

COMMUNITY TRANSFORMATION PLAN



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GREETINGS FROM MAYOR HOBBY STRIPLING, SR. & COMMUNITY DEVELOPMENT DIRECTOR JANET JOINER



The Mission Statement of the City of Vienna

To deliver to the citizens of Vienna and others high quality municipal services.

Our Purpose

To be dedicated to the citizens' quality of life, planning and preparation that will ensure development and growth for our community. To provide Public Services that exceed the expectation of Citizens. To be creative and innovative in our approach to the needs of Citizens, recognizing the trust and confidence that our Citizens place in us as caretakers of Governmental Services.

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The Vienna Georgia Initiative for Community Housing team is led by Janet Joiner. The VICH team makes up the majority of the Community Transformation Team as well. Janet Joiner is the community quarterback for the community transformation team and correlating transformation plan and priorities and initiatives identified therein. On behalf of the VICH team and the Vienna Community Transformation Team, we are optimistic that the priorities outlined at the end of the community transformation plan will become realities for our community.

INTRODUCTION



A local community transformation team has organized and called upon the community to join together to promote Vienna as a City of Promise, Opportunity, and Innovation—where everyone can succeed. To make that happen, the citizens must build on what makes the city great: the incredible knowledge and service institutions, geographic location, achievements, and the people and neighborhoods that give the city of Vienna its rich and diverse culture.

At the same time, it is important to acknowledge the challenges facing the community and address how to effectively overcome the challenges and obstacles.

In the following pages of this Community Transformation Plan, focus has been placed upon these key factors:

- Housing
- Education
- Health
- Economic Development
- Community Facilities & Services

The Vienna Community Transformation Plan is centered upon ways in which residents' and citizens' access will be enhanced and increased to local resources such as healthcare services and resources, employment opportunities, educational program availability and adequate public transportation service.



COMMUNITY OUTREACH & ENGAGEMENT

Over the course of 26 months, beginning in 2015 and continuing through the beginning of 2017, meetings and organizations came together with city agencies and other community partners to coordinate on the aforementioned areas of focus. Detailed discussions and plans of action were conveyed during meetings. The City of Vienna successfully achieved status as a PlanFirst Community in 2015. This designation for the City of Vienna made it 1 of 10 inaugural cities to obtain this coveted distinction. Prior to the submission of the PlanFirst application, Mayor Stripling asked the city to seize the opportunity to organize and to design and implement a Community Transformation Plan (CTP).

As the group, better identified as the Community Transformation Team in conjunction with the Vienna Initiative for Community Housing (VICH) team proceeded with the CTP, and many additional organizations signed on to this broader effort, committing to:

- Create new partnerships for innovative solutions to issues
- Use knowledge and information derived from meetings and work sessions for implementation purposes
- Emphasize housing, health, education, transportation and economic development initiatives

Work groups, co-chaired by various nonprofit, City, and community leaders, met between December 2016 and April 2017 to identify goals and strategies for the proposed CTP. The VICH team members comprise the majority of the Vienna Community Transformation Team being led by a Community Quarterback-CQB. The Community Quarterback for the Vienna Community Transformation Team is the also the Chairman of the Vienna GICH team, Community Development Director Janet Joiner. They focused on these five areas:

Housing

Economic Development

Education

Health

Community Facilities & Services (Transportation)

COMMUNITY TRANSFORMATION PLAN COMMUNITY ENGAGEMENT & OUTREACH

COMMUNITY TRANSFORMATION COMMUNITY MEETING

Community engagement efforts involved a publicly advertised community transformation community meeting held on April 25, 2017 at the Dooly County Senior Citizen Community Center located on Pine Street directly across the street from the proposed Pennahatchee Pointe affordable housing development site location.

The community meeting was facilitated by members of the community transformation team and the development team. The meeting format was an open discussion format guided by a set agenda with discussion points in relation to availability of resources in the categories of housing, education, healthcare and community services, such as transportation. Community Transformation Team Partners/leaders guided the discussions amongst the 50+ participants. The CT team leaders/Transformation Partners attending and leading agenda items for discussion were the following:

- Community Quarterback and Community and Economic development services provider-Community Development Director—Janet Joiner
- Education-School District Representative—Board of Education Board Member, Michael Bowens
- Transportation Services Provider—Executive Director of Dooly County Transit, Susan Arnett
- Employment Services Provider—Georgia Department of Labor Region 8 Representative, Candace Head
- Local Health Provider—High Cotton Personal Care Home Director/Facility Manager, Ann Clark.

The manner in which the community was notified of the community meeting included a direct mail public meeting notification to property owners in the delineated target neighborhood area map. A public meeting notice in the local newspaper one week prior to the meeting, and meetings notices were posted on the front entrance doors of city hall and at the Dooly Senior Citizen Community center door. A copy of the meeting notice is included in the supporting documents of the CTP. Additionally, the community transformation community meeting agenda and meeting notes document is also attached. Many attendees at the community transformation community meeting took notes and made great suggestions for the city to consider if the application is selected and awarded funding at the end of the year.

COMMUNITY TRANSFORMATION SURVEY

Community engagement and outreach efforts were also demonstrated through the distribution of a community transformation survey. The survey included detailed questions regarding the availability and access to healthcare providers and ancillary health related offices, educational opportunities, job and personal enhancement training opportunities, public transportation and walkable portions of the central business and historic district areas. Childcare services and other pre-school programs were assessed within the community transformation survey.

The survey was distributed in several different manners to ensure residents in the target neighborhood would be able to complete and return the surveys. Efforts involved direct mail to approximately 75 property owners in the target area neighborhood. A copy of the full community transformation survey is included in the supporting documents of the CTP.

The survey was also distributed by local churches in close proximity to the proposed development site and the actual development site property owner provided the survey to all congregation members between the distribution timeframe April 19th-May 1st. There were two designated drop box locations for completed surveys to be returned to within the community. City Hall had a designated location and the Dooly County Senior Citizen Center also assisted with providing a spot for citizens to return completed surveys.

The survey was distributed at the Senior Citizen Center a week after the initial community transformation community meeting. Attention is warranted to this later survey distribution as the Senior Citizen Community Center has programs available daily for a special group of low income residents and residents who have physical and/or mental disabilities. Survey results captured a percentage of the local population which are usually overlooked and data is rarely reflective of their special needs.



COMMUNITY TRANSFORMATION TEAM

The CTP document moves a collective effort forward in the following ways:

- It synthesizes the work groups' proposals into a blueprint for collective action, keeping in mind basic needs and themes that cut across all of the areas identified.
- It sets forth a set of realistic timeframes, measurable goals, and action strategies connected to those themes.
- It identifies indicators and graphic tools for measuring progress in each area.
- It outlines a governance model for partners and stakeholders that will promote mutual accountability and collective impact needed to transform Vienna.

The CTP sets an immediate and long-term course to guide the policies, practices, and changes which must be made to move towards a more equitable, inclusive, healthy, safe, and viable community in Vienna and Dooly County.

Once the implementation measures begin in spring 2017, the Community Transformation Team and associated work groups will reconvene quarterly to assess progress and to recommend modifications where necessary. The team will submit annual reports and major Plan updates every two years (or as needed) based on what is learned, what is working, and how the residents and elected officials and leaders shape local laws and strategic directions.

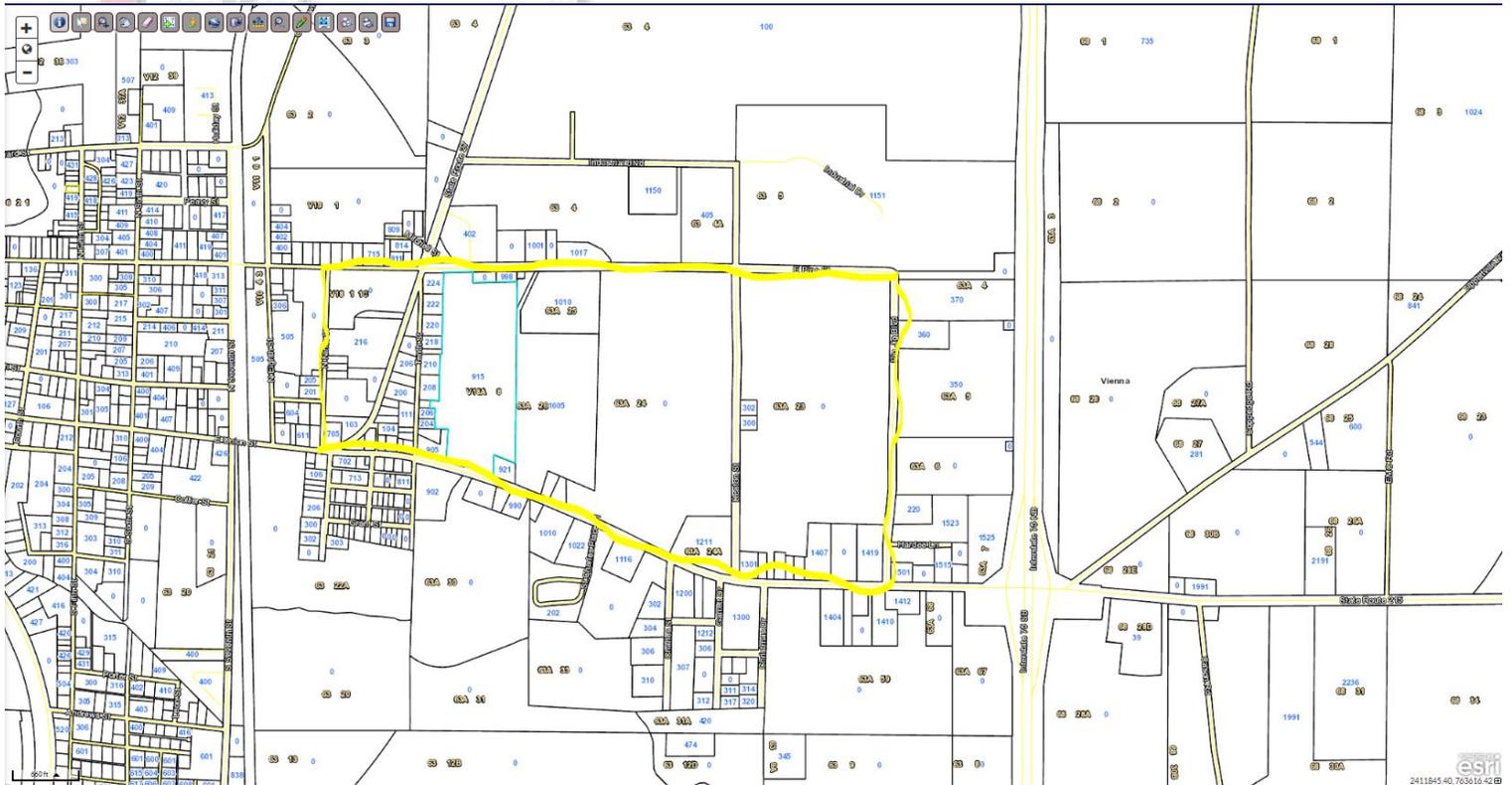
COMMUNITY TRANSFORMATION TEAM MEMBERS

~City of Vienna Elected Officials ~ Dooly County Elementary School ~ Dooly County Middle School ~ Dooly County High School ~ Dooly County School System Superintendent ~ Dooly County Board of Education ~ Vienna Initiative for Community Housing ~ City of Vienna Community Development Department ~ City of Vienna City Manager ~ Dooly County Community Health Center ~ Dooly County Senior Citizen Center ~ Dooly County Public Library ~ Keep Vienna Beautiful ~ Vienna Main Street ~ Dooly County Chamber of Commerce ~ Big Pig Jig Committee ~ Vienna Police Department ~ Vienna Fire Department ~ Dooly County Elected Officials ~ Dooly County Public Transit ~ Georgia Cotton Museum ~ Walter George Law Museum ~ Dooly County Communities of Opportunity ~ Parent Advisory Committee for Dooly County Schools ~ Dooly County Public Relations Committee ~ DCCEC ~ River Valley Regional Commission ~ Pennahatchee Pointe LP ~ Vienna Church of Christ ~ SWGAU ~ Downtown Development Authority ~ Vienna Urban Redevelopment Plan Team ~ Dooly County Building Inspection Department ~ Dooly County Manager ~ Tyson ~ Dollar General Market ~ Dooly County Quality Planning Growth Committee ~ Vienna Historic Preservation Commission ~ Dooly County Development Authority ~ City of Vienna Planning and Zoning Commission ~ Vienna Woman's Club ~ Vienna Garden Club ~ New Horizons Habitat for Humanity ~ Vienna Housing Authority ~ Dooly County Transit ~ Georgia Department of Labor Region 8 Representative ~ High Cotton Personal Care Home ~Dooly County Emergency Management Agency ~ Southwest Georgia United-A Community Development Financial Institution ~ People Helping People United, Inc. ~ GA Advancing Communities Together ~

TARGET NEIGHBORHOOD AREA

*PORTIONS OF THE FOLLOWING AREAS COMPRISE THE TARGET NEIGHBORHOOD

- HIGHWAY 215 CORRIDOR
- NINTH STREET
- EAST UNION STREET
- PINE STREET
- INTERSTATE 75 EXCHANGE
- HISTORIC DISTRICT



HOUSING & PHYSICAL ENVIRONMENT

HOUSING & PHYSICAL ENVIRONMENT

VISION

The vision of the Vienna-Dooly Community Transformation Team in regards to housing is to ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.

EDUCATION & INITIATIVES

Title: HOUSING

During the Greater Dooly comprehensive planning process, community stakeholders compiled a list of potential issues facing Dooly County. The first issue identified was the lack of a variety of housing types and the deteriorating conditions of some existing housing.

Once identified, the housing issue was addressed in the following documents:

- The Greater Dooly Comprehensive Plan Strategy/Goal 1: To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.
- The River Valley Regional Commission's Guiding Principles: Work with state agencies, federal agencies, and local governments to help preserve existing housing stock and promote the development of quality affordable housing in the region by seeking local, state and federal funding.
- Vienna's Georgia Initiative for Community Housing (GICH) work plan
- Vienna Urban Redevelopment Plan

Implementation of this Strategy/Goal was set in motion by utilizing a number of approaches identified in the City's STWP.

- The first step was to adopt improved minimum housing construction requirements to reflect higher standards for all housing types. Through an intergovernmental agreement with the Dooly County Building Inspector a permitting and inspection process was adopted in 2008.
- In 2009, Vienna became a GICH Community and, using the Greater Dooly Comprehensive Plan as a guide, a work plan was established by the local GICH Team made up of a cross section of the community.
- Next on the agenda was to determine the condition of the City's existing housing and this was done via a grant funded City-Wide Housing Assessment and assistance from River Valley Regional Commission staff. The study revealed that 2% of the City's housing stock were dilapidated structures and 24% were substandard.
- It was then decided to look for ways to assist owners of these substandard and near substandard properties in making improvements to their homes. The City applied and received CHIP Grant funding for 2011, 12, 13 and 14. The City had previously applied for these grants unsuccessfully. The GICH designation benefits provided the additional points to make it happen. Other funding was also secured through the GEFA Weatherization Assistance Program, USDA

504 Housing Grants, and the USDA Housing Preservation Grant Program giving a total investment of \$1,323,208 in local housing improvements.

- Vienna was awarded a CDBG in the amount of \$284,877 for rehabilitation of outdated, overcrowded, and failing sewer infrastructure in 3 neighborhoods. And, just this month was awarded another CDBG in the amount of \$500,000 for sewer improvements that will benefit 168 households.
- City officials have also taken a more aggressive approach against neighborhood blight by revisiting the City's Code, making changes where needed, and more strictly enforcing the code.

Specific outcomes for improving the City of Vienna's existing housing stock:

1. Rehabilitation of 11 houses using 2011 & 2012 CHIP Grant funds
2. Total reconstruction of 2 houses using 2011 & 2012 CHIP Grant funds
3. An additional 12-14 houses are on schedule to be rehabilitated using the 2013 & 2014 CHIP Grant funds. This will give a total of 25 rehabs and 2 reconstructions.
4. 8 homes were weatherized through GEFA's Weatherization Program at an average investment of \$5,590 per home.
5. 3 homes were rehabilitated using USDA Housing Preservation Grant funds with a total investment of \$38,788.
6. 3 neighborhoods totaling 281 residents have benefited from sewer improvements.
7. An additional 168 households will benefit from sewer improvements scheduled to begin in 2016.
8. 16 dilapidated houses have been demolished since 2009
9. 21 dilapidated/substandard mobile homes were either demolished or removed from the City.
10. 5 mobile homes had been placed illegally on a site not meeting code for a mobile home park. Through stronger code enforcement, the owner was made to remove them.
11. Removal of these blighted structures has resulted in several nice lots that are now available for infill construction.
12. 36 junked vehicles have been removed from the City.

An added result of the neighborhood improvements and code enforcement is 2 recycling collection stations have been set up in Vienna for local usage and citizens are now taking pride in their community and taking an active role in keeping the City clean and attractive.

With the expansion of one of the local industries and the prospect of another industry in the near future, City Officials are currently speaking with a housing developer about potential infill development of work-force housing.

This project proves a small city with a population of 4,000 does not have to have a large scale new housing development or a large local budget to be successful in improving the housing conditions in a community. Many resources are available to help address these issues. It just takes someone dedicated to seeking out these resources and then assisting property owners in applying for the assistance. Revitalization is an ongoing process beginning with one property at the time. It takes persistence and patience.

Plan References:

2008-2012 STWP

- Adopt improved minimum housing construction requirements to reflect higher standards for all housing types. (*This was done in 2009 as stated above via an Intergovernmental Agreement with the Dooly County Building Inspector.*)
- Prepare assessment of housing stock and develop a comprehensive housing master plan. (*As a result of this action item, the City applied for and received the GICH Community designation in 2009. The GICH Team conducted a housing assessment and also prepared a city-wide housing plan.*)
- Develop strategies to encourage new residential development, including greater diversity in housing types in appropriate areas throughout the community. (*This action item is addressed in the City's GICH city-wide housing plan.*)

2013-2017 STWP

- Improve housing and/or related public infrastructure improvements (*This item has been addressed through the use of CHIP Grant and CDBG funding as stated above.*)

- Prepare an Urban Redevelopment Plan (*This was completed in 2013.*)

River Valley Regional Commission Guiding

Principles: H.1 – H.8

- H.8: Work with state agencies, federal agencies, and local governments to help preserve existing housing stock and promote the development of quality affordable housing in the region by seeking local, state and federal funding.

Title: VIENNA URBAN REDEVELOPMENT PLAN

Description:

During the planning process of the Greater Dooly Comprehensive Plan, community stakeholders identified abandoned and blighted buildings giving a poor appearance of a community's downtown as an issue needing to be addressed. As a result, the following Strategy/Goals were established:

- Economic Development Strategy/Goal 2, Policy 2.4: Promote vibrant mixed use development in downtown areas
- Historic Resources Strategy/Goal 4, Policy 4.2: Rehabilitate and revitalize historic structures and districts.
- Land Use Strategy/Goal 6, Policy 6.5: Redevelop and renew blighted areas

In creating a strategy to meet these Strategy/Goals, it was determined to maximize the use of existing infrastructure by encouraging redevelopment of abandoned sites for economic development purposes. It was determined that an Urban Redevelopment Plan (URP) could serve as a roadmap to strengthen the City's downtown revitalization efforts, foster environmentally and economically sound development, and improve existing infrastructure as a means of supporting future growth. The project (develop an URP) was added as a component to the City's 2013-2017 Short Term Work Program.

The URP was developed through citizen participation and partnerships with both public and private resources. The City partnered with River Valley

- **Activity 5:** Work with local governments to implement the GA State Minimum Construction Code.

Regional Commission for assistance in developing the URP. Citizens participated in pattern and place charrette workshops to create a URP tailored specifically to the City.

The finished product included a market analysis to evaluate and recommend appropriate business development, redevelopment strategies, and an illustrative plan that is used as an aid in future redevelopment efforts and grant applications.

Vienna's URP was adopted by resolution of the Mayor and City Council and became effective March 1, 2013. The Plan has been recognized by both a state and a national professional planning organization and has been the recipient of 2 awards.

1. **2013 Innovation Award** presented to River Valley Regional Commission, Vienna Main Street, and the Vienna Downtown Development Authority from the National Association of Development Organizations (NADO).
2. **2013 Outstanding Planning Process for a Small Community** presented by the Georgia Planners Association to River Valley Regional Commission at the 2013 GPA Fall Conference in Jekyll Island.

Vienna's URP led to one of the City's outstanding redevelopment projects – the Henley Building Restoration. The project was funded with a Redevelopment Fund Grant through the GA Department of Community Affairs in the amount of \$323,804 plus the private investment of the property owner. The purpose of DCA's Redevelopment Fund is to eliminate slum and blight and to increase investment potential in a City. The Henley building was a condemned and abandoned historic building with a highly compromised structure located in the heart of Downtown Vienna.

The restoration of the building was recently completed and SouthWest Georgia Rehabilitation, Inc. is currently in the process of moving into the building with a grand opening scheduled later in January 2017. The business will create a minimum of 2 jobs.

DCA awarded the grant funds to the City of Vienna with a portion designated to the façade restoration. The remaining funds were loaned to the property owner to be used for interior rehabilitation. As the loan is paid back to the City, a revolving loan fund will be established that is earmarked for similar economic development projects.

This project should be considered a success due to these specific outcomes:

1. A usable Urban Redevelopment Plan that gives the city broad powers to redevelop blighted or threatened areas of the community was produced.
2. A condemned, dilapidated historic building in Downtown Vienna was save and restored.
3. A new business has located in the restored building in Downtown Vienna
4. Two plus jobs have been created.

5. A Revolving Loan Fund earmarked for future economic development projects has been established.

Type of Plan:

Local comprehensive – Greater Dooly Comprehensive Plan is a multi-jurisdictional plan Special (downtown, URP, water management, etc., explain) – Vienna Urban Redevelopment Regional Commission (River Valley Regional Commission Work Program)

Plan References:

Community Work Program – 2013-2017 Vienna Short Term Work Program
 Character Area – Pg. 8 Historic Downtown Character Area
 Local Needs & Opportunities – Pg. 6, Quality Community Objectives #7
 Pg. 9, #2 & #4
 Pg. 24, Strategy/Goal 2, Policy 2.4;
 Strategy/Goal 4, Policy 4.2
 Pg. 25 Strategy/Goal 6, Policy 6.5
 River Valley Regional Commission Work Program, Economic Development #20, #21

AFFORDABLE HOUSING

Eight Georgia communities honored for promoting affordable housing and project innovation

The Georgia Initiative for Community Housing (GICH) celebrates 10th anniversary with awards for 2015

(ATLANTA – 11/6/15) – The Georgia Initiative for Community Housing (GICH) program recognized the cities of Covington, Gainesville, Pembroke, Rome, Thomasville, Valdosta, Vienna and Washington for their efforts to increase affordable housing and to revitalize their communities at the “Celebrating a

Decade of Success” awards event held October 21 at the UGA Georgia Center in Athens.

“With the ongoing support of our Founding Sponsor, the Georgia Power Company, GICH has facilitated progress toward housing stability in 55 Georgia communities. Today we celebrate the tenth anniversary of the GICH program by recognizing outstanding examples of affordable housing projects and innovations by GICH communities,” said Georgia Department of Community Affairs (DCA) Deputy Commissioner for Housing Carmen Chubb from the event stage.

Launched in 2004, GICH helps communities improve their quality of life and economic vitality through the development of housing and revitalization strategies. GICH offers communities a three-year program of collaboration and technical assistance. During a community’s participation, team members work to create and launch a locally-based plan to meet local housing needs.

All GICH communities were invited to submit applications for five award categories — Adaptive Reuse, Affordable Rental Housing, Community Outreach & Engagement, Homeownership, and Neighborhood Revitalization. Based upon review of the quality of the applications received, the awards committee included two additional categories, Community Transformation and Housing Innovation, to adequately recognize the results achieved.

The panel of experts considered the following criteria in making their recommendations for awards: measurable benefits to affordable housing in Georgia; the degree to which the project or innovation can be replicated; how well the project or innovation responds to the identified need or opportunity; and cost-effectiveness.

The Cities of Gainesville and Vienna were both recognized with the Neighborhood Revitalization Award, based on community size. The award highlights projects and partnerships directed toward revitalizing or redeveloping existing neighborhoods or communities. Achievements could include the use of new or existing tools such as code enforcement, land banks, revitalization plans, housing assessments, renovation of owner-occupied homes and/or demolition of dilapidated structures, or an increase in affordable housing options.

Vienna took home the award for a community with fewer than 5,000 residents for its execution of a three-point approach toward revitalization. The approach included aggressive steps against blight in Vienna’s neighborhoods by revisiting the City’s code and making necessary changes; determining the condition of existing housing stock; and looking for ways to assist owners of substandard and near-substandard properties in making improvements to their homes. Since 2009, Vienna has demolished 16 dilapidated homes, removed or demolished 21 substandard mobile homes, and had 36 junked vehicles removed. The approach has resulted in providing property that is now available for infill construction, in the creation of two recycling stations, and in residents taking an active role in keeping their own communities clean. An additional 27 homes have been or are on the schedule to be reconstructed or rehabilitated using Community HOME Investment Program (CHIP) Grant funds.

GICH is a collaboration of partners including: the University of Georgia’s Housing and Demographics Research Center, a unit of the Department of Financial Planning, Housing and Consumer Economics in the College of Family and Consumer Sciences; UGA’s Office of the Vice President for Public Service and Outreach; the Georgia Department of Community Affairs; and the Georgia Municipal Association. The GICH program is funded by Georgia Power as well as the USDA, through a Rural Community Development Initiative grant. Additional in-kind services are provided by UGA’s Archway Partnership and the Carl Vinson Institute of Government, both units of the UGA Office of Public Service and Outreach, and the Georgia Electric Membership Corporation.

AFFORDABLE HOUSING:

PROPOSED DEVELOPMENT PENNAHATCHEE POINTE

Working in conjunction with the City of Vienna and the Vienna Initiative for Community Housing team, Pennahatchee Pointe Development Team, has identified approximately 11 acres of property in which to construct an affordable housing development for family tenancy. The proposed development would be comprised of 50 units. Tyson, one of the largest employers in Vienna/Dooly County, recently announced a huge expansion of the plant adding 650 jobs to the current operation in Vienna. Securing affordable housing for those individuals seeking employment at the Tyson plant will be substantial.

The City of Vienna secured an option on the property a few years ago with the Strategy/Goal in mind of residential development, specifically affordable housing. The City's long range plans include the Pennahatchee Pointe development in the immediate future and subdivision development on adjacent property to be single family homes.

These two initiatives would achieve numerous housing objectives set forth by the Community Transformation Team and the Vienna Initiative for Community Housing team as well.

The development team has a successful record of previous affordable housing apartment developments throughout the state.

Results of the Georgia Housing Awards included: the City of Pembroke being honored with the Affordable Rental Housing Award for the creation of affordable rental developments by the new construction of Sawmill Landing and for fostering partnerships to provide safe, decent, affordable rental housing. By conducting a housing inventory and assessment survey, the Pembroke GICH team identified a need for adequate workforce housing for new industry development in Bryan County and, in part, due the city's proximity to Fort Stewart Army Base and Hunter Army Field whose troops and support personnel need affordable housing. Currently under construction, Sawmill Landing will include 60 townhome units, 30 three-bedroom units, 21 two-bedroom units, and nine one-bedroom units.

Also, a city in which the development team actively pursued and successfully completed was the City of Washington. The City of Washington was recognized with the Community Outreach and Engagement Award for the Hands on Washington program created to address revitalization and community development needs. The program employed creative use of media and other forms of promotion, participation of volunteers, and creative partnerships that resulted in housing improvements and community revitalization. Hands on Washington assists with essential exterior repairs and rehabilitation of owner-occupied properties for those struggling with poverty in Wilkes County. The organization is currently partnering with local agencies, authorities, churches, businesses, and civic organizations, as well as skilled contractors, who provide volunteer labor.

The City of Gainesville was recognized with the Neighborhood Revitalization Award, based on community size. The award highlights projects and partnerships directed toward revitalizing or redeveloping existing neighborhoods or communities. Achievements could include the use of new or existing tools such as code enforcement, land banks, revitalization plans, housing assessments, renovation of owner-occupied homes and/or demolition of dilapidated structures, or an increase in affordable housing options.

Gainesville was honored as a community with more than 30,000 residents for its neighborhood revitalization efforts. Since becoming a GICH community, it has been the Strategy/Goal of the Gainesville Housing Initiative to strengthen the quality of life through coordinated and sustained efforts to: improve housing conditions, create housing opportunities, and connect people to housing resources. Such focus has transformed Gainesville's approach of using State and Federal grant funds to address housing needs scattered throughout the City into a coordinated, concentrated approach implemented on a street-by-street and neighborhood scale. A few of the many examples of the effectiveness of Gainesville's efforts include the awarding of \$1,000,000 in HOME funds to build new affordable housing units; code enforcement activities which resulted in 15,494 cases started and 15,318 property owners complied, 176 citations issued, 42 substandard homes demolished and 17 homes remodeled through owner compliance. Finally, the development team partnered with the community stakeholders and with the city's support and involvement brought a true gem of exemplary affordable rental housing through the development of Myrtle Terraces, an 84-unit, housing tax credit complex designed specifically for senior citizens.

The City of Covington was honored with the Housing Innovation Award for its Walkers Bend neighborhood redevelopment efforts. Walkers Bend is another successful affordable housing development completed by the development team proposing Pennahatchee Pointe for Vienna. The housing innovation award recognizes achievements in neighborhood stabilization through the creative redesign of partially-developed, abandoned and subdivided tracts. Recognizable innovations include re-development plans that reflect the principles of quality growth; mixed uses that meet the needs of the target market; rental and homeownership options for affordable housing; and green space. The City took a proactive and innovative approach to address a failed 50-acre, 240-single family unit development, less than a mile from the town square. Caught in the housing bubble that resulted in a bankrupt developer and three failed banks, only 80 of the proposed 240 units had been constructed with only 50 sold.

In 2009 the Covington City Council approved an urban redevelopment plan that included Walker's Bend and created the Covington Redevelopment Authority to oversee the implementation of the redesign of this community to include multi-use, mixed income, EarthCraft developments with more usable green space.

The Pennahatchee Pointe development team has years of experience in working with local governments and community organizations to achieve the respective community's affordable housing Strategy/Goals.

HOUSING STRATEGY/GOALS SUMMARY & IMPLEMENTATION:

PRIMARY HOUSING GOAL /STRATEGY:

To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.

Strategy/Goal 1. A wide range of housing choices will be promoted for all income groups, and encouraged to have convenient access to employment, shopping and governmental facilities.

Strategy/Goal 2. Dilapidated or substandard housing will be reduced or eliminated through rehabilitation or demolition.

Strategy/Goal 3. Infill housing development will be encouraged in existing neighborhoods.

Strategy/Goal 4. Affordable housing initiatives will include components of quality design, variety of housing types, comparable standards to that of other housing facilities, and may include public-private partnerships where appropriate.

Strategy/Goal 5. Housing development and construction standards will be promoted which are equitable for all housing types, and universally designed to provide access to all persons.

Strategy/Goal 6. Viable and stable neighborhoods will be protected from uses not in keeping with their established character and use.

EDUCATION & POSITIVE YOUTH DEVELOPMENT

EDUCATION & POSITIVE YOUTH DEVELOPMENT

MISSION:

The mission of the Dooly County School System is to provide an appropriate education for all students. Our teachers, administrators, and support service staff will identify and nurture the talents and intellectual abilities of all students to help them reach their greatest potential as productive citizens in a culturally diverse, interdependent society. We will ensure that students are provided the opportunity to achieve academic, problem solving, social, and technical skills.

VISION:

In partnership with parents and the community, the Dooly County School System is to provide students with a rigorous, standards-based curriculum that will promote college and career readiness and foster productive citizenship. Quality education and educators lend to helping create and provide a foundation for the youth in the community to being involved community members as they become adults. This directly impacts and creates noteworthy improvement in the quality of life, and economic health and well-being of all residents in the community.

GOALS & STRATEGIES:

- **GOAL/IMPLEMENTATION STRATEGY:**
Provide access to quality schools and quality childcare facilities.
- **GOAL/IMPLEMENTATION STRATEGY:**
To create successful outcomes for children and their families through increased opportunities for quality education, training options, and continuing education resources for citizens of all ages.
- **GOAL/IMPLEMENTATION STRATEGY:**
Improve educational outcomes for youth and adults beginning with early learning opportunities.

EDUCATIONAL OPPORTUNITIES, IDEAS & IMPLEMENTATION STRATEGIES

- Adult Education Program and Post-Secondary Education– In Partnership with Technical College
- Establish After School Program
- Quarterly Employment Training Workshops – Representatives from community organizations host employment workshops at the proposed development community building community space that cover resume preparation, dressing for success, interviewing skills, and effective job search strategies.
- Entrepreneurship Workshops – Bi-annual sessions conducted to encourage participants to create small businesses. The Various members of the employment services sector coordinate together to provide information about business plans, financing, and marketing.
- Homeownership Workshops & Tours – Homebuyers workshops are held several times each year in an effort to excite participants about the possibility of homeownership. The sessions enable residents to receive a homebuyers certifications, information on financing, budgeting, working with realtors and the importance of credit. The Vienna GICH team has successfully hosted these workshops since they completed the GICH program. Each year, the team has even more participation from venders and participants alike. The most recent workshop and housing fair boasted nearly 200 attendees in Vienna from all over the state. This is the type of ongoing effort and initiative that should continue.

COMMUNITY HEALTH, MENTAL HEALTH & WELLNESS

COMMUNITY HEALTH, MENTAL HEALTH & WELLNESS

VISION:

Having Access to Quality Healthcare Services and Providers is a Substantial and Critical Necessity for Small, Rural Communities, like Vienna & Dooly County.

GOALS, STRATEGIES & IMPLEMENTATION:

- GOAL/IMPLEMENTATION STRATEGY:
Provide access to quality healthcare services and medical providers.
- GOAL/IMPLEMENTATION STRATEGY:
Provide monthly health risk assessment and screenings, individual and group educational sessions and educations to create a healthier community.
- GOAL/IMPLEMENTATION STRATEGY:
Improve accessibility to medical specialists by partnering with physicians and medical providers who will make visits monthly and see residents and open to the general public as well for a variety of medical specialties; including providers targeted to help children, adolescents, adults, and elderly.

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

VISION:

The vision of the Vienna-Dooly Community Transformation Team in regards to economic prosperity includes envisioning a diverse economy with business and employment opportunities for all, a balanced development pattern serving the entire City, a business-friendly environment, and a strong tax base.

ECONOMIC DEVELOPMENT INITIATIVES

The City of Vienna continues its role as Greater Dooly county's community and economic anchor in the southern portion of the county. Most of the current city limits area is developed and future annexations will be based on need of additional development land and the capability of the City water and sewer system to support such areas. Future annexations will coincide with the expansions of City utilities serve new development beyond the current service boundaries.

Areas for future expansion include: around both I-75 interchanges, lands immediately south of the City between the two railroads, and along the US 41 and GA-90 corridors north and west of the City. Future annexations will seek to create and maintain a compact geographic form. Future land use

patterns for the City of Vienna are depicted on the future land use map.

There are currently numerous vacant parcels and abandoned properties within many parts of the City. Infill development and redevelopment of such properties is encouraged first as a priority in accordance with the Future Development Map.

Additional residential uses are also encouraged in a logical and staged manner outward from the existing built-up area adjacent to existing neighborhoods. Residential density is being maintained as generally comparable to that which already exists in the City.

However, higher density residential development is being encouraged for some of the larger infill parcels

and in those interior areas closer to commercial development. New commercial uses focus primarily in the downtown area, along the GA-90 corridor west of downtown, and along the road corridors leading to the I-75 interchanges.

In general, industrial uses are transitioning away from the downtown area and instead locating in the planned industrial areas in the eastern and southern portions of the City. The heavier industries are primarily locating in the southern industrial areas where there is existing dual rail access and the possibility of a planned truck bypass route. New industrial uses in the eastern industrial area are mostly oriented to I-75 trucking traffic. Remaining industrial uses in the downtown area continue as lighter industries associated with agriculture, however these will

eventually relocate to other industrial areas.

Parks and recreation uses continue in their existing patterns. However, the development of the Pennahatchee Creek greenway corridor includes the addition of more park land and passive recreation facilities.

Also, a few additional parks have been encouraged in proximity to residential areas.

Public/Institutional and other type uses continue in their existing patterns and have been joined by a new City public safety complex in the downtown area and adaptive reuse of both the former Vienna Elementary School and the Dooly County Medical Center.

ECONOMIC DEVELOPMENT STRATEGY/GOALS:

The primary challenge for economic development and the successful execution of economic development initiatives begins with identifying specific strategies to pursue to promote employment, growth in per capita income and the tax base, and other economic development objectives set by the Vision Statement.

This challenge is the focus of the economic development element. It should be noted that economic development should not be viewed in isolation, but rather as a fundamental principle that is reflected in all elements of the Comprehensive Plan. Thus the policies set forth in this element are meant to work in combination with other plan policies to achieve the

City's economic development objectives. For example, Community Facilities, Services, and Infrastructure Policies for the extension of sewer and water infrastructure are important to support certain desired types of economic investments. Similarly, Land Use Policies to promote reinvestment, infill, and redevelopment in areas are key to supporting economic development objectives such as increasing economic opportunity and achieving a more balanced development pattern.

In another example, Community Facilities and services, which propose establishment of parks and greenways, support Vienna's reputation for livability in close proximity to the interstate, one of the strengths on which economic development efforts can build.

STRATEGY/GOALS & POLICIES

The first step in initiating a proactive approach to achieving a healthy, sustainable economy is to define the City's overall mission and objectives related to economic development. This mission should not seek to duplicate the work of other economic development entities, but rather focus on those programs and initiatives that the City is best equipped to address and which implement its defined economic development objectives.

MISSION:

Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas

such as Pine Street/215 Corridor.

STRATEGY/GOALS & IMPLEMENTATION:

Strategy/Goal 1. Target city investment and regulatory policies for economic development.

Strategy/Goal 2. Define the economic development objectives and related strategies of the City of Vienna.

Strategy/Goal 3. Encourage "home-grown" and community-based businesses and entrepreneurs, with a special emphasis on increasing the number of minority-owned businesses and economic opportunities in traditionally under-served parts of the community.

Strategy/Goal 4. Increase the level of resources committed by the City to achieving its economic development objectives.

Strategy/Goal 5. Increase funding levels, including exploring feasibility of the establishment of an Economic Development Investment Fund for priority economic development projects that require a financial boost to with periodic review of this commitment by City Council.

Strategy/Goal 6. Promoting local entrepreneurs and small business development, emphasizing minority communities and areas that may not have not had equal access to economic opportunity.

Strategy/Goal 7. Targeting city actions such as water and sewer extensions or funding/incentives to help make specific projects happen.

Strategy/Goal 8. Develop and maintain an inventory of available

economic development sites, ranging from infill opportunities to sites suitable for corporate/research park development.

Details:

Adjusting the City's zoning and development regulations will be analyzed and assessed as one of the priority implementing actions of the updated Comprehensive Plan.

In addition to ensuring that sufficient zoned land is available to accommodate future demand, the City's development regulations should be revised where necessary to accommodate current economic uses and eliminate obsolete ones. Land use and infrastructure programs should be coordinated to ensure that the needs of economic development sites for water, sewer, and adequate road access are met by existing infrastructure or that the infrastructure can be easily extended.

Finally, current information on available sites should be developed, maintained, and made available by the City and local economic development agencies to businesses interested in locating or expanding their operations in Vienna. Commercial/industrial real estate brokers should be involved in this effort.

Strategy/Goal 9. Identify brownfield sites and underutilized/abandoned properties and buildings, pursue funding, and expedite opportunities for development.

Details:

Encouraging reuse and redevelopment of previously developed properties and buildings that are no longer economically

viable for their intended uses is an important strategy. One key action is to remove unintended impediments to reuse and redevelopment of these properties caused by regulatory and other policies.

In addition, many of these properties (referred to as brownfields) have the added complication of the presence or potential presence of a hazardous substance or contaminants generated by previous uses. Programs at the federal and state levels are available to expedite development of these properties by providing funds for site assessment and cleanup and limiting liability for landowners and developers not responsible for the original contamination. The City should encourage the use of such programs to stimulate redevelopment of brownfields in areas such as the Downtown and older industrial zones.

Strategy/Goal 10. Promote economic development through public/private partnerships to include government, economic development agencies, educational and health care institutions, and businesses. Build on existing partnerships and initiatives in this effort. Examples include:

Adult education/worker training (building on current efforts by Training & Employment, programs offered by technical colleges).

Small business development with the help of non-city organizations.

Retention of young persons (college graduates) in the community (e.g., sponsoring job matching and career placement programs to make young persons aware of the opportunities;

enhancing downtown Vienna's role as the center of the community.

Details:

Continuing and expanding partnerships among governmental agencies, economic development organizations, and private sector businesses is essential to achieving the economic development objectives.

The City currently provides funding to organizations involved in economic and community development. The City should continue this funding and work with the organizations to ensure that its application supports the economic development objectives defined. It will be important in each partnership initiative to define the specific role the City will play to promote economic development. This role may include, for example, making sure adequate zoning and infrastructure is in place, expediting the review and approval process, or providing financial incentives.

ECONOMIC DEVELOPMENT STRATEGY/GOALS:

Employment Training and Placement • Equal Opportunity Authority Head Start programs • Basic Computer Training • Parenting classes • Life Skills training in partnership with Georgia Extension Services • Services to elderly • Door to Door employment and training recruitment • Homeownership Counseling

COMMUNITY FACILITIES & SERVICES

COMMUNITY FACILITIES & SERVICES

VISION:

Access and availability to community services and facilities within the community including public transportation access and affordability. Pedestrian friendly development design should be encouraged to instill more active lifestyle initiatives and ultimately get more connected within the community.

GOALS & STRATEGIES:

- **GOAL/IMPLEMENTATION STRATEGY:**
Increase the number of recreational facilities and other recreational/leisure areas within the community.
- **GOAL/IMPLEMENTATION STRATEGY:**
Provide basic life skill training and opportunities for residents. Basic Computer Skills, Job Training Skills, Interview Skills, Mental Health Awareness Programs and a variety of other community services and programs to enhance the community's most valuable asset; the citizens.
- **GOAL/IMPLEMENTATION STRATEGY:**
Improve access for youth to community service organizations and facilities. Boys and Girls Club, YMCA, After School Program, and Young Leaders Community Involvement programs are impactful on a community's youth development.
- **GOAL/IMPLEMENTATION STRATEGY:**
Establish pedestrian facilities for greater connectivity and to provide alternative modes of transportation.

IMPLEMENTATION

IMPLEMENTING THE CTP

COMMUNITY TRANSFORMATION COMMUNITY FORUM MEETING EXECUTIVE SUMMARY

The identified items delineated in the chart below are the Implementation Strategies and Initiatives Derived from the Community Transformation Meeting & the Community Transformation Survey Results

Goal/Strategy	Focus Area	Partners	Metrics
Access to quality affordable housing	Housing	Tax credit developer	Construction of new affordable housing
Access to quality health care	Health	Medical Service Providers and Pennahatchee Pointe development	Health screenings and implementation of wellness program education and initiatives
Improve Total Outcomes for Residents needing Emergency Services	Community Public Safety Services	VICH Team and Pennahatchee Pointe Community Improvement Fund	Provide house numbers for all residences in Vienna
Availability and Access to Job Training Programs Improve Educational Options for all ages from pre-school childcare to Post-Secondary Options	Employment & Job Training	Transformation Partners-Local businesses	Identify actual newly offered programs and participants

VIENNA COMMUNITY TRANSFORMATION

COMMUNITY TRANSFORMATION SURVEY

The Vienna Initiative for Community Housing Team/Community Transformation Team is developing a plan which is focused on needs related to education, health, housing, employment/economic development, and community services/facilities/transportation in Vienna. A successful *Community Transformation Plan* will provide specific elements and resources to improve the aforementioned areas..

In order to identify the accurate issues and opportunities for improvement in the areas of education, employment, health, housing and transportation within the community, we need your help and input. Below is a community transformation survey, and your responses will provide valuable information in identifying action items and goals for a comprehensive community transformation plan.

1. In what neighborhood do you live?

- Highway 215 Corridor
- Downtown Vienna
- Pine Street Area Neighborhood
- Other Vienna neighborhood (where?): _____
- Outside Vienna (where?): _____

2. How often do you or your family use the following types of services?

	<i>Daily</i>	<i>Weekly</i>	<i>Monthly</i>	<i>Annually or a few times a year</i>	<i>Never</i>
Childcare centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks, gyms, and recreation fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public schools (grades K through 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preschools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Afterschool care (activities, tutoring, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandparent/kinship care programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help finding employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job training services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dooly County Community Health Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doctor's offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. What EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services do you or your family use the most?

4. Are there any EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services that you would like to use but are not able to?

- No
- Yes, I have trouble using: _____

5. Why do you have trouble using these resources?

- Cost
- Hours of operation
- Other reasons (please list): _____
- No transportation to get there and back
- Program is full or has a waiting list

6. What could be done to improve EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services or make it easier for people to use them?

7. Thinking about your neighborhood, what would you like to see it be 5-10 years from now? What things would you like to see change? What should stay the same?

8. Please rank the following housing needs in your neighborhood on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Medium Need</i>	<i>High Need</i>
Construction of new affordable apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new housing for homeownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency improvements to current housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help buying a home/down payment assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for homeowners to make housing improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help with rental payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvements to affordable rental housing/apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other housing needs: _____			

9. Please rank the following transportation needs in your community on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Medium Need</i>	<i>High Need</i>
Public transportation in Vienna/Dooly County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connected neighborhoods with sidewalks or trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike lanes or paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safe pedestrian access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____			

10. Please rank the following community service needs in your neighborhood on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Medium Need</i>	<i>High Need</i>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic abuse services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug abuse education/crime prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Education on Health Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food banks/community meals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical and dental services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood cleanups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____			

11. Please check any difficulties that you have related to transportation. (CHECK ALL THAT APPLY)

- I do not have a car
- I have difficulty getting to and from my job on weekdays (9 am to 5 pm)
- I have difficulty getting to and from my job in the evening (after 5 pm)
- I have difficulty getting to and from my job on weekends
- I have difficulty getting to medical services
- I have difficulty getting to public services and shopping
- I don't have any transportation challenges
- Other (please specify): _____

12. Where do you work?

- Within the City limits of Vienna
- Dooly County
- My place of work is more than 15 minutes from my home
- My place of work is more than 20 minutes from my home
- My work is more than 30 minutes from my home
- Not employed
- Retired

13. Please list the ages of the people in your household (including yourself):

14. What is your total household income?

- Less than \$10,000
- \$10,000 to \$14,999
- \$15,000 to \$24,999
- \$25,000 to \$34,999
- \$35,000 to \$49,999
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- \$100,000 and above

15. What is your race/ethnicity?

- | | | |
|--|---|--|
| <input type="checkbox"/> White | <input type="checkbox"/> Asian or Pacific Islander | <input type="checkbox"/> Multiple races |
| <input type="checkbox"/> African American or Black | <input type="checkbox"/> Native American or Alaska Native | <input type="checkbox"/> Other (please specify): _____ |
| <input type="checkbox"/> Latino or Hispanic | | |

16. Is a language other than English spoken regularly in your household?

- Yes No
- If yes, what language? _____

17. Does anyone in your household have a disability?

- Yes No

18. What is your current housing status?

- | | | |
|--|--|--|
| <input type="checkbox"/> I own a home | <input type="checkbox"/> I live in a hotel/motel | <input type="checkbox"/> Other (please specify): _____ |
| <input type="checkbox"/> I rent a home | <input type="checkbox"/> I am homeless | |

19. How satisfied are you with your current place to live?

- | | |
|---|---|
| <input type="checkbox"/> Very satisfied | <input type="checkbox"/> Not very satisfied |
| <input type="checkbox"/> Somewhat satisfied | <input type="checkbox"/> Not satisfied at all |

20. Please use the space below to provide additional information about your access to EDUCATION, EMPLOYMENT, HEALTH, or COMMUNITY SERVICES/FACILITIES/TRANSPORTATION services.

COMMUNITY TRANSFORMATION SURVEY

Thank you for participating!

Please return completed survey to the drop box at the Dooly County Senior Center or Vienna City Hall

COMMUNITY TRANSFORMATION SURVEY

VIENNA COMMUNITY TRANSFORMATION

COMMUNITY TRANSFORMATION COMMUNITY MEETING

The Vienna Initiative for Community Housing Team/Community Transformation Team is developing a plan which is focused on needs related to education, health, housing, employment/economic development, and community services/facilities/transportation in Vienna. A successful *Community Transformation Plan* will provide specific elements and resources to improve the aforementioned areas.

In order to identify the accurate issues and opportunities for improvement in the areas of education, employment, health, housing and transportation within the community, we need your help and input. A community transformation meeting is an invaluable opportunity for the community transformation team to gather detailed information from community members and will help identify action items and goals for a comprehensive community transformation plan.

EDUCATION

- STRENGTHS
- OPPORTUNITIES
- VISION
- PLAN

HEALTHCARE

- STRENGTHS
- OPPORTUNITIES
- VISION
- PLAN

HOUSING

- STRENGTHS
- OPPORTUNITIES
- VISION
- PLAN

ECONOMIC DEVELOPMENT/EMPLOYMENT

- STRENGTHS
- OPPORTUNITIES
- VISION
- PLAN

COMMUNITY SERVICES/FACILITIES/TRANSPORTATION

- STRENGTHS
- OPPORTUNITIES
- VISION
- PLAN

COMMUNITY TRANSFORMATION MEETING

1. In what neighborhood do you live?

- Highway 215 Corridor
- Downtown Vienna
- Pine Street Area Neighborhood
- Other Vienna neighborhood (where?): _____
- Outside Vienna (where?): _____

2. How often do you or your family use the following types of services?

	<i>Daily</i>	<i>Weekly</i>	<i>Monthly</i>	<i>Annually or a few times a year</i>	<i>Never</i>
Childcare centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks, gyms, and recreation fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public schools (grades K through 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preschools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Afterschool care (activities, tutoring, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandparent/kinship care programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help finding employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job training services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dooly County Community Health Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doctor's offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. What EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services do you or your family use the most?

4. Are there any EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services that you would like to use but are not able to?

- No
- Yes, I have trouble using: _____

5. Why do you have trouble using these resources?

- Cost
- Hours of operation
- Other reasons (please list): _____
- No transportation to get there and back
- Program is full or has a waiting list

6. What could be done to improve EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services or make it easier for people to use them?

7. Thinking about your neighborhood, what would you like to see it be 5-10 years from now? What things would you like to see change? What should stay the same?

8. Please rank the following housing needs in your neighborhood on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Medium Need</i>	<i>High Need</i>
Construction of new affordable apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new housing for homeownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency improvements to current housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help buying a home/down payment assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for homeowners to make housing improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help with rental payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvements to affordable rental housing/apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other housing needs: _____			

9. Please rank the following public service needs in your neighborhood on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Medium Need</i>	<i>High Need</i>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic abuse services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug abuse education/crime prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Education on Health Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food banks/community meals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical and dental services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood cleanups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____			

10. Please rank the following transportation needs in your community on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Medium Need</i>	<i>High Need</i>
Public transportation in Vienna/Dooly County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connected neighborhoods with sidewalks or trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike lanes or paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safe pedestrian access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____			

11. Please check any difficulties that you have related to transportation. (CHECK ALL THAT APPLY)

- I do not have a car
- I have difficulty getting to and from my job on weekdays (9 am to 5 pm)
- I have difficulty getting to and from my job in the evening (after 5 pm)
- I have difficulty getting to and from my job on weekends
- I have difficulty getting to medical services
- I have difficulty getting to public services and shopping
- I don't have any transportation challenges
- Other (please specify): _____

12. Where do you work?

- Within the City limits of Vienna
- Dooly County
- My place of work is more than 15 minutes from my home
- My place of work is more than 20 minutes from my home
- My work is more than 30 minutes from my home
- Not employed
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13. Please list the ages of the people in your household (including yourself):

14. What is your total household income?

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- \$10,000 to \$14,999
- \$15,000 to \$24,999
- \$25,000 to \$34,999
- \$35,000 to \$49,999
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- \$100,000 and above

15. What is your race/ethnicity?

- White
- African American or Black
- Latino or Hispanic
- Asian or Pacific Islander
- Native American or Alaska Native
- Multiple races
- Other (please specify): _____

16. Is a language other than English spoken regularly in your household?

- Yes
 - No
- If yes, what language? _____

17. Does anyone in your households have a disability?

- Yes
- No

18. What is your current housing status?

- I own a home
- I live in a hotel/motel
- Other (please specify): _____
- I rent a home
- I am homeless

20. Please use the space below to provide additional information about your access to EDUCATION, EMPLOYMENT, HEALTH, or TRANSPORTATION services.

19. How satisfied are you with your current place to live?

- Very satisfied
- Somewhat satisfied
- Not very satisfied
- Not satisfied at all

Thank you for participating!

COMMUNITY TRANSFORMATION MEETING

Urban Redevelopment Plan

The City of Vienna, Georgia



Prepared for:
The City of Vienna

Prepared by:
River Valley Regional Commission

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Vienna Urban Redevelopment Plan

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Vienna Urban Redevelopment Plan

SECTION ONE: Introduction and Background

The purpose of this redevelopment plan is to aid the City of Vienna, Georgia in efforts to revitalize and stimulate economic growth, while improving existing infrastructure as a means of supporting future growth. Through citizen participation as well as partnering with both public and private resources, the City of Vienna hopes to create an Urban Redevelopment Plan based on collaboration and cooperation to achieve its revitalization goals. As an Empowerment Zone and a Tier 1 Community, the development of this plan will also allow the City of Vienna to apply in the future for additional job tax credits through the Opportunity Zone program to provide a competitive edge in attracting new businesses to the area. By fostering development that is both environmentally and economically sound, the City of Vienna will be able to create a more sustainable and healthy community. This type of vibrant and healthy community will in turn be able to provide for both the current and future needs of its citizens.

Brief History of Vienna

Dooly County was created in 1821 by the Georgia Land Lottery Act. The community of Berrien was established as the county seat in 1824. The county seat was moved to Drayton, a population center, in 1836, but was authorized to come back to its original location by the State Legislature in 1839. In 1841, the community of Berrien adopted the name Vienna in honor of the capital of Austria.

Two major rail lines were built through Dooly County: The Atlanta-Birmingham-and-Atlantic Railroad and the Georgia Southern-Florida Railway Line. Vienna is strategically located near the two.

Community Overview and Demographics

The population for the City of Vienna has remained fairly consistent in the thirty year span from 1980-2010. After losing 6% of the total population from 1980-1990, the following decade showed an upswing as the town gained 265 new residents. While the city's population is projected to continue to slowly decline, with redevelopment the city might be able to reverse this trend by attracting new businesses and new residents.

Population Characteristics 2010

	1980	1990	2000	2010
City of Vienna	2,886	2,708	2,973	3,898
Dooly County	10,826	9,901	11,525	14,918
State of Georgia	5,463,105	6,478,149	8,186,453	9,687,653

Source: U.S. Census

Unemployment Rates 2010

Area	1995	2000	2005	2010
Dooly County		4.7%	6.1%	12.5%
River Valley Region	6.0 %	4.6 %	6.1 %	10.3 %
State of Georgia	4.8 %	3.5 %	5.2 %	10.2 %

Source: Georgia Department of Labor

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Conditions in the Redevelopment Area

Neighborhoods within the Vienna Urban Redevelopment Plan are considered to be blighted, and as such are often dilapidated or deteriorated. Blighted areas are generally defined as those areas that can substantially impair or arrest the sound growth of a municipality or county, retard the provisions of housing, or constitute an economic or social liability. They are, therefore, a menace to the public, health, safety, morals or welfare due to:

- Substantial number of dilapidated or deteriorating structures.
- The existence of conditions which endanger life or property by fire and other causes. Please refer to chart below.

Condition of Housing in Dooly County and Vienna – 2000 and 2010				
Category	Dooly County		Vienna	
	2000	2010	2000	2010
Total Housing Units	4,499	5,983	1,180	1,821
Complete Plumbing Facilities	4,420	5,789	1,169	1,764
Lacking Plumbing Facilities	79	194	11	57
Complete Kitchen Facilities	4,418	5,683	1,156	1,738
Lacking Kitchen Facilities	81	300	24	83

Source: U.S. Bureau of the Census

- Unsanitary or unsafe conditions, as a result of both faulty structures and sewer – The City of Vienna has been working with existing code enforcement as a way to remove or repair properties that pose a threat, as well as seeking CDBG or other grant funding to repair the failing infrastructure.

Boundaries of the Redevelopment Area

The areas included within the Urban Redevelopment Plan boundaries are concentrated along main commercial corridors and in the downtown, but also contain residential neighborhoods in the southern and eastern sides of town.

The northern boundary runs along East Pine Street from North Third Street to GA Hwy 27. At this point, it turns to the south and follows the rear property lines along the northern side of East Union Street from North Street to Pig Jig Boulevard. The boundary then turns north and follows Pig Jig Boulevard to its intersection with East Pine Street. From East Pine Street, it turns east and runs to Interstate 75. At I-75, the boundary turns to the south and runs along the right-of-way to the intersection with East Union Street. At this point, the boundary follows the rear property lines along the south side of East Union Street west to North Street. It then continues to the west including the properties along Lincoln and Grant Streets. At Ninth Street, the boundary turns north to East Union and then continues west to South Seventh Street. Following rear property lines, the boundary jogs south to Collier Street and then turns north along Sixth Street. The boundary again turns to the west along rear property lines on the south side of East Pine Street until Fifth Street. It follows Fifth Street to its terminus with US Hwy 41. Then turns north following US Hwy 41 to its intersection with Third Street. At that point, the boundary follows the railroad and property lines to GA Hwy 27. It then turns

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northeast and continues to North Third Street, where it ends at East Pine Street. (Please see the Redevelopment Boundaries Map located in the Appendix.)

GPS Coordinates for the Boundary Area are as follows:

1. 32.0953 N (lat) -83.7967 W (long)
2. 32.0947 N (lat) -83.7636 W (long)
3. 32.0857 N (lat) -83.7642 W (long)
4. 32.0815 N (lat) -83.7926 W (long)
5. 32.0919 N (lat) -83.8004 W (long)

Identification of Redevelopment Agency

For the implementation of the Vienna Urban Redevelopment Plan, the City of Vienna will serve as the redevelopment agency.

Consistency with Comprehensive Plan

Redevelopment efforts for the City of Vienna are consistent with the existing Comprehensive Plan. Vienna went through a full comprehensive planning process in 2007 and updated their Short Term Work Program in October, 2012. Their next scheduled full comprehensive planning process will be held in 2017. Redevelopment needs will be considered as Local Goals and Objectives of the Comprehensive Plan are met. These will include a variety of topics such as land uses, improved traffic, improved housing, recreation, public utilities and facilities.

Consistency with Existing/Future Land Use Map

In creating a cohesive Redevelopment Plan, the city must also take into consideration both the Existing and the Future Land Use Maps. As part of the Comprehensive Plan, these maps reflect the overall goals and vision of the community and should serve as a guideline for redevelopment efforts. If the Redevelopment Map were to require any changes or alterations to the Existing/Future Land Use Map, those changes should be noted and discussed early in the process to include the proposed changes. (Please reference the City of Vienna's Existing Land Use Map in the Appendix.)

Consistency with Building / Zoning Codes and Other City Regulations

The Redevelopment Plan is consistent with the city's existing building codes and applicable city regulations. If the Redevelopment Plan requires any anticipated changes or exceptions to these existing codes, those changes should be discussed at any early stage in the planning process to eliminate any unnecessary delays in adoption of the plan.

Zoning Code

The City of Vienna adopted their current zoning code in January 1978. It has been updated many times since then. The last update was adopted on March 38, 2011. The Redevelopment Plan is consistent with land uses.

Building Code

The City of Vienna has adopted the state's standard codes for all new construction city-wide. The description of the state's requirements is given below:

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The Uniform Codes Act is codified at chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B) identifies the ten “state minimum standard codes”. Each of these separate codes typically consist of a base code (e.g. The International Building Code as published by the International Code Council) and a set of Georgia amendments to the base code. Georgia law further dictates that eight of these codes are "mandatory" (are applicable to all construction whether or not they are locally enforced) and two are "permissive" (only applicable if a local government chooses to adopt and enforce one or more of these codes). These codes are as follows:

- Georgia State Minimum Standard Building Code (International Building Code with Georgia State Amendments)
- CABO One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings [IRC] with Georgia State Amendments)
- Georgia State Minimum Standard Fire Code (International Fire Code with Georgia State Amendments)
- Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments)
- Georgia State Minimum Standard Mechanical Code (International Mechanical Code with Georgia State Amendments)
- Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia State Amendments)
- Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments)
- Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments)

SECTION TWO: Redevelopment Tools

The Redevelopment Tools listed in this section serve as a guide for city officials, and describe a variety of strategies and measures that can be utilized as a way of expediting the redevelopment process. These tools will aid the city in determining a course of action that will not only provide residents and city officials with the most effective means to manage and direct redevelopment efforts, but also ways to fund those plans and attract future businesses.

Acquisition of Parcels

The City of Vienna maintains the power of eminent domain to acquire properties throughout the city, and will follow any and all laws required by the State of Georgia. The City will partner with other local organizations, such as the VDA, DDA, Better Hometown, Historic Preservation Commission, SWGA United and the GICH Team in the redevelopment of acquired parcels.

Demolition/Rehabilitation of Structures

The City of Vienna will also consider the purchase of abandoned or condemned structures for the purpose of demolition. The laws required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will be followed.

Strategy for Relocating Displaced Residents

No displacement of the city's residents is anticipated, but the City will follow the laws required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, to find suitable housing for any and all residents displaced during redevelopment efforts.

Public/Private Resource Partners

In addition to seeking collaboration and aid from public sources, the City of Vienna will also partner with local private resources to achieve its goals. The organizations include both lending institutions, as well as a variety of development organizations. The City of Vienna has partnered with the following organizations in the past with great success, and anticipates further success in future endeavors.

The Vienna Downtown Development Authority (DDA)

Vienna's Downtown Development Authority works with both public and private partners to aid in the development and rehabilitation of Vienna's downtown core. In the past, the DDA has offered both façade grants and façade easements. The DDA has partnered with Southwest Georgia United to purchase façade easements in the downtown in order to complete streetscape amenities in 2008-2009. Their most recent project used USDA RBEG money for the construction of a commercial building in the downtown in 2011. (Please see the attached letter.)

The Vienna Development Authority (VDA)

The Development Authority of the City of Vienna works to develop and promote for the public good and general welfare of its citizenry— trade, commerce, industry, and employment opportunities in Vienna, GA. The VDA focuses on industry prospects. However, they did partner with the City of Vienna to get an EPA Brownfield Cleanup Grant in 2011 to complete hazardous materials abatement at the former Vienna Elementary School building.

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Vienna Better Hometown

The Vienna Better Hometown program emphasizes community-based, self-help efforts grounded in the principles of professional, comprehensive management of core commercial districts. The program utilizes the National Main Street Center's Four-point Approach to Downtown Revitalization™: Organization, Design, Economic Restructuring and Promotion as a model for development efforts. The Vienna Better Hometown works in conjunction with both the DDA and the VDA to complete projects and holds a variety of downtown events to promote and attract business and commerce. (Please see the attached letter).

Southwest Georgia United

Southwest Georgia United is a nonprofit corporation that provides business loans, housing loans, grants, training, advice and support to businesses and families in low-income communities. It owns and leases affordable housing and business space. It is a certified community development financial institution. It is also a HUD approved Housing counseling agency. It supports and operates youth and workforce development programs. Southwest Georgia United strives to reduce poverty, improve opportunity and help communities and families become well-educated, active, attractive, sustainable and healthy. (Please see attached letter).

Historic Preservation Commission

The City of Vienna adopted a local historic ordinance in 2004. This local historic ordinance allowed Vienna to appoint a board of local citizens to help preserve the city's historic resources. This historic preservation commission is empowered to identify Vienna's historic resources and protect those resources with design review by designating them as local historic properties. (Please see attached letter).

Georgia Initiative for Community Housing Team (GICH)

Vienna joined the GICH program in 2009. GICH is a partnership of the University of Georgia Housing and Demographics Research Center, the University of Georgia Office of the Vice President for Public Service and Outreach, the Georgia Department of Community Affairs and the Georgia Municipal Association. GICH is tasked with helping communities create and launch a locally based plan to meet their housing and neighborhood revitalization needs. The Vienna GICH team consists of the City of Vienna, Chamber of Commerce, Sangster Realty, Southwest Georgia United, the Vienna Housing Authority, Dooly County Building Inspector, local banks, a local contractor and citizens at large. Team accomplishments include: rehabilitation of 3 homes and reconstruction of another; holding a housing Information Expo to educate potential homeowners; receiving a CDBG grant to rehab failing sewer infrastructure in 3 neighborhoods; and increased code enforcement. (Please see attached letter).

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Bank of Dooly

The Bank of Dooly has assisted the City of Vienna with various community projects in the past and will continue to aid the City's redevelopment efforts by assisting both homeowners and local business entrepreneurs with financing and guidance. (Please see attached letter).

PNC Bank

As with the Bank of Dooly, PNC Bank has partnered with the City of Vienna with redevelopment efforts in the past and will continue to do so by giving financial assistance and guidance to homeowners and local businesses. (Please see attached letter).

River Valley Regional Commission

The RVRC staff will assist in grant preparation and administration as well as finding additional sources of funding for redevelopment efforts. In the past, the RVRC has provided assistance in writing and administering several grant programs including CDBG's. These funds have been used for various redevelopment activities, such as housing rehabilitation and improvements to the water system. In addition, the RVRC staff will provide technical support in the areas of historic preservation, economic development, and planning to aid the City of Vienna in its redevelopment efforts. (Please see the attached letter).

Job Tax Credits

The Job Tax Credits Program provides for a statewide job tax credit for any business or headquarters of any such business engaged in manufacturing, warehouse and distribution, processing, telecommunications, tourism, or research and development industries, but does not include retail businesses. If other requirements are met, job tax credits are available to businesses of any nature, including retail businesses, in counties recognized and designated as the 40 least developed counties. Dooly County is a Tier 1 County which qualifies businesses for the maximum job tax credits. In addition, as a member of the Joint Development Authority, the City of Vienna is qualified to receive an additional \$500 towards the job tax credit, to total \$4,000 per job.

Counties and certain census tracts in the state are ranked and placed in economic tiers using the following factors:

- Highest unemployment rate
- Lowest per capita income
- Highest percentage of residents whose incomes are below the poverty level

Enterprise Zones

The State Enterprise Zone program focuses on geographic areas within cities and counties that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas.

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Enterprise Zone area must meet three of five following criteria:

1. *Pervasive Property* established using the most current U.S. decennial census prepared by the U.S. Bureau of Census
2. *Unemployment Rate* (average of preceding year) at least 10% higher than State or significant job dislocation.
3. *Underdevelopment* evidenced by lack of building permits, licenses, land disturbance permits, etc.
4. *General Distress* and adverse conditions (population decline, health and safety issues etc.)
5. *General Blight* evidenced by the inclusion of any portion of the nominated area in an urban redevelopment area.

Pervasive Property

The City of Vienna suffers from pervasive property that is widespread throughout the nominated area, and is evidenced and established by the following criteria:

In at least 50 percent of the census geographic block groups within the nominated area, the ratio of income to poverty level for at least 30 percent of the residents is less than 1.0 as determined from the data in Table P88 contained in Census of Population and Housing, 2008 Summary File 3 prepared by the U.S. Bureau of Census (2010).

1. Census Tract 970300, Block Group 4: 31.36% of persons with income to poverty ratio < 1.0
2. Census Tract 970300, Block Group 2: 35.12% of persons with income to poverty ratio < 1.0
3. Census Tract 970300, Block Group 1: 31.26% of persons with income to poverty ratio < 1.0

*Source: US Census Bureau, 2000 Census

General Distress

Vienna suffers from general distress and adverse conditions resulting from Health and Safety Issues. Vienna has an active EMS, but no medical facility to insure residents have adequate health care. Indicators of poor health and safety of the residents include low birth weights. Dooly County has a consistently low birth weight, with 12% of births being below 2,500 grams. This alone can lead to a variety of problems later in life such as poor health, low testing and comprehension scores, and higher drop-out rate.

General Blight

Vienna suffers from general blight as evidenced by many of the neighborhoods included within the redevelopment area. These areas are often in need of infrastructural repairs, such as sewer and drainage problems, as well as the need for housing rehabilitation.

Incentives:

- Property tax exemption 36-88-8 (a) (1)
- Abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying business OCGA §36-88-9 (a)

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Opportunity Zones

Local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas can now qualify those areas for the State's maximum job tax credit of \$3,500 per job. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. The credit is available for areas designated by DCA as an "Opportunity Zone". DCA will consider designations for areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plan exists.

Opportunity Zone Tax Credit Incentives

- the maximum Job Tax Credit allowed under law - \$3,500 per job created
- the lowest job creation threshold of any job tax credit program - 2 jobs
- use of Job Tax Credits against 100 percent of Georgia income tax liability and withholding tax
- provides for businesses of any nature to qualify, not just a defined "business enterprise"

Historic Preservation Tax Credits

Four programs currently exist to aid in historic preservation activities. These include two Federal Programs (The Rehabilitation Investment Tax Credit and the Charitable Contribution Deduction) and two state programs.

The Rehabilitation Investment Tax Credit (RITC)

The RITC program provides an opportunity to owners of certified historic structures, who undertake a certified rehabilitation to claim a federal income tax credit equal to 20% of the qualified rehabilitation expenses. Only properties utilized for income-producing purposes can take advantage of the credit.

To be eligible for the 20% tax credit:

- The building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a historic district.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least \$5,000. Generally, projects must be finished within two years.
- After the rehabilitation, the building must be used for an income-producing purpose for at least five years.
- The rehabilitation work itself must be done according to The Secretary of the Interior's Standards for Rehabilitation; these are common-sense guidelines for appropriate and sensitive rehabilitation.

All rehabilitation tax credit projects must be reviewed by the Georgia Historic Preservation Division (HPD) and certified by the National Park Service (NPS). A property owner interested

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in participating in the RITC program must submit the Historic Preservation Certification (HPC) Application and supporting documentation to HPD for review and comment. After HPD reviews the work, the project is forwarded to NPS for final certification. The application has three parts: Part 1 requests documentation that the building is a historic structure, listed or eligible for listing in the National Register of Historic Places. Part 2 requests a detailed description of the rehabilitation work supplemented with photographs and proposed floor plans prior to rehabilitation. The Part 2 should be submitted to HPD before work begins to ensure compliance with the Standards. Part 3 is the Request for Certification of Completed Work. This portion of the application is submitted after the rehabilitation is complete and requests photo-documentation of the rehabilitation in compliance with the Standards for Rehabilitation.

* There is also a 10% federal income tax credit available to property owners who rehabilitate non-historic buildings built before 1936.

To be eligible for the 10% tax credit:

- The building must be built before 1936 and be non-historic. A non-historic building is one that is not listed in the National Register, either individually or as a contributing building within a historic district. If the property is located in a National Register Historic District, Part 1 of the HPC application must be submitted and reviewed by HPD and NPS for certification of non-historic significance.
- A building must meet the physical wall retention test. At least 50% of the building's walls existing before the rehabilitation must remain as external walls, at least 75% of the external walls must remain in place as either external or internal walls, and 75% of the internal structure must remain in place.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the building and must be at least \$5,000. Generally, projects must be finished within two years.
- The building must be used for non-residential, income-producing purposes for at least five years after the rehabilitation. Therefore, properties used for residential rental income are excluded.

* Rehabilitation work under the 10% tax credit program is not subject to review by any state or federal agency. If the above criteria are fulfilled, then the 10% rehabilitation tax credit can be claimed as an investment credit on an owner's federal income tax return.

Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

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To be eligible for the charitable contribution deduction:

The property must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. If a property is located in a National Register Historic District, Part 1 of the HPC application must be submitted to HPD for review and certification by NPS.

* Upon request, HPD will offer technical assistance to rehabilitation tax projects either by meeting with individuals at HPD or on-site to discuss specific rehab issues. HPD encourages early communication with the office.

Housing Programs and Tax Credits

The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants. The Department of Community Affairs's process for allocating funds through the OAH (Office of Affordable Housing) is outlined in Georgia's Qualified Allocation Plan. This document describes:

1. The federal and state resources available for financing rental housing through the plan
2. The legislative requirements for distributing these resources
3. The State's preference for the location and type of such housing
4. The process used for evaluating applications and awarding these resources
5. Program compliance requirements and procedures

Corridor Management Plan

A Corridor Management Plan (CMP) is a written plan developed by a community that outlines how to protect and enhance a certain road's intrinsic qualities and character. It typically addresses such issues as: tourism development, historic and natural preservation, roadway safety and economic development. The CMP should identify and discuss the road's intrinsic qualities, review its current condition and maintenance, explore visitor needs and expectations, and discuss how to promote the route while protecting its outstanding features in the future.

State and Federal Funding

The City of Vienna will seek both State and Federal Funding to facilitate any and all redevelopment efforts. The sources for this type of funding could be provided by, but are not limited to, the following organizations and programs.

USDA: United States Department of Agriculture

The City of Vienna has received several Rural Business Enterprise Grants in the past which have benefited area businesses and created jobs. One RBEG was used to reconstruct a building in the historic downtown and use it as a speculative building.

DCA: Georgia Department of Community Affairs

The City of Vienna has used Community Development Block Grants (CDBG) monies in the past to partially fund the acquisition, clean-up, and rehabilitation costs associated with redevelopment efforts. The City will continue to use this funding source to complete infrastructure and housing improvements within the Redevelopment area.

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Community Housing Investment Program

The CHIP program, also funded by DCA, aims to stimulate the creation of local public/private partnerships whose goals are to expand the availability of decent, safe, sanitary, and affordable housing within the community. The City of Vienna received a CHIP grant in 2010 (\$306,000) to rehabilitate three homes and reconstruct another. The City will continue to utilize the CHIP program to stimulate private investment in creating safe and affordable housing in the community.

Environmental Protection Agency

The City of Vienna has received an EPA Brownfields grant to clean up a school house in the target area. This is Phase I of a project to create a Community Center Complex with multi uses including businesses as well as community meetings.

Georgia Department of Transportation

Gateway and Streetscape Grants have proven to be very beneficial in improving the landscaping and sidewalks along the major corridors and entrances to the target area in the past and will continue to be in the future.

SECTION THREE: Implementation

After examining and considering the available tools that were listed in the previous section, the city must then decide on a course of action to implement the Redevelopment Plan. The implementation strategies described below are intended to aid the City of Vienna in reaching its redevelopment goals by providing a variety of different avenues that can be taken to enact plans.

Implementation Strategies

A. Create a Local Leadership Team

A local leadership committee will provide focus and motivation for any project. This group should consist of representatives from the following groups: local elected officials and staff, neighborhood groups, business owners/retailers, non-profit groups and service providers.

B. Hold Public Meetings

Public hearings at pre-set points in the planning process provide transparency for the local government and allow for citizen feedback during development of the Redevelopment Plan.

C. Host a Visioning Meeting

A “visioning” meeting helps local stakeholders focus on different aspects of their community: strengths, weaknesses, opportunities and threats.

D. Host a Charrette

A “Charrette” is a rapid, intense and creative work session, in which a design team focuses on a particular design problem and arrives at a collaborative solution. The Charrette process is a way of evaluating resources through new eyes: Fresh ideas that help communities maintain and build vitality.

E. Conduct a Market Analysis

A market analysis of the City of Vienna is recommended which will include a business and property survey as well as a base map of the redevelopment area. Analysis will also include assessment of the trade area, business clusters and anchors, and competing trade areas. Surveys of area businesses should be conducted to determine perceptions of the commercial district as a place to do business. In order to determine shopping preferences as well as perceptions of the commercial district as a place to shop, customers should be included in the surveys. In addition, a demographic analysis must be included to determine the current and prospective sales potential of the City of Vienna and market opportunities.

F. Evaluate Local Codes and Code Enforcement

An analysis of the existing city ordinances will determine if the codes used by the City are adequate to meet the goals of the Redevelopment Plan. If not, the City should consider adopting new codes or standards to meet the city’s needs.

G. Begin Housing Rehabilitation Efforts

The Vienna Initiative for Community Housing (VICH) has begun the process of housing rehabilitation in residential portions of the city. In 2009, VICH committee sponsored a housing condition assessment. In 2010, the committee also conducted a housing demand survey. The City of Vienna is continuing to focus on enforcing local codes and ordinances in order to remove dilapidated homes and clean-up unsightly properties. The City of Vienna will continue to follow the laws required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, to find suitable housing for any and all residents displaced during redevelopment efforts.

H. Develop Incentive Packages for New Businesses

By offering incentives to new businesses in the area, the City of Vienna will be more competitive in attracting business that in the long term will stimulate growth and economic development. These incentives can vary from property tax freezes to allowing utility hookups free of cost, and should be determined by the local government.

I. Develop a Corridor Management Plan for GA Hwy 215 from the I-75 Interchange into Downtown

A Corridor Management Plan (CMP) can help Vienna identify appropriate development along this route. Landscaping and appropriate streetscape improvements can be used as a visual aid to draw tourists from the Interchange into the downtown.

J. Adopt an Enterprise Zone for Commercial Areas at the I-75 Interchange that are Outside the Boundaries of the Redevelopment Area

The City of Vienna can use the State's Enterprise Zone program to encourage development of appropriate businesses at the I-75 Interchange.

K. Adopt an Opportunity Zone for Identified Areas

By designating Opportunity Zones, the City of Vienna will increase the availability of job tax credits for participating businesses. The incentive, \$3,500 per job, is available for new or existing businesses that create two or more jobs. As a tax credit, this can be taken against the business's Georgia income tax liability and payroll withholding tax.

L. Adopt a Revitalization Area Strategy

Implementation of recommendations found in the city's adopted Urban Redevelopment Plan.

M. Improve Connectivity

By constructing new sidewalks and trails within the Redevelopment Area, the City of Vienna will allow for greater pedestrian access to city services and facilities.

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N. Apply for Grant Monies

The City of Vienna will continue to work with local and regional partners, including River Valley Regional Commission Staff, to apply for state and federal grants to aid in funding the City of Vienna's redevelopment efforts. Funds awarded through programs such as Community Development Block Grants will be utilized to implement strategies identified in the Urban Redevelopment Plan, such as infrastructure repairs and housing rehabilitation.

Plan Development Schedule

1. Develop and Meet with Local Leadership Team:

RVRC staff held a planning meeting with Vienna Community Development Staff, the Vienna Better Hometown Manager, DCA representatives and the leadership team in November and December, 2011.

2. Visioning Meeting:

On January 19, 2012, RVRC staff held a Visioning Meeting to explain the purpose of a Redevelopment Plan, identify community assets and opportunities, and develop draft boundaries for the Redevelopment Area.

3. Present Results of Visioning Meeting to City Council:

RVRC staff presented the results of the visioning session to the Vienna City Council on February 27, 2012.

4. Charrette:

RVRC staff facilitated a Charrette with local stakeholders on May 3, 2012. Focus areas were developed from the Visioning Meeting and included: The Downtown; Recreation, Facilities and Transportation; and the I-75 Interchange, Corridor and Gateways.

5. Public Hearing:

RVRC staff presented the results of the Charrette to the Vienna City Council on July 23, 2012. (Please see attached notice, minutes and agenda.)

6. Public Hearing:

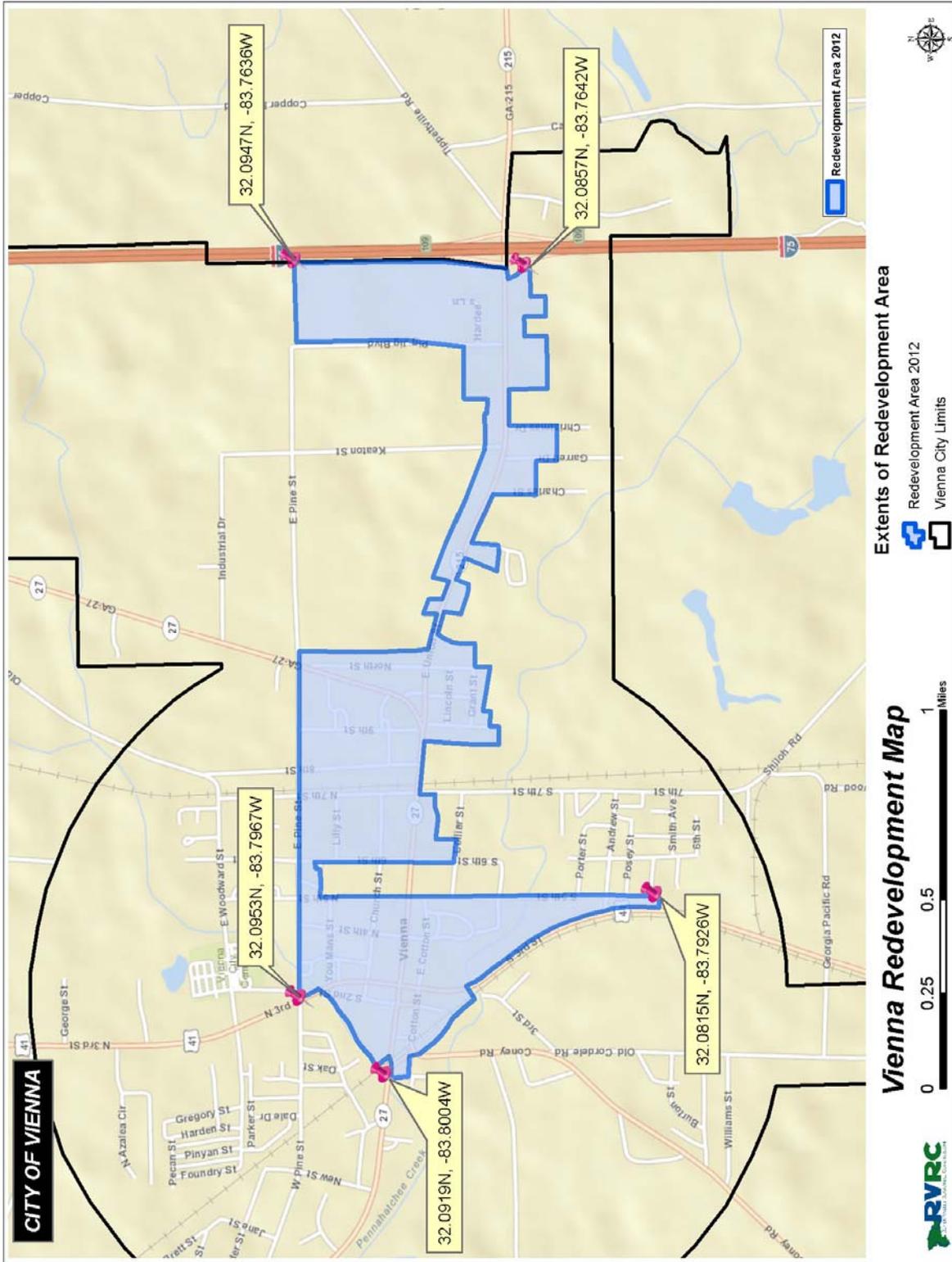
RVRC staff presented the final Redevelopment Plan to the Vienna City Council on December 10, 2012. Notice ran in the legal organ, Vienna News Observer, on XXXX, 2012. (Please see Attached notice, minutes and agenda.)

7. Adopt Redevelopment Plan

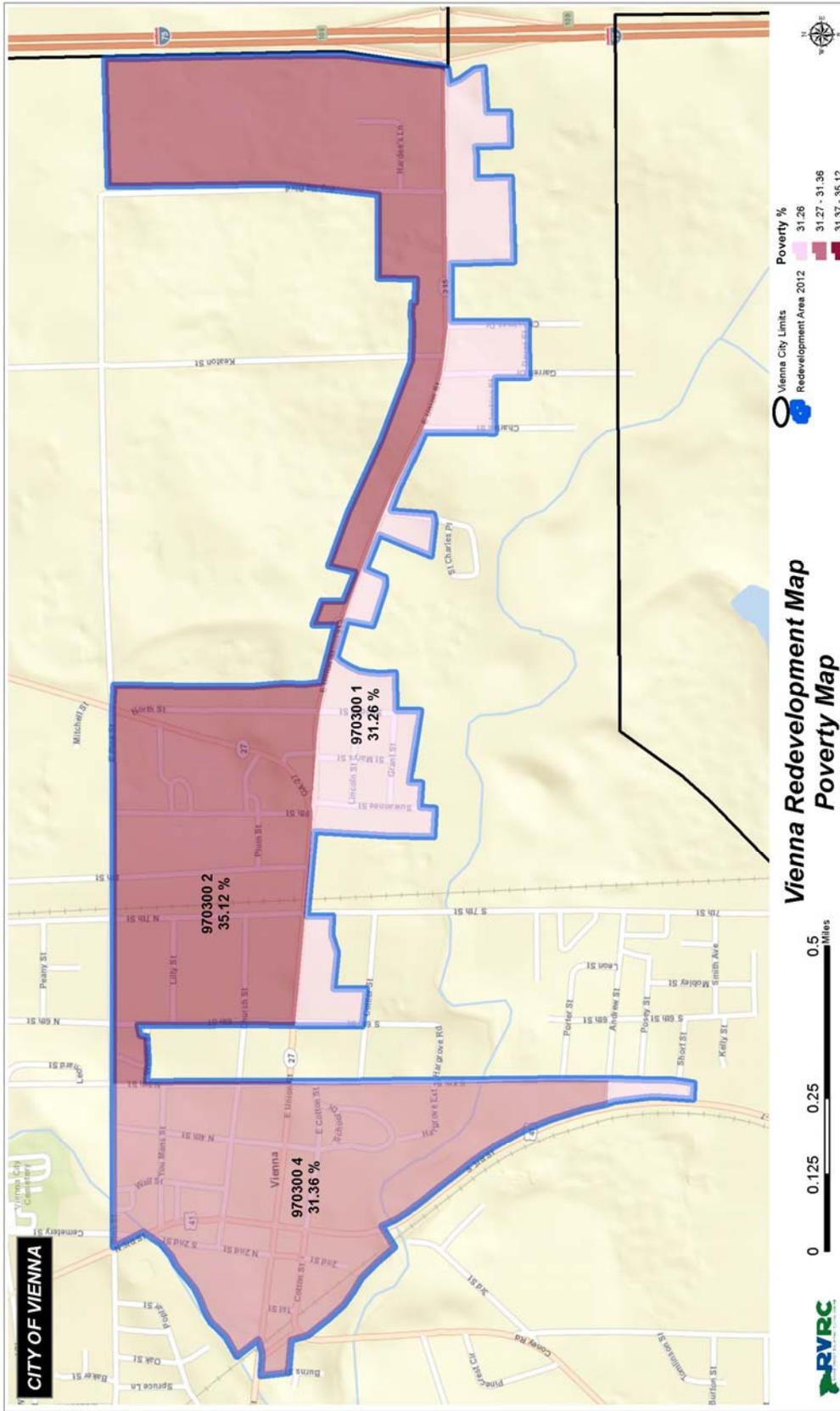
Following a public hearing to receive input from citizens, the proposed Redevelopment Plan was adopted by the City of Vienna on January 14, 2013. (Please see attached Resolution.)

SECTION FOUR: Appendix

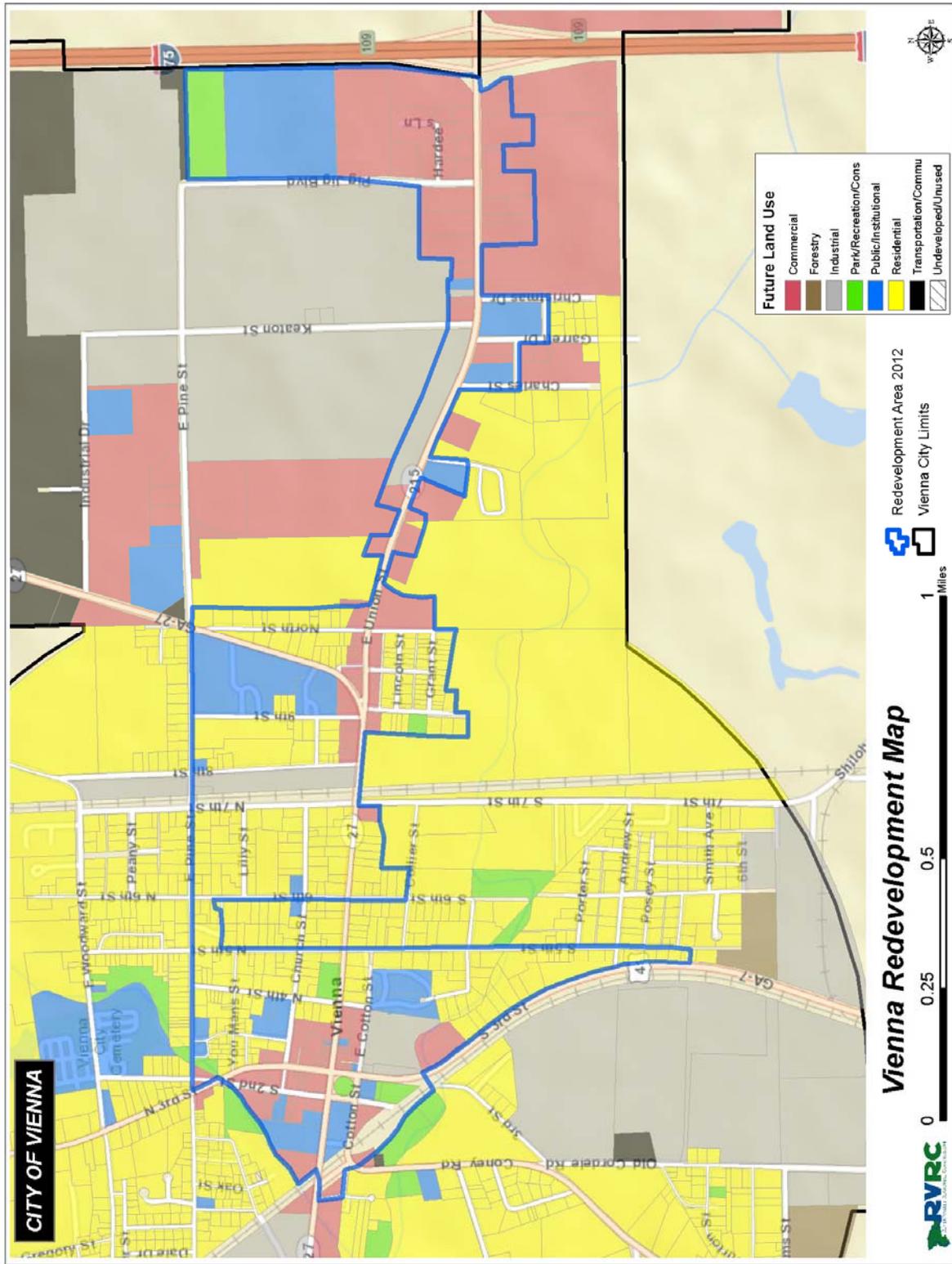
Vienna Urban Redevelopment Plan



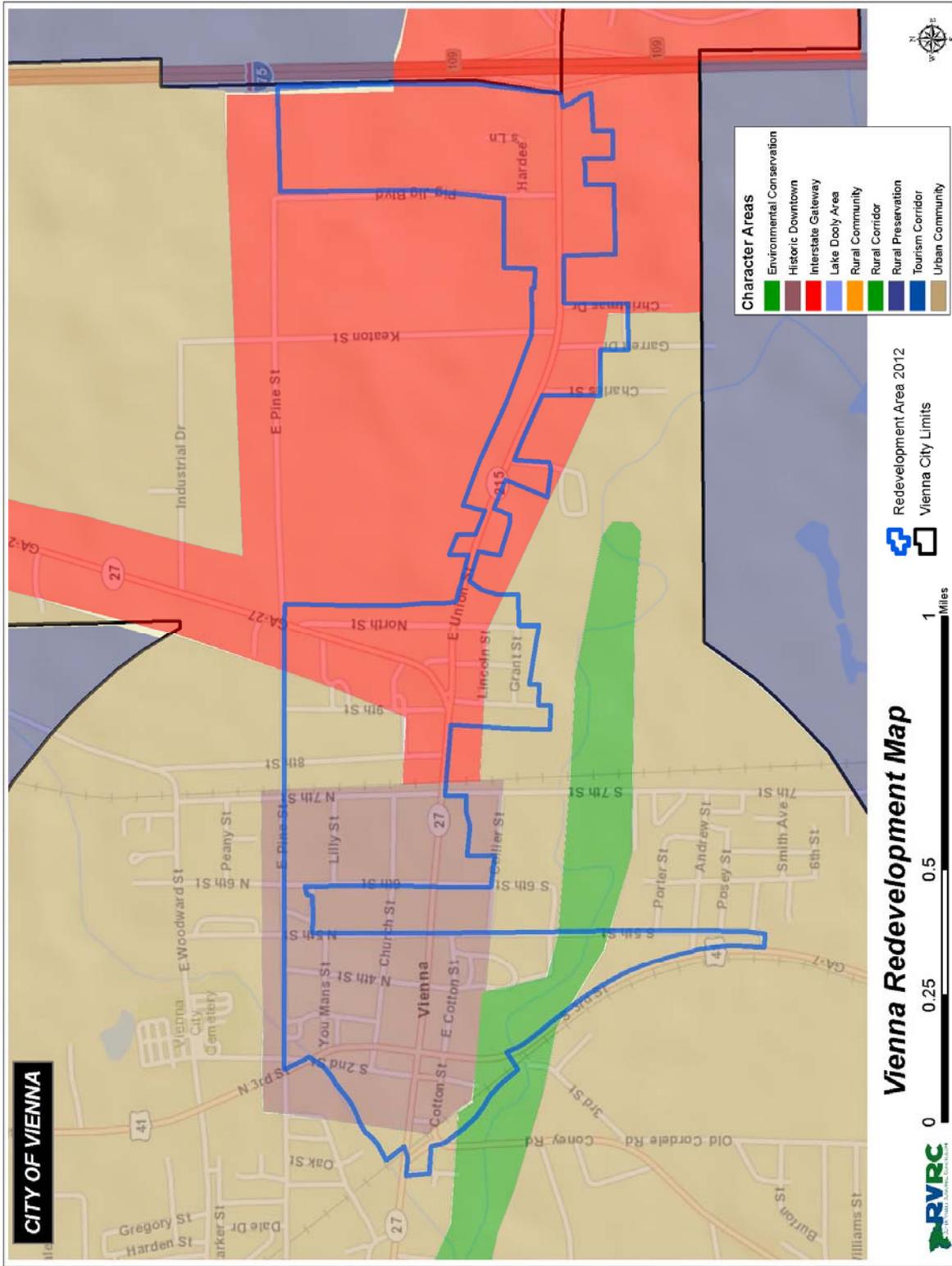
Vienna Urban Redevelopment Plan



Vienna Urban Redevelopment Plan



Vienna Urban Redevelopment Plan



Charette Results

Vienna

Urban Redevelopment Plan Charette

Good things about Vienna

- ① Courthouse and Park
 - Need more benches
- ② Parking
 - Need better wayfinding signage
 - Retailers and employees should park behind stores
- ③ Truck Traffic
 - Investigate a truck route (NOT a Bypass)
- ④ Historic residential homes
 - Need signage to delineate historic districts and promote historic properties
- ⑤ Cemeteries
 - A survey of city cemeteries is a short-term project that can lead to additional marketing tools (brochures and tours) for the city.
- ⑥ City is clean and safe

Bad things about Vienna

- ① Deteriorating buildings
 - Create local incentives to encourage proper maintenance of buildings
- ② Vacant properties
 - Find new uses for existing warehouses (i.e. a nursery like “Society Garden” in Macon)
- ③ Community
 - Reclaim government buildings that can be better used for commercial endeavors.

Vienna Urban Redevelopment Plan

Issues and Opportunities: Transportation

RV Facilities

- Teams that attend the Pig Jig have some RV spots near the event. More spaces may be needed.

Pennahatchee Creek Park

- A greenway park along the creek could connect with other walking trails and into the historic downtown. A trailhead would need to be constructed.
- Any development would need to be designed for the flood plain
- Existing sewer lines run along Pennahatchee Creek

Train Platform

- Is there a demand for train watching?

Old School Site

- Potential uses for the site include: Arts, Conventions/Meetings, Commercial Kitchen
- Recreational activities could be consolidated at this site to allow better access
- Need new fencing, concessions facilities and bleachers

Sidewalks

- Need a sidewalk running along E Pine St to the ball fields and the Pig Jig site.
- Need to extend sidewalks on the south side of Union St.

Union Street Intersection

- Continue conversation with GDOT about getting a traffic light at this intersection
- What are the traffic counts for these 2 state highways?

Gateways

- Signage should be coordinated and maintained

U.S. Hwy 41

- Promote US Hwy 41 as alternative route to I-75
- Coordinate with neighboring jurisdictions and designate US Hwy 41 as a Scenic Byway

Bicycle Routes

- Investigate Rails to Trails possibilities
- Overlay state bike route map to see if any designated routes are nearby

Issues and Opportunities: Downtown

Vacant Lots

- Design guidelines are a tool that can insure that new construction “fits” with historic buildings

Vienna Urban Redevelopment Plan

Government Buildings around the Square

- Some buildings currently owned by local governments can be better used for retail businesses.

Upper Floor Spaces

- Community tools like zoning and design guidelines can insure that upper floors serve useful purposes in the downtown.

Building Maintenance

- Local incentives and effective code enforcement can insure proper maintenance of buildings.
- "Slum and Blight" funds can be applied to remedy dilapidated buildings.

Issues with taxes

Warehouses

- Potential uses for these buildings include: Arts, Farmers Markets or Nurseries

Historic Buildings

- Existing, well-maintained historic buildings benefit the local economy.

Better Hometown/Main Street Program and Downtown Development Authority

- There is current economic momentum and commercial awareness with these programs
- These programs need to continue their educational campaign regarding economic development and historic preservation
- Merchant hours should be stable (open at the same time every week)
- Merchants should investigate opening after hours on a regular basis
- Marketing brochures should be updated

Restaurants

- Recruit a local sit down BBQ restaurant that will be open for dinner

Hotels/Motels

- Recruit a Bed & Breakfast to attract tourists along US Hwy 41
- Create marketing packages that combine hotel/motel stays with visits to local amenities

Wayfinding Signage



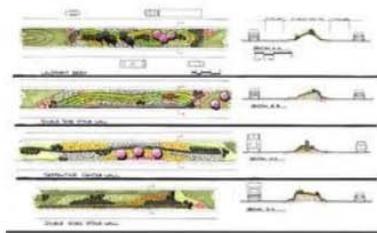
CITY OF DECATUR, ALABAMA WAYFINDING SYSTEM 



Lighting



Landscaping



Master Plan



The City of Vienna

Vienna, Georgia
Final Report

December 2005



Master Plan

The City of Vienna

The Jaeger Company

December 2005

Vienna, Georgia

CITY OF VIENNA
Master Plan Report
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Executive Summary

This Master Plan was commissioned by the City of Vienna to provide guidance in the protection of historic and cultural resources, offer recommendations to improve the quality of life for its citizens, identify smart growth tactics and define strategies for promoting tourism and economic growth.

Historically Vienna has seen many businesses and enterprises over the years, including a very active wholesale trade based in agriculture and lumber. Today the surrounding area still reflects a strong rural character. Many elements in downtown Vienna reflect the community's heritage, especially the collection of late nineteenth century and early twentieth century architecture and the downtown square. These resources are valued by the community, as evidenced by the designation of a downtown historic district and the presence of an active preservation society.

Vienna continues to be an enterprising city with recent developments in industrial growth. The city limits have expanded to and beyond Interstate 75, with businesses clustered around the exits. A number of historic commercial buildings in the downtown district are currently unoccupied. The City is interested in rehabilitating these structures to accommodate mixed use occupation with housing units on the second floor levels. Other areas, especially points of entry to the downtown district have been identified for potential improvements to enhance the overall appearance of the city. In order to avoid compromising future quality of life, a bypass to circumvent ever-increasing truck traffic through the downtown has been proposed.

Master Plan recommendations strongly emphasize preservation of historic resources. The recommended improvements are intended to encourage revitalization on a citywide level. Improvements should also strive to increase safety by minimizing vehicular and pedestrian conflicts. Key elements include: consolidation and organization of vehicular circulation and parking; expansion and enhancement of pedestrian facilities, and provision of more passive recreational opportunities. A citywide greenway is proposed to follow the creeks that surround the downtown core, with 'legs' that extend in all directions. Ultimately, links between businesses, public institutions, neighborhoods, parks and historic elements will be established by creating a safe, pleasant environment for pedestrian activities.

1.0 Introduction

The City of Vienna Master Plan is intended to serve as a guide in the future preservation of historic and cultural resources, as well as a planning tool for smart growth development. This study defines strategies to inspire reinvestment, renovation and rehabilitation of the City's existing facilities; and careful planning to expand while complementing the existing historic character. Capitalizing on natural resources such as the Pennahatchee Creek and other waterways surrounding the City by making them more accessible will enhance the quality of life for Vienna citizens. Facilitating ease of access to open space, existing parks, downtown businesses and institutions by expanded pedestrian facilities will help connect neighborhoods and people to everything the City has to offer.

1.1 Project Background

In 2003 The City of Vienna applied for a Quality Growth Grant through the Georgia Department of Community Affairs to work with professional consultants and produce a Master Plan. This project relates to several of the Quality Growth Objectives, including: *Growth Preparedness* to ensure smart growth; *Sense of Place* by making the downtown a focal point of the community; *Transportation Alternatives* to expand pedestrian facilities and activities; *Regional Identity* to promote tourism and economic growth; and *Heritage Preservation* to maintain historic and cultural resources through renovation and revitalization efforts.

1.2 Historical Overview

Dooly County was organized in 1821, but it was three years before commissioners agreed upon a suitable site for its county seat. Vienna was chosen as the county seat because of its location near the geographic center of the county. Prior to the city's incorporation in 1854, it had a long history and was originally named Berrien in 1824, which was changed in 1840 to Centerville, then later to its current name. Vienna was named in 1841 after the capital of Austria by Wiley Cobb, a member of legislature from Dooly County.

Vienna, Austria was originally the Celtic settlement "Uindobona" 'Fair Bottomland'. It is also referred to as one of the greenest cities in the world and is famous for its many parks. The Danube River and canal form an island that contains the Prater, Vienna's principal park. Although the reason for selecting Vienna as the name for Dooly County's capital is not fully known, one could surmise that there were enough similarities of natural features (waterways) and the careful design of the downtown square with a central green space that made the name an appropriate choice.

Vienna, Georgia is located on an elevated place, near the watershed between the Oakmulgee and Flint Rivers, surrounded by water and perfectly drained by natural streams. The Pennahatchee Creek flows to the east and south of the City and an unnamed creek forms a semi-circle on the northwest side. The City is described metaphorically as a woman in a 1903 promotional piece entitled "Greater Vienna":

“The cap of the hill is in the centre, her dress is hemmed with a fluted valley and the beautiful streams form a girdle around her waist and the tall pines make a green plumage about her crown.”¹

The City streets were laid out with care and precision, parallel to each other with cross streets at right angles. Beautiful shade trees were planted, “Standing like a drilled line of soldiers along our streets.”²

The Vienna town plan was laid out in 1841 and is an example of a variation of the Washington-type courthouse plan (founded in Washington, Wilkes County, 1783). The plan featured a central courthouse square surrounded by a grid of streets. The streets along each side of the courthouse intersect at the corners of the square.³

Vienna has had a total of three courthouses in its history. The first burned in 1847, the second was built in the City Square. In 1891 the Courthouse was moved from the square and a third one was built on the west side of the square. This allowed the most centrally located block to be developed as a park space. The park space was designed as a circular space with a fountain at the center, curved walkways and landscaping. In 1908 a statue of confederate soldier was placed in the park by the United Daughters of the Confederacy. As described in “Greater Vienna”:

“This park forms a circle in the centre of the business square of the city. There is a border of beautiful English elms and poplar maples, making a pretty scene and lovely shade. Circles and walks are carefully laid off and kept up, a handsome green carpet of Bermuda grass and flowers cover the surface. In the centre is a large fountain throwing its silver spray heavenward, encircled by a large basin. There are pretty rustic chairs and seats placed under the shade trees. Vienna Central Park is a thing of beauty.”⁴

Economic prosperity came to Vienna in 1888 with the arrival of the Georgia & Florida Railroad (now Norfolk Southern Railroad). With the railroad came the first telegraph office, the first waterworks, and electric lights in 1903. Documentation of the type of streetlights installed in the downtown district was found through the Union Metal Manufacturing Company, which still produces historically-accurate light poles and fixtures. A list of original installations 1906-1930 identified the City of Vienna as having purchased eleven (11) light poles of design number 874 and General Electric Lighting Units sold with them (see Figure 1).

As the city grew, residential neighborhoods were established, as well as public schools, churches and a variety of public buildings. Restaurants, an opera house, interest group clubs, professional offices and a variety of stores offered a diverse collection of

¹ Greater Vienna, 1903.

² Greater Vienna.

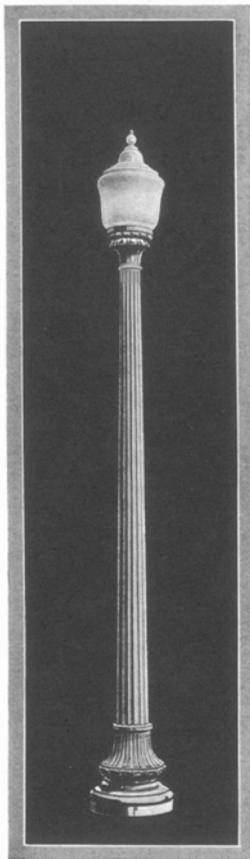
³ Georgia Department of Natural Resources, Historic Preservation Division, National Register of Historic Places Registration Form, Vienna Historic District, Dooly County, January 28, 2005.

⁴ Greater Vienna.

businesses. In 1903 a Board of Trade was organized to manage retail as well as wholesale businesses. The Vienna Fire Company was also established in that same year to help protect the City's resources. Sanborn Fire Insurance Maps from 1907, 1912, 1924 and 1943 document the location of major buildings and structures within the Vienna City Limits (see Illustrations 1-6).

The incorporated limits of Vienna extended one mile from the courthouse in four directions. Rural areas immediately surrounding the City Limits included large enterprises such as the Vienna Cotton Oil Company and the Modella Farm.

In addition to the Sanborn Maps, aerial photographs from as early as 1937 were found for the City. These photographs also show the locations of major historic buildings, but also illustrate the block patterns, roadway locations and various types of land use. It is interesting to note that the major road patterns did not change at all and the density of existing development increased very slightly or not at all. Newer development is concentrated to the west and south of the downtown core and east of Interstate 75. Agricultural fields and forests in the surrounding area have remained relatively unchanged (see Illustrations 7-11).



Design 874 with G. E. Form 8 Novalux Unit. Shaft tapers from 6½" to 4".

Figure 1: Standard Street Light in Downtown Vienna, GA (circa Early 1900s). Union Metal Company, Design 874 with G.E. Form 8 Novalux Unit. Shaft Tapers from 6 ½" to 4".

1.3 Methodology

The project kick-off meeting held April 14, 2005 yielded valuable information from the Master Plan Committee, which included the Mayor and City Council members. The City of Vienna expressed an interest in finding an “Overall View” and identified three specific areas of focus for the Master Plan Study: (1) Highway 215 Corridor from Interstate 75 to downtown; (2) Downtown; and (3) Open Space. After reconfirmation of the scope of work, an open forum resulted in a list of priority items to address in the study.

General issues include: truck traffic; creek flooding; and empty buildings. Overall opportunities include: enhancement of entry points at city limits; reorganization and enhancement of specific intersections and off-street parking lots; potential expansion of housing, retail, commercial and industrial businesses; and encouragement of more pedestrian connections between downtown, neighborhoods and city parks. For a complete list of issues and opportunities (see Appendix A).

A detailed inspection of the City, with particular emphasis on the three priority areas of focus, was conducted during the Inventory & Analysis phase of work. Historic photographs, various publications containing background information and tax maps were collected from the City. Digital GIS files for base map development were obtained from the Middle Flint Regional Development Center (RDC). Additional background information was collected from other repositories in Georgia, which included the Vienna Historic District listing in the National Register of Historic Places, Sanborn Maps, historic aerials, traffic counts and demographic information. Inventory & Analysis Maps and a Preliminary Master Plan were presented at a follow-up committee meeting.

The Preliminary Master Plan incorporated all the elements listed above as part of the Program Development. This was presented to the Master Plan Committee, along with the Inventory and Analysis findings on July 11, 2005.

Comments received at this meeting led to the development of the Master Plan and associated Cost Estimate. This was then presented to the public on November 21, 2005 and draft copies of the Master Plan Report were left for review. Comments were received on December 5, 2005. On December 12, 2005 the report was presented to the Mayor and City Council for approval.

1.4 Goals & Objectives

The following goals and objectives were identified with this Master Plan effort:

- Preserve and protect historic, cultural and natural resources
- Recommend improvement projects to enhance overall aesthetics and improve quality of life for citizens
- Identify ways to improve safety by reducing vehicular & pedestrian conflicts
- Introduce traffic-calming elements to encourage responsible driving
- Expand pedestrian facilities for greater connectivity and to provide alternative modes of transportation
- Improve and expand passive recreational activities
- Define a clear vision to organize and unify the plan
- Provide a “road map” for implementation to ensure “smart growth”
- Encourage tourism and economic growth

2.0 Inventory & Analysis

2.1 Existing Conditions (Illustrations 12-13)

An Existing Conditions Map provided by the Middle Flint RDC is color-coded and indicates City Limits, Railroads, Houses, Commercial Buildings, Public Buildings, Schools, Churches and other buildings, as well as lakes, rivers and streams (see Illustration 12). The Existing Conditions Map generated for the Master Plan Study incorporates information from the RDC Map and highlights public land (in green) and the designated downtown historic district (in tan) (see Illustration 13).

Downtown Vienna is located just west of Interstate 75 and can be accessed by Highway 215 from the east, Highway 27 and Highway 41 from the north and south, Highway 90 from the west and from all directions via other secondary roads that connect to downtown. Many of the entrance points near the city limits contain “Welcome to Historic Vienna” signs that are supported by either metal poles or mounted to brick walls with framing columns and decorative pier caps.

The city limits have recently expanded east of Interstate 75, including a new truck stop facility at exit 109. A large fairground site where the annual Pig Jig Festival is held is located on the west side of I-75 between exits 112 and 109. Established in 1982, Big Pig Jig is a barbecue cooking competition that combines an arts & crafts fair and the county’s livestock association annual hog show.

The Vienna city limits cover an approximate 1,256 square acre area with a population of just under 3,000 people. The City is laid out in a grid block pattern that runs north-south, east-west. Typical downtown streets have an average right-of-way width of 50’ to accommodate two travel lanes, parallel parking on both sides of the street and sidewalks. Streets around the courthouse square are wider with an average right-of-way width of 70’, containing two travel lanes and one turn lane, plus angled or parallel parking. Right-of-way widths vary outside the downtown district. The CSX and Norfolk Southern Railroads run roughly parallel to each other in a north-south direction, framing the downtown area. Railroad crossing points over streets are worn and missing pavement in a number of places.

Off ramps at exit 109 have substandard turning radii and show signs of repeated damage from large trucks making wide turns. Curbs and metal guardrails are missing or mangled and traffic signs have been knocked over. Fortunately GDOT has plans to make improvements at this exit, with work slated to begin in 2006. The Highway 215 Corridor, which picks up to the west of exit 109, has a generous right-of-way of 100’ and includes two travel lanes with a central turn lane. The south side of the corridor contains a five-foot wide concrete sidewalk offset from the edge of pavement by a three-foot wide grass strip. Portions of the north side contain drainage ditches, some of which are paved in concrete.

2004 Annual Average Daily Traffic (AADT) through Vienna on state routes is between 4,000 and 6,000 vehicles. State Route 27 has the highest volume of traffic of all the

routes connecting through downtown Vienna. The route originates northeast of Interstate 75, north of Vienna, intersects I-75 at exit 112, then joins East Union Street (Highway 215), which becomes West Union Street downtown and continues south-westerly past downtown where it becomes Highway 90. A majority of the westbound traffic consists of commercial trucks.

The interfacing of State Route 27 and Highway 215 creates an awkward traffic triangle intersection, primarily for vehicles traveling west from the interstate on Highway 215. Vehicles from this direction have to stop for traffic on State Route 27 and make a hard left turn to continue on Union Street into downtown.

2.2 Historic Resources (Illustration 14)

Vienna has a wealth of unique and interesting architecture, including the historic courthouse, neighborhood churches, residences and commercial buildings. The downtown commercial district continues to be the heart of activity in the community and retains many of its historic qualities. With the inception of the Vienna Better Hometown Program in 2001 and ongoing efforts of the Vienna Historic Preservation Society, founded in 1981, interest in community planning and historic preservation has increased. Vienna also has a Historic Preservation Commission, which was established in 2003. The commission reviews projects within the historic district for compliance with standards established for new development or alteration or improvement of historic buildings and landmarks.

Historically gateway features in Dooly County featured cast concrete arches with relief detailing to frame roadways at entry points into cities. These arches are long gone and most likely eliminated due to the increase in road widths (see Figure 2).



Figure 2: Typical Gateway Feature in Dooly County (circa 1930s).

The Better Hometown partnered with the Preservation Society to establish a Vienna Historic District listing on the National Register of Historic Places. The listing was announced in January of 2005. The district comprises approximately five (5) square blocks centered on the intersection of Union and Fifth Streets. The area encompasses the downtown commercial district and includes residential neighborhoods to the north and east of downtown and the rail line to the east of downtown. A driving tour of Vienna includes 60 buildings, mainly historic homes and businesses, including: the Dooly County Courthouse; and Senator Walter F. George Law Museum. The Prince of Peace Episcopal Church built in 1903 was restored by the Vienna Preservation Society to function as a Cultural Center.

The present day Dooly County Courthouse was constructed between 1890 and 1892, was restored in 1959 and is listed on the National Register of Historic Places. The courthouse was part of the Georgia County Courthouses Thematic National Register Listing. Other previously listed resources include the Leonard-Akin House (1977) and the Stovall-George-Woodward House (1979). There are a total of 187 contributing resources in the district: 182 buildings; two (2) sites; two (2) structures and; one (1) object.

2.3 Character-Defining Features – Natural & Cultural (Illustration 15)

Vienna is the county seat of Dooly County, which is the largest cotton-producing county in the State of Georgia. The City commemorates this by maintaining the Georgia State Cotton Museum in a former one-room schoolhouse building built circa 1897 that has been relocated along the Highway 215 Corridor.

Active agricultural fields are visible in all directions as one enters the City of Vienna. The terrain is relatively flat, with highpoints containing the downtown center and courthouse and the city cemetery. Mature pecan groves are also a common landscape feature in the rural areas surrounding downtown Vienna. The most well established local producer is Ellis Brothers Pecans, with a processing house and store located just east of Interstate 75.

In addition to the courthouse square, there are a few neighborhood park spaces and several large undeveloped land tracts offering passive and active recreation opportunities. Neighborhood parks include: Anthony Bowens Park and George Busbee Park. These parks offer passive recreational opportunities on a small scale and provide pleasant amenities to the residential neighborhoods where they are located. The Pennahatchee Creek and other unnamed waterways flowing through and around downtown are attractive natural features, offering places to fish and find respite from the hot sun. A grassy vacant lot at the terminus of South Second Street contains an asphalt-paved 'walking track'. This is also where the former Second Street Railroad Depot was located. The lot is bordered to the west by the CSX Railroad (formerly Atlantic & Birmingham Railroad) and the Pennahatchee Creek; and to the east by Third Street. Another grassed lot at the corner of Fifth and Pine Streets contains a prominent city water tower. This lot formerly supported a public swimming pool that has since been filled in.

In addition to the CSX Railroad line, the Norfolk Southern Railroad (formerly the Georgia & Florida Railroad) had a depot on Seventh Street. Both railroad corridors are

fairly well buffered by vegetation and form distinct linear landscape features that enhance the City environment.

Due to the extensive system of waterways throughout the City, certain areas are prone to flooding. These areas are typically low spots, including: creek corridors, the intersection of Highway 90 and Highway 27 and the south side of Cotton Street near the former school buildings.

Lake Blackshear and the Flint River are located just minutes from downtown Vienna and offer camping accommodations, as well as passive recreation opportunities such as swimming, fishing and boating. The Dooly Campground, which was built in 1875, is an open-air tabernacle constructed of hand-hewn timbers that still hosts many community activities. The religious campground is located northwest of Vienna on Highway 90. Other local camping and lodging facilities include the Turkey Creek Campground northwest of downtown. The Flint River Wildlife Management Area encompasses approximately 2300 acres adjacent to the Flint River in Dooly County. The area is composed of low, sandy uplands that integrate into the river flood plain and hold a good population of deer, wild turkey, squirrels, rabbit and quail.

Some of the commercial building walls in the downtown area contain murals by Atlanta-based artist Rod Pittam, depicting scenes from the past in Vienna. These paintings provide a public form of documentation of local history and help to enliven the streetscape environment.

3.0 Master Plan (Illustration 16)

Based on findings from background research, field observations and the inventory and analysis process, an overall concept plan for the city was developed. Capitalizing on the natural features of the landscape, a greenway system following the network of creeks surrounding the downtown district became an organizing tool for the entire plan. The greenway will provide linkage opportunities from neighborhoods to the downtown center and serve to link large tracts of public greenspace that are scattered throughout the city limits. These tracts include the Pig Jig Festival site, the city cemetery, elementary and middle schools, the future Pennahatchee Creek Park and other public parcels.

Master Plan committee members suggested various items to expand the greenway concept, including: the addition of a small golf putting green adjacent to the greenway on an undeveloped public land parcel near the Pig Jig Fairground; stronger connections to public schools and creating outdoor classroom facilities; and a mileage marker sign system for the trail. Committee members also expressed an interest in driving golf carts on the greenway trail.

Types of paving surfaces for the greenway trail were discussed. Given its proximity to the waterways and a desire to make the route as environmentally-friendly as possible, a pervious paving system that is also ADA accessible was suggested. However, since areas adjacent to the creeks are prone to flooding and from a maintenance standpoint, asphalt or concrete paving would be a more suitable trail surface material. A majority of the future Pennahatchee Park land contains boggy soils that are identified as “unsuitable for building.” Trails in this location will need to be constructed as an elevated boardwalk.

Conceptual ideas were explored for organization and enhancement of various areas within the city limits. Particular attention was given to specific locations identified as priority areas from the onset of the project, which are described below.

3.1 Highway 215 Corridor (Illustration 17)

Highway 215 is a major access route into downtown Vienna via Interstate 75. The current roadway configuration of two travel lanes and a central turning lane appears to function well. This roadway expansion is in place to accommodate future commercial development near the interstate. Of concern is that the development will potentially become a barrier between the interstate and the historic downtown. The corridor already lacks aesthetic amenities since there is little if any vegetation and minimal pedestrian facilities – except for a five-foot wide sidewalk on the south side of the roadway. Utility poles with overhead lines and commercial signage at varying heights and sizes are beginning to create visual clutter. The City may want to consider burial of utility lines as part of the future corridor improvements and adoption of a sign ordinance to reduce visual clutter and to maintain a consistent look. The 100’ right-of-way is a generous space that allows many opportunities for improvements to enhance and unify the corridor. The goal of proposed improvements is to create an environment that is both

functional and provides enough visual interest to attract visitors beyond the corridor to discover the historic downtown district.

Section drawings were generated for the Highway 215 Corridor to illustrate adding a 12' wide multi-use trail on the south side of the roadway, in addition to sidewalks on the north side of the roadway; decorative lighting for the roadway and the pedestrian facilities; canopy tree plantings; and a vegetated bio-swale to improve/enhance drainage systems in an ecological manner. If possible, rural character should be preserved beyond the corridor to maintain a sense of place.

An alternative option included a partial median to incorporate more tree plantings in the center of the roadway, creating a boulevard effect. Other types of low groundcover or wildflower plantings could also be established in the median, eliminating the need to maintain mown grass. Cotton plants may be the most appropriate choice for the median which would further emphasize the importance of the local industry.

The median would consist of a series of curbed islands that would occupy portions of the existing central turn lane, designed with breaks to allow turning movements so that the existing traffic flow would not be impacted. Designated crosswalks would be delineated at regular intervals to allow safe crossing points for pedestrians along the route, (see Figures 3-4).



Figure 3: Highway 215 Corridor – Existing Conditions



Figure 4: Highway 215 Corridor – Proposed Improvements

3.2 Downtown (Illustration 18)

Streetscape Improvements

Section drawings were generated for Union Street to show various options for reconfiguration of parking to accommodate wider sidewalks that allow planting space for street trees. Some of the configurations were inspired from arrangements documented in historic photographs of downtown street scenes. These design options are also appropriate for other streets in the downtown district.

Typical recommendations for streetscape improvements include:

- *traffic-calming elements* – bumpouts on corners, crosswalks at all intersections, textured pavement, narrower traffic lanes
- *organization of parking* – reconfigured to meet GDOT Standards
- *new sidewalks* – minimum width of 10’ feet
- *street trees* – native hardwoods in tree grates or planting beds at regular intervals
- *site furnishings* – benches & trash receptacles at regular intervals
- *historically accurate lighting* – documented standard from Early 20th Century (Union Metal Company)
- *decorative traffic signal poles & mast arms* (to match pedestrian lighting)
- *utility relocation* – bury overhead utility lines to alleviate visual clutter

All materials should be compatible with the existing historic architecture and historic site elements in the courthouse square park. Pedestrian facilities and building entrances should be ADA accessible wherever possible. Other recommended improvements for citywide enhancement include the following:

Gateway Features

Vehicular entry points at the city limits should contain a Welcome to Historic Vienna sign. Depending on the significance of the entry point, additional treatment to enhance the sign location could be added in the form of landscaping and lighting.

The historic Dooly County gateway feature of a detailed concrete arch is a unique element that could be revitalized and used to emphasize important entrance points around the City. If used on a vehicular level, the arch would have to be scaled larger to span today's wider roadways and may instead be more appropriately used on a pedestrian level. The arch easily lends itself to a park entrance feature. The Second Street Park entrance, where Second Street terminates just south of the downtown square, would greatly benefit from a feature that provides a sense of arrival to the space, (see Figure 5).



Figure 5: Proposed Gateway Feature for the Second Street Park.

Traffic Improvements

The intersection formed by Highway 215 and State Route 27 is an awkward traffic area. Given that there is ample room (undeveloped land) in the vicinity of this intersection, a roundabout is suggested as a traffic-organizing element. This will also allow for smoother traffic flow of vehicles approaching from the east on Highway 215. The center of the roundabout also provides an opportunity for landscape enhancement.

The triangle containing the Piggly Wiggly grocery store is formed by the intersection of Second and Third Streets tapering together. As these streets cross in an X pattern, another smaller triangle of land is formed to the north. One of the creeks also crosses under this intersection, running in a northeast-southwesterly direction. This creates an expansive intersection that is challenging to negotiate on foot. This area would greatly benefit from clear delineation of pedestrian crosswalk zones and other improvements to define vehicular and pedestrian routes. Landscape enhancements and signage are suggested to buffer the grocery store parking lot and create another gateway feature closer to downtown, as seen when approaching from the north, (see Figure 6).



Figure 6: Proposed Improvements at the Intersection of Second & Third Streets.

In 1992 The Middle Flint RDC quarterly report called attention to the need for a truck bypass route to serve the Cargill Poultry Processing Plant. Since this time, other factors are now contributing to the increase of truck traffic in the downtown area, these include: increased operation of existing plants, the opening of new plants and businesses and increased log truck traffic. To date no action has been taken but the City of Vienna has been proactive in pursuing reevaluation of the need for a bypass.

The proposed truck route originates north of Vienna, west of Interstate 75 at State Route 27. The route forms a circular loop outside the City limits, via the widened and improved Slosheye Trail. The loop terminates south of Vienna at State Highway 90 and U.S. Highway 41. The truck route could also eventually extend further southeast to connect with Interstate 75, with the addition of a future road segment and a new exit that would have to be created. The proposed truck route is shown as a dashed line on a map included at the back of this report. Average Annual Daily Traffic (AADT) counts at key locations on major routes entering the downtown have been also included (see Appendix B).

Railroad crossing points should be repaired and resurfaced to allow vehicles a smoother transition when crossing over the tracks.

Parking Improvements

There are several off-street parking lots around the downtown square. These lots could be greatly improved by resurfacing of pavement, adding tree islands to offer shade and buffer plantings on the perimeter to screen cars from view.

Expanded Pedestrian Facilities

Providing safe places for people to walk and cycle improves the quality of life for citizens and Vienna already has a fairly extensive sidewalk network in place. The Master Plan expands this network to include more sidewalks throughout the city and to extend beyond downtown to link neighborhoods and public institutions. The Highway 215 Corridor contains a five-foot wide concrete sidewalk on the south side of the street only. The plan calls for adding sidewalks on the north side as well.

South Third Street is another prime location for adding sidewalks and landscape enhancements. The proposed sidewalks would replace existing footpaths and provide a safer connection to neighborhoods south of downtown. Proposed streetscape improvements would help to establish a sense of arrival into the downtown center from this direction, (see Figure 7).



Figure 7: Proposed Improvements on South Third Street, Looking North.

Sidewalks in the downtown center shall be a minimum of ten feet wide from curbs to building facades. This controlled dimension will allow for adequate circulation as well as room for street trees in grates. Sidewalks of this width allow for the four feet of sidewalk closest to the curb to be used as a zone for amenities such as light poles, street trees, etc. The remainder then becomes a “clear zone” with plenty of room for pedestrians to walk, two abreast. Sidewalks elsewhere within the city limits should be a minimum of five feet wide.

Bumpouts are recommended for all intersections and some driveway openings in the downtown district, where they will capitalize on previously unused space, such as turning radii. Bumpouts increase pedestrian safety by allowing visibility of oncoming traffic and by lessening the crossing distance. They also serve to delineate parameters of on-street parking spaces and help to slow traffic. In some cases the additional space provided by bumpouts will help to provide a smooth grade transition for ADA access from the street level to building entrances that are currently inaccessible.

Overhang awning structures on some buildings may be in conflict with recommended streetscape improvements, such as trees and lighting. Removal of these structures will expose the historic facades of buildings, adding authenticity to the historic streetscape.

Concrete is the most economical and durable material for large areas of sidewalk. A different material such as unit pavers (brick) in bumpout areas is recommended to provide visual interest and texture for warning pedestrians that they are approaching a crossing point.

Trees

Trees increase the appeal of downtown by providing shade and by softening the expanse of pavement and other hardscape materials that tend to dominate the streetscape. Native deciduous canopy trees are recommended, as opposed to evergreens and smaller understory trees, because of their durability and higher branching habits. These trees can be uplimbed to ten feet (or greater when mature) so as not to interfere with pedestrian passage, building awnings, signage, window displays, etc.

Drip Irrigation for street trees is strongly recommended. Root channels should be specified to mitigate damage to sidewalks and underground utilities and to increase overall tree health. Tree grates or lawn panels should be used in sidewalk areas to prevent compaction of soil in the tree planting pits. In general, trees will be located away from buildings, near curb edge and spaced so as not to obstruct building entrances.

Recommended options for large native hardwood trees include (but are not limited to):

Southern Red Oak	<i>Quercus falcata</i>
Willow Oak	<i>Q. phellos</i>
Red Maple	<i>Acer rubrum</i>
Southern Sugar Maple	<i>A. saccharum</i>
Sugar Hackberry	<i>Celtis laevigata</i>

Trees are important to help improve air quality, cool the atmosphere and reduce storm water pollution. In natural landscape or park spaces trees may also help to improve water quality by buffering streams.

3.3 Open Space (Illustration 19)

Courthouse Square Park

The courthouse square park was well designed and should be maintained with respect to its original design intent. As with anything historic, there should always be good reason for altering the original design or for introducing contemporary elements. Preservation of the historic plant material, circulation patterns, paving materials, site features and spatial relationships is essential for maintaining historic integrity. Contemporary features added during a renovation effort in the mid 1970s that are not compatible with the historic design intent should be removed and the historic features restored to the extent possible. If original design elements have been obliterated, research will be necessary to determine what is needed for restoration. The appearance of the square is very important, as it is the center of the town, a highly visible space and the premier destination of the community.

Neighborhood Parks

Park spaces that can be accessed by sidewalks give neighborhoods safe places for children to play. Anthony Bowens Park and George Busbee Park serve as important

destinations for passive recreational activities and offer amenities unique to each park. The vacant lot at the corner of Fifth and Pine Streets that formerly contained a public swimming pool and now supports a city water tower could easily be developed into another unique park space amenity.

Second Street Park

At first glance this park space appears to be nothing more than a vacant grassed lot. However it contains a small asphalt-paved walking track that is already popular with Vienna citizens. The track could be greatly enhanced with the addition of landscape plantings to add visual interest. A ramble concept, which would include periodic placement of benches and lighting, would also encourage people to sit and enjoy the park space, (see Figure 8).

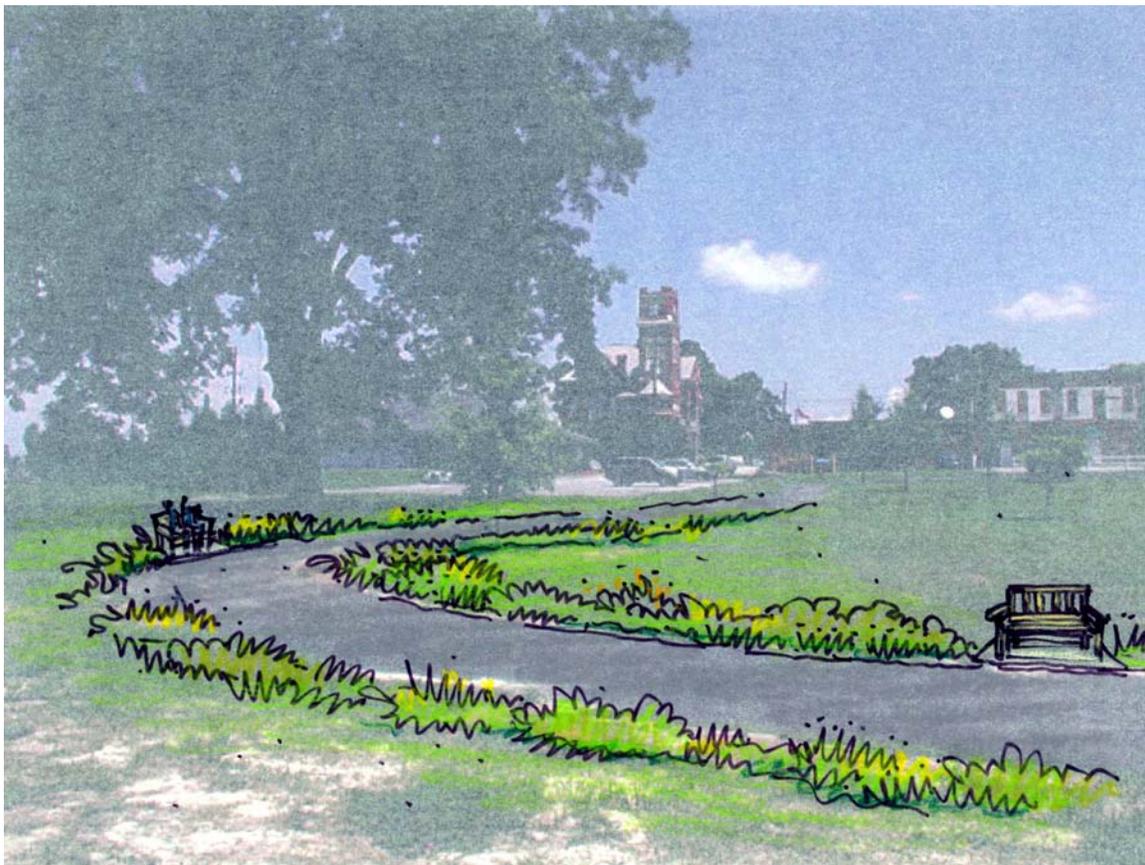


Figure 8: Proposed Ramble for Second Street Park.

Given the park's proximity to the railroad, it also has the potential to accommodate a train-viewing platform. The viewing platform could be designed as a covered pavilion structure to accommodate public restrooms and picnic furnishings. The structure could also support a viewing tower for enhanced train sighting, (see Figure 9).



Figure 9: Proposed Train Viewing Platform Pavilion for Second Street Park.

Railroad Corridors

Both railroad corridors are fairly well buffered with vegetation. This linear green space should be maintained to provide a scenic amenity and clear separation from other transportation systems.

Pennahachee Creek Park

A city-owned land tract located just west of downtown is an approximate 13-acre parcel that has been identified as the “Future Pennahachee Creek Park.” A development plan for the park site was prepared by the Georgia Forestry Commission, funded in part by the USDA – Forest Service. The intent of the plan was to develop a program for the site to function as a city park with an outdoor education facility. Key components of the plan include: *The Creek* for fishing and ecosystem observation; *The Wooded Area* for forest management and tree identification; *The Grassy Area* supports a pavilion and amphitheatre, picnic area and passive recreation activities; *The Swamp* accessed by boardwalks for nature observation; *The Track* with mileage markers for physical education; and *The Resource Manual* – a three-ring binder to hold lesson plans.

The Master Plan incorporates this future park as an important trailhead for a proposed city-wide greenway system. It will also be an important destination with opportunities for a variety of passive recreation and outdoor education activities. For a detailed Park Plan (see Illustration 20).

Greenway Amenity

A 12' wide multi-purpose trail that follows the creek system surrounding the city was explored as a unifying element, offering opportunities for passive recreation and alternative modes of transportation. The creek system seems to naturally form a loop around the downtown center and has 'legs' that extend outward in several directions away from downtown. The in-town trail loop is accessible from the downtown center and adjacent neighborhoods, serving as a collector element measuring 2.5 miles. The trail legs were appropriate to include for linkage connections to important destinations outside the downtown center, adding 2.4 miles to the system. With the Pennahachee Park trails included, the total greenway trails system measures just over 5.0 miles.

Trailheads with informational kiosks and trail maps are suggested for key access point locations along the greenway. Trailheads will be particularly important at sites where other passive recreational use is accessible to the greenway. One such example is the future Pennahachee Creek Park, noted above. The proposed greenway is highlighted on the Master Plan (light green), with the proposed multi-use trail also highlighted (orange) (see Illustration 19).

3.4 Short-Term Development

Immediate Projects:

It is important that the momentum of the Master Plan effort is maintained and that the community sees something happening. Small landscape enhancement projects, such as adding plantings to buffer the parking lot at the Piggly Wiggly grocery store, could be implemented to spruce up areas that are noticeable eyesores. The Second Street Park ramble plantings and addition of some benches would initiate improvements in this area and make it a more inviting and usable space. Trees could be planted in the Highway 215 Corridor to begin to establish a shade canopy for existing and future sidewalks. Preliminary development of the Pennahachee Creek Park site to establish a temporary parking area and to begin trail blazing efforts could be initiated with volunteer groups such as the boy scouts.

As the current streetscape project is realized, existing and new businesses will start to reinvest in the downtown buildings and the downtown itself will begin to experience revitalization. Providing services in close proximity to neighborhoods will encourage people to spend less time in their cars. Allowing people to walk to their destinations will promote a stronger sense of community.

3.5 Long-Term Development

Completion of future streetscape projects to improve the entire downtown area, including the courthouse square park, will make the downtown center a cohesive and unified district. The improvements should strive to protect, complement and celebrate Vienna's unique historic, cultural and natural resources. This will maintain a sense of place, with the downtown as a focal point of the community and a more desirable destination for tourists. Restoration of the courthouse square should be a high priority since this is the most visible center of the community.

Completion of the greenway trail system will expand passive recreational opportunities. The greenway will also provide alternative modes of transportation and allow greater connectivity between the downtown center and surrounding neighborhoods. The greenway serves as a unifying element that provides linkage to all areas within the city limits. As the city population grows and development threatens open space, having amenities in place such as the greenway system will continue to offer an improved quality of life for Vienna citizens.

Offering alternative modes of transportation will help to reduce pollution from cars and trucks. Implementing the proposed truck bypass loop around the City will greatly alleviate the amount of noise and air pollution in the immediate downtown area. Eliminating truck traffic will also help to make a safer environment for pedestrian activities.

Hopefully the City will keep a handle on sprawl, which can be expensive as new roads and utilities are required to reach development projects. First and foremost the focus of attention should be on the center of the City. Maintaining the integrity of the existing block patterns in the downtown historic district and surrounding neighborhoods, while capitalizing on abandoned buildings and vacant lots for appropriate adaptive reuse or infill projects, should be explored before stretching into undeveloped territory.

In conclusion, the Vienna Master Plan covers a broad area and is to be considered conceptual. More detailed plans and construction budgets are to be developed in the future as funding becomes available for implementation.

4.0 Cost Estimate, Funding Sources, Management

Cost Estimate

The Cost Estimate for implementation of the Master Plan is organized to reflect the three areas of focus for the study: (1) Highway 215 Corridor; (2) Downtown District; and (3) Open Space. Sub-categories for costing by area are listed under the headings to allow for break out of specific projects as funding becomes available. The estimated costs reflect contractor-installed prices. A detailed cost estimate is included at the back of this report (see Appendix C).

The entire plan totals just over \$10 million, which over time, with both City and grant funds can be implemented in phases.

Funding Sources

A variety of funding sources will be necessary to achieve the objectives for the downtown streetscape plan. The City of Vienna has already been fortunate in securing TEA monies for phase one construction of downtown streetscape improvements. They also secured a grant through Georgia Forestry Commission to develop a master plan for the future Pennahatchee Creek Park. Several additional funding techniques are discussed below, which have the potential to make a significant contribution to the implementation of the remainder of the plan.

ISTEA (Intermodal Surface Transportation Efficiency Act) has been a source of funding for numerous streetscape projects in recent years. Applications are reviewed and administered by the Georgia Department of Transportation (GDOT). Grants are limited to one million dollars in federal funds with twenty percent in local matching funds required.

Georgia Forestry Commission offers small grants on an annual basis for tree planting efforts.

Local Development Fund (LDF) administered by the Georgia Department of Community Affairs (DCA) is another possible funding source. These moneys can be used for planning, design and construction activities and require a minimum of fifty percent match. The match can be either cash or in-kind or some combination.

Special Taxing District is a tool often discussed for downtown revitalization. Actions, which are a direct benefit to property owners, can be an equitable source of funds. Approval by a majority of owners within a downtown district is necessary before such a tax can be put in place. The boundaries of such a district should reflect the area of proposed improvements.

Special Purpose Options Sales Tax (SPLOST) is a source to consider for capital improvement funding. County governments may levy a one-percent sales tax for a period of up to five years for special projects including downtown improvements. Residents

must see the benefit to the entire county for this program to be placed on the ballot and passed. Coordination with Gordon County Commissioner would be necessary, prior to sharing the concept with the larger community.

Community Support Funding illustrates the importance for the entire community to invest in downtown. In addition to raising money, the community needs to develop a commitment to the downtown through funding programs such as the following:

Sponsor an Improvement involves businesses and individuals alike to pay for benches, light fixtures, signage, trees and other features of streetscape improvements, and they are recognized for doing so. The amount of interest in and commitment to the downtown as a result of this program can be significant. This new commitment can also spin-off in increased retails and support of other public efforts. Recognition of streetscape element sponsors needs to be planned in a tasteful way. Plaques on every bench or tree can become intrusive. A specific design approach for recognition should be determined up front.

Management

The most successful downtown revitalization efforts typically include a management component. Many of Georgia's cities participate in the Georgia Main Street and Better Hometown Programs, which are coordinated by The Georgia Department of Community Affairs. These programs assist Georgia cities, neighborhoods and small towns in the development/redevelopment of their core commercial areas. Assistance emphasizes community-based, self-help efforts grounded in the principles of professional, comprehensive management of core commercial districts within the context of historic preservation. Vienna already participates in The Better Home Town Program.

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Historic Vienna Preservation Society Website

Vienna, Georgia Detailed Profile

Georgia. Gov – City of Vienna

Georgia Department of Transportation Traffic Count Locator

Credits

CITY OF VIENNA

Master Plan Committee Members:

Gail Bembry
Mary Branch, Better Hometown Manager
Diane Couch
Willie B. Davis, Mayor of Vienna
Beth English, City Council Representative
Sherry Evans, Community Development Coordinator
Janet Joiner
Jeff Schaeffner
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THE JAEGER COMPANY

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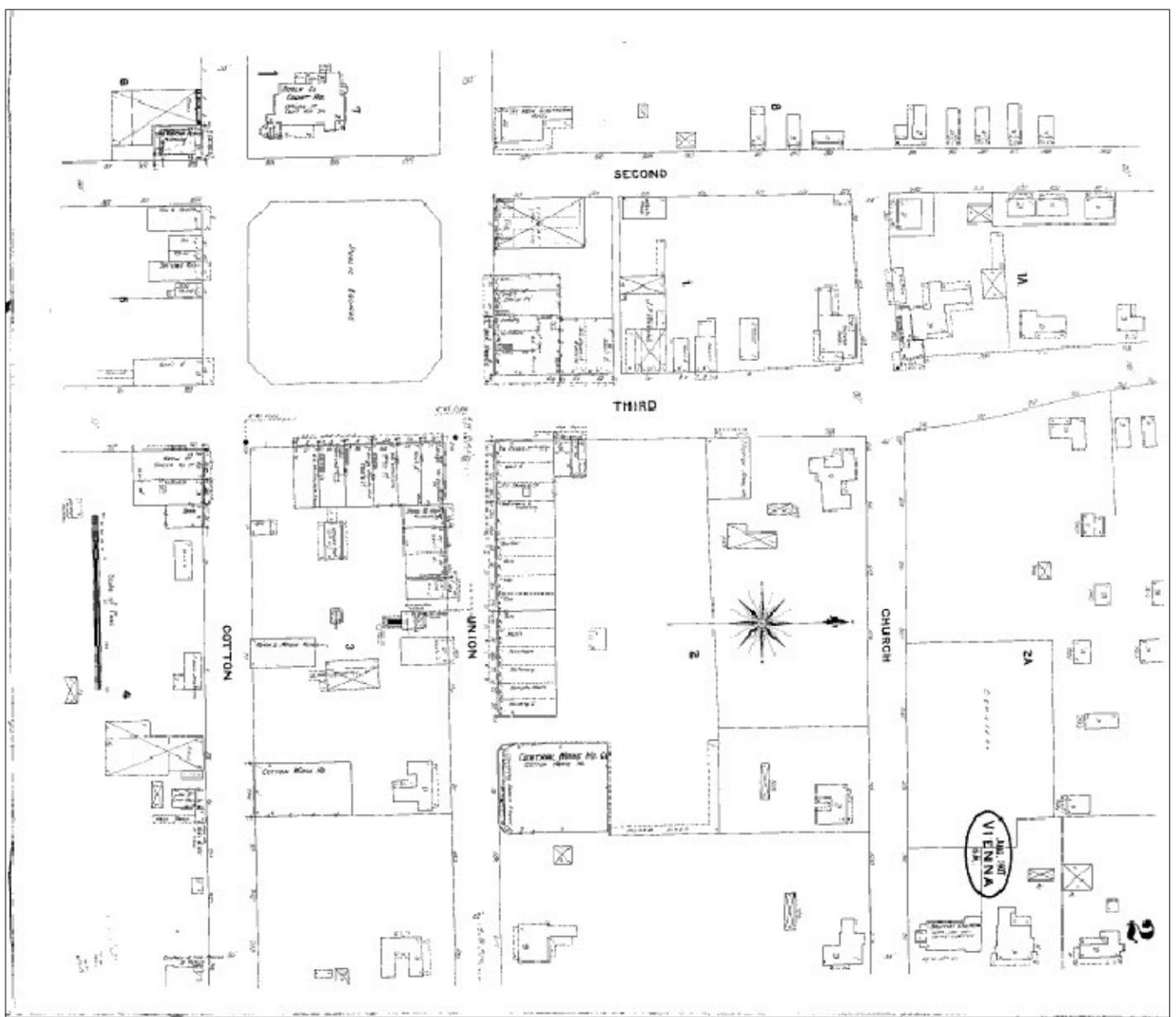
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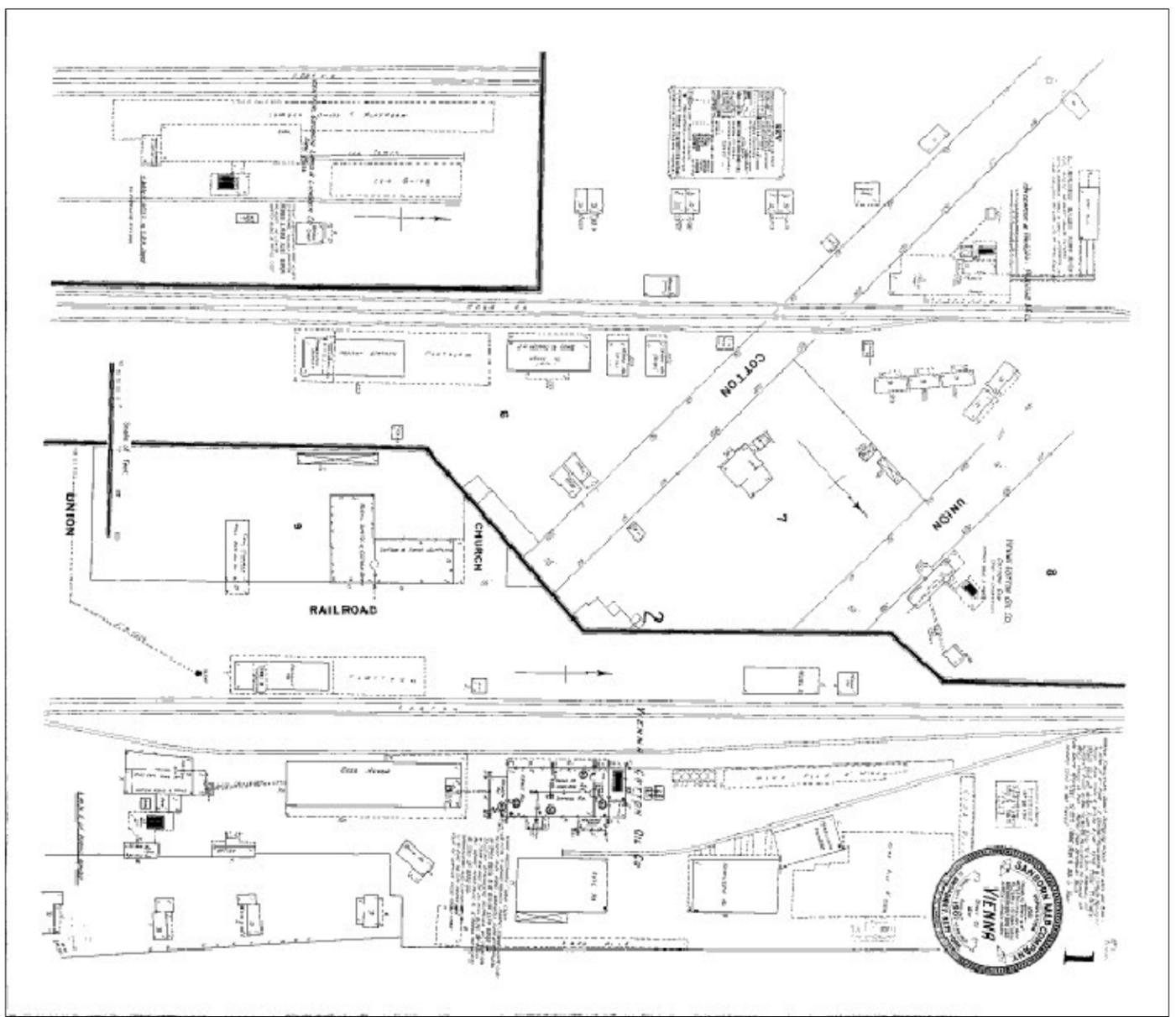


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 1907

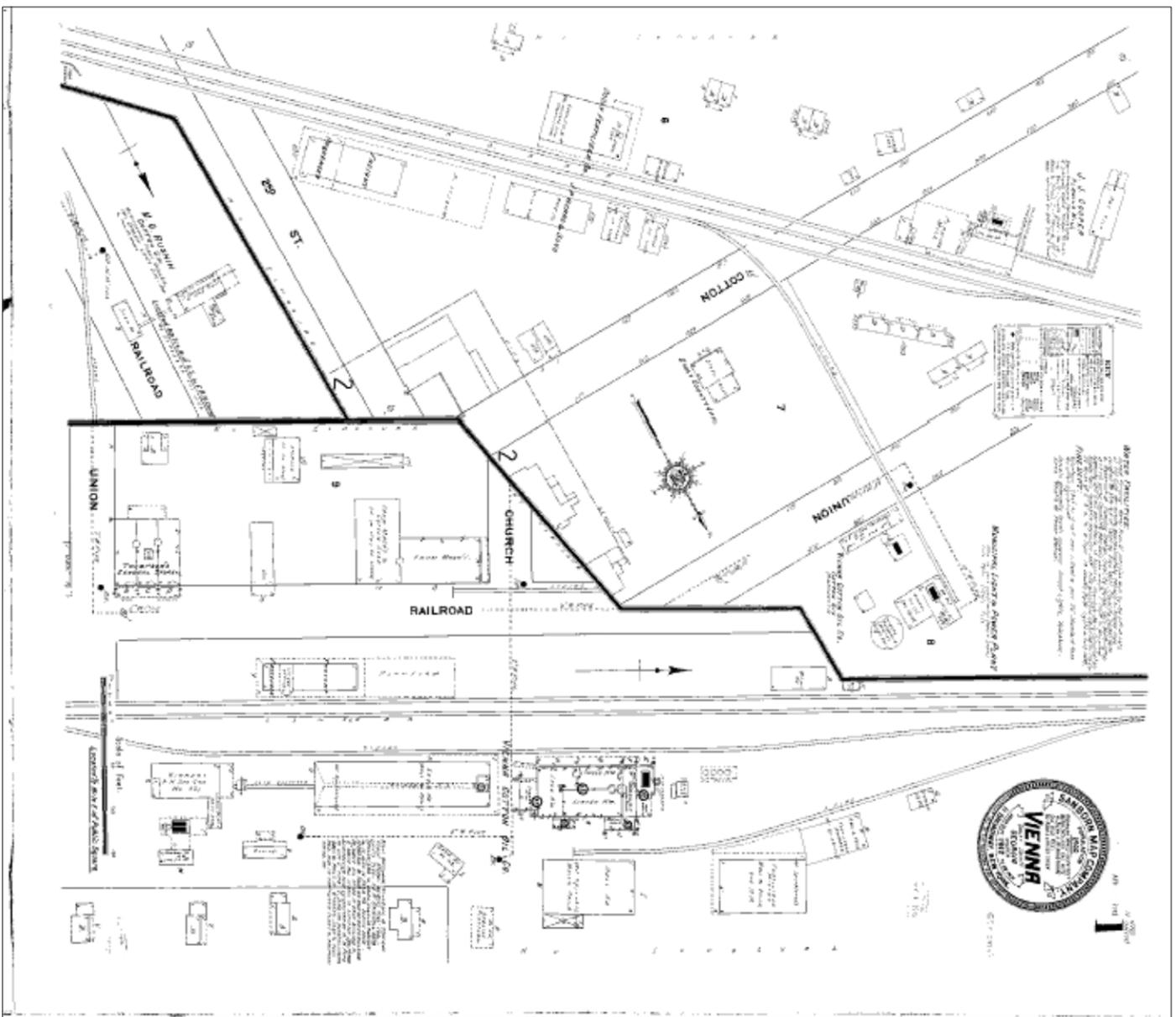
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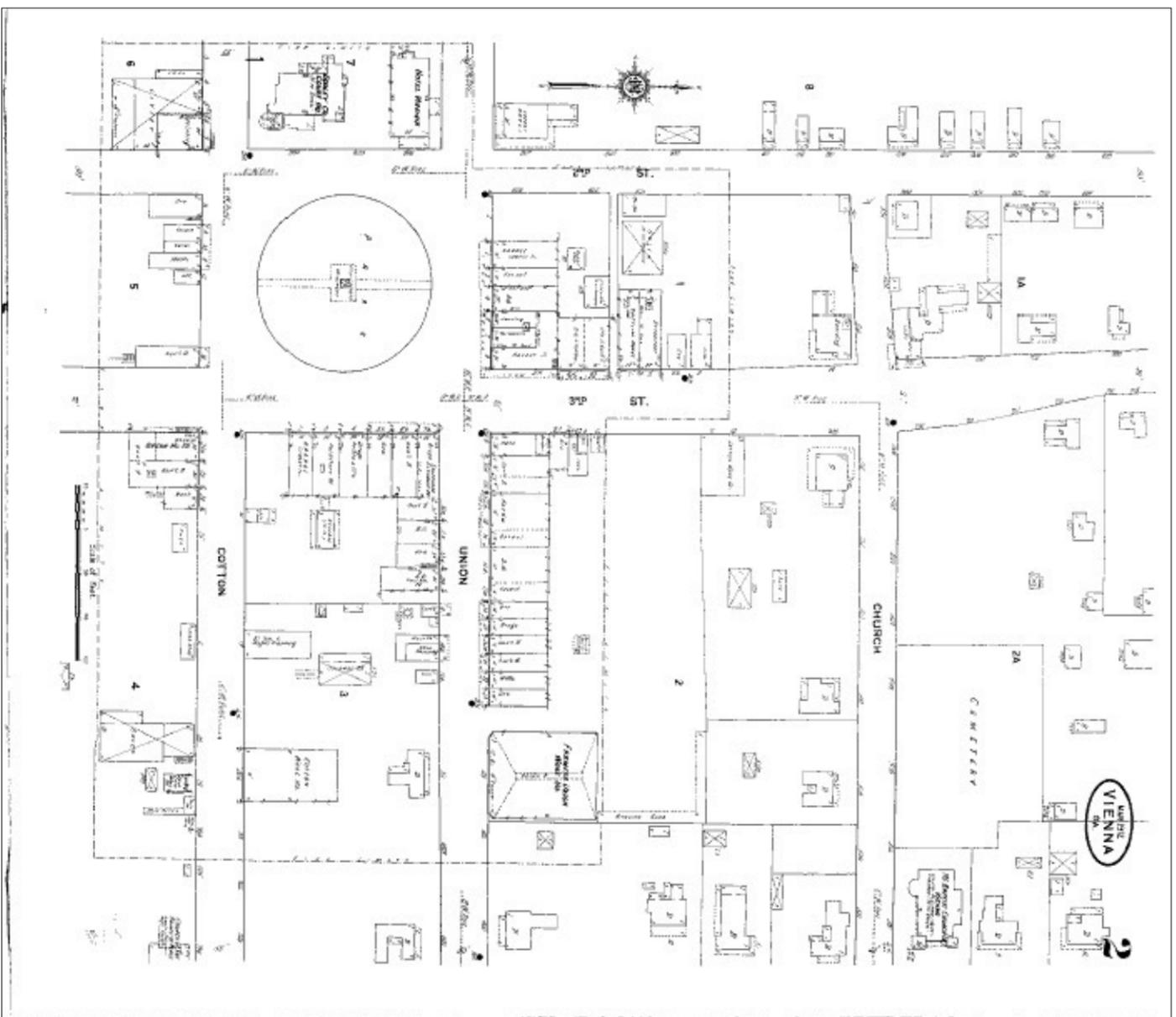
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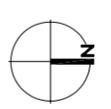
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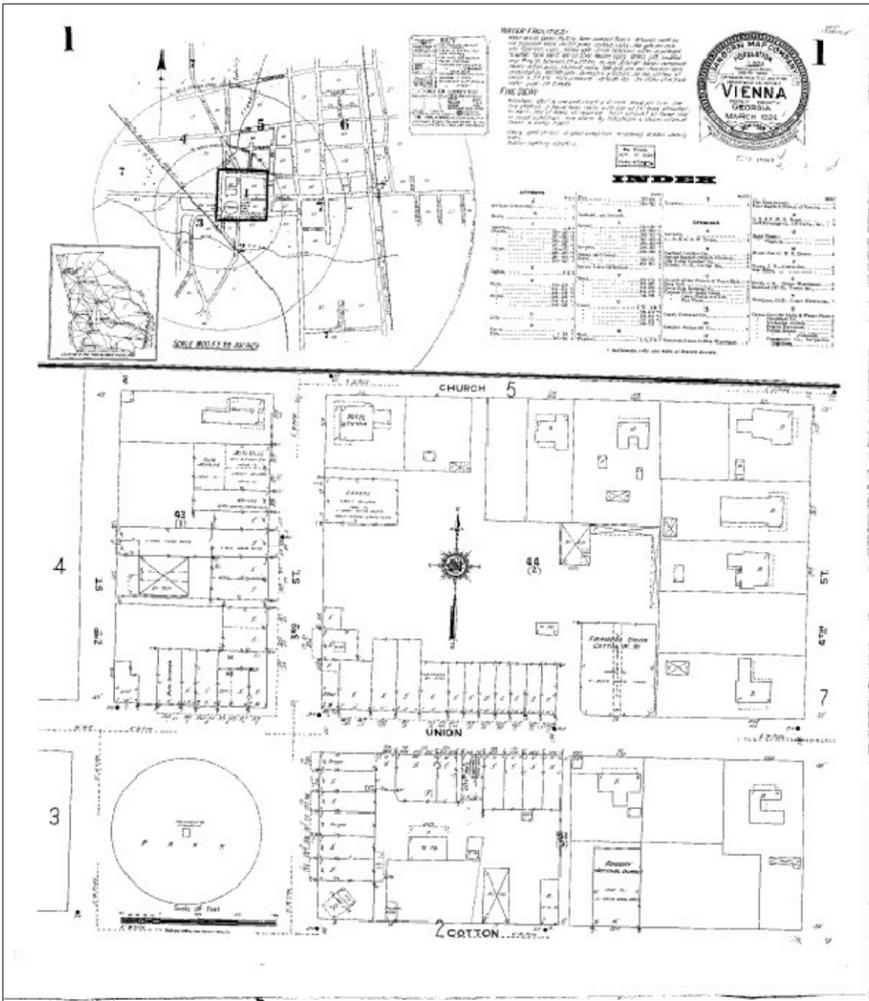
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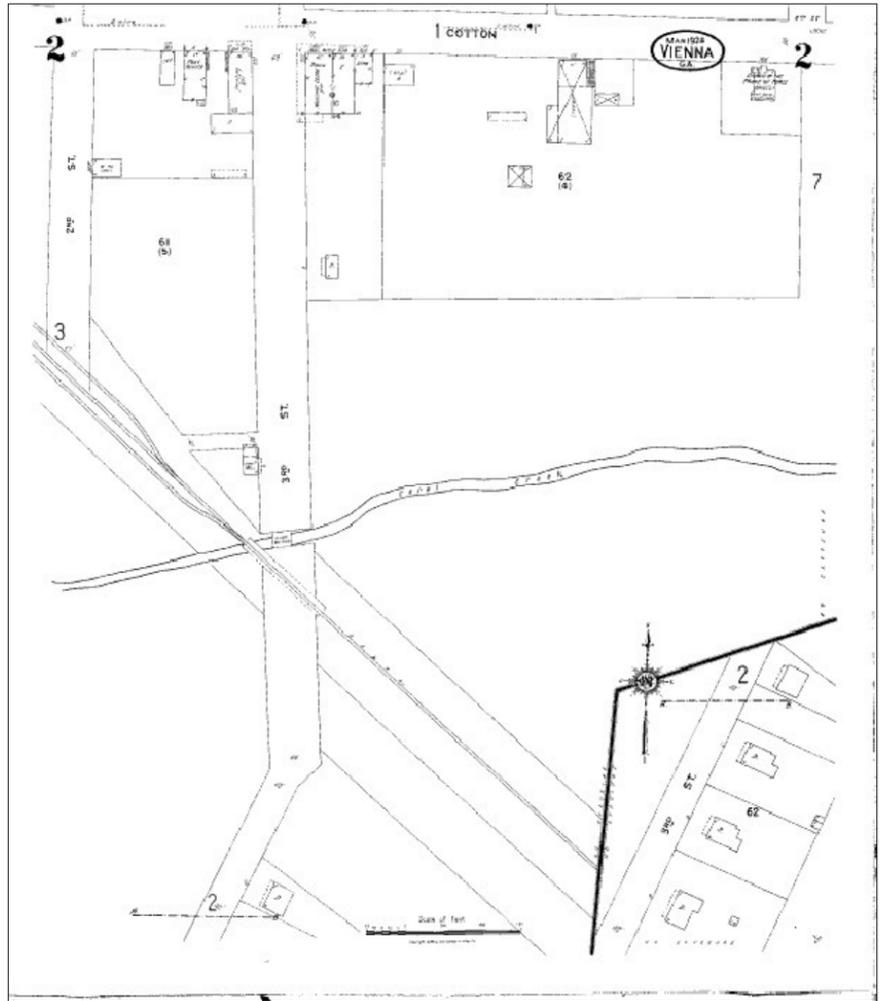


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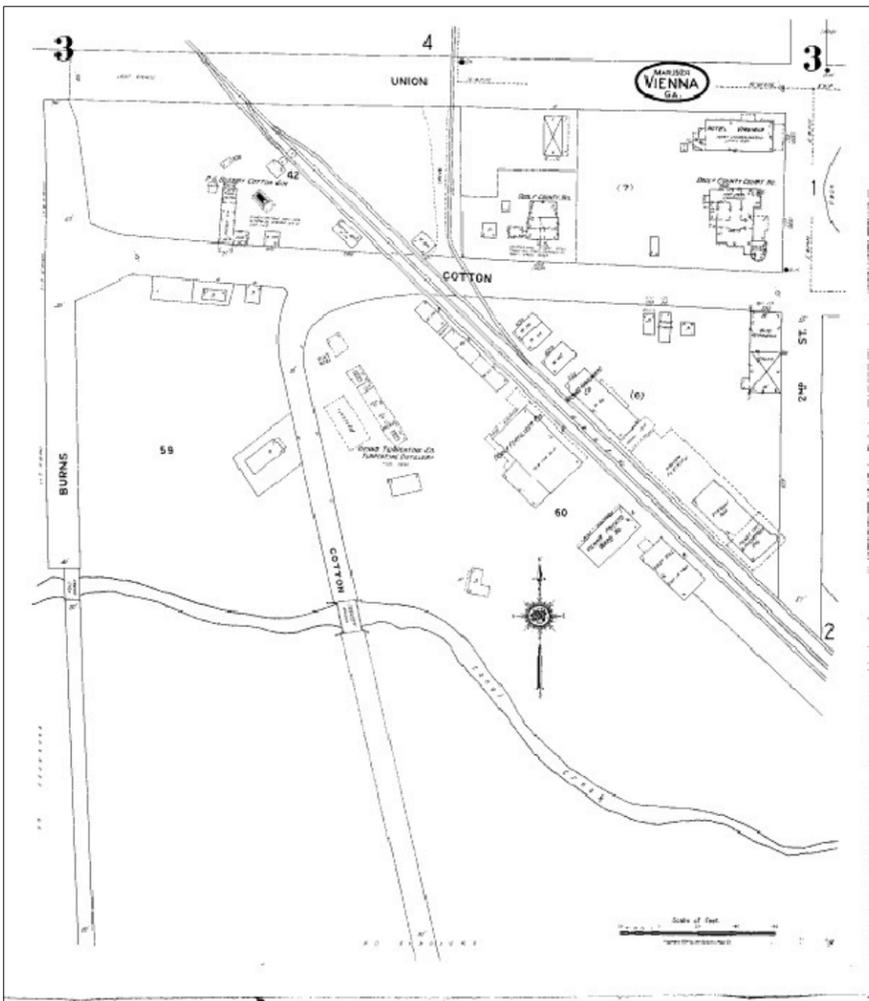
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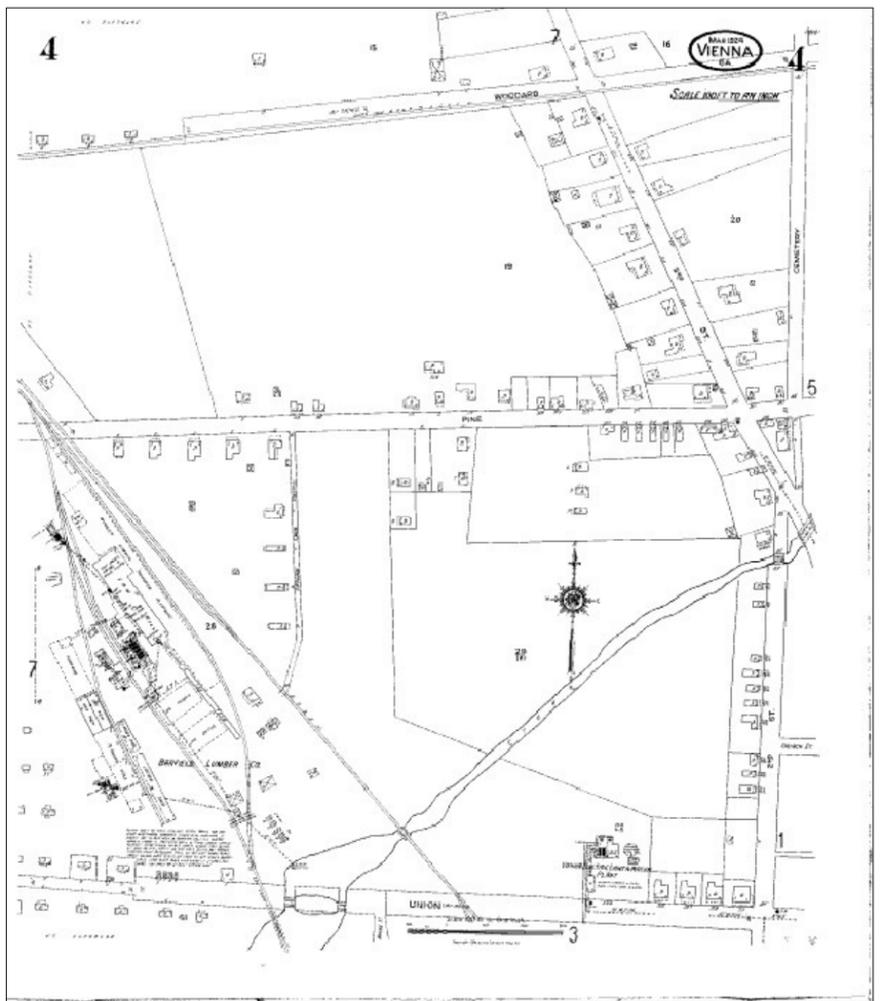
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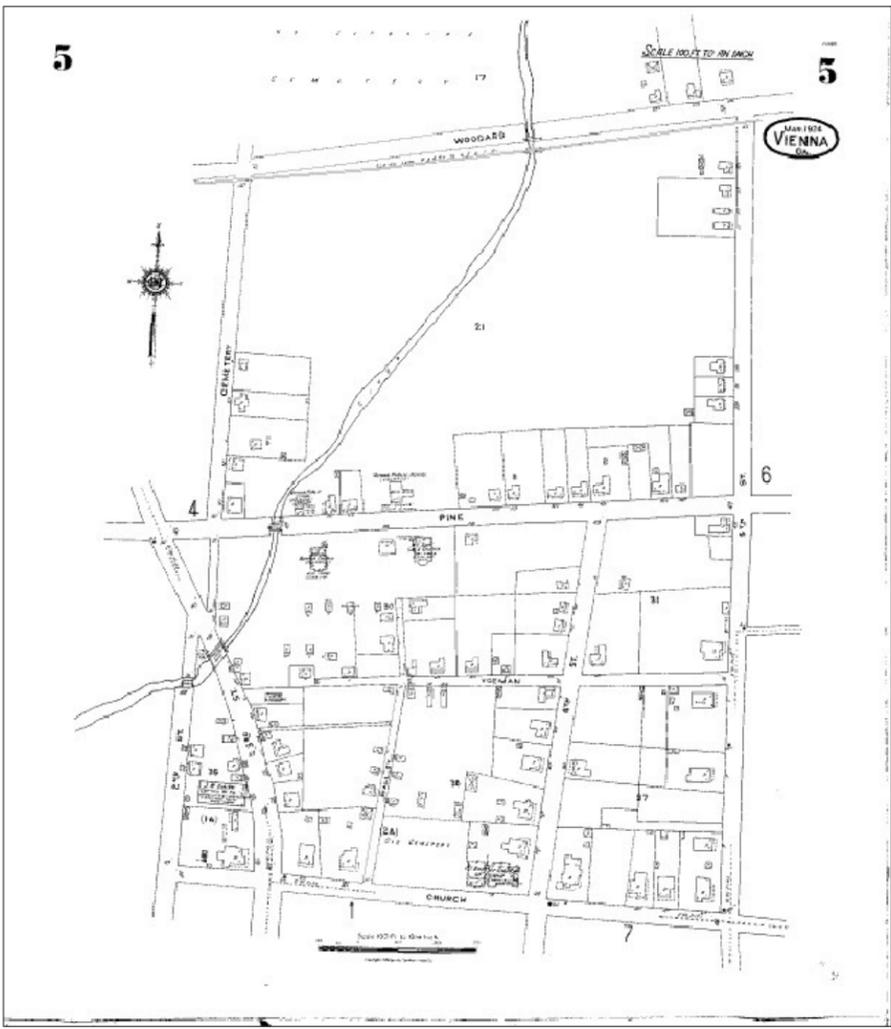


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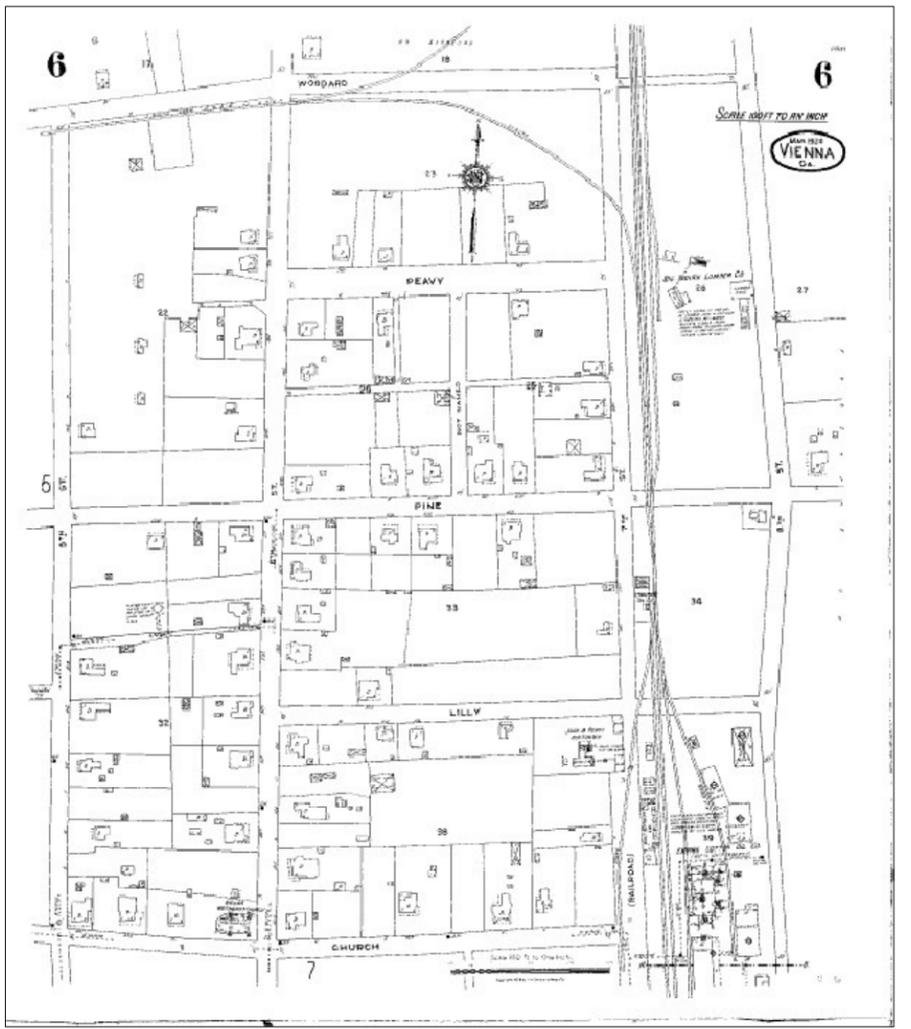


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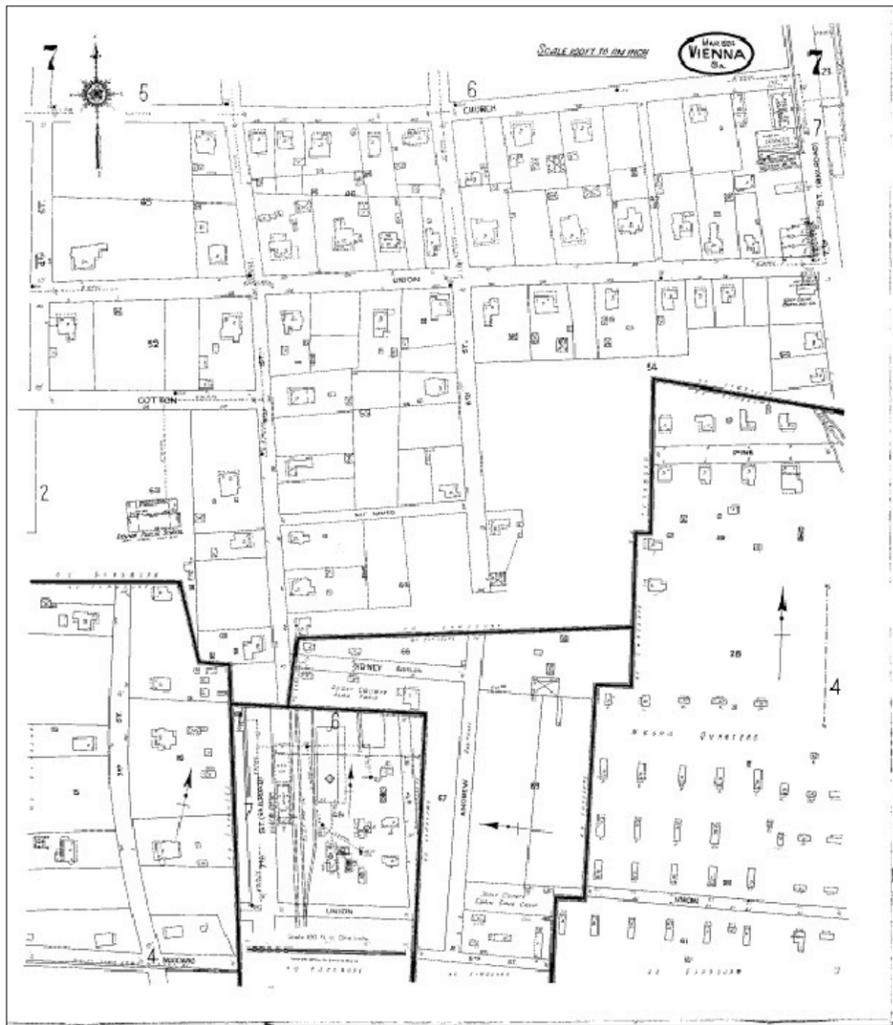




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SANBORN MAPS
1924

ILLUSTRATION 4



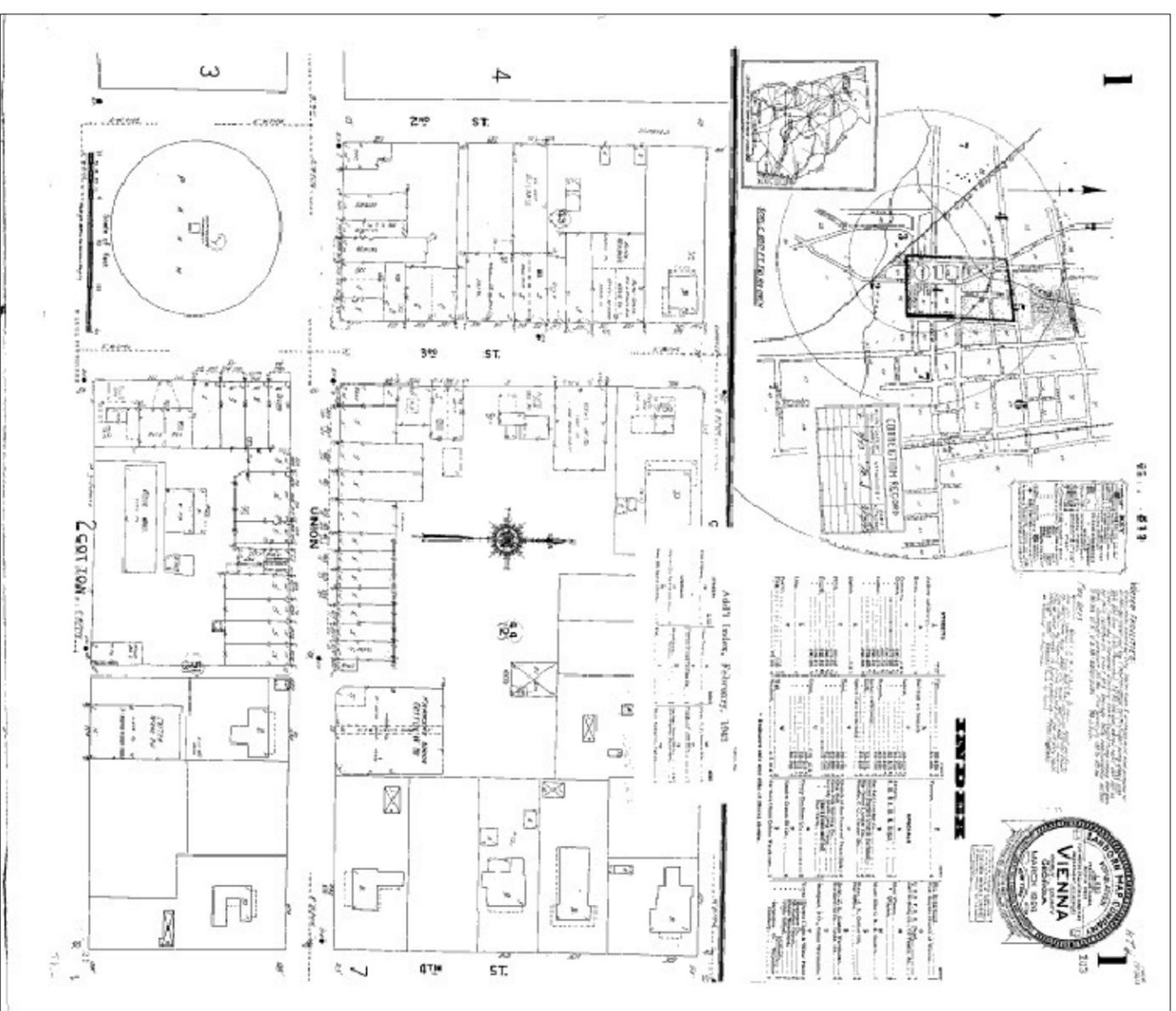
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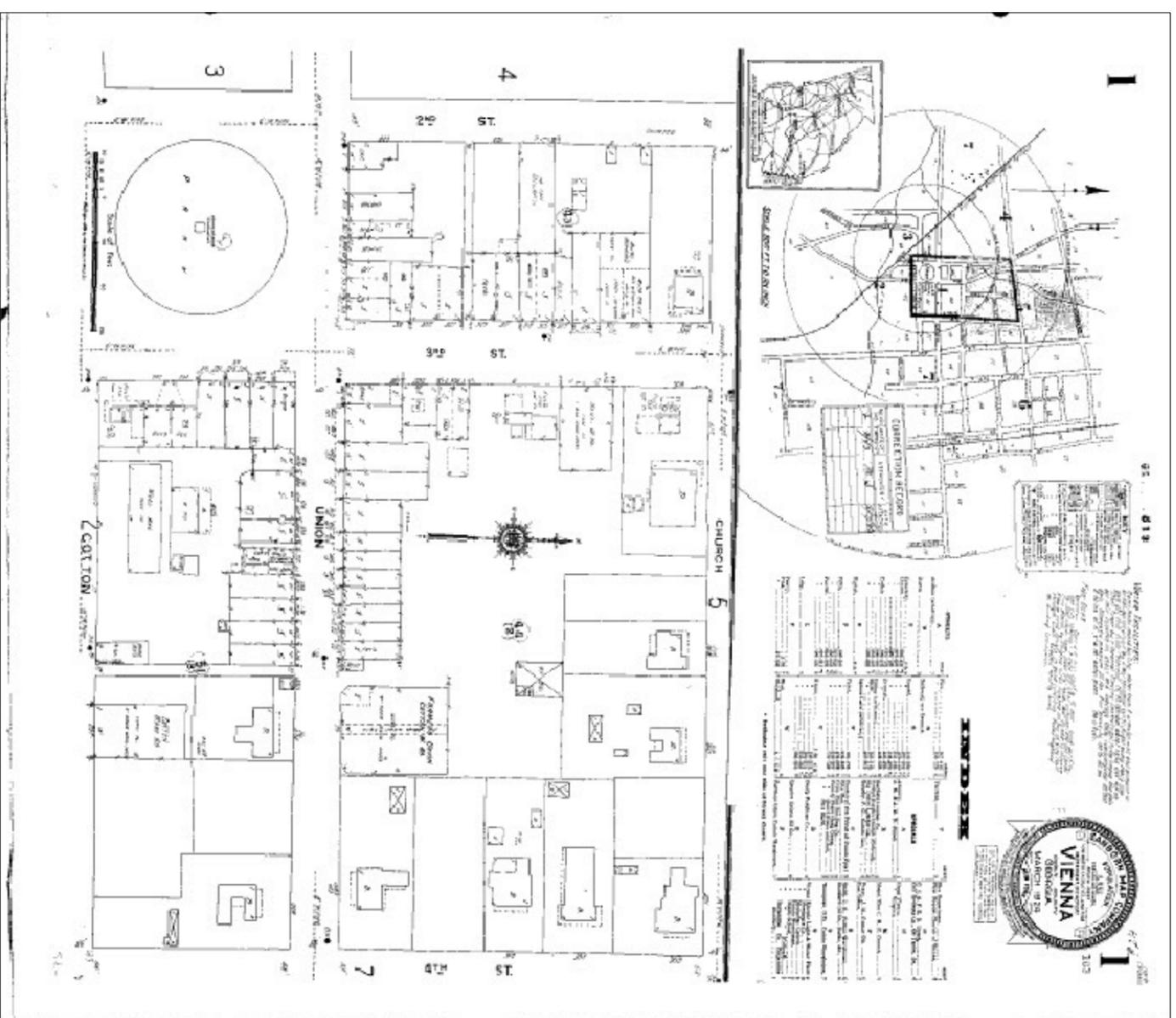


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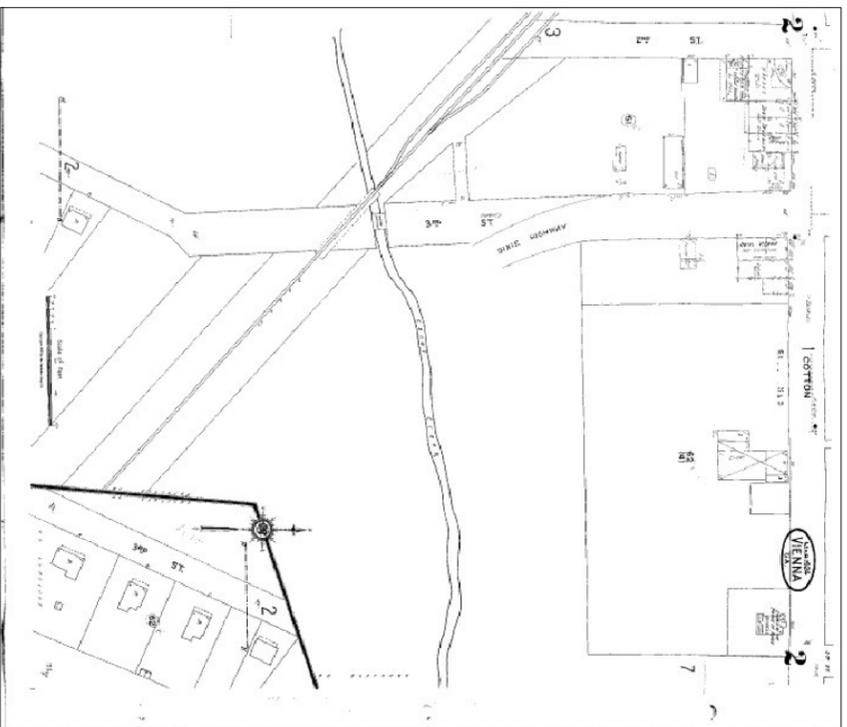
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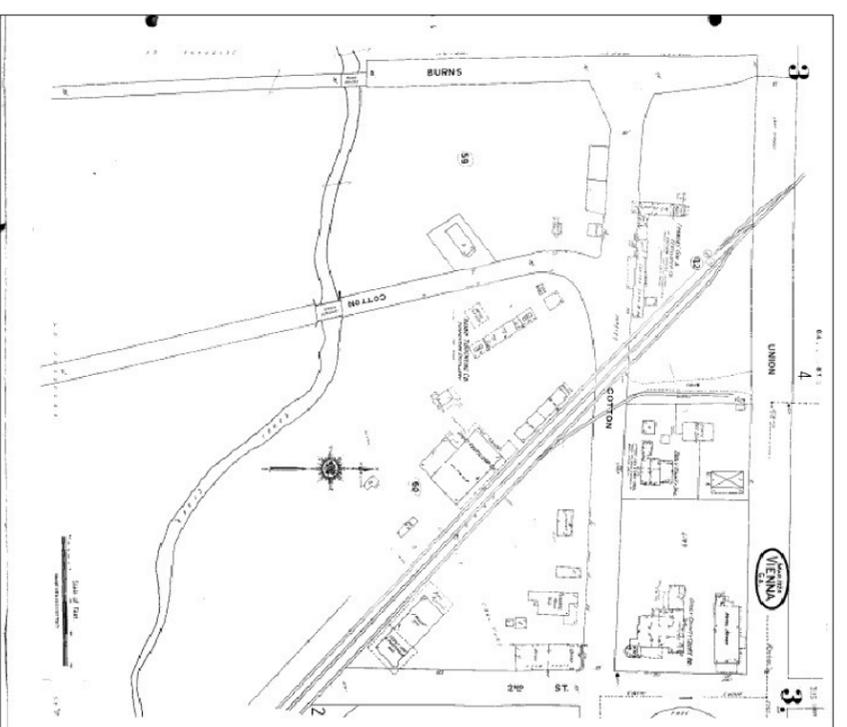
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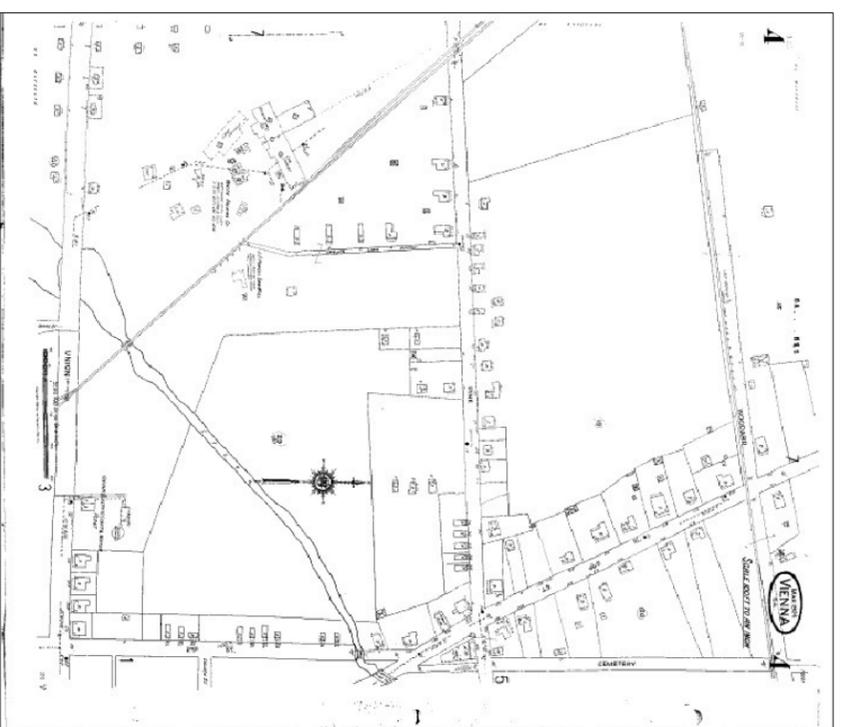
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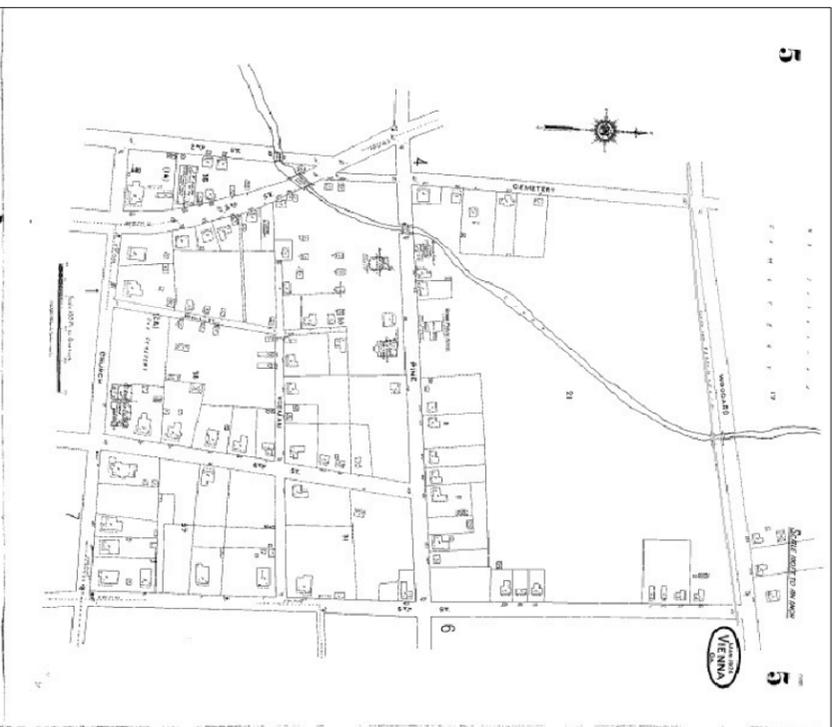
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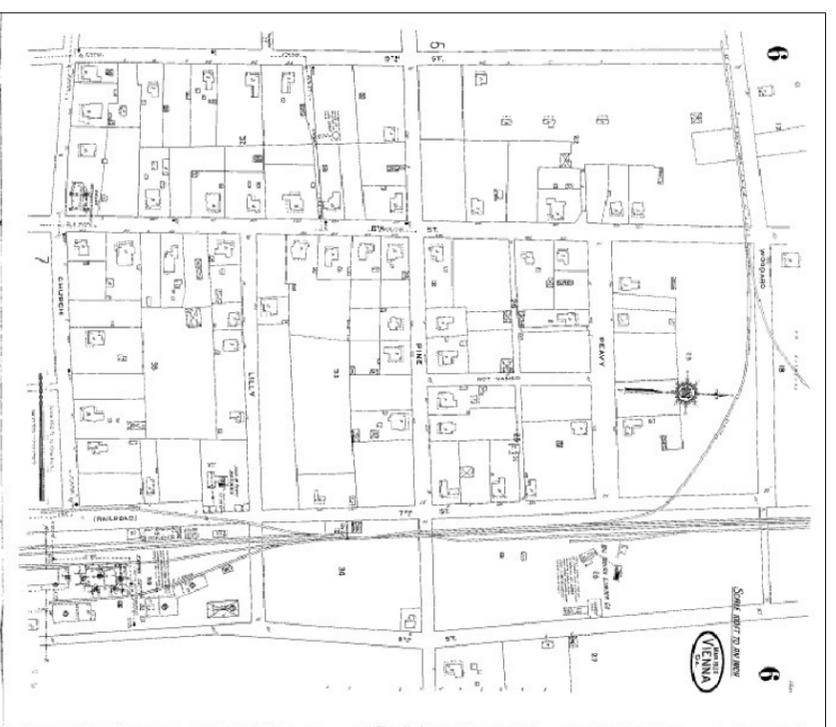
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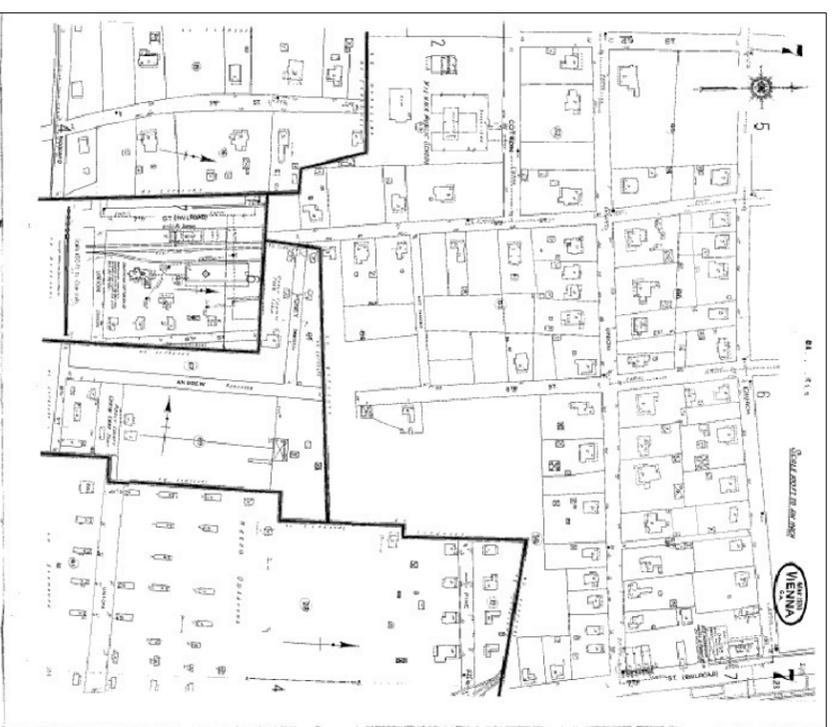
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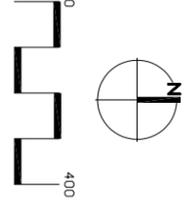


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1937
AERIAL

ILLUSTRATION 7



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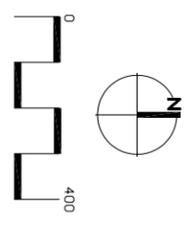


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1953
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ILLUSTRATION 8



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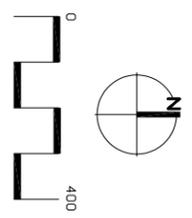
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1971
AERIAL

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**1988
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ILLUSTRATION 10



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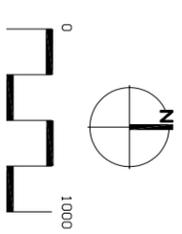
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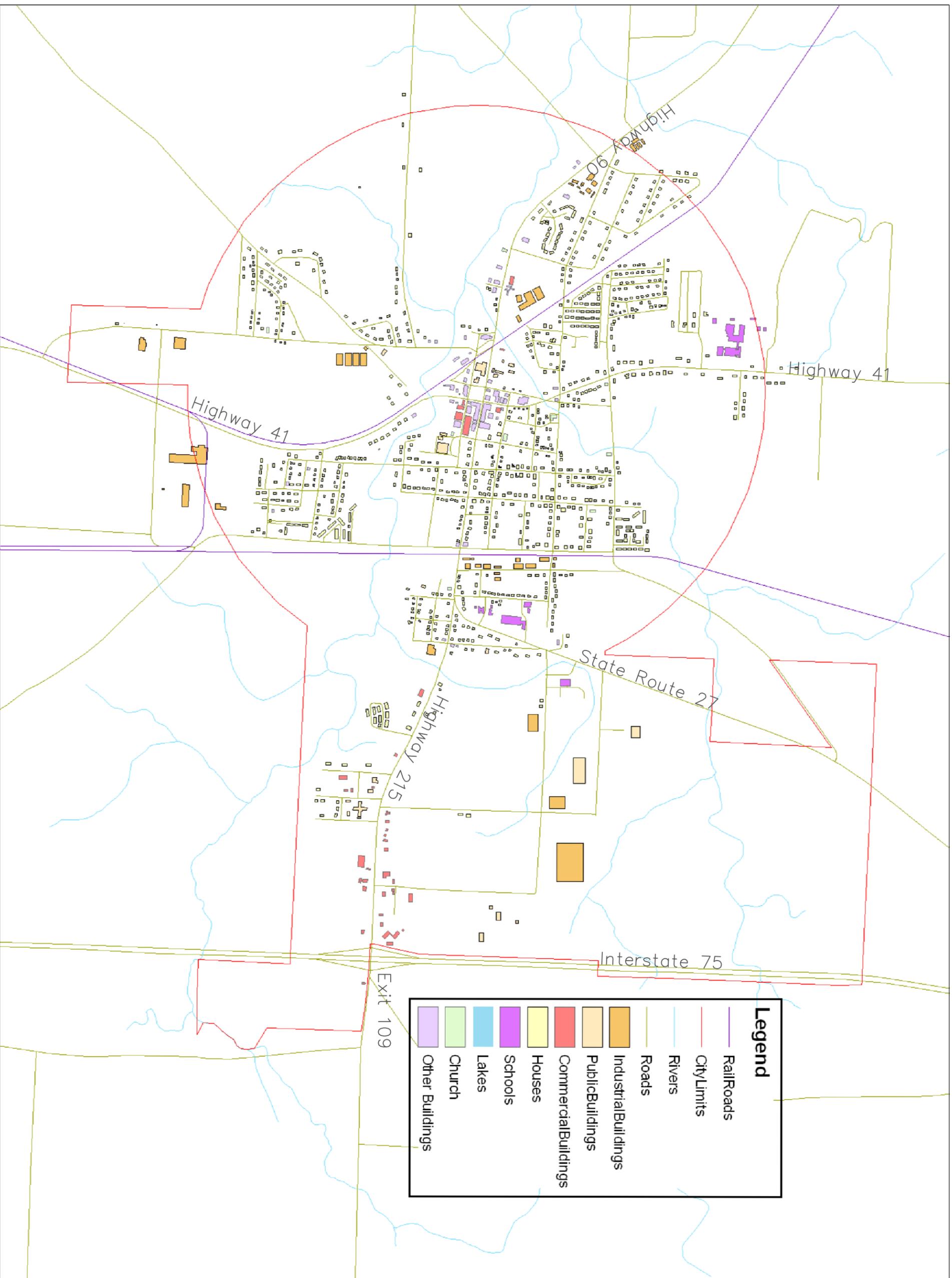
VIENNA, GEORGIA

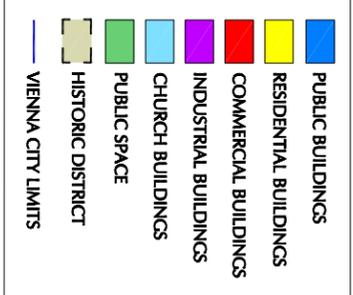
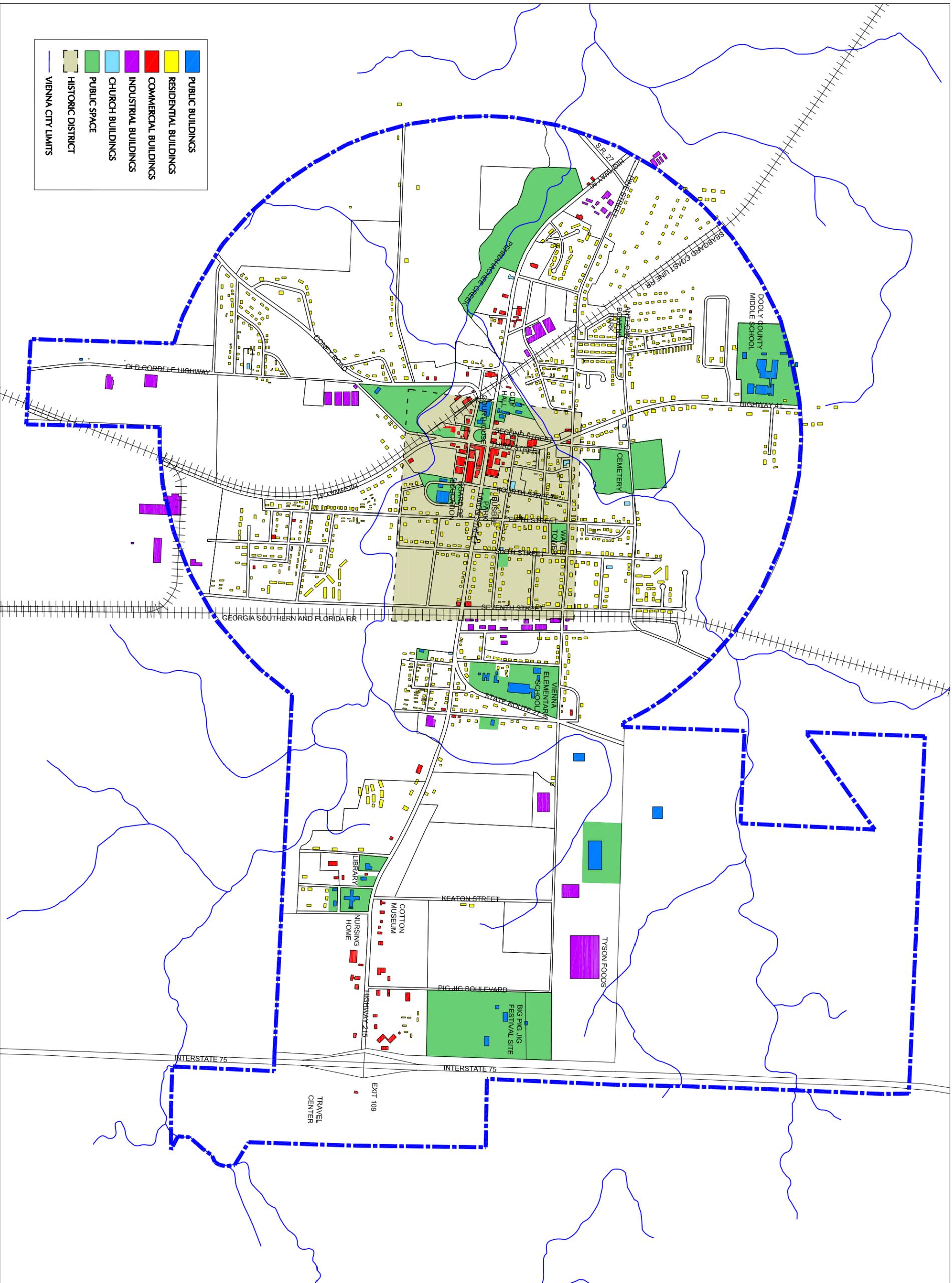
Date: 12.23.05
Revisions: _____
Project No.: 05016
Scale: 1"=1000'-0"
Drawn: LR
Checked: AW, DJ



LOCATION MAP

ILLUSTRATION 12





119 Washington Street, Greenville, GA 30501
770/534-0506 FAX: 770/534-0507

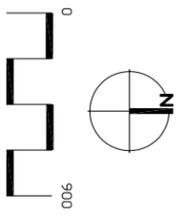
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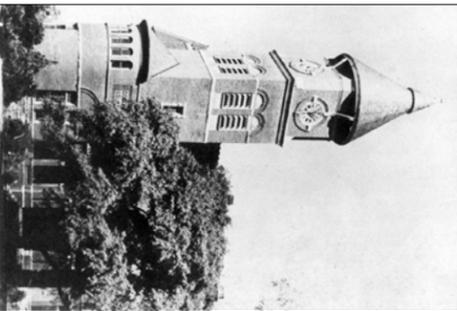


**EXISTING
CONDITIONS**

ILLUSTRATION 13

Dooly County Seat

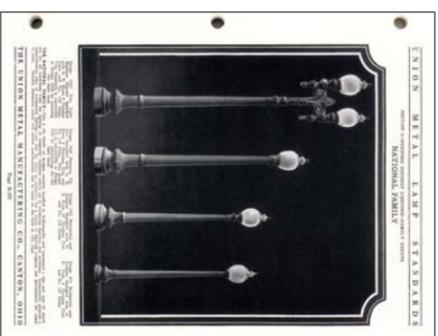
Vienna 1841 (Inc. 1854)



Courthouse -1891

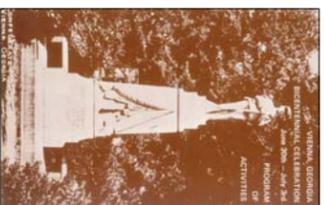
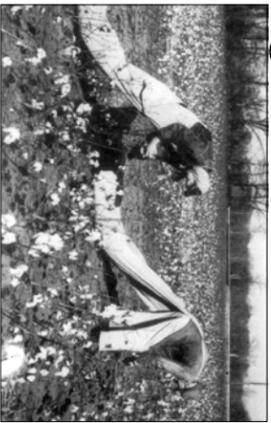


County Gateway Feature

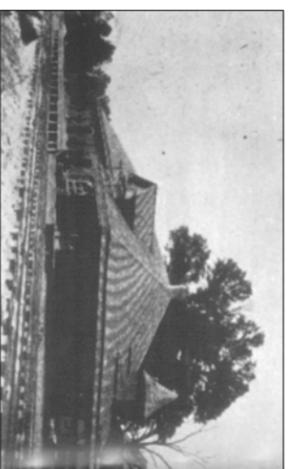


City Lights -1903

Agricultural Industry



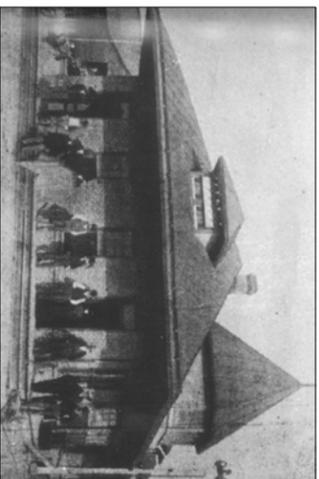
Railroad



Atlantic & Birmingham,
Second Street



J.A. Whitehead

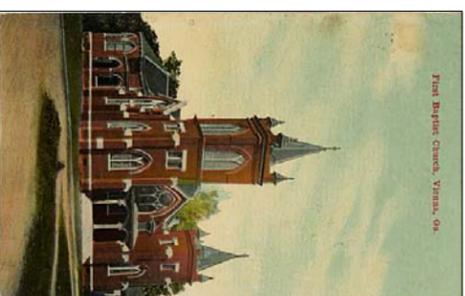


GA Southern & Florida,
Seventh Street

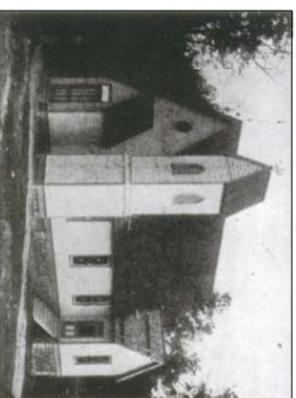


Coley Gin & Fertilizer Co.

Churches



First Baptist -1890



Episcopal - 1905

Early Street Scenes



Union Street, East -1905



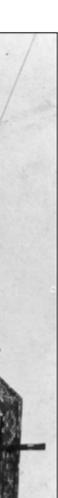
Union Street, East -1920s



Union Street, West -1940s



Union Street, West -1950s



Union Street, West -1950s



Union Street, West -1950s

Residences



Eagle's Nest -1892-1903



Heard House -Pre-1903



Stovall-Griffin House

Public Buildings



Jenkins School -1934



Woodward Station -1935

**THE
JAEGER
COMPANY**

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Checked: **AW, DJ**



**HISTORIC
REFERENCES**

ILLUSTRATION 14

Rural Character



Waterways



Public Parks



Downtown Square



Cemetery

Railroad



Bowen Park



Busbee Park



Water Tower



Cultural Features



Murals



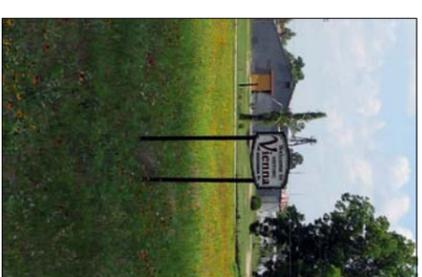
Cotton Museum



Ornate Posts



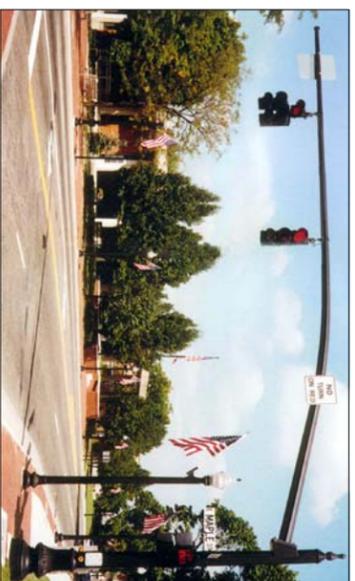
Signage



Traffic Improvements



Roundabout



Decorative Traffic Poles & Mast Arms

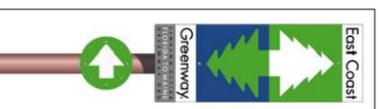


Triangle Concept

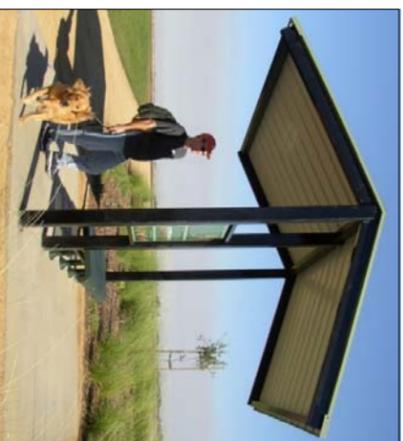


Highway 215 Concept

Greenway Amenity



Trail Signage



Informational Kiosk



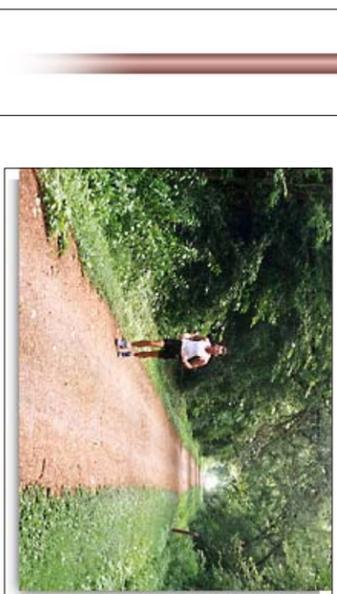
Park Bench



Streetscape Bench



Third Street Concept



Nature Trails



Bridges for Creek Crossing



Trash Receptacle



Park Entry Concept

Train Viewing Platform



Viewing Platform Concept



Ramble Concept



VIENNA MASTER PLAN

VIENNA, GEORGIA

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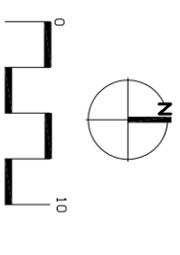
IDEAS



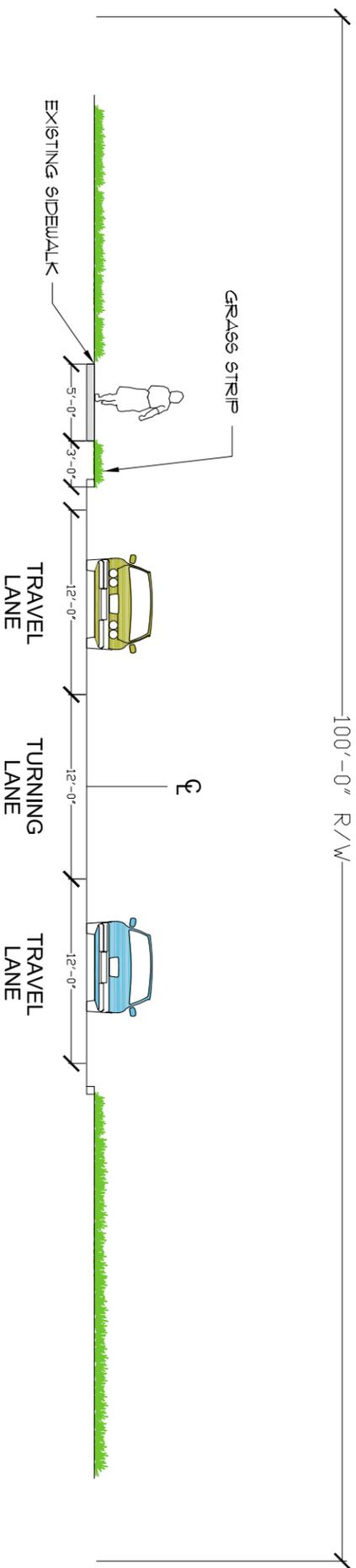
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Revisions:

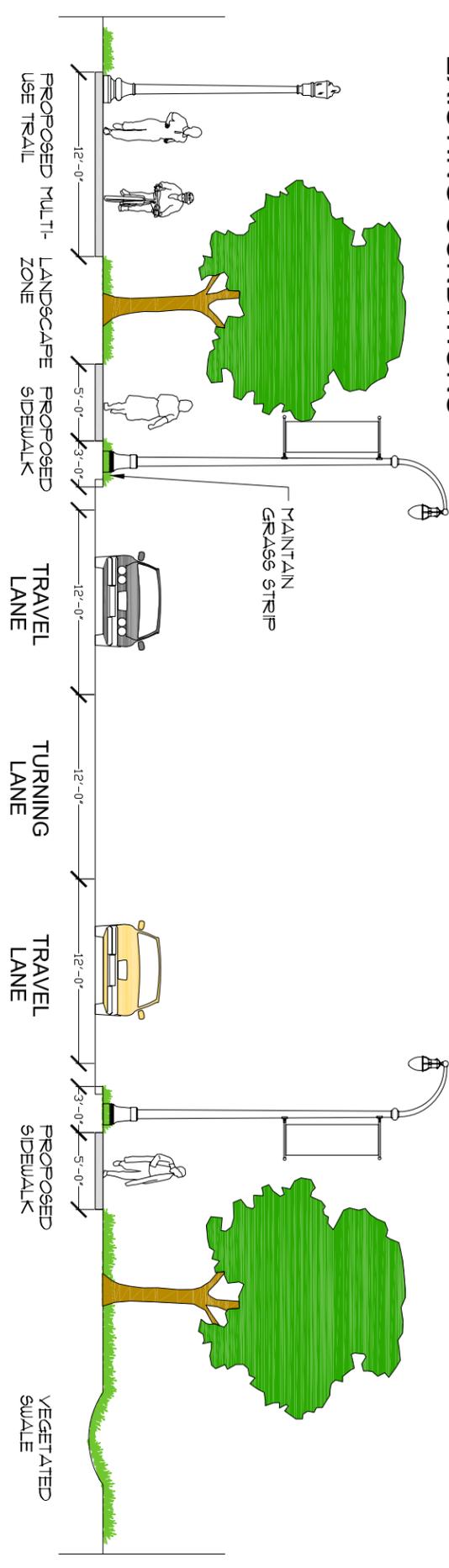
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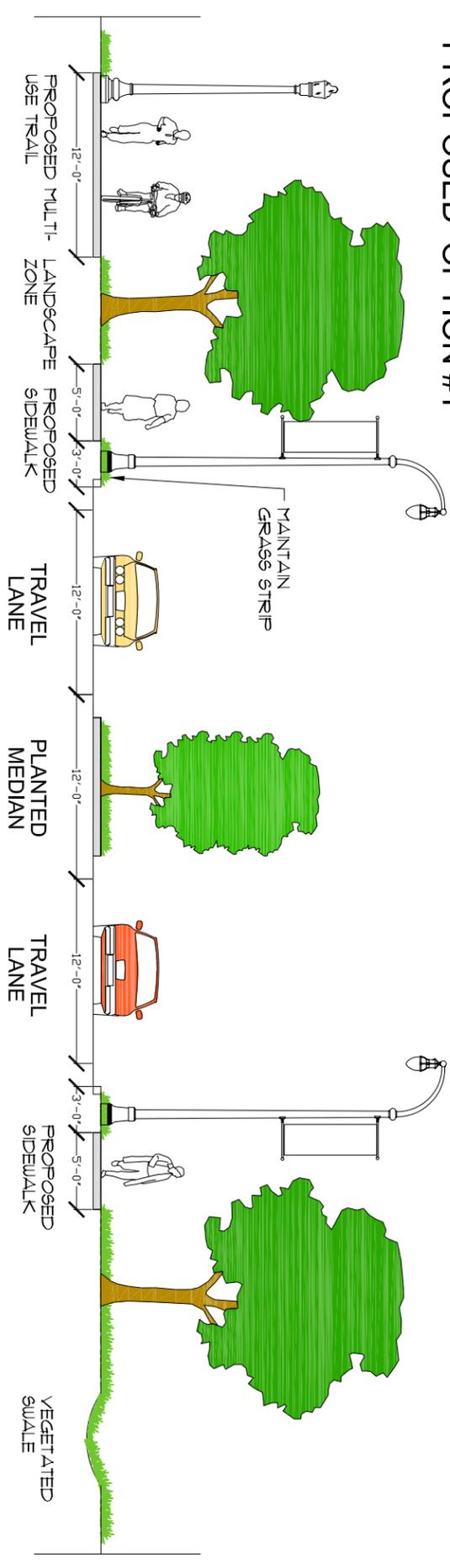
**HIGHWAY 215
CORRIDOR
SECTIONS**



EXISTING CONDITIONS

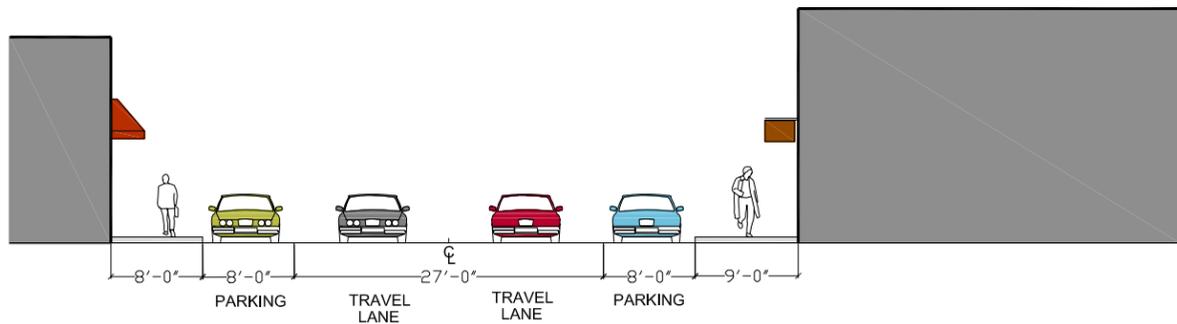


PROPOSED OPTION #1

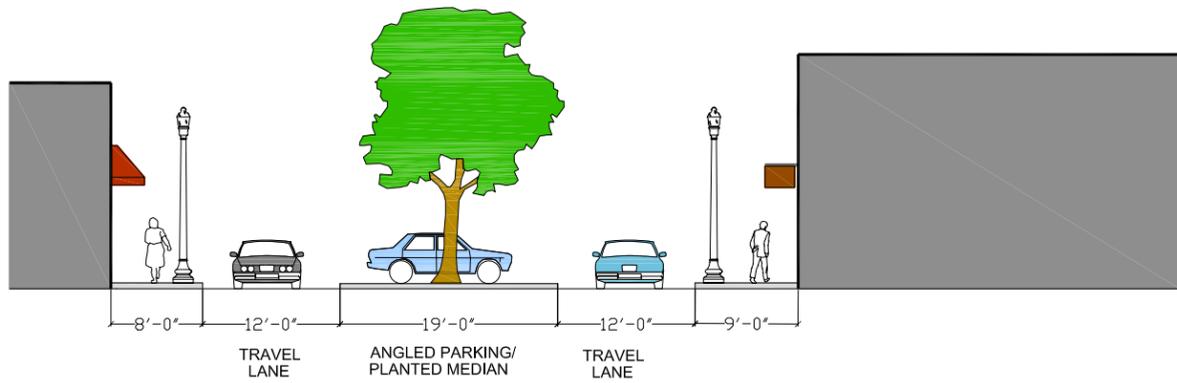


PROPOSED OPTION #2

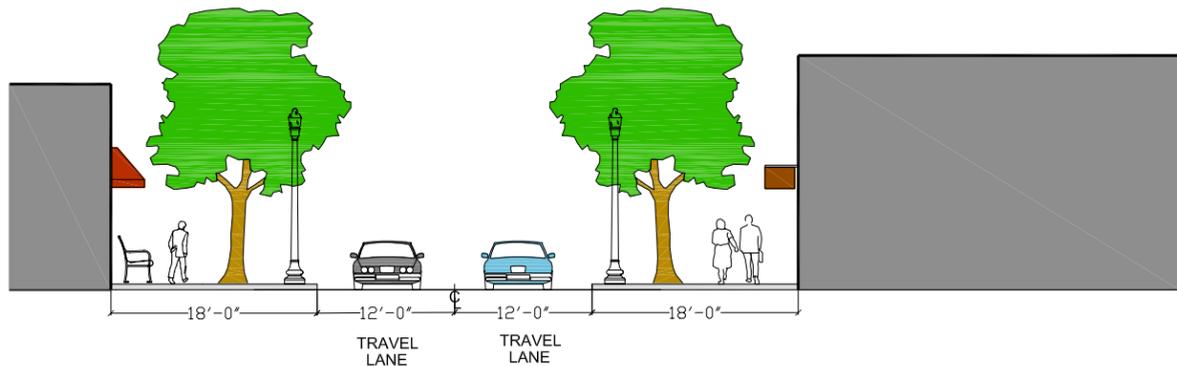
EXISTING CONDITIONS



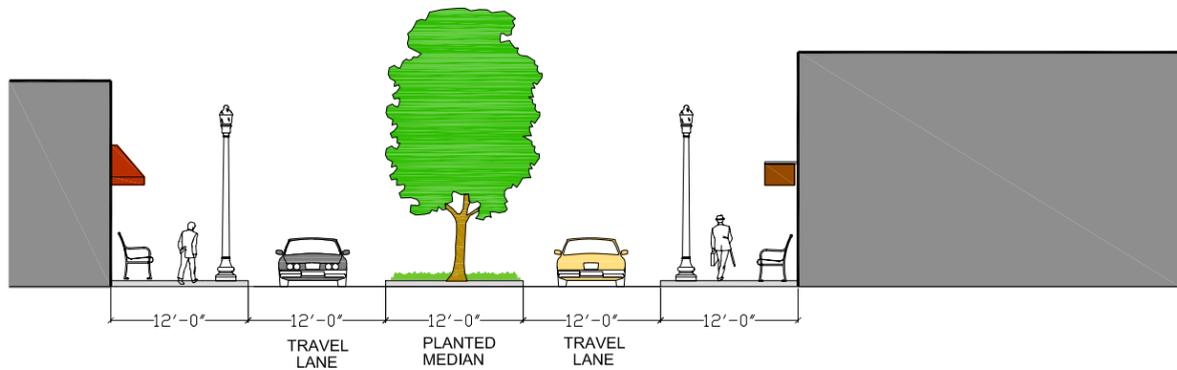
PROPOSED OPTION #1 - Central Angled Parking w/ Tree Islands



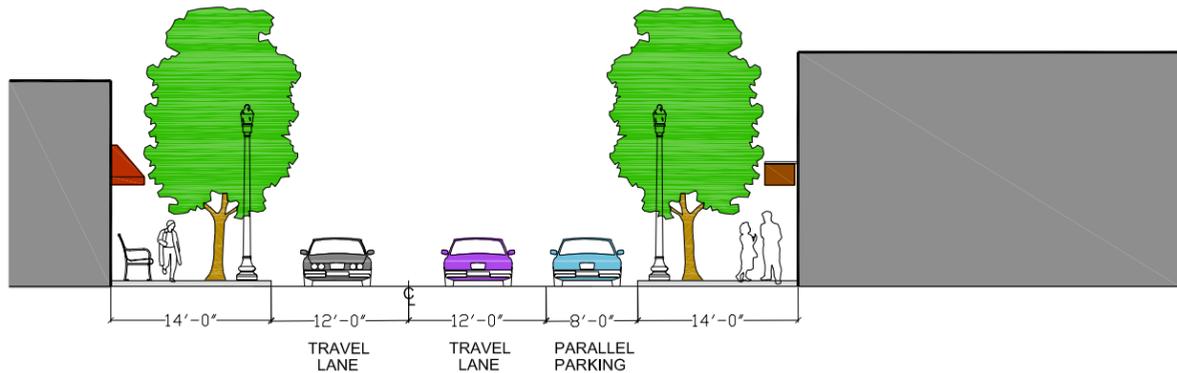
PROPOSED OPTION #2 - No Parking, Wider Sidewalks, Street Trees



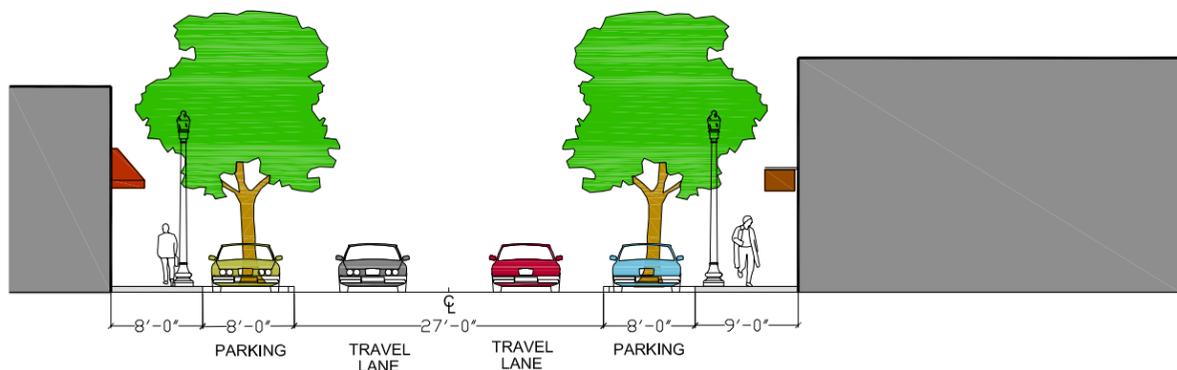
PROPOSED OPTION #3 - No Parking, Wider Sidewalks, Central Tree Median



PROPOSED OPTION #4 - Parallel Parking One Side Only, Wider Sidewalks



PROPOSED OPTION #5 - Parallel Parking Both Sides w/ Tree Bumpouts





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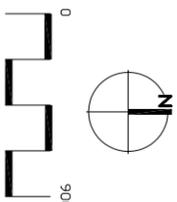
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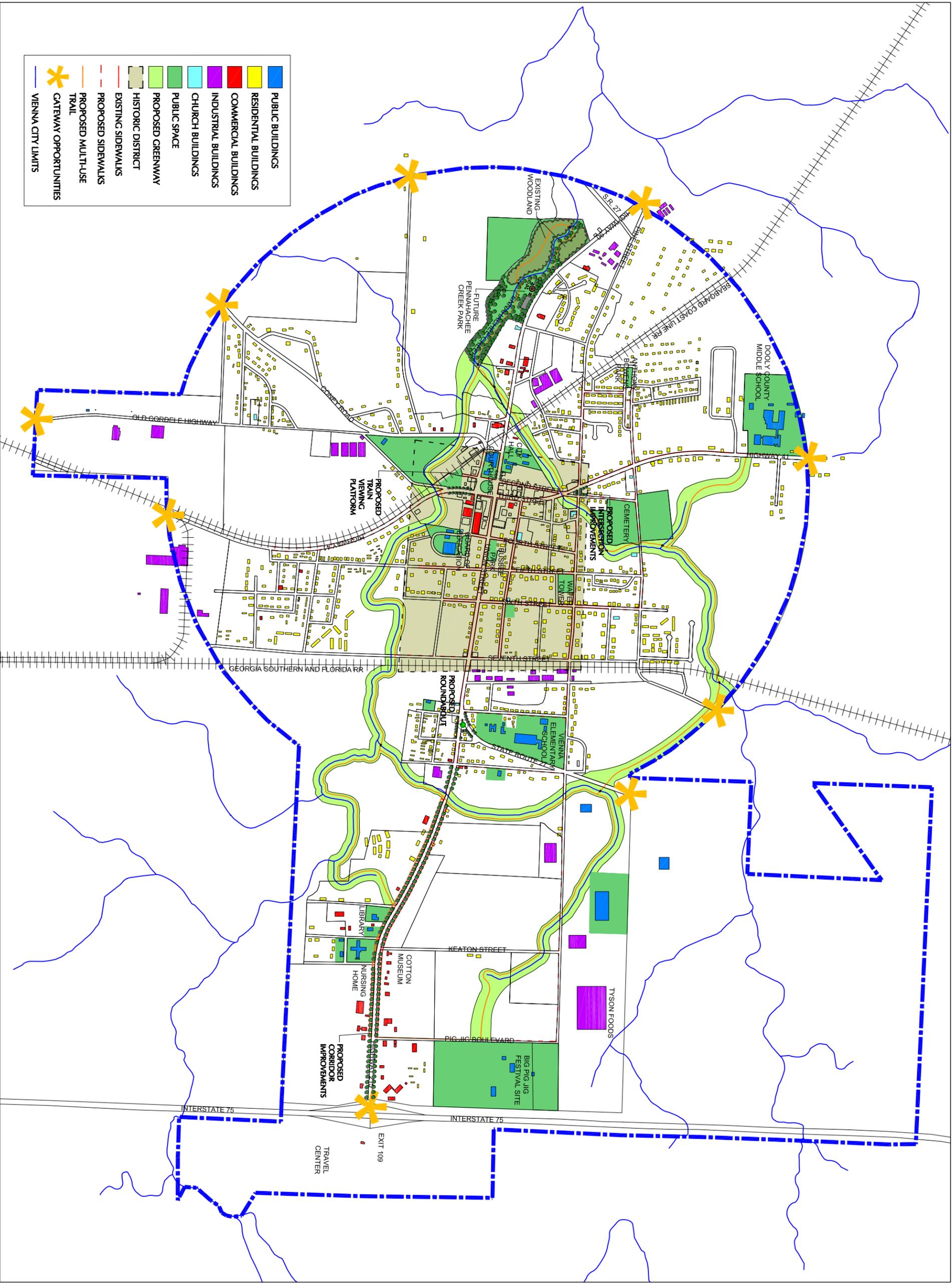
VIENNA, GEORGIA

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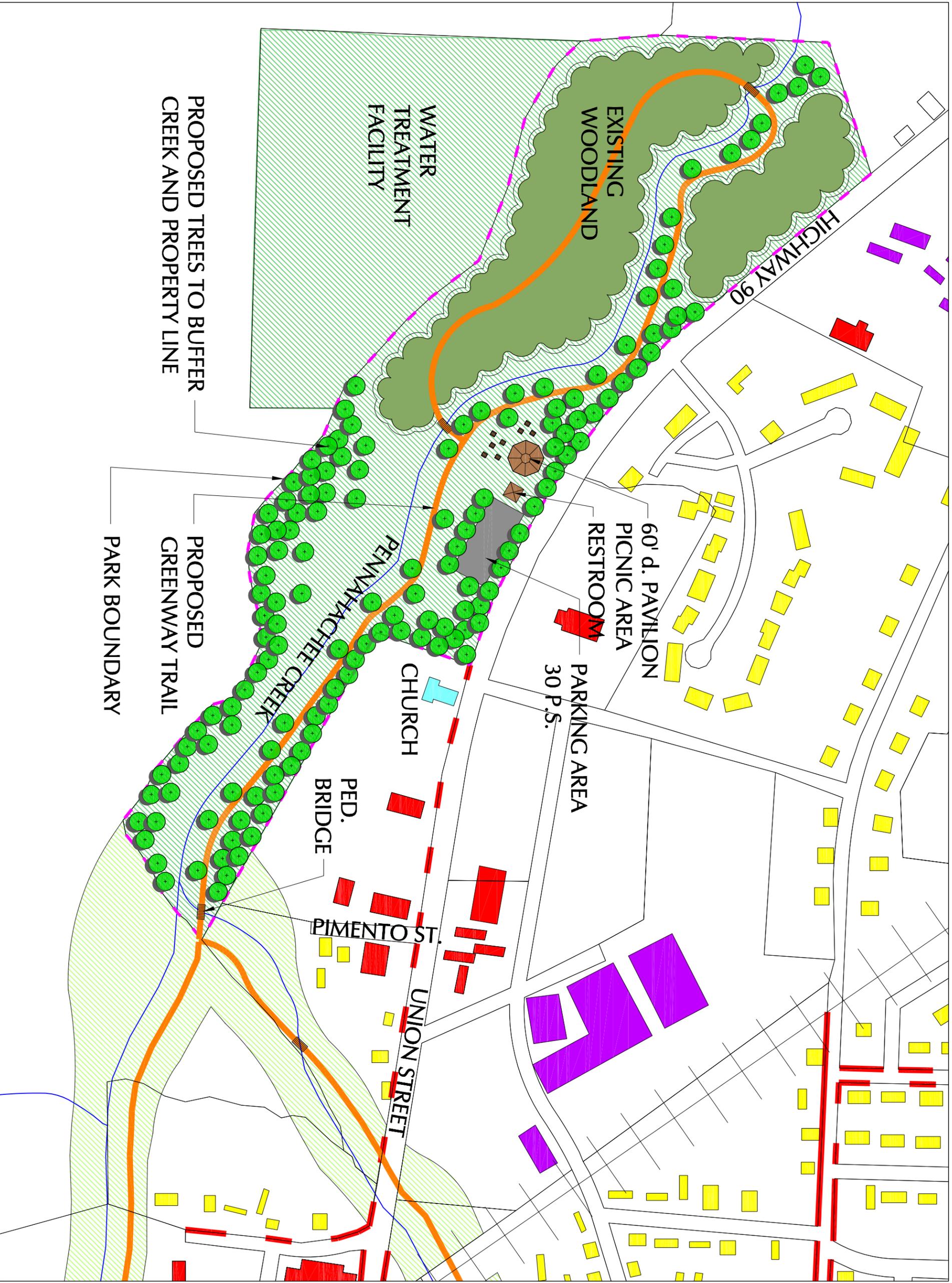


MASTER PLAN

ILLUSTRATION 19



	PUBLIC BUILDINGS
	RESIDENTIAL BUILDINGS
	COMMERCIAL BUILDINGS
	INDUSTRIAL BUILDINGS
	CHURCH BUILDINGS
	PUBLIC SPACE
	PROPOSED GREENWAY
	HISTORIC DISTRICT
	EXISTING SIDEWALKS
	PROPOSED SIDEWALKS
	PROPOSED MULTI-USE TRAIL
	GATEWAY OPPORTUNITIES
	VIENNA CITY LIMITS

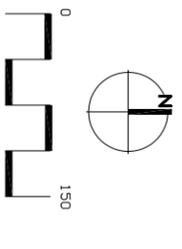


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PENNAHACHEE CREEK PARK MASTER PLAN

Appendix A

VIENNA MASTER PLAN
Summary Notes from Project Kick-Off Meeting
Held in Vienna, Georgia April 14, 2005

ISSUES:

- Truck Traffic
- Creek Flooding
- Empty Buildings:
 - Elementary School
 - Middle School (scheduled for demolition @ Pinehurst)
 - Red Cap Building on East Pine Street
 - Historic Hospital
 - Historic Houses
 - Rubos Store on Hwy 41 South

OPPORTUNITIES:

- Enhance Intersection of Hwy 215 & Hwy 27
- Enhance Intersection of Pine Street and Hwy 41
- Maintain Historic Buildings
 - Include affordable housing – 2nd floor loft spaces?
- Add Retail Shops
- Add Restaurants
- Expand Industrial Parks:
 - North - Tyson Foods (Venue for Annual Pig Jig)
 - South – Substation

(3) SPECIFIC AREAS OF FOCUS FOR THE STUDY:

1. **Corridor**
 - A. Needs Better Traffic Management at I-75
 - B. Needs Guidelines for Future Development
 - C. Corridor Extends East of I-75 – Consider this area too
 - D. Maintain Agricultural / Rural Character
 - E. Housing Infill Opportunities (City Wide)
 - F. Beautification Opportunities – Add Trees, Medians, etc.
 - G. Consider Access to Pig Jig Site (Annual Event 1st Week in October)
2. **Downtown**
 - A. Would Benefit from Streetscape Improvements
 - B. Encourage Connections to City Parks:
 - a) Busbee

- b) Courthouse
 - c) Walking Track
 - d) (Future Pennahatchee Creek Park)
 - C. Under-Utilized Off-Street Parking - Needs Enhancement
 - D. Unattractive (New) Traffic Poles
 - E. Beautification for Railroad Corridor
 - F. Cotton Warehouses
 - a) Character-Defining Element
 - G. Opportunity to Bury Overhead Utilities
 - a) Georgia Power
 - b) Middle Georgia EMC at Corridor
 - c) (City Manages Water and Sewer)
 - H. Edalgo Buildings Need Restoration
 - I. Create Railroad Viewing Platform – (Historic Depot was demolished)
- 3. **Open Space**
 - A. Oakdale
 - B. Anthony Bowens
 - C. Fifth and Pine Streets
 - a) Former Tennis Courts and Pool
 - D. Still Quarters Subdivision – (Former Turpentine Factory?)
 - E. Traffic Triangle at Pine Street and Hwy 41
 - F. Natural Areas along the Pennahatchee Creek
 - G. Cemetery (C. Stevens Pond)
 - H. Hwy 41 South – Creek Access
 - I. Extend First Street to Hwy 41 (at Walking Track)
 - J. Property on Second Street that backs up to creek – (City to acquire?)
 - K. Second Street Extension
 - a) Pedestrian Access
 - L. Overpass to Relieve Truck Traffic (By-Pass Opportunity)
 - M. Interchange South of Exit at Shiloh Church Road
 - N. Georgia Pacific Railroad Corridor

Appendix B

History – Truck Route

January 1994 Document: City of Vienna, Dooly County, Bypass Routes for Cargill Plant provided by Office of Planning-DOT, Planner: John H. Sutherland – summary:

Background: The Middle Flint RDC quarterly report of September 1992 called attention to the possible need for a bypass route for Vienna to serve the Cargill poultry processing plant.

Currently Planned Highway Projects: Improved access to the Cargill plant by upgrading and three-laning Slosheye Trail with a city contract. DOT to realign the SR27/215 intersection so that the east-west movement between SR 215 and SR27 is the through movement instead of the present stop sign for westbound SR 215 traffic. No new construction, only restriping, etc. Cargill trucks from the west can then travel straight through the intersection to reach the plant via Slosheye Trail and SR 215. Slosheye Trail will also provide access to the plant for Cargill trucks coming up I-75 from the south. The SR27/215 improvement plan and the upgrading of Slosheye Trail will also serve to route trucks to the plant without routing them past the high school or SR 27.

Other Modes: Park and Ride – DOT park and ride lots which Cargill commuters might use are presently located in surrounding cities including Cordele, Reynolds, Ashburn, Eastman, and Cochran. Rail: Cargill reports that rail transport would not be sited to their needs.

Report on Need for Bypass Routes for Cargill Plant, Vienna: . . . Present traffic in Vienna appears to be creating no congestion or turning movement problems. Level of service analysis on main intersection US 41 and Hwy 90. This analysis indicated that the intersection is operating satisfactorily. Under estimated future traffic, the westbound leg may prove unsatisfactory. This could probably be corrected by adjustments to signal timing, but this judgment will have to be made as the condition materializes.

A benefit cost analysis was done on the three alternatives . . . the benefit cost ratios are all less than 1.00 and therefore would not justify the estimated cost.

The bypass routes are not cost effective and do not relieve any present or know future highway capacity problem. They are therefore not recommended for construction by DOT. However, local officials may wish to consider construction of the routes under county contract because of possible economic benefits to the area. Better road connections could enhance local plans to develop an approximate 10-acre industrial tract adjacent to the Cargill site.

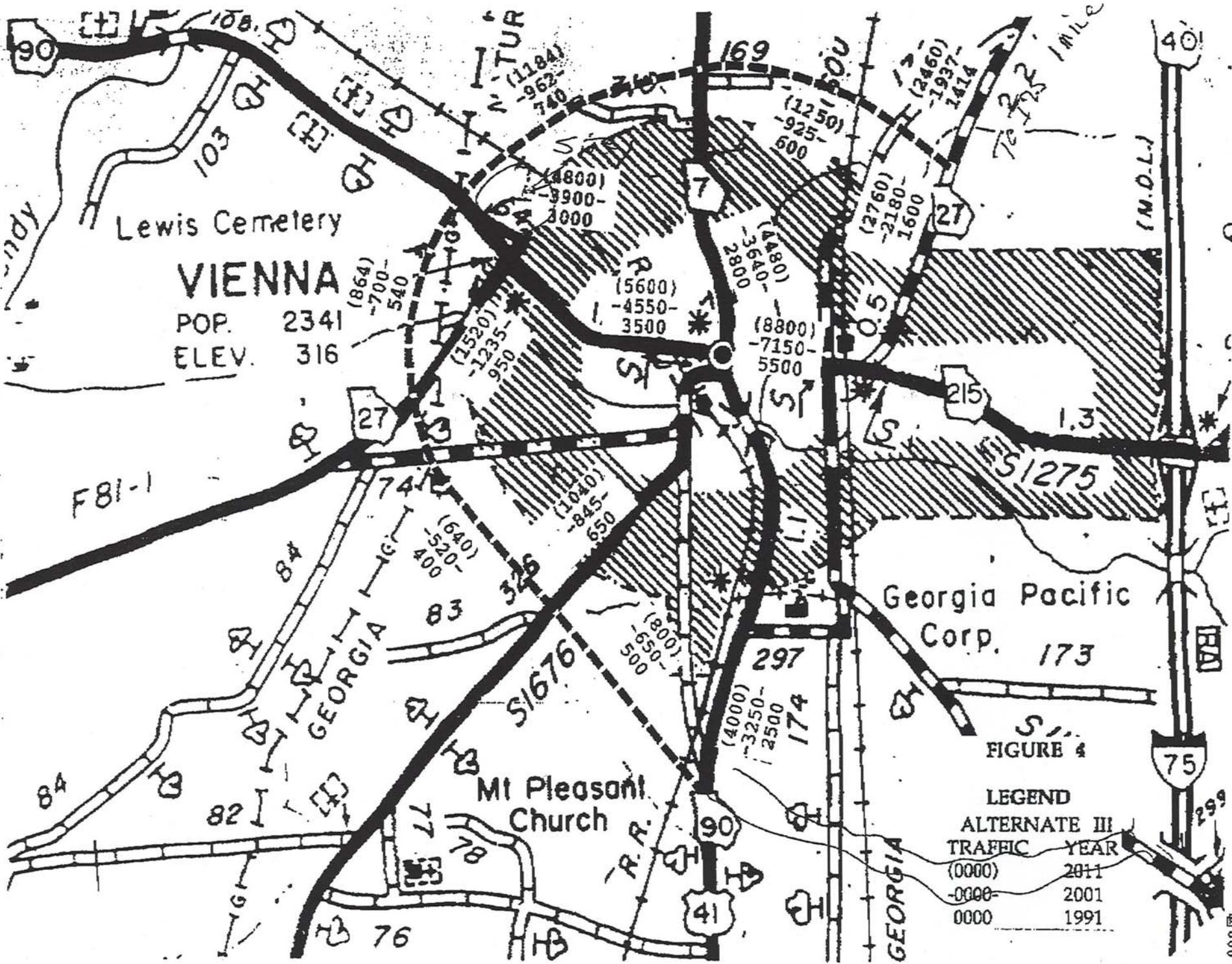
April 1996 Letter from County Commissioners – Support joint project with City, but voice concern about the effects the project would have on the downtown business district.

May 1996 Letter to Rep. Johnny Floyd, Sen. Rooney Bowen, and Rep. Lynmore James, requesting his support and asking for joint meeting with legislators, City Council, County Commission and possibly the Governor – Informing of proposed bypass proposal, noting 1994 notes from DOT that routes not cost effective and not recommended for construction. City appealing based on change of situation for the City since their lack of approval:

1. Tyson's increase in operation
2. Mid-GA Processing opening
3. Vienna would be more marketable to prospects with truck traffic.
4. Expansion of Rusty's Welding
5. Increased Log Truck Traffic
6. Increased Traffic in downtown area as tourism develops
7. Increase availability of funding due to EC/EZ Designation

- May 1996** Support letter for the project from Crisp/Dooly Enterprises/Al Shauf – “The proposed bypass will reduce congestion in downtown Vienna and thereby improve the quality of life for the city’s residents. By making the Vienna area more attractive to industry, the bypass will enhance long-term economic development of the Enterprise Community and increase economic opportunities for its citizens.”
- June 1996** Letter to Mayor Davis from Senator Paul Coverdell – “With regards to your efforts to obtain ISTEA funds to build a highway by-pass around the City of Vienna, I have sent a letter the GA DOT in support of this project.”
- June 1996** Local Truck Count performed: 9:00 am to 10:00 am, 10:15 am to 11:30 am, 11:35 am to 11:55 am, and 1:00 pm to 8:00 pm Tyson trucks – 12, Log trucks – 152, Other – 106, 18-wheeler – 78, Shuttles - 2
Next Day: 10:00 am to 12:00 pm, 1:15 pm to 2:00 pm, 2:15 pm to 3:00 pm, 3:10 pm to 3:50 pm Tyson – 4, Log Trucks – 215, Other – 69, 18-wheeler – 90
- March 1998** Letter to DOT Commissioner, Wayne Shackelford from Mayor Davis – Enclosed copy of past efforts for the project and asking for assistance in persuading DOT.
- March 1998** Letter from DOT to Mayor Davis – “. . . your request will be reviewed again and a bypass project will be programmed for construction. This review will be to determine the best alternative route to serve the area. I am forwarding a copy of this letter to our Office of Planning to begin the process of the review and development of the project.”
- April 1998** Letter from Stan Gambrell to DOT – “In the event we are unable to attend the STIP Public Meeting, we encourage the inclusion of a truck route-by-pass around Vienna.”
-
- March 2003** Vienna Better Hometown's Economic Restructuring Committee begins conversation/discussion concerning need for a truck bypass for the downtown area.
- June 2003** Letter received from Neil Joiner suggestion a partial solution to connect US 41 to Hwy 90 via land access located behind Bank of Dooly - noting that a considerable amount of traffic would be alleviated in the most congested intersection while also keeping that same traffic near downtown which is often considered preferable to routes completely outside of the business parameter.
- July 2003** Vienna Better Hometown holds a truck counting event, receiving promotion from local newspapers as well as television promotion from WSST in Cordele and WMAZ in Macon.
- July 2003** Vienna City Attorney confirms that the speed limit on city streets cannot exceed 30 miles per hour. Mayor and City Council can determine a lesser speed limit as long as it is defined reasonable and proper under the circumstances. However, all is subject to any State of GA or Federal laws, policies, rules, procedures, or other means which provide for a different minimum or maximum speed limit.
- Nov 2003** Ray Luce from the GA Historic Preservation Division confirms that Georgia code section 40-14-8 was changed in 1999 to allow cities to enforce their own speed limit on a state highway in a historic district officially designated.

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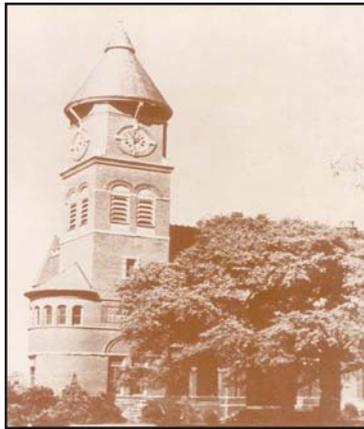
Appendix C

CITY OF VIENNA MASTER PLAN
The Jaeger Company
COST ESTIMATE 12.31.05

<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>	<i>Total</i>
Highway 215 Corridor					\$1,018,432
Site Preparation	3	AC	\$3,500	\$10,500	
Grading	1	LS	\$15,000	\$15,000	
Sidewalks (6' wide)	5,142	LF	\$26	\$133,692	
Multi-Use Trail (12' wide) (+ to Pig Jig)	3,580	LF	\$28	\$100,240	
Crosswalks	10	EA	\$2,500	\$25,000	
Drainage Improvements - Bioswale	2,800	LF	\$60	\$168,000	
Wildflower Seeding	4	AC	\$4,000	\$16,000	
Landscaping -Trees, Ground Cover	1	LS	\$50,000	\$50,000	
Lighting - Pedestrian & Roadway	1	LS	\$500,000	\$500,000	
Downtown					\$2,964,532
<i>Pedestrian Circulation</i>					<i>\$1,437,012</i>
Site Preparation	4	AC	\$3,500	\$14,000	
Grading	1	LS	\$20,000	\$20,000	
New Concrete Sidewalks (6' wide)	27,022	LF	\$26	\$702,572	
Concrete Curb & Gutter	27,022	LF	\$20	\$540,440	
Crosswalks	64	EA	\$2,500	\$160,000	
<i>Traffic Improvements</i>					<i>\$1,075,000</i>
Roundabout	1	EA	\$300,000	\$300,000	
Decorative Traffic Signalization	2	EA	\$250,000	\$500,000	<i>per intersection</i>
Gateway Feature (arch)	10	EA	\$25,000	\$250,000	
Landscaping	1	LS	\$25,000	\$25,000	
<i>Off-Street Parking Lot Improvements</i>					<i>\$50,000</i>
Courthouse	1	LS	\$25,000	\$25,000	
South Courtyard	1	LS	\$25,000	\$25,000	
<i>Triangle at Piggly Wiggly</i>					<i>\$22,500</i>
Signage - Brick - Welcome	1	EA	\$2,500	\$2,500	
Landscaping	1	LS	\$20,000	\$20,000	
<i>South Third Street Improvements</i>					<i>\$380,020</i>
Site Preparation	1	AC	\$3,500	\$3,500	
Grading	1	LS	\$5,000	\$5,000	
Concrete Sidewalks (6' wide)	3,620	LF	\$26	\$94,120	
Concrete Curb & Gutter	3,620	LF	\$20	\$72,400	
Drainage Improvements	1	LS	\$40,000	\$40,000	
Landscaping - Trees	1	LS	\$50,000	\$50,000	
Irrigation	1	LS	\$15,000	\$15,000	
Lighting	1	LS	\$100,000	\$100,000	
Open Space					\$3,812,080
<i>Second Street Park</i>					<i>\$296,900</i>
Parking Lot Improvements	1	LS	\$30,000	\$30,000	
Park Entrance Arch	1	LS	\$25,000	\$25,000	
Train Viewing Platform	1	LS	\$35,000	\$35,000	
Public Restroom Facility	1	LS	\$25,000	\$25,000	
Sewer Waste Service	500	LF	\$60	\$30,000	
Electricity/Conduit	500	LF	\$14	\$7,000	
Water Service	500	LF	\$24	\$12,000	
Drinking fountains	2	EA	\$1,750	\$3,500	
Bench on Concrete Pad	6	EA	\$1,200	\$7,200	
Trash Receptacle on Concrete Pad	4	EA	\$800	\$3,200	
Picnic Table	6	EA	\$1,200	\$7,200	

CITY OF VIENNA MASTER PLAN
The Jaeger Company
COST ESTIMATE 12.31.05

<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>	<i>Total</i>
Outdoor Grill	3	EA	\$600	\$1,800	
Lighting	1	LS	\$50,000	\$50,000	
Perennial Gardens	2,500	SF	\$8	\$20,000	
Landscaping - Trees, Wildflowers	1	LS	\$25,000	\$25,000	
Irrigation	1	LS	\$15,000	\$15,000	
<i>Pennahachee Creek Park</i>					<i>\$1,077,300</i>
Site Preparation	3	AC	\$3,500	\$10,500	
Selective Clearing - Woods Area	2	AC	\$10,000	\$23,000	
Grading	1	LS	\$15,000	\$15,000	
Asphalt Road & Parking Lot	1,000	SY	\$20	\$20,000	
Boardwalk	2,740	LF	\$45	\$123,300	
Viewing Platform - Swamp Area	800	SF	\$45	\$36,000	
Suspension Bridge	2	EA	\$150,000	\$300,000	
Creek Bank Stabilization	50,000	SF	\$5	\$250,000	
Wildflower Seeding	2	AC	\$4,000	\$8,000	
Landscaping - Trees	1	LS	\$50,000	\$50,000	
Public Restroom Facility	1	LS	\$25,000	\$25,000	
Sewer Waste Service	50	LF	\$60	\$3,000	
Electricity/Conduit	50	LF	\$14	\$700	
Water Service	50	LF	\$24	\$1,200	
Amphitheatre/Pavilion	1	EA	\$150,000	\$150,000	
Picnic Table	8	EA	\$1,200	\$9,600	
Outdoor Grill	4	EA	\$600	\$2,400	
Signage - Informational	6	EA	\$1,500	\$9,000	
Signage - Trail Marker	2	EA	\$300	\$600	
Maintenance Area	1	LS	\$40,000	\$40,000	
<i>Greenway</i>					<i>\$2,437,880</i>
Site Preparation	7	AC	\$3,500	\$24,500	
Grading	1	LS	\$35,000	\$35,000	
Multi-Use Trail (12' wide)	24,260	LF	\$28	\$679,280	
Suspension Bridge	8	EA	\$150,000	\$1,200,000	
Orientation Kiosk	11	EA	\$7,500	\$82,500	
Signage - Informational	22	EA	\$1,500	\$33,000	
Signage - Trail Marker (every 1/4 mile)	10	EA	\$300	\$3,000	
Traffic Signs	36	EA	\$350	\$12,600	
Trash Receptacle on Concrete Pad	15	EA	\$800	\$12,000	
Bench on Concrete Pad	30	EA	\$1,200	\$36,000	
Wildflower Seeding	5	AC	\$4,000	\$20,000	
Landscaping - Trees	1	LS	\$250,000	\$250,000	
Golf Putting Greens	1	AC	\$50,000	\$50,000	
Subtotal					\$7,795,044
Contingency (10%)					\$779,504
Insurance/Bonds/Other Fees (10%)					\$857,455
Land. Arch./Eng./Arch./Survey Fees (12%)					\$1,028,946
TOTAL					\$10,460,949



Vienna, Georgia
Final Report

December 2005

A RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF VIENNA; TO MODIFY AN URBAN REDEVELOPMENT PLAN FOR ONE OR MORE SLUM, BLIGHTED OR UNDERDEVELOPED AREAS WITHIN THE CITY OF VIENNA, GEORGIA, PURSUANT TO THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW, O.C.G.A. SECTION 36-61-8; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF THE CITY OF VIENNA, GEORGIA (the "City") is the duly elected governing authority for the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated provides for the creation of an Urban Redevelopment Plan for an Urban Redevelopment Project as those terms are defined in O.C.G.A. § 36-61-2; and

WHEREAS, the City Charter grants the Mayor and City Council, as the governing body of the City, the power to organize and operate an urban redevelopment program; and

WHEREAS, in 2013, the Mayor and City Council of the City recognized that there is a need for the revitalization and redevelopment of areas of the City to develop and promote for the public good and general welfare housing, trade, commerce, and employment opportunities within the City; and

WHEREAS, in 2013, the Mayor and City Council of the City recognized that within such areas there exist certain "slum areas" within the City limits, as that term defined in O.C.G.A. § 36-61-2, in that there presently exist conditions such as: a predominance of buildings or improvements, both residential and nonresidential, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are conducive to crime and are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness for present or future development; development impaired by transportation noise or by other environmental hazards; or a combination of such conditions that substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, it has been determined by the Mayor and City Council of the City that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, in 2013, the Mayor and City Council of the City determined that such areas should be designated as Urban Redevelopment Areas as defined by O.C.G.A. § 36-61-2; and

WHEREAS, the Mayor and City Council of the City prepared and adopted a workable program to eliminate and prevent the development or spread of “slum areas”, as that term defined in O.C.G.A. § 36-61-2, to encourage needed urban rehabilitation, to provide for the redevelopment of such “slum areas”, and to undertake such activities as may be suitably employed to achieve these objectives known as the Urban Redevelopment Plan of the City of Vienna; and

WHEREAS, the Mayor and City Council of the City has caused a public hearing to be held and adopted the Urban Redevelopment Plan of the City of Vienna pursuant to the provisions of O.C.G.A. § 36-61-7; and

WHEREAS, the Mayor and City Council of the City desires to update the adopted 2013 Urban Redevelopment Plan of the City of Vienna which shall not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

WHEREAS, the Mayor and City Council of the City desires to make a minor amendment to the adopted 2013 Urban Redevelopment Plan of the City of Vienna which shall not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

WHEREAS, the Mayor and City Council of the City amends the Urban Redevelopment Plan by adding the following parcels into the Plan and including the addition of said parcels into the Urban Redevelopment Plan Boundaries Map as follows:

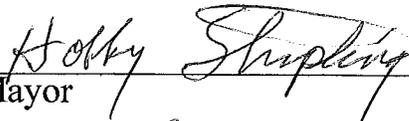
All those lands shown and delineated on the two (2) plats of survey identified as: (a) all of Tract No. 1 and all of Tract No. 2 containing collectively 28.857 acres as shown on plat of survey for Dooly Developers, Inc., by Earl D. Raines, Georgia Registered Land Surveyor No. 1512, dated August 11, 1999, filed for record in Clerk’s Office, Dooly Superior Court, August 12, 1999, in Plat Book 9, at page 108; and (b) all of Tr. No. 1 containing 0.50 acre and Tr. No. 2 containing 0.50 acre, on plat of survey prepared for Sadie Inez Blash, *et al.* by Earl D. Raines, Georgia Registered Land Surveyor No. 1512, dated October 4, 1994, and filed for record in

Clerk's Office, Dooly Superior Court, on December 16, 1994, in Plat Book 11, at page 71; and

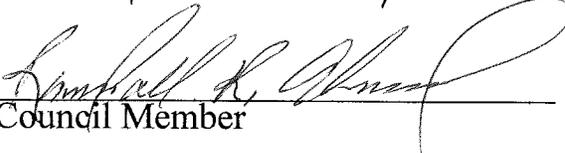
BE IT FURTHER RESOLVED by the Mayor and City Council of the City of Vienna, that the 2013 Urban Redevelopment Plan of the City of Vienna, a copy of which is attached hereto as Exhibit "A", is hereby updated, amended and adopted; and

BE IT FURTHER RESOLVED, that any and all resolutions in conflict with this resolution are hereby repealed.

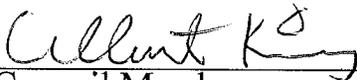
APPROVED AND ADOPTED THIS 13th day of March, 2017.



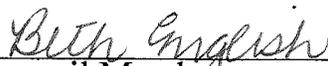
Mayor



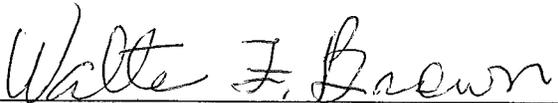
Council Member



Council Member



Council Member



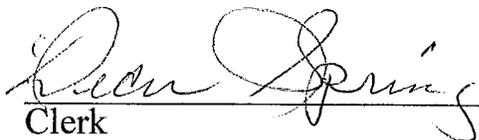
Council Member

CERTIFICATE

The undersigned Clerk of the Mayor and City Council of the City of Vienna, Georgia, does hereby certify that the foregoing Resolution was adopted by the City of Vienna, Georgia, at its regularly scheduled meeting on March 13, 2017, with proper notice having been given and posted and a quorum having been present and acting upon the same.

SO CERTIFIED this 13 day of March, 2017.

AFFIX CITY SEAL



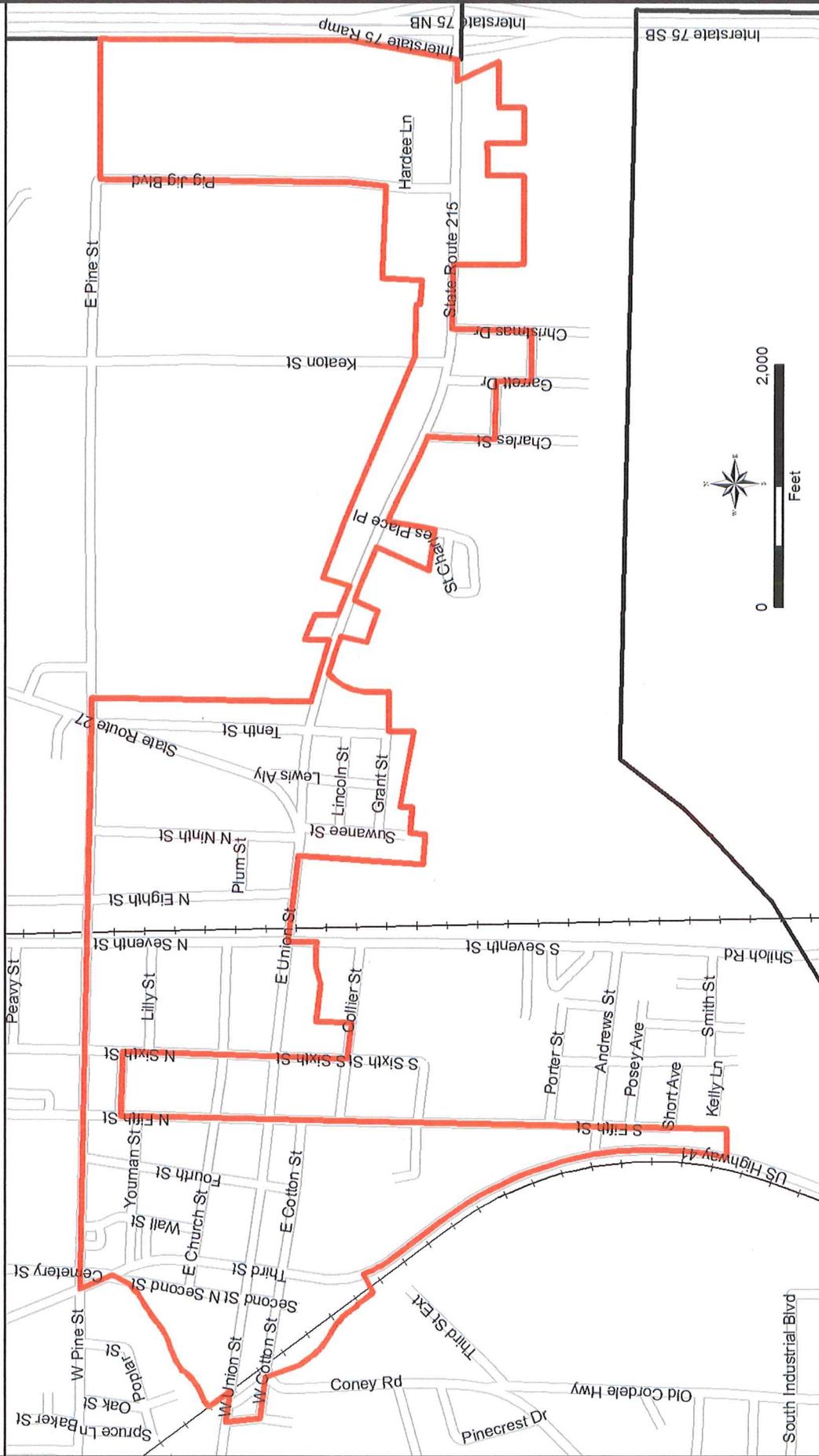
Clerk

Attachment #2

Attached is a Resolution to Amend the City of Vienna's Urban Redevelopment Plan by adding parcels V18A8, V18A12, V18A13 to the Plan and the URP Boundaries Map. (attached)

The purpose for amending the plan is to include that area of the City proposed for a multi-family housing development. Having the project area included in the City's URP will give extra points on the score of the LIHTC application.

City Of Vienna Redevelopment Map



 Redevelopment Area; last amendment as of March 13, 2017



**Georgia PlanFirst Community Program
Application**

Introduction: *The Department of Community Affairs' PlanFirst Community Program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst Community designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA (to check status for both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>). To be selected for PlanFirst Community designation, a multi-agency review panel will evaluate a number of indicators of community success with plan implementation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.*

Instructions: *Please answer all the following questions, attaching additional pages where necessary. Attach letters of support or other evidence of local commitment to successfully participate in this program if selected. Total application length, including support letters, must not exceed 20 pages.*

1. Applicant Government City of Vienna
2. Address 203 West Cotton Street, P. O. Box 436, Vienna, GA 31092
3. Contact Person Janet Joiner
4. Telephone 229-268-4920
5. E-mail jjoiner@sowega.net
6. Application prepared by Janet Joiner

I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.

7. Official Signature 
8. Date 04-28-2014
9. Name (please print) Eddie Daniels
10. Title Mayor

11. For each of the following indicators, briefly explain how your community addresses this indicator and identify specific examples and resulting local successes. (Each indicator will be scored 1 – does not meet, 3 – meets, or 5 – exceeds, except indicators 11 j. and 11 t. which may score up to 10 points)

Indicator	Explanation
a. We have a good track record with maintaining our Qualified Local Government status and submitting required reports to DCA.	The City of Vienna has met DCA planning requirements and has historically maintained its QLG status. The comprehensive plan and updates have been submitted in a timely fashion. The last short term work plan update was submitted in 2012 for the years 2013-2017 and the next update is due in October, 2017.
Goals	
b. The Goals (or Vision) section of our comprehensive plan are supported by the community and its leadership	In 2006, the City of Vienna participated in the development of the "Greater Dooly Comprehensive Plan". This is a joint county-wide plan for Dooly County and its 6 municipalities which includes Vienna. The planning process was initiated when Georgia DCA conducted a special training workshop in Vienna entitled "Planning for Quality Growth in Dooly County." Local staff and community participants were invited as local stakeholders to participate in this 4-day workshop. (continued..)
c. The Goals are both ambitious and achievable for the community	Many of our goals are quite ambitious being the small community we are. However, it is our belief that you have to think big to achieve big. Doing large projects in phases is one way that has worked for us.
d. The Goals steer local decision-making on a continuous basis	Local decisions are driven by the goals set forth in the City's Comprehensive and Master Plans. Character areas and land use maps are used as guidelines in all new development and redevelopment projects to ensure sustainable (continued. . .)
e. Consistent progress is being made at achieving the Goals	The City of Vienna is satisfied with the progress that has been made. Some of the goals set in 2006 have been achieved, others are in process, and yet others are still in the schedule for future development as funds become available.
Leadership	
f. We have effective planning staff or another suitable arrangement for handling community planning matters	The City's Community Development Department staff works with other city departments such as Public Works and the City Administrator to handle community planning matters. Also various commissions and authorities, such as the Planning & Zoning Commission, Historic Preservation Commission, both Development Authorities, and Vienna Main Street are included as needed.
g. We have an active planning commission or similar body to steer local planning decisions	The Community Development Department of the City steers local planning decisions using the Planning & Zoning Commission, Historic Preservation Commission, and the City's Development Authorities. Recommendations are then presented to City Council for final approval.
h. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership)	The Community Development Department gives regular updates and reports to the Mayor and City Council as well as an annual review that includes the status of comprehensive plan goals. Out of town planning retreats are held as needed. At these retreats, City officials evaluate progress made in the City's Comprehensive Plan, Master Plan, and Urban Redevelopment Plan and discuss future growth and needs requirements to be incorporated into the existing plan.
i. All local officials (both elected and appointed) involved in local planning	All elected officials & staff attend training sessions throughout the year offered by GMA & DCA. Many are graduates of the GA Academy where planning is part of the training. Two City Councilmen are currently enrolled in the Academy. The Com-

Indicator	Explanation
processes have recently attended training in how to use the plan effectively	munity Development Director is an active member of the GA Planners Association and GEDA. The Director also serves on the River Valley Regional Commission CEDS (Comprehensive Economic Development Strategy) Committee and (continued. .)
j. Provide up to ten of your best recent examples where the plan steered a key local decision	(1) Looking for ways to fund the plan projects led City Council to work with County Officials to develop a SPLOST referendum. (2) The plan led to the re-evaluation of the local planning and zoning regulations. Updates were made, a few errors were found and corrected with amendments, and some new ordinances were adopted as result. An example is a timely new ordinance that provides for the (continued. .)
Participation	
k. Our comprehensive plan was prepared with multiple community input opportunities	Our comprehensive plan was developed with much community input. In addition to the 4 day workshop mentioned in item (b), other planning activities included Town Hall meetings and strategic planning sessions held in the development of the City's Urban Redevelopment Plan. This URP, adopted in 2013 has won (continued..)
l. The community input received during plan preparation influenced the content of the plan	Yes, see item b. and k. above. Example: One thing that was consistently brought up in all community planning sessions and Town Hall meetings was the need for a venue to hold large functions. Due to the lack of a large facility, these functions where being held out of the county which is not only an inconvenience (continued..)
m. Our steering committee that guided development of the plan included local leaders and elected officials	The steering committee that guided the Greater Dooly Comprehensive Plan development was made up of Dooly County Commissioners & staff, as well as Mayors, City Councilmen, and staff from each of the municipalities within the county.
n. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders	The City solicits input from its citizens in a variety of ways: monthly City newsletter, social media Facebook Page, Twitter, the City's web site, mass e-mail, regular mail, and also the use of surveys from time to time. The results and comments from these sources are shared with the elected officials in written form and verbally. Volunteers are solicited and opportunities to serve on City Boards and Committees are posted through the above methods. However, we have only achieved little success in reaching the non-traditional populations in the community. This is one area where we could use some assistance.
o. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders	The City is fortunate to have active community advocates among our citizens and business owners. These advocates do not hesitate to personally contact the Mayor, Council, and/or City Staff to discuss their ideas and issues. They also attend the Town Hall Meetings to engage in open discussion. We also have a variety of organizations who are wonderful community activists. Examples are the Dooly County Chamber of Commerce, Vienna Main Street, the Vienna Woman's Club, and the Vienna Garden Club. They all are active in community projects and events and have a lot of credibility among our city officials. The City appreciates (continued. .)
Implementation	
p. The Work Program section of our comprehensive plan consists primarily of specific action items that	Yes, our Short Term Work Program action items are very specific to the overall plan goals and spell out the steps we need to take to achieve our long-term goals.

Indicator	Explanation
make it clear exactly what we intend to do to implement the plan	
q. Our Work Program action items clearly address local needs or Goals identified in the plan	Yes, the Work Program is very specific to the needs of the City of Vienna and the implementation goals identified in the plan. (See example in item l. above)
r. We have a good track record of accomplishing most of the action items included in past plan Work Programs	Yes, as an example, in the 2002-2006 Work Plan out of 57 items, 51 were completed, 1 was partially completed, and 5 were postponed for various reasons. Several goals included in the newest work plan version (2013-2017) have already been accomplished. (See attached 2002-2006 work plan)
s. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan	Yes, our capital improvements budget also includes the SPLOST budget that is designated for certain capital projects that are listed in the City's comprehensive plan. The budget is reviewed and adjusted each fiscal year.
t. Provide up to ten best of your best recent examples of important projects carried out as a result of the plan	(1) The City invested over \$2M in 2013 in water and sewer improvements projects and equipment. Examples are: installation of 1,356 radio read water meters, the rehabilitation of 5 city wells and related appurtenances, and the replacement of sewer lines in some neighborhoods. (2) Purchased a Vigilant Solution Law Enforcement Camera system, which is a license plate recognition (continued)

Print Form

Submit by Email

Georgia PlanFirst Community Program Application
City of Vienna, Georgia
Additional Page 1

11. Goals b. (continued)

Attendance and participation was very good and there was much discussion about local planning issues, future vision, and real goals for the communities. The goals and community vision identified at this workshop were incorporated into the final version of the Greater Dooly Comprehensive Plan.

The City of Vienna has a history of planning that goes beyond the required comprehensive plan. In 2003, the City was awarded a Quality Growth Grant through DCA that enabled the City to commission The Jaeger Company to develop a Master Plan. The purpose of the plan was to provide guidance in the protection of historic and cultural resources, as well as a planning tool for smart growth development. This plan was pulled together with much stakeholder input and is still used in developing projects. Several planning retreats involving key stakeholders have been held over the years to revisit and update the Plan. In an effort to marry the 2 plans, many of the Master Plan goals have been incorporated into the City's comprehensive plan.

Another proof of community support for the City's goals was shown when voters approved a 6 year SPLOST to fund capital projects such as wastewater treatment facility improvements, a new city administration building, and the community center. The SPLOST was renewed by voters in 2012.

11. Goals d. (continued)

quality growth and protection of our natural resources. An example is the recent construction of 2 new buildings in our historic downtown - a Commercial Speculative Building and a Family Dollar Store. Because one of our plan goals is to protect the character of our local historic district, specific guidelines and a commission were put in place to oversee new construction. As a result, these new buildings are very compatible with our existing historic environment.

11. Leadership i. (continued)

the SWGA United Housing Oversight Committee.

11. Leadership j. (continued)

regulation and permitted location of Photovoltaic Solar Energy Production Facilities within the city limits.

(3) The plan led to the formation of a Historic Preservation Commission to provide oversight and guidance in the City's Local Historic District in order to protect and promote the City's historic resources. This led to a Certified Local Government, designation. As a CLG, the City was awarded an Historic Preservation Grant to assist the County Commission with needed roof repairs to the historic Dooly County Courthouse. As a result of the City's input and funding assistance, the roof was replaced with a slate roof (because the original roof was slate) rather than the proposed architectural shingles.

Georgia PlanFirst Community Application
City of Vienna, Georgia
Additional Page 2

- (4) The plan to develop strategies to encourage new residential development led to the City's application and designation as a GICH Community. The Vienna GICH Team discovered there was a great need to educate homeowners and potential home buyers about resources available to help them with their housing needs. As a result, the Dooly County Housing Information Expo was held. 15 exhibitors participated and the event was very well attended.
- (5) The plan to eliminate substandard housing led to the requirement of building permits and inspections in the City of Vienna. This was accomplished through a City/County intergovernmental agreement for the County Building Inspector to provide these services to the City.
- (6) The plan to repurpose a former school building as a multi-faceted community center led to the abatement of environmentally hazardous materials in the building prior to any renovations taking place, making this a safe and healthy environment for workers, residents in the neighborhood, and future users of the facility. The abatement was funded with an EPA Brownfields Cleanup Grant and the abatement project was completed in January 2014.
- (7) The plan to revitalize downtown led to the City's pursuit of a Better Hometown (now Main Street) designation. Vienna Main Street has been in force for 11 years and many improvements in the downtown area have been made. The Main Street program also helped City Officials see the need for a Community Development Department which was established in 2006.
- (8) The plan to actively promote tourism led to the reopening of the Georgia Cotton Museum and the City making the decision to take over ownership and operations of the facility. The Museum serves to attract visitors from Interstate 75 and encourages them to visit Historic Downtown Vienna. Vienna Main Street has also taken an active role in the designation of U. S. Highway 41 as a "Georgia Grown Trail". This trail will offer I-75 travelers an alternate, more leisurely route while promoting Georgia's agricultural products and small town businesses. Downtown Vienna is bisected by U. S. Highway 41.
- (9) The plan led to the hiring of a consulting engineer to evaluate all the City's water and sewer services and prepare a long-term improvement plan and schedule.
- (10) The goal to develop other festivals and/or community-wide events in addition to the Big Pig Jig led to the Chamber of Commerce's establishment of a Tourism Opportunity Committee to explore other community events and uses for the Big Pig Jig site. As a result the 2nd Annual MarchArt Show in the Park was held in March 2014, and the City has become a participant in the 100+ Mile Peanut Pickin' Yard Sale held in the fall. Both of these events serve to attract visitors to downtown Vienna.

11. Participation k. (continued)

2 planning awards for communicating results and public engagement: the 2013 Outstanding Planning Process for a Small Community from the Georgia Planner's Association, and a 2013 Innovation Award from the National Association of Development Organizations. During this process citizens participated in several Pattern and Place Charrettes to create a redevelopment plan tailored specifically to the city. The URP was developed with assistance from the River Valley Regional Commission and DCA. The City's comprehensive plan was used as a reference in the development of the URP.

**Georgia PlanFirst Community Application
City of Vienna, Georgia
Additional Page 3**

11. Participation l. (continued)

but has a negative impact on the local economy. This need was included in the City's Comprehensive Plan and the project is in process today, to convert a 55K square foot former school building into a multi-faceted community center. Phase I of the project, which is the environmental abatement and reroofing of the facility, should be completed in June 2014. Phase II is to complete the needed renovations of the lunchroom/assembly hall building of the 3 building complex so that the community can begin using that facility while the remainder of the buildings undergo renovations.

11. Participation o. (continued)

these community advocates and recognizes them each year at a volunteer appreciation event.

11. Implementation t. (continued)

system with a 4 camera mobility kit.

(3) Expand Water Services: In February 2013, the City entered into an agreement with Georgia Environmental Finance Authority to acquire land and construct a 750 GPM groundwater portable water supply well with associated well house/control building/treatment facility and a 200,000 gallon elevated water storage tank and all related appurtenances. This is part of the Governors Water Program. The project is in process and on schedule to be completed in 2014.

(4) Upgrade/Install New Sidewalks: Phase I of a new downtown streetscape that included new sidewalks, landscaping, and amenities has been completed. This led to Phase II which is on schedule for 2015. Sidewalks and landscaping were also added to the West Union Street corridor where none previously existed. This project provides safe connectivity to downtown for the west side neighborhoods and also enhances one of the main gateways into the City.

(5) Convert Former School to Community Center: Phase I of the project to repurpose a former school building into a multi-faceted community center was recently started and is on schedule to be completed this year. Phase I includes the abatement of environmentally hazardous materials such as lead-based paint and asbestos, and reroofing of the entire complex. Once Phase I is completed, the City will complete Phase II as funds become available.

(6) Housing Improvements: The City of Vienna has been awarded 3 CHIP grants for 2011, 2012, and 2013 totaling \$918,000. To date, 10 substandard houses have been brought up to code and 2 have been totally reconstructed. It is estimated that another 7 or 8 houses can be rehabilitated with the remaining funds.

(7) Urban Redevelopment Plan: With the assistance of River Valley Regional Commission and DCA, the City developed and adopted an Urban Redevelopment Plan in 2013.

(8) Highway 215 Corridor Improvement Plan: The State Route 215 Corridor that connects downtown Vienna to Interstate 75 underwent major landscaping improvements using a GDOT Gateway Grant. This project serves to draw and attract visitors to our downtown.

Georgia PlanFirst Community Application
City of Vienna, Georgia
Additional Page 4

(9) Seek Additional National Register Nominations: 2 properties have more recently been added to the City's roster of National Register Listings. The former Vienna High & Industrial School, site of the City's future community center, was listed for significance as one of the largest examples of an "Equalization School" in the state. The property was also recently awarded a Georgia Historical Marker and installation is planned for late summer 2014. The other listing is Vienna's Rosenwald School.

(10) Construct New Public Administration Building: A former bank was renovated as the new Vienna City Hall. Renovating an existing building, rather than building new, made it possible to keep City Hall in downtown Vienna.

Minutes (Pending Approval)
City of Vienna
Council Meeting
March 13, 2017

Members Present: Mayor Hobby Stripling, Mayor Pro tem Beth English, Council members Walter Brown, Randall Almond and Albert King. Also present were City Attorney Verlin Jones, City Administrator Michael Bowens and City Clerk/Recorder Debra Spring.

At 6 p.m. Mayor Stripling called the meeting to order. Councilman Almond opened with prayer and everyone stood to recite the Pledge of Allegiance.

Brown made motion to accept the agenda as presented. Almond seconded. Motion carried.

King made motion to approve the minutes from the February 27th meeting. Brown seconded. Motion carried. English moved to approve the minutes from the called meeting of March 6th. King seconded. Motion carried.

Annie Moore was on agenda to speak to council but was not present, therefore council moved on to item #5.

After a brief explanation from Attorney Jones of Ordinance Sec. 6-3 (Drinking in public) and Sec 6-182 (Hours of Sale) English made motion to approve the 1st Reading of the ordinance. Almond seconded. Motion carried.

Community Development Director Janet Joiner gave her report which included code enforcement officer Layfield receiving certification for Level I Training, a rabies clinic to be held in April, 2 new businesses opening, Development Authority members receiving required training and the neighborhood cleanup on April 3-14.

Almond made motion to approve the amendment to the Urban Redevelopment Plan to add several parcels to the Plan. Brown seconded. Motion unanimously carried.

In response to a Request for Proposal for administrative services for the City of Vienna's 2017 CDBG two firms (Grant Specialists of GA, Inc. and Carol's Consulting) submitted proposals. They were reviewed and scored with Grant Specialists scoring 36 points and Carol's Consulting scoring 34 points. At the recommendation of Joiner and Stripling, English made motion to accept the proposal from Grant Specialists of Georgia Inc. King seconded motion. Motion unanimously carried.

Public Works Superintendent Nathan Jordan gave his report and asked council to declare a list of items surplus so that they may be disposed of. The list included (1.) 1986 Brown Chevrolet 4 x 4 1CTEK14H5GS531991, (2). 1987 yellow International 2685 Tractor (Motor locked up), (3.) 1980 Blue International Dump Truck, (4) All Scrap Iron located at Dog Pound, 5. Old travel trailer located at East Spray field. Brown made motion to declare the items surplus, Almond seconded. Motion carried.

Chief Cozie Ray gave the Police Department Report.

City Clerk gave the financial report.

English gave a legislative update.

City Administrator Bowens gave his report which included information on Occupational Tax training, removal of diseased trees from park, registration for Annual conference, DCHS newsletter and March birthdays.

Brown expressed concern with dogs at Lakeshore Apartments.

With no other business to come before council meeting was adjourned.

POPULATIONS < 5,000 CITY OF VIENNA “VIENNA NEIGHBORHOOD REVITALIZATION”

BEFORE



AFTER



PUBLIC MEETING NOTICE

VIENNA COMMUNITY TRANSFORMATION

COMMUNITY TRANSFORMATION COMMUNITY MEETING

The Vienna Initiative for Community Housing Team/Community Transformation Team is developing a plan which is focused on needs related to education, health, housing, employment/economic development, and community services/facilities/transportation in Vienna. A successful *Community Transformation Plan* will provide specific elements and resources to improve the aforementioned areas.

In order to identify the accurate issues and opportunities for improvement in the areas of education, employment, health, housing and transportation within the community, we need your help and input. A community transformation meeting is an invaluable opportunity for the community transformation team to gather detailed information from community members and will help identify action items and goals for a comprehensive community transformation plan.

A public community transformational plan community meeting is scheduled for Tuesday, April 25th, 2017 at 10:30 am at the Dooly County Senior Citizen Center located at

MEETING DETAILS:

WHEN: APRIL 25, 2017 AT 10:30 AM

WHERE: DOOLY COUNTY SENIOR CITIZEN COMMUNITY CENTER