy School	
Reynolds Ramblers Biking	Kim	Martin	Owens seasonal café in Butler	
Reynolds Ramblers Biking	Fountain	Arthur (Jack)	Retired Doctor	
Reynolds Ramblers Biking	Fountain	Linda	Retired Doctor	
Reynolds Ramblers Biking	Lula	Neal	Retired Family Connections	
Reynolds Ramblers Biking	Greg	Platt	Retired military	
Reynolds Ramblers Biking	Demirs-Platt	Sheila	Retiree	
Reynolds Ramblers Biking	Timishea	Price	Reynolds City Council	
Reynolds Ramblers Biking	Lonnie	Holder	Reynolds Police Department	
Reynolds Ramblers Biking	Scott	Jones	Reynolds Public Works	
Reynolds Ramblers Biking	Libby	Bond	Reynolds Women's Club/ Reynolds Ramblers Bike	
Reynolds Ramblers Biking	Amber	Pitts	Cyclist	
Small Business			Butler Recycling Auto Parts	Butler
Small Business	Mann	Freddy	Master Builders	
Small Business & Agriculture			4S Advanced Wildlife Solutions	Reynolds
Small Business & Agriculture	Bill	Ogden	Payne Farm Supply	
Small Business Reynolds Ramblers Biking	George	Neal	Funeral service	
Soil Conservationist	Dena	Gunn	USDA	
Taylor Development Authority	Dave	McLeighton	McLeighton Funeral Service	Reynolds
Transit	Pam	Harris		

<b>Taylor County Comprehensive Plan Steering Committee</b>	
Taylor County Commissioners	
Milton Harris	Taylor County Chairman
Cicero Latimore	Taylor County Commissioner
Walter Robert Peacock	Taylor County Chairman
Tameka F. Harris	County Manager
Randall F. Nelson	Taylor County Commissioner
Lenda K. Taunton	County Manager
Amanda Queen	County Manager
Amber Swann	Taylor County Planning & Zoning
Butler City Council	
Barry Whitley	Butler Mayor
Roderick Flowers	Butler Councilor
Edward Guinn	Butler Councilor
Glenn Harris	Butler Councilor
Jacob Hopkins	Butler Councilor
Deborah Williams	Butler Councilor
Vicki Wainwright	Butler City Clerk/City Administrator
Ashley Lawhorn	Butler Accounting Clerk/ Zoning Administrator
Eddie Moulton	Butler Fire Department Administrator
David Windham	City of Butler Public Works
Reynolds City Council	
Fred Waller	Reynolds Mayor
Tommy Beeland	Reynolds Councilor
Hiram Couch	Reynolds Councilor
Brandon Hunter	Reynolds Councilor
Danny Peed	Reynolds Councilor
Timishea Price	Reynolds Councilor
Hannah Sloan	Reynolds Councilor
Sissy McLaughlin	Reynolds City Clerk
Nicole Acree	Taylor County Chamber of Commerce & Development Authority Executive Dir

**From:** [Camille Bielby](#)  
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**Cc:** [Jarrod McCarthy](#); "Lenda K. Taunton"; [Allison Slocum](#)  
**Subject:** Taylor County Comprehensive Plan Steering Committee Meeting Invitation  
**Date:** Tuesday, March 7, 2023 4:55:00 PM

---

Taylor County has begun the process of updating the Comprehensive Plan. The next step is to convene a meeting with the steering committee, comprised of local government officials.

On behalf of County Manager, Lenda Taunton and Assistant County Manager Jarrod McCarthy, you are invited to the steering committee meeting scheduled for March 16, 2023 at 2:00 p.m. in the Commissioners' Boardroom of the Government Complex at 7 Ivy Street, Butler.

We will meet for about an hour to discuss the planning process and timeline and to review and finalize the stakeholders list to ensure that all the relevant contacts are included in the public input process.

If you would like to familiarize yourself with the previous plan, please use the link below.  
[https://www.dca.ga.gov/sites/default/files/taylor\\_co\\_butler\\_ci\\_reynolds\\_ci\\_comp\\_plan\\_update\\_2019.pdf](https://www.dca.ga.gov/sites/default/files/taylor_co_butler_ci_reynolds_ci_comp_plan_update_2019.pdf)

Please reply to this email and let me know if you will be able to attend. Please don't hesitate to give me a call at (706) 660-5374 if you have any questions or concerns.

Thank you,

Camille Bielby  
Regional Planner  
**River Valley Regional Commission**  
228 Lamar Street  
Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

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Taylor County Comprehensive Plan 2024-2029  
 Steering Committee Meeting March 16, 2023 at 2:00 p.m.  
 Commissioners' Boardroom, Government Complex at 7 Ivy Street, Butler, Georgia

name	representing	telephone	e-mail
Milton Harris	T.C. Commissioner	478-957-2814	h.milton57@yahoo
Cicero Letimore	T.C. Commissioner	478-547-3274	cimorelati@yahoo.com
Turned McCarthy	T.C. Boc	478-862-6004	taylorjim@pstel.net
Sissy McLaughlin	City of Reynolds	478-847-3435	cityclerk@reynoldsga.com
Butch Turner	City of Reynolds	478-847-3435	WALTERTURNER@reynoldsga.com
David Windham	City of Butler	478 862 5435	DWindham@cityofbutlerga.com
DANNY REED	City of Reynolds	478-391-2022	dannyreed@reynoldsga.com
Eddie Moulton	City of Butler	478-862-3858	btd@cityofbutlerga.com



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**Subject:** Invitation to City of Reynolds public hearing on Taylor County Comprehensive Plans Monday March 20, 2023 at 6:30 p.m., 3 E. William Wainwright Street, Reynolds, GA 31076  
**Date:** Friday, March 17, 2023 4:38:00 PM

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Taylor County, the City of Butler and City of Reynolds have begun the process of updating the Comprehensive Plan. On behalf of County Manager, Lenda Taunton, Assistant County Manager Jarrod McCarthy, and Reynolds Mayor Walter “Butch” Turner, you are invited to attend the initial public hearing to be held in conjunction with the City of Reynolds’ council meeting, Monday March 20, 2023 at 6:30 p.m., 3 E. William Wainwright Street, Reynolds, GA 31076.

An overview of the planning process will be presented to explain how the Comprehensive Plan helps the community to maintain current lists of needs and opportunities, confirm community goals, confirm preferred land uses and update each jurisdictions’ five-year community work program. Local elected officials can use the finished document to guide policy and management decisions directed toward implementing important economic development and revitalization initiatives. The public is encouraged to attend and participate in these important meetings and the update process.

If you would like to familiarize yourself with the previous plan, please use the link below.  
[https://www.dca.ga.gov/sites/default/files/taylor\\_co\\_butler\\_ci\\_reynolds\\_ci\\_comp\\_plan\\_update\\_2019.pdf](https://www.dca.ga.gov/sites/default/files/taylor_co_butler_ci_reynolds_ci_comp_plan_update_2019.pdf)

Please don’t hesitate to give me a call at (706) 660-5374 if you have any questions or concerns.


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City of Reynolds 5m ·

Notice of Public Hearing: City of Reynolds  
Taylor County, the City of Butler and City of Reynolds are initiating an update to their joint comprehensive plan. This is to maintain current lists of needs and opportunities, confirm community goals, confirm preferred land uses and update each jurisdiction's five-year community work program. Local elected officials can use the finished document to guide policy and management decisions directed toward implementing important economic development and revitalization initiatives. An initial public hearing will be held in conjunction with the City of Reynolds' council meeting, Monday March 20, 2023 at 6:30 p.m., at Depot behind City Hall.

Like Comment Share

Write a comment...

Posted 3/17/23

CITY OF REYNOLDS  
MARCH 20, 2023  
6:30 P.M.  
CITY COUNCIL MEETING  
PROPOSED AGENDA

CALL TO ORDER

ROLL CALL/ANNOUNCEMENT OF QUORUM

INVOCATION

ADOPTION OF PROPOSED AGENDA

APPROVAL OF MINUTES

- FEBRUARY 27, 2023

*Added Comp Plan to agenda*

COMMITTEE REPORTS

- FINANCE.....Danny Peed, Laticia Dixon
- PROPERTY.....Timishea Price, Hiram Couch
- POLICE.....Tiffany Coker, Hannah Sloan

TAYLOR COUNTY FAMILY CONNECTIONS REPORT

CHIEF'S REPORT

PUBLIC WORKS REPORT

FIRE REPORT

FINANCE REPORT

- CHECK

MAYOR'S REPORT

- CITY WIDE CLEAN UP – STRAWBERRY FESTIVAL
- CITY OF ETHICS – GMA

OLD BUSINESS

- ARPA – NEED COUNCIL APPROVAL IN WRITING
- CODE ENFORCEMENT
- CITIES WEEK

NEW BUSINESS

- GFL – INCREASE IN TRASH FEES
- WATER CONCERNS
- MARKET MERCANTILE
- ~~CITY ATTORNEY – HANNAH~~ *move to work session*
- RENTAL SPACE
- VOLUNTEERS FOR MOWING – SCOTT / TIMISHEA
- SPLOST – LOSS OF FUNDS

OTHER BUSINESS

ADJOURNMENT

Taylor County Comprehensive Plan 2024-2029  
 Reynolds Initial Public Hearing March 20, 2023 at 6:30 p.m.  
 Reynolds Depot, 3 W. William Wainwright St., Reynolds, GA

name	representing	telephone	e-mail
Scott Jones	City of Reynolds	706-741-1233	scottjones@reynolds.ga.com
David Windham	City of Butler	706-741-1317	DWindham@cityofbutlerga.com
Lanice S. Holder	City of Reynolds	706-741-1196	laniceholder@reynolds.ga.com
Yolanda Moore	Taylor Co. News	478-802-5101	tenews@stel.net
DANNY FEED	City of Reynolds	478-391-2022	dannyhprice@aol.com
Timishea Price	City of Reynolds	478-391-4654	Timishea.price@reynolds.ga.com
HIRAM COUCH	CITY OF REYNOLDS	478-235-0928	hiramcouch@hotmail.com
Walter Turner	City of Reynolds	478-847-3435	walterturner@reynolds.ga.com
Sissy McLaughlin	City of Reynolds	478-847-3435	cityclerk@reynolds.ga.com
Laticia Dixon	City of Reynolds	478-917-9059	laticia.dixon@reynolds.ga.com
Hannah Sloan	City of Reynolds	678-736-0629	hannah.sloan@reynolds.ga.com
Yolanda Majors	Family connector	478-662-3059	Ymajors.Tefc@gmail.com
Tameka Harris	County Commissioner	478-397-1960	tamekaharris@yachoo.com



ment at Taylor County Health & Rehab for this well-deserved award. Pictured (l-r) Woodward, Board Member; Nicole Acree, Executive Director; Chelsea Mullins, Administrator for Taylor County Health & Rehab; Matthew Reed, Chair; Susan Peed, Member; and Becky Forbes, Vice Chair.

# Council Learns That City Will Lose \$105,000 From July Until End Of Year

of the year, Taylor County, the City of Reynolds, and the City of Butler will not receive SPLOST revenue. The Council vote is expected to occur in the Nov. 2023 ballot. If the vote passes, SPLOST revenue will resume in January. Councilman Danny Peed said the City will lose an estimated \$105,000, while the

SPLOST is not in effect, based on last year's SPLOST receipts from July through December.

While discussing finances, Peed added that the City is overbudget on legal fees and training expenses. He recommended that the City Attorney not be present at meetings, unless needed. Also, since the

County is not maintaining the City's recreation fields, Peed said **volunteers are needed.**

In other business, it is time to begin the process to update the Taylor County Comprehensive Plan, which includes the county and both cities. The

>See Reynolds Council on p. 5

## Named A Partnership By GMA

a partnership with the county's nonprofit organization Georgia City Solutions, the Embrace Civility initiative to equip Georgia's cities with resources to create civility in their meetings and engage their residents and attendees. Civil behavior and speech are critically important to a healthy, functional and respectful society.

City of Civility on p. 8

## Message From The Taylor County Tax Assessors

To receive the new local homestead exemption, you must come in to our office to apply. Because the exemption is based on age, you must be able to show some kind of identification that shows your age (the minimum age is 70). As with any other homestead exemption, you must apply by April 1, 2023 to receive it for this year.

Thank You,  
Taylor County Board of Assessors





# Battling Officer Stress Through Building Resiliency

## Georgia POST's Law Enforcement Resiliency Program Is Designed To Build Mental, Physical, Social, Spiritual, And Financial Health

**By Katja Ridderbusch**  
Tim Melton has seen it many times: police officers pour into the classroom and sit down at the U-shaped table, their faces filled with apprehension, skepticism, or downright scorn.

"Some think it's just another class on mental health," said Melton, manager of the resiliency program at Georgia POST, the state's credentialing agency. Others fear it's a retreat where they sit in a circle on pillows, hold hands, and sing Kumbaya. But that's a big misconception. On Day One, a few hours into the class, participants typically become cautiously curious, but are still quiet, said Melton, a 34-year law enforcement veteran. On Day Two, they are more relaxed and talkative. And on Day Three, "they're all in."

**RESILIENCY PROGRAM GAINING TRACTION**  
Four years after the rollout with an interruption by the COVID pandemic - the Georgia Resiliency Program, backed by the POST council and funded by a state grant, is gaining traction. More than 17,000 public safety personnel have been trained - mostly police, but also correctional officers and dispatchers. There are three class levels: user, train-the-trainer, and master instructor.

The 24-hour course was designed by the U.S. Air Force and later adapted by the FBI National Academy. It is taught, in variations, all over the U.S., in states like Nevada, New York, Texas, and Iowa. But Georgia and New Jersey are the only states with statewide initiatives to implement the comprehensive and law enforcement specific resiliency program, according to Georgia POST. In New Jersey, unlike Georgia, the class is mandated.

Historically, law enforcement has been reactive to mental health challenges, said Sherri Martin, National Director of Wellness Services at the Fraternal

Order of Police. "The program provides applicable scientific information and practical tools that are, as instructors put it, 'cop specific.'"

While most law enforcement training is geared toward improving the interaction between officers and the public, "this program is meant for the individual officer as a person," said Shafer. It is designed to help officers take care of themselves. The agency benefits by getting healthier and, ultimately, better-performing employees, she said.

In the Georgia resiliency class, students leave their rank, uniforms, and badges at the door. For three days, they are people first and cops second. The class starts with introductions and sharing of personal and professional hardships. Stories range from youth trauma to broken marriages to officer-involved shootings and child fatalities. Officers also talk about organizational stressors, like staff shortages.

Trust is key for the class, said J.C. "Buddy" Johnson, a retired Georgia State Patrol captain and lead facilitator and consultant to the Georgia Resiliency Program. Participants sign a confidentiality form. "This is a safe space where everyone should feel comfortable showing vulnerability," he added. Typically, the instructors go first with their story. "If we don't show vulnerability, no one else will," he said.

Through brief lectures and interactive exercises, the class teaches students how to recognize stress and understand what it does to the body and the brain. They learn to manage and control their stressors. "This becomes critical for officers in the 10-to-20-year career range, said Johnson. "That's when they become cynical, and that's when they're making mistakes" - because the stress

is so high, they're making mistakes," he said. Johnson said that's when the air gets tight, and that's when they're making mistakes. "Because the stress is so high, they're making mistakes," he said.

comprehensive plan is for five years and is due by Feb. 2024. Camille Bielby, Regional Planner with the River Valley Regional Commission, was present to conduct the City of Reynolds' Public Hearing for the comprehensive plan. She explained that the plan is required by legislation and it keeps the county's and cities' local government status, which is needed for any type of funding. The plan maintains current lists of needs and opportunities, confirms community goals, and confirms preferred land uses, and updates each jurisdiction's five-year community work program. The finished plan guides policy and management decisions directed toward implementing economic development and revitalization initiatives.

Mrs. Bielby ended by stressing the importance of community participation in the planning process of the joint Comprehensive Plan. Next, the topic changed to limb pickup. Councilman Eddy Couch recommended the City pick up limbs for a charge. Public Works Director Scott Jones said some limbs have been picked up, in preparation for the Strawberry Festival.

Councilwoman Timishea Price asked if the City is paying for services for the festival, and the reply was "yes." Ms. Price stated, "We will always be overbudget if we keep giving everything away for free!" She added that the City doesn't clean up for anything else, only the Strawberry Festival. At this time, Councilwoman Hannah Sloan guided the conversation back to limb pickup. Jones said, per EPD, the City cannot have piles of limbs sitting for more than 30 days, and there is no way to transport them to the landfill. Two city wide cleanups were scheduled ahead of the Strawberry Festival. They will be held on April 1st and April 15th, from 9-11 a.m. Police Chief Lonnie Holder advised that he recently com-

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**Summit Real Estate**  
 Ken Wilson Broker/Realtor  
 Wanda Rowe Realtor  
[www.gokenwilson.com](http://www.gokenwilson.com)  
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# Reynolds City Council

(Continued from Page 1)

of the railroad tracks and from Liberty St. to the east. The new water system will include digital meter reading.

Quinton Talton addressed the Council with concerns about the time line of when the City became aware of the elevated levels of asbestos in the water. This was a continuation of the discussion from last month's meeting. Talton voiced his concerns, raising many questions, and argued with Public Works Director Jones and Councilwoman Sloan. Councilwoman Sloan asked Mayor Butch Turner to call order to the meeting, and Councilman Peed asked Mayor Turner, "Can you do your job? Can you do your job?" As Talton left, he stated that he will call the news station.

Mayor Turner said he believes Talton had a right to speak. Councilwoman Sloan replied, "I expected you to call order. I don't want to sit her and be yelled at!" At this point, Councilwoman Timishea Price said, as she left the meeting, "Council hears from who they want to!" Mrs. Sloan clarified that Council adopted an Order of Decorum to guide city meetings. Toward the end of the meeting, Councilman Couch revisited this item and suggested Council have the forms ready at each meeting for anyone who wants to speak. The remainder of the meeting will be reported in next week's edition.

Also, Jones asked to increase the starting pay for a public works employee from \$12/hr to \$14/hr, to attract help. Council agreed to a pay scale from \$12-\$14/hr. for a good candidate, at the public works director's discretion. Jones noted that the engineer is working on a corrective action plan for the asbestos violation, discussed at last month's meeting. The plan includes new water pipes from S. Liberty St. to Robin Hood Rd. and the Armory neighborhood. He, again, explained that pipes were previously replaced north

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## March 23, 2023 Agenda

We encourage walking and cycling to promote fun, safe, active lifestyles and a connected community.

### Activity and Events

1. Report on Reading with the Mayor – Family Connections, March 3

2. Report on Casual Group Ride, March 4 *Mayor rode*

3. Next Casual Group Ride

4. Strawberry Festival, Saturday, April 22 Reynolds Ramblers activities to include:

*First Baptist Church*  
a. Morning Bicycle Ride, 8:30 am, FBC Reynolds

- i. Goal: host casual ride to encourage local cycling participation
- ii. Start Location/Time: FBC Reynolds, 8:30 am **TBD** to arrange table.
- iii. Route: Beechwood Loop - 7 miles, clockwise
- iv. Waiver/cue sheets – RVRC to provide
- v. RR riders – Butch, George, others **TBD**
- vi. Route marking – Butch
- vii. Invitation to Warner Robins cycling group - George

*check in for ride and parade/deco contest*

b. Reynolds Ramblers Parade Group (parade 10 am)

- i. Goals: encourage walking & cycling, showcase bicycle decoration contestants, increase visibility of Reynolds Ramblers
- ii. Gathering Time/Location: 9:30 am, southwest corner of FBC Reynolds lawn
- iii. Volunteers to collect digital registration/waiver (2-3): **TBD**
- iv. Registration/waiver form – Online form at <https://forms.gle/p5YVD2ppMdbEfPWY7>  
RVRC to have tablets and hard copies on-site. Hotspots – RVRC, Butch
- v. Safety protocols – helmets required and should have a few extra on hand if needed
- vi. Walkers/Riders: RR should ride together at front of walkers/bikers, sporting shirts & perhaps carrying a banner. RR participants: George, Butch, others **TBD**

*Mayor will ride*

*Some table  
helmet setup  
judge parade*

c. Bicycle Decoration Contest

- i. Goal: encourage young people to ride, and ride safely
- ii. Judging Time/Location: no later than 9:30; use same signage as morning ride
- iii. Judges (2-3, not also doing registration): RVRC & 2 others **TBD** (queens? - Becky)
- iv. Scoresheet: theme, creativity, quality, presentation, bonus (costume, etc.)

*during ride check in*

*Brandi Humphrey*

*1st \$50 festival prize + 2 from RVRC I'll have the prizes 20 lights*

- v. Prizes: Festival \$50, RVRC – set of safety lights, Ramblers – LED safety lights (Becky to bring to March meeting), festival ice cream? (Becky); Awards to be presented at city hall gazebo @ 10:45 (alerting winners they should be present)

*Handwritten:* Tell winners parents to come to gazebo

*Handwritten:* O3 give out prizes

**d. RVRC/Reynolds Rambler community engagement table**

- i. Goal: teach safe walking & cycling practices, gather contacts, increase RR visibility
- ii. Setup: Sat 7-8:30 am; 12x12 space (Becky to work with Maggie on location); application submitted; TBD to provide tent & 2 tables, RVRC - 2 chairs, RR information signage
- iii. Booth Times 11-5: end time TBD by available volunteers & materials, but festival wants all booths to stay open until 5pm.
- iv. Activities: bike/ped safety ring toss, matching game
- v. Swag: RVRC water bottles, safety pencils & buttons, education/safety materials, other TBD; RR shirts (as prizes or sold for \$10)
- vi. Volunteers to host table: Butch (earlier is better), George, others **TBD**  
Schedule: **TBD**

*Handwritten:* Where - don't know yet Becky - 2 weeks out

- e. **Promotion** of A,B, & C: Flyers, Facebook, newspaper. John to revise flyer, create FB events, and share digitally with Ramblers for distribution in community.
- f. **Notes** – John out Apr 22, but RVRC coworker, Camille Bielby, to help; Rain date Apr 29

5. **Tricycle Pad** at Montessori Joy Learning Center (Nicole/Shonda/Becky)

6. **Educational Outreach** (Lula)

Fall Middle School Walk/Bike to School event and/or program with 21<sup>st</sup> Century ASP on a Thursday

7. **Ride with Mayor** - GPA Cities Week

*Handwritten:* before school mt super to schools Spring 40 minutes

**Organizational Purpose, Structure, and Growth**

Activities to meet organizational goals:

**a. Elect temporary officers**

Shonda, Jack, Lula, and Becky have expressed willingness to serve in some capacity

- President (public announcements/presentations, manage meetings, etc.)
- Vice President (assist and substitute for president)
- Secretary (write cards, put ads in paper, take notes, etc.)
- Treasurer (manage donations and bank account)
- All officers to help shape monthly meeting agendas

- b. Form board of directors
- c. Write Articles of Incorporation
- d. Register as a non-profit
- e. Establish financial treasury

**Other Business / Announcements**

**Next Meeting:** Wednesday, April 19 OR May 17?, Noon, Depot building

*Handwritten:* Let Fest activities

*Handwritten:* LEPC meeting

*Handwritten:* Setup = community engagement time 11-1 1-3 3-5  
Camille - bring award prizes





# Taylor County Board of Commissioners

COUNTY MANAGER  
LEND A K. TAUNTON

ASSISTANT COUNTY MANAGER  
JARROD MCCARTHY

COUNTY ATTORNEY  
EDWARD N. DAVIS

P.O. Box 278, Butler, GA 31006  
Telephone: 478-862-3336  
Fax: 478-862-2871



CHAIRMAN  
ROBERT PEACOCK, DISTRICT 4

VICE-CHAIRMAN  
MILTON HARRIS, DISTRICT 3

BOARD MEMBERS  
CICERO LATIMORE, DISTRICT 1  
TAMEKA F. HARRIS, DISTRICT 2  
RANDALL F. NELSON, DISTRICT 5

TAYLOR COUNTY BOARD OF COMMISSIONERS MEETING  
APRIL 4, 2023  
TUESDAY - 6:00 P.M.

## WORKING AGENDA

CALL TO ORDER

INVOCATION

- I. PLEDGE TO THE UNITED STATES AND GEORGIA FLAGS
- II. APPROVE AGENDA
- III. APPROVE MINUTES
  1. REGULAR MEETING- MARCH 7, 2023

- IV. CITIZENS TO APPEAR
  1. RVRC – CAMILLE BIELBY
  2. MAXINE ROBINSON
  3. DENISE WALKER

- V. REPORTS
  1. PLANNING & ZONING RECOMMENDATIONS
  2. TAYLOR COUNTY EMS
  3. TAYLOR COUNTY FIRE DEPARTMENT
  4. RIVER VALLEY REGIONAL COMMISSION
  5. COUNTY AGENT – EXTENTION OFFICE

- VI. UNFINISHED BUSINESS
  1. NONE

- VI. NEW BUSINESS
  1. APPOINT MEMBER TO THE TAYLOR COUNTY HEALTH BOARD
  2. APPROVE LMIG BID
  3. SPLOST ELECTION – NOV 7TH

VII. EXECUTIVE SESSION: LEGAL

VIII. ADJOURN

WORKSESSION: BUDGET FYE 06.30.2023

Taylor County Comprehensive Plan 2024-2029  
 Community Participation: Initial Public Hearing  
 County Commission Meeting April 4, 2023 6:00 pm, Reynolds, GA Butler

name	representing	telephone	e-mail
Dona Gunn	NRCS - USDA	478 954 1702	dona.gunn@usda.gov
Tom Queen	R/R Private Industry Mbr.	706 323 6780	tomqueen208@ptel.net
Nate Osgero	Fall Line	(415) 515-1718	Osgero.Watte@gmail.com
Shonda Blair	(Fall Line, GS F & Reynolds Ramblers)	478-960-7650	Shondablair.70.1@gmail.com
David Windham	City of Butler / TC EMA	706 741 1377	DWindham@cityofbutlerga.com
Chuck Hand	Taylor County Republican Party	478-391-2198	TheChuckHand86@gmail.com
William H Scott	Taylor City Residents	478 672 0736	beachball17013@gmail.com
Jean Scott	"	478 672 0735	JOAN SCOTTENT@GMAIL.COM
Bernice Chatman	Taylor Co Se Center	478-847-3420	bsejiorcenter@yahoo.com
EAL McLockhart	Taylor Co. DEK Auth.	478 955 5528	eamc.lockhart@yahoo.com
Jimmie Crook	Taylor Co. Public Works	478 235 4779	Taglorroad@gmail.com

Taylor County Comprehensive Plan 2024-2029  
 Community Participation: Initial Public Hearing  
 County Commission Meeting April 4, 2023 6:00 pm, Reynolds, GA  
 Butler

name	representing	telephone	e-mail
Valoril Moore	Taylor Co. News	478-862-5101	tenews@pstel.net
Mindy Bass	Taylor Co Board Commissioners	862-3997	vote.taylor.ga@gmail.com
Jarrod McCarthy	Taylor Co BOC	478-862-3336	
Kendall Taubert	TCBC	478-862-8886	taylor@pstel.net
Eddie Davis	TCBC	478-862-9618	eddie@pstel.net
Sierra Letimore	TCBC	542-3774	sierra_letimo@yahoo.com
Randy Nelson	TCBC	478 845 8775	Randy.Nelson@coneron.us
Robert Keckel	TCBC	706 744 4754	
Milton Harris	TCBC	478-957-2814	h.milton57@yahoo.com
Tameka Harris	TCBC	478-397-1966	tamekacarson@yahoo.com
Tamason Byrd	Taylor Co Fire	478-719-8457	tcbcfire@pstel.net
Denise Walker		478-391-7665	
Shara Troutman		478-957-1326	Shara.troutman07@gmail.com
Curtis Troutman		478-954-8828	
Amber Swann	TC Planning + zoning	478-283-9703	tcpz@pstel.net
Beky Forbes	GA Strawberry Festival	478-235-5316	beckyflint@gmail.com

**From:** [Camille Bielby](#)  
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**Subject:** Stakeholder invitation for Taylor County's Comprehensive Plan Update  
**Date:** Tuesday, March 28, 2023 4:18:00 PM

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On behalf of County Manager, Lenda Taunton, and Assistant County Manager Jarrod McCarthy, you are invited to serve as a stakeholder for the purpose of developing the updated joint comprehensive plan for Taylor County, the City of Butler and City of Reynolds.

The Comprehensive Plan is, among other things, a list of goals and strategies to achieve them as a community. A stakeholder is someone we seek input from in developing this plan. Although we can't guarantee all your thoughts would make it into the final draft as we gather from numerous sources, it is undoubtedly a chance to have a voice. It's also an opportunity for you personally to build relationships with the local government elected officials and staff involved in the process. We do value your opinion and hope you can participate.

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We hope that you will make plans to attend one of the initial public hearings to be held in conjunction with the Taylor County Commissioner's meeting Tuesday April 4, 2023, at 6:00 p.m., 7 Ivy Street, Butler, GA 31006 and the City of Butler's council meeting, Tuesday April 11, 2023, at 7:00 p.m., 12 Cedar Street, Butler, GA 31006.

The previous plan may be reviewed at:

[https://www.dca.ga.gov/sites/default/files/taylor\\_co\\_butler\\_ci\\_reynolds\\_ci\\_comp\\_plan\\_update\\_20](https://www.dca.ga.gov/sites/default/files/taylor_co_butler_ci_reynolds_ci_comp_plan_update_20)



[19.pdf](#). For additional information, contact clerks' offices in each jurisdiction.

Thank you for assisting with Taylor County's future progress,

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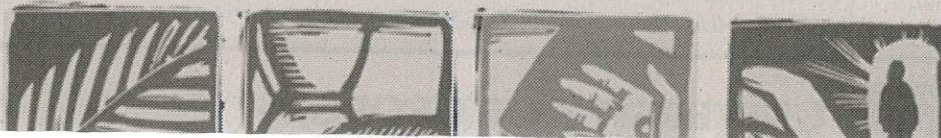
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#1336

The Taylor County News, March 30, 2023, Page 3.

## **NOTICE OF PUBLIC HEARING:**

Taylor County, the City of Butler and City of Reynolds are initiating an update to their joint comprehensive plan. This is to maintain current lists of needs and opportunities, confirm community goals, confirm preferred land uses and update each jurisdictions' five-year community work program. Local elected officials can use the finished document to guide policy and management decisions directed toward implementing important economic development and revitalization initiatives. Initial public hearings will be held in conjunction with the Taylor County Commissioner's meeting Tuesday April 4, 2023, at 6:00 p.m., 7 Ivy Street, Butler, GA 31006 and the City of Butler's council meeting, Tuesday April 11, 2023, at 7:00 p.m., 12 Cedar Street, Butler, GA 31006. For additional information, contact clerks' offices in each jurisdiction. The public is encouraged to attend and participate in these important meetings and the update process.





# The Taylor County News

and

## The Butler Herald

"Your Newspaper Since 1876"

(Publication Number USPS 534-720)

146th YEAR, NO. 15

THURSDAY, APRIL 13, 2023

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April 7929689

## County Approves Nov. 7th SPLOST Election

By VALORI MOORE  
Editor

Last Tuesday, April 4th, the Taylor County Board of Commissioners held the regular monthly meeting.

The Commissioners agreed to start the process to have a SPLOST (Special Purpose Local Option Sales Tax) referendum placed on the Nov. 7th ballot. The SPLOST Election will be held in conjunction with the General Election.

A meeting has been scheduled for April 19th, at 10 a.m. for the County and the Cities of Butler and Reynolds to begin lists of projects that must accompany the SPLOST referendum.

County Manager Lenda Taunton explained that the current SPLOST began July 1, 2017 and will end June 30, 2023. If the SPLOST vote passes, the new SPLOST will begin Jan. 1, 2024. It will end Dec. 31, 2030.

Mrs. Taunton said there are rumors of the county and the cities losing SPLOST money. She explained that SPLOST funds will not be collected from July to December of this year; however, revenue will not be lost. It will just be moved out by six months.

Commissioner Cicero Lati-

more emphasized the impor-

be no bathrooms or seating, and alcohol and tobacco will not be sold. There will be parking for four customers at a time.

Ms. Alva Erkins and Ms. Lena Shields applied for the conditional use and were present at the meeting. Ms. Erkins said, "There is a need for 24-hour service for some necessities." Ms. Shield also operates beauty supply vending machines in malls and has experience with the business.

The Commissioners approved the conditional use application for the vending store.

The second P&Z recommendation was a rezoning request from Mrs. Shara Troutman to rezone 233 S. Boundary Street in Reynolds from A (Agricultural) to MHR (Manufactured Home Residential). She plans to have three one-acre lots, with a manufactured home on each for family members. The Board accepted the P&Z Board's recommendation and approved the rezoning.

EMS Director Abb Preston advised that EMS responded to 139 calls in March, with 89 transports.

Also, the EMT program ends on April 29th. Nine students will take the National Regis-

conduct the County's public hearing for the upcoming Comprehensive Plan.

This will be the County's fourth Comprehensive Plan. The plan will lead the community, including Taylor County, City of Butler, and City of Reynolds, through the next 10 years. The plan is also a minimum requirement for the jurisdictions to maintain local government status, which is needed to receive any state or federal funds.

The Comprehensive Plan includes eight elements: Community Goals, Needs and Opportunities, Community Work Program, Broadband Services, Capital Improvements, Economic Development, Land Use, Transportation, and Housing. Preparation of the plan is a 13-month process, which began earlier this year.

The terms of three members of the Taylor County Health Board are expiring. Dorothy Swearingen, Toppie Gassett, and Brenda Gates were reappointed to serve five more years on the Board.



**From:** [Camille Bielby](#)  
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**Subject:** Stakeholder invitation for Taylor County's Comprehensive Plan Update  
**Date:** Tuesday, March 28, 2023 4:18:00 PM

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Thank you for assisting with Taylor County's future progress,

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**Subject:** Reminder: Taylor County's Comprehensive Plan Update Butler Public Hearing 4-11-23 7pm  
**Date:** Tuesday, April 11, 2023 1:24:18 PM

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On behalf of County Manager, Lenda Taunton, and Assistant County Manager Jarrod McCarthy, you have been invited to participate the **initial public hearing for the Taylor County Comprehensive Plan Update to be held in conjunction with the Butler City Council meeting tonight, Tuesday April 11, 2023, at 7:00 p.m. 12 Cedar Street, Butler, GA 31006.**

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Initial public hearings are held at the inception of the local planning process to brief the community on the method to be used to develop the plan, provide opportunities for public participation in the development of the plan, and to obtain input regarding the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan. The public is encouraged to attend and participate in these important meetings and the update process. Additional public input meetings will be held over the spring and summer on specific topics (needs and opportunities, confirm community goals, confirm preferred land uses and update each jurisdictions' five-year community work program). Invitations will be sent to let you know about each meeting date and topic. A brief survey will also be offered so that individuals can give specific and detailed feedback on each of the plan's elements and strategies.

The previous plan may be reviewed at:

[https://www.dca.ga.gov/sites/default/files/taylor\\_co\\_butler\\_ci\\_reynolds\\_ci\\_comp\\_plan\\_update\\_2019.pdf](https://www.dca.ga.gov/sites/default/files/taylor_co_butler_ci_reynolds_ci_comp_plan_update_2019.pdf). For additional information, contact clerks' offices in each jurisdiction.

Thank you for assisting with Taylor County's future progress,

Camille Bielby  
Regional Planner  
**River Valley Regional Commission**  
228 Lamar Street  
Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

[www.rivervalleyrc.org](http://www.rivervalleyrc.org)  
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2021 CDBG Storm Drainage  
**COMPREHENSIVE PLAN**  
**CodeRed is a new Weather Warning automatically alerts you moments after a warning is issued you can call our office and**

index\_15\_4157312653.pdf  
Adobe Acrobat: PDF edit, con | chrome-extension://efaidnbmnnnib...  
Tools | index\_15\_4157312653

Taylor County, the City of Butler and City of Reynolds are initiating an update to their joint comprehensive plan. This is to maintain current lists of needs and opportunities, confirm community goals, confirm preferred land uses and update each jurisdictions' five-year community work program. Local elected officials can use the finished document to guide policy and management decisions directed toward implementing important economic development and revitalization initiatives. An initial public hearing will be held in conjunction with the City of Butler's council meeting, Tuesday April 11, 2023, at 7:00 p.m., 12 Cedar Street, Butler, GA 31006. For additional information, contact Vicki Wainwright at (478) 862-5435. The public is encouraged to attend and participate in the meetings and the update process.

## Upcoming Events

- 04 11 2023** COUNCIL MEETING @ CITY HALL  
04/11/2023  
7:00pm - 8:00pm
- 04 11 2023** COMPREHENSIVE PLAN MEETING  
04/11/2023  
7:00pm
- 04 12 2023** MUNICIPAL COURT @ CITY HALL  
04/12/2023  
2:00PM - 4:00PM
- 05 09 2023** COUNCIL MEETING @ CITY HALL  
05/09/2023  
7:00pm - 8:00pm
- 05 10 2023** MUNICIPAL COURT @ CITY HALL  
05/10/2023

WILLIAM B. WHITLEY  
Mayor

JOHN B. "JACK" NICHOLS  
City Attorney

VICKI WAINWRIGHT  
Clerk / City Administrator



COUNCIL:

EDWARD GUINN  
Mayor, Pro Tem

JACOB HOPKINS

GLENN HARRIS

AMANZIE JENKINS

DEBORAH WILLIAMS

**April 11, 2023**  
**7:00 PM**  
**COUNCIL CHAMBERS**

INVOCATION

OPENING STATEMENT

OLD BUSINESS

Approval of the March 14, 2023 Regular Council Meeting Minutes & Work Session Meeting.

NEW BUSINESS

RVRC Camille Bielby: Comprehensive Plan

DEPARTMENT HEAD REPORTS

PUBLIC COMMENTS

EXECUTIVE (Optional)

ADJOURN

**\*\*WORK SESSION IMMEDIATELY FOLLOWING\*\***



Taylor County Comprehensive Plan 2024-2029  
 Community Participation: Initial Public Hearing  
 Butler City Council Meeting April 11, 2023 7:00 p.m., Butler, GA

name	representing	telephone	e-mail
Andree Flowers	City Council Man		
AUSTIN F. GUINN	" "		
Mayor Barry Whelan	City of Butler		
Nicki Worthington	City of Butler		
Jake Hopkins	City of Butler		
Glen B. Harris	City of Butler		
Matthew Woodard	Chief of Police		
David Windham	City of Butler		
MITCHELL HARRIS	PUBLIC SERVICE TELEPHONE Co		
JEREMY KENDRICK	PUBLIC SERVICE TELEPHONE Co.		
Sissy McLaughlin	City of Reynolds		
Eddie Monahan	City of Butler		



# Final Public Hearing For Comprehensive Plan Held During Butler's Meeting

By VALORI MOORE  
Editor

The third and final public hearing for the five-year update of the Taylor County Comprehensive Plan was held during the City of Butler's regular monthly City Council meeting, which was April 11th. The first public hearing was held at the March meeting of the Reynolds City Council, and the second was held during the April 4th meeting of the Taylor County Board of Commissioners. The Comprehensive Plan is a 10-year plan, which must be updated every five years. The Plan is prepared in compliance with the Georgia Planning Act of 1989.

Camille Bielby, Regional Planner with the River Valley Regional Commission, was present to explain the process for updating the Comprehensive Plan. She said the Plan will guide the county and cities through the next five years. The Plan allows the city to retain its Qualified Local Government (QLG) status, which is required for any funding. Updating the Plan is a 13-month process, which began a couple of months ago. The Plan is due Feb. 28, 2024.

The Comprehensive Plan "ensures that future development will occur where, when, and how the community and local government wants." The Plan requires, at a minimum, the following elements: Community Goals, Needs and Opportunities, Community Work Program, Economic Development, Land Use, and Broadband. Ms. Bielby said community involvement should drive the planning process, and the steering committee and county stakeholders have been identified. The steering committee includes the county commissioners and staff, both city councils and staff, and the development authority staff. Community events will be held throughout the planning process.

Taylor County's vision statement guides the Plan and is,

"The distinctive foundation of Taylor County is a peaceful, supportive, and welcoming community rooted in small town living and values, and centered around historic downtown, active schools, championship sports, vibrant churches, strong families, and ambitious small business. Enterprising city and county governments work closely and enthusiastically with the development authority, the chamber of commerce, and a technical college rated third in the nation, to encourage, facilitate, and inspire business and industry in this exceptional area."

Following the public hearing, the regular City Council meeting was held.

Police Chief Matt Woodard advised that Operation Life-saver began on April 1st and will continue through this month. This is a concentrated patrol at the intersection of Hwy 96 and Hwy 19. Chief Woodard said that as a result of Operation Life Saver, there have been several possession of narcotics cases.

Public Works Director David Windham reported that bids were opened for the Community Development Block Grant (CDBG) project in the Gloria St./Venus St. area. This is the second bidding round for this project. In January, the first bids were rejected, because they were extremely high. Windham said there were five bids, this time, with more competitive prices. Approval of the bid is expected at next month's meeting.

There will be a Scrap Tire Disposal event on Friday, May 12th, from 9 a.m.-4 p.m., and Saturday, May 13th, from 9 a.m.-12 p.m., at the Butler Fire Department. This is a free event for residents to dispose of scrap tires. It is not for businesses.

Windham said it is time for the Hazard Mitigation Update. The update is done through the EMAs of the county and both municipalities. It is required for emergency funding.

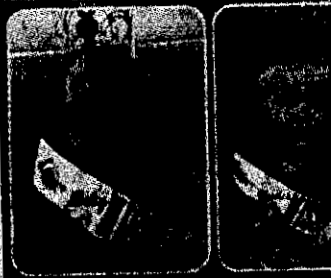
Windham has received a call from the Department of Transportation. A business around the square in town requested speed bumps around the square. Options will be considered. Mayor Pro tem Ed Guinn noted, "A speed bump is a hazard. They are dangerous, in my opinion."

Fire Coordinator Eddie Moulton reported that the Butler Fire Department responded to 19 calls in March. Also, the Jaws of Life and rescue jacks are on the trucks and in service.

Mayor Barry Whitley relayed a compliment received from a lady who was involved in a vehicle crash at the red light. The crash involved her horse, and Mayor Whitley cared for the horse. The lady thanked Mayor Whitley and all emergency responders, citing their caring and professionalism.

Following the regular meeting, the Mayor and Council held a work session.

## 2023 Georgia



Baby Miss: Beeklyn Chaca  
Toddler Miss: [Name]



Little Miss: [Name]



## 2023 Georgia Strawberry Queens And Princesses Crowned

On April 8th, 76 contestants graced the stage at the 2023 Miss Georgia Strawberry Pageant. The pageant was held at Taylor County High School Auditorium.

Girls and ladies from all over Georgia competed in Strawberry Fun Fashion, Evening Gown, and On Stage Introduction for the coveted Georgia Strawberry Crown. The Pageant Director is Lauren Ray Gates, and Pride of Butler provided concessions for the event.

The Strawberry Queens: Reynolds. They will be rep with All American Men H. Congratulations to all of Chaca; Toddler Miss, Rem Widener; Junior Miss, Bayberry Princess, Audrey H and Strawberry Princess,

Call 336-336-3363  
3-PRGHT 319  
RIVER VALLEY REG COMM  
710 FRONT AVE STE A  
COLUMBUS GA 31901-2995



**Taylor County Development Authority**

**Board Meeting**

**Date: Monday, April 24, 2023**

**Time: 5pm**

**Meeting @ Annex Building/Commissioner's Building, 7 Ivy Street, Butler, GA**

**AGENDA**

1. Call to Order
2. Invocation & Roll Call
3. Approval of Minutes from 02/27/23, & Agenda for today/04/24/23
4. Speaker: Camille Bielby, Regional Planner, RVRC: Taylor County Comprehensive Plan
5. Update on Ind. Park Sign
6. Directors Report
7. Executive Session
8. Adjourn











NOTICE OF PUBLIC HEARING

Taylor County, Butler and Reynolds have updated the joint comprehensive plan; a 10-year vision for the community. Issues confronting the community have been identified and work programs have been developed to make the community an even better place to live. A final hearing will be held to brief the community on plan contents and provide an additional opportunity for public input prior to submitting the plan for regional and state reviews and local adoption. The hearing will be held Thursday, March 14, 2024, 5:30 p.m., in the commissioners meeting room of the Taylor County Courthouse Annex, 7 Ivy Street, Butler. For information contact your local city/county clerk/manager. The public is encouraged to attend.

Publication instructions:

Please publish one time as a block ad in the March 7, 2024 edition of the Taylor County News

Invoice the Taylor County Board of Commissioners with the notation “comprehensive plan”.

For confirmation of this request, contact:

Amanda Queen, County Manager	478-862-3336
Vicki Wainwright, Butler City Clerk	478-862-5435
Sissy McLaughlin, Reynolds City Clerk	478-847-3435

Other questions, Camille, River Valley Regional Commission, Americus 706-660-5374

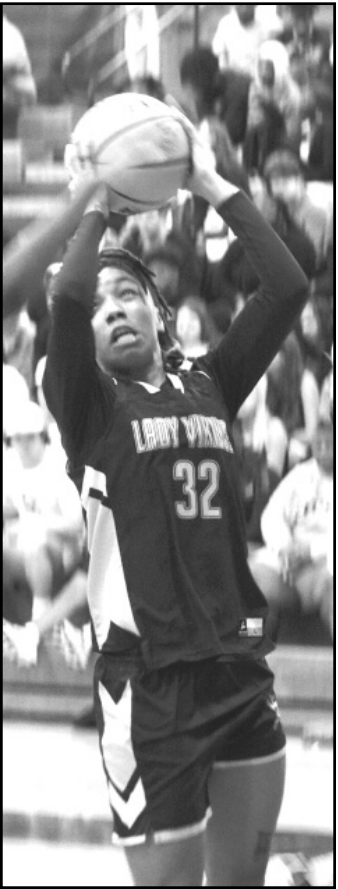
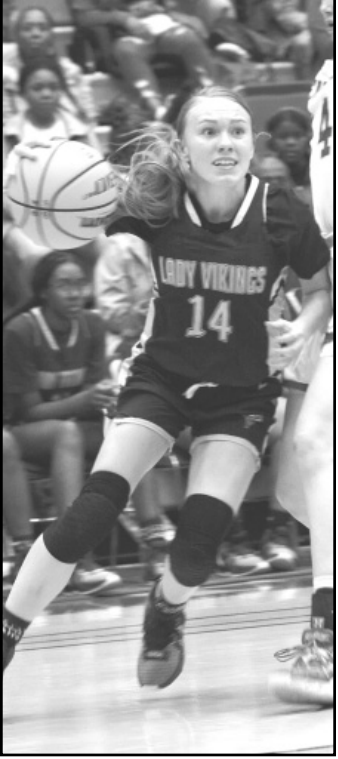


# Lady Vikings Finish Season In State Final Four

Last Tuesday night, Feb. 27th, the Taylor County Lady Vikings traveled to Donalsonville to face Seminole County in the Elite Eight of the GHSA Class A State Playoffs. The Lady Vikings commanded the floor and grabbed the win, 64-38, sending them on to the Final Four Friday night, March 1st, at Fort Valley State University. The Lady Vikings faced the Greenforest Ladies, who took the win, 64-35, ending the season for the Lady Vikings. Thanks for an awesome season, Lady Vikings. We are proud of you!



Photos by Carey Lee



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## NOTICE OF PUBLIC HEARING

Taylor County, Butler and Reynolds have updated the joint comprehensive plan; a 10-year vision for the community. Issues confronting the community have been identified and work programs have been developed to make the community an even better place to live. A final hearing will be held to brief the community on plan contents and provide an additional opportunity for public input prior to submitting the plan for regional and state reviews and local adoption. The hearing will be held Thursday, March 14, 2024, 5:30 p.m., in the commissioners meeting room of the Taylor County Courthouse Annex, 7 Ivy Street, Butler. For information contact your local city/county clerk/manager. The public is encouraged to attend.

CALL MICAH JOHN SMITH FOR A FREE ESTIMATE!  
**478-333-4257**



**From:** [Camille Bielby](#)  
**To:** [matt.bruner@dnr.ga.gov](mailto:matt.bruner@dnr.ga.gov); [jbworley@gfbinsurance.com](mailto:jbworley@gfbinsurance.com); [mackiv@uga.edu](mailto:mackiv@uga.edu); [jhp99414@uga.edu](mailto:jhp99414@uga.edu); [gwainwright@gfc.state.ga.us](mailto:gwainwright@gfc.state.ga.us); [lori.harris@amerisbank.com](mailto:lori.harris@amerisbank.com); [matt.reed@gcb.bank](mailto:matt.reed@gcb.bank); [fw3777mgt@gmail.com](mailto:fw3777mgt@gmail.com); [oggero.matt@gmail.com](mailto:oggero.matt@gmail.com); [beaflint@gmail.com](mailto:beaflint@gmail.com); [georgiastrawberryfestival@gmail.com](mailto:georgiastrawberryfestival@gmail.com); [taylorcountycf@gmail.com](mailto:taylorcountycf@gmail.com); [cjtrecept@pstel.net](mailto:cjtrecept@pstel.net); [albritton.jennifer@taylorboe.org](mailto:albritton.jennifer@taylorboe.org); [JNelms@flintemc.com](mailto:JNelms@flintemc.com); [taylorjm@pstel.net](mailto:taylorjm@pstel.net); [MBarry@ethicahealth.org](mailto:MBarry@ethicahealth.org); [jim.bond@pstel.com](mailto:jim.bond@pstel.com); [mike@butlersand.com](mailto:mike@butlersand.com); [haley.dobbs@dph.ga.gov](mailto:haley.dobbs@dph.ga.gov); [elainepeed@gmail.com](mailto:elainepeed@gmail.com); [walterr@pstel.net](mailto:walterr@pstel.net); [tamekacarson@yahoo.com](mailto:tamekacarson@yahoo.com); [h.milton57@yahoo.com](mailto:h.milton57@yahoo.com); [randy.nelson@conexon.us](mailto:randy.nelson@conexon.us); [taylor@pstel.net](mailto:taylor@pstel.net); [taylorjm@pstel.net](mailto:taylorjm@pstel.net); [taylorplanning@pstel.net](mailto:taylorplanning@pstel.net); [walterturner@reynoldsga.com](mailto:walterturner@reynoldsga.com); [tcoker84@hotmail.com](mailto:tcoker84@hotmail.com); [dannyhpeed@gmail.com](mailto:dannyhpeed@gmail.com); [hiramcouch@hotmail.com](mailto:hiramcouch@hotmail.com); [laticia\\_mcdowell@yahoo.com](mailto:laticia_mcdowell@yahoo.com); [timisheatprice@gmail.com](mailto:timisheatprice@gmail.com); [hssloan3@gmail.com](mailto:hssloan3@gmail.com); [cityclerk@reynoldsga.com](mailto:cityclerk@reynoldsga.com); [bwhitley@cityofbutlerga.com](mailto:bwhitley@cityofbutlerga.com); [rflowers@cityofbutlerga.com](mailto:rflowers@cityofbutlerga.com); [dwilliams@cityofbutlerga.com](mailto:dwilliams@cityofbutlerga.com); [jhopkins@cityofbutlerga.com](mailto:jhopkins@cityofbutlerga.com); [equinn@cityofbutlerga.com](mailto:equinn@cityofbutlerga.com); [gharris@cityofbutlerga.com](mailto:gharris@cityofbutlerga.com); [vwainwright@cityofbutlerga.com](mailto:vwainwright@cityofbutlerga.com); [Amanda Queen](mailto:Amanda Queen); [alawhorn@cityofbutlerga.com](mailto:alawhorn@cityofbutlerga.com); [bfd@cityofbutlerga.com](mailto:bfd@cityofbutlerga.com); [dwindham@cityofbutlerga.com](mailto:dwindham@cityofbutlerga.com); [taylorcountycofc@gmail.com](mailto:taylorcountycofc@gmail.com); [tcdev@pstel.net](mailto:tcdev@pstel.net); [ReynoldsCenter@mfoa.org](mailto:ReynoldsCenter@mfoa.org); [cimore\\_lati@yahoo.com](mailto:cimore_lati@yahoo.com); [r.reiter@facha.net](mailto:r.reiter@facha.net); [davidmleighton@gmail.com](mailto:davidmleighton@gmail.com); [laura.deckerfnp@gmail.com](mailto:laura.deckerfnp@gmail.com); [sales@4swildlife.com](mailto:sales@4swildlife.com); [tctransit@pstel.net](mailto:tctransit@pstel.net); [shondablair.70.1@gmail.com](mailto:shondablair.70.1@gmail.com); [fountain.jack@gmail.com](mailto:fountain.jack@gmail.com); [fountain.l@comcast.net](mailto:fountain.l@comcast.net); [georgeneal53@yahoo.com](mailto:georgeneal53@yahoo.com); [lfneal@yahoo.com](mailto:lfneal@yahoo.com); [esb0nd@icloud.com](mailto:esb0nd@icloud.com); [cityclerk@reynoldsga.com](mailto:cityclerk@reynoldsga.com); [cybrdancer@yahoo.com](mailto:cybrdancer@yahoo.com); [lonnieholder@reynoldsga.com](mailto:lonnieholder@reynoldsga.com); [scottjones@reynoldsga.com](mailto:scottjones@reynoldsga.com); [thecoffeepot31006@yahoo.com](mailto:thecoffeepot31006@yahoo.com); [amberbpitts@gmail.com](mailto:amberbpitts@gmail.com); [Timisheatprice@gmail.com](mailto:Timisheatprice@gmail.com); [tracyst@bellsouth.net](mailto:tracyst@bellsouth.net); [teresagreenturner@gmail.com](mailto:teresagreenturner@gmail.com); [tcnews@pstel.net](mailto:tcnews@pstel.net); [earl.lockhart@yahoo.com](mailto:earl.lockhart@yahoo.com); [dwindham@cityofbutlerga.com](mailto:dwindham@cityofbutlerga.com); [Dena.Gunn@usda.gov](mailto:Dena.Gunn@usda.gov); [tcpz@pstel.net](mailto:tcpz@pstel.net)  
**Subject:** Invitation to Final public hearing for the Taylor County Comprehensive Plan Update Thursday, March 14, 2024, 5:30 p.m.  
**Date:** Thursday, March 7, 2024 12:27:00 PM

---

On behalf of County Manager, Amanda Queen, all stakeholders and the public are invited to participate the **final public hearing for the Taylor County Comprehensive Plan Update to be held** to brief the community on plan contents and provide an additional opportunity for public input prior to submitting the plan for regional and state reviews and local adoption. The hearing will be held **Thursday, March 14, 2024, 5:30 p.m.**, in the commissioners meeting room of the Taylor County Courthouse Annex, 7 Ivy Street, Butler. For information contact your local city/county clerk/manager. The public is encouraged to attend.

Camille Bielby  
Regional Planner  
**River Valley Regional Commission**  
228 Lamar Street  
Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

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**Taylor County Chamber of Commerce**



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Attention Taylor County residents! 📣

We want YOU to be a part of shaping the future of our community! 🌟 Join us for the final public hearing on the Taylor County Comprehensive Plan Update. This is your chance to learn about the plan's contents and provide valuable input before it goes for regional, state, and local reviews.



Date: Thursday, March 14, 2024



Time: 5:30 p.m.



Location: Commissioners Meeting Room, Taylor County Courthouse Annex, 7 Ivy Street, Butler.

Your voice matters! Let's work together to make Taylor County the best it can be. See you there!

[#TaylorCounty](#) [#CommunityEngagement](#) [#PlanUpdate](#)



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**Taylor County Chamber of Commerce**



21h · 🌐

Check out today's menu at [The Cotton Gin Cafe & Inn at Fort Wayne](#).



**The Cotton Gin Cafe & Inn at Fort Wayne** · [Follow](#)



on surplus items Saturday

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City of Reynolds

11h · Public



Taylor County Chamber of Commerce

18h · Public

Attention Taylor County residents!

We want YOU to be a part of shaping the future of our community! Join us for the final public hearing on the Taylor County Comprehensive Plan Update. This is your chance to learn about the plan's contents and provide valuable input before it goes for regional, state, and local reviews.

- Date: Thursday, March 14, 2024
Time: 5:30 p.m.
Location: Commissioners Meeting Room, Taylor County Courthouse Annex, 7 Ivy Street, Butler.

Your voice matters! Let's work together to make Taylor County the best it can be. See you there! #TaylorCounty #CommunityEngagement #PlanUpdate

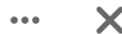
Taylor County Chamber of Commerce

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WTOC-TV

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Tomorrow is a First Alert Weather Day across the area. Be sure to stay updated and weather aware

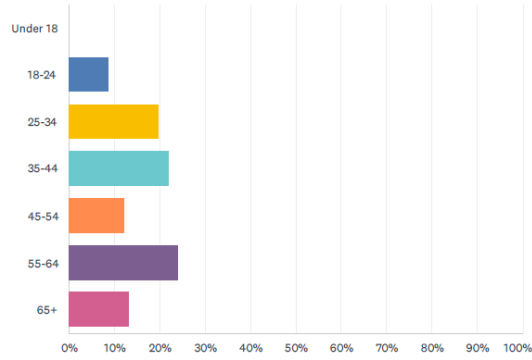


# Taylor County Community Input Survey Results

## Survey Respondent Demographics

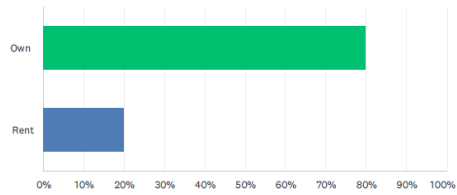
Q1 How old are you?

Answered: 91 Skipped: 1



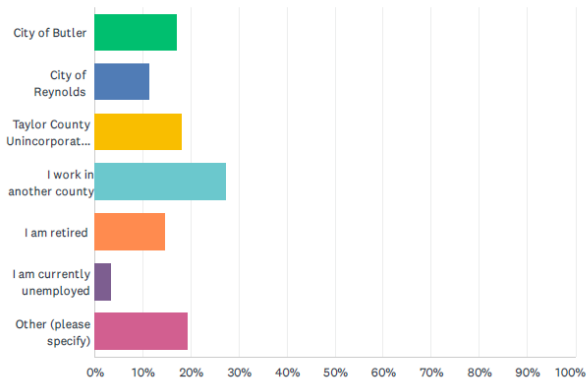
Q2 Do you own or rent your place of residence?

Answered: 90 Skipped: 2



Q3 Where do you work? (Please select all that apply.)

Answered: 88 Skipped: 4

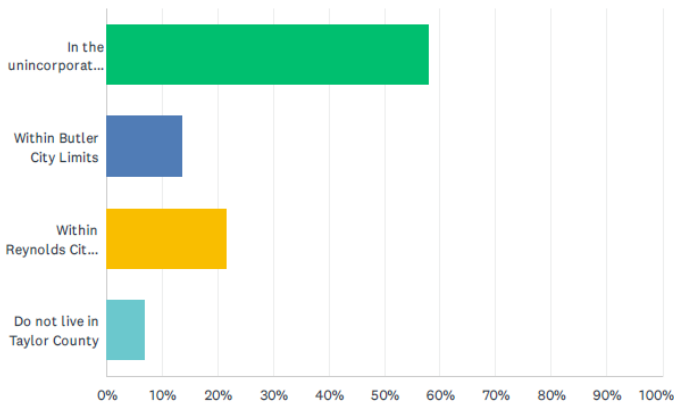


**Other Responses**

- Disabled
- Taylor County Emergency Service
- Flint Energy
- Stay at home mom
- Self Employed
- Farmer

Q4 Where do you live in Taylor County?

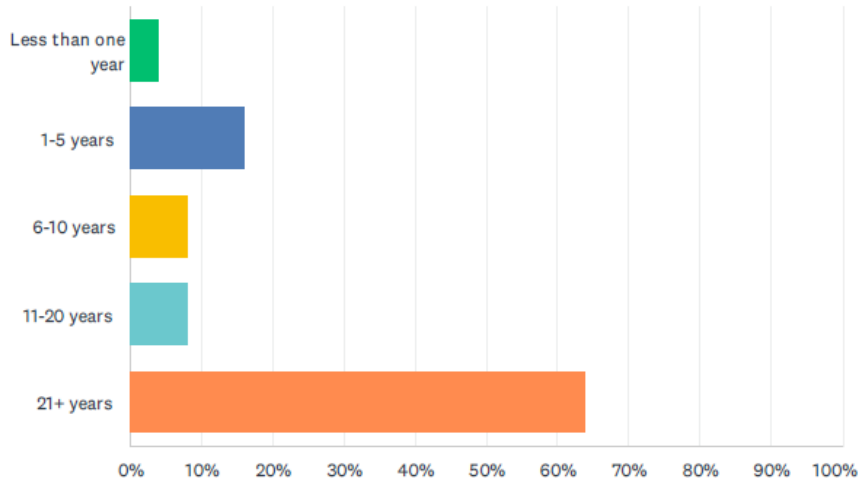
Answered: 88 Skipped: 4



## Community Feedback Responses

### Q5 How long have you lived in Taylor County?

Answered: 50 Skipped: 42



### Q8 Please rate your satisfaction with the services of Taylor County:

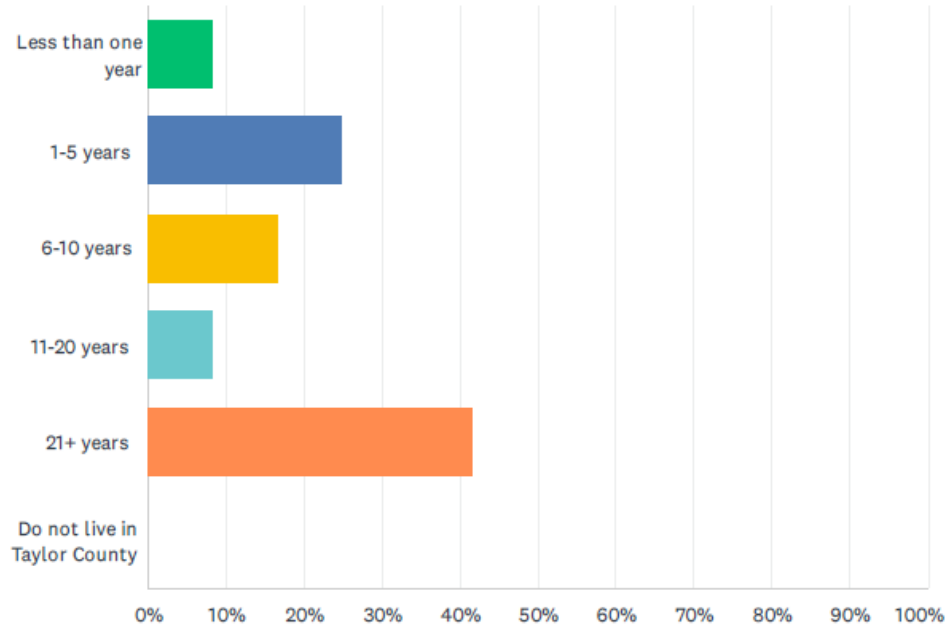
Answered: 48 Skipped: 44

	SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	DISSATISFIED	NOT APPLICABLE	TOTAL
Trash Pickup	29.79% 14	21.28% 10	6.38% 3	8.51% 4	34.04% 16	47
Parks and Recreation	23.91% 11	36.96% 17	17.39% 8	13.04% 6	8.70% 4	46
Cleanliness of Public Spaces	34.04% 16	36.17% 17	19.15% 9	6.38% 3	4.26% 2	47
Fire Services	51.06% 24	27.66% 13	0.00% 0	12.77% 6	8.51% 4	47
Law Enforcement	51.06% 24	36.17% 17	6.38% 3	4.26% 2	2.13% 1	47
Code Enforcement	31.91% 15	27.66% 13	12.77% 6	14.89% 7	12.77% 6	47
Condition of Infrastructure (Streets, lights, etc)	19.15% 9	36.17% 17	23.40% 11	19.15% 9	2.13% 1	47
Housing Availability	12.77% 6	25.53% 12	14.89% 7	25.53% 12	21.28% 10	47
Housing Affordability	25.00% 12	22.92% 11	14.58% 7	20.83% 10	16.67% 8	48
Job Opportunities	8.33% 4	20.83% 10	20.83% 10	41.67% 20	8.33% 4	48
Internet Access	27.08% 13	18.75% 9	16.67% 8	37.50% 18	0.00% 0	48



## Q6 How long have you lived in Butler?

Answered: 12 Skipped: 80



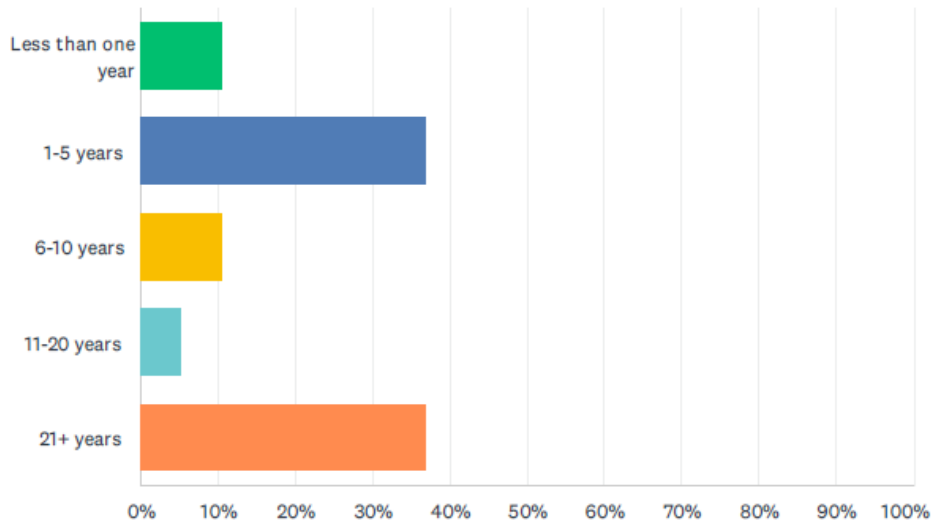
## Q9 Please rate your satisfaction with the services of the City of Butler:

Answered: 11 Skipped: 81

	SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	DISSATISFIED	NOT APPLICABLE	TOTAL
Trash Pickup	18.18% 2	36.36% 4	27.27% 3	0.00% 0	18.18% 2	11
Parks and Recreation	9.09% 1	9.09% 1	36.36% 4	36.36% 4	9.09% 1	11
Cleanliness of Public Spaces	9.09% 1	72.73% 8	9.09% 1	9.09% 1	0.00% 0	11
Public Water and Sewer	27.27% 3	27.27% 3	18.18% 2	9.09% 1	18.18% 2	11
Fire Services	63.64% 7	27.27% 3	0.00% 0	0.00% 0	9.09% 1	11
Law Enforcement	45.45% 5	36.36% 4	0.00% 0	18.18% 2	0.00% 0	11
Code Enforcement	45.45% 5	9.09% 1	18.18% 2	27.27% 3	0.00% 0	11
Condition of Infrastructure (Streets, lights, etc)	18.18% 2	45.45% 5	18.18% 2	9.09% 1	9.09% 1	11
Housing Availability	0.00% 0	9.09% 1	0.00% 0	63.64% 7	27.27% 3	11
Housing Affordability	9.09% 1	27.27% 3	0.00% 0	27.27% 3	36.36% 4	11
Job Opportunities	0.00% 0	0.00% 0	18.18% 2	63.64% 7	18.18% 2	11
Internet Access	36.36% 4	18.18% 2	36.36% 4	9.09% 1	0.00% 0	11

## Q7 How long have you lived in Reynolds?

Answered: 19 Skipped: 73



## Q10 Please rate your satisfaction with the services of the City of Reynolds:

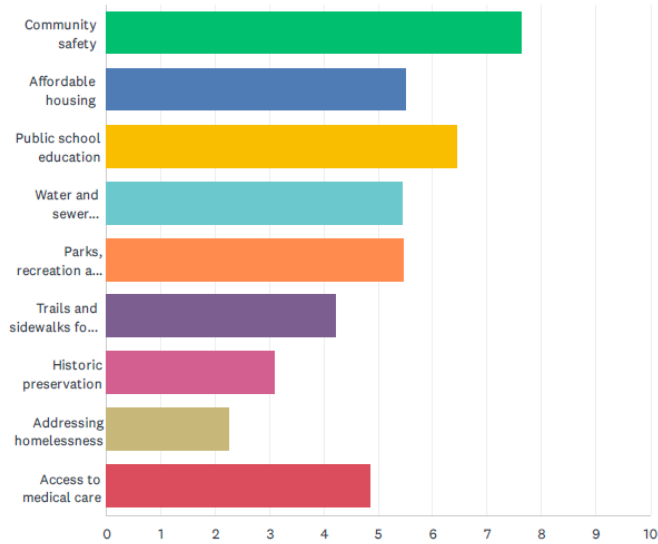
Answered: 19 Skipped: 73

	SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	DISSATISFIED	NOT APPLICABLE	TOTAL
Trash Pickup	21.05% 4	57.89% 11	21.05% 4	0.00% 0	0.00% 0	19
Parks and Recreation	5.56% 1	33.33% 6	27.78% 5	16.67% 3	16.67% 3	18
Cleanliness of Public Spaces	52.63% 10	26.32% 5	5.26% 1	15.79% 3	0.00% 0	19
Public Water and Sewer	21.05% 4	10.53% 2	15.79% 3	52.63% 10	0.00% 0	19
Fire Services	68.42% 13	10.53% 2	5.26% 1	5.26% 1	10.53% 2	19
Law Enforcement	68.42% 13	5.26% 1	10.53% 2	5.26% 1	10.53% 2	19
Code Enforcement	33.33% 6	16.67% 3	11.11% 2	22.22% 4	16.67% 3	18
Condition of Infrastructure (Streets, lights, etc)	36.84% 7	26.32% 5	5.26% 1	31.58% 6	0.00% 0	19
Housing Availability	27.78% 5	5.56% 1	27.78% 5	16.67% 3	22.22% 4	18
Housing Affordability	38.89% 7	27.78% 5	16.67% 3	5.56% 1	11.11% 2	18
Job Opportunities	11.11% 2	11.11% 2	16.67% 3	33.33% 6	27.78% 5	18
Internet Access	33.33% 6	38.89% 7	11.11% 2	16.67% 3	0.00% 0	18

## Community Input Response

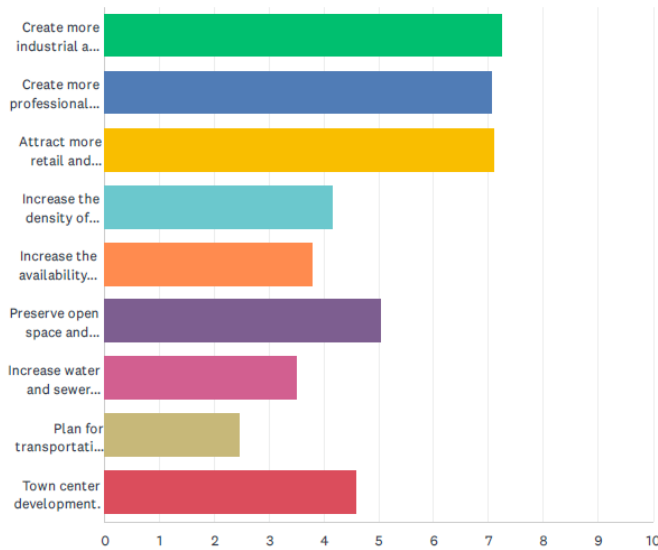
Q11 Please rank the Taylor County issues that are most important to you.

Answered: 79 Skipped: 13



Q12 Please rank your preferences for Taylor County's future growth.

Answered: 73 Skipped: 19



Q13 When you have friends visiting, what is your favorite thing to do with them or show them in Taylor County?

Answered: 63 Skipped: 29

#	RESPONSES
1	Drive around and look at the scenery
2	I love taking them to our festivals
3	Go to dollar general and grab snacks
4	Ride dirt roads through the county
5	Porterville pond
6	Ride dirt roads
7	Barrow Guns
8	Visiting the town center. Though due to lack of available parks, public spaces, and walkability, it isn't very often we entertain visitors there.
9	Hunting
10	Eat
11	We always go out of town to eat. Would love a Mexican place here
12	Strawberry patch
13	Farmland and the river
14	Go to the park or go ride dirt roads because it's new to them
15	dragstrip
16	Not really anything to show
17	We go to the park and either grab subway or main st
18	When my granddaughter comes. She loves going to the park. We need more things for the children.
19	Go to the park in which doesn't have lights etc.
20	We go to the park(s) or eat at Justins. Mostly they come to the Strawberry patch and/or festival
21	Eat out
22	Previously, hunting, hiking, and enjoying the outdoors. Sadly, Taylor County has decided to grow like a city.
23	Festivals and food Devey
24	There is nothing here.
25	Visit farm stores, Strawberry Festival, explore the beautiful countryside and historic towns.
26	Nothing
27	Taylor County School events, Strawberry Festival, Fall Festival, parades, tree lighting, church events
28	We usually stay home. There's not much to do in Taylor County.
29	Nothing
30	Countryside

31	Our favorite thing is to go eat other than that it's nothing to do in Taylor County
32	The quaint city center and wide open spaces.
33	Hunt
34	Kayak on the river, hunt and fish and enjoy the natural beauty
35	Events
36	the open space and quiet
37	Play tennis, or fish/kayak on the Flint River
38	We stay at home or leave Taylor County for something to do.
39	Our beautiful lands and farm, downtown Reynolds and the murals.
40	It was Rays... Sadly they are gone. Rec field, I'm a low income taxpayer. So I can't afford a whole lot anywhere.
41	Take them to Barrow's gun store
42	Main street
43	The restaurants but there is not many places that here to hang out and enjoy with entertainment. You would have to drive into the city for more attractions.
44	Unknown yet
45	Fishing spots
46	Nature.
47	There is nothing to do in Taylor County
48	Nothing in this county
49	Ride dirt roads or hunt bc there isn't much else to do
50	Nothing
51	Honestly there is not much that stands out to show. Nothing really makes Taylor con stand out
52	Hunting, trail riding, barrow guns
53	Is there anything to do with them or show them in Taylor County
54	Nothing in the county. Always take them out of the county. I wish there was something.
55	Barrows guns and the airport
56	N/A - we are still new and haven't had visitors
57	Our vast natural resources, nothing else to show. No jobs. No stores. Nothing to show.
58	Strawberry Patch, race track
59	Strawberry festival; Fall festival
60	My friends don't visit Traylor County because there's nothing to do here.
61	Nothing to show
62	Hunting/fishing/outdoors
63	Outdoor recreation, church, downtown shopping

## Q14 In your opinion, what are the greatest strengths of your community?

Answered: 59 Skipped: 33

#	RESPONSES
1	Everyone come together in time of need
2	We stick together
3	Recreational services
4	We all work together to achieve the same goals
6	Small town atmosphere
7	Close knit community
8	Community
9	Sheriff
10	Knowing everyone.
11	Unsure
12	Faith and loyalty
13	People are helping in the community by making thing are done properly and on time
14	country living
15	The community does get together to support the children of TC by providing safe options to socialize
16	The law enforcement/fire trucks
17	The feel of family. Everyone knows Everyone. I feel safe the police are always riding the neighborhood.
18	Community Activist who help clean, assist the elderly!!
19	It's a small community
20	The care we have for one another.
21	Previously, before the change in direction driving the community to become a HOA, overpopulated, area that lost the small-town charm; it was strong in the sense of community.
22	Haha
23	Great law enforcement in Reynolds, nice people, and community pride.
24	None
25	Small town atmosphere
26	The friendliness of the people.
27	Safety and easy going environment
28	Access to major through ways
29	Nothing
30	The small town feel and people
31	Helpful neighbors



32	Taylor County is located in a prime location on Hwy 96 and Hwy 19. Would love to see us offer businesses at the major intersections to attract people to stop and spend a little time and money in our county.
33	Have loved seeing the renewed interest in our area
34	safety
35	Community engagement
36	Low crime rates
37	The people who care about one another.
38	Find a way to make food prices more affordable
39	Safe & friendly
40	Small towns are special.
41	Safety
42	Community engagement and inclusion
43	Unity
44	Rural life. Recreation. Hunting, fishing, baseball, softball, football, etc.
45	For the most part it's quiet but you need to do something about the animals that are not Kept in their own yard
46	Don't have any
47	Land, and hunting opportunities
48	Gossip
49	Its friendly citizens.
50	Churches-very impressive
51	Morale and selflessness
52	Friendly, small town feel, safe environment.
53	Our tight nit community.
54	People
55	People know each other and are generally friendly; low crime rate
56	Affordable housing, when available.
57	Nothing at the moment
58	Friendly, safe
59	Common goal of raising children in a good environment. Bible is the foundation for most of the community.

## Q15 In your opinion, what challenges does your community have to overcome?

Answered: 63 Skipped: 29

#	RESPONSES
1	More jobs
2	Maybe more volunteers that volunteer...
3	Some roads are almost destroyed
4	Not wanting to grow
5	People
6	Allowing growth
7	Lack of pride in taking care of the area, large amounts of trash left on residential streets. Underutilized spaces, both residential and retail, from the unwalkable streets to empty storefronts. Also the large amount of abandoned animals in the city and Taylor County as a whole.
8	Jobs to retain young people
9	Image
10	Jobs for younger ages.
11	Too many stray dogs running around. There is no enforcement of the law when it comes to dogs roaming free. Have almost been attacked twice by dogs. Something needs to be done. There absolutely needs to be Animal control.
12	Fear of change
13	Job opportunities for young teenagers who just finished school or college
14	taxes
15	There is not much to do unless someone is willing and able to spend money. For example could go to a game but got to pay. To sign a child up for rec have to pay a fee. There are no public parks, picnic areas, or water activities in the warmer months.
16	affordable housing, affordable everything.
17	Safe drinking water.
18	Racial discrimination
19	Other than the asbestos water? Probably the lack of readily available jobs/retail convenient to Reynolds. The IGA opening back up has helped, I am sure. There is also a little bit of a stray dog problem.
20	Growth
21	N/A
22	Rejuvenate the town center
23	Need more things to do for the young community.
24	Need more business
25	We need drinkable water now and employment opportunities that preserve the natural beauty of the area while helping to combat poverty.
26	Water problems
27	Wifi access!!! Affordable groceries! The Piggly Wiggly prices are scandalous! Businesses closing at 3 pm or not open on weekends, care for elderly citizens---we need meals on wheels
28	The lack of good, well-paying jobs within the county.
29	Adversity to change.
30	Racism

31	Funding for public spaces that everyone can enjoy. There are almost no properly unkept playgrounds for the children in our community. These places would be a great opportunity for fellowship among community members and their families.
32	Low income with rising costs
33	Those that own the land that could be developed over value the land so nothing is ever developed.
34	Apathy by many
35	lack of businesses
36	There is some division between social classes and races that could be overcome
37	Tribalism, racism, & a hope for "the way it used to be," continued decrease in population,
38	Communication and Misinformation
39	Alot
40	City and County government as well as some citizens roadblocking growth and progress. This is a frustrating problem.
41	We need more job opportunities in TC
42	Butler town square needs a face lift. It looks old and unappealing
43	More attractions and things to do that are family oriented. And places for adults. Like bars or clubs.
44	Not enough retail , grocery stores. Need more convenience and access
45	Poverty, lack of job opportunities in the county due to family monopolies
46	Affordable housing. Permitting and the process of sewage approval cost to much.
47	The police need to do their job we need to clean up the crime and stop looking the other way
48	There are too many to list
49	Growth but not getting to large
50	One sided leadership. Need new commissioners and county manager. Stop spending money like it grows on trees.
51	City of butler law enforcement. They are a joke. Neighbors can literally be outside physically fighting in the yard and they drive by with a blind eye, also have been pulled over before for a accidental tail light out and had to inform the officer the difference from left to right. They need better training.
52	More industry, better jobs
53	Lack of jobs and housing in order to grow the tax base for the municipalities and county to offer more and better services. The struggling fire service that is 100 percent volunteer is dangerous with too few people because no one is willing to volunteer to help in society any longer. Manpower must be addressed so people have protection 24/7/365
54	Having a hometown feel while bringing some culture into the community
55	Growth restrictions
56	30 minutes from National Brands. Restaurants closed on Sundays & Mondays. Empty, deteriorating spaces on the downtown square.

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57	Poverty, opportunity, and affordability.
58	Lack of jobs
59	Old unattractive downtown area
60	There are no affordable grocery stores nor shopping places. Residents who do not own a vehicle are stuck paying the ridiculous prices at Piggly Wiggly. There is a lack of places of employment. The school system is atrocious, and test scores are one of the worst in the state, which is why many families have decided to homeschool now. There's a lack of housing that's available and many families are left sharing housing. Also, the pay provided by employers in the area is extremely low which keeps most families in poverty. There is not enough to do for families. The recreation department provides some extracurricular activities, but not enough.
61	The corruption from local officials who take money from the county and from the kids
62	More and better jobs so that people who grow up here want to stay.
63	Keeping it rural.

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## Q16 What are the biggest impacts on your quality of life?

Answered: 48 Skipped: 44

#	RESPONSES
1	Never meet strangers
2	People help if they know u need help...
3	The stores and what they have to offer
4	N/A
5	Littering and seeing stray animals abandoned, injured, and suffering, on every commute around the city and county.
6	Aging
7	Health care
8	The water system impacts us in a very negative way. Also the stray dogs make it hard to enjoy going outside and walking
9	Faith and family
10	Get a better job
11	Safety and an educated population
12	Financial issues
13	High taxes. Can't imagine how the elderly make it.
14	Doing GODS work throughout the community
15	Other than the asbestos water? The potholes in the neighborhoods. The maintenance of the parks.
16	Availability of resources
17	We moved to Taylor County and chose to commute almost an hour to work so we could enjoy the peaceful atmosphere. Now there are dramatic negative effects noted throughout the county which offer us the choice to advocate for the return of what is left of the county or move and make others aware of what has happened. We are speaking of rural (previously) locations; not city limits.
18	Safety and transportation
19	Amenities
20	Other than having asbestos in our drinking water and having to haul in bottled water until city water pipes are replaced in Reynolds, I love where I live and love my city and quality of life.
21	To see the future generations have good jobs in Reynolds and Butler
22	Church, lack of traffic, small town atmosphere, BUT we have to drive for a lot of things
23	Lack of high-speed internet
24	Public safety and access to affordable groceries/shopping
25	Money
26	Services
27	crime, crowded area
28	Restaurant and food options
29	There is little for families to share or do in Reynolds

30	Water and Parks
31	Safety in schools and buses
32	Not enough options for food and restaurants. Have to leave the community too often.
33	Safety and education
34	Jobs
35	Rundown properties. Slumlords charging high rent for junk and nothing being done about it. Young couples can't afford a nice safe place to live.
36	You were too worried about big money and not the people in your community a Walmart would've been a better choice than a golf course
38	Need closer medical facilities
39	Cost, availability of goods.
40	Infrastructure or lack thereof, security of a staffed Fire department.
41	Amount of time driving to have the standard of living I want.
42	Slow internet. No local veterinarian. No dog park nearby.
43	Land prices. Most of our land is owned by out-of-county property owners. The people that aren't from here can afford overpriced land because their median income is higher. The locals have no opportunity to purchase land they dream of.
44	Lack of social offerings
45	Employment availability, and affordable housing.
46	The board members and the commissioners who hold up the progress of this great county
47	Lack of high-quality businesses such as grocery stores, retail, and restaurants.
48	Cleanliness of the county



## Q17 Please provide any additional thoughts on the future of Taylor County.

Answered: 42 Skipped: 50

#	RESPONSES
1	Everyone being more considerate
2	Ditches cleaned and cut more often when the grass grows...
3	I hope we can bring more to the community and some of the older buildings we could put those to use,
4	Better accessibility to animal care and shelters within the county, and building towards more human-centric infrastructure in terms of transport and public spaces.
5	I think we need more input from our community
6	None
7	Please do something about stray dogs. Reynolds would be much better if Taylor County had Animal control
8	This is a great place to live and raise your family. We need controlled growth and improvement.
9	We need more food restaurants in town
10	I love living here but I wish there were more to do and more to offer.
11	a daycare center for those who's kids don't get into head start, a better park for younger kids (1-3) all the parks have bigger kid stuff,
12	Give the people a voice to speak truthfully so we all can figure out ways to connect with one another on a spiritual level as well as ensure we recognize the elders before us to better maintain order, obedience and structure throughout all the communities
13	From listening to the city council meeting, it seems that we have a lot to address, not the least of which is asbestos water. The notices that have been sent out heavily imply that I should be okay with myself or my vulnerable family members ending up with intestinal damage since it's not cancerous. Instead, we have the financial burden of repeatedly testing our water for drinkability to the tune of hundreds of dollars per test or continue to purchase drinking/cooking water and hope that we don't end up with lung problems from inhaling droplets when we shower or residual buildup of asbestos particles in the bathrooms, showers, or dryers, or benign intestinal polyps and their not-so-fun symptoms. I'd like to see a city that doesn't brush off serious health concerns like the asbestos in the water, the stray dog problem, or the storm drainage problem that happens in some neighborhoods.
14	I hope the citizens stay connected & caring as the county grows. The growth is maintained, our county will be a beautiful place to visit & live.
15	N/A
16	Growth
18	I feel lucky to live in Reynolds. I wish there were more restaurants and shops but the population cannot support it more and I like the town small and wholesome the way it is. The police Chief Lonny Holder is amazing and his team is dedicated. Love them! City government is also accessible and open which is great. I wish there was still green waste pick up and recycling in our city, but none the less, Reynolds is a great place to live!

- 
- 23 Taylor County will always be hard to develop because people here don't like change or growth. Also the people here don't like change or growth. And then there's the fact that people here don't want change or growth.
- 
- 24 Can be brighter
- 
- 25 need to bring more businesses in - restaurants would be nice
- 
- 26 The continued bitterness between the cities of Reynolds and Butler and the county will prevent any meaningful growth and development. The economic pie is shrinking along with the populations.
- 
- 27 The future of Taylor County is bright. We need to do all we can to attract and retain young people in the area.
- 
- 28 Heading in the right direction.
- 
- 29 This town has potential. But it's time to get the town updated. So that the finance can stay in town. The community always has to drive to the next city for other restaurants and stores. To shop at. Walmart being one.
- 
- 30 Taylor county is positioned perfectly for growth
- 
- 31 diversify the government. Allow growth. I could go all day.
- 
- 32 Need a hotel to help support recreational opportunities.
- 
- 33 Needs to clean up downtown to attract people to spend money here
- 
- 34 Some growth is needed. Most old timers don't want growth. Leadership needs to change. Be fair to everyone, not just certain people. Fire the fire chief. Reassessment of the fire department is needed.
- 
- 35 Stop spending so much on county fire department until the number of quality, certified (in county) volunteers improve. Having new stations, new fire trucks, and new equipment without personal serves the county no purpose
- 
- 36 Love the people
- 
- 37 We need affordable/starter housing here for young couples and individuals returning after college.
- 
- 38 We need Jobs, Jobs, and more Jobs. 2nd poorest county in the state, the leaders of this county are running it into the ground and offer locals no relief.
- 
- 39 Revive the downtown areas!
- 
- 40 We should do elections again and get a whole new board of people in there and find out where all the covid money and every other money that has come in from the infrastructure bill has went to
- 
- 41 Please plan aggressively for growth so that our community does not dry up and go away.
- 
- 42 Childcare options are very limited for working families. Would love a Christian preschool in Taylor County.
-

## Community Input Event

River Valley Regional Commission Staff attended the Georgia Strawberry Festival in Reynolds, and event which draws 15,000 visitors to Taylor County each Spring.



Staff utilized an exercise in which participants were asked to describe Taylor County in one word and write that word on a whiteboard.

**Describe Taylor County in one word:**

- Old
- Small
- Fun
- Peaceful
- Nice
- Crazy
- Family
- Home
- Wonderful
- Love
- Happy
- Cool
- Safe
- Adventurous
- Homey
- Wild
- Cars
- Rural
- Close-knit community
- Very friendly town
- Beginning
- Protected
- Helpful
- Entertaining
- Quaint
- Energetic

Next, participants were asked to describe the future of Taylor County and write those responses on sticky notes that were then tacked to a corkboard over a poster emblazoned with “I Heart Taylor County”.

**Describe the future of Taylor County:**

- Better looking town
- More friendly to new people
- A better football team
- Farm friendly
- A millionaire county
- More shopping places
- More food options
- Stay the same
- Local growth
- Stay small
- More festivals
- Close-knit community
- Free
- More jobs
- Welcoming
- Good firefighter building
- Futuristic
- More attractions
- A place my child wants to stay and raise a family too
- Less solar panels
- More unified
- Child oriented activities
- Waffle House
- McDonald’s
- Thriving businesses
- Less aggressively small, old fashion
- More playground
- Community, family values
- Bigger