

Albany- Dougherty County Comprehensive Plan

2046

Looking Forward Together

City of Albany and Dougherty County
2046 Comprehensive Plan Update

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Acknowledgments

City Commission

- Bo Dorough, Mayor
- Jon Howard, Mayor Pro Tem, Ward I
- Willie C. Weaver Sr., Commissioner, Ward II
- Vilnis Gaines, Commissioner, Ward III
- Chad E. Warbington, Commissioner, Ward IV
- Colette Jenkins, Commissioner, Ward V
- Diana Brown, Commissioner, Ward VI

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- Lorenzo L. Heard, Chairman
- Ed Newsome, Commissioner, District 1
- Victor Edwards, Commissioner, District 2
- Clinton Johnson, Commissioner, District 3
- Russell Gray, Commissioner, District 4
- Gloria Gaines, Commissioner, District 5
- Anthony Jones, Commissioner, District 6

Albany and Dougherty County Planning Staff

- Paul Forgey, AICP, CFM, Director of Planning & Development Services
- M. Angel Gray, Deputy Director; Planning & Development Services
- Tanner Anderson, Planner II
- Denise Clark, Planner II
- Tonie Mitchum, Planner II
- Lance Botdorf, Planner I
- Lexie Johnson, Planner I

GMC Planning Team

- Kalanos Johnson, MBA, Project Manager
- Glenn Coyne, FAICP, Deputy Project Manager
- Rhonda Davis, PE, Project Principal & VP
- Kealan Millies-Lucke, AICP, Community Planner
- Julianne Harper, AICP, Community Planner
- Ed DiTommaso, AICP, GIS Manager

Comprehensive Plan Advisory Committee

- John Hawthorne, Director of the Department of Community and Economic Development
- Larry Thomas, County Chief Appraiser and Chair of Land Bank
- Cedric Scott, Fire Chief and EMA Director
- Kendall Hodge, Director of Utility Operations
- Don Gray, Director of Facilities
- Chucky Mathis, Public Works Director (County)
- Lequrica Gaskins, Downtown Manager
- Perry Ford, Engineering Associate
- Ken Breedlove, Traffic Engineering Manager
- David Hamilton, Transportation Director
- Michael Persley, Chief of Police
- Steven Belk, Recreation Director
- Robert Griffin, Director of Stormwater

Steering Committee

- Orlando Rambo, Workforce Housing Developer
- Bill Geer, Planning Commission and Land Bank Member
- Sandford Hillsman, Chair of Planning Commission
- Tod Lanier, Private Engineer
- Scooter Courtney, Executive Director of Habitat for Humanity
- Sherrell Byrd, Executive Director of SOWEGA Rising
- Angie Jones, Chair of the Historic Preservation Commission
- Matt Trice, Vice President of Economic Development Programs for Albany Tech and Historic Preservation Commissioner
- Tommy Gregors, Director of Flint RiverQuarium, and Thronateeska Heritage Museum
- Demetrius Love, Planning Commission Member Director of Finance Administration Turner Job Corps
- Andrew Wulf, Director of Albany Museum of Art
- Thelma Adams, Director of Albany Community Together (ACT) a CDFI and Land Bank Boardmember
- Gail Evans, Director of Dougherty County Public Library
- David Maschke, Architect
- King Randall, Founder of The X for Boys program and Member of Planning and Historic Preservation Commissions
- Jana Dyke, Director of Economic Development Commission
- Velvet Poole, School Board Chair
- Joe Ford, Instructor at Albany Tech

Stakeholders Interviewed

- Terrell Jacobs, City Manager
- Chad Warbington, City Commissioner
- Derrick Brown, Assistant City Manager
- Gordon Rogers, Executive Director and Flint Riverkeeper
- Jake Reese, Vice President of LRA Constructors
- Jim McBride, Land Bank Boardmember and Pastor at Sherwood Church
- Latoya Cutts, Development Consultant
- Lorenzo Heard, County Chairman
- Mary Singleton, Business Development Manager, Albany Utilities
- Russell Gray, County Commissioner
- Terron Hayes, Dougherty Sheriff
- Kenneth Dyer, School Board Superintendent
- William Hancock, Realtor
- Bruce Capps, Member of MPO Citizen Committee
- Burton Newcomb, Realtor
- Nathaniel Norman, Code Enforcement Director and City Marshal
- Ginger Nickerson, Elections Supervisor
- John Ostrander, Chief Jailer (county)
- Milan Patel, Commercial Developer
- Scott Steiner, CEO Phoebe Putney Health Systems
- Barry Brooks, Assistant County Administrator

01

Introduction

The Albany–Dougherty County Comprehensive Plan is a long-range planning document prepared in accordance with the Georgia Department of Community Affairs’ Minimum Standards and Procedures for Local Comprehensive Planning under the Georgia Planning Act. This plan establishes a community-driven vision for the future of Albany and Dougherty County, articulating shared goals, identifying local needs and opportunities, and guiding land use, transportation, housing, economic development, and public facilities policies over the next 20 years. It integrates key elements required by state planning rules—such as community goals, a needs and opportunities assessment, and a Community Work Program—while ensuring a public participation process that actively involves residents and stakeholders. Adoption and maintenance of this plan help ensure coordinated growth and sustained eligibility for state funding, permitting, and assistance programs that support implementation of local priorities.

How to Use This Plan

This plan is a guiding document for Albany and Dougherty County’s future. It was designed to be used by the Albany and Dougherty County community -- residents, elected leaders, city staff, local organizations, business owners, and workers alike. The information and ideas provided in this document are meant to help the community reach individual and collective goals, pointing to resources and strategies that can support meaningful work along the way. The Albany and Dougherty County 2026 Comprehensive Plan offered a strong starting point, and this update aims to strengthen that foundation with new analyses, community engagement, and implementation projects and programs. This plan update also satisfies the Georgia Department of Community Affairs (DCA) requirements to keep Albany and Dougherty County eligible for funding opportunities and programs DCA provides. Each section focuses on a different aspect of the comprehensive plan update, allowing the reader to navigate easily to their area of interest. The summaries below are intended to help all users of this plan find the information they need while also providing opportunities to explore different aspects of Albany and Dougherty County they may not already know.

Existing Conditions - This section provides maps, data, and summary analyses that were used to create the Comprehensive Plan update. Utilizing spatial and Census data and additional information gathered from Albany planning staff, this section establishes the baseline of where Albany and Dougherty County is now, which in turn helps identify ways to move forward together.

Community Engagement - Through a variety of community outreach methods and events, the Community Engagement section shares perspectives from Albany and Dougherty County’s diverse and growing community. It captures what residents and commuters love about the City/County as well as their major concerns for the present and the future. These insights are used in conjunction with the information collected through the Existing Conditions analysis to develop the proposals detailed in subsequent sections.

Community Vision - This section expands on the Needs + Issues section, providing more detailed

direction and a deeper dive into City-wide goals. It explains Albany and Dougherty County’s new Character Area map and positions it as a planning tool to propose targeted projects and programs to address community priorities. These priorities are reflected in the Goals, Objectives, and Actions subsection which offers actionable recommendations to address the needs and issues previously listed.

Community Work Program - The Community Work Program (CWP), formatted as a user-friendly table, includes responsible parties and partners, cost estimates and funding sources that can bring each item to fruition. The CWP is presented in three parts:

- Report of Accomplishments (ROA);
- Community Work Program (CWP)

Appendix - The Appendix includes additional documentation and detailed summaries of public engagement feedback.

Plan Methodology

The Albany Dougherty County Comprehensive Plan Update was a 12-month long process. As shown in the infographic below, the resulting document was created by multiple processes coming together over this period. Each plan element is explored in-depth in its respective section in the plan.

While most of the planning process is linear, it also requires constant review, revision, and reflection. This iterative approach was made possible through close collaboration with the Albany Planning Team, Comprehensive Plan Advisory Committee, Steering Committee, Stakeholders, City officials, and the public.



02

Existing Conditions

Community

Population Change and Projections

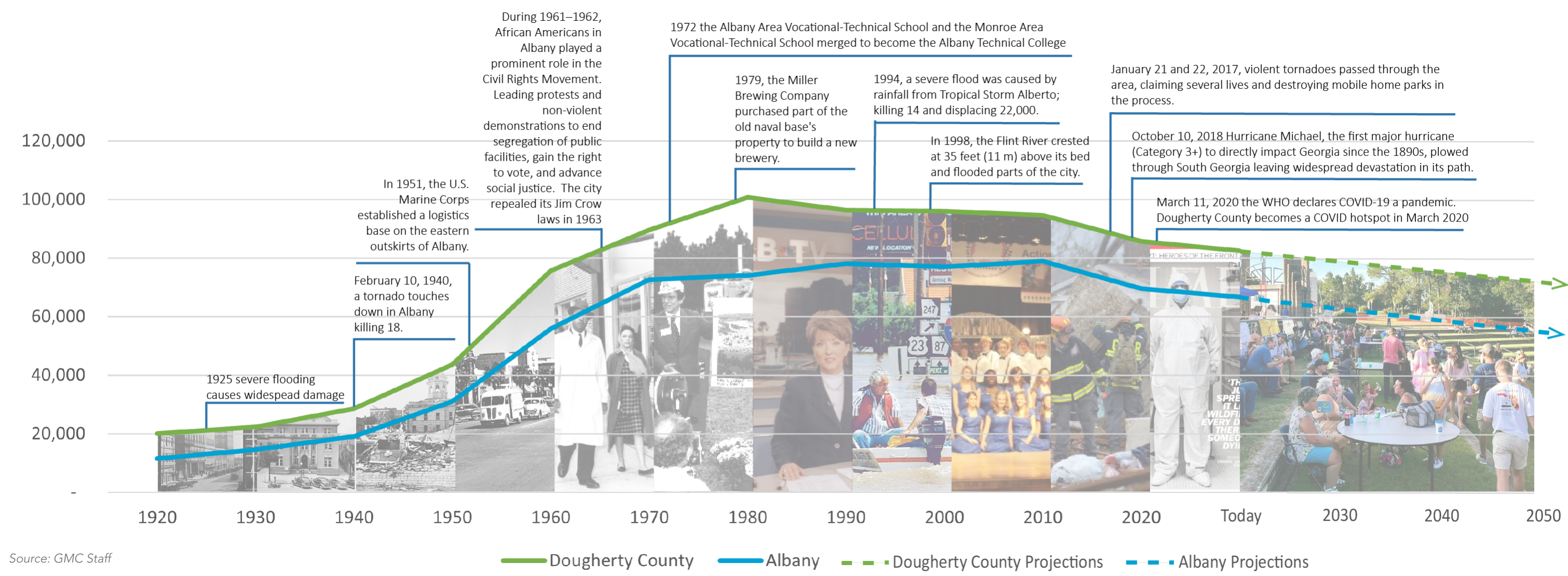
Dougherty County and the City of Albany experienced significant population growth throughout much of the 20th century, with expansion beginning in earnest around 1920 and peaking in 1980, when the county reached a population of 100,718. Albany’s early development, however, was repeatedly challenged by natural disasters. Among the most severe was the “Great Flood” of 1925, during which the Flint River crested at 36.6 feet, inundating low-lying neighborhoods, cutting off transportation routes, and claiming two lives. Another major disaster followed in February 1940,

when a powerful tornado swept through downtown Albany, destroying buildings, injuring over 300 residents, and resulting in 17 fatalities.

Despite these early setbacks, the area experienced strong and sustained growth in the following decades, largely due to the establishment of key economic and institutional anchors. In 1951, the U.S. Marine Corps broke ground on a logistics base on Albany’s eastern edge, which officially opened in 1954. The new base served as a major draw for military personnel and their families, contributing significantly to the 32,063-person population increase recorded in Dougherty County between 1950 and 1960.

During the early 1960s, Albany became a focal point of the civil rights movement. Local African American residents, joined by civil rights leaders including Dr. Martin Luther King Jr., launched what became the first mass movement of the modern civil rights era aimed at desegregating an entire community. While the Albany Movement did not achieve all of its goals at the time, the lessons learned were instrumental in shaping successful movements throughout the Deep South, including the Montgomery bus boycott. By 1963, the City of Albany officially removed all segregation statutes from its municipal code.

Population growth continued into the 1970s, supported by the merger of Albany Vocational-Technical School and Monroe Area Vocational-Technical School—forming what is now Albany Technical College—as well as the opening of the Miller Brewing Company’s brewery, which created new employment opportunities and attracted students and workers to the region.



However, beginning in the 1980s, Dougherty County and Albany began to experience persistent population decline. Contributing to this trend were a series of major natural disasters, including the devastating floods of 1994 and 1998. In 1994, Tropical Storm Alberto caused the Flint River to overflow, resulting in the deaths of 14 residents and displacing 22,000 more. Additional flooding in 1998 caused widespread property damage. More recently, in 2017, a series of destructive tornadoes caused fatalities and extensive damage to homes. Just one year later, in 2018, Hurricane Michael—the first Category 3 or stronger hurricane to impact Georgia since the 1890s—brought further damage to the region.

In 2020, Dougherty County became one of the hardest-hit areas in the nation during the early stages of the COVID-19 pandemic, with the first confirmed case in Georgia being reported in Dougherty County. By the end of the health emergency, the county had lost 569 residents to the virus.

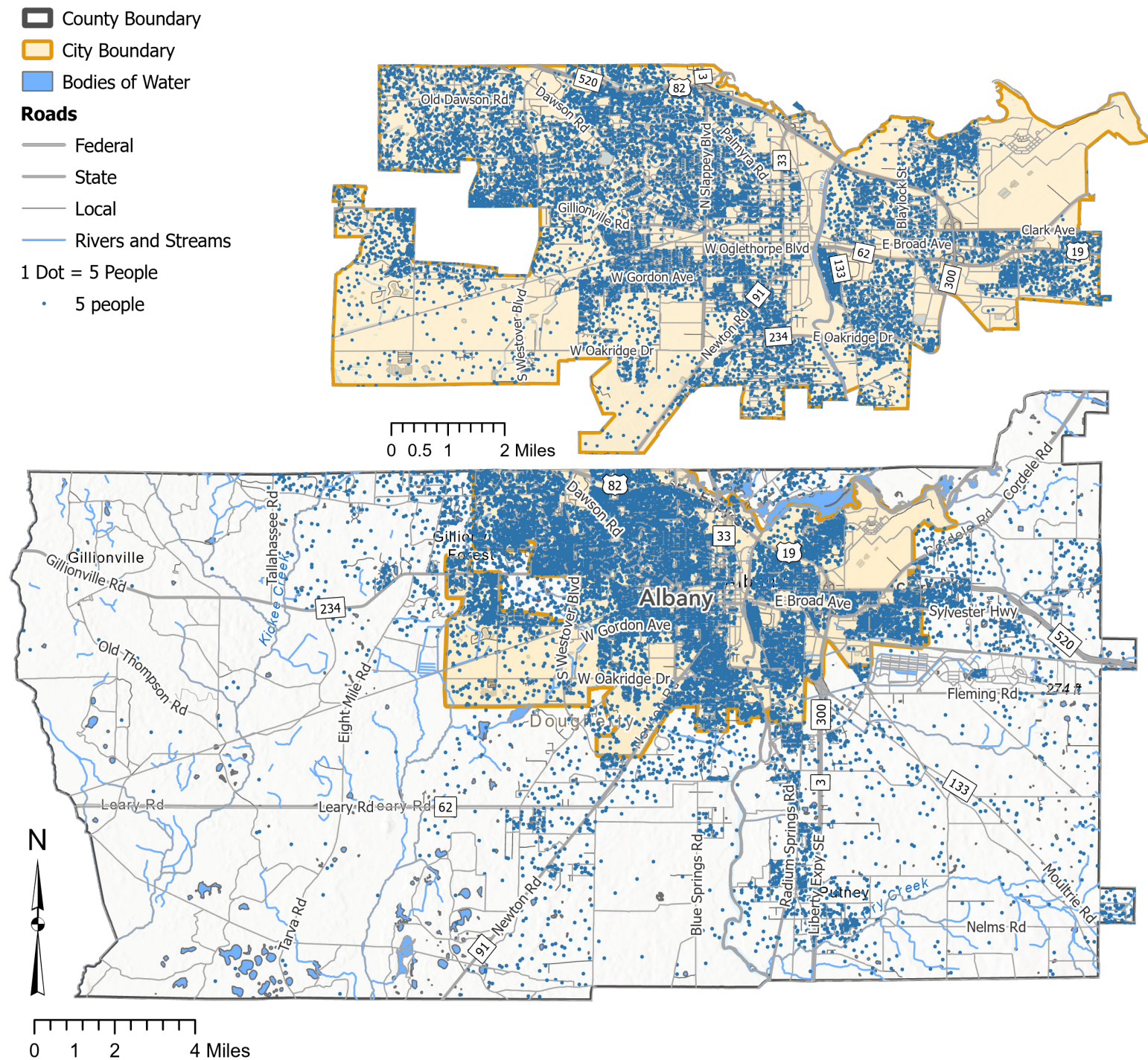
As of 2024, Dougherty County's population is estimated at 82,418—reflecting a decline of more than 18,000 residents from its peak in 1980. The City of Albany is home to an estimated 66,705 residents, a decrease of more than 12,000 from its population peak in 2010.

If current trends persist, both the county and the city are projected to continue losing residents at a rate of 4–5% per decade, equating to an annual loss of approximately 337 residents in the county, 294 of which are projected to be residents in the city.

This Comprehensive Plan recommends targeted strategies to help reverse this decline. Focused efforts on population retention and attraction will be critical to stabilizing future population levels and positioning Dougherty County and the City of Albany for renewed growth and long-term prosperity.



Population Density Map



Source: GMC Staff, & US Census Bureau

81%
Total population living
in Albany city limits

81% of the population of Dougherty County lives within the city limits of Albany, with people concentrating in residential areas in Northwest, South, and East Albany. Within unincorporated Dougherty County populations concentrate on the outskirts of Albany and around the Putney community.

Households

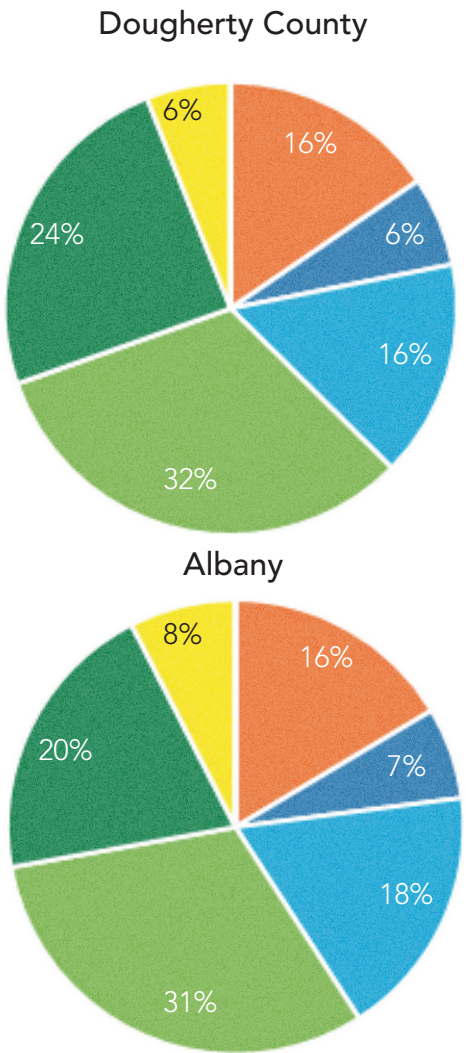
Understanding household makeup is crucial for effective community planning, as it directly impacts the demand for services like education, healthcare, housing, and recreation. In Dougherty County and Albany, household types generally align with state and national trends, with about 16% of households made up of individuals living alone, 6–7% of whom are seniors. Roughly one-third of households include someone over the age of 65, and 6–7% consist of cohabiting couples.

However, key differences set the area apart. Dougherty County and Albany have a significantly higher share of households with children under 18—about 10% more than state and national averages—indicating strong demand for youth and family services. In contrast, married-couple households make up only about half the proportion seen at the state and national levels, highlighting the need for inclusive programs that support diverse family structures, including single-parent and multigenerational households.



Source: travelmediapressroom.com

Household Type, 2023



- Householder living alone
- Householder living alone, 65 years and over
- Households with one or more people under 18 years
- Households with one or more people 65 years and over
- Married-couple household
- Cohabiting couple household

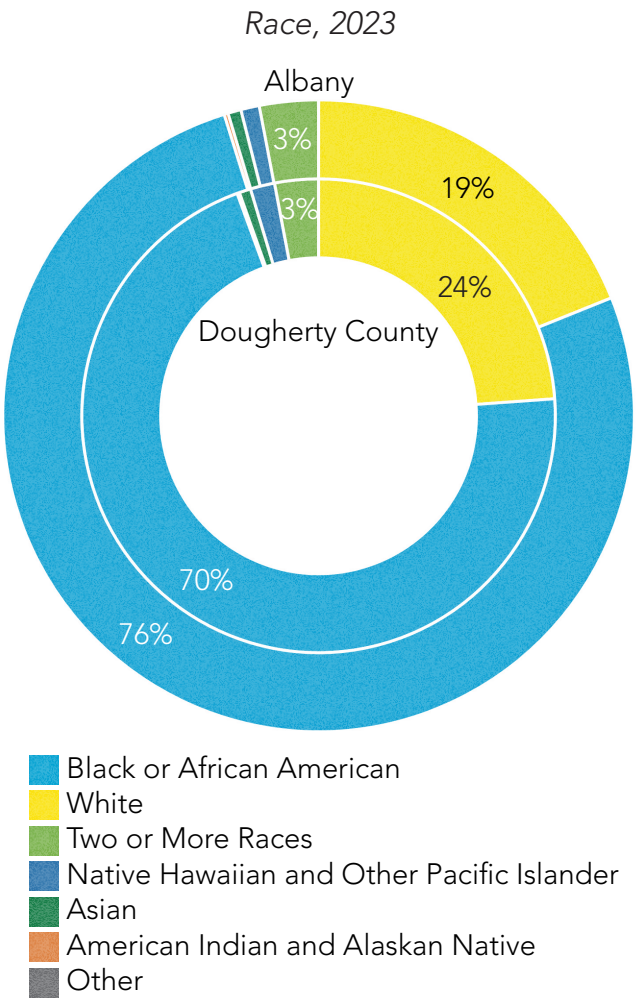
Source: U.S. Census Bureau, 2023 American Community Survey

Race and Ethnicity

As of 2023, Dougherty County and the City of Albany are predominantly Black communities. In Dougherty County, 72% of the population identified as Black or African American, compared to 24% who identified as white. In Albany, the contrast is even greater, with 78% identifying as Black and only 19% as white. The remaining population—about 5–6% in both the city and county—identified with other racial groups, with the largest share (3%) identifying as two or more races.

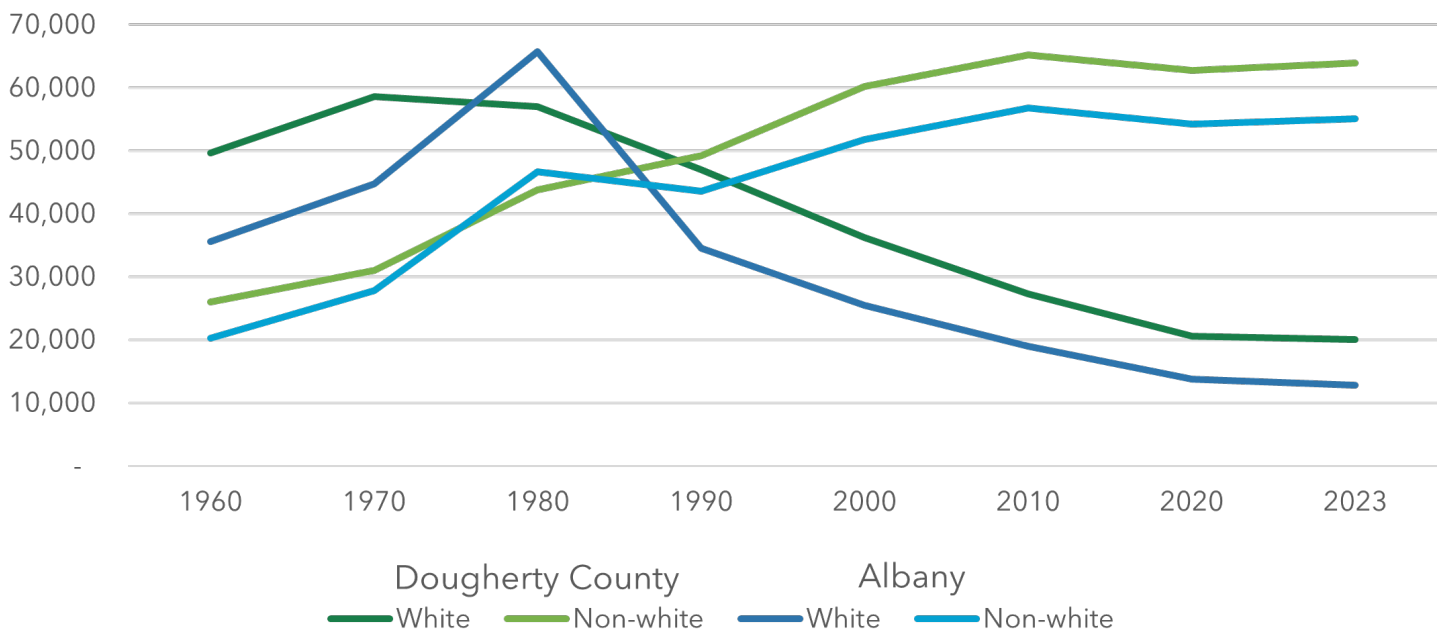
This demographic makeup is the result of a long-term trend spanning more than 70 years. Since the mid-20th century, the racial composition of both the city and county has gradually shifted, marked by a steady decline in the white population and a consistent increase in the non-white population. The most notable change occurred between 1980 and 1990, when Albany experienced a dramatic 47% drop in its white population. That decade marked a turning point, as both Albany and Dougherty County transitioned from majority-white to majority-non-white communities.

Since then, the trend has continued with each passing decade, reinforcing a pattern of growing racial diversity and a strengthening Black majority in the region. This demographic shift has had lasting implications for the social, cultural, and political landscape of Albany and Dougherty County.



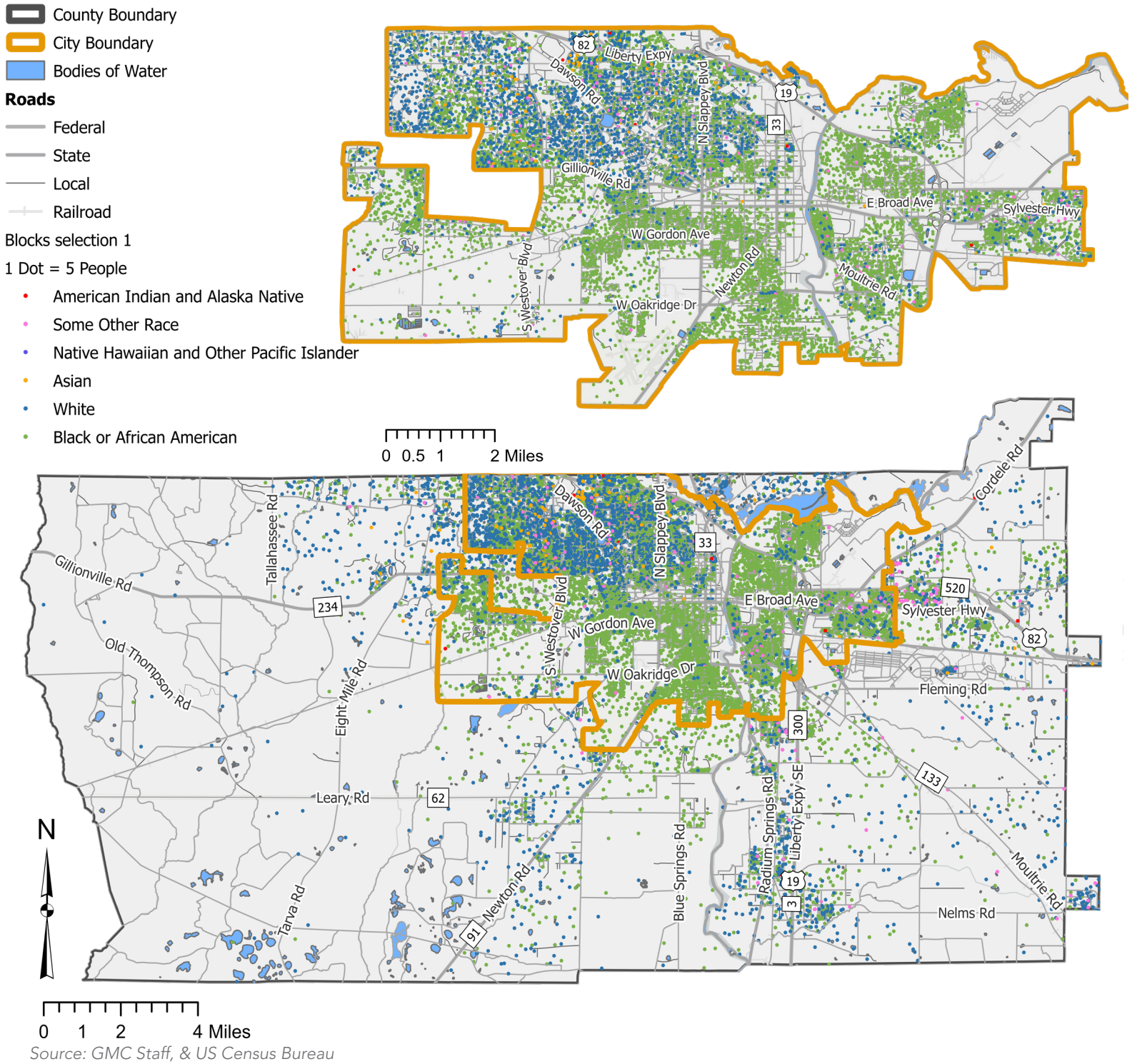
Source: U.S. Census Bureau, 2023 American Community Survey, & Decennial Census 1960-2020

Racial Makeup, 1960-2023



Source: U.S. Census Bureau, 2023 American Community Survey, & Decennial Census 1960-2020

Racial Distribution, 2020



Racial distribution patterns vary across the City and the County

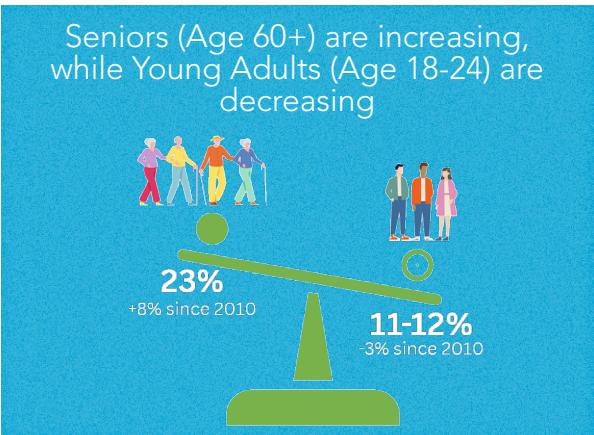
The map of racial distribution shows a clear majority of Black or African American residents in both the city and county. However, smaller pockets of racial diversity appear in parts of north/northwest Albany and areas near major employment centers. These patterns reflect historic housing trends and continue to influence access to resources, housing opportunities, and neighborhood investment

Age

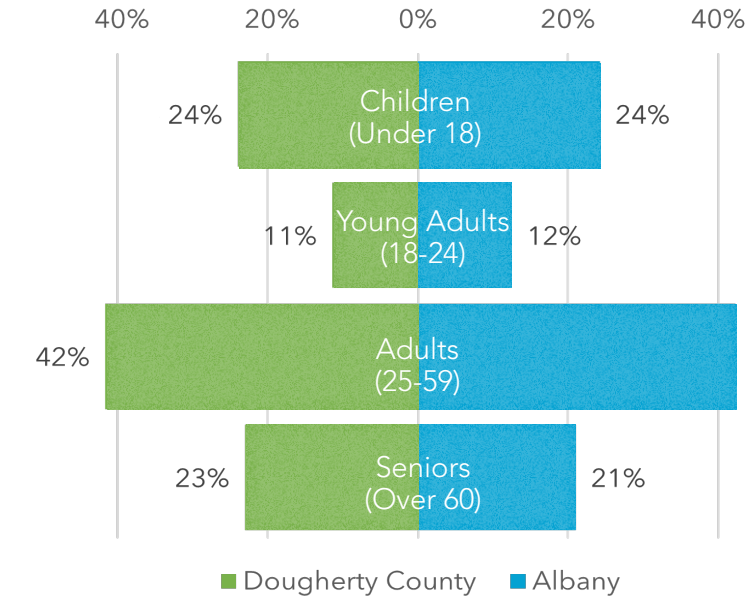
The age distribution in Albany and Dougherty County reflects a common pattern seen in many smaller communities. Working-age adults between 25 and 59 make up the largest share of the population at 42%, followed by children under 18 at 24%. Seniors—those aged 60 and older—make up about 21% of Albany’s population and 23% in Dougherty County. Young adults aged 18 to 24 represent the smallest age group, accounting for just 11–12% of residents.

This relatively low share of young adults is notable. Typically, this group includes recent high school graduates, college students, and those just entering the workforce. The declining presence of this age group over time suggests that many young people are leaving the area—often for college, military service, or job opportunities in larger cities—and not returning. This trend is consistent with patterns across many rural and mid-sized communities nationwide.

Looking ahead, the implications of this shift are significant. According to the U.S. Census Bureau, by 2030 all baby boomers will be over 65, and by 2035, for the first time in U.S. history, the number of older adults will outnumber children. A shrinking younger population can lead to long-term workforce shortages, slower economic growth, and declining school enrollment—underscoring the need for strategies that help retain and attract young adults to the region.



Age Distribution, 2023



Source: U.S. Census Bureau, 2023 American Community Survey



Education

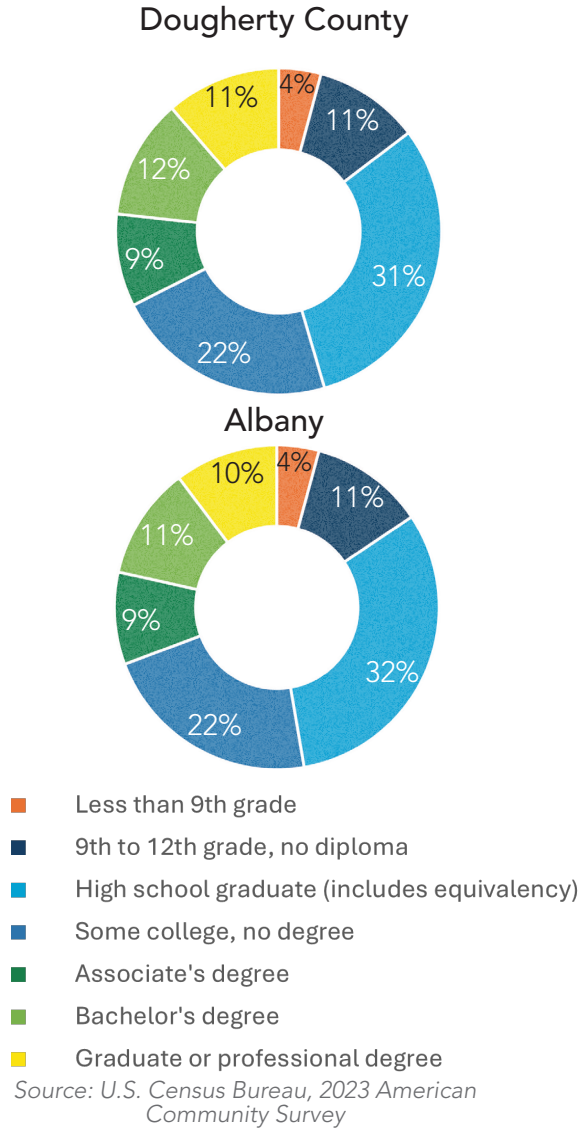
Adults in Dougherty County and Albany show mixed trends in educational attainment compared to state and national averages. Only 4% have less than a 9th-grade education—slightly better than Georgia and the U.S.—but 11% did not finish high school, nearly double the statewide rate. A higher share of adults—31% in the county and 32% in the city—have only a high school diploma, about 10 percentage points above the state and national averages.

Bachelor’s degree attainment is notably lower, with just 11–12% of adults holding one—roughly 10% below broader trends. Associate degree holders are on par at 9%, while graduate degree attainment trails slightly at 10–11%, about 4% lower than the state and nation.

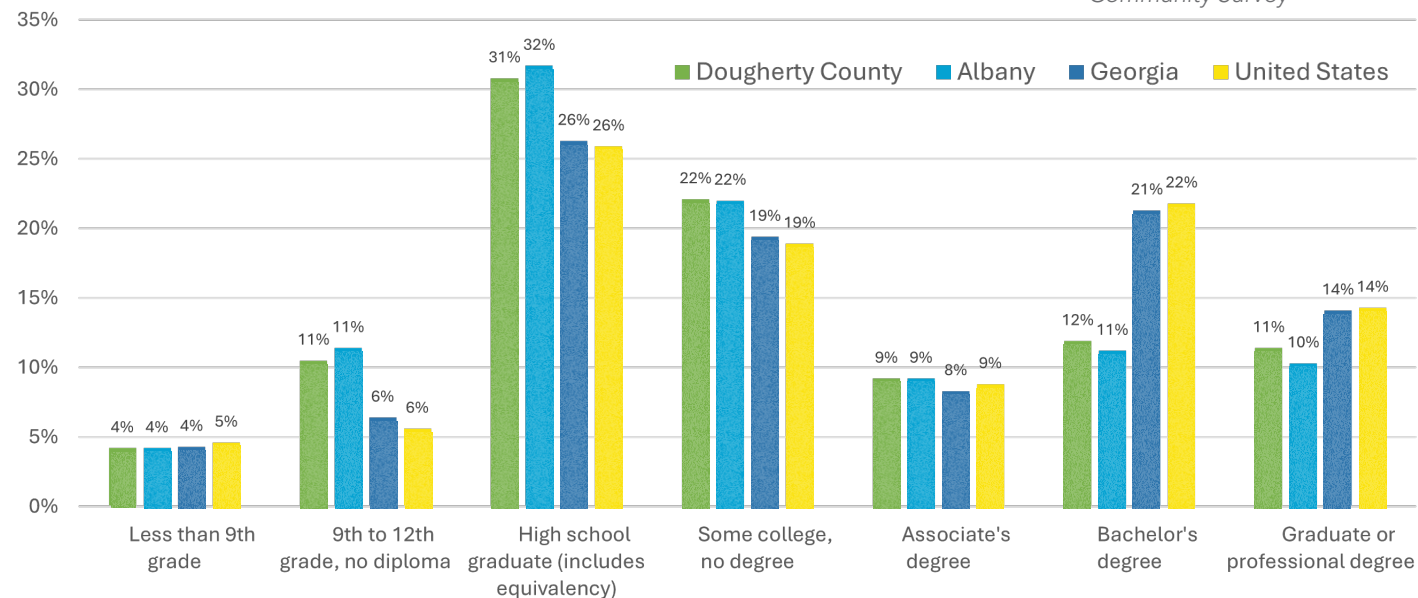
School enrollment has also declined steadily over the past 25 years, with roughly 200 fewer students per grade level each decade. The only temporary increase came at the college level, where enrollment rose nearly 50% between 2000 and 2010, before returning to earlier levels by 2023. This is most likely due to the expansion of Darton College program offerings and campus facility. A return to pre 2010 enrollment levels is likely the result of the merger of Albany State University and Darton State College.

Educational attainment is one of the strongest predictors of future prosperity—for individuals and communities alike. Higher levels of education are closely tied to greater lifetime earnings, better health outcomes, and lower unemployment. Communities with lower levels of college completion often face ongoing economic challenges, workforce shortages, and slower growth. Addressing these trends is essential to strengthening the region’s long-term economic and social wellbeing.

Educational Attainment, 2023

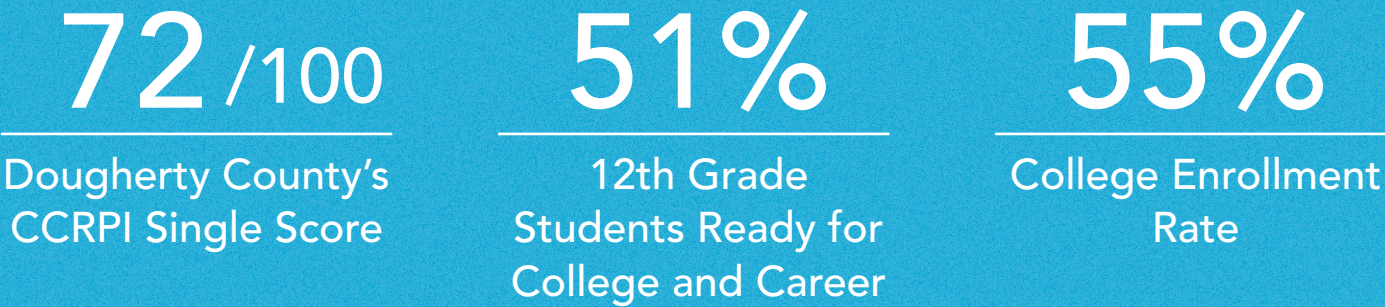


Educational Attainment Comparatively, 2023

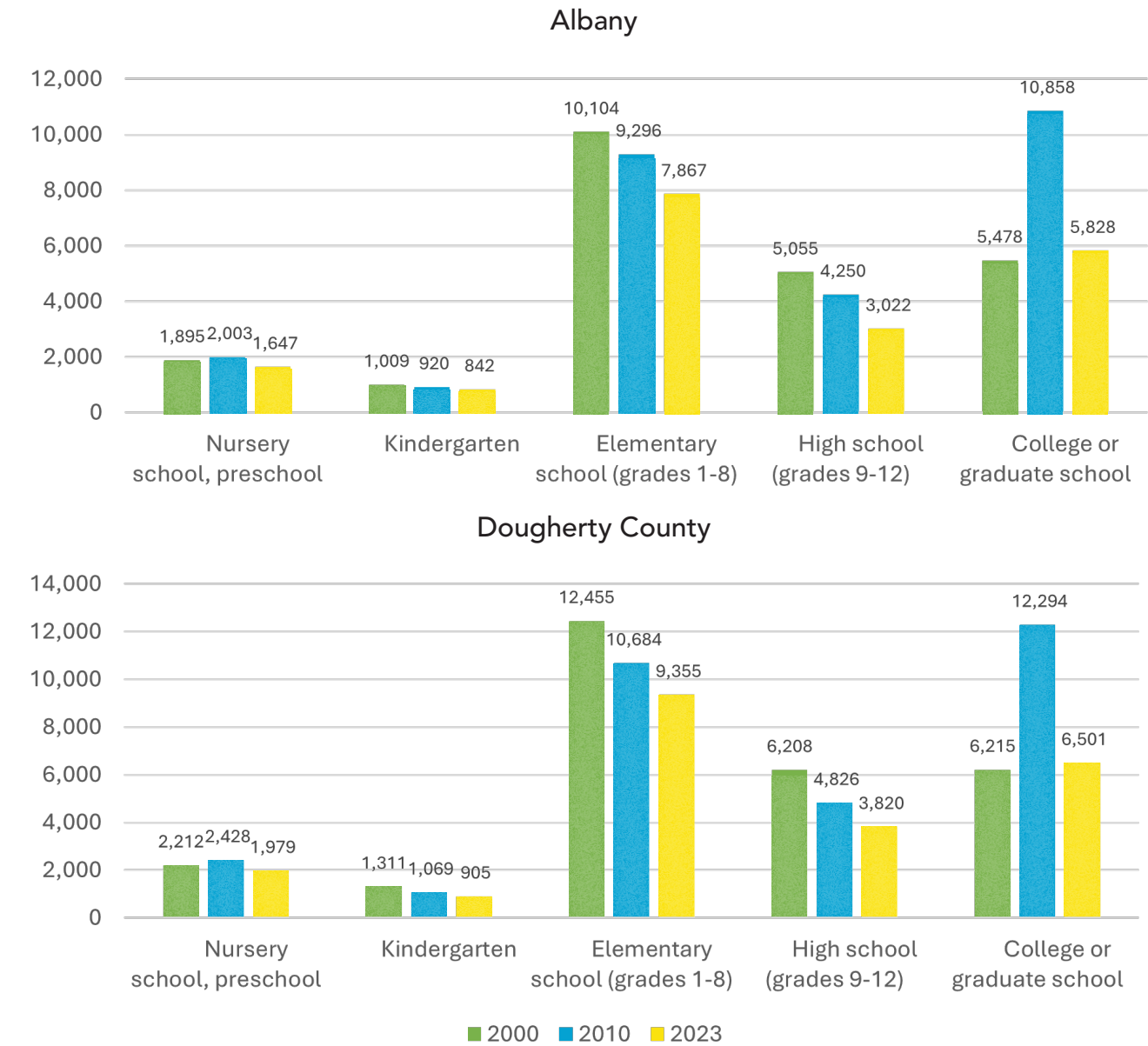


Source: U.S. Census Bureau, 2023 American Community Survey

College and Career Ready Performance Index (CCRPI)



School Enrollment Over Time, 2000-2023



Source: U.S. Census Bureau, 2023 American Community Survey

Health & Wellness

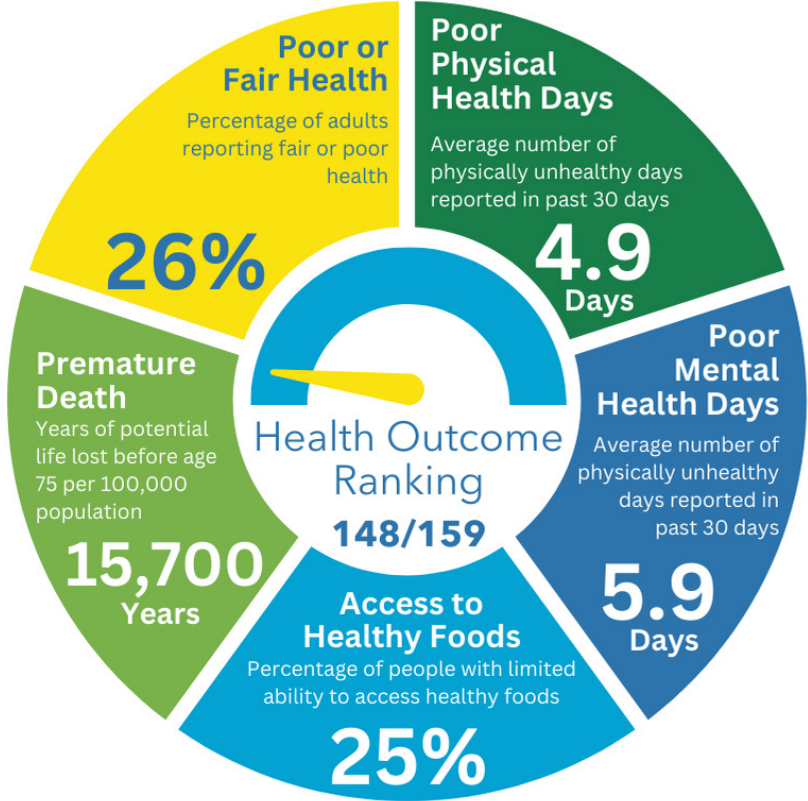
Dougherty County faces significant challenges in overall community health, ranking 148th out of Georgia’s 159 counties for health outcomes and 123rd for health factors, according to statewide data. These two measures offer a comprehensive view of both the current health of residents and the conditions that influence future well-being.

Health outcomes represent how healthy a community is right now. This includes measures of both length of life—such as premature death rates—and quality of life, which factors in self-reported physical and mental health, and the prevalence of chronic illnesses.

In contrast, health factors reflect the conditions that shape health over time. These include 29 modifiable influences grouped into four broad categories: health behaviors (like smoking, diet, and exercise), clinical care (access to and quality of healthcare), social and economic factors (such as education, employment, and income), and the physical environment (including housing quality and air or water quality).

When compared to state and national averages, Dougherty County consistently underperforms across most health measures—with two key exceptions: better-than-average access to primary care physicians and access to exercise opportunities. These strengths are likely supported by the presence of Phoebe Putney Memorial Hospital and the County’s network of community parks and recreational facilities.

Even with these assets, long-term health in Dougherty County is heavily shaped by systemic issues. Income inequality, racial disparities, educational gaps, and limited economic mobility contribute to poorer health outcomes—particularly in communities of color. These challenges reinforce the need for policies and investments that address the root causes of health inequity and promote healthier living conditions for all residents.



Source: University of Wisconsin Population Health Institute 2025 County Health Rankings



Source: visitalbanyga.com

Health Outcomes, 2025

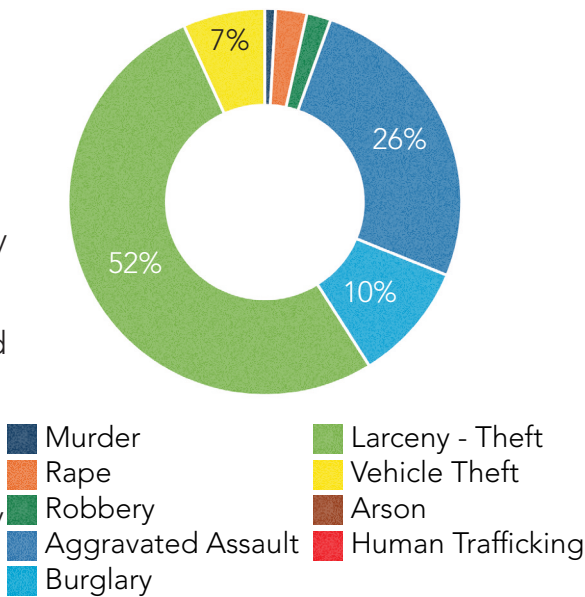
Health Outcome	Dougherty County	Georgia	United States
Premature Death Represented as years of life were lost to deaths of people under age 75, per 100,000 people	15,700	9,400	8,400
Poor Physical Health Days Reported as number of days adults reported that their physical health was not good out of the previous 30 days	4.9	4	3.9
Low Birth Weight Reported as percentage of babies with low birth weights (under 5 pounds, 8 ounces)	14%	10%	8%
Poor Mental Health Days Reported as number of days adults reported that their mental health was not good out of the previous 30 days	5.9	5.2	5.1
Poor or Fair Health Reported as percentage of adults reported that they consider themselves in fair or poor health.	26%	18%	17%
Access to Exercise Opportunities Reported as percentage of people who lived close to a park or recreation facility	78%	75%	84%
Food Environment Index Reported as score out of a possible 10 on the food environment index, which includes access to healthy foods and food insecurity	5.3	6.3	7.4
Primary Care Physicians Represented as number of people per 1 primary care physician	1290:1	1520:1	1330:1
Mental Health Providers Represented as number of people per 1 mental health provider	530:1	520:1	300:1
Limited Access to Healthy Foods Reported as percentage of people with low incomes that do not live close to a grocery store, limiting their ability to access healthy foods	25%	10%	6%
Food Insecurity Reported as percentage of people did not have a reliable source of food	17%	13%	14%
Physical Inactivity Reported as percentage of adults reported participating in no physical activity outside of work	32%	23%	23%

Source: University of Wisconsin Population Health Institute 2025 County Health Rankings

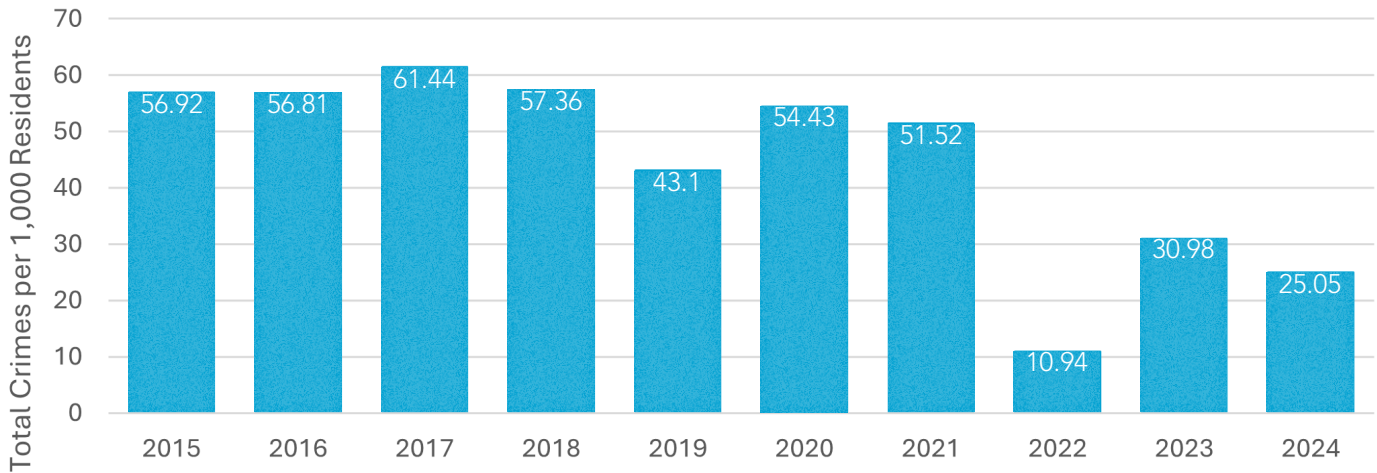
Crime

Albany and Dougherty County are policed by several jurisdictions including the Georgia State Patrol, Albany Police Department, the Dougherty County Police Department, and the Dougherty Sheriff's Department, as well as the Albany State University and Albany Technical College campus police. In 2024 Dougherty County had a crime rate of 25.05 per 1,000 residents representing a significant decrease over the past decade. This decrease in crime is largely accounted for by a -68% decrease in property crimes between 2015 and 2024 while violent crime saw a -23% decrease. Historically property crimes including theft, motor vehicle theft, burglary, and arson have made up the majority of crimes committed in Albany and Dougherty County, contributing to 69% of the crimes reported in 2024, while violent crimes including murder, rape, robbery, and aggravated assault made up 31% of the crimes reported in 2024. Larceny- theft was the most frequently reported crime in 2024 making up 52% of crime reported, followed by aggravated assault (26%), and burglary (10%). Overall crime rates in Dougherty County and Albany have decreased.

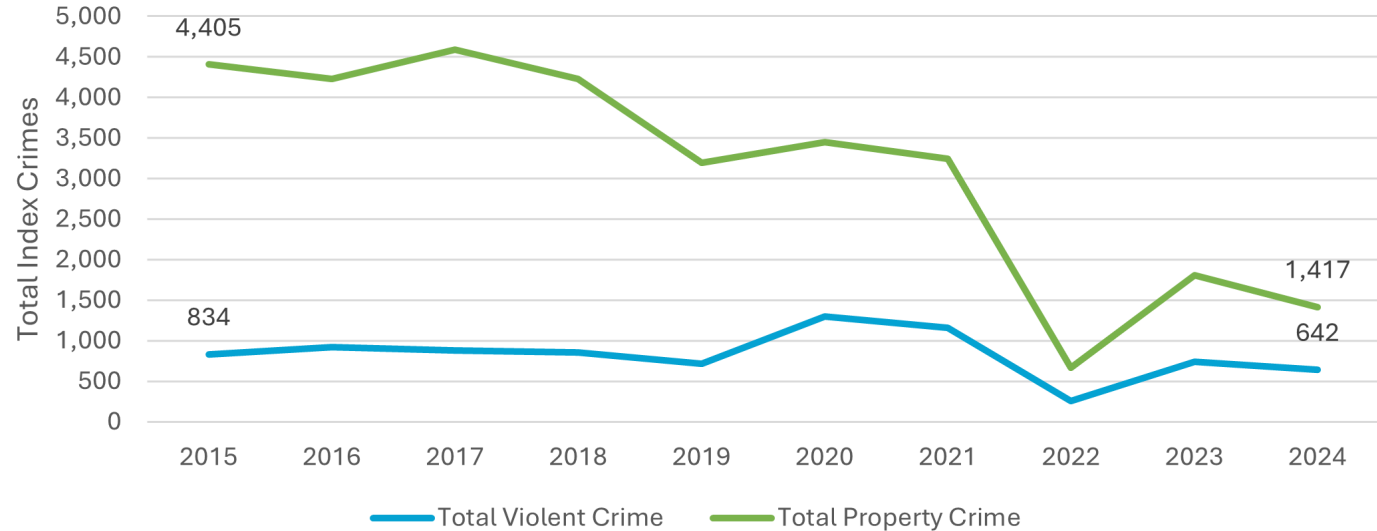
Dougherty County 2024 Crimes



Dougherty County Crime Rate per 1,000 Residents



Dougherty County Total Index Crimes, 2015-2024



Source: Georgia Bureau of Investigation Uniform Crime Reporting Statistics database, 2024-2015 Crime Statistics Summary Reports

Key Takeaways and Data Considerations

This chapter highlights the major demographic, health, and social trends shaping Dougherty County and the City of Albany—along with what they mean for the region’s future.

- **Population Decline Since 1980:** Dougherty County has lost over 18,000 total residents, 12,000 from Albany alone, threatening economic vitality, reducing tax revenues, and straining the sustainability of public services.
- **Natural Disasters & COVID-19 Impact:** Floods, tornadoes, and the pandemic have caused major displacement and loss, creating long-term recovery needs and weakening community resilience.
- **Majority-Black Population:** Albany (78%) and Dougherty County (72%) are now predominantly Black, emphasizing the need for racial equity in policy, inclusive public services, and culturally responsive community planning.
- **Aging Population & Youth Outmigration:** Seniors now represent over 20% of the population while young adults are leaving, leading to potential workforce shortages, school enrollment declines, and slower economic growth.
- **Low Educational Attainment:** Only 11–12% of adults have bachelor’s degrees, which limits access to high-paying jobs and makes it harder to attract or grow a competitive, knowledge-based economy.
- **Severe Health Challenges:** Dougherty ranks near the bottom in Georgia for health outcomes, contributing to lower quality of life, higher healthcare costs, and reduced workforce productivity.
- **Non-Traditional Household Composition:** More households with children and fewer married couples require expanded support for single-parent and multigenerational families, as well as flexible service delivery.
- **Population Concentration in Albany:** With 81% of county residents living in Albany—mainly in Northwest, South, and East Albany—urban-centered investment is essential, though rural needs must still be addressed.

Together, these findings underscore the urgent need for targeted strategies in health, education, housing, and workforce development to reverse decline and build a stronger, more inclusive future for all residents.



Source: Dougherty County Government Facebook

Housing

Introduction

Housing is a central component of community well-being as it influences economic stability, neighborhood vitality, and quality of life. Albany and Dougherty County’s neighborhoods reflect decades of development shaped by regional economic shifts and demographic change. As the community continues to serve as a regional hub for Southwest Georgia, maintaining a stable and diverse housing supply remains essential to supporting residents, attracting new investment, and sustaining long-term growth.

Albany and Dougherty County face ongoing challenges related to aging housing, vacancy, and affordability. Much of the existing housing stock was built prior to 1980 and now requires reinvestment or modernization, while affordability pressures affect both renters and homeowners. Addressing these challenges will require a balanced approach that preserves and rehabilitates existing homes, supports new housing development where appropriate, and expands options to meet the needs of households at different income levels. This chapter provides an overview of the current housing conditions and market trends shaping the community and identifies opportunities to improve housing quality, access, and stability across the city and county.

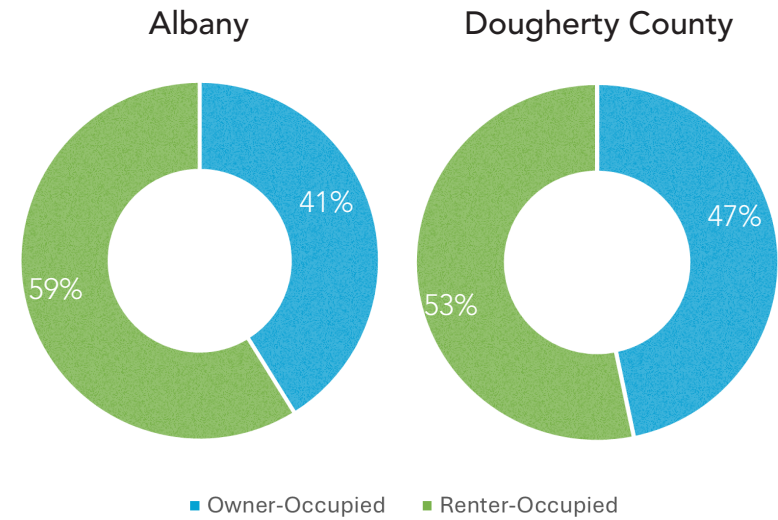
Data in this chapter are drawn from multiple sources and years to provide the most complete picture of local housing conditions, combining ESRI estimates (2010–2025) with detailed American Community Survey 2023 data, CDC Social Vulnerability Index 2022 data, and 2025 HUD public housing records.

Supply, Occupancy, and Vacancy

Over the last fifteen years Albany and Dougherty County have experienced subtle but important shifts in their housing supply. The number of housing units in Albany declined from more than 33,400 in 2010 to just over 33,000 in 2025, mostly due to the city’s efforts to address blighted homes beyond repair through demolition.

Countywide supply followed a similar low-growth pattern. Dougherty County’s inventory fell from approximately 40,800 units in 2010 to about 40,200 by 2025. At the metro scale, the Albany MSA added units but at a moderate pace, increasing from roughly 64,400 in 2010 to nearly 67,200 in 2025. This suggests that most regional growth occurred outside the County, and that overall additions have not been large enough to offset aging stock and persistent vacancies in core areas.

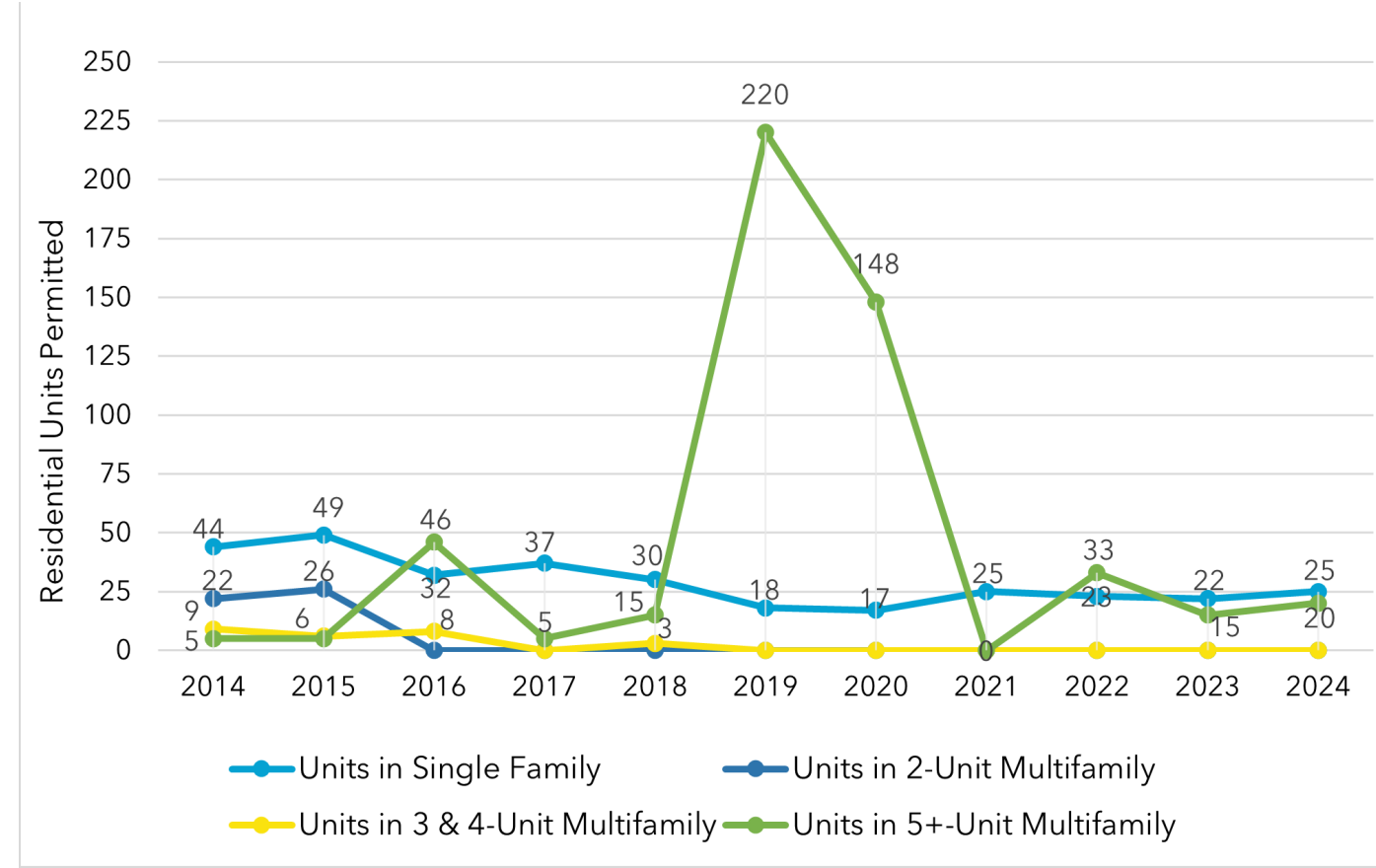
Housing Occupancy, 2025



Source: ESRI 2025 data

Building permits provide additional context for recent supply trends. Between 2014 and 2024, Albany and Dougherty County permitted fewer than 100 units in most years, with occasional spikes driven by multifamily projects. The largest surge occurred in 2020, when 165 units were permitted, 148 of which were in larger multifamily developments. By contrast, most other years saw fewer than 60 units, typically concentrated in single-family homes. Over the same period, the Albany MSA showed higher permitting activity, particularly in single-family housing, with more than 370 units permitted in 2017 and consistent levels above 140 units in several other years. While the MSA naturally reports higher totals because it encompasses a broader five-county region, its trends offer valuable insight into the larger regional housing market that shapes local development patterns in Albany and Dougherty County. Similar to housing supply trends viewed in terms of unit counts over time, these permitting patterns indicate that much of the region’s housing demand is being absorbed by surrounding counties rather than within Albany and Dougherty County, underscoring the need for local strategies that capture a greater share of regional growth through reinvestment, infill, and new housing options.

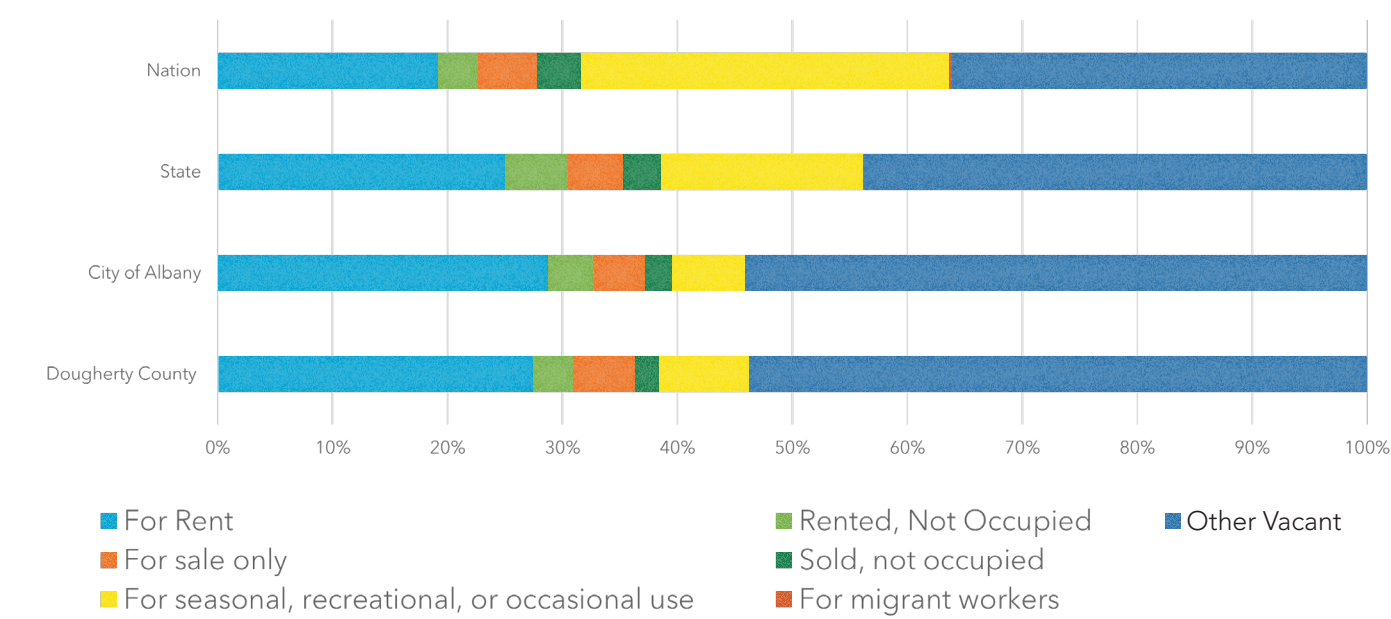
Albany Annually Issued Residential Building Permits by Housing Type, 2014-2024



Source: US HUD SOCDS Building Permits 2014-2024

Of the 4,841 vacant housing units in the City of Albany, 29% are available for rent and 4% are available for sale, while 6% are seasonally vacant and 61% are vacant year-round. Vacant year-round properties include those that have been either sold or rented but not occupied and those that are vacant for other reasons not specified in the census data. Much like the city, the County’s 5,543 vacant units are made up of 27% available for rent, 5% for sale, 8% seasonally vacant units, and 60% units that are vacant year-round.

Vacancy Status, 2023



Source: U.S. Census Bureau American Community Survey 2023 5-year Estimates

Vacancy is not evenly distributed across housing types. Single-family homes and mid-sized multifamily buildings with two to nine units account for a disproportionate share of vacant housing in both the city and the county, representing about 89% of all vacant units in Albany and 85% in Dougherty County. In contrast, single-family attached homes, larger multifamily buildings with ten or more units, and mobile homes show lower vacancy rates that generally align with regional patterns, except for larger multifamily housing, where the MSA’s vacancy rate of 5.2% is below the city and county’s rate of roughly 7%. These patterns underscore the need for reinvestment in older multifamily properties, targeted preservation where manufactured housing supports affordability, and selective infill to stabilize neighborhoods with persistent vacancies.

Occupancy and Tenure (Owner/Renter)

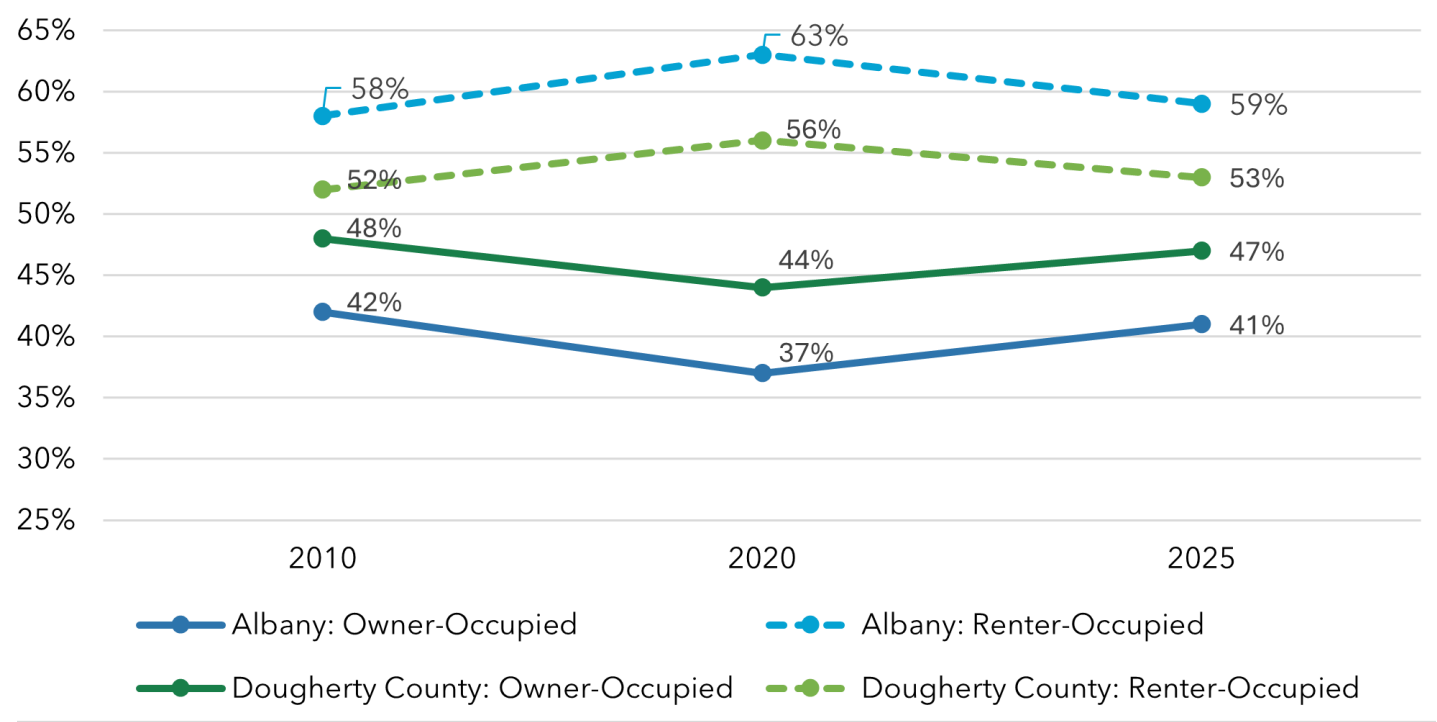
Tenure patterns remain a defining feature of the local market and are a frequent topic of public concern. Albany and Dougherty County have both consistently maintained a majority renter occupied housing market, although the County has a lower renter rate than the city. Due to Albany having a higher number of rental options than the County and it being the urban population center, the City would naturally have a slightly higher portion of renters than owners when compared to the County. In slight contrast, Dougherty County is more evenly split between owners and renters, while the Albany MSA has maintained a majority owner-occupied housing market. Over time, ownership rates in both the county and the city have fluctuated, with declines between 2010 and 2020 followed by partial recovery by 2025, while renter rates increased between 2010 and 2020 and declined by 2025.

The balance between jobs and housing is another important factor shaping these patterns. Albany serves as the economic hub for the county and region, drawing workers from surrounding communities. This creates a need for both affordable rental housing within the city and opportunities for homeownership in suburban and rural areas of the county. Aligning new residential investment with employment centers and transit access can help address this jobs–housing balance, reducing transportation cost burdens while supporting a more stable housing market across tenure types.

Taken together, these patterns point to a city that continues to house a larger share of renters than its surrounding county and region. Dougherty County and the Albany MSA maintain stronger ownership shares overall, but their tenure balance has shifted over the past decade in ways that reflect many of the same challenges facing Albany, including elevated vacancy, older housing stock, and affordability

pressures. These conditions strongly suggest a need to stabilize rental housing, expand pathways to ownership, and improve housing quality across both tenures.

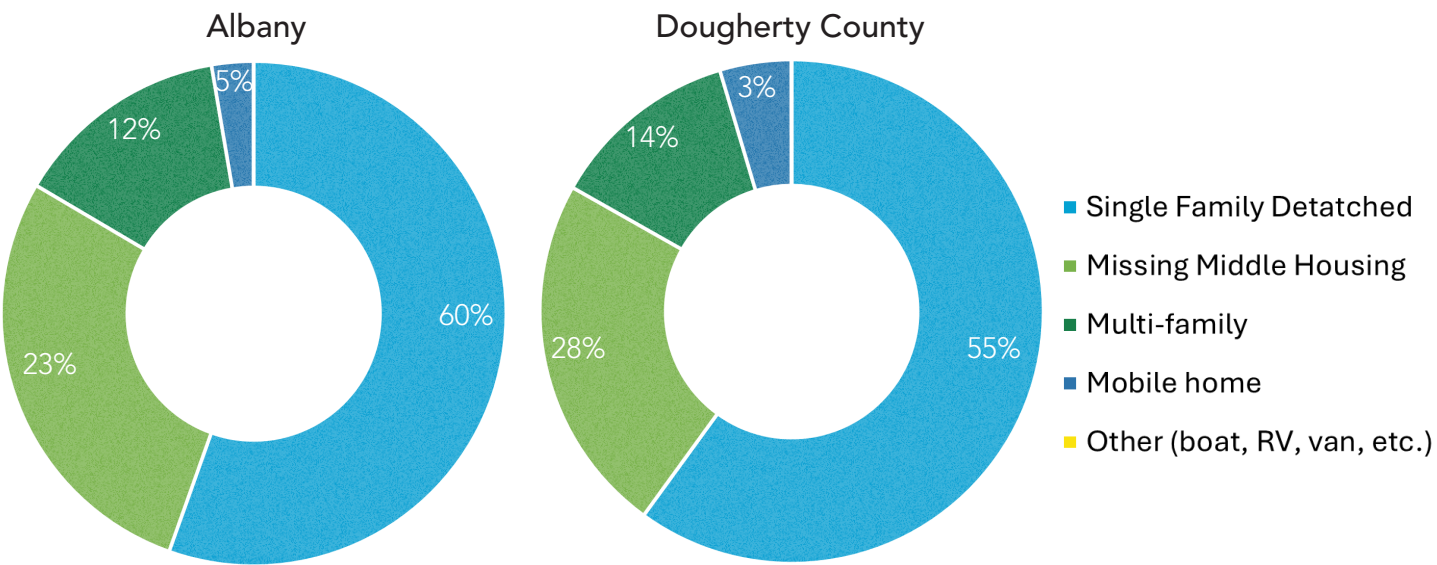
Change in Housing Tenure (Owner vs Renter), 2010-2025



Source: ESRI 2025 data

Housing Types, Mix, and Age of Stock

The housing landscape of Albany and Dougherty County reflects the community’s dual role as both an urban core and a county seat. Like the county, the metro, and the state overall, Albany’s housing stock is primarily made up of single-family detached homes, which account for 55% of units in the city, 60% in the county, 64% across the MSA, and 66% statewide.



Source: U.S. Census Bureau American Community Survey 2023 5-year Estimates

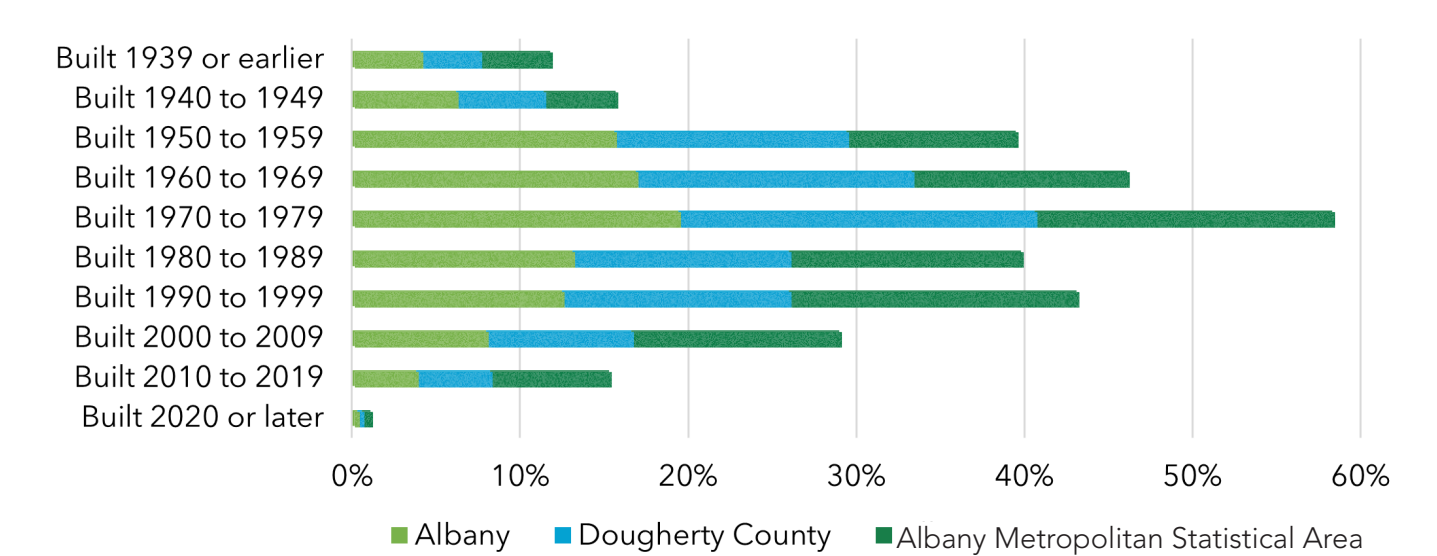
Albany distinguishes itself, however, through its higher share of “missing middle” housing, which includes one to four unit attached housing. These attached housing types make up 28% of the city’s stock, compared to 23% in Dougherty County, 17% in the MSA, and just 9% statewide. This mix offers households a broader set of choices than is typically found in similar-sized Southern communities and provides important affordability options. Expanding this segment of the market, particularly townhomes with two to three bedrooms, represents a key opportunity for Albany to diversify housing beyond traditional single-family homes.

Mobile homes play a smaller role in Albany (3% of units) but remain more significant in Dougherty County (5%) and especially in the MSA (10%), where they provide an important source of affordable housing for many households. Multifamily developments with five or more units represent a modest share of the stock locally, with 14% in the City and 12% in the County, but combined with missing middle housing, they contribute to a more varied local housing market than is found in many peer communities.

The advanced age of the housing stock underscores the need for reinvestment. Nearly two-thirds of homes in both Albany and Dougherty County were built before 1980, a much higher share than the state overall. The city has particularly large concentrations of homes built in the 1960s and 1970s, with more than one-third of its inventory dating from those decades. In Dougherty County, the 1970s also represent the single largest decade of construction. In contrast, homes built since 2000 represent only about 12% of the stock in both Albany and the county, compared to 32% statewide. This means that much of the local housing supply is now more than forty years old, reinforcing concerns about aging conditions, higher maintenance costs, and limited energy efficiency.

The size of homes across the city, county, and metro speaks to both affordability and lifestyle needs. Three-bedroom homes dominate the market, accounting for nearly half of all housing in Albany and Dougherty County and just over half in the broader metro. Four-bedroom homes add another 9% of Albany’s stock, and five-bedroom or larger homes are rare, at only 1 to 2% locally compared to 8% statewide. This distribution is typical for a community like Albany, which has a solid base of mid-sized housing. Looking ahead, the greater opportunity lies in adding more townhome-style housing with two to three bedrooms and smaller single-family homes on small lots. These types of homes are increasingly in demand nationwide, as households trend toward smaller family sizes and as young professionals, new families, and empty nesters seek more affordable, manageable housing choices.

Age of Structures in Albany, Dougherty County, and Albany MSA



Source: U.S. Census Bureau American Community Survey 2023 5-year Estimates

Housing Quality and Living Conditions

Overall measures of basic housing infrastructure deficiencies in Albany and Dougherty County, are low and generally comparable to state averages, but they still point to targeted needs in specific areas. According to the 2023 ACS, less than 1% (0.3% exactly) of occupied homes in Albany and Dougherty County lack complete plumbing facilities, which is on par with the state average. However, kitchen facility deficiencies are more notable in both the City and the County. Approximately 1.7% of occupied homes in Albany and 1.4% in Dougherty County lack a complete kitchen, which is roughly two to three times the state share of 0.6%, suggesting pockets of older units that need modernization rather than widespread substandard conditions. Access to telephone service is slightly lower than average, with 0.9% of households in both the City and the County reporting no telephone service available.

Housing Living Conditions

Housing Living Conditions	Albany	Dougherty County	Georgia
Lacking complete plumbing facilities	0.30%	0.30%	0.30%
Lacking complete kitchen facilities	1.70%	1.40%	0.60%
No telephone service available	0.90%	0.90%	0.80%

Source: 2023 ACS 5-Year Estimates Data Profiles

Beyond housing infrastructure, blight and dilapidation remain a significant quality of life challenge for Albany and Dougherty County. Vacant uninhabitable structures are a frequent concern, particularly in the South and East Albany, because they attract crime and illegal dumping, depress nearby property values, and pose safety risks during fires and storms. They also occupy land that could be utilized for new, higher-quality housing.

In 2022, the City of Albany conducted a survey of property conditions of 27,160 parcels to inform resiliency planning and related initiatives. The assessment evaluated exterior property conditions on a scale of 1 to 5, with 1 representing the poorest condition and 5 representing the best, and a score of 2 or below representing blighted property. Results showed that 5,077 parcels (19% of all parcels) received an exterior condition score of two or below classifying them as blighted properties. Of the 5,077 identified blighted properties, 3,258 were vacant lots, which included the more than 500 city-owned vacant parcels mostly within special flood hazard areas and south Albany, 1,603 were residential properties, and 216 were commercial properties. Since the survey was conducted, the City has made progress in demolishing blighted properties and continues to actively monitor and address vacant sites through code enforcement and other strategies. Yet, heir properties issues and unclear ownership titles remain significant barriers to rehabilitation and demolition, posing ongoing challenges to long-term blight remediation. One notable benefit of the city-owned vacant parcels, however, is having a clear title, and the city intends to identify buildable sites and market them for affordable rental and for-sale development.

Since the last Comprehensive Plan in 2016, Albany and Dougherty County have pursued housing quality and affordability through three primary avenues: targeted Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) investments, participation in the Georgia Initiative for Community Housing (GICH), and the Albany-Dougherty County Land Bank Authority. The FY24–25 Annual Action Plan programs CDBG/HOME funds for owner-occupied rehab, limited new construction, down-payment and other homeownership assistance, tenant-based rental assistance, and coordinated homelessness services in priority neighborhoods. As a certified GICH community, Albany is utilizing a “GICH Point” application process to endorse the most beneficial and competitive Low Income Housing Tax Credits (LIHTC) proposal for this 2025 cycle, further strengthening a public-private pipeline for new income-restricted units and reinvestment. The Land Bank Authority, established in 2017, complements these efforts by acquiring and repositioning problem properties and, through its new Housing Initiative Program, dedicating funds for new single-family construction, down-payment assistance, and home rehabilitation, linking blight removal to attainable homeownership and infill production. Even with these substantial, strategic investments, the City and County continue to confront blight, age-related utility cost burdens, and gaps in high-quality housing, underscoring the need for long-term, creative solutions.

Collectively, these findings underscore the need for a coordinated implementation approach to improving housing quality. While most households have access to basic utilities and adequate

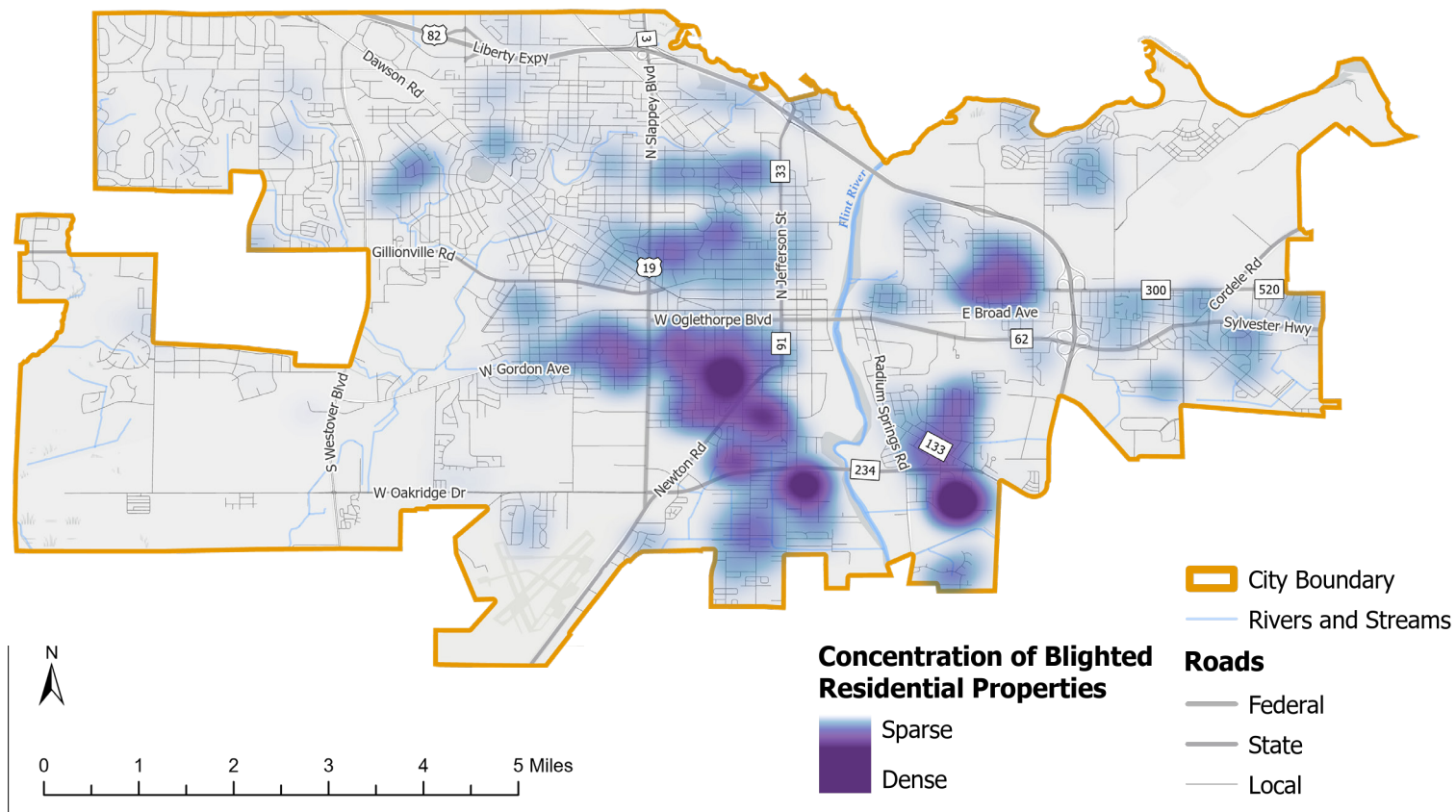
living space, the age of the housing stock, persistent blight and vacancy, highlights the need for sustained reinvestment. Implementation of solutions to address blighted property in particular should emphasize three key actions – rehabilitation, strategic removal and land reuse, and title clearing and legal support.

1. Rehabilitating housing that can be preserved through modernization, weatherization, and energy-efficiency upgrades
2. Prioritizing strategic removal (demolition) and land reuse for properties beyond repair
3. Pursuing title clearing and legal support to resolve heir-property barriers, considering a collaborative partnership with non-profit legal support options such as the Georgia Heirs Property Law Center, to providing title clearing and other legal services to enable future redevelopment.

Together, these efforts can stabilize neighborhoods, expand safe and affordable housing options, and improve overall housing quality across Albany and Dougherty County.

As these challenges intersect with broader issues of affordability and market strength, understanding housing costs, values, and tenure patterns becomes critical to guiding future policy and investment.

Residential Blight Map



Source: GMC and City Staff



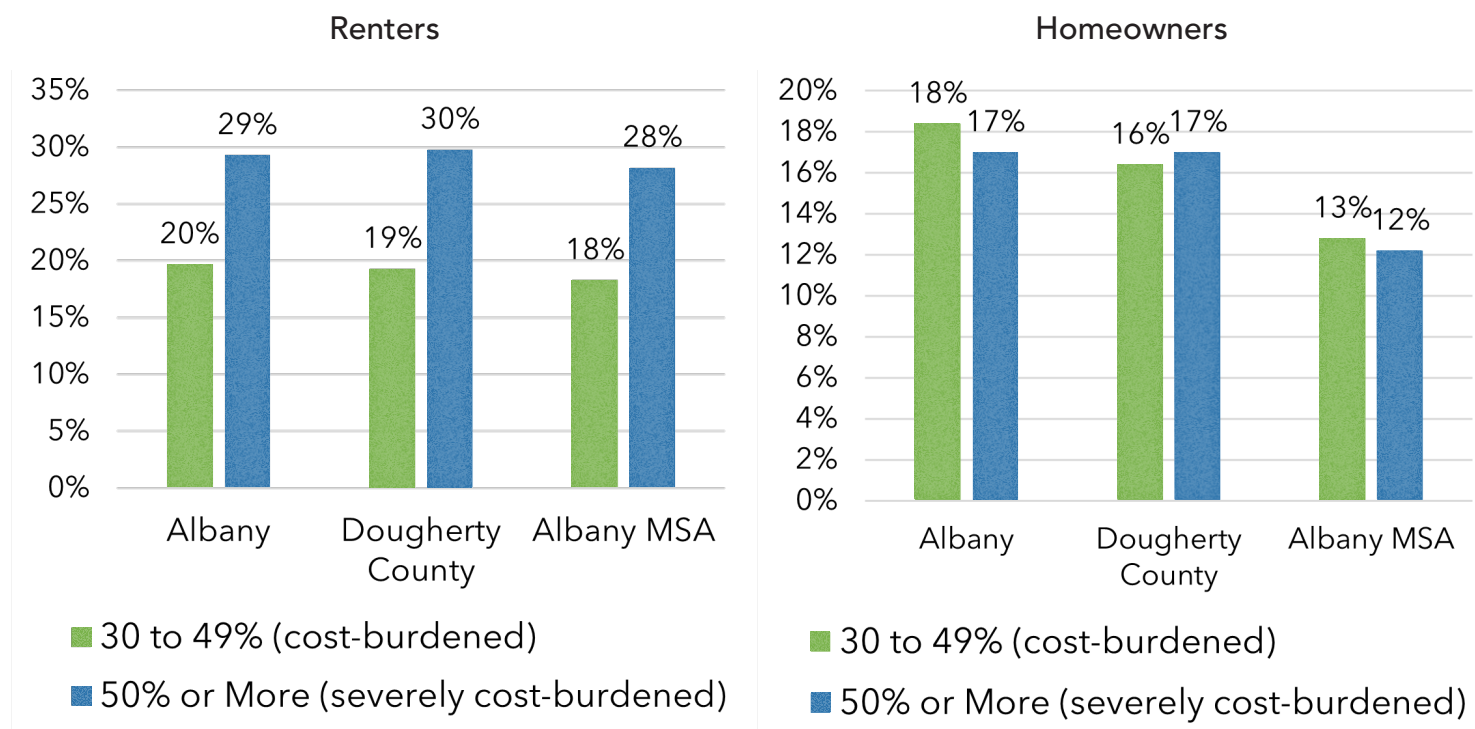
Housing Cost Burden & Affordability

In housing policy, households are considered cost-burdened when they spend more than 30% of their income on housing costs, including rent or mortgage payments, and severely cost-burdened when housing costs exceed 50% of household income. Using these measures, housing affordability remains one of the most pressing issues raised by residents throughout Albany and Dougherty County.

According to the 2023 American Community Survey, approximately one in five (close to 20%) renter households in both Albany and Dougherty County spend more than 30% of their income on housing, while nearly three in ten (close to 30%) renter households in both the City and the County are severely cost-burdened, spending more than half (50%) of their income on housing costs. When combining the share of renters spending more than 30 to 50% of their income on housing, nearly half (49%) of all renters in the City and County can be considered as cost-burdened, with the most substantial share experiencing severe cost burdens. Renter affordability challenges are similarly high across the Albany MSA, indicating that elevated rental cost pressures are a regional issue rather than one isolated to the city or county.

Homeowners struggle with housing affordability as well, though less severely than renters. In Albany, 18% of homeowners are cost burdened, spending 30% or more of their income on housing costs, while 17% of homeowners are severely cost burdened, devoting at least half of their income to ownership costs. Homeowners in Dougherty County carry similar costs with slightly less homeowners (16%) being considered cost-burdened, spending more than 30% of their income on housing costs, and 17% of homeowners, the same as the City, being considered severely cost-burdened. In contrast, homeowners in the Albany MSA experience lower mortgage cost burdens, with fewer than 13 percent classified as severely cost-burdened. This divergence suggests that while renter affordability pressures are consistently high across the region, homeownership affordability improves at the metropolitan scale, reflecting differences in income levels, housing stock, and market conditions outside the city and county.

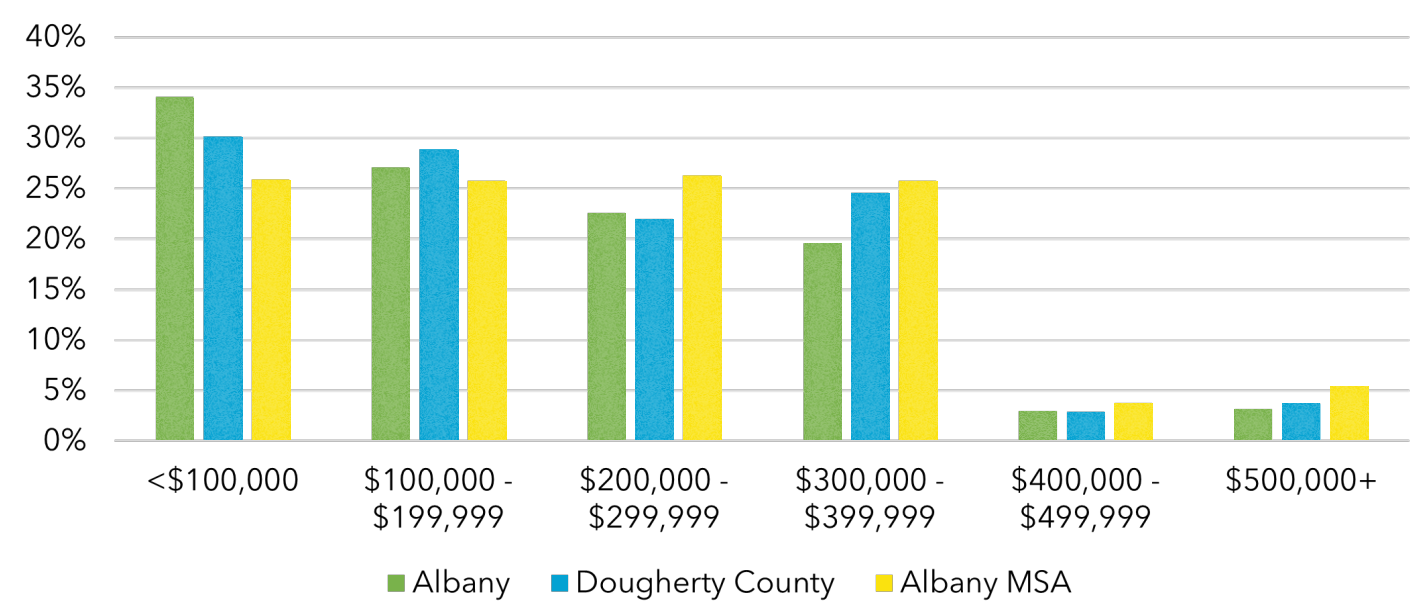
Cost Burdened Households, 2025



Source: U.S. Census Bureau 2025 American Community Survey

In 2025, home values in Albany and Dougherty County remain concentrated at the lower end of the market, with a large share of homes valued below \$200,000. Higher-value homes are less common in the city than in the county, where properties priced between \$300,000 and \$399,999 represent a larger share. Across the MSA, values are more evenly distributed, with the largest portion of homes in the \$200,000–\$299,999 range. Median values reflect this gradient, at about \$149,000 in Albany, \$156,000 in Dougherty County, and \$189,000 in the MSA. For the comprehensive plan, this pattern underscores both opportunity and constraint: lower values help maintain affordability but create appraisal ceilings that can discourage reinvestment and new development. Targeted rehabilitation, small-lot infill, and neighborhood stabilization will be important to strengthen values and improve quality, while adding townhome-style and smaller homes in the \$200,000–\$350,000 range could better align with regional market demand.

Owner-Occupied Home Value, 2025



Source: U.S. Census Bureau 2025 American Community Survey

An additional measure of housing affordability is the Area Median Income (AMI), which is a key benchmark used by the U.S. Department of Housing and Urban Development (HUD) to determine household eligibility for housing assistance programs. AMI is calculated at the metropolitan level for the Albany MSA using regional income data and is not the same as the Census-reported median household income for the City of Albany.

According to HUD, the FY2025 Area Median Income (AMI) for the Albany Metropolitan Statistical Area (MSA) is \$67,700. For comparison, the median household income in the City of Albany is \$45,070, meaning the typical household earns about 67% of the regional AMI. This places many Albany households within the “low-income” category as defined by HUD, making them eligible for various housing assistance programs. For a four-person household, HUD defines “extremely low income” as \$32,150, “very low income” as \$38,100, and “low income” as \$60,950. These thresholds illustrate the affordability gap between Albany’s local wages and the regional housing market, reinforcing the importance of targeted housing strategies and program coordination with HUD’s income-based eligibility framework. Table X summarizes FY2025 AMI thresholds and associated program eligibility for the Albany MSA.

HUD FY2025 Albany, GA MSA's AMI and Income Limits

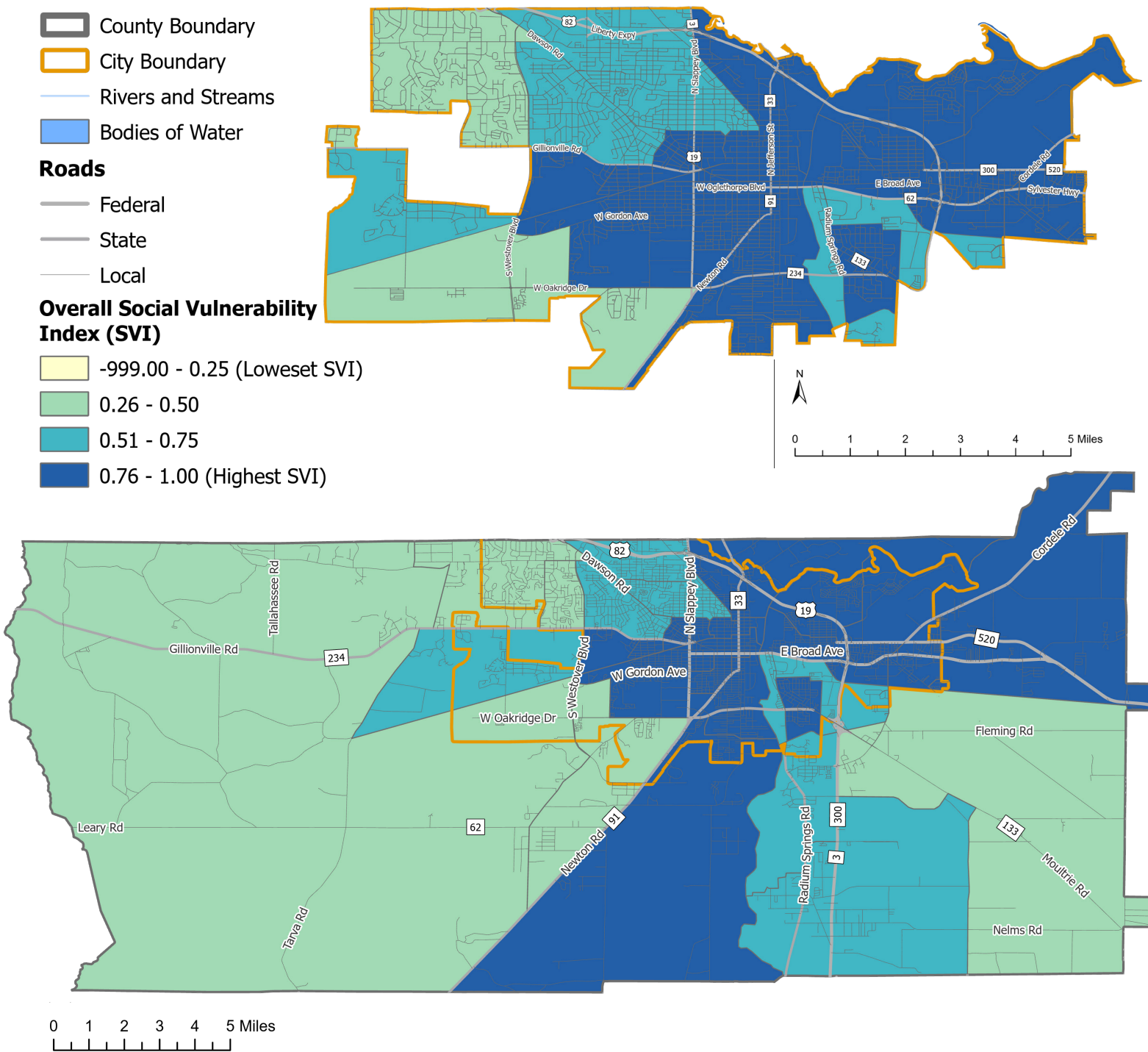
Income Category	Percent (%) of Area Median Income (AMI)	4-Person Household Income Limit (\$)	Description / Program Relevance
Extremely Low Income	30% AMI	\$32,150	Typically eligible for high-subsidy programs such as Public Housing, Project-Based Rental Assistance (PBRA), and Section 8.
Very Low Income	50% AMI	\$38,100	Eligible for programs such as Housing Choice Vouchers and Low-Income Housing Tax Credits (LIHTC).
Low Income	80% AMI	\$60,950	Eligible for programs such as HOME Investment Partnerships and Community Development Block Grant (CDBG) housing assistance.
Area Median Income (AMI)	100% AMI	\$67,700	Used as the baseline for HUD income eligibility calculations.

Source: 2023 ACS 5-Year Estimates Data Profiles

The Albany Housing Authority (AHA) plays a central role in addressing local affordability by managing public housing, vouchers, and subsidized rental communities. AHA is currently converting its portfolio to Project-Based Rental Assistance (PBRA) through HUD’s Rental Assistance Demonstration (RAD) program, which allows for reinvestment while ensuring long-term affordability. As of 2025, AHA oversees 18 public and subsidized communities with nearly 1,900 apartments, including four Public Housing/PBRA properties with 279 units. Residents typically pay about 30% of their income toward rent, providing stable access for low-income households. Current RAD upgrades include kitchen and bathroom renovations, flooring and HVAC improvements, and energy efficiency measures. Beyond housing, AHA supports mobility and community well-being through programs such as Family Self-Sufficiency, youth partnerships, food access initiatives, and scholarships. These efforts make AHA not only a housing provider but also a key partner in neighborhood stabilization and long-term revitalization. The City of Albany 2021-2025 Consolidated Plan, and annual action plans for FY21-25, serve as additional sources of data, updates and action plans for the Albany Housing Authority, and is incorporated by reference in this comprehensive plan update.

Collectively, these findings confirm that while housing may appear affordable on paper due to comparatively low home values, the combination of low incomes, older and often blighted housing stock, high utility costs, and limited reinvestment keeps affordability a persistent concern. The Albany Housing Authority plays a critical role in filling this gap by preserving affordable housing for extremely low-income households (those earning at or below 30% of the AMI) and linking residents to upward mobility programs. However, broader strategies, from rehabilitation and infill to diversifying housing types, will be needed to create a more stable, affordable, and inclusive housing market across the city, county, and region.

Overall 2022 CDC Social Vulnerability Index Map



Source: GMC Staff, & FEMA

According to the Centers for Disease Control and Prevention **Social vulnerability** refers to the demographic and socioeconomic factors (such as poverty, lack of access to transportation, and crowded housing) that adversely affect communities that encounter hazards and other community-level stressors. These stressors can include natural or human-caused disasters (such as tornadoes or chemical spills) or disease outbreaks (such as COVID-19).

Equity and Vulnerability

Affordability challenges in Albany and Dougherty County are compounded by broader issues of equity and vulnerability, as reflected in the CDC/ATSDR Social Vulnerability Index (SVI). The SVI measures the relative capacity of communities to prepare for, respond to, and recover from external stresses such as natural disasters or economic disruption. In comprehensive planning, it helps identify populations and neighborhoods that may require additional support, resources, or targeted investment to strengthen resilience and promote equity. Dougherty County has an overall SVI score of 0.962, placing it in approximately the 96th percentile nationally. This ranking means the county is among the most socially vulnerable in the United States, with elevated levels of poverty, unemployment, disability, and limited transportation access. Theme-level scores reveal particularly high vulnerability in socioeconomic status and racial and ethnic minority status, underscoring the need for coordinated policies that address both housing affordability and social resilience.

Several household characteristics further illustrate these pressures. More than one-third of households earn below 150 percent of the federal poverty level, and unemployment remains higher than state averages. Approximately 16% of residents are over the age of 65, and nearly 18% live with a disability, pointing to the need for more accessible housing options. Over 13% of households are headed by single parents, while more than three-quarters of county residents identify as racial or ethnic minorities. In addition, about 11% of households have no access to a vehicle, and more than 5% of residents live in group quarters such as dormitories, assisted living, or correctional facilities.

Taken together, these conditions underscore the importance of viewing housing policy through an equity lens. Strategies that prioritize deeply affordable units, invest in rehabilitation for older homes, and expand accessible housing for seniors and residents with disabilities will be especially critical. Linking affordable housing to transit and employment centers can also help reduce transportation costs, which the SVI identifies as another key factor in household vulnerability.



Key Data Insights and Considerations

Albany and Dougherty County face several interconnected housing challenges that reflect both the age and condition of the existing stock and the ongoing pressures of affordability and vacancy. The housing market serves a broad regional role but is defined by older homes, a high share of renters in the city, and persistent concerns about affordability and reinvestment needs.

- **Limited Housing Growth, Modest Permitting:** Since 2010, Albany and Dougherty County have seen flat to declining housing stock, influenced in part by the removal of unsafe structures. From 2014 to 2024, local permits were generally modest with occasional multifamily spikes, while the MSA added more consistently, especially single-family. This points to regional growth largely outside the city and county core, and a need for new infill residential construction.
- **Aging Homes, Declining Quality:** Most of the community’s housing was built before 1980, and many older homes now face issues with maintenance, efficiency, and safety, making reinvestment and modernization a top priority.
- **High Vacancy and Blight as Systemic Challenges:** High vacancy and widespread blight have become long-term issues rather than temporary market trends. Reinvestment, selective demolition, and land-reuse, paired with targeted use of CDBG/HOME funds, the Land Bank Authority, GICH, City departmental programs, and creative strategies, will be essential to stabilize neighborhoods and attract new development.
- **Housing Affordability Tied to Low Incomes:** Housing prices remain modest, but local incomes lag far behind regional averages. True affordability solutions will depend on improving household earning power and expanding housing choices at different price points, particularly for moderate-income households, which can improve upward mobility and broaden the city’s tax base.
- **Renter-Dominated Market and Ownership Gaps:** With 59% of city households renting and 41% owning their homes, programs and policies that promote responsible property management, improve rental conditions, and expand ownership opportunities are critical for long-term neighborhood stability.
- **Housing Types Mix & Needs:** The market is primarily single-family, but there is demand for more townhomes and smaller, good-quality home options to serve young professionals, new families, and empty nesters. Encourage diverse infill and new development that expands townhome and small-lot housing options to meet changing household needs and support neighborhood revitalization.
- **Housing and Social Vulnerability Are Linked:** Dougherty County ranks in the top five percent nationally for social vulnerability, with particular challenges tied to poverty, unemployment, disability, single-parent households, and transportation access. These factors highlight the need to link affordable housing investment with transit access, employment centers, and supportive services as essential strategies to reduce both financial and geographic barriers for residents most at risk.

Despite these challenges, opportunities remain to strengthen the housing system. The path forward for Albany and Dougherty County lies in reinvestment, diversification, and coordination: rehabilitating aging homes, reclaiming blighted properties, expanding attainable diverse housing options, and aligning public and private investment to build a housing system that is not only affordable but resilient, equitable, and positioned for sustainable growth.

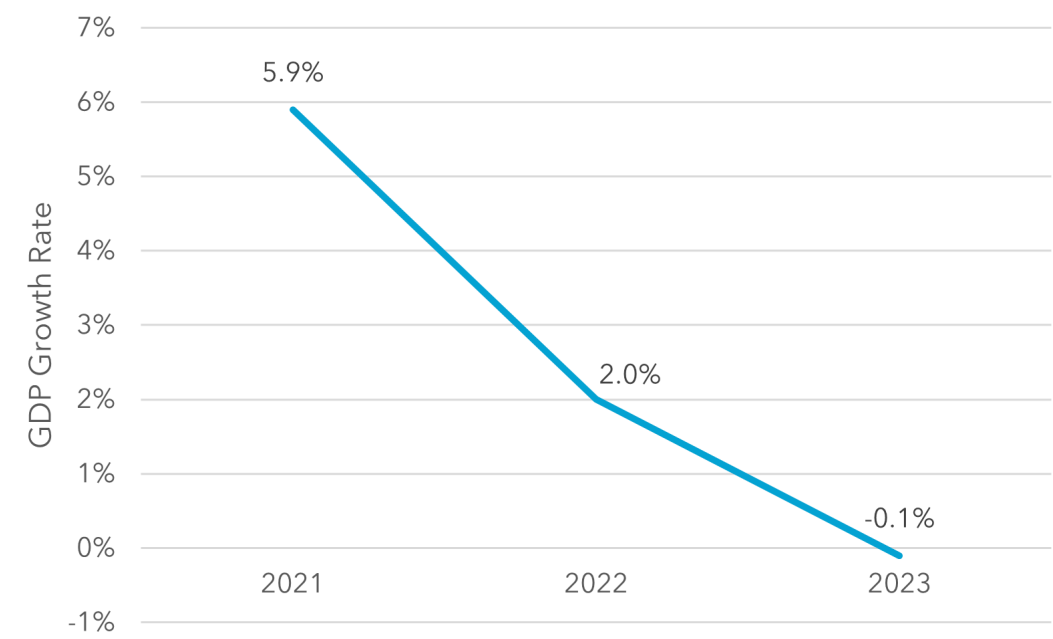
Economic Development

Introduction

Economic development shapes the well-being of Dougherty County and the City of Albany. The strength of the local economy affects not only job opportunities and household stability but also the overall quality of life for residents. While long-standing challenges remain, new opportunities continue to emerge, reflecting the complex mix of conditions that shape how the economy functions today.

This chapter provides an overview of the county and the city’s economic landscape, highlighting both areas of stability and persistent barriers to growth. It explores how businesses and workers contribute to the economy, how residents experience economic change in their daily lives, and where disparities reveal opportunities for improvement. Together, this analysis creates a foundation for strategies that support growth, expand opportunities, and strengthen economic resilience across the community.

GDP Growth Rate, Dougherty County, 2021-2023



Source: US Department of Commerce Bureau of Economic Analysis



Source: LRA Constructors, Inc. Facebook

Gross Domestic Product

Gross Domestic Product (GDP) measures the total value of goods and services produced within a county, making it one of the clearest indicators of overall economic health. Dougherty County’s real GDP was approximately \$4.82 billion in 2023 (reported in chained 2017 dollars, which adjust for inflation). The county’s GDP gradually decreased and the growth rate turned negative in 2023, making a shift from economic expansion to contraction.

This downturn suggests that the county’s economy, while previously growing at a modest pace, began to shrink compared to the prior year. Although the decline may prove temporary, it raises important questions about the county’s economic stability and highlights the need for strategies that can encourage long-term growth.

Household and Per Capita Income

Median household income reflects the midpoint of a community’s income distribution, meaning half of households earn less and half earn more. Per capita income, by contrast, shows the average income per person. Because households often include more than one earner, median household income is typically higher than per capita income.

Income levels are important measure of community well-being. Higher incomes often align with greater access to education, stable employment, and better physical and mental health, while lower incomes can point to financial strain, limited opportunity, and barriers to essential services. Looking at both household and individual measures provides a fuller picture of how earnings connect to quality of life.

In 2025, median household income was \$45,070 in Albany and \$47,441 in Dougherty County. Both fall below the Albany Metropolitan Statistical Area (MSA) median of \$55,920 and significantly below the statewide median of \$78,207. Per capita income shows a similar pattern, at \$25,826 in Albany and \$27,580 in Dougherty County, compared to \$29,614 in the MSA and \$41,403 statewide.

Median Household Income, 2025

\$45,070

Albany
\$47,441
Dougherty County

\$55,920
Albany Metro Area

Per Capita Income, 2025

\$25,826

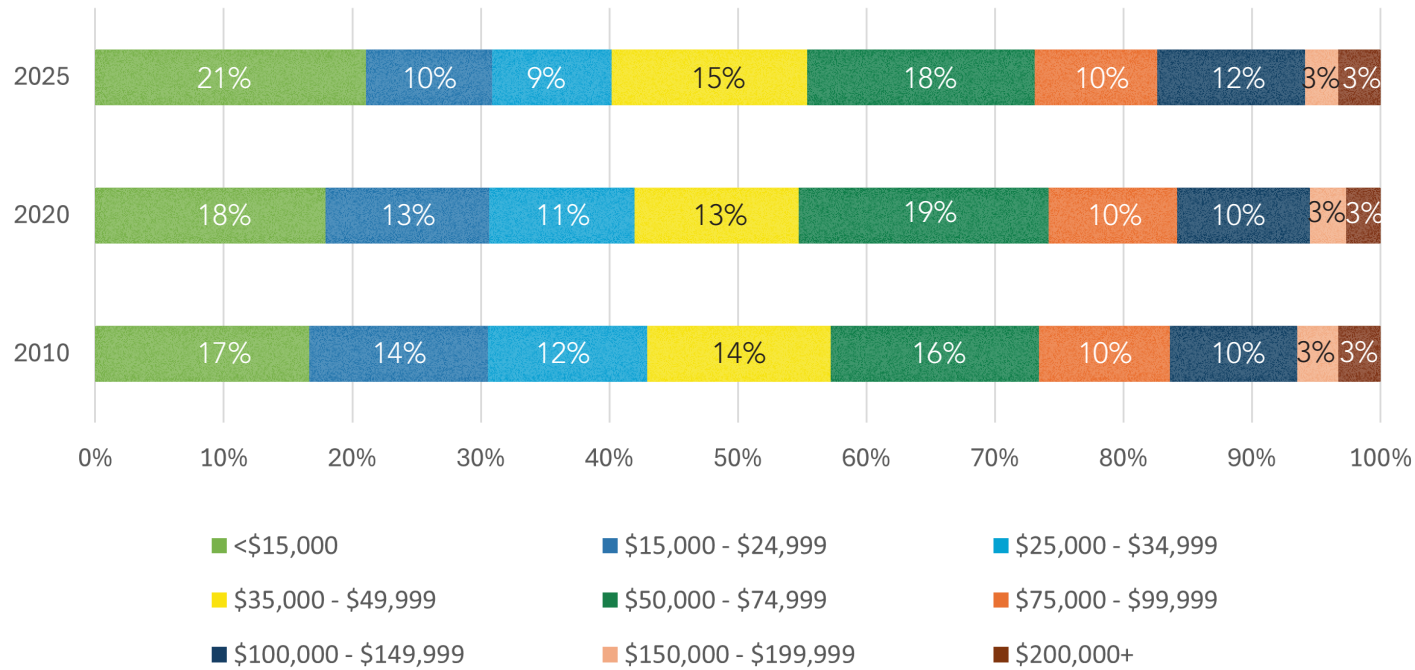
Albany
\$27,580
Dougherty County

\$29,614
Albany Metro Area

Source: U.S. Census Bureau 2023 American Community Survey

In Albany, household incomes have barely moved over the past decade. Measured in 2023 dollars, the median rose only slightly – from roughly \$42,000 in 2010 to \$45,200 in 2023. This lack of growth has been paired with a troubling shift at the bottom of the income scale. More than one in five households now earn less than \$15,000 a year, making this the largest income group in the city.

Annual Household Income (%), Albany, 2010-2025



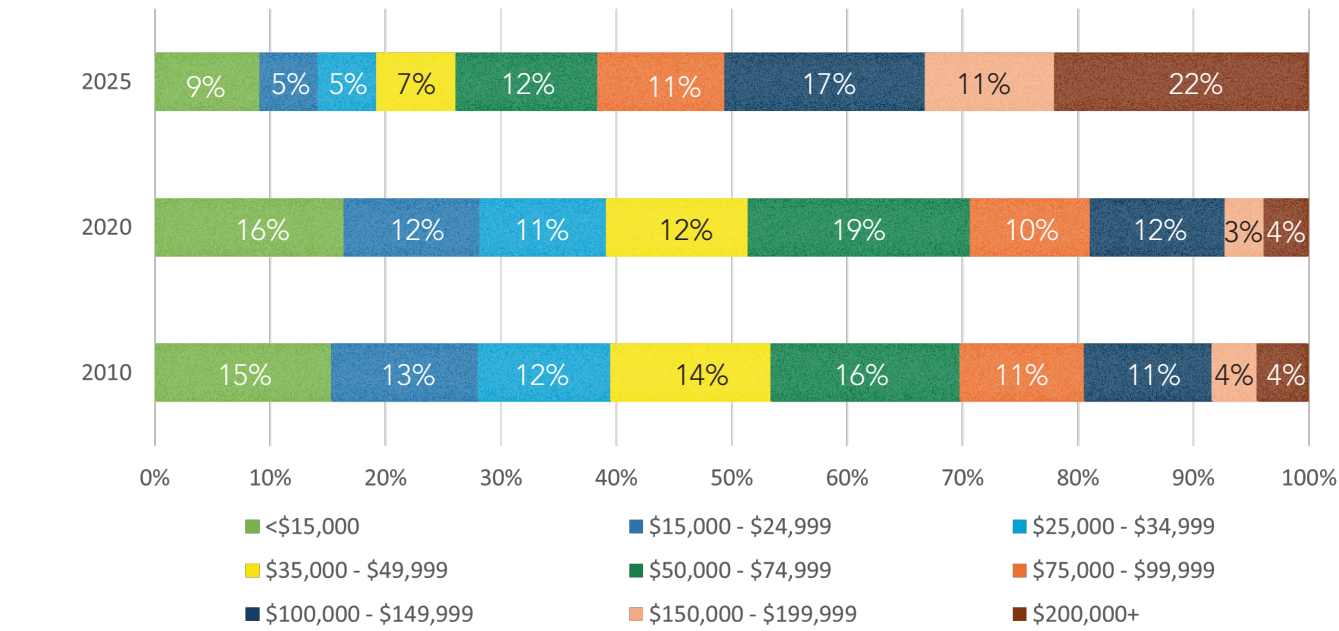
Source: U.S. Census Bureau 2025 American Community Survey, & Decennial Census 2010-2020

In Dougherty County, median household income has also shown little change, increasing from about \$45,500 in 2010 to \$46,800 in 2023 (in 2023 dollars). At the same time, however, the share of households earning more \$100,000 grew dramatically. The share of households earning more than \$100,000 a year jumped from 18.9 percent in 2020 to 50.6 percent in 2025 – an increase of nearly 168% increase – with much of that growth among households making over \$200,000 annually.

Together, these patterns show how overall income levels can appear stagnant while the distribution shifts at both ends. In Albany, more families are concentrated at the bottom of the scale, while in Dougherty County, more families are concentrated at the top. The result is a widening gap across the community.



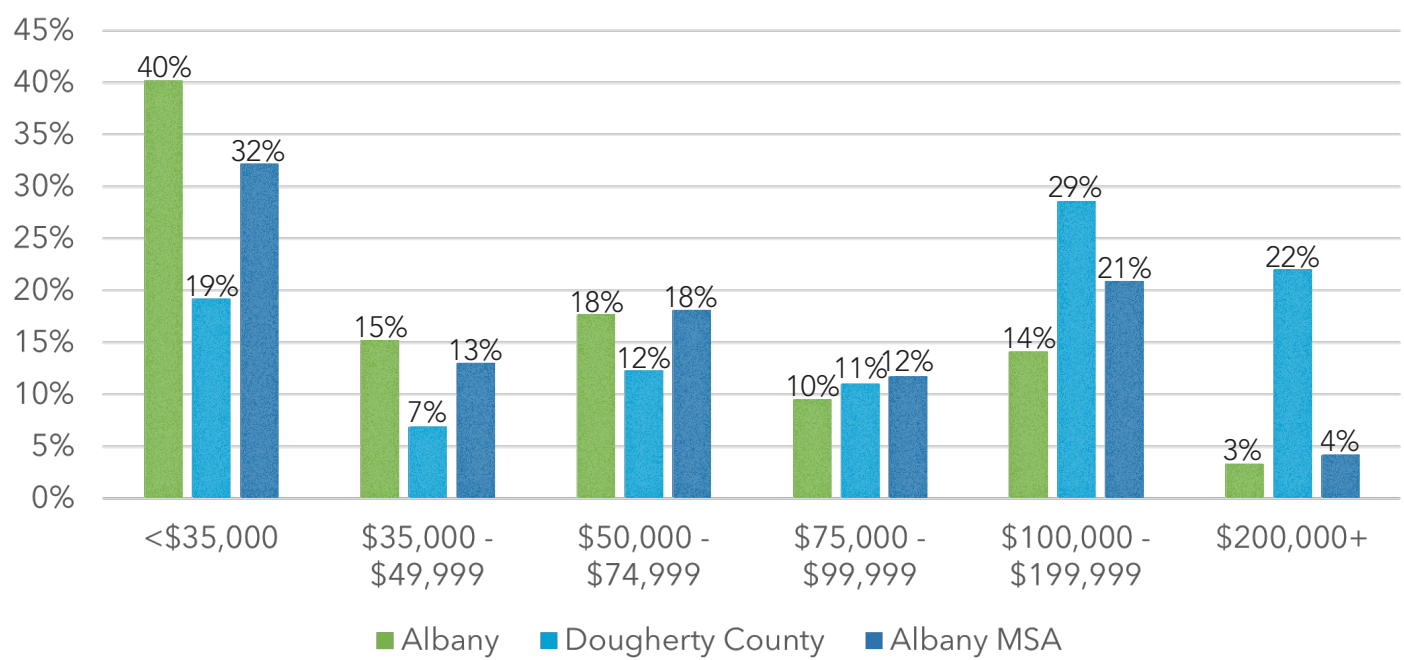
Annual Household Income (%), Dougherty County, 2010-2025



Source: U.S. Census Bureau 2025 American Community Survey, & Decennial Census 2010-2020

Albany's households earning less than \$35,000 annually account for approximately 40% of total households in Albany. Overall, Albany has higher share of households with lower income than the County and the metro region, while the trend shifts when it comes to households with higher income. More than half of the Dougherty County's households earn more than \$100,000 annually.

Share of Households by Income, 2025



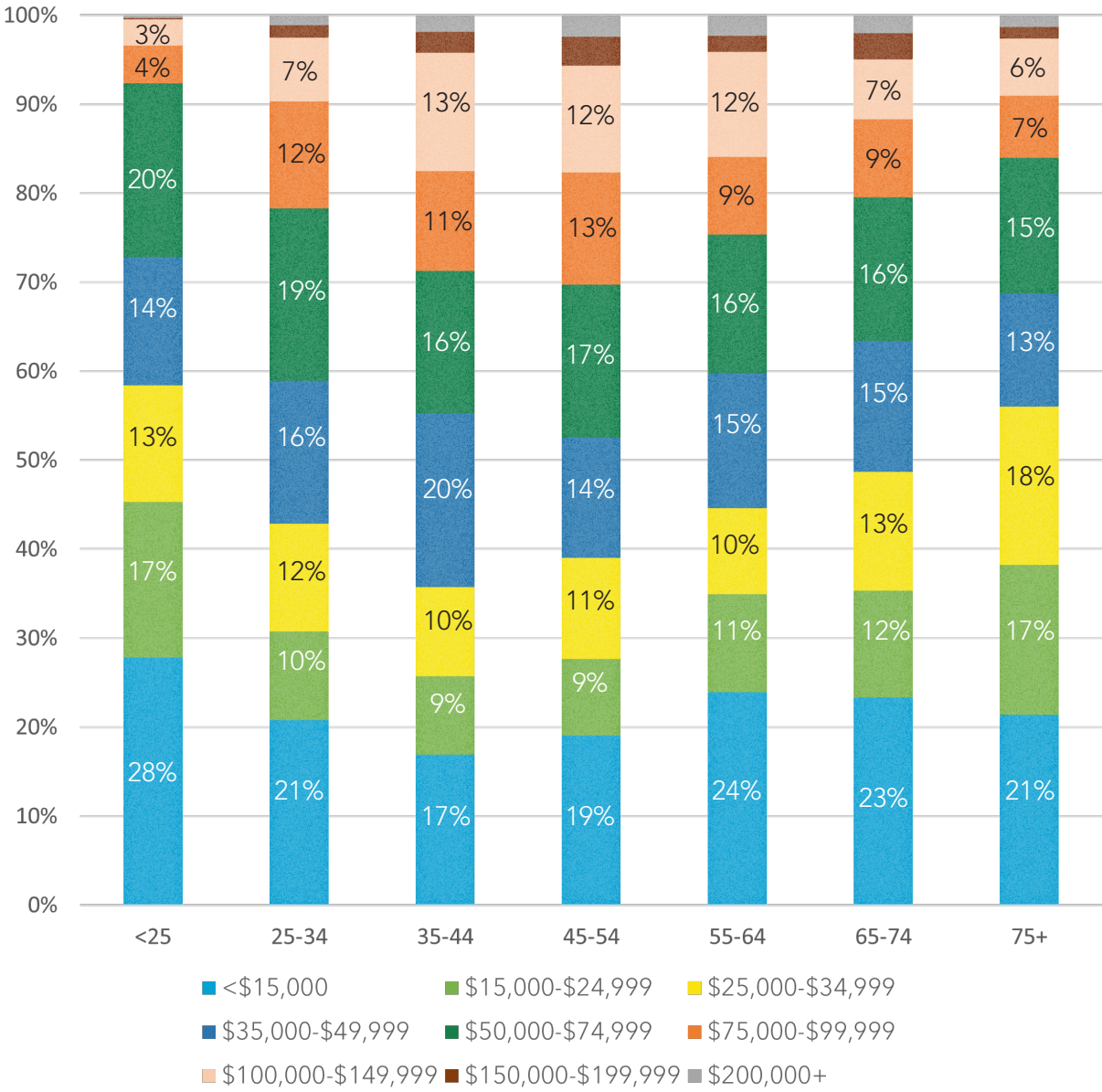
Source: U.S. Census Bureau 2025 American Community Survey

Disposable Income

Disposable income shows a similar pattern. Disposable income is the amount of money a household has left to spend or save after taxes. It depicts a better picture of the economic well-being of households in Albany and Dougherty County. In Albany, the median disposable income is \$36,795 per year, and in Dougherty County it is \$38,877. In comparison, Georgia’s median disposable income is \$63,067 and the national median is \$66,259. This means that households in Albany and Dougherty County live on significantly less disposable income than households statewide or nationwide, leaving them with fewer resources to cover housing, healthcare, education, and other needs.

Households with their householders of ages 45 to 54 tend to have the highest disposable incomes, reflecting the later stages of their careers and preparation for retirement. In contrast, households at both ends of the age spectrum experience greater variability. Those with householders under 25 face the lowest levels of disposable income, with a median of just over \$27,500, while households with householders over 75 also show wide disparities.

Share of Households by Income, 2025



Source: U.S. Census Bureau 2025 American Community Survey

Household Spending

On average, households in Albany spend almost \$13,850 a year on shelter, while those in Dougherty County spend about \$14,670. Shelter includes rent or mortgage payments as well as utilities, fuel, and other housing-related services. It represents the single largest expense for households in both Albany and Dougherty County. After shelter, the biggest expenses for both Albany and Dougherty County are health care and food consumed at home. In Albany, households spend an average of \$4,317 on health care and \$4,240 on groceries.

Household Spending

Annual Average	Albany	Dougherty
Apparel & Services	\$1,366	\$ 1,443
Education	\$943	\$986
Entertainment/Recreation	\$2,175	\$2,337
Food at Home	\$4,240	\$4,528
Food Away from Home	\$2,175	\$2,317
Health Care	\$4,317	\$4,684
HH Furnishings & Equipment	\$1,550	\$1,664
Personal Care Products & Services	\$566	\$602
Shelter	\$13,849	\$14,668
Support Payments/Cash Contributions/Gifts in Kind	\$1,642	\$1,799
Travel	\$1,719	\$1,854
Vehicle Maintenance & Repairs	\$755	\$807

Source: 2023 ACS 5-Year Estimates Data Profiles

Business and Job Composition

Business by Industry

City of Albany and Dougherty County host an estimated 3,415 and 3,805 businesses respectively. The largest share of businesses in Albany is in Retail Trade while the largest share in Dougherty County is in Other Services (except Public Administration). Within that category, about 8 percent are civic and other organizations, and 4 percent are personal & laundry services. Other notable portions of the county’s business base include Retail Trade and Health Care & Social Assistance.

Business by Industry

These businesses support an estimated 46,996 jobs in Dougherty County. The largest employment sector in Dougherty County is Health Care and Social Assistance, followed by Retail Trade. Accommodation & Food Services and Manufacturing also account for notable shares of the job base.

It is important to note that the industries with the most businesses are not always the ones that provide the most jobs. Many service-oriented businesses operate with only a handful of employees, while sectors such as health care or manufacturing employ large workforces even though they may represent a smaller share of total establishments. This distinction between business mix and job mix highlights why major employers have an outsized role in the local economy, while small businesses remain important in shaping the community’s diversity and character. The following section examines this dynamic further by looking at the scale of establishments across the county.

Share of Businesses by Industry, 2025

Top 3 Industries in Albany by Number of Business, 2025



Top 3 Industries in Dougherty County by Number of Businesses, 2025



Share of Jobs by Industry, 2025

Top three industries in Albany by employment, 2025



Top three industries in Dougherty County by employment, 2025



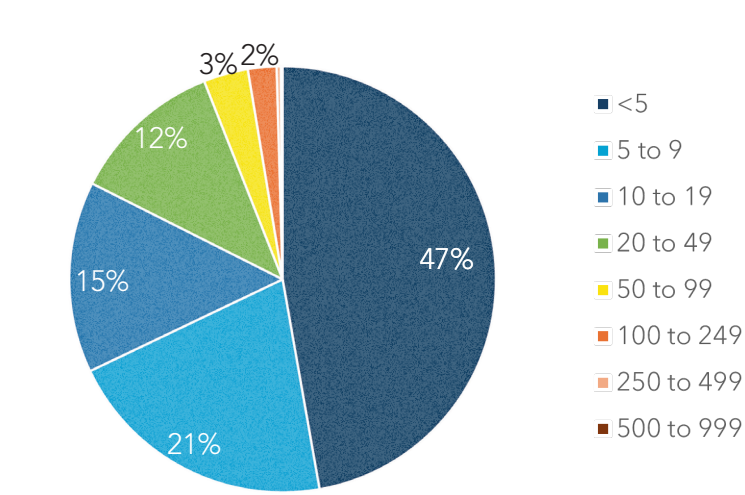
Source: U.S. Census Bureau 2025 American Community Survey

Business Size

Nearly half (47 percent) of all establishments in Dougherty County are small businesses with less than five employees. By contrast, establishments with more than 100 employees account for only about 2.6% of all establishments.

This structure means the local economy relies heavily on small businesses, which add diversity to the services available and create opportunities for local entrepreneurship. At the same time, a small number of large employers accounts for a significant share of all jobs in the county. This concentration means they are vital to the local job market, but it also makes the economy more vulnerable to downturns or closures within those major employers.

Establishments by Size, Dougherty County, 2023



Source: U.S. Census Bureau 2023 Economic Surveys

Large Employers

There are 41 businesses in Dougherty County with more than 100 employees. Retail trade and manufacturing make up the largest share of these establishments, highlighting the county’s reliance on both consumer-oriented services and goods-producing industries for large-scale employment.

Jobs and Workforce Alignment

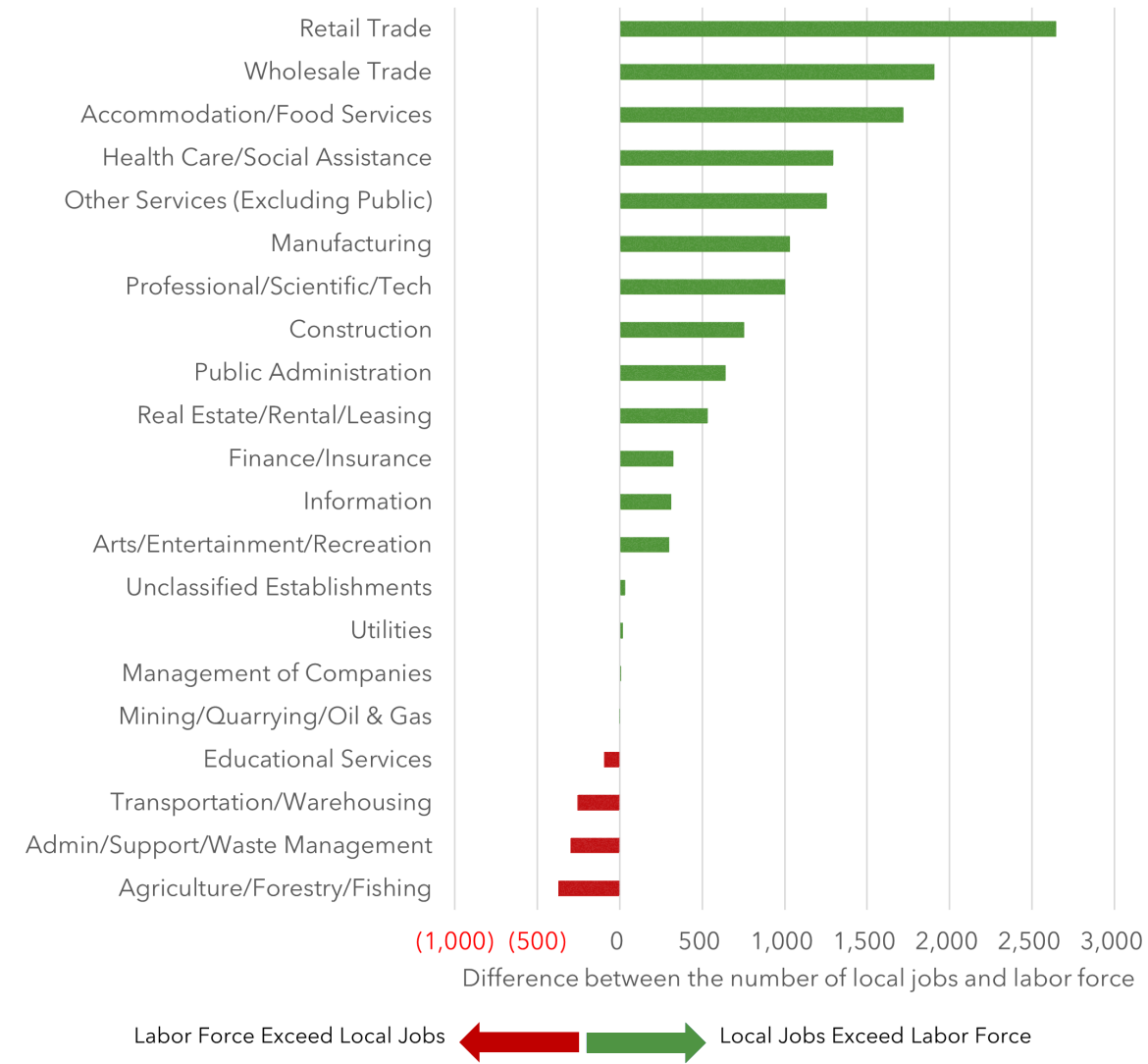
Overall, both Albany and Dougherty County have more jobs than it has resident workers, but the balance between jobs and workers differs by industry. Comparing the number of residents employed by industry to the number of jobs that industry supports within the county shows potential mismatches. For example, in sectors such as Retail Trade, Wholesale trade, and Accommodation/ Food Services, there are significantly more jobs in the city and the county than there are residents employed in those fields. This indicates strong local demand that depends on workers commuting in from outside Albany and Dougherty County.

In contrast, there are more residents working in Agriculture, Admin/Support/Waste Management, and Transportation/Warehousing industry than there are jobs in these industries in Dougherty County. This means these workers will have to travel outside of the city for jobs in those industries. Out of all 21 major industries, only five employ more Albany residents than there are jobs available in the city.

Together, these mismatches highlight both strengths and challenges for Albany-Dougherty County’s economy. Industries with more jobs than resident workers demonstrate the city’s role as a regional employment center, while industries with more resident workers than local jobs point to opportunities to expand those sectors locally to better capture and retain the city’s workforce.

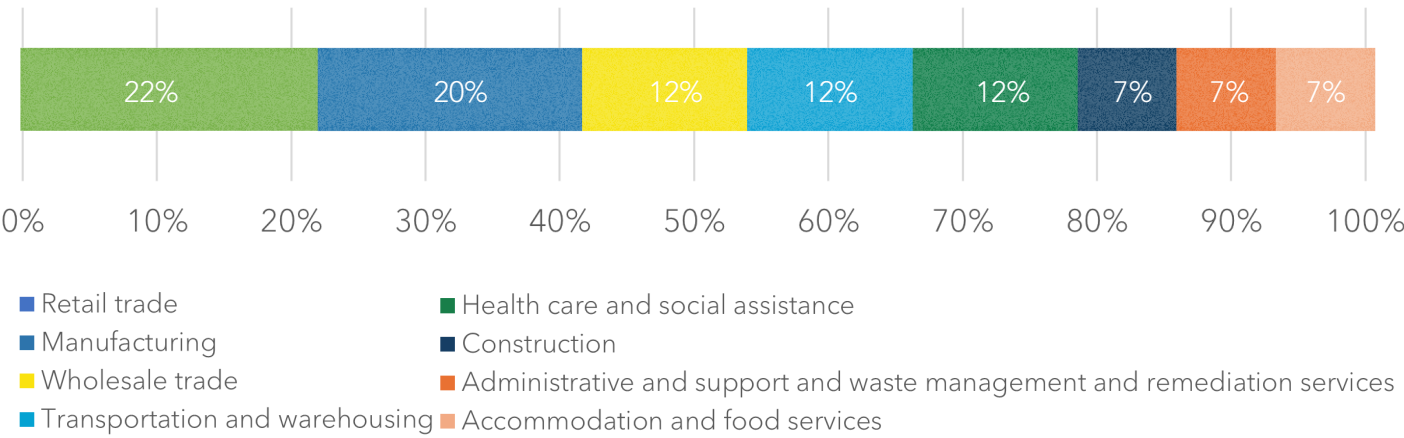
While Albany and Dougherty County together sustain more jobs than resident workers, those jobs and workers are not always in the same place. In 2022, the county supported about 43,460 jobs in total, but only about 28,840 residents were part of the local labor force. This difference, a net inflow of about 14,630 workers, shows that Dougherty County serves as a regional employment center, drawing many commuters from surrounding areas.

Jobs v. Labor Force in Dougherty County by Industry, 2025



Source: U.S. Census Bureau 2025 American Community Survey

Establishments with more than 100 employees by Industry , 2023



Source: U.S. Census Bureau 2023 Economic Surveys

Among county residents, over half (57.6 percent) both lived and worked within Dougherty County, while 42.4 percent commuted to jobs outside the county. Conversely, 61.8 percent of people employed in Dougherty County lived elsewhere, highlighting the extent to which local employers depend on workers who travel in for jobs.

Commuting patterns also reveal how industries are distributed between local and regional labor markets. The majority of jobs held by both local residents and commuters fall within service industries. Among residents who work within the county, 70.6 percent are employed in service-oriented industries, compared to 64.1 percent of inbound workers and 55.8 percent of outbound workers. In contrast, the Trade, Transportation, and Utilities sector accounts for 16.3 percent of local resident jobs, but represents a larger share of outbound (29.2 percent) and inbound (21.8 percent) workers. The Goods Producing sector, which includes manufacturing, construction, and utilities, represents a smaller portion overall, at 13 to 15 percent across all worker groups.

These differences suggest that Dougherty County’s economy depends primarily on a strong service base that attracts workers from surrounding communities, while many local residents travel elsewhere for employment in trade, transportation, and other goods-producing occupations. The spatial distribution of these jobs reinforces the earlier discussion of industrial mismatch, highlighting both the county’s role as a regional employment destination and the continued need to expand diverse job opportunities for residents within the community.

Commuter Inflow & Outflow

26,847

Workers employed in Dougherty County but live outside

16,615

Workers living and employed in Dougherty County

12,221

Workers living in Dougherty County but working outside

Source: US Census On the Map

Outflow vs. Inflow vs. Interior Flow Industry Characteristics

	Outflow Job	Inflow Job	Interior Flow Job
Workers in the “Goods Producing” Industry Class	14.9%	14.1%	13.1%
Workers in the “Trade, Transportation, and Utilities” Industry Class	29.2%	21.8%	16.3%
Workers in the “All Other Services” Industry Class	55.8%	64.1%	70.6%

Source: U.S. Census Bureau 2023 Economic Surveys

Labor Force

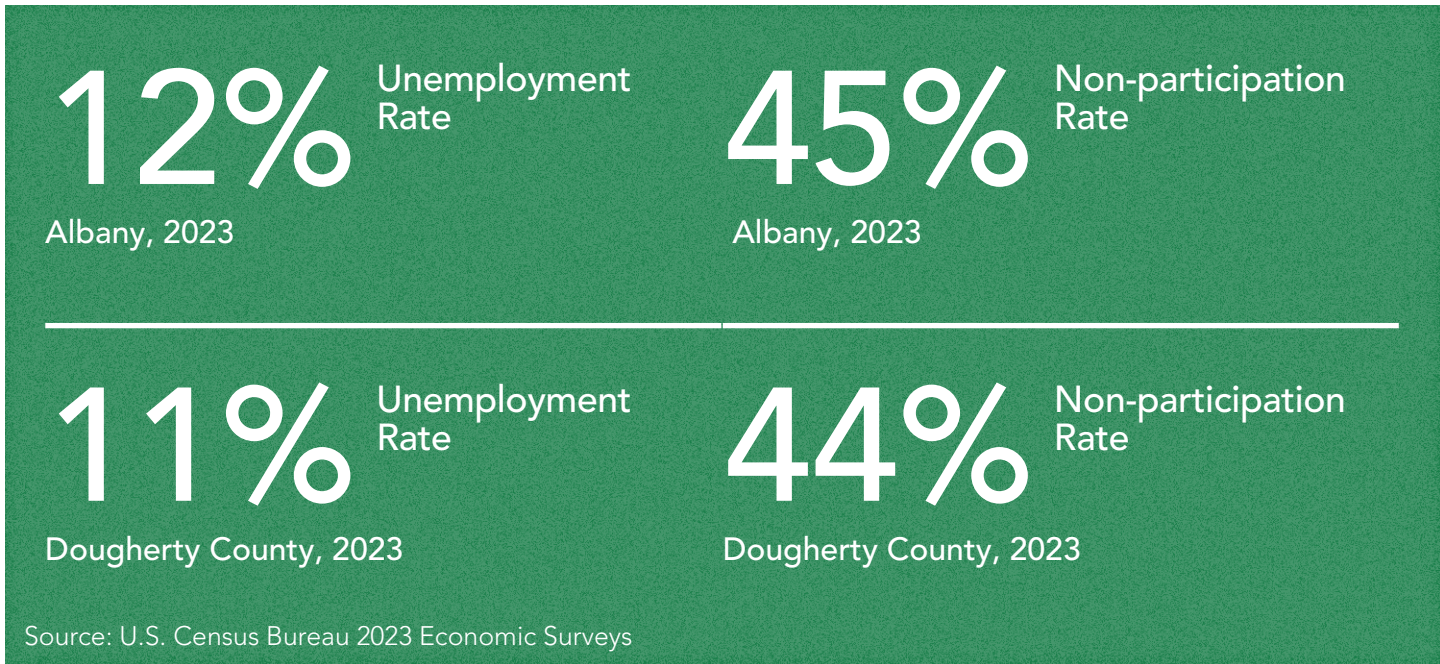
Dougherty County has a population 16 years and over of 66,124. Out of the population 16 and older, slightly over half of the population is in the labor force. Labor force is comprised of people who are employed and unemployed but actively seeking jobs. With approximately 44.2% of non-participation rate, many residents are not participating in labor force. People who are not in labor force could be: retirees, full-time students not working or job hunting, stay-at-home caregivers, people with long-term disabilities preventing work, or discouraged workers who gave up searching for a job.

This is a both local and regional trend that is also shown in Albany and its metropolitan area. However, the national percentage of people not in labor force was 36.5% for the same period, which indicates that a significant number of residents are not participating in labor force. This pattern does not seem a temporary issue as the non-participation rate steadily increased since 2010 for all three regions.

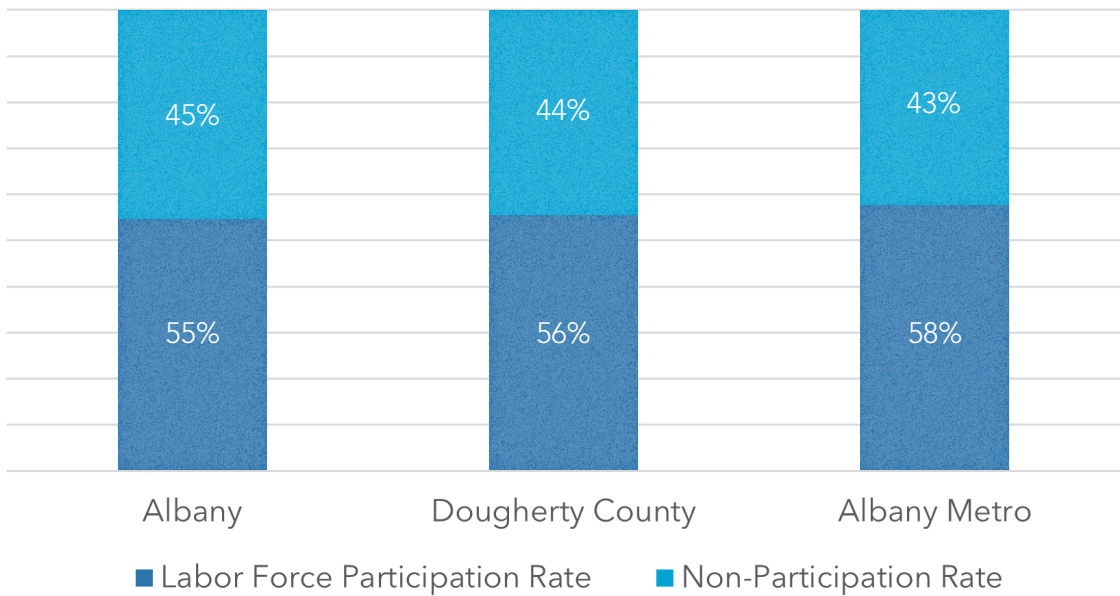
Unemployment rates in Albany, Dougherty County, and the surrounding region have shown a declining trend between 2010 and 2023. However, part of this decline may reflect an increase in residents leaving the labor force rather than more people finding employment. As more individuals exit the labor force, a low unemployment rate does not necessarily indicate improved job opportunities but may instead mean that fewer people are actively seeking to work in Albany-Dougherty region.

Despite the overall decline, unemployment remains relatively high, hovering over 11 to 12 percent – more than double Georgia’s statewide rate of 5.1 percent. Young adults aged 16 to 24 face the greatest challenges, with unemployment rates of 14 percent in Albany and 13 percent in Dougherty County-the highest among all age groups.

Dougherty County has about 34,245 employed residents aged 16 and older, including 27,540 in Albany. Looking at employment from the residents’ perspective shows where people actually earn their living, which can differ from the industries that dominate the local job base. The majority of residents are employed in service industries, and more than a third (27.8 percent) work in Educational Services, and Health Care and Social Assistance. These sectors are not only major employers in the county, they also represent the fields that sustain household incomes for a large share of the community.

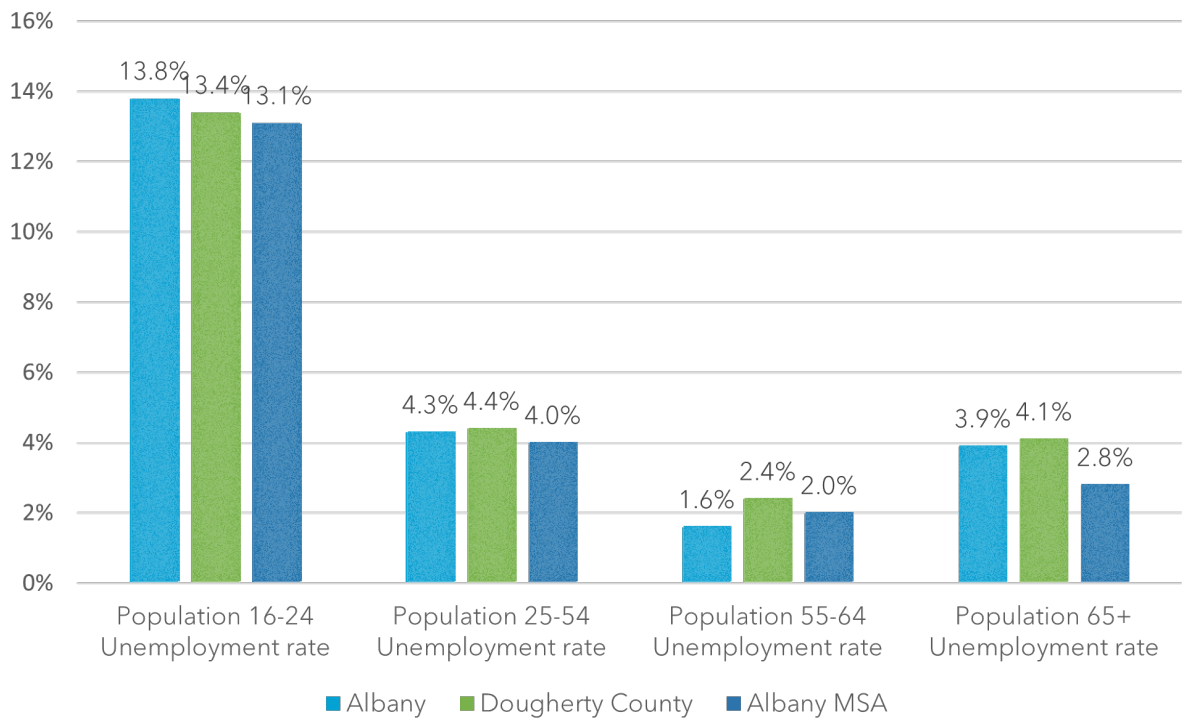


Labor Force vs. Non-Participation (%), 2023



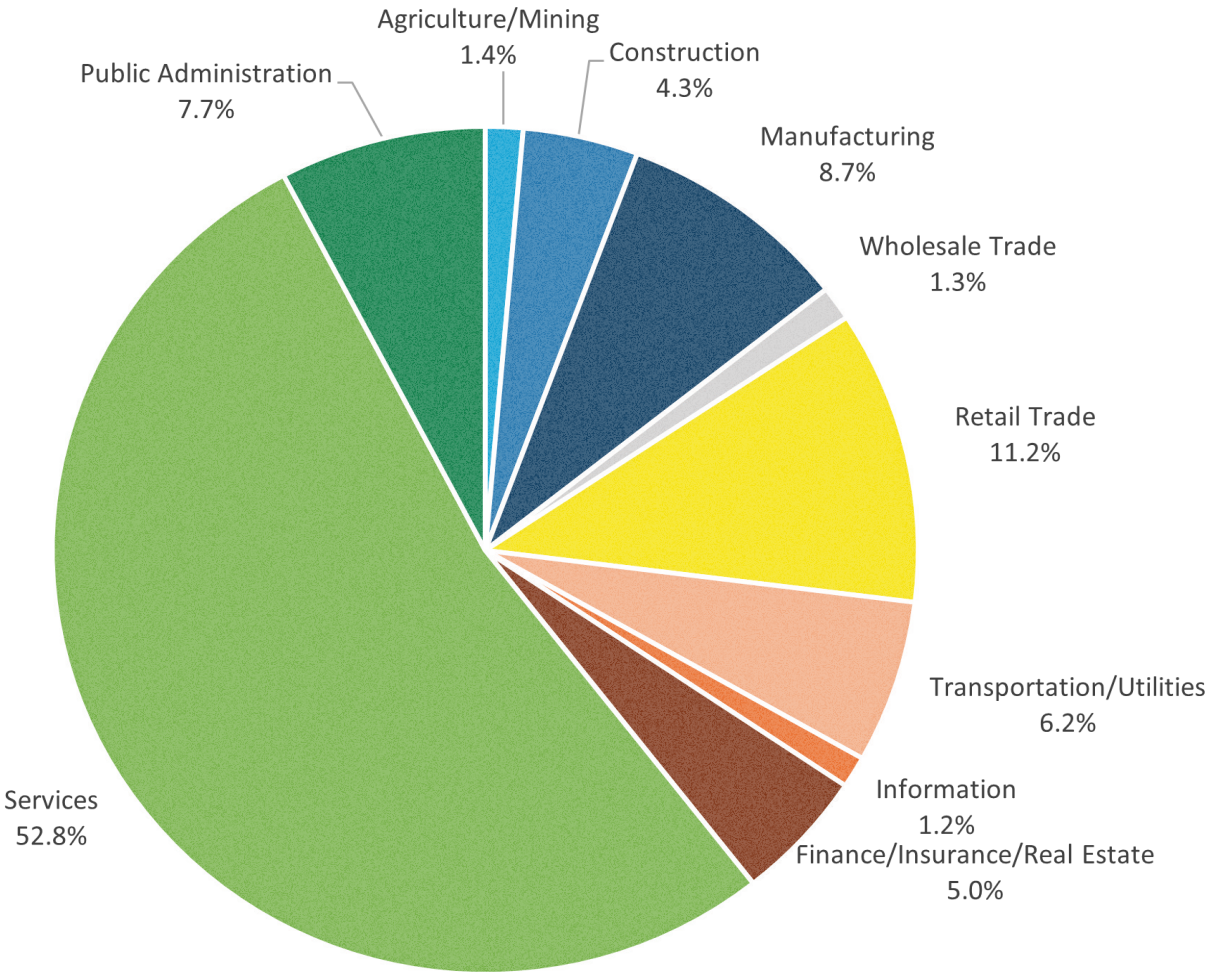
Source: U.S. Census Bureau 2023 Economic Surveys

Unemployed Civilian Population by Age Category, 2025



Source: U.S. Census Bureau 2025 Economic Surveys

Employed Civilian Labor Force by Industry, Albany, 2025



Source: U.S. Census Bureau 2025 Economic Surveys

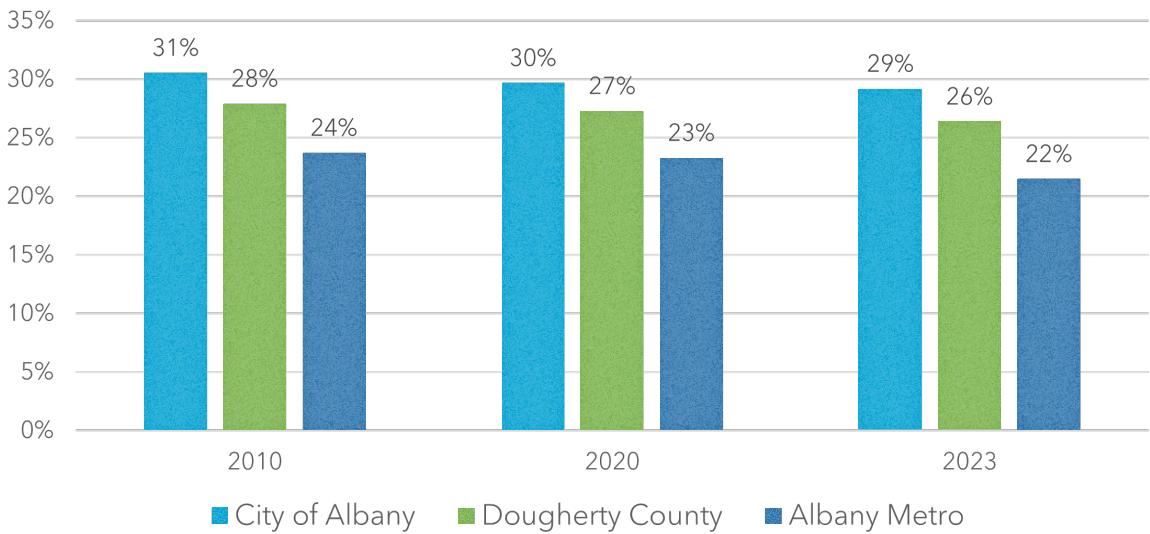


Poverty

In the City of Albany, nearly one in three residents live with incomes below the poverty level, while in Dougherty County, just over one in four residents face the same challenge. Poverty has remained persistently high in both areas over time, with little improvement since 2010. The City, County, and Metro Area all show significantly higher poverty rates than the State (13.6%) and the Nation (12.5%) in 2023.

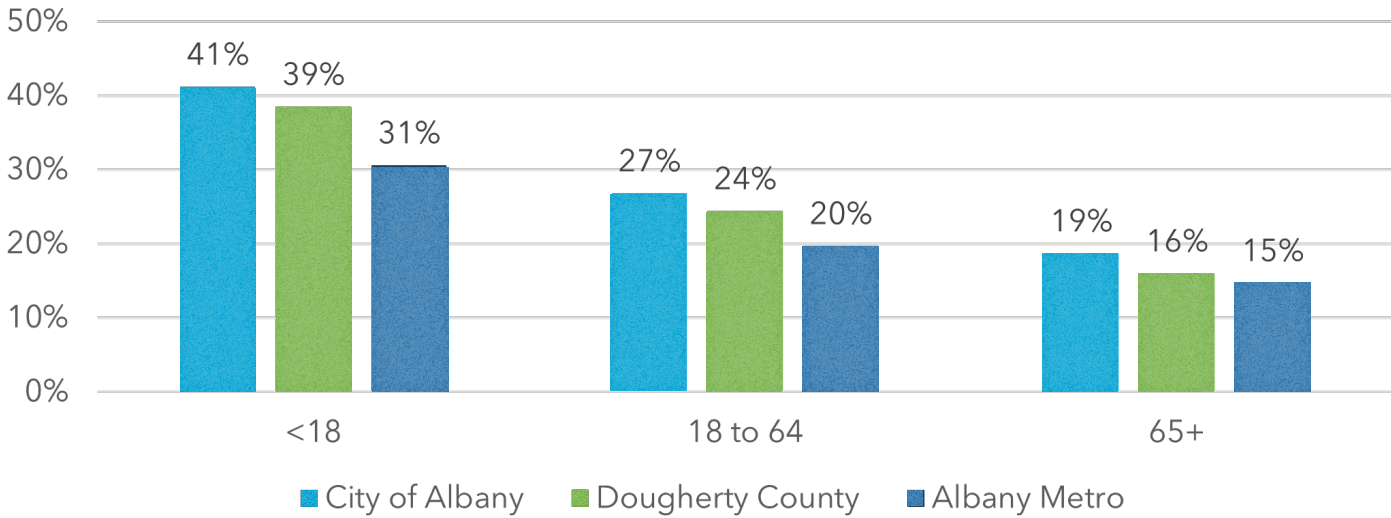
Children bear the heaviest burden. Those under 18 make up the largest share of people living in poverty, with their likelihood of experiencing poverty far exceeding that of other groups. Since children depend on household income, their vulnerability reflects the economic stress families face, especially larger households and single-parent families. This underscores how poverty among children is deeply tied to family structure and the resources available to their caregivers. Addressing poverty in Albany and Dougherty County requires a holistic approach that centers the needs of children and families.

Share of Population with Income in the Past 12 months below Poverty Level, 2010-2023



Source: U.S. Census Bureau 2023 Economic Surveys & Decennial Census 2010-2020

Population Living in Poverty by Age Group, 2023



Source: U.S. Census Bureau 2023 Economic Surveys

Key Takeaways and Data Considerations

Albany and Dougherty County's economy shows both long-term structural challenges and important strengths. While the community continues to serve as a regional center of employment and business activity, slow income growth, persistent poverty, and heavy reliance on a few sectors highlight the need for a more resilient and inclusive economic base.

- **Slow Growth and Stagnant Incomes:** GDP growth turned negative in 2023, and median household income has changed little since 2010. Albany households remain concentrated in lower income brackets, while Dougherty County has seen sharp growth at the very top, widening inequality.
- **Low Disposable Income:** Households in Albany and Dougherty County have far less disposable income than those statewide or nationally. With little left after taxes, many families face constraints meeting basic needs, limiting both household stability and local consumer spending.
- **Business Base and Economic Vulnerability:** Nearly half of all businesses have fewer than five employees, while only 2.6 percent employ more than 100. Large employers dominate job creation, which creates opportunity but also vulnerability if even a single major employer contracts or relocates.
- **Workforce Mismatches:** Albany has more jobs than resident workers overall, but industries do not always align with the resident workforce. Health care and retail depend on in-commuters, while many residents in manufacturing and transportation work outside the city. This highlights both the city's role in the regional economy and the challenge of keeping more employment benefits local.
- **Persistent Poverty and High Housing Cost Burden:** Nearly one in three Albany residents and one in four county residents live below the poverty line, with children most affected. High rates of cost-burdened renters and homeowners further reduce disposable income, reinforcing cycles of financial stress and limiting upward mobility.

Despite these challenges, Albany and Dougherty County retain critical strengths: a strong service sector, major employers in health care and manufacturing, and an established base of small businesses. Future strategies will need to balance support for entrepreneurship, diversification of industries, workforce development, and poverty reduction to build a more inclusive and resilient economy.



Source: Albany-Dougherty Economic Development Commission Facebook

Transportation

Introduction

The community’s transportation network consists of roads, bridges, transit, air and railroad facilities, as well as non-motorized infrastructure such as sidewalks and multi-use paths. These facilities are essential to the community’s economic growth, social connection, and environmental sustainability. A well-maintained transportation system allows goods and services to move efficiently, helping local businesses thrive and attracting new investment and job opportunities. A well-designed transportation system improves the quality of life for residents by reducing commute times and traffic congestion.

Building partnerships with other government entities is critical to ensure the long-term funding of the maintenance of existing facilities and the construction of needed new facilities. The County and City are within the Dougherty Area Regional Transportation Study (DARTS) Metropolitan Planning Organization (MPO). The MPO is a federally mandated and federally funded transportation policy organization that represents local governments and authorities and ensures that federal-aid transportation projects are planned and coordinated in a comprehensive manner. It will be important that the County and City continue working with DARTS MPO to ensure the community’s transportation network needs are being adequately funded.

Roadway Functional Classifications

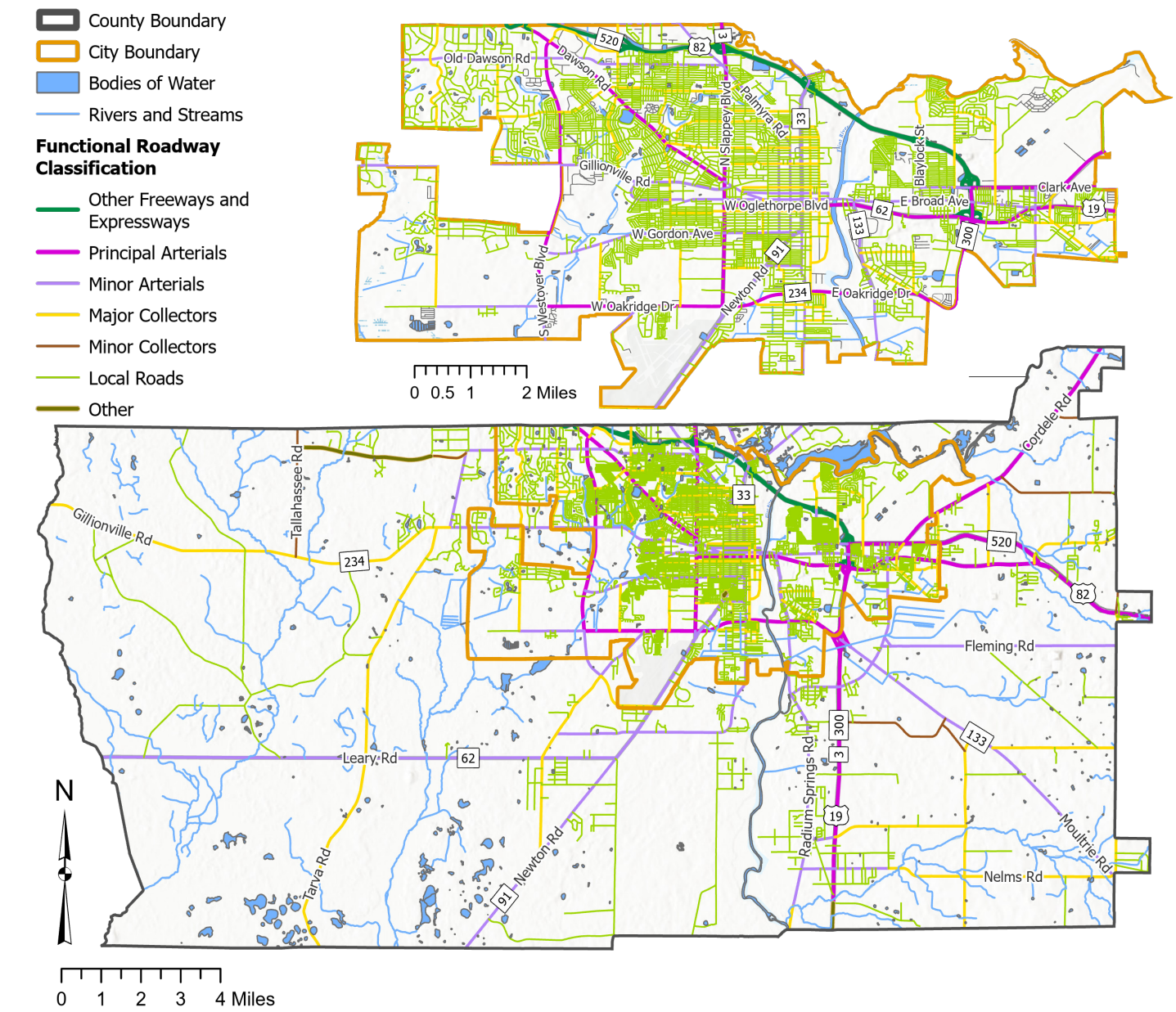
Dougherty County is served by approximately 2,124 miles of roadway with six different functional classifications. Functional classification is used to categorize roadways based on their character and context. Each classification has a specific design criterion; for example, a principal arterial will have more travel lanes and fewer access points compared to a local street, which is designed for lower volumes and greater local access.

Several US and state highways serve the Albany area. The US route includes US 19, which runs north-south, and US 82, which runs east-west. Georgia State Route (SR) 3, 32, 62, 91, 133, 234, 300, and 520 also traverse the area. The table below summarizes the length in miles of each functional classification in the County and City.



Source: albanysga.gov

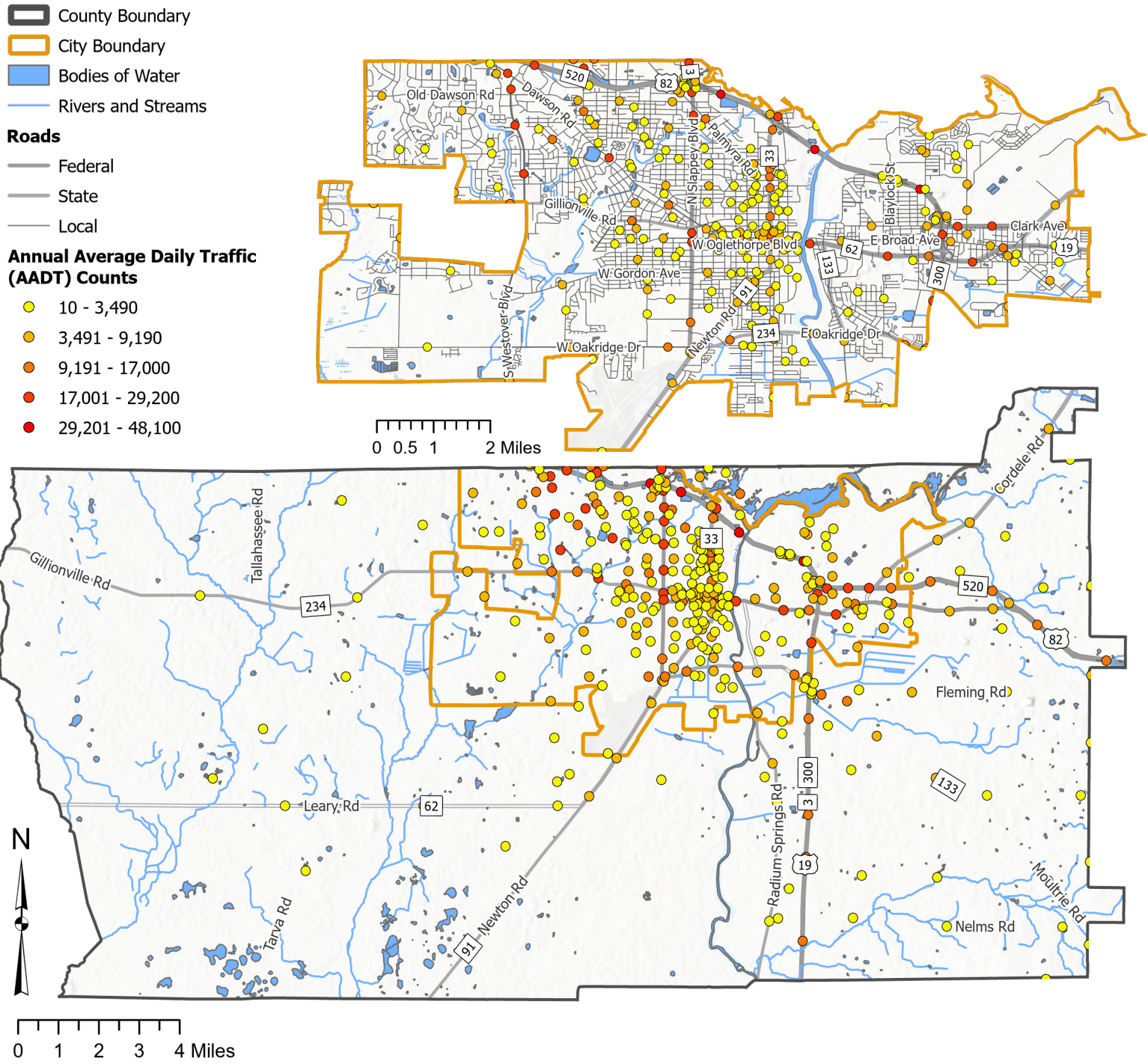
Functional Classification Map



Source: GMC Staff & GDOT

135 miles	502 miles	252 miles	178 miles	31 miles	877 miles
Principal Arterial (Other Freeways and Expressways)	Principal Arterial (Other)	Minor Arterial	Major Collector	Minor Collector	Local

Roadway Traffic Map



Source: GMC Staff & GDOT

The most heavily trafficked road segment in the community is Liberty Expressway, which experiences an average annual daily traffic (AADT) of 25,503 vehicles in 2024. Traffic volumes are concentrated around key commercial areas, particularly near the Albany Mall and along major corridors that cross the Flint River in central Albany. These areas experience higher congestion due to retail activity and regional connectivity. The figure below depicts the AADT distribution across major roadways within the community



Roadway Conditions

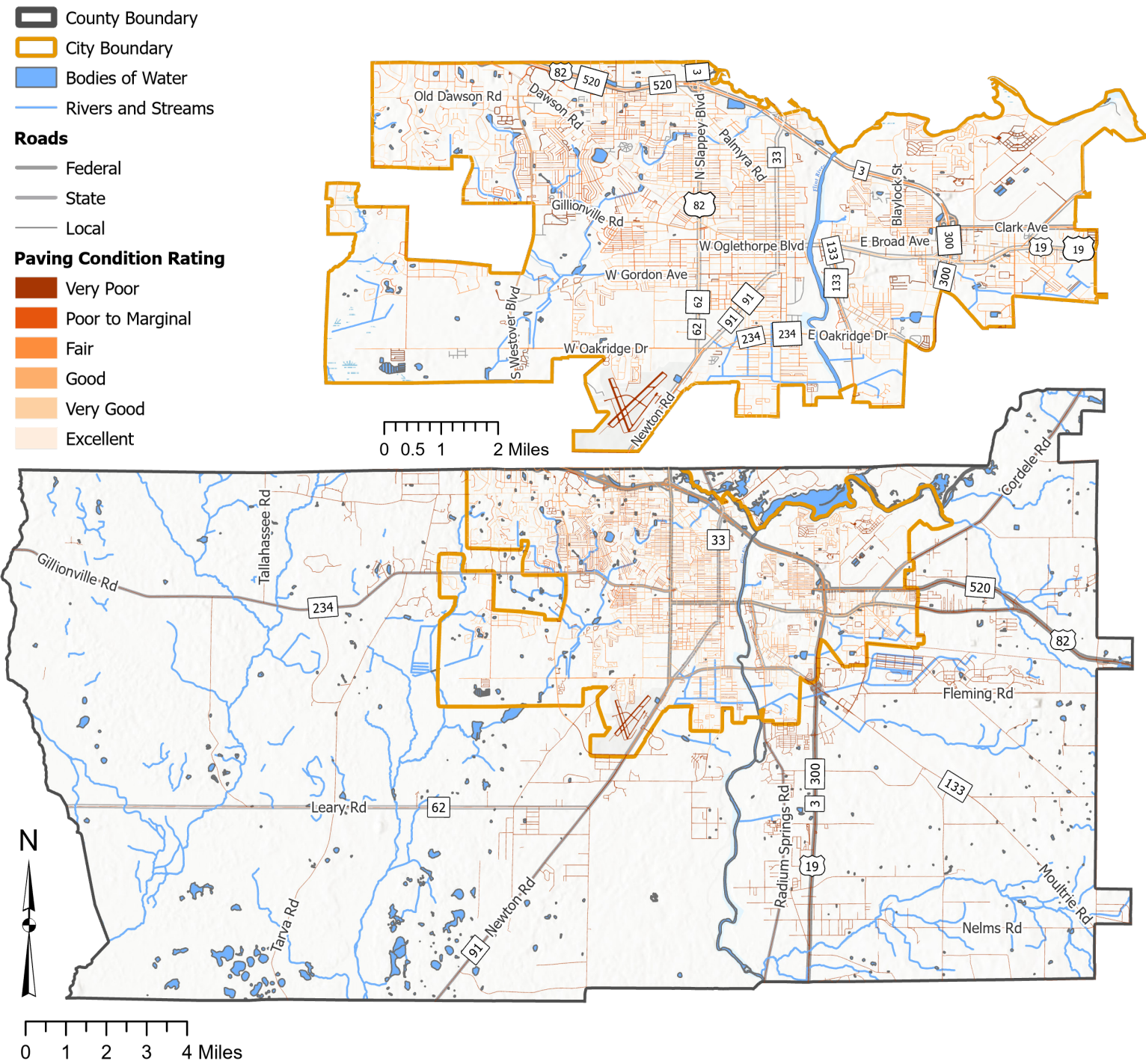
A roadway's pavement condition is a key indicator of its overall performance and longevity. A well-maintained roadway network increases driver safety ensures the safe movement of goods and helps reduce long-term maintenance costs for taxpayers.

Dougherty County's roadway network was evaluated using a pavement condition rating scale from 0 to 5, where 0 indicates a failed pavement and 5 represents an excellent condition. Roads rated at 4 or 5 are in good to excellent condition, generally offering smooth and reliable travel. These well-rated roads are primarily local streets, collectors, and minor arterials, with a few principal arterials located within the City of Albany, such as Dawson Road (Collector), Stuart Avenue (Minor Arterial), and North Slappey Boulevard (Principal Arterial).

Roads rated 2 or 3 are considered to be in fair to poor condition, exhibiting signs of wear such as cracking or uneven surfaces that may require maintenance or resurfacing. Examples include Liberty Expressway (Freeway), South Westover Boulevard (Principal Arterial), Gillionville Road (Minor Arterial), and West Oakridge Drive (Principal Arterial) within the city.

Segments rated 0 or 1 are primarily found in unincorporated areas of Dougherty County, where road surfaces are in failed or deteriorated condition and may need substantial rehabilitation. Notable examples include Moultrie Road (Minor Arterial) from the city line to the county line, Liberty Expressway (Freeway), Southeast from Moultrie Road to the county line, and Leary Road (Minor Arterial). Overall, the findings suggest that while many of Albany's streets remain in good shape, targeted maintenance and reconstruction in rural and high-traffic corridors will be essential to maintaining a safe and dependable roadway network countywide.

Roadway Condition Map



Source: GMC Staff & GDOT

Very Good

The majority of roads throughout Albany and Dougherty County are in very good condition

Bridges

Dougherty County and the City of Albany have a total of 27 state and locally owned bridges. Most are performing well, with 15 bridges currently rated in good condition and showing only minor surface wear. The remaining nine bridges are rated in fair condition, meaning they exhibit more noticeable signs of aging or wear and may require future maintenance to ensure they continue to operate safely. The table below summarizes the bridge rating for the community.

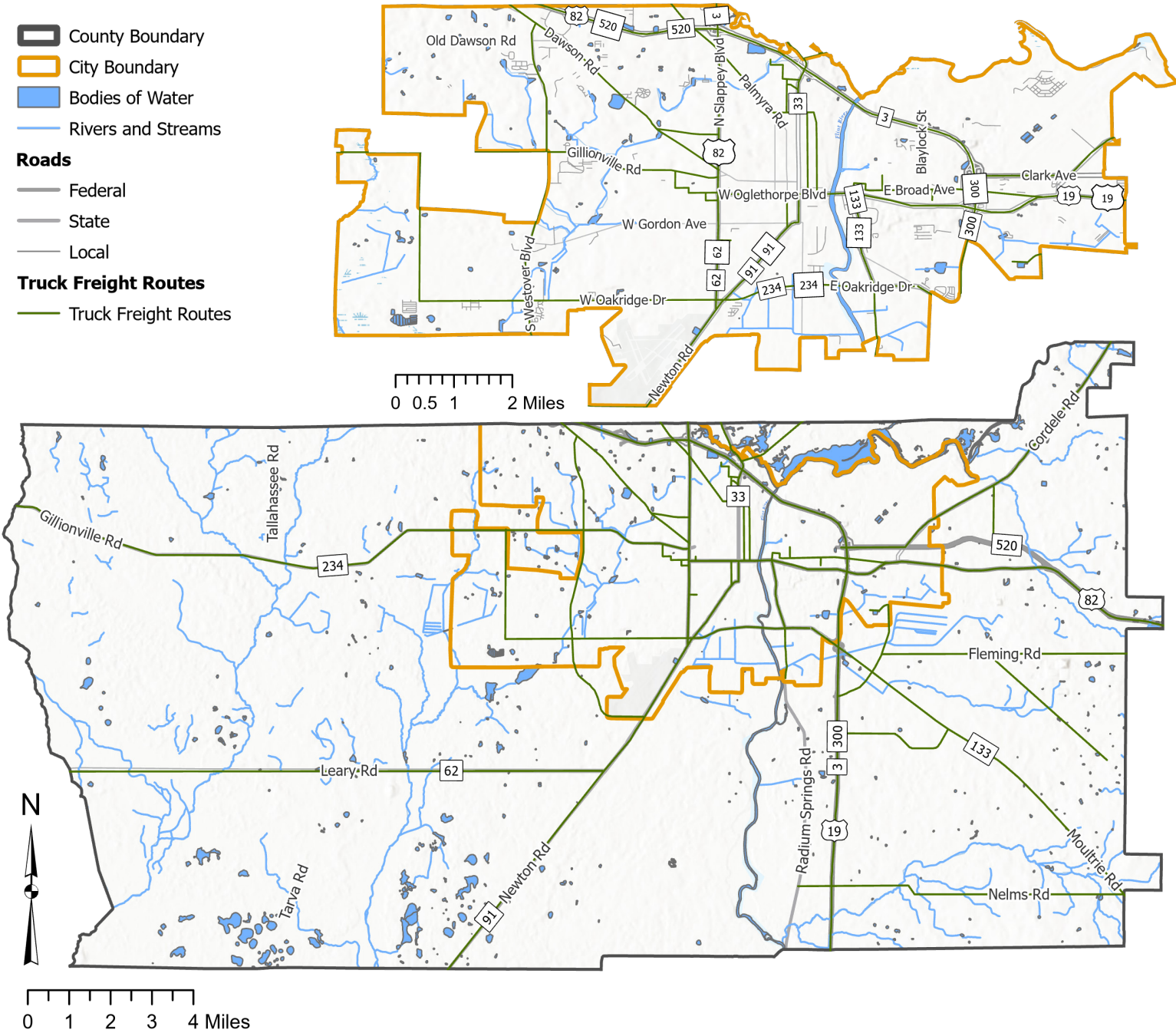
Bridge Condition	County Owned (% of Total)	City Owned (% of Total)
Good Condition	11 (40.7%)	4 (14.8%)
Fair Condition	5 (18.5%)	4 (14.8%)
Unknown	0	3 (11.1%)

Freight and Truck Flows

An estimated 167 miles of truck freight routes provide vital connections for goods movement throughout Dougherty County and the City of Albany. There are three designated Statewide Freight Routes in the DARTS Area as defined by the State Designated Freight Network: US 82 in east Dougherty County, US 82/SR 520 through Albany, Dougherty County, and Lee County, and SR 133 to the Liberty Expressway in southeast Albany. The South Georgia Parkway (US 82/SR 520) serves as a vital freight route linking Albany with Tifton and Brunswick.



Freight Routes Map



Source: GMC Staff & GDOT

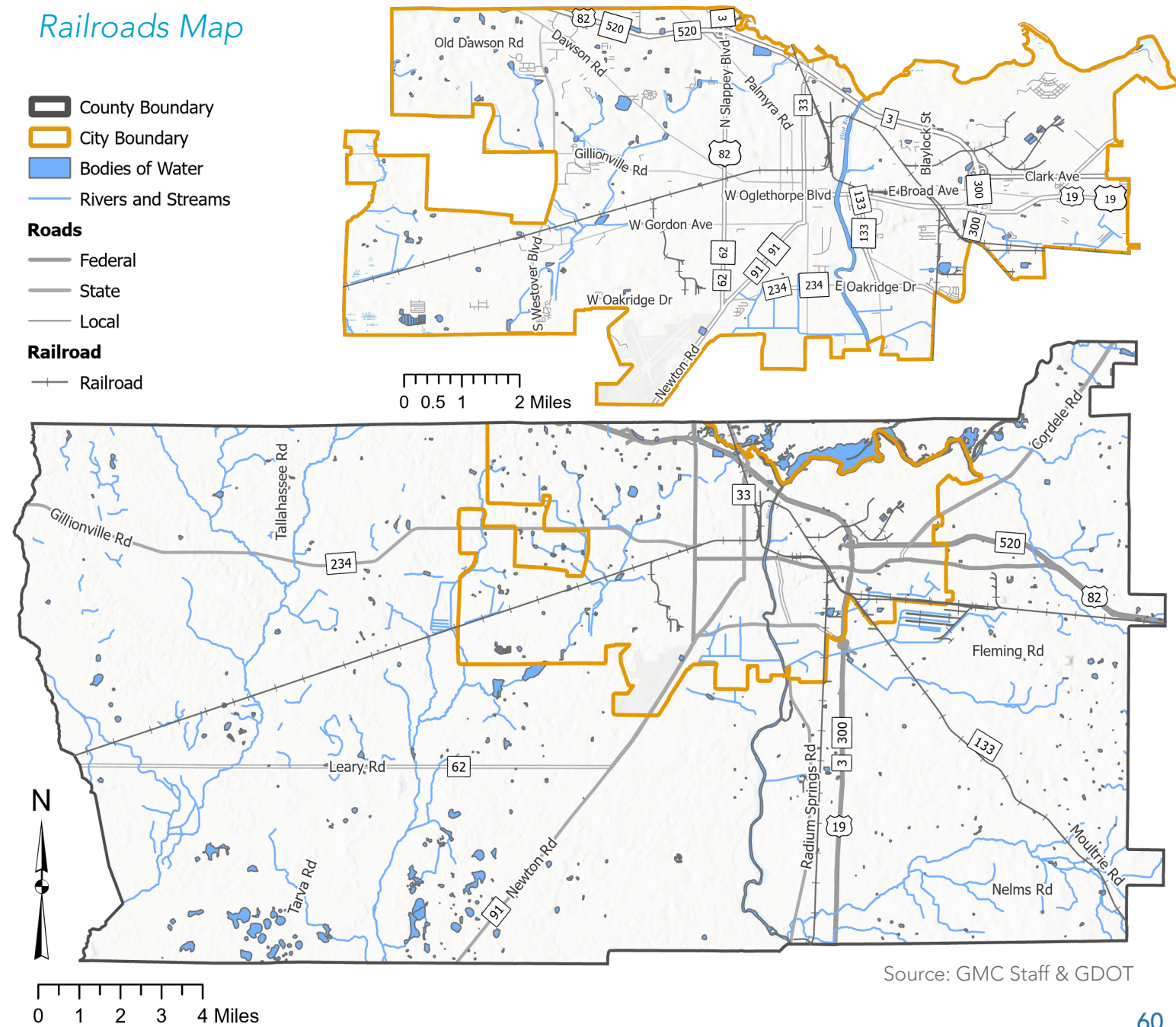
Truck traffic is most prominent on South Georgia Parkway, Oakridge Drive, Newton Road, West Oglethorpe Boulevard, and Radium Springs Road. Albany's role as a regional employment and commercial center contributes to increasing truck volumes. Ongoing planning for safe and efficient truck movement is critical to maintaining roadway performance and reducing congestion.

Rail Flows

Dougherty County is served by approximately 98.4 miles of rail, with most of the system concentrated within the City of Albany. The city hosts two major rail yards: Norfolk Southern Yard, located west of the Flint River and north of downtown, and Georgia & Florida Railway Yard, located east of the river, north of Oglethorpe Boulevard. These facilities primarily handle bulk freight shipments. Currently, no intermodal rail service operates in the area, which means containerized freight must be moved by truck.

Rail infrastructure also presents certain urban challenges. There are approximately 84 at-grade crossings within Albany, including a 0.8-mile stretch of Norfolk Southern track along Roosevelt Avenue that features five crossings, contributing to downtown traffic congestion. Over the past five years, 18 traffic crashes have occurred at railroad crossings, including 1800 W Gordon Avenue and 400 S Mock Road. Rail traffic volumes are expected to remain steady, with no significant near-term growth projected.

Railroads Map



Source: GMC Staff & GDOT

Air Travel

The Southwest Georgia Regional Airport (ABY), located southwest of downtown Albany, is accessible via SR 91 and supports a wide range of aviation activities. The primary runway is 6,601 feet in length and 150 feet in width, equipped with high-intensity lighting and a full parallel taxiway. The secondary runway is 5,200 feet long and 150 feet wide, with medium-intensity lighting.

The airport provides various services, including commercial airline services (Delta commuter flights to Atlanta), recreational flying, agricultural spraying, aerial photography and surveying, corporate and business jet operations, law enforcement, and prisoner transport. It handles approximately 30,000–35,000 enplanements annually. Recently, a new terminal has been constructed to enhance passenger experience, along with expanded parking facilities.

This airport serves as a key air cargo hub for southwest Georgia and northern Florida. It supports the movement of time-sensitive goods and specialized freight, including medical supplies, industrial components, and commercial packages. Its strategic location and modern infrastructure make it an essential part of the regional freight network.

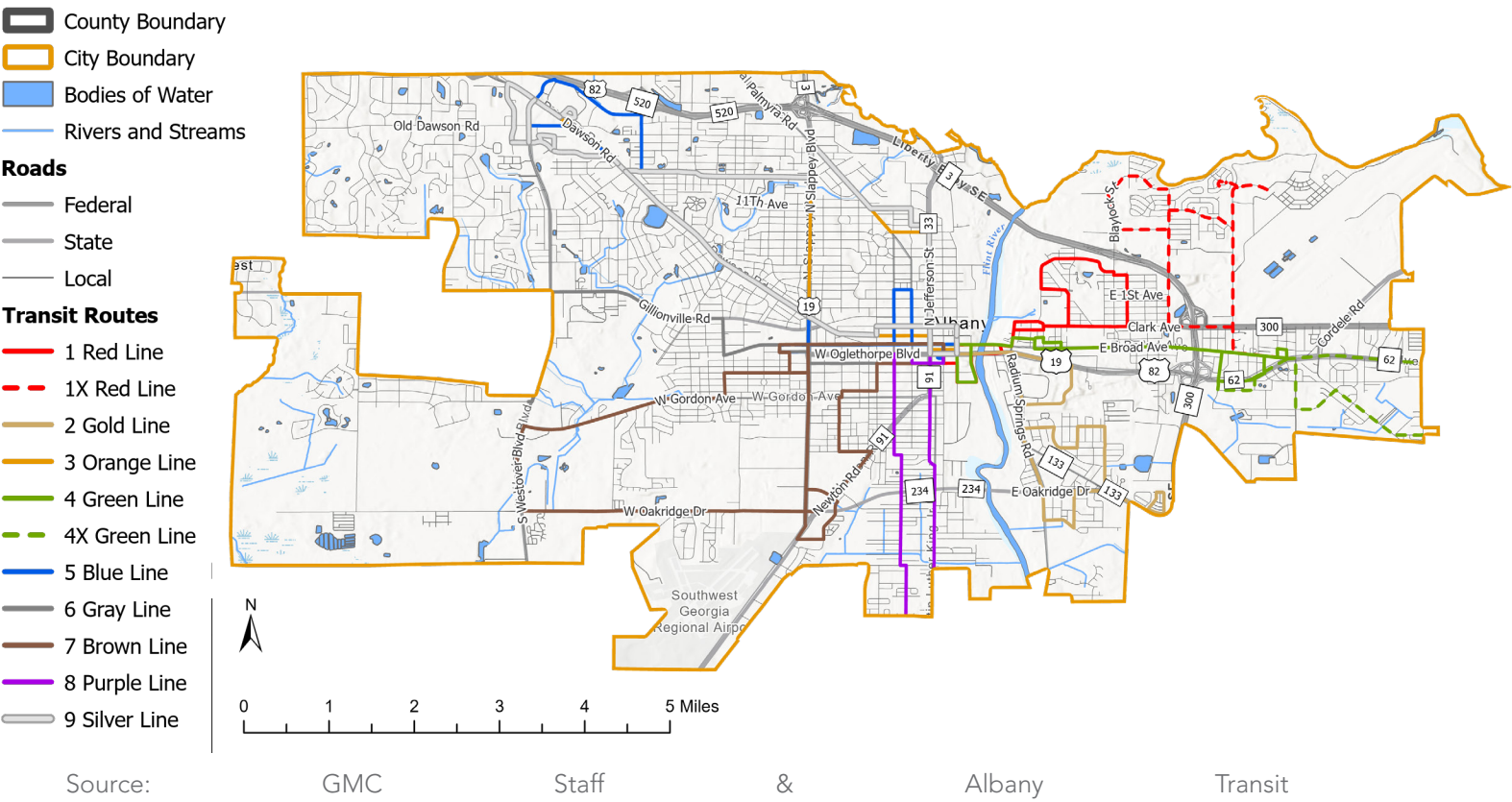


Transit System

The Albany Transit System (ATS), operated by the City of Albany Public Works Department, provides both fixed-route services and ADA-compliant demand-response transit for eligible riders, while also managing vehicle procurement, facility maintenance, scheduling, and operational performance monitoring. Private senior transportation services have been operating in the broader Southwest Georgia area. The service providers are commonly rideshare services or senior care.

As a key component of the city’s mobility network, ATS provides weekday service beginning at 5:15 a.m. and Saturday service extending to the early afternoon. All vehicles are wheelchair-accessible and equipped with bicycle racks to accommodate multimodal trips.

Albany Transit System Route Map



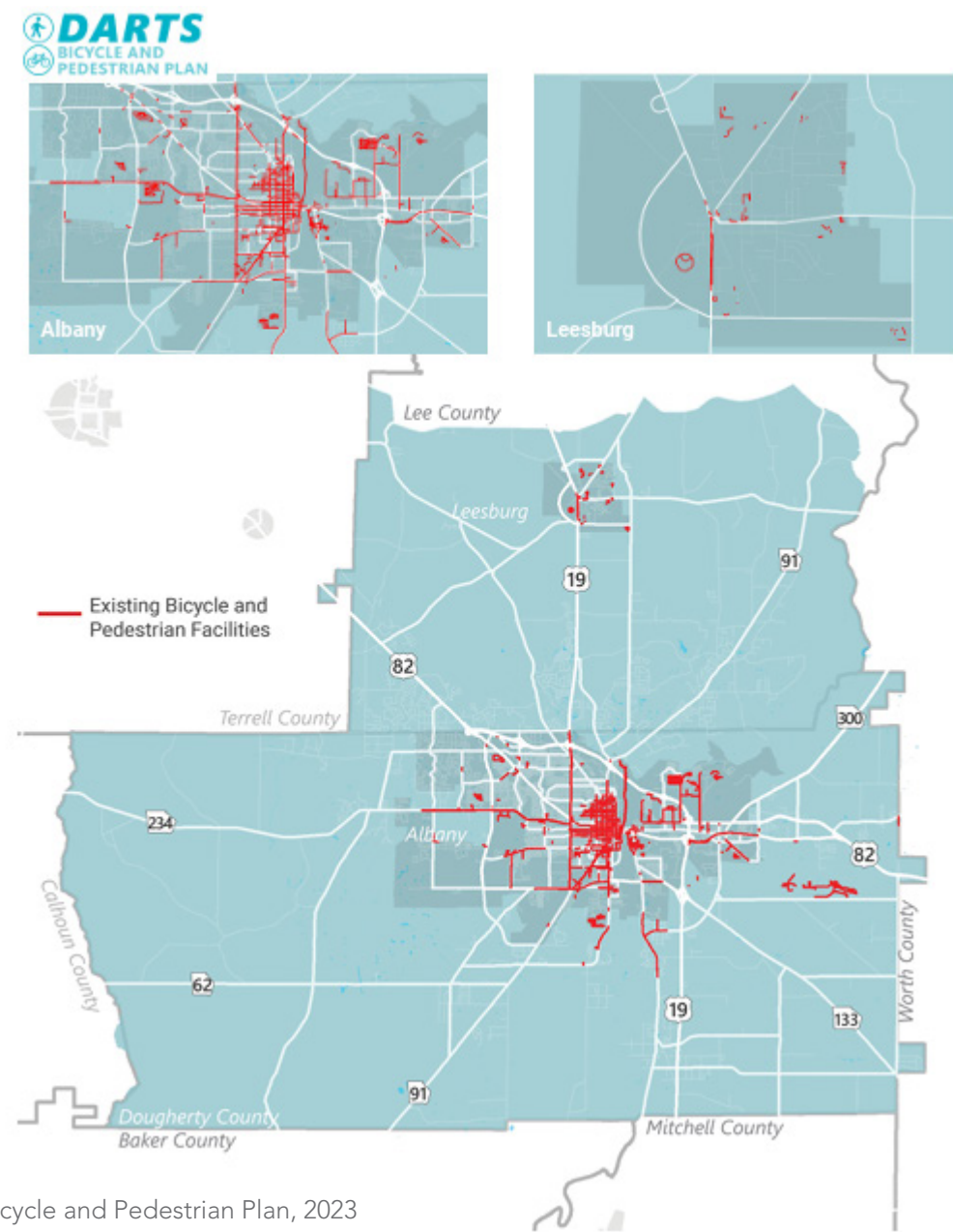
Within 0.25 miles of transit stops:

35,000
Residents

35%
People in poverty

84%
Minority population

Regional Bike and Pedestrian Facilities Map



Source: DARTS Bicycle and Pedestrian Plan, 2023

Bicycle & Pedestrian Facilities

Dougherty County and the City of Albany recognize the vital role of alternative transportation options in enhancing community livability and overall quality of life. Sidewalk infrastructure is primarily concentrated within the City of Albany, particularly in the downtown area, with extensions reaching Gillionville Forest along Gillionville Road. In East Albany, sidewalks are present but offer limited connectivity between neighborhoods.

The City also features four designated recreational trails, including three pedestrian and bicycle paths along the Flint River from Lakeshore Drive to South Front Street, and a multi-use trail located at Radium Gardens. The region continues to invest in pedestrian and bicycle infrastructure, transit-oriented development, and connectivity improvements to strengthen accessibility and support non-motorized travel.

Safety

Between 2019 and 2023, a total of 33,637 vehicles were involved in traffic collisions in the City of Albany. The annual total crashes peaked in 2021 at 3,769, then sharply declined in 2022. 2021 was a unique year, marked by a rebound in traffic following the COVID-19 lockdowns of 2020. As drivers returned to the roads—often with riskier behaviors, such as speeding—crash numbers surged. This pattern was seen across Georgia and the nation, making 2021 an outlier.

The most common crash type was angle collisions (6,380 incidents[JS14.1][XG14.2]), which often occurred at intersections, underscoring the importance of intersection safety improvements. Rear-end collisions were also prevalent (5,135 incidents), typically occurring in congested traffic areas, suggesting potential issues related to following distance and traffic flow management.

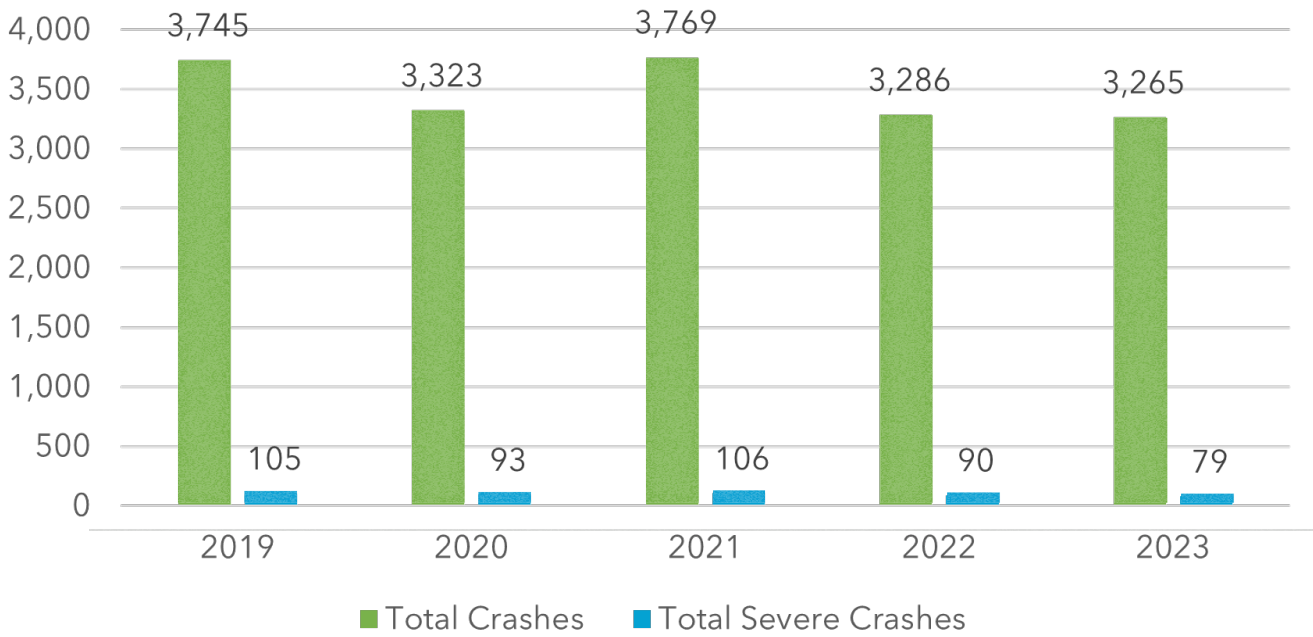
Non-motor vehicle collisions, including incidents involving pedestrians and cyclists, accounted for 3,271 crashes, underscoring the need for enhanced multimodal safety measures. Other notable crash types included sideswipe (same direction) collisions (2,271 crashes), prevalent on multi-lane roadways, and head-on collisions (501 crashes), which frequently occurred on undivided roads and typically resulted in severe outcomes. The map below shows the High-Injury Network in Dougherty County, highlighting corridors and intersections identified for treatment under the Comprehensive Safety Action Plan.

Environmental factors also played a role. Most crashes occurred in daylight conditions (13,168 crashes), followed by dark but light conditions (3,381 crashes), suggesting that even with lighting, nighttime visibility and driver awareness remain safety concerns. Crashes in dark, unlit areas (921 crashes) and during dusk or dawn (391 combined) further emphasize visibility challenges.

Road surface conditions were another key factor. The majority of crashes occurred on dry pavement (15,655), suggesting that human behavior and traffic conditions were more significant contributors than weather. Wet surfaces accounted for 2,120 crashes, while incidents on other surface conditions—such as oil, snow, or ice—were rare, with fewer than 100 total crashes over the same period.

The High-Injury Network (HIN) was established using a methodical process that integrated both quantitative and qualitative location-specific and systemic analyses. Crash data was analyzed and combined with community input on preferred areas of concern. The figure below shows the HIN established in the County and City’s recently adopted Comprehensive Safety Action Plan.

Total Crashes & Severe Crashes, 2019-2023



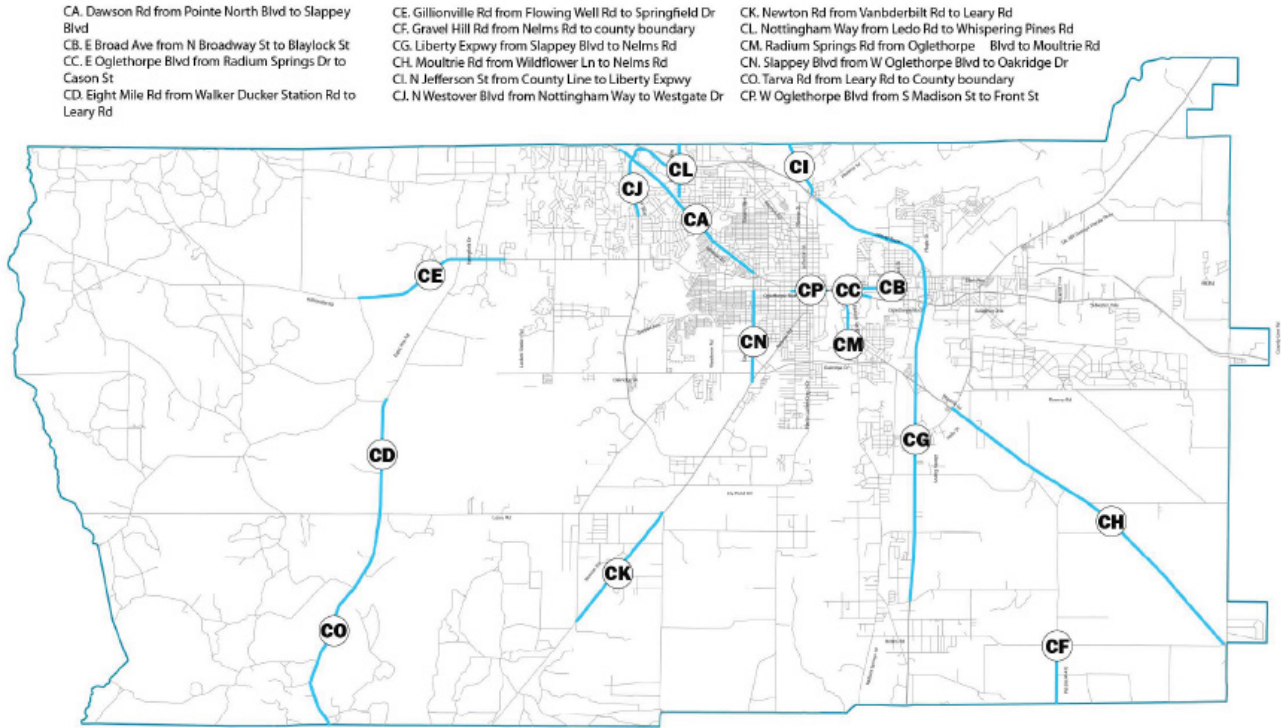
Source: Georgia Department of Transportation

High Injury Network Maps



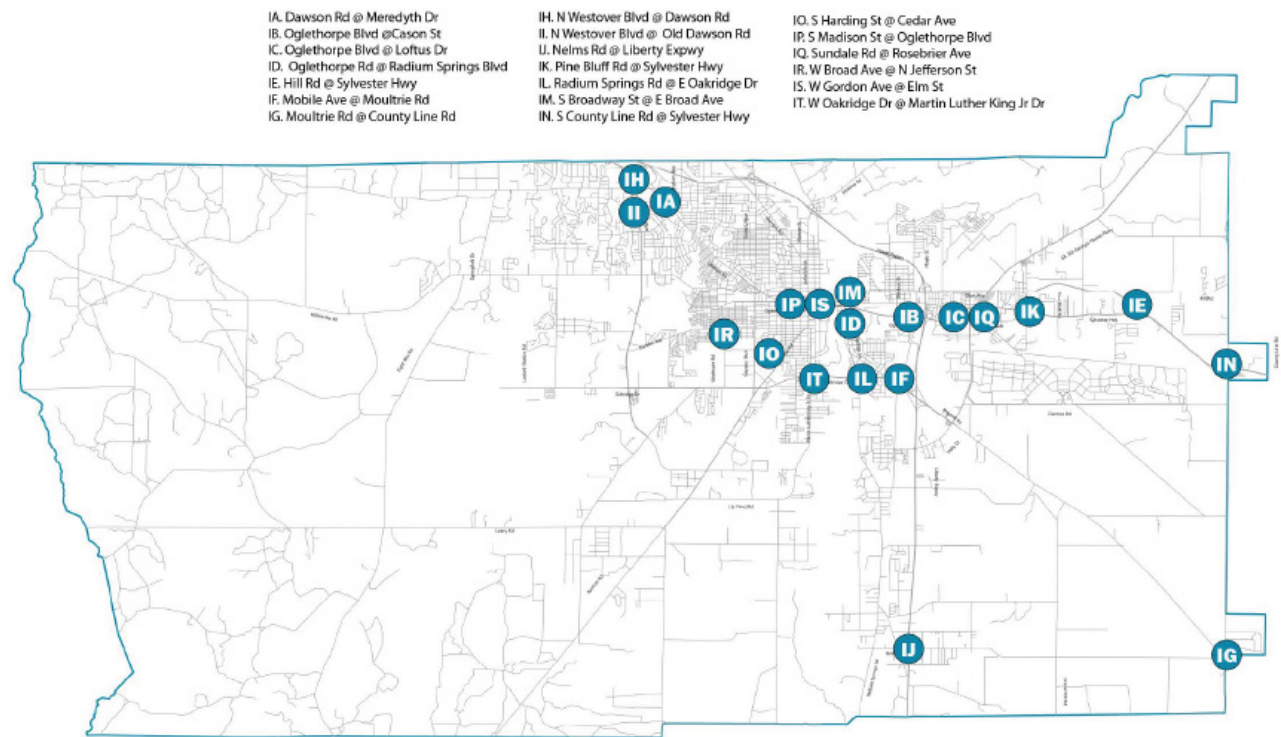
CANDIDATE HIGH INJURY NETWORK (HIN)

Corridors



CANDIDATE HIGH INJURY NETWORK (HIN)

Intersections



Source: Albany Dougherty County Comprehensive Safety Action Plan, 2025

The High-Injury Network (HIN) was established using a methodical process that integrated both quantitative and qualitative location-specific and systemic analyses. Crash data was analyzed and combined with community input on preferred areas of concern. The figure below shows the HIN established in the County and City's recently adopted Comprehensive Safety Action Plan.

High Injury Network Intersections and Corridors

HIN Intersections	HIN Corridors
Dawson Rd @ Meredyth Dr	Dawson Rd from Pointe North Blvd to Slappey Blvd
Mobile Ave@ Moultrie Rd	E Broad Ave from N Broadway St to Blaylock St
Moultrie Rd @ County Line Rd	E Oglethorpe Blvd from Radium Springs Dr to Sands Dr
N Westover Blvd @ Dawson Rd	Eight Mile Rd from Walker Ducker Station Rd to Leary Rd
N Westover Blvd @ Old Dawson Rd	Gillionville Rd from Flowing Well Rd to Springfield Dr
Nelms Rd @ Liberty Expwy	Gravel Hill Rd from Nelms Rd to the County boundary
Oglethorpe Blvd @ Cason St	Liberty Expwy from N Jefferson to Nelms Rd
Oglethorpe Blvd @ Loftus Dr	Moultrie Rd from Wildflower Ln to Nelms Rd
Oglethorpe Blvd @ Radium Springs Rd	Moultrie Rd Slappey Blvd from W Oglethorpe Blvd to Oakridge Dr
Pine Bluff Rd @ Sylvester Rd	N Jefferson St from County line to Liberty Expwy
Radium Springs Rd @ E Oakridge Dr	N Westover Blvd from Nottingham Way to Westgate Dr
S Broadway St @ E Broad Ave	Nottingham Way from Ledo Rd to Whispering Pines Rd
S County Line Rd @ Sylvester Hwy	Tarva Rd from Leary Rd to County boundary
S Harding St @ Cedar Ave	W Oglethorpe Blvd from S Madison St to Front St
S Madison St @ Oglethorpe Blvd	Newton Rd from Vanderbilt Rd to Leary Rd
Sundale Rd @ Rosebrier Ave	Radium Springs Rd from Oglethorpe Blvd to Moultrie Rd
Sylvester Hwy @ Hill Rd	
W Broad Ave @ N Jefferson St	
W Oakridge Dr @ Martin Luther King Dr	
W Oakridge Dr @ Martin Luther King Dr	

Source: Albany Dougherty County Comprehensive Safety Action Plan, 2025

Key Takeaways and Data Considerations

Albany’s transportation system forms the backbone of its economic vitality and quality of life, supporting the safe, efficient movement of people and goods across roads, air, rail, and non-motorized networks.

- **Extensive roadway network:** Dougherty County maintains approximately 2,124 miles of roadway classified across six functional types, supported by major U.S. and state highways (US 19, US 82, SR 3, SR 133, SR 520) that link Albany to regional and statewide destinations.
- **Regional coordination:** The community’s transportation planning and funding are coordinated through the Dougherty Area Regional Transportation Study (DARTS) Metropolitan Planning Organization, ensuring federal resources are strategically aligned with local needs.
- **Freight movement:** Freight movement is critical to the regional economy, with 167 miles of truck routes and major freight corridors such as US 82/SR 520 and SR 133, which are targeted for expansion to support industrial and military connectivity.
- **Regional airport:** The Southwest Georgia Regional Airport (ABY) serves as both a passenger hub with 30,000–35,000 annual enplanements and a key air cargo facility supporting time-sensitive freight for southwest Georgia and northern Florida.
- **Non-motorized transportation:** Albany’s multimodal network—including the Albany Transit System, pedestrian and bicycle trails, and ongoing safety initiatives—enhances accessibility, though continued focus on intersection safety, multimodal connectivity, and infrastructure maintenance remains essential.

Together, these efforts ensure that Albany’s transportation system remains safe, resilient, and capable of supporting long-term economic growth and community well-being.



Broadband

Broadband Coverage

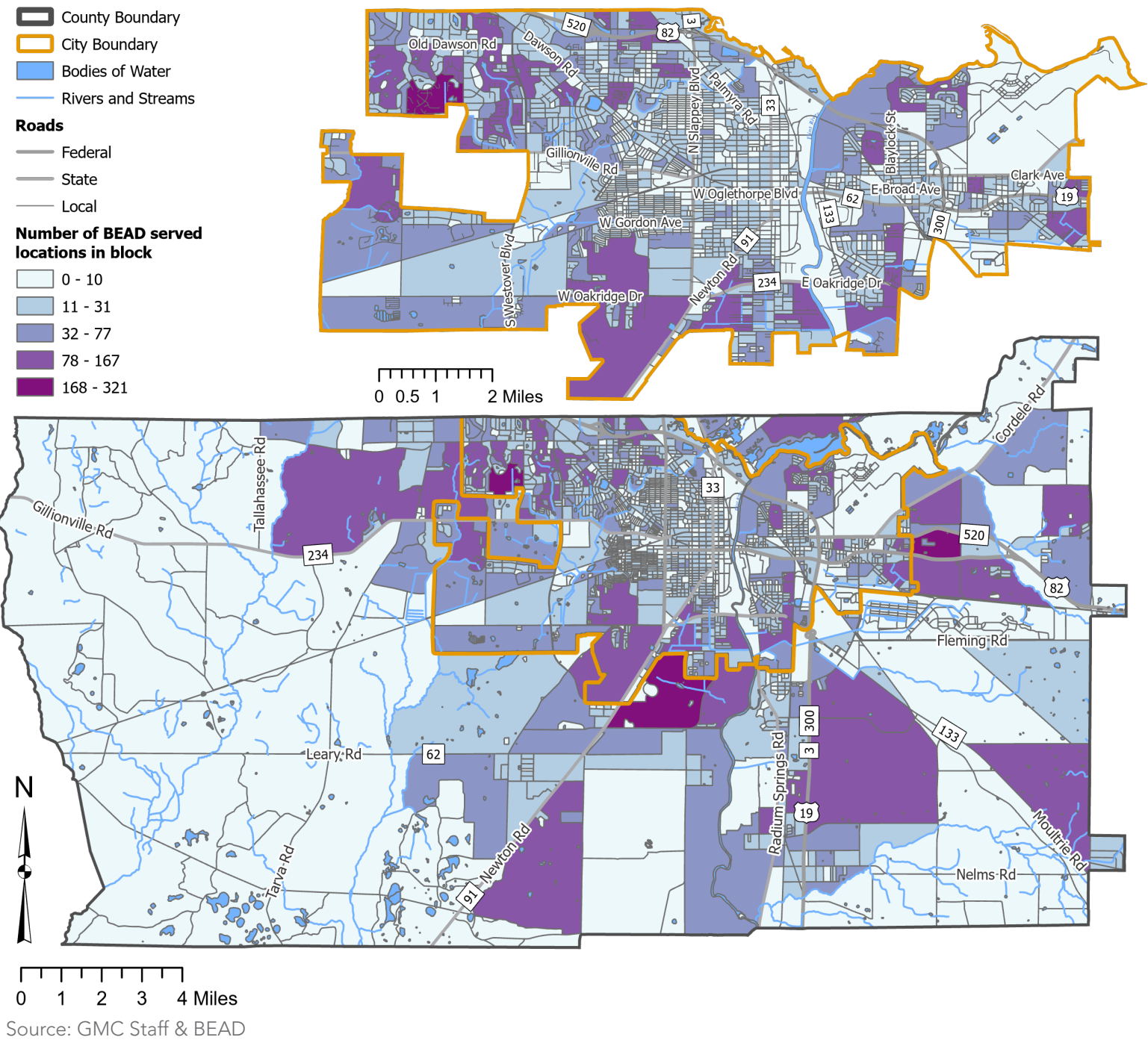
Reliable broadband access is essential to community well-being and economic opportunity, which is why the comprehensive plan considers broadband service levels to support education, healthcare access, business development, and overall quality of life for residents. The 2025 Broadband Deployment Initiative data published by the Georgia Department of Community Affairs (DCA) shows Dougherty County’s broadband coverage at the census block level. As of 2025, Dougherty County has a total of 32,732 broadband-serviceable locations, which are homes and small businesses where standard internet service can be installed. Of these, about 97% of the locations are considered served, meaning they already have access to high-speed internet that meets current service standards. The served areas of Dougherty County are primarily concentrated around the City of Albany, encompassing Gillionville Forest, the unincorporated area southwest of Albany, Putney, and Avert Acres.

However, 367 locations are underserved, where the internet is available but may be slow or unreliable, and 446 locations are unserved, meaning no high-speed internet is available at all. These underserved and unserved locations are primarily located in Unincorporated Dougherty County, which are more rural or lower-density areas of the county. The unserved areas include communities east of Putney, South Gate, Pecan City, the area south of Avert Acres, and the western portion of the county, covering Walker, Pretoria, and Gillionville.

Within the City of Albany, broadband coverage is more complete. Out of 25,871 total serviceable locations, 99.3% of the locations are considered “served” by internet speeds of at least 25 Mbps download and 3 Mbps upload. However, a small portion of the population, about 0.6% unserved and 0.1% underserved, still lacks consistent access. These gaps are primarily located near the Flint River, in certain areas of Southwest Albany, and in some industrial zones. These areas often include lower-income households, which continue to raise concerns about equitable access to digital resources.



BEAD Broadband Service Condition Map



Georgia's Broadband Equity, Access, and Deployment (BEAD) initiative

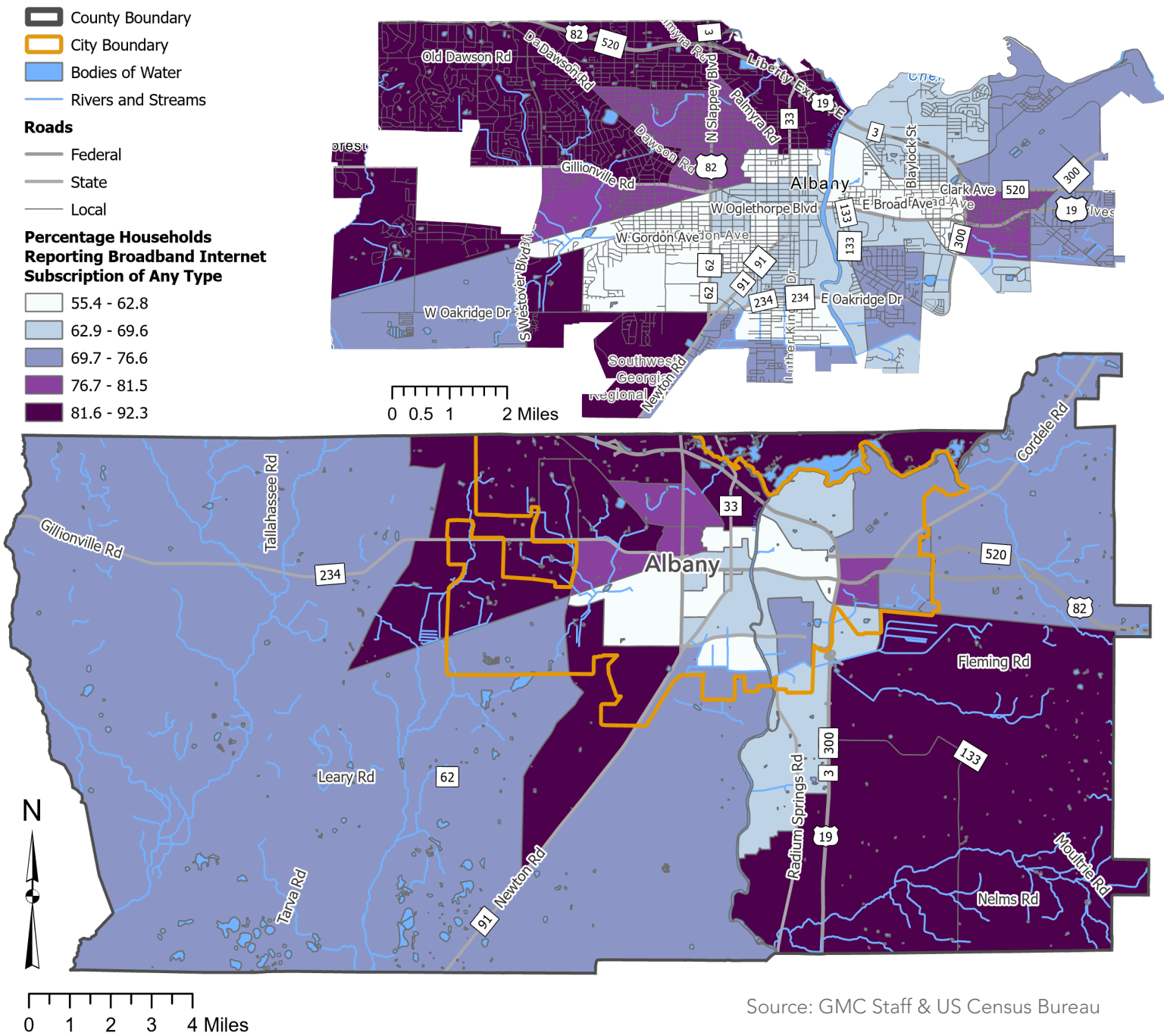
97%

Broadband-serviceable locations, which are homes and small businesses where standard internet service can be installed, are considered served.

Broadband Accessibility

The ACCESS BROADBAND Dashboard from the U.S. Census Bureau provides valuable insight into the economic context of areas impacted by broadband infrastructure expansion. Dougherty County has 78.4% percent of the households that have subscribed to broadband internet services. The map below shows the percentage of households in Dougherty County that report having a broadband internet subscription. The City of Albany has lower broadband subscription rates compared to many surrounding unincorporated areas, despite the fact that broadband service is widely available in the city. Several census tracts in the urban core fall in the 55–70% subscription range, indicating that a significant share of households are not subscribed to broadband service. In contrast, many neighborhoods and rural areas outside the city exhibit higher subscription rates, often exceeding 78%, with some areas reaching over 90%.

Broadband Subscription Map



Broadband Equity & Deployment (BEAD) Program

Dougherty is actively participating in Georgia’s Broadband Equity, Access, and Deployment (BEAD) initiative. Using Federal Communications Commission (FCC) data from December 2024, the program identifies underserved census blocks and directs funding to improve access to broadband services. The 2025 Georgia Broadband Availability Map highlights several grant-funded zones in Albany, with a focus on low-income neighborhoods and industrial areas. These efforts are designed to close remaining gaps and ensure that all residents have access to reliable, high-speed internet.

Anchor Institutions & Community Impact

Dougherty is home to 181 anchor institutions, including schools, libraries, clinics, and correctional facilities. Many of these were previously located in areas with limited or no broadband access. Through federal and state initiatives, these institutions are now prioritized for connectivity improvements. Albany State University, Albany Technical College, and Dougherty County Jail are among those that have recently been added to coverage zones under the BEAD grant program. These upgrades are helping to ensure that a lack of internet access does not hold back essential services and educational opportunities.

Internet Service Providers

Residents of Dougherty County now have access to 11 residential internet providers, offering a diverse range of technologies and connection speeds. Fiber-optic services are available from AT&T Fiber, which reaches 76% of the city with speeds up to 5,000 Mbps, and Earthlink, which covers nearly half of the County. The City of Albany also operates a municipal fiber network, currently serving approximately 6% of its residents with speeds of up to 1,000 Mbps.

Cable internet remains the most widely available option, with Mediacom Xstream covering 99% of the county and offering speeds up to 1,000 Mbps. Fixed wireless service is provided by T-Mobile Home Internet (96% coverage, up to 100 Mbps) and Verizon (80% coverage, up to 300 Mbps). Satellite providers such as Starlink, Viasat, and HughesNet offer near-total coverage across Albany, with speeds ranging from 100 to 300 Mbps, offering reliable access for residents in remote or underserved areas.

Key Developments & Strategic Goals

Broadband expansion is a key local priority, recognized as essential infrastructure that supports economic development, education, and quality of life. Georgia has received \$1.3 billion in federal broadband expansion funding, and Albany and Dougherty County are eligible for a portion of these funds. The goal is to leverage this opportunity to expand service coverage, improve digital connectivity, and strengthen long-term community resilience and competitiveness.

Key Takeaways and Data Considerations

Broadband access in Albany and Dougherty County has become a cornerstone of the county’s infrastructure strategy, reflecting its importance for economic development, education, and community connectivity.

- Broad internet access: Nearly all of Albany (99.3%) has broadband access at 25/3 Mbps or higher, with the remaining 0.7% of unserved or underserved areas concentrated near the Flint River, Southwest Albany, and industrial zones.
- Some broadband gaps: Broadband gaps align with lower-income neighborhoods, emphasizing the need for equitable access and targeted investment.
- Broadband connectivity: The county’s 181 anchor institutions—schools, libraries, clinics, and correctional facilities—have gained priority connectivity through federal and state initiatives, including the BEAD program.
- Wide broadband options: Eleven internet service providers now operate in Dougherty County, offering a mix of fiber, cable, wireless, and satellite options that together provide near-universal coverage.
- Efforts to close gaps: Albany’s broadband strategy, supported by Georgia’s \$1.3 billion federal funding allocation, aims to close remaining access gaps and ensure broadband is treated as essential infrastructure for economic growth and quality of life.

Together, these efforts position Albany to achieve universal, high-quality broadband access and strengthen digital equity across the community.



Source: dougherty.ga.us

Natural Resources and Resilience

Introduction

Albany-Dougherty County’s rich natural resources define its landscape, economy, and sense of place. The county’s rivers, wetlands, and fertile soils support agriculture, wildlife, and recreation while shaping the daily lives of residents. The Flint River and its tributaries form the backbone of the region’s ecology, sustaining wetlands and aquifers that are vital for both people and nature. Protecting these assets is essential to preserving the county’s environmental health, economic vitality, and resilience to future challenges. This section highlights Dougherty County’s key natural systems – including its agricultural lands, wildlife habitats, conservation areas, water resources, soils, and topography – and its interconnected roles in supporting a sustainable and livable community.

Agriculture and Cropland

Dougherty County’s predominantly rural landscape has long been shaped by its agricultural heritage. Fertile soils, a favorable climate, and access to water from the Flint River have supported farming for generations, making agriculture a cornerstone of the county’s economy and identity. While the landscape today reflects a mix of cropland, forests, wetlands, and developed areas, agriculture continues to play a defining role in both land use and community life.

Dougherty County’s landscape includes a mix of agricultural land, forests, grasslands, shrublands, wetlands, and developed areas. Forests cover the largest share, accounting for more than a third of the land, while wetlands make up just over a quarter. Within Albany boundaries, most land is developed, but outside the city, agriculture remains a key land use and visual hallmark of the county’s open, rural character.

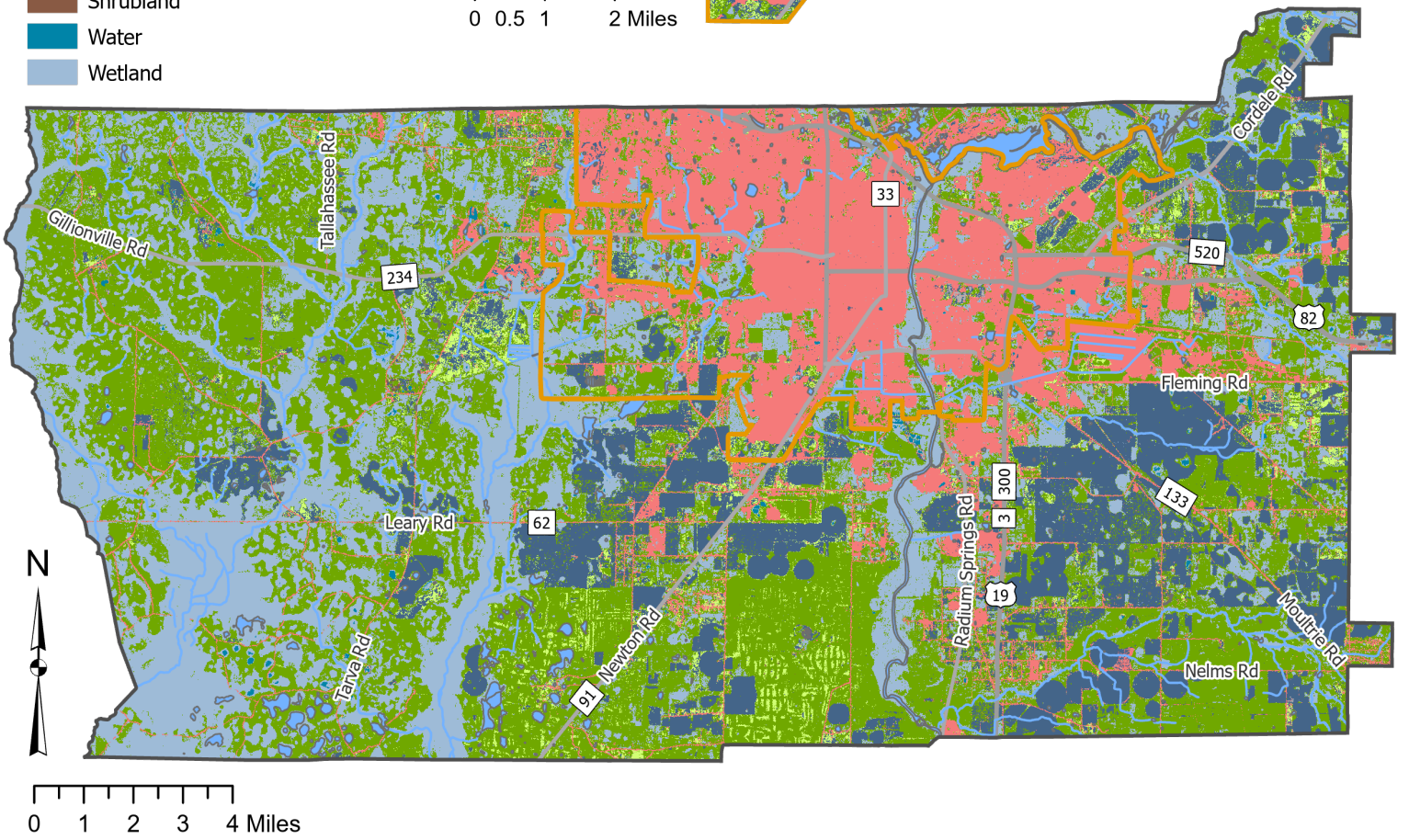
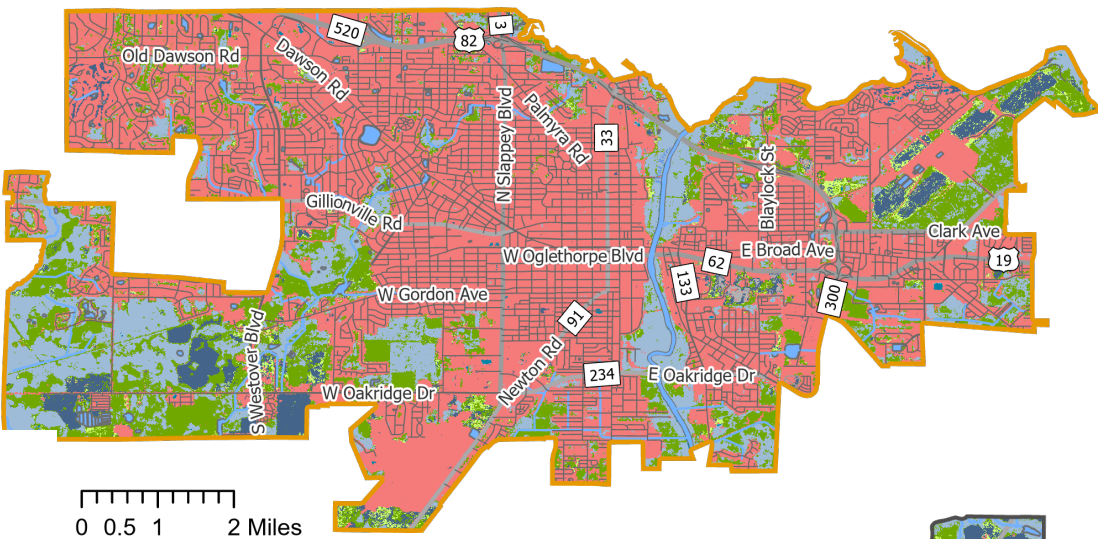
Farmland represents roughly 14.5 percent of the county’s total area, or just over 31,000 acres. Farmers cultivate a variety of crops, with pecan orchards occupying the most land at over 13,000 acres. Cotton follows with more than 8,000 acres, and peanuts cover nearly 4,000 acres. Other significant crops include corn, hay, and sod or grass seed, all contributing to the county’s agricultural landscape and economy.

However, ongoing development has reduced agricultural land statewide, a trend particularly pronounced near metro areas. Between 1974 and 2016, Dougherty County lost more than 13,000 acres of farmland, highlighting the need for land use planning and conservation efforts to support the county’s agricultural heritage.



Land Cover Map

- County Boundary
- City Boundary
- Bodies of Water
- Rivers and Streams
- Roads**
 - Federal
 - State
 - Local
- Land Cover**
 - Agriculture
 - Barren
 - Developed
 - Forest
 - Grassland
 - Shrubland
 - Water
 - Wetland



Source: GMC Staff & USGS

Wildlife Habitat

Albany and Dougherty County support a diverse range of plant and animal species closely tied to the area’s natural features – particularly the Flint River, wetlands, and forested areas. These interconnected systems provide critical habitat for fish, birds, and mammals while supporting the ecological and recreational value of the region,

The Flint River Basin is among the most ecologically diverse in the Southeast, home to numerous freshwater mussel species that serve as indicators of water quality and river health. Historically, 29 mussel species have been documented in the basin, including seven endemic species. The basin currently supports five federally listed mussel species, including the Fat Threeridge (*Amblema neislerii*), Gulf Moccasinshell (*Medionidus penicillatus*), Shinyrayed Pocketbook (*Hamiota subangulata*), Purple Bankclimber (*Elliptoideus sloatianus*), and Winged Spike (*Elliptio nigella*). These species depend on clean flows, stable substrates, and intact riparian zones. In terrestrial habitats, wildlife of ecological and cultural importance include white-tailed deer, wild turkey, bobwhite quail, fox squirrels, and various waterfowl. These species are part of the region’s hunting heritage and contribute to local recreation, even as their habitat pressures grow.

- Dougherty County and neighboring areas are home to several federally protected endangered or threatened plant species, which highlight the area’s botanical significance. Key examples include:
- Cooley’s Meadowrue (*Thalictrum cooleyi*);
 - Canby’s Dropwort (*Oxypolis canbyi*);
 - American Chaffseed (*Schwalbea americana*).

These plants species typically inhabit specialized, often seasonally wet or open habitats, such as floodplain margin or wetlands that are especially susceptible to development, drainage alteration, or changes in hydrology.

Natural habitat in Dougherty County is largely concentrated in the western portion, where wetlands and forestlands remain relatively intact. Wetlands and streams serve as nursery grounds, migration corridors, and sources of clean water, making them particularly important for wildlife. Riparian buffers along the Flint River and Fowltown Creek provide habitat connectivity and corridors for wildlife movement.

Urbanization and land conversion have reduced the extent of natural habitats, particularly in the northwest part of the county. Key challenges to sustaining healthy wildlife populations include habitat loss, water quality concerns, and altered drainage patterns. Thoughtful planning of trails and greenways can minimize disturbance while preserving the ecological function of the county’s valuable natural resources.

The Georgia Flint River Integrated Tributaries (GA-FIT) initiative works to balance ecological protection with agricultural and community water use. GA-FIT is developing a Habitat Conservation Plan (HCP) for the Lower Flint River Basin to safeguard endangered freshwater mussels while ensuring reliable water supplies for farmers and local communities. The HCP guides water resource management to meet both ecological and economic needs, providing protections for species listed under the federal Endangered Species Act while accommodating lawful agricultural activities.

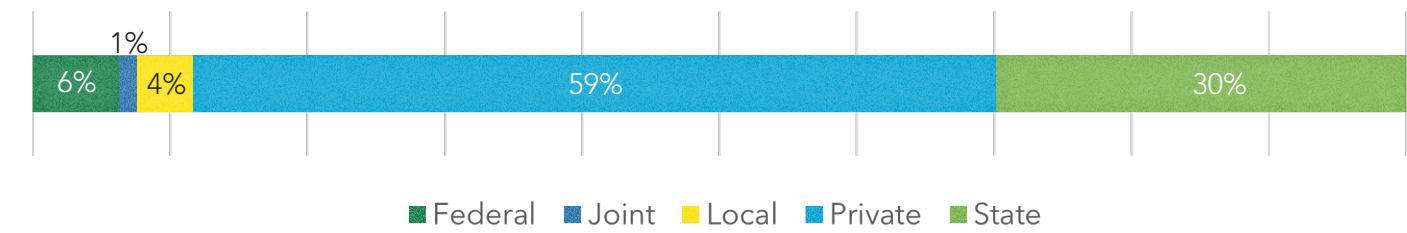
Conservation Lands

Dougherty County contains approximately 56,679 acres of conservation lands, with ownership divided among private (58.6%), state (29.8%), and federal (6.3%) entities.

These protected areas—including the Chickasawhatchee Wildlife Management Area, Radium Springs, and the Flint River Greenway Corridor—play a critical role in maintaining habitat connectivity and supporting diverse wildlife populations. Local ordinances safeguarding wetlands, stream buffers, and groundwater recharge areas further protect essential ecosystems while reducing flooding and improving water quality.

Conservation lands not only preserve ecological health but also enhance recreational and tourism opportunities. They provide spaces for hunting, hiking, birdwatching, and camping, allowing residents and visitors to experience the county’s natural beauty firsthand. Areas such as Chickasawhatchee Wildlife Management Area and Radium Springs offer opportunities for outdoor recreation while supporting environmental education and stewardship. These activities connect people with nature and highlight the importance of conserving Dougherty County’s rich natural resources for future generations.

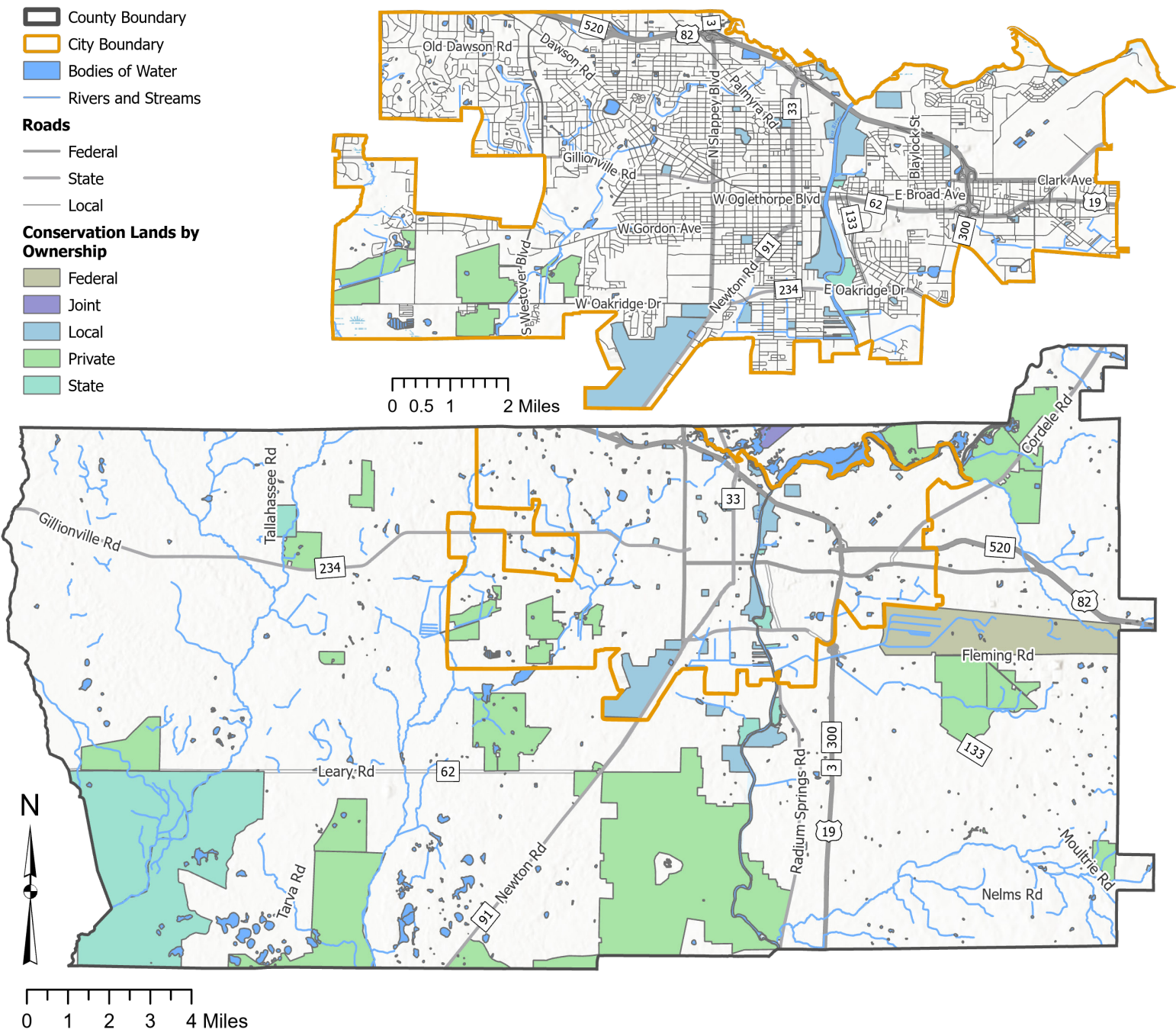
Conservation Land Ownership, Dougherty County, 2023



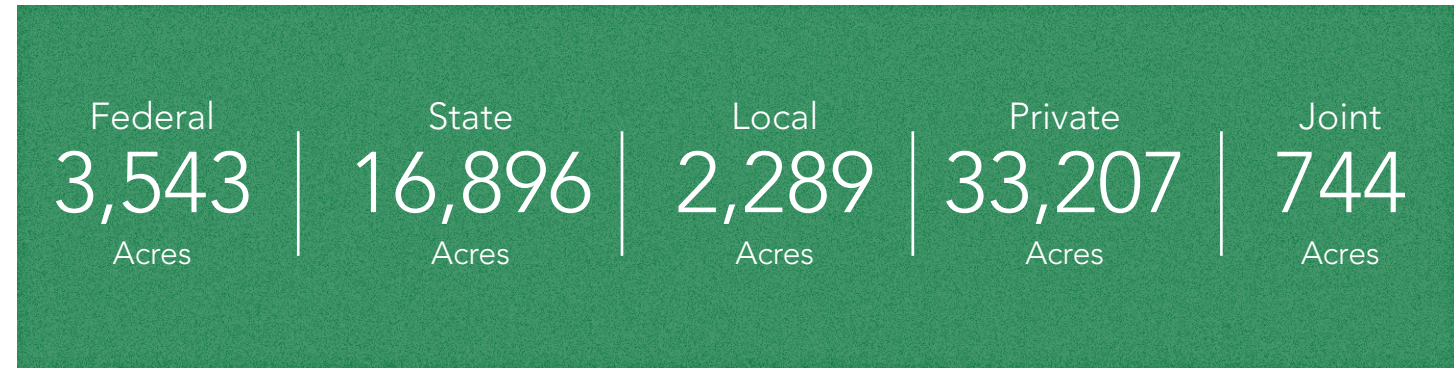
Source: GADNR Wildlife Resources 2026



Conservation Land Ownership Map



Source: GMC Staff & GADNR



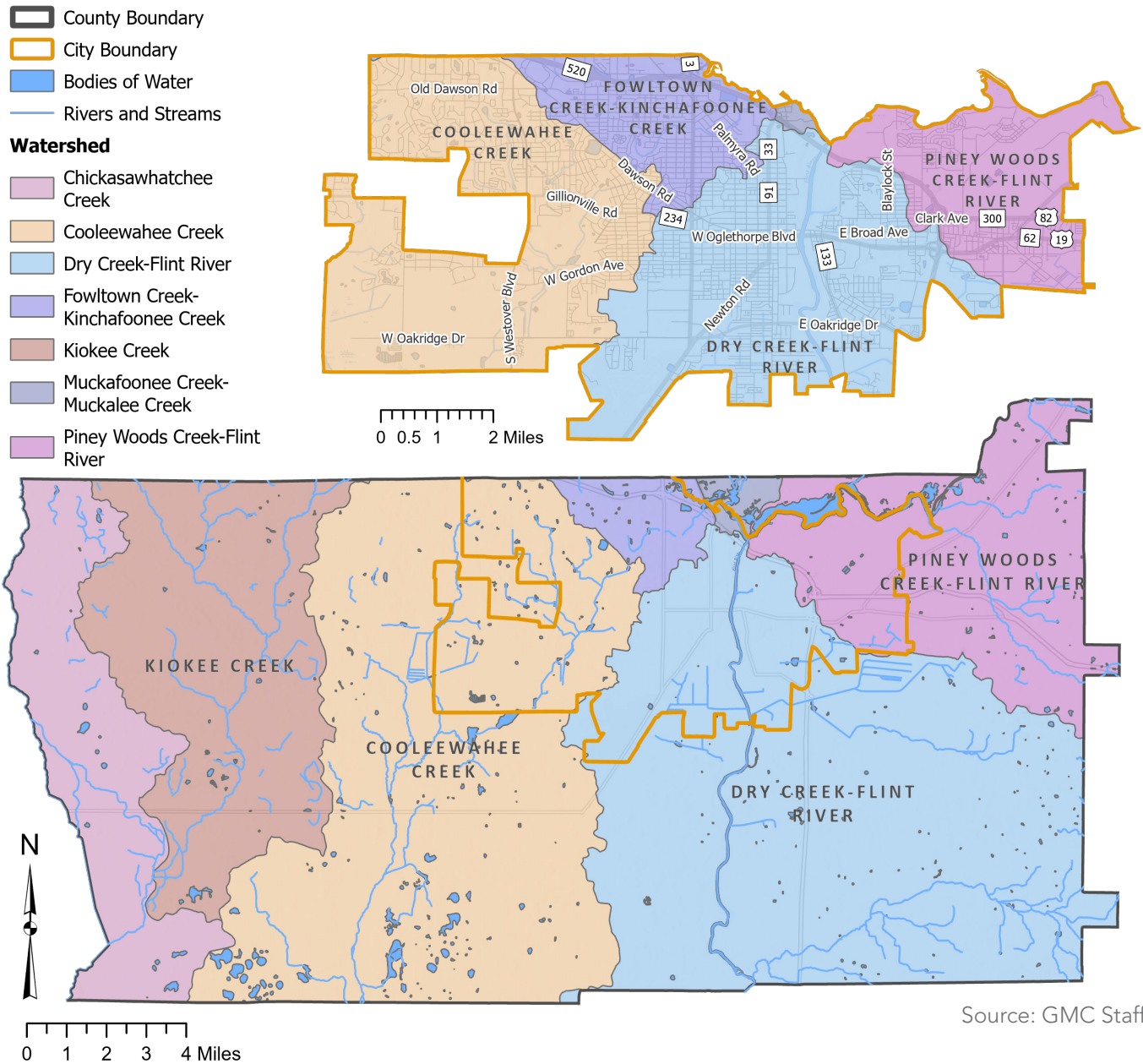
Watershed

Albany and Dougherty County are home to multiple lakes, rivers, and streams, all of which are organized into seven primary watersheds:

- Piney Woods Creek – Flint River
- Fowltown Creek – Kinchafoonee Creek
- Muckafoonee Creek – Muckalee Creek
- Dry Creek – Flint River
- Cooleewahee Creek
- Kiokee Creek
- Chickasawhatchee Creek

These watersheds illustrate the connections between the county's natural water systems and the surrounding landscapes, providing a framework for managing water resources, habitats, and recreational opportunities.

Watershed Map



Source: GMC Staff & EPA

Flint River and Radium Springs

The Flint River is a major waterway flowing through Dougherty County, providing vital ecological services. It supports wildlife habitats, maintains wetlands, and connects important riparian corridors. River flows vary by season: very wet springs can sustain high flows into July, while dry periods reduce water levels, affecting both the health of the ecosystem and recreational opportunities.

Radium Springs, fed by karst aquifers, is one of Georgia’s seven natural wonders and a key natural and cultural landmark in the county. The spring supports recreation, tourism, and wildlife, and its seasonal variability highlights the connection between aquifer health and surface water reliability.

The most prominent local effort to restore and protect the spring is the Skywater Project (Flow Restoration and Monitoring), which addresses diminished flow caused by overuse of the Floridan Aquifer. The project’s goal is to restore Radium Springs’ historic water volume by encouraging farmers to draw from deeper, less-stressed aquifer during droughts, installing water-monitoring technology, and managing flow through a new gate system at the Skywater Creek Bridge. The Skywater Group, a partnership among farmers, local officials, conservation organizations, Procter & Gamble, and the Flint Riverkeeper, leads these efforts to restore flow and improve water quality.

Complementary programs such as Georgia’s Adopt-A-Stream and the Georgia Flow Incentive Trust (GA-FIT) support water conservation, monitoring, and community education. Together, these incentives are helping expand river access, strengthen water stewardship, and promote sustainable recreational use while safeguarding one of Dougherty County’s most significant natural resources. Karst Geology and Aquifers

Dougherty County sits atop a karst limestone aquifer system, part of the larger Floridan aquifer that extends across approximately 100,000 square miles of the southeastern U.S. This area, known as the Dougherty Plain, features bedrock made of limestone. Over time, acidic rainwater has slowly dissolved the limestone, creating underground channels, tunnels, and caverns—typical characteristics of karst geology.

Water moves quickly through these underground networks, feeding the Flint River, Radium Springs, and other local springs. Karst aquifers help sustain river baseflows even during dry periods, providing a reliable source of water for ecosystems and recreation. They also enable rapid groundwater recharge at the end of droughts, which is critical for maintaining both water supply and the health of connected surface waters.

However, the same features that make karst aquifers productive also make water management challenging. During storms, water can rapidly infiltrate underground channels, potentially overwhelming infrastructure or transmitting pollutants quickly. Protecting recharge areas, monitoring water quality, and investing in stormwater and sewer infrastructure are essential for sustaining safe and reliable water resources.

Regional Water District

Dougherty County is part of the Lower Flint-Ochlockonee Water Planning Region, a 14-county area in Southwest Georgia primarily within the ACF River Basin, with portions in the Ochlockonee and Suwannee River Basins. The region is largely rural, with about 40% of land used for agriculture and 28% forested. Water demand in the district is projected to increase by approximately 24% by 2060, with agriculture remaining the dominant water user. Current wastewater flow is about 155 mgd and is expected to slightly decline to 152 mgd over the next 30 years, with point sources accounting for nearly 90% of discharges.

The Georgia EPD developed resource assessment models to evaluate surface water, groundwater, and water quality capacity. These assessments identified potential challenges in meeting future water supply and wastewater demands. In response, the Lower Flint-Ochlockonee Water Planning

Council incorporated these findings into planning efforts, balancing environmental and economic considerations while maintaining regional goals.

Ensuring a reliable and efficient water supply is critical for long-term sustainability. Dougherty County must coordinate with neighboring jurisdictions and comply with Georgia DCA planning standards to implement necessary protection and mitigation measures.

In 2023, the Council updated its Regional Water Plan, outlining strategies for water quality, supply, and conservation over the next 35 years. Dougherty County and the City of Albany will need to continue coordinated efforts to meet water and wastewater service needs in accordance with the plan.

Resource Assessment Results – Lower Flint Ochlockonee Water Planning Region

Resource Assessment	Summary of Model Results	Council’s Plan to Address Results
Surface Water Quality	1. Moderate water supply and wastewater assimilation challenges 2. Two facilities with water supply challenges 3. 13 facilities with wastewater assimilation challenges	1. Use demand management, supply management, flow augmentation, and drought response practices 2. Addressed by GAEPD in the permitting process 3. Address flow challenges specific to protected aquatic species with a habitat conservation plan
Groundwater Availability	1. Groundwater use is below the estimated sustainable yield range identified by one aquifer 2. It is above the sustainable yield range in another aquifer	1. Aquifers should be monitored to address variations in capacity and demands 2. Better and more specific information on capacity will improve the ability to evaluate aquifer use and management practices
Surface Water Quality	1. Increasing availability of capacity in some areas due to more stringent permit conditions 2. Limited or exceeded availability of capacity in other areas despite stringent permit conditions.	1. Implement practices targeted especially toward nonpoint sources of pollutants 2. GAEPD will adjust point source permit limits over time as needed to address capacity 3. Collect more complete information to confirm model results

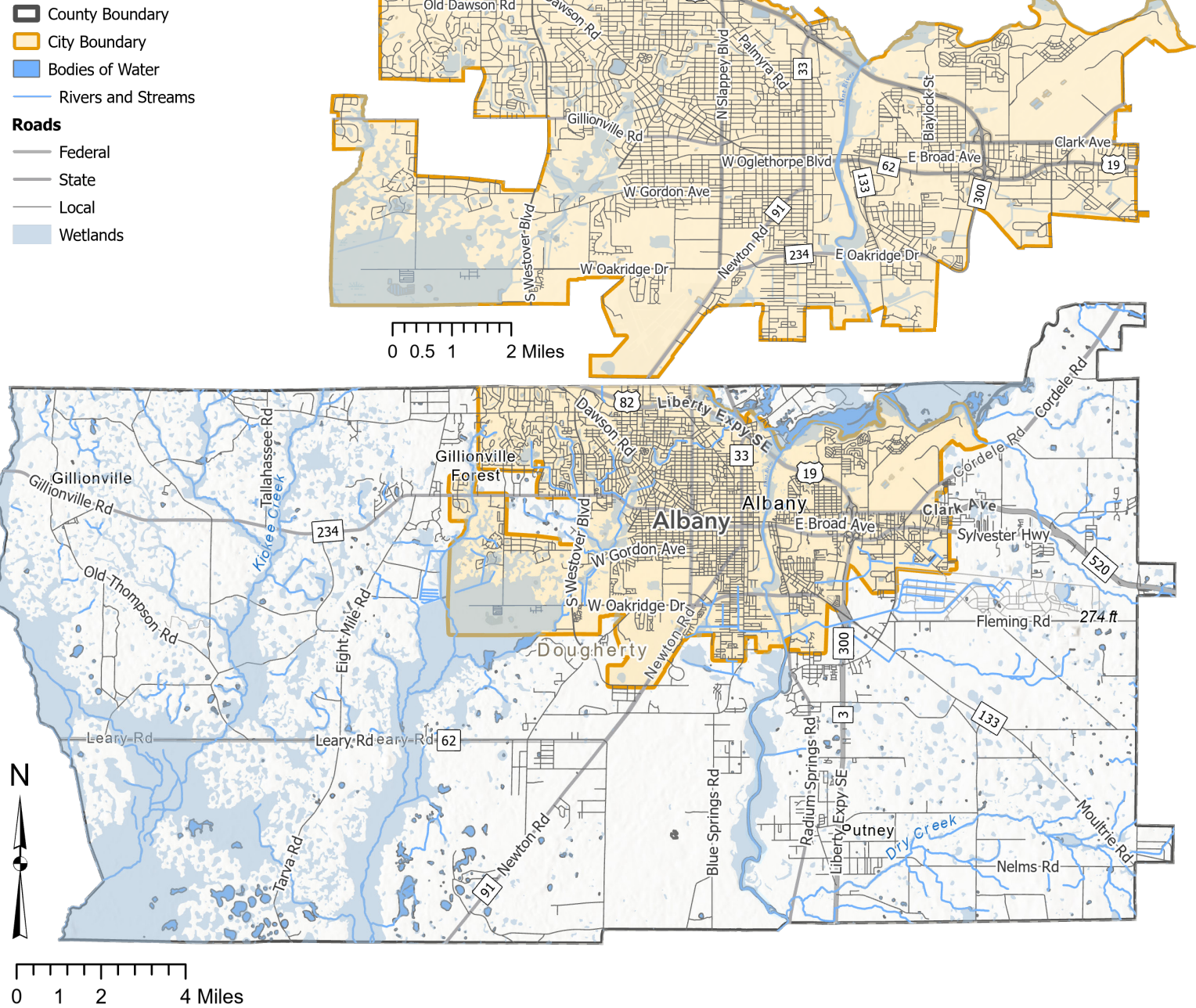
Combined Sewer System and Water Quality

Parts of Albany and Dougherty County still rely on a combined sewer system, which carries both stormwater and sanitary sewage in the same pipes. During heavy rainfall, the system can overflow, releasing untreated wastewater into the Flint River. These overflows can temporarily reduce water quality and limit recreational use.

While industrial, manufacturing, and agricultural sources of pollution exist, overflows from the combined sewer system are the most significant threat to water quality. The City of Albany has been implementing major infrastructure upgrades to modernize the aging sewer system, including separating stormwater and sanitary sewer lines in key areas, installing new pumps stations and detention facilities, and upgrading treatment capacity to handle heavy rainfall events. These improvements are part of a long-term strategy to reduce overflow incidents, protect the Flint River, and improve both public health and recreational safety.

Ongoing monitoring and investments continues to enhance system performance, while local initiatives promote green stormwater practices to reduce runoff entering the network.. Maintaining clean water also requires protecting riparian zones, managing upstream development, and controlling stormwater flows.

Wetlands Map



Source: GMC Staff & US Fish and Wildlife Service

Wetlands

Dougherty County contains over 58,000 acres of wetlands—more than 27% of the county's land area. Many of these wetlands are connected to the Flint River and its tributaries, forming a vital part of the county's natural water management system. Wetlands serve a natural flood-control features, temporarily storing excess rainwater and slowing runoff during heavy storms. By absorbing and gradually releasing floodwaters, they help reduce downstream flooding and lessen pressure on built infrastructure.

In addition to flood mitigation, wetlands provide essential water filtration and habitat functions, supporting a variety of birds, amphibians, and aquatic species. Wetlands also improve water quality by capturing sediments and nutrients before they reach the river system.

Water Use and Drought Management

Southwest Georgia relies on water from rivers and aquifers to support both agriculture and natural ecosystems. During droughts, low stream flows can threaten aquatic habitats and water availability for farmers. The Georgia Flow Incentive Trust (GA-FIT) works with farmers in the Flint River Basin to sustain both agriculture and natural systems during drought. Programs encourage efficient irrigation, voluntary reductions in water use during dry periods, and alternative water sources to protect stream flows. These efforts support endangered species, maintain water security for farmers, and promote regional economic and environmental sustainability.

Recreational and Economic Uses

The Flint River and Radium Springs offer opportunities for kayaking, canoeing, swimming, and ecotourism. Community engagement, riparian buffers, and infrastructure improvements are essential for safe and sustainable recreational use. Initiatives like student-led monitoring programs also enhance awareness of water quality and help protect these valuable resources for both people and wildlife.

Slope Characteristics

Dougherty County is generally level to gently sloping, with elevations ranging from approximately 150 feet above sea level near the Flint River to 330 feet in the southeast. The northern part of the county is slightly higher than the southern areas, while the highest point is located in the southeast.

Land west of the Flint River slopes gently southward, whereas areas east of the river slope more noticeably toward the east and southeast, averaging about six feet of elevation change per mile. This relatively flat topography influences how water moves across the landscape, contributing to localized flooding and areas of poor drainage, particularly near low-lying wetlands and floodplains.

Soil Characteristics

Soils in Dougherty County are primarily loamy and sandy, with varying amounts of clay, and are influenced by the underlying limestone bedrock. The southwestern portion of the county includes poorly drained soils, particularly near low-lying flats and floodplains, while the northern and eastern areas generally have better-drained soils on broad ridges and low hills. Many soils are considered prime farmland, except where drainage issues or flooding limit their agricultural use. In urban areas such as Albany, soils have been altered by construction and development, which can reduce their natural productivity. Certain soils also present development limitations, such as shallow depth to bedrock or poor drainage, affecting septic system suitability. Soil permeability and drainage directly impact groundwater recharge and influence the potential for contamination.

In areas with karst geology, soils tend to be thin and highly permeable, with rapid subsurface drainage. This can influence water movement during storms, affect groundwater recharge, and create localized limitations for development. Understanding these soil characteristics is important for managing land use, maintaining water quality, and supporting riparian and agricultural health.

Resilience

This section draws from the Dougherty County Hazard Mitigation Plan Update 2020–2025, which provides a framework for long-term strategies to improve resilience. While that plan covers both natural and human-caused hazards—such as transportation incidents, technological failures, and terrorism—this section focuses on natural hazards.

National Risk Index

The National Risk Index (NRI), developed by FEMA, highlights communities most at risk from 18 types of natural hazards. The index combines two key elements: the potential financial loss a community could face from natural disasters (Expected Annual Loss) and local conditions such as social vulnerability and community resilience. In short, the NRI shows not only the dollar value of potential damage, but also how prepared a community is to withstand and recover from disasters.

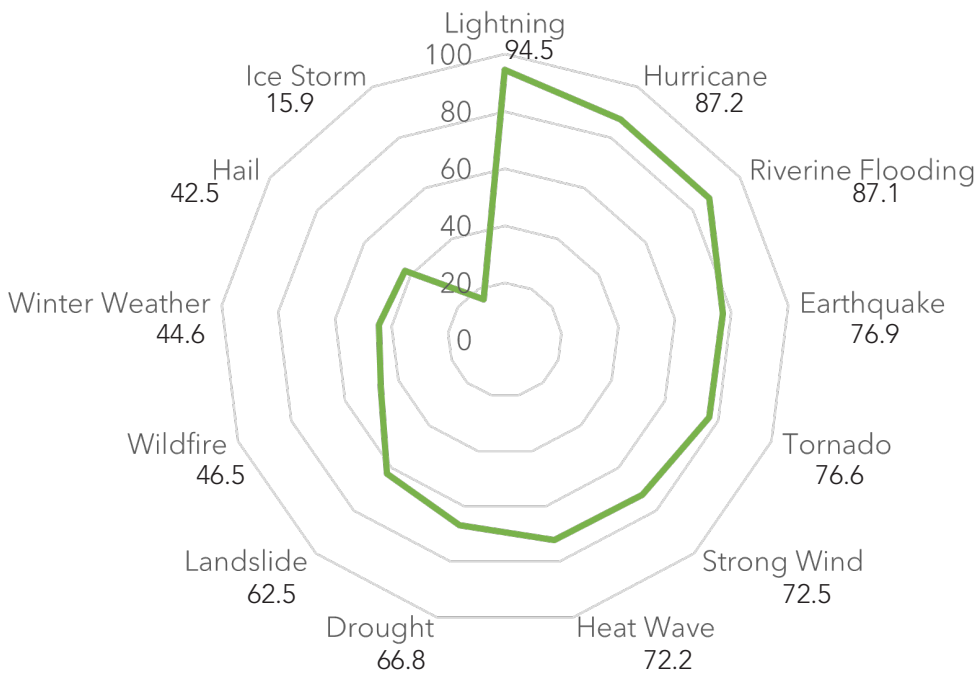
Dougherty County’s overall Risk Index Score is 79.51 out of 100, with an overall rating of Relatively Low. Yet in comparison, the county’s risk is higher than most: 80% of U.S. counties and 87% of Georgia counties have lower scores.

Looking deeper, Social Vulnerability in Dougherty County is rated Very High for every type of hazard, while Community Resilience is considered Relatively Moderate. This means that while the physical risk from natural disasters is not the highest, the social and economic challenges in the community increase overall vulnerability.

Of the 18 hazards reviewed by the NRI, 13 apply to Dougherty County. The greatest risks come from lightning (94.5/100), hurricanes (87.2/100), riverine flooding (87.1/100), and tornadoes (76.6/100).

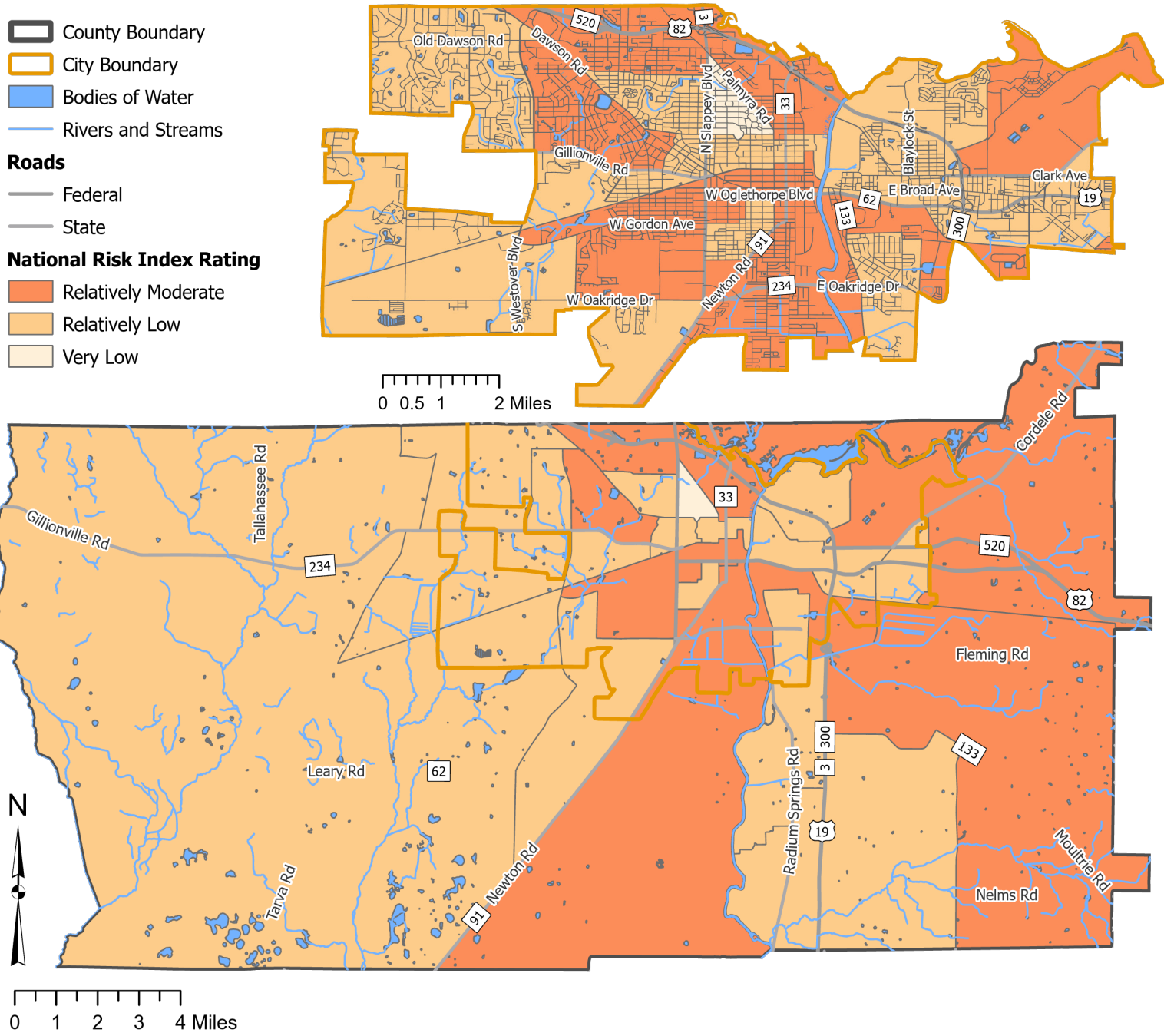
Hurricanes carry the highest expected financial losses, estimated at \$7.2 million annually—rising to about \$10 million when social vulnerability and resilience are factored in. Tornadoes represent about \$3.3 million in expected annual losses, while riverine flooding accounts for roughly \$3.1 million.

FEMA National Risk Index Score, Dougherty County



Source: Federal Emergency Management Agency

Overall National Risk Index Rating Map



Source: GMC Staff & FEMA

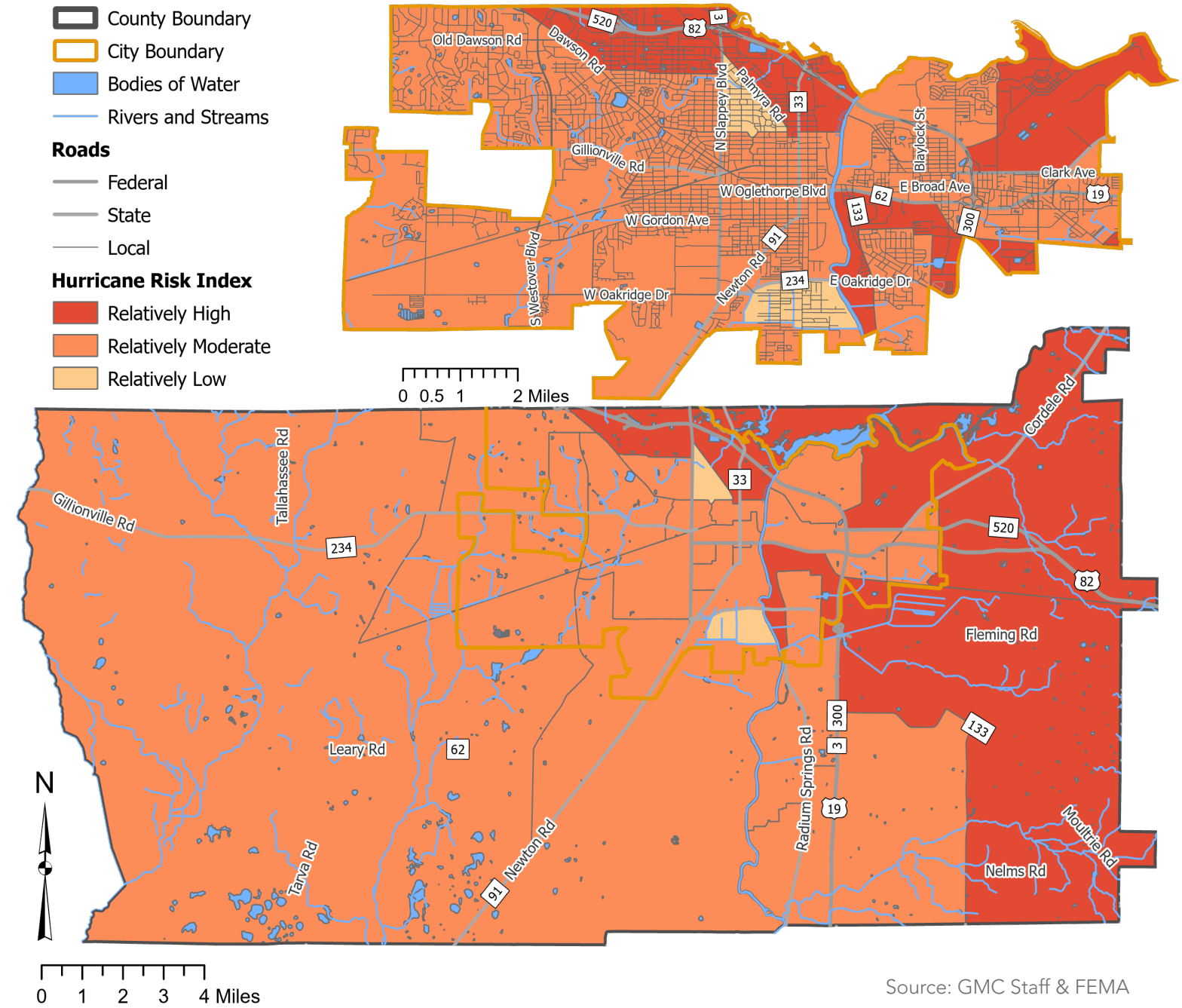
Relatively Low | 79.51/100 Overall Risk Score

Hurricane

A hurricane is a tropical cyclone or localized, low-pressure weather system characterized by strong winds and heavy precipitation. Dougherty County is vulnerable to hurricane-force winds, tornadoes, heavy rainfall, flash flooding, and riverine flooding. According to FEMA's NRI, about 79.3% of tracts in the county are at Relatively Moderate risk from hurricanes, while 13.8% are at relatively high risk. The county's overall hurricane risk score is 87.2 out of 100, reflecting the significant potential impacts. Expected annual losses are approximately \$7.2 million, rising to nearly \$10 million when accounting for social vulnerability and community resilience.

Hurricanes can damage homes and businesses, disrupt utilities, and pose safety risks to residents. Mitigation strategies include building code enhancements, improved drainage and flood management, public education on preparedness, and coordinated emergency response planning.

Hurricane Risk Map



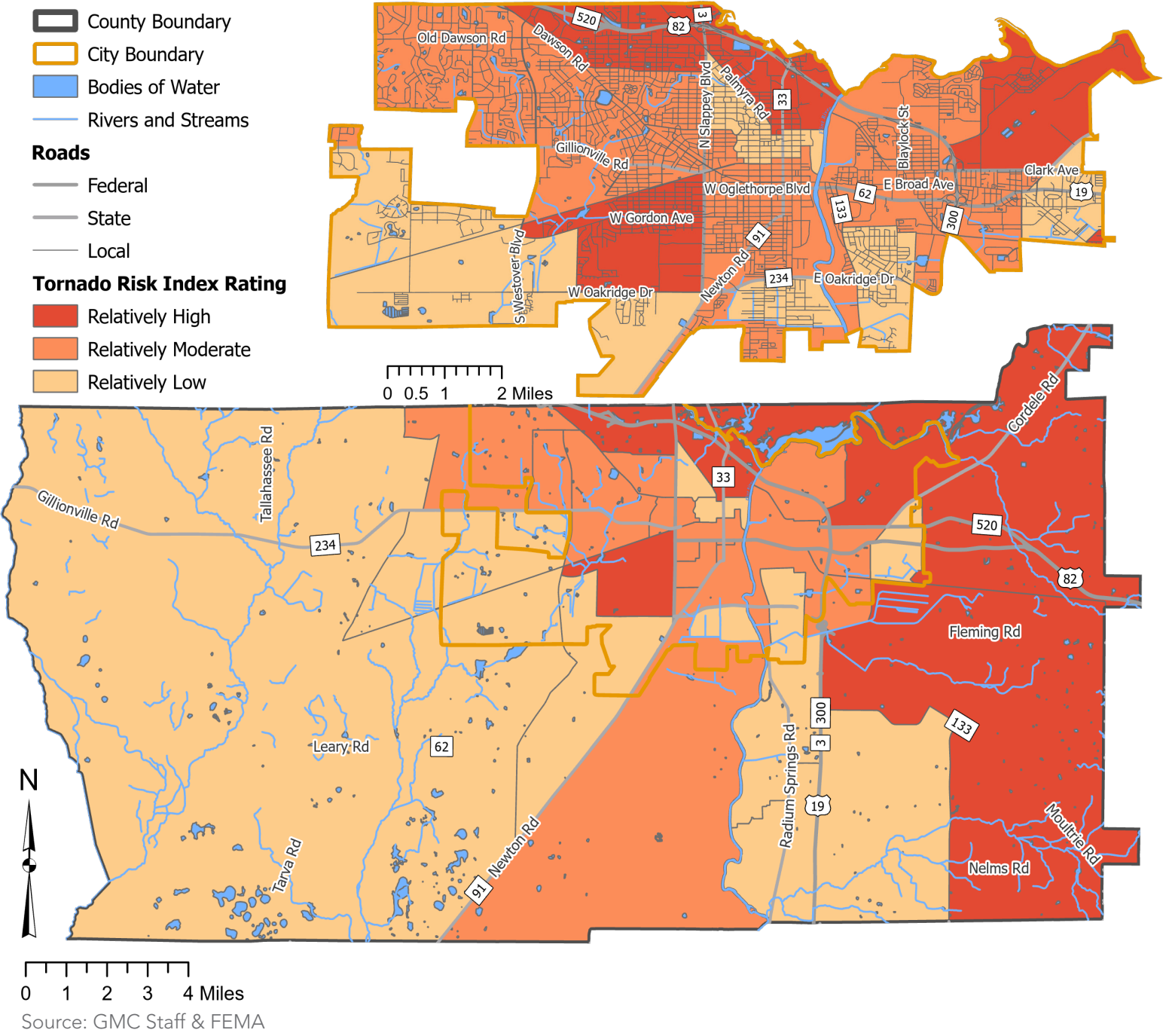
Source: GMC Staff & FEMA

Tornado

A tornado is a narrow, violently rotating column of air that extends from a thunderstorm to the ground. Tornado-prone areas in Dougherty County generally align with tracts at higher risk for hurricanes.

The county's tornado risk score is 76.6 out of 100, with an expected annual loss of about \$3.3 million. Tornadoes can cause severe property damage, downed trees and power lines, and major disruptions to transportation and utilities. Residents in mobile homes or without safe shelter are especially vulnerable.

Tornado Risk Map



Source: GMC Staff & FEMA

Strong Wind

Strong winds are defined as damaging winds exceeding 58 mph, often associated with thunderstorms, tropical storms, or other weather systems. Areas with Relatively High risk for strong winds generally align with hurricane-prone tracts.

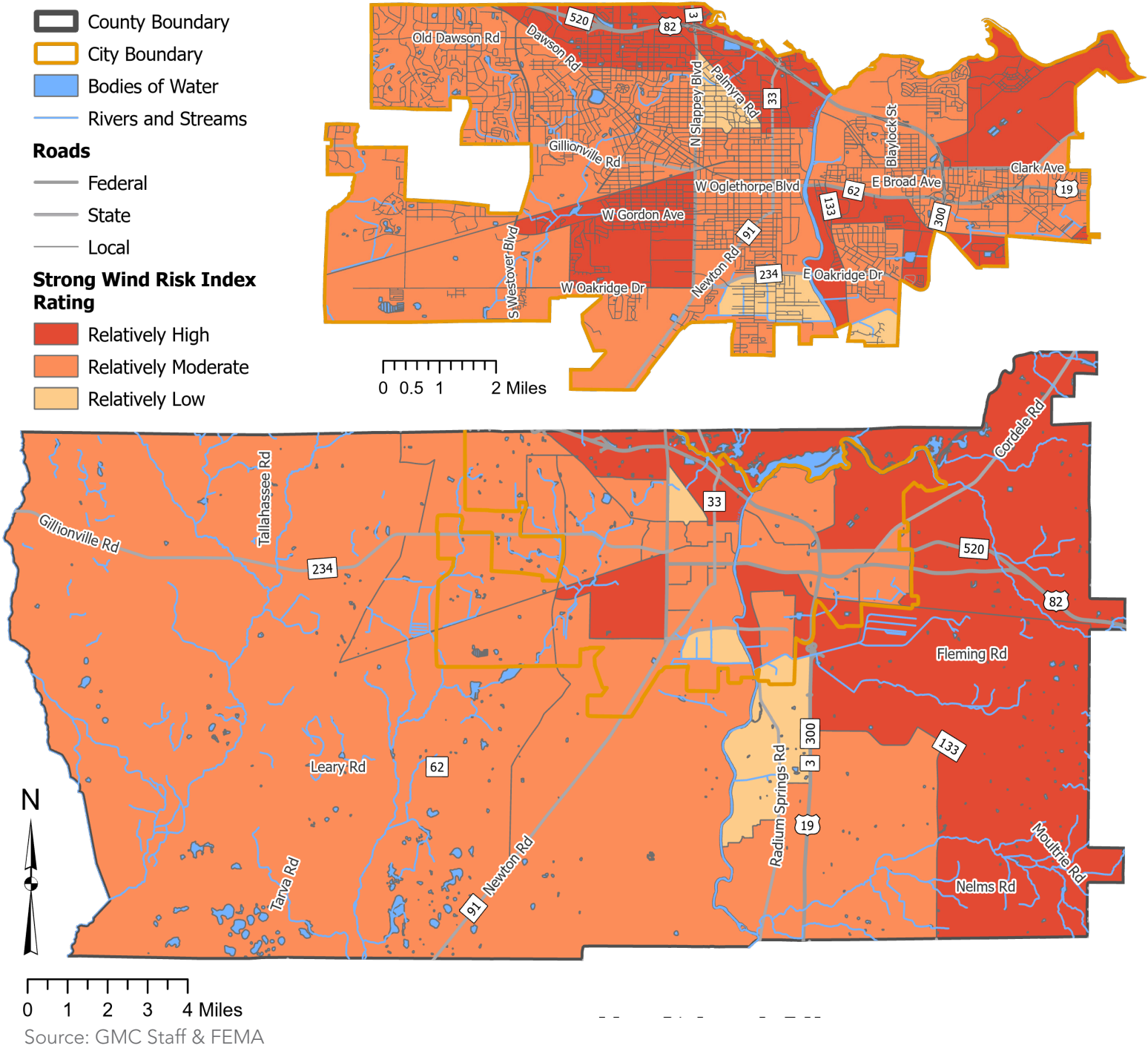
While expected annual losses from strong winds are lower than hurricanes or tornadoes, frequent events can still damage buildings, down trees, and disrupt utilities. Vulnerable structures include older homes, mobile units, and outdoor facilities.

Earthquake

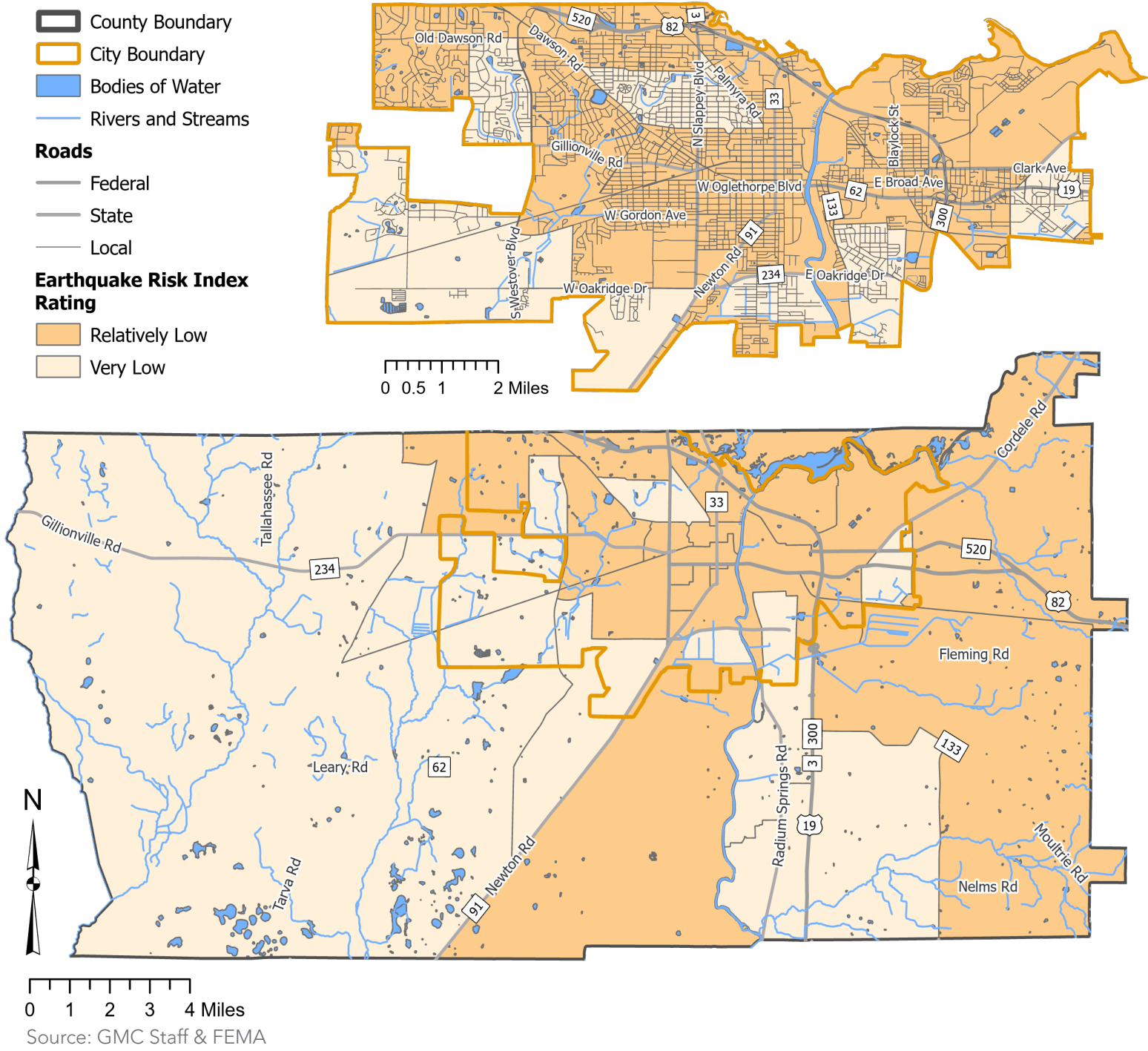
An earthquake is the shaking of the earth’s surface caused by energy waves released when tectonic plates slowly move and overcome friction beneath the surface.

Dougherty County has a Very Low to Relatively Low risk of earthquakes, with risk score of 76.9 out of 100. While the likelihood of significant seismic activity is minimal, even minor earthquakes can cause damage to structures not designed to withstand ground shaking.

Strong Wind Risk Map



Earthquake Risk Map



Riverine Flooding

Riverine flooding occurs when streams or rivers exceed the capacity of their natural or engineered channels, causing water to overflow onto adjacent low-lying land. Dougherty County is particularly vulnerable to this hazard, primarily from the Flint River, Kinchafoonee Creek, Chickasawhatchee Creek, and Cooleewahee Creek. Riverine flooding has a NRI of 87.1, making it one of the county's higher-rated hazards.

Flooding is a major concern in the county: 28.6% of properties (10,722 properties) are currently at risk over the next 30 years. Climate change is expected to increase risk, with the number of properties in a 1-in-100-year flood projected to rise from 5,958 today to 6,264 in 30 years.

Dougherty County has experienced 20 documented flood events over the past 50 years, all in the last 22 years, raising the annual flood probability to 91%. Tropical Storm Alberto in 1994 was especially severe, bringing up to 25 inches of rain, causing five fatalities, forcing over 20,000 evacuations, and cresting the Flint River at 43 feet.

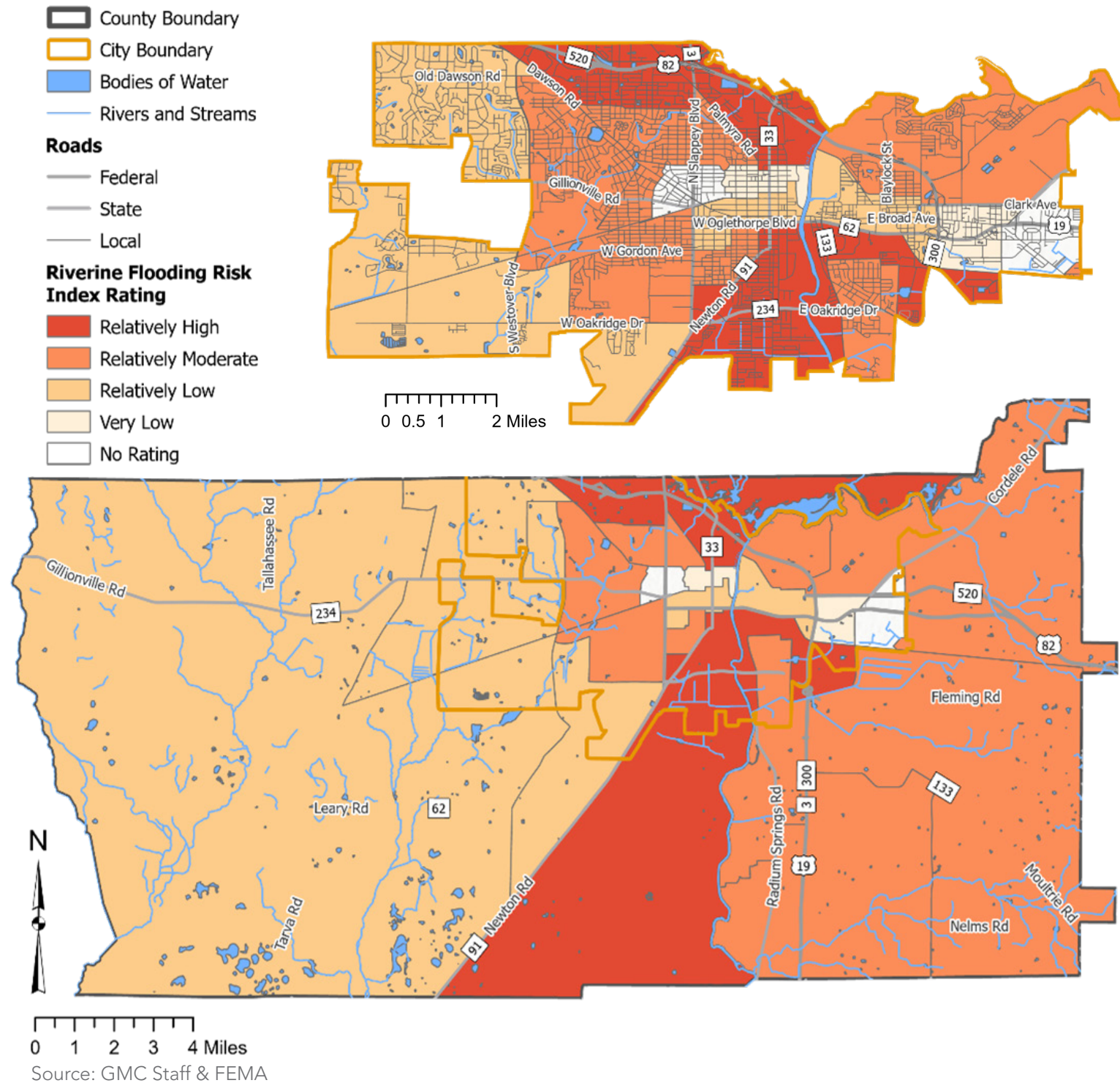
Approximately 27% of the county's land lies in a floodplain or floodway, with 3,389 structures in the 100-year floodplain, most in the City of Albany. Historic flood events have caused an estimated \$116 million in damages, averaging \$2.3 million annually; focusing on the last 22 years, the annual average rises to \$5.3 million.

To address these risks, Dougherty County has implemented 12 flood risk reduction projects, collectively protecting 79 properties. The County's flood mitigation work generally falls into three broad categories: Property Acquisition and Removal, Infrastructure and Drainage Improvements, and Regulatory and Planning Initiatives.

- **Property Acquisition and Removal:** Following major flood events such as those in 1994 and 1998, the county used FEMA's Hazard Mitigation Grant Program (HMGP) funds to acquire, demolish, or relocate structures in flood-prone areas, permanently removing them from risk.
- **Infrastructure and Drainage Improvements:** Projects such as Joshua Street Canal, Southgate Canal, and Hogpen Ditch have expanded drainage capacity to move floodwaters more efficiently and reduce neighborhood flooding. Other initiatives include debris removal from tributaries to prevent blockages and stormwater pond management, where water levels are intentionally lowered before major storms to increase storage capacity.
- **Regulatory and Planning Initiatives:** Dougherty County participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), which provides flood insurance discounts to property owners who adopt best practices in floodplain management and education. The county also maintains emergency warning systems, such as the tornado siren and giant voice alarm system, to notify residents of severe weather and other emergencies. Both Albany and the county continue to update their hazard mitigation and emergency response plans.

Building on these efforts, incorporating green infrastructure—such as bioswales, rain gardens, and pervious surfaces—can further manage stormwater, reduce runoff, and enhance community resilience.

Riverine Flooding Risk Map



Lightning

Often associated with thunderstorms, lightning is defined by FEMA as a visible electrical discharge or spark of electricity in the atmosphere between clouds, the air, and/or the ground. Beyond the danger of direct strikes, lightning can damage critical infrastructure, cause widespread power outages, and even trigger wildfires during dry conditions.

Lightning is one of the most significant hazards in Dougherty County, with a NRI score of 94.5 out of 100 – placing it in the Relatively High category in Dougherty County as a whole. Some tracts in the county have Very High rating, which are significant portions of Albany. This makes lightning the highest-rated hazard in the county, above hurricanes, riverine flooding, and tornadoes.

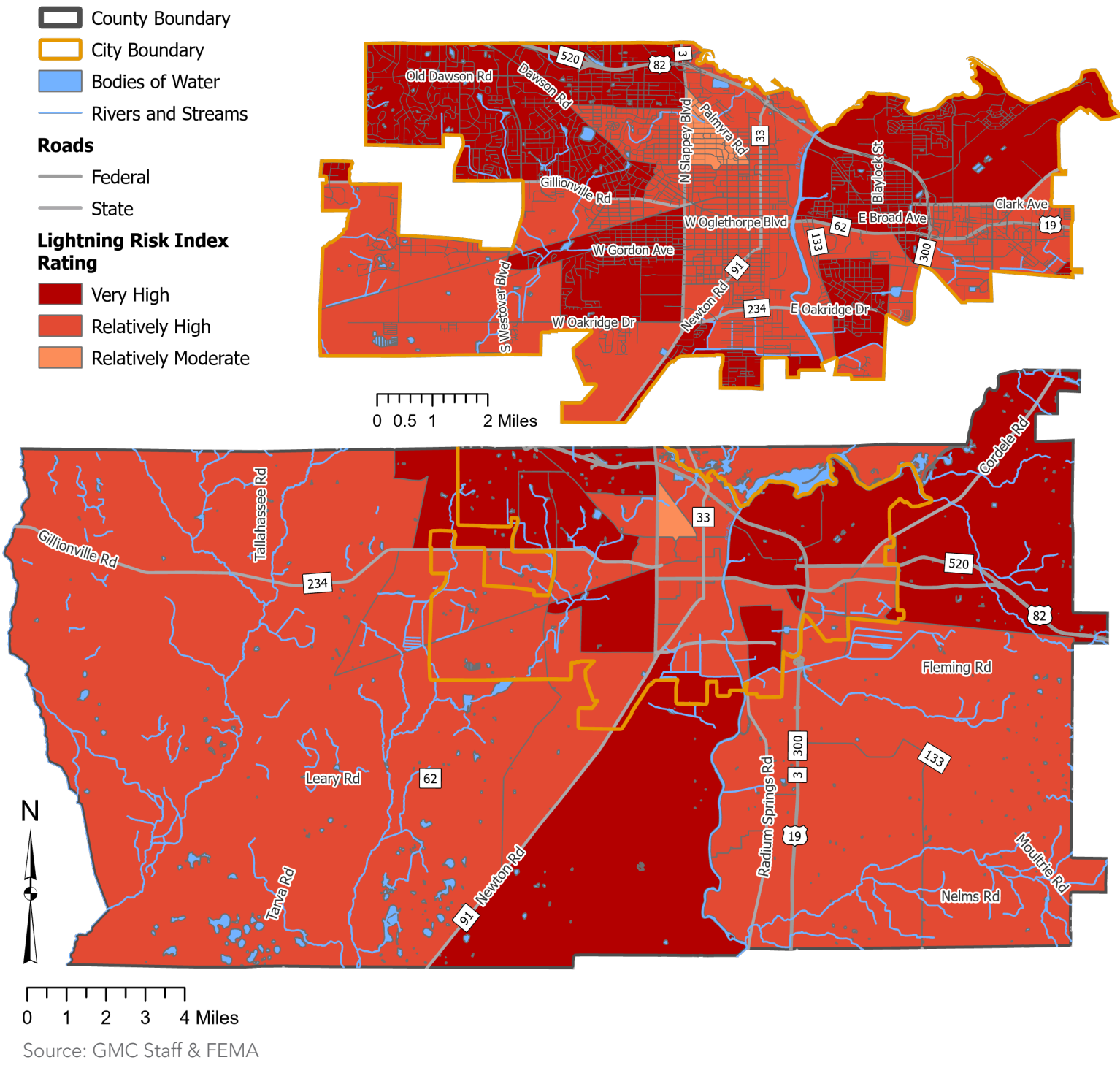
Each year, lightning is expected to cause about \$725,000 in losses, primarily from property damage. When social vulnerability and community resilience are factored in, the total annual risk rises to nearly \$1 million. While this is lower than projected losses from hurricanes or floods, lightning’s frequency and unpredictability make it a persistent and widespread concern.

Mitigation efforts include public education campaigns that emphasize safe behaviors such as seeking shelter indoors when thunderstorms are present and avoiding open spaces or tall objects, as well as infrastructure improvements like lightning rods, surge protection, and reinforced grounding systems for public facilities. These strategies, combined with ongoing community awareness, are essential to reducing the county’s exposure to this hazard. Although lightning cannot be prevented, Dougherty County’s resilience can be strengthened through investments in education preparedness, and infrastructure that minimize the risks associated with lightning.



Source: vanishinggeorgia.com

Lightning Risk Map



Drought

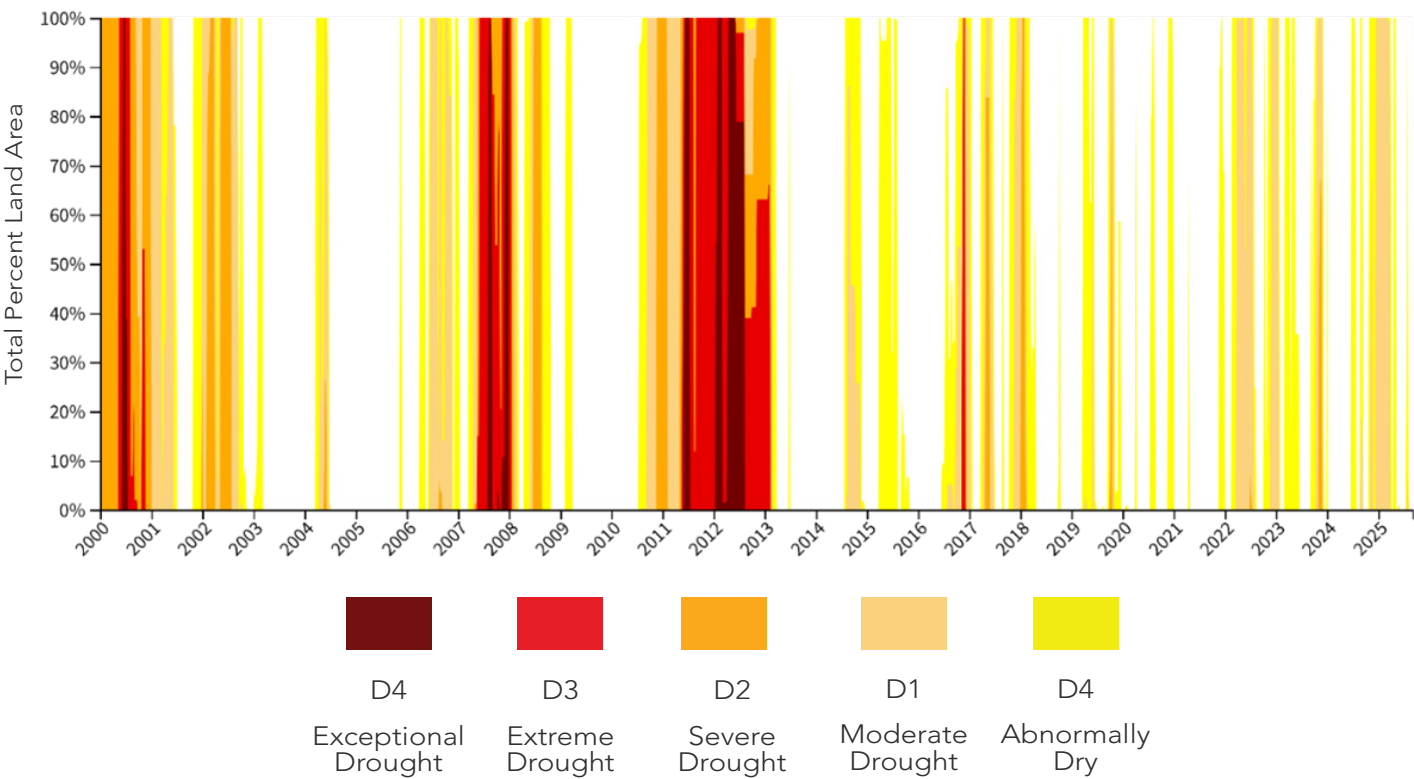
A drought is defined as a deficiency of precipitation over an extended period, resulting in a water shortage. While droughts are a recurring natural phenomenon, their severity can be significantly influenced by human water usage and demand. Prolonged droughts can disrupt residential and commercial water needs, hinder public services such as firefighting, and, in extreme cases, have devastating impacts on agriculture, particularly crop production.

According to FEMA’s National Risk Index (NRI), drought in Dougherty County scored 66.8 out of 100. Most areas of the county fall within Very Low to Relatively Low risk categories, indicating that structural and immediate property impacts are limited.

However, drought conditions can still pose serious secondary threats. These include an increased risk of wildfires, reduced water supply, diminished water quality, and increased vulnerability of both public and private facilities across the county.

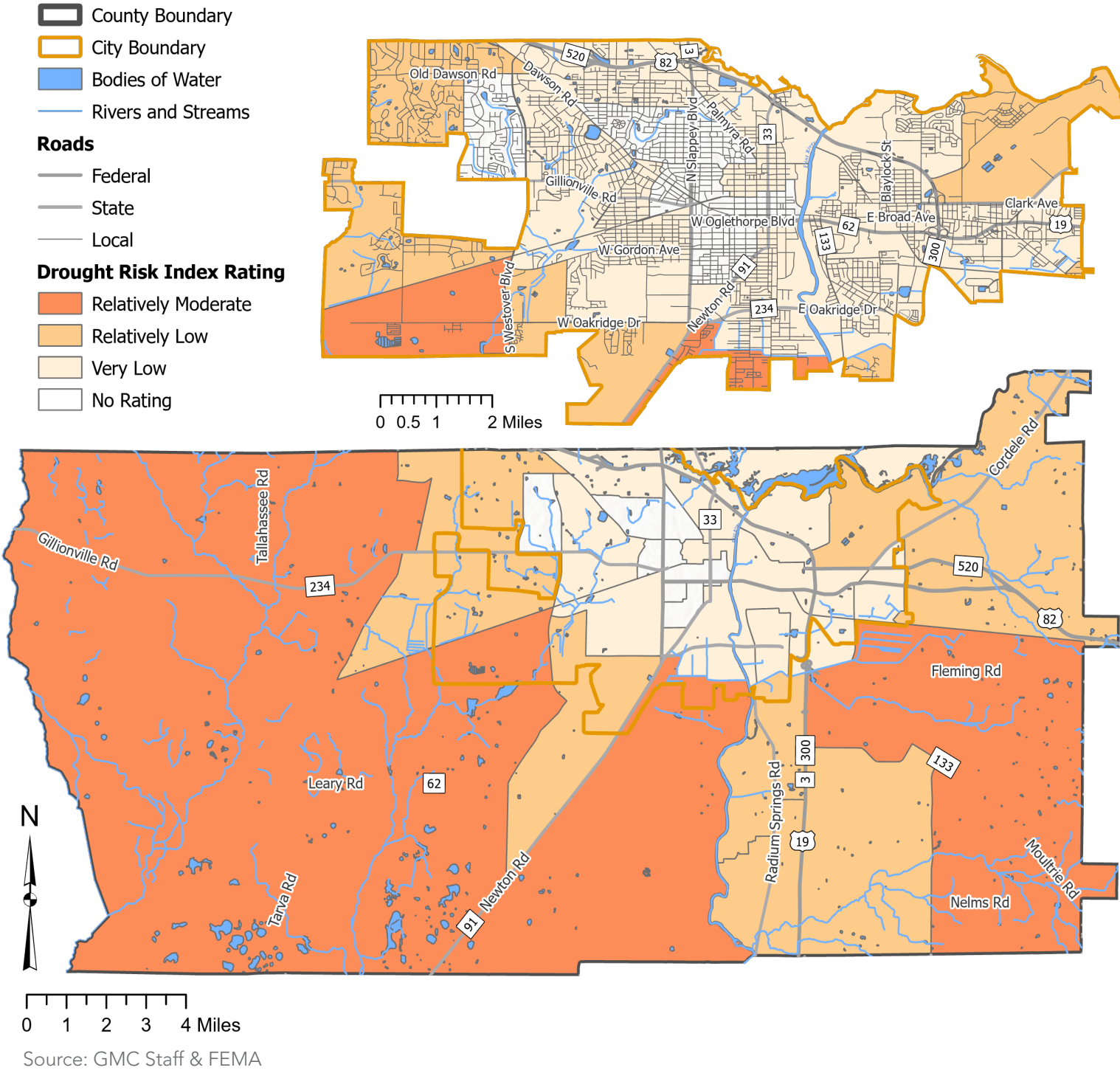
Historical records from the U.S. Drought Monitor (USDM) show several drought events over the past 20 years in Dougherty County, including five D4 (Exceptional) droughts, the most intense category recognized by the monitor. These events highlight the potential severity and recurrence of drought, underscoring the importance of proactive water management and mitigation strategies.

Dougherty County Drought Monitor, 2000-2025



Source: NOAA U.S. Drought Monitor (USDM)

Drought Risk Map



Source: GMC Staff & FEMA

Wildfire

A wildfire is an unplanned fire that occurs in natural or wildland areas such as forests, shrublands, grasslands, or prairies. Wildfires result from the interaction of fuel, heat (ignition), and oxygen. While vegetation serves as the primary natural fuel, urban and suburban areas contribute additional fuels such as buildings. Lightning is the main natural ignition source, but human activities—both accidental and intentional—cause the majority of wildfires. Weather conditions, especially strong winds and dry periods, strongly influence wildfire behavior, including rapid spread and secondary hazards like flash floods or landslides caused by loss of vegetation.

Although the majority of Dougherty County was rated as Relatively Low for wildfire, wildfire still poses a significant concern in Dougherty County due to its extensive forestlands and vegetation, as well as the growing Wildland-Urban Interface (WUI), where development meets wildland areas. Approximately 77.7% of the county’s population lives within the WUI, increasing potential exposure to wildfire impacts.

From 2007 to 2017, Dougherty County experienced 212 wildfires, averaging nearly 20 fires per year and burning roughly 1,242 acres. Debris burning accounted for half of these events. While FEMA’s National Risk Index classifies the county’s wildfire risk as Very Low (46.5), the potential impact on properties and critical services elevates the concern. Over the next 30 years, 95% of properties are estimated to be at some level of wildfire risk.

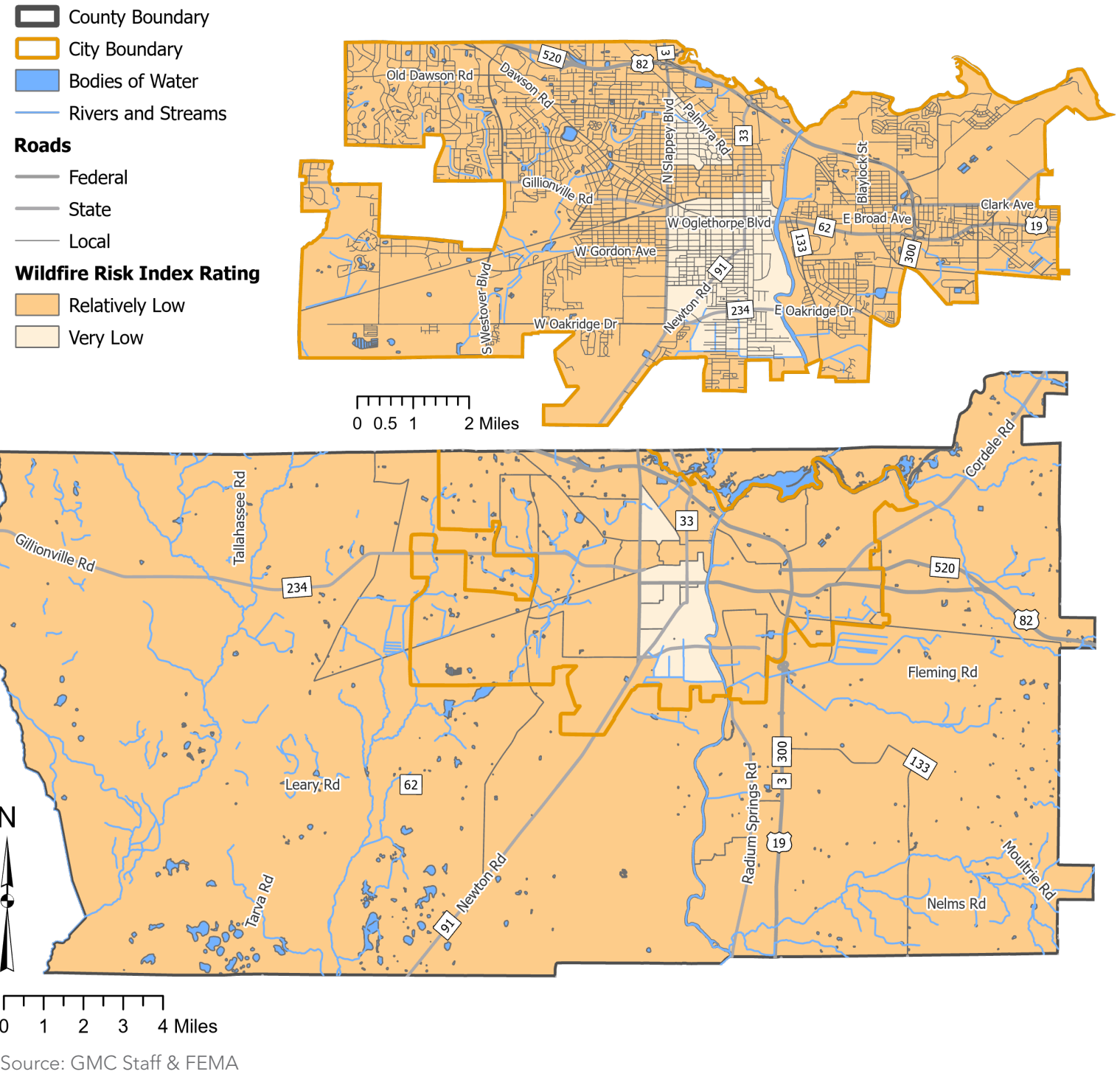
Wildfires can cause extensive damage beyond property loss, disrupting utilities, emergency services, and evacuation routes, while also affecting the local economy. The hazard impacts a wide range of property types, including residential (93.7% of homes), infrastructure (94.9% of facilities), commercial properties (90.2%), and social facilities (86.3%), all rated at moderate risk.

Controlled burns like the one pictured below help mitigate the risk of wildfires.



Source: albanyherald.com

Wildfire Risk Map

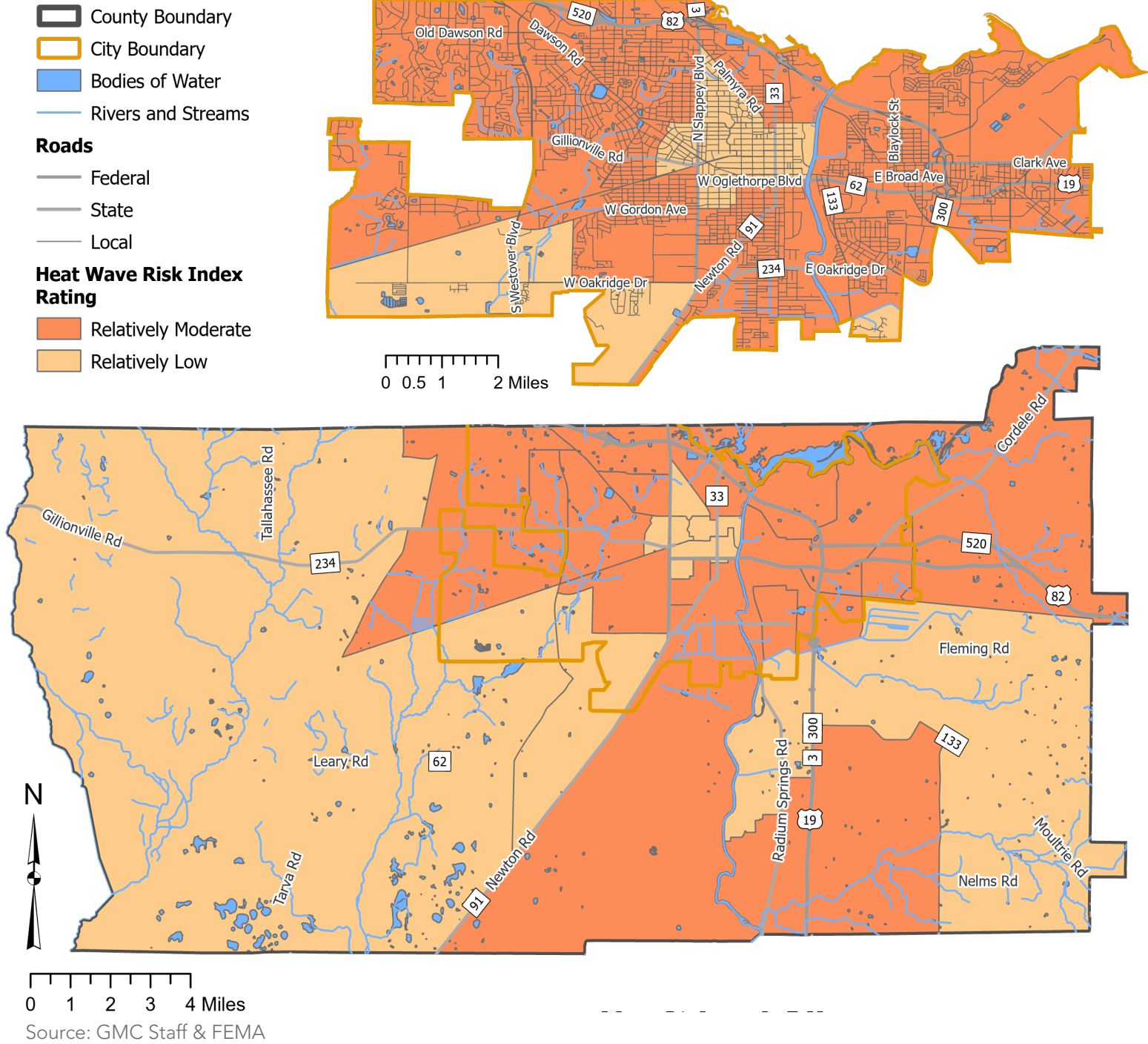


Heat Wave

A heat wave is a period of abnormally hot and often humid weather, typically lasting two or more days, with temperatures exceeding historical averages for a given area. Heat waves can intensify drought conditions, leading to water shortages and impacting agriculture, water supply, the environment, and local economies.

Dougherty County has a Relatively Low to Relatively Moderate risk of heat waves, with a NRI of 72.2 out of 100. While structural damage is generally minimal, prolonged extreme heat can pose serious health risks—particularly to vulnerable populations such as the elderly, children, and those without access to air conditioning—and can strain public services.

Heat Wave Risk Map

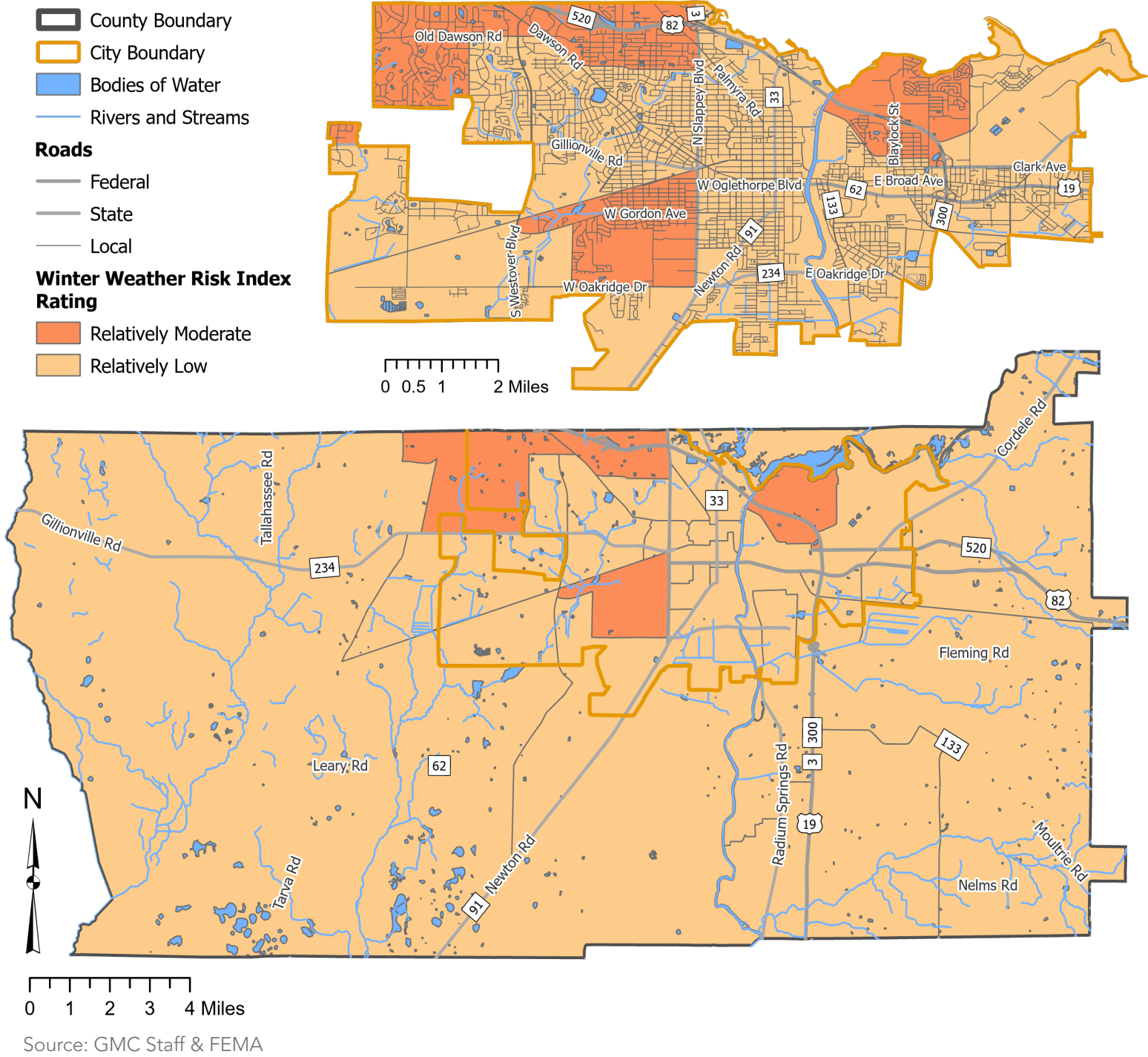


Winter Weather

According to FEMA, winter weather refers to storm events in which the primary types of precipitation are snow, sleet, or freezing rain. These events can disrupt transportation, damage infrastructure, and create hazardous conditions for residents.

Dougherty County has a Relatively Low to Relatively Moderate risk of winter weather, with a NRI score of 44.6 out of 100. While structural damage is typically limited, winter storms can cause power outages, impede emergency response, and create unsafe travel conditions.

Winter Weather Risk Map



Air Quality

Air quality hazards occur when pollutants—such as ozone, particulate matter, or industrial emissions—reach levels that can adversely affect human health. Poor air quality can exacerbate respiratory conditions, increase hospital visits, and reduce overall quality of life. While Dougherty County generally experiences good air quality, periodic events such as smoke from wildfires, dust, or industrial emissions can temporarily elevate risks.

Hazardous Material

Hazardous material incidents involve the accidental release of chemicals, fuels, or other toxic substances that can pose risks to health, safety, and the environment. These events may occur during transportation, storage, or industrial processes.

Dam Failure

Dam failure occurs when a dam or levee breaches, releases water uncontrollably, and floods downstream areas. While Dougherty County’s dams are regularly inspected and maintained, a failure could result in property damage, infrastructure disruption, and threats to public safety. Preparedness measures include regular inspections, emergency action plans, public awareness campaigns, and floodplain management.

Critical Infrastructure Failure

Critical infrastructure failures involve disruptions to essential systems such as electricity, water supply, telecommunications, transportation, or healthcare facilities. Such failures can arise from natural hazards, accidents, or deliberate acts. Mitigation strategies include infrastructure hardening, redundancy planning, emergency response protocols, and interagency coordination to maintain community services during crises.



Key Data Insights and Considerations

Albany and Dougherty County’s natural systems are central to the community’s quality of life, economy, and resilience. The county’s rivers, wetlands, soils, and forests sustain agriculture, support biodiversity, and shape development patterns, while local hazard mitigation and climate adaptation efforts work to protect people and infrastructure from growing environmental risks. Together, these resources and strategies form the foundation for a more sustainable and resilient future.

- **Natural Assets and Ecological Diversity:** The Flint River and its tributaries sustain diverse ecosystems and provide essential services such as clean water, flood regulation, and recreation. Protecting these interconnected systems is vital to maintaining environmental health and community well-being.
- **Agricultural Heritage and Land Use Change:** Agriculture remains central to the county’s landscape and economy but continues to face pressure from development. Balancing growth with farmland preservation and responsible land use will be critical to maintaining this heritage.
- **Conservation and Recreation Opportunities:** Public and private conservation lands, including Chickasawhatchee Wildlife Management Area and Radium Springs, protect key habitats and offer opportunities for hunting, hiking, camping, and environmental education. These lands strengthen both ecological stewardship and quality of life.
- **Water Stewardship and Restoration:** Local initiatives such as the Skywater Project and GA-FIT program demonstrate proactive efforts to restore groundwater flow, improve water monitoring, and promote sustainable water use through agricultural and community partnerships.
- **Wetlands and Natural Flood Control:** Wetlands play a vital role in managing stormwater, filtering pollutants, and reducing downstream flooding. Protecting and restoring these natural systems is increasingly important as rainfall patterns become more variable.
- **Infrastructure and Water Quality Improvements:** Ongoing sewer and drainage upgrades in Albany are reducing combined sewer overflows, improving water quality, and enhancing public health and river access.
- **Increasing Hazard and Climate Risks:** Lightning, hurricanes, and flooding pose the greatest threats to the community, and while overall hazard risk is moderate, high social vulnerability amplifies potential impacts. Continued investment in flood mitigation, emergency preparedness, and resilient infrastructure remains essential.
- **Building Climate Resilience:** Emerging risks from drought, extreme heat, and severe storms underscore the importance of integrating green infrastructure and adaptive planning to strengthen resilience across the built and natural environments.

Albany and Dougherty County’s environmental and hazard management strategies are deeply intertwined. Protecting water quality, preserving farmland and forests, and managing flood risk all contribute to a more sustainable and climate-ready community. Continued coordination among local governments, conservation partners, and residents will be key to maintaining the county’s natural assets while building resilience to the environmental challenges ahead.

Cultural and Historic Resources

History of Albany and Dougherty County

Prior to European-American settlement and the founding of Albany, the area was inhabited by the Creek Indians until the early 1800's, who referred to their home as "Thronateeska", meaning "the place where flint is picked up." The region that became Dougherty County and Albany lies within the East Gulf Coastal Plain, and is part of the "Black Belt", which is an area characterized by dark, fertile soils, historically favorable to cotton cultivation. After the Indian Removal Act of 1830 and the subsequent displacement of the Creek Nation from southwest Georgia, Nelson Tift founded the City of Albany in 1836, selecting its site along the Flint River for its fertile soil and strategic

location for the cotton trade. Alexander Shotwell, a colleague of Tift, planned the city's layout that same year, and Albany was officially incorporated as a city by the Georgia General Assembly in 1838. From its founding, Tift envisioned Albany as a commercial center for Georgia's cotton industry, and by 1860, the city had become the primary trading hub for southwest Georgia, surrounded by cotton plantations which were sustained by the labor of enslaved African Americans.

The city's population expanded rapidly in the two decades after its founding, driven largely by the arrival of enslaved African Americans brought to the area to work on cotton plantations. By 1840, African Americans outnumbered white residents as the new city of Albany attracted a growing number of slaveholding cotton farmers and planters. This growth led to the creation of Dougherty County in 1853, carved from a portion of Baker County, with the City of Albany designated as the County Seat. The completion of the city's first rail line in 1857 gave cotton merchants a faster and more reliable route to Savannah, strengthening Albany's position as the marketing center for the region's cotton industry. However, this success was short-lived as the cotton crop would soon decline dramatically. The combined effects of the Civil War (1861-1865), soil erosion, the boll weevil infestation of 1918 and the Great Depression of the 1930's, gradually devastated the cotton industry from the post-Civil War years into the early twentieth century, prompting farmers to shift production toward pecans, peanuts, and other diversified and more profitable crops. The end of the Civil War in 1865 and the abolition of slavery also profoundly transformed the community's economic, political,

Map of Albany in 1885



Source: pixels.com

and social fabric. Newly freed African Americans exercised their right to vote and, by the 1880's, helped elect the first African American State legislators in Georgia. However, these early political gains were later undermined by the rise of Jim Crow laws and systemic racial discrimination, which restricted opportunities for African Americans for much of the twentieth century and set the stage for later movements for civil rights and equality.

Albany State University Campus, 1917



Source: Georgia Archives; Digital Library of Georgia

history continued to reflect both resilience and reinvention. The city evolved into a manufacturing hub and cultural center, known for its strong traditions in music, agriculture, and recreation, with institutions such as the Albany Municipal Auditorium built in 1915 and the Albany District Pecan Exchange built in 1922, shaping community life. By the 1930s, the local economy diversified as agricultural production shifted from cotton to pecans, peanuts, soybeans, and vegetables alongside the growth of livestock and meat-processing industries, all of which became defining elements of Albany's culture and economy. The 1940s and 1950s marked Albany's most significant period of growth, when its population nearly tripled to 55,890 by 1960 and the city expanded its limits. Turner Field, opened in 1941 as a pilot-training base during World War II, set this growth in motion with an influx of service personnel and their families. The U.S. Marine Corps Logistics Base (MCLB), established in 1954, carried it forward, while both provided jobs, new housing, commercial investment, and economic stability. By 1960, the U.S. Department of Commerce designated

Despite these challenges following the Civil War, the late nineteenth and early twentieth centuries also brought renewed development and regional prominence. The arrival of additional railroads, construction of brick commercial buildings, and the founding of institutions such as the Albany Bible and Manual Institute (now Albany State University) in 1903, one of the few historically black institutions in the University System of Georgia, the Carnegie Library in 1906, the Union Train Station in 1913, and the New Albany Hotel in 1925 helped establish Albany as a growing urban center and regional anchor. By 1910, the city had become the railroad hub of southwest Georgia, served by seven rail lines and as many as thirty-five daily train arrivals and departures.

Throughout the early to mid-20th century, Albany's

history continued to reflect both resilience and reinvention. The city evolved into a manufacturing hub and cultural center, known for its strong traditions in music, agriculture, and recreation, with institutions such as the Albany Municipal Auditorium built in 1915 and the Albany District Pecan Exchange built in 1922, shaping community life. By the 1930s, the local economy diversified as agricultural production shifted from cotton to pecans, peanuts, soybeans, and vegetables alongside the growth of livestock and meat-processing industries, all of which became defining elements of Albany's culture and economy. The 1940s and 1950s marked Albany's most significant period of growth, when its population nearly tripled to 55,890 by 1960 and the city expanded its limits. Turner Field, opened in 1941 as a pilot-training base during World War II, set this growth in motion with an influx of service personnel and their families. The U.S. Marine Corps Logistics Base (MCLB), established in 1954, carried it forward, while both provided jobs, new housing, commercial investment, and economic stability. By 1960, the U.S. Department of Commerce designated

1925 Flood, Men Rescuing A Cow



Source: GA Encyclopedia

Albany's Union Train Station, 1911



Source: Georgia Archives; Digital Library of Georgia

Train Transporting Logs, 1903-1910



Barnwell Pecan Orchards, 1918



Source: GA Encyclopedia

Albany as a Metropolitan Area. In the postwar year, Albany saw the emergence of new industries, including breweries such as Miller Brewing Company, Procter & Gamble Plant, candy manufacturing led by Bobs Candies, tire production, and various other manufacturing facilities.

One of the most pivotal chapters in Dougherty County and Albany's modern history came during the Civil Rights Movement of the 1960s, when the Albany Movement emerged as one of the nation's first large-scale campaigns for racial equality and desegregation, marking the city as a landmark in civil rights history. In 1961, Dr. Martin Luther King Jr. visited Albany to speak at a mass meeting at Mt. Zion Baptist Church to inspire local African Americans and civil rights organizations to challenge the city's segregation policies. The following day, he led a peaceful march and was arrested and jailed along with thousands of other demonstrators.

1994 Flood, Palmyra Medical



Source: The Albany Herald

Although the protests did not immediately end segregation in Albany, they succeeded in galvanizing the local movement and increasing voter registration among African Americans. By 1963, the city commission had removed all segregation ordinances from the municipal code. Today, the Albany Civil

Rights Institute and the Albany Civil Rights Trail commemorate this pivotal period and the famous Civil Rights March led by Dr. Martin Luther King Jr., preserving the legacy of the Albany Movement and its lasting impact on civic participation and community progress.

While natural disasters, such as the major floods in 1994 and 1998, along with various economic downturns, have reshaped the physical landscape and market environment, Albany and Dougherty County continued to reinvent themselves through investments in higher education, heritage tourism, downtown revitalization, and cultural institutions like the Albany Civil Rights Institute and Ray Charles Plaza. Today, the city and county remain the heart of southwest Georgia, balancing preservation of their historic legacy with efforts to build a resilient, inclusive, and forward-looking community.

Dr. Martin Luther King Jr. Being Arrested & 1961 Protests



Source: Explore GA Website

Dr. Martin Luther King Jr. Being Arrested & 1961 Protests



Source: GA Historical Society

Inventory of Assets

Albany and Dougherty County are defined by a rich network of cultural and historic assets that together tell the story of the community's growth, resilience, and identity. The city's historic districts and structures document its role as a regional economic and cultural hub, from nineteenth-century commercial buildings to mid-twentieth-century landmarks associated with the Civil Rights Movement. The newly designated Downtown Albany Commercial Historic District, added to the National Register of Historic Places (NRHP) in 2025, highlights the enduring importance of the city's historic commercial core. The Albany Railroad Depot Historic District, also known as Heritage Plaza, preserves the 1913 Union Station depot, the Tift Warehouse, and other structures that showcase the area's railroad and mercantile heritage.

Carnegie Library of Albany



Source: NRHP website

for its beauty and restorative qualities. In 1925, Radium Springs, which was previously referred to as Blue Springs by locals, was purchased by a private developer who renamed it to Radium Springs and established it as a national tourist attraction with a golf course, casino, hotel, bathhouses, walking trails and resort. Radium Springs is now a public park featuring a botanical garden and the remains of historic resort. Beneath Albany lies the Floridan Aquifer, a vital freshwater source that feeds the Flint River and sustains the city's water supply and regional agriculture. The Fossil Sand Dunes, a rare geological formation near downtown Albany, date back to ancient river flooding during the Ice Age. This unique landmark makes Albany one of the only downtown areas in Georgia adjacent to a natural desert landscape.

Additional natural resources associated with the County are the state-owned Wildlife Management Areas, the largest of which is the Chickasawhatchee WMA with 19,700 acres of state supported wildlife conservation allowing public access to hunting, fishing and other outdoor recreational activities. While not technically a natural resource, privately owned quail hunting plantations provide a degree of wildlife management and also cover large tracts of land in the County. Dougherty County lies at the center of the plantation belt, which stretches across four southern states, and is known as the "Quail Capital of the World" with many of its plantations being developed into quail hunting plantations. It is a popular destination for quail hunting and holds an annual quail hunting festival, the Southwest Georgia Quail Invitational, to celebrate the quail hunting as a tradition and sport.

Historic Samuel Farkas House



Source: NRHP website

In addition to its many historic and cultural sites, Albany and Dougherty County are home to several natural resources that also hold historic and cultural significance. These include the Flint River, Radium Springs and Garden, the Fossil Sand Dunes, and the Floridan Aquifer, each of which has shaped the community's identity, ecology, and economy. The Flint River has been central to the region's history since long before the city's founding. The Creek Indians, who once inhabited the area, relied on the river for food, water, and flint, a quartz-based stone they used for tools and arrowheads. The name "Flint River" derives from the Creek word Thronateeska, meaning "the place where flint is picked up". Radium Springs, one of Georgia's Seven Natural Wonders, is a clear, natural spring that flows from the Flint River and has long been admired

Flint River Stone Bridge on the Muckalee



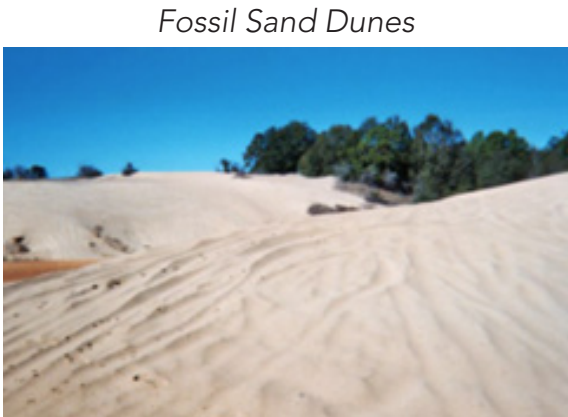
Source: Albany CVB Website

Together, these natural features and nature-centered facilities are integral to the city and county’s heritage, reflecting the deep connection between Albany and Dougherty County’s natural landscape and its historical development.

Several individual landmarks also anchor Albany’s cultural identity. The Albany Municipal Auditorium, listed on the National Register since 1975, remains a centerpiece of the performing arts. The Carnegie Library in Albany, built in 1906 and also listed on the National Register, served as Albany’s main library until 1966 and has since been rehabilitated and reused as the administrative offices of the Albany Area Arts Council as well as an event space. Another historic landmark and example of successful adaptive reuse is the Bridge House, built in 1858 by renowned African American bridge builder Horace King. Originally serving as the toll collector’s office for Albany’s first bridge across the Flint River, the building now houses the Albany Welcome Center. St. Teresa’s Catholic Church, dating to 1859, stands as one of Georgia’s oldest Catholic churches in continuous use. The Civil Rights Institute, originally located at the Mt. Zion Baptist Church in



Source: Dougherty County



Source: Explore GA Website

1998 and later moved to its own facility in 2008, was created to commemorate the Albany Civil Rights Movement in 1961, which played a significant role in the broader civil rights struggle in the United States. Other sites such as the Ray Charles Plaza, the Chehaw Park and Zoo, as well as numerous historic homes, cemeteries, and churches, add depth to the region’s cultural landscape.

Lastly, there are various historical neighborhoods, whose architectural styles and Oak tree-lined streetscapes, characterize Albany and Dougherty County’s historic growth and development. Albany’s historic neighborhoods reflect the city’s evolution from a compact nineteenth-century downtown to a collection of carefully planned early- and mid-twentieth-century residential districts. In addition to the historic sites listed on the National Register of Historic Places, the City of Albany designated a local Albany Historic District, which encompasses much of downtown Albany, and has expanded over time to include a historic African American community just south of Downtown to Corn Avenue and a concentrated area of historic neighborhoods, such as the Rawson Circle subdivision, as well as Tift Park, located northwest of downtown between Slappey Boulevard and North Jackson Street.

The various neighborhoods included in the Albany Historic District are recognized for their architectural character and historic development patterns. Neighborhoods such as Rawson Circle, Old Westside, Old Northside, Arcadia, Cleveland Heights, Hilsman Heights, and Palmyra Heights illustrate Albany’s northward expansion during periods of economic and population growth, particularly following World War II. These neighborhoods showcase tree-lined streets, rear alleys, and architectural styles ranging from Craftsman and Colonial Revival to English Vernacular Revival. A few rare Lustron Houses, built after World War II to address housing shortages, also remain as examples of modern prefabricated design. These neighborhoods illustrate Albany’s evolution and the enduring character of its built environment.

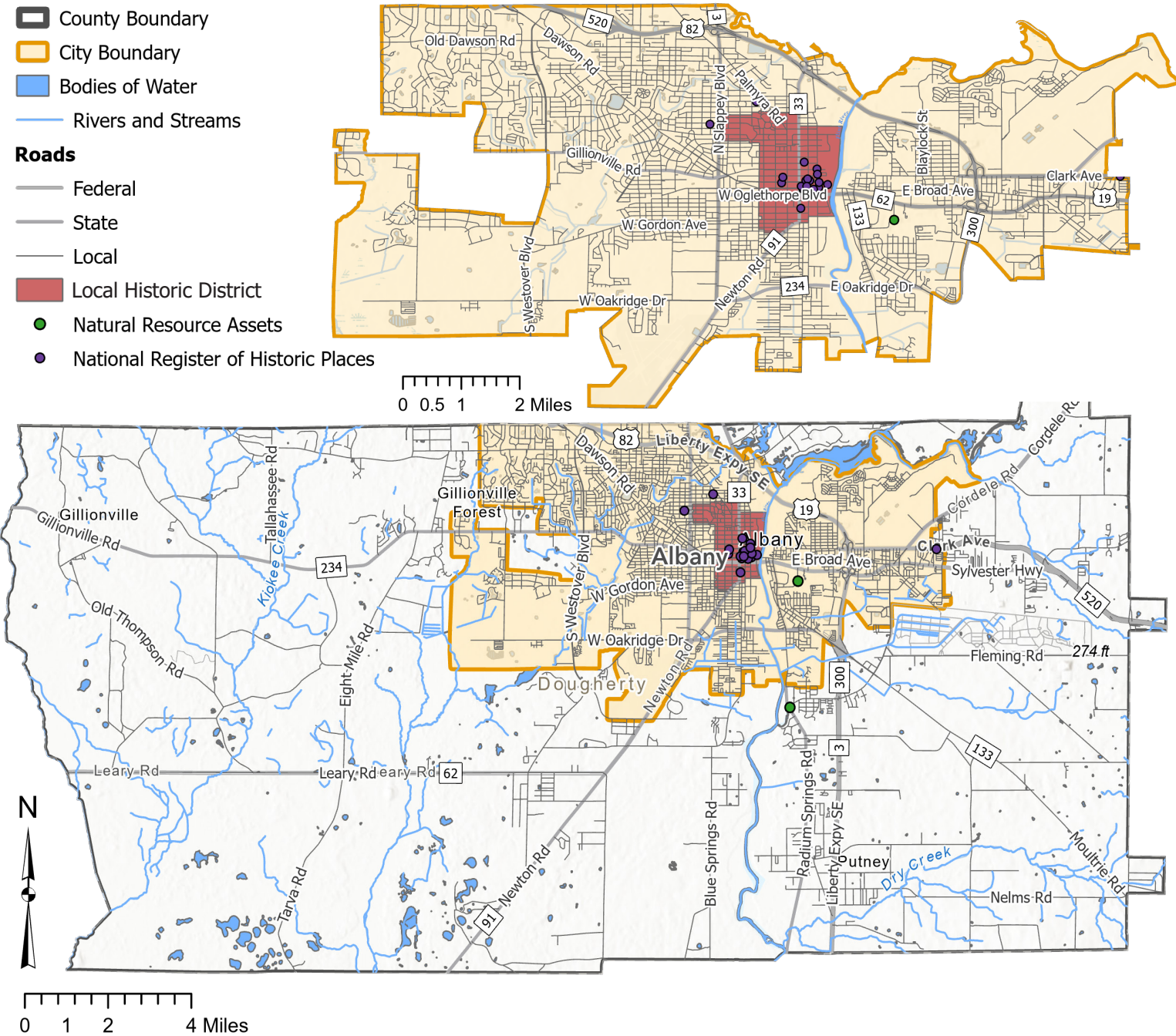
Collectively, these historic resources reflect the agricultural, natural, commercial, and social forces that shaped Albany and Dougherty County. From its historic downtown and neighborhoods to the surrounding plantations and river landscapes, Albany’s cultural and natural resources collectively tell the story of a community shaped by resilience, creativity, and enduring ties to the land.

Albany-Dougherty County Historic Sites listed in the National Register of Historic Places

Site Name	Address	Year/Period of Significance
Albany District Pecan Growers’ Exchange	211 213 Roosevelt Ave., Albany	1900–1924; 1925–1949
Albany Housefurnishing Company	226 W. Broad Ave., Albany	1900–1924
Albany Railroad Depot Historic District (Heritage Plaza)	E. Roosevelt Ave. & Whitney Ave., Albany	1850–1924; includes Union Station (1913), Tift Warehouse (1857)
Albany Theatre	107 N. Jackson St., Albany	Built 1927
Bridge House (Tift’s Hall)	112 N. Front St., Albany	Built ca. 1857–58
Carnegie Library of Albany	215 N. Jackson St., Albany	1900–1924
John A. Davis House	514 Pine Ave., Albany	Built 1853
Davis–Exchange Bank Building	100 102 N. Washington St., Albany	Built 1919–21
Downtown Albany Commercial Historic District	Downtown Albany, Dougherty County	1885-1975
Samuel Farkas House	328 W. Broad Ave., Albany	Built 1887
Lustron House at 1200 Fifth Avenue	1200 Fifth Ave., Albany	Built 1949; Period 1945–1949
Lustron House at 711 Ninth Avenue	711 Ninth Ave., Albany	Built 1949; Period 1945–1949
Mount Zion Baptist Church	328 W. Whitney Ave., Albany	1900–1974
Municipal Auditorium	301 Pine Ave., Albany	Listed 1975; early 20th century
New Albany Hotel	245 Pine St., Albany	Built 1925
Old St. Teresa’s Catholic Church	313 Residence Ave., Albany	Built 1859–60
Rosenberg Brothers Department Store	126 N. Washington St., Albany	Built 1924
W. E. Smith House	516 Flint Ave., Albany	Built approximately in 1860
St. Nicholas Hotel	141 Flint Ave. & 300 310 Washington St., Albany	Built 1908
Tift Park	Bounded by N. Jefferson St., 5th Ave., 7th Ave. & Palmyra Rd., Albany	1900–1974
U.S. Post Office and Courthouse	337 Broad Ave., Albany	Listed 1979; early 20th century
Union Station Depot	Roosevelt Ave. & N. Front St., Albany	Built 1913
Lustron House at 1001 Second Avenue	1001 Second Ave., Albany	Built 1949; Period 1945–1949
Lustron House at 1005 Second Avenue	1005 Second Ave., Albany	Built 1949; Period 1945–1949
Lustron House at 1009 Second Avenue	1009 Second Ave., Albany	Built 1949; Period 1945–1949
Lustron House at 1001 Fifth Avenue	1001 Fifth Ave., Albany	Built 1949; Period 1945–1949

Source: National Register of Historic Places

Cultural & Historic Resources Map



Source: GMC & City/County Staff

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Historic Sites listed in the National Register of Historic Places

Condition & Threats

Despite the strength of Albany's historic portfolio, these assets face a variety of threats. Vacant and underutilized properties, such as the Herald and Silvers Buildings, remain vulnerable to neglect and eventual loss if not maintained properly. Additional historic areas with high vacancies are in older neighborhoods, such as the Harlem District and old Sandy Bottom Districts, and commercial corridors where reinvestment has lagged, such as Oglethorpe Avenue. Demolition pressures also persist, as new development interests sometimes compete with preservation goals. Deferred maintenance is another recurring challenge, with limited financial resources often resulting in water damage, masonry deterioration, and other structural issues that could eventually require demolition, which compromises the historic landscape of the area.

Environmental conditions present additional risks. Flooding along the Flint River and other low-lying areas in the 500-year floodplain, specifically areas below 190 feet above sea level, creates vulnerabilities for historic resources that were not built to withstand extreme climate events. Cultural and historic sites such as the Albany Civic Center, Flint RiverQuarium, the Sandy Bottom District, and Thronateeska Heritage Center, and Flint River Walk and Parks are within the 500-year floodplain. Any future improvements to historic areas within this 500-year floodplain should take a flood-ready approach to protect infrastructure, businesses, and owners. Without careful planning, such hazards may accelerate the loss of significant structures.

Finally, incompatible new construction poses a threat to the character of historic areas, underscoring the importance of clear design guidance for infill development and consistent enforcement of existing standards. The 2022 Downtown Albany Master Plan specifically recommends establishing clearer redevelopment guidelines to ensure that new construction contributes to the historic character of Albany, a direction that remains relevant as infill opportunities continue to emerge. The plan also identified areas within the historic district where incompatible development is already evident, particularly along the portion of W. Oglethorpe Boulevard characterized by auto-oriented uses such as drive-through restaurants, auto dealers, and motels that conflict with the traditional character of Downtown Albany.

Preservation Tools & Partners

Preservation efforts in Albany and Dougherty County are supported by a combination of local, state, and national tools. At the local level, the Albany-Dougherty Historic Preservation Commission oversees the designation of historic districts and reviews proposed alterations to ensure compatibility with historic character. Through Certificates of Appropriateness and design review, the commission works to balance property owners' needs with the protection of community heritage. Cultural institutions such as the Albany Civil Rights Institute, Thronateeska Heritage Center, and the Albany Museum of Art not only interpret history but also serve as preservation advocates, while neighborhood associations and nonprofits provide grassroots energy and advocacy.

Beyond the local framework, state and national partners play an important role. The Georgia Department of Natural Resources Historic Preservation Division and the Georgia Trust for Historic Preservation provide technical assistance, funding opportunities, and oversight of the National Register program. State and federal rehabilitation tax credits have been used to incentivize adaptive reuse of historic buildings, helping to bring vacant properties back into productive use. Together, these tools and partners form a strong but under-resourced system of support for historic preservation.

St. Nicholas Hotel



Source: National Register of Historic Places



Access, Equity & Interpretation

Albany's historic resources are most meaningful when they are accessible and inclusive, ensuring that all residents and visitors see themselves reflected in the community's story. In recent decades, interpretation has increasingly centered on the history of the Albany Movement, positioning the Albany Civil Rights Institute as a nationally recognized resource for understanding grassroots activism. Albany State University, Monroe High, Mt. Zion Baptist Church and other African American heritage sites underscore the role of education and community resilience in shaping the city's identity.

Expanding equitable access to these resources remains an important priority. Physical improvements such as ADA accessibility, signage, and multilingual materials can make historic sites more welcoming, while educational outreach in schools and neighborhoods can foster greater awareness of local history. By broadening interpretation to include Indigenous history, women's contributions, labor heritage, and other underrepresented narratives, Albany and Dougherty County can ensure that their cultural resources resonate with diverse audiences.

Opportunities

Building on the county's cultural foundation, Albany and Dougherty County have a range of tangible opportunities to preserve historic resources while advancing community development. Vacant or underutilized buildings present strong potential for adaptive reuse projects, particularly in downtown Albany where historic storefronts could be converted into housing, creative studios, or mixed-use developments. The current rehabilitation of the historic St. Nicholas Hotel which is soon to be reopening as a hotel with 29 guest rooms, a restaurant and lounge is an excellent example of renovating and re-utilizing an old downtown building for commercial uses. Additionally, there are plans to convert the currently vacant historic Davis-Exchange Bank building downtown into 56 affordable apartment units as well as plans to redevelop the former historic Ritz Theater into the multi-purpose Ritz Cultural Center. There are also plans to convert the old Belk Department store space into the Albany Museum of Art's

new location, with the help of local and state funds through the State's Historic Preservation Office (SHPO) and the National Park Service. Such downtown reinvestments not only preserves architectural character but also strengthens economic vitality and fosters walkability.

Another opportunity lies in refining local design guidelines to provide clearer direction for property owners and developers. For example, incompatible development patterns, such as the auto-oriented corridor along Oglethorpe Avenue, detract from Albany's historic downtown character. The 2022 Downtown Albany Master Plan observed that "despite the historic character in most of [Downtown Albany], auto-oriented development prevails in certain areas," particularly along Oglethorpe Avenue, where numerous fast-food restaurants, service stations, and auto dealers dominate the streetscape. The plan also noted the presence of "a number of underutilized properties and vacant lots, which have potential to be redeveloped." To address these issues, the 2022 Downtown Master Plan recommended that "it is important for this plan to set standards for redevelopment, so it contributes to the historic character of Albany." Updating the city's design guidelines would help ensure that renovations and new infill projects respect historic context while allowing for innovation. Expanded use of state and federal rehabilitation tax credits could also further encourage sensitive redevelopment.

Heritage tourism development remains an underutilized economic driver. Albany's nationally significant Civil Rights legacy, combined with its railroad history and riverfront location, positions the community to develop heritage trails, walking tours, and festivals that celebrate these themes. Coupled with coordinated marketing and investment in visitor infrastructure as well as a dedicated maintenance plan for identified heritage sites, these efforts could broaden Albany's regional and national visibility. Emerging projects such as the planned Black Heritage Trail of Albany, a 20-stop walking tour currently in development to highlight the city's African American history and Civil Rights legacy, illustrate growing momentum around inclusive storytelling and heritage tourism.

Educational partnerships represent another promising direction. Collaboration between cultural institutions, Albany State University, schools, and neighborhood groups can expand programming, from youth workshops to intergenerational storytelling projects. These initiatives would strengthen community identity while creating pathways for residents to participate directly in preservation.

Finally, the integration of historic preservation into resilience planning is both a necessity and an opportunity. By identifying flood-prone historic sites and pursuing protective measures, Albany can safeguard vulnerable resources while modeling best practices for climate adaptation in historic communities. Linking preservation to sustainability efforts could also open new avenues for funding and innovation.





Source: travelmediapressroom.com

Key Data Insights and Considerations

Albany and Dougherty County's cultural and historic resources form a cornerstone of the community's identity, connecting residents to their past while offering opportunities for civic pride, education, and economic growth. From Civil Rights landmarks to historic neighborhoods and cultural institutions, the community possesses a strong foundation of assets that can be both preserved and leveraged for future vitality. At the same time, ongoing challenges, such as environmental risks, funding gaps, and threats of demolition, make it clear that intentional investment and inclusive engagement are needed to safeguard and strengthen these resources.

- **Abundance of Historic and Cultural Assets:** With 25 properties and districts listed on the National Register of Historic Places, along with a designated local historic district adopted in 2000, Albany and Dougherty County possess a diverse set of cultural touchstones. These assets, from the Mt. Zion Baptist Church to the Municipal Auditorium, provide a framework for education, tourism, and community identity. Yet many of these properties remain underutilized, highlighting the need for creative reuse and stronger promotion to ensure their ongoing relevance.
- **Preservation Infrastructure and Gaps:** The Albany-Dougherty Historic Preservation Commission provides important oversight and has tools such as Certificates of Appropriateness to manage change within historic districts. However, limited political support due to the pressures of balancing private property rights and preservation creates challenges for protecting the integrity of historic neighborhoods and assets. Addressing the limited political will for preservation through collaborative leadership, education, and coordination will be key to expanding capacity and safeguarding Albany's historic character.
- **Environmental and Climate Risks:** The community's location along the Flint River adds both beauty and vulnerability. Historic buildings in low-lying areas face recurring threats from flooding and severe storms. Proactive integration of historic preservation into resilience planning could both protect

these sites and model how preservation and sustainability can work hand in hand. Without such action, climate risks could accelerate the loss of culturally significant landmarks.

- **Cultural Anchors and Underutilized Potential:** Institutions such as the Albany Civil Rights Institute, Thronateeska Heritage Center, and Albany Museum of Art are vital stewards of local history and culture. They interpret nationally significant stories and provide educational opportunities, but their reach is limited by funding and programmatic capacity. Stronger partnerships among these institutions, schools, and neighborhood groups could expand programming, attract broader audiences, and elevate Albany's reputation as a cultural destination.
- **Economic Development and Tourism Opportunities:** Albany's historic resources hold untapped potential as engines of economic growth. Heritage tourism tied to the Civil Rights Movement, railroad history, and local landmarks could attract visitors and support small businesses, however these resources are not properly maintained or promoted. To realize this potential, coordinated investment in routine maintenance, tourism infrastructure, marketing, and design guidelines will be essential.
- **Equity and Inclusive Storytelling:** Albany's history is deeply shaped by African American communities, Indigenous peoples, and women whose contributions have not always been fully represented in preservation narratives. Efforts to expand interpretation, provide equitable access, and tell more inclusive stories can strengthen community ownership of cultural resources. Without this commitment, historic preservation risks being seen as exclusive rather than community driven.

These insights underscore the dual importance of preservation and reinvention in Albany and Dougherty County. The community's historic resources are more than physical landmarks; they are touchstones of identity and opportunity. Proactive investment, inclusive representation, and stronger partnerships will ensure that cultural heritage is not only preserved, but also activated as a driver of education, pride, and sustainable economic development for generations to come.



Source: travelmediapressroom.com

Community Facilities and Services

Introduction

The quality of life in any community is closely tied to the availability, accessibility, and effectiveness of its public facilities and services. In Albany and Dougherty County, a wide range of government, public safety, infrastructure, and support services work together to meet the needs of residents and businesses. From essential utilities like water, power, and sewer to public safety, emergency response, libraries, and transportation, the region offers a comprehensive network of facilities designed to promote health, safety, education, and economic development. This chapter provides an overview of the key services and infrastructure that support everyday life in Albany and Dougherty County, highlighting the collaborative governance and operational efforts that ensure efficient and equitable service delivery across both incorporated and unincorporated areas.

Government

Dougherty County ranks as the 33rd most populous of Georgia’s 159 counties and the 86th largest by land area. As of 2024, the estimated population is 82,418, with approximately 81% (66,705 residents) living within the County’s only incorporated city—Albany.

The City of Albany and Dougherty County operate under separate but closely coordinated government structures, sharing responsibility for many public services through formal intergovernmental agreements. Shared services include functions such as Planning and Development Services, Code Enforcement, Utilities, and Public Safety Services, ensuring efficient governance and resource management across jurisdictions.

Dougherty County operates under a commissioner–county administrator form of government. The County is led by County Administrator Deron King and a seven-member Board of Commissioners, with six members representing individual districts and one serving as chair.

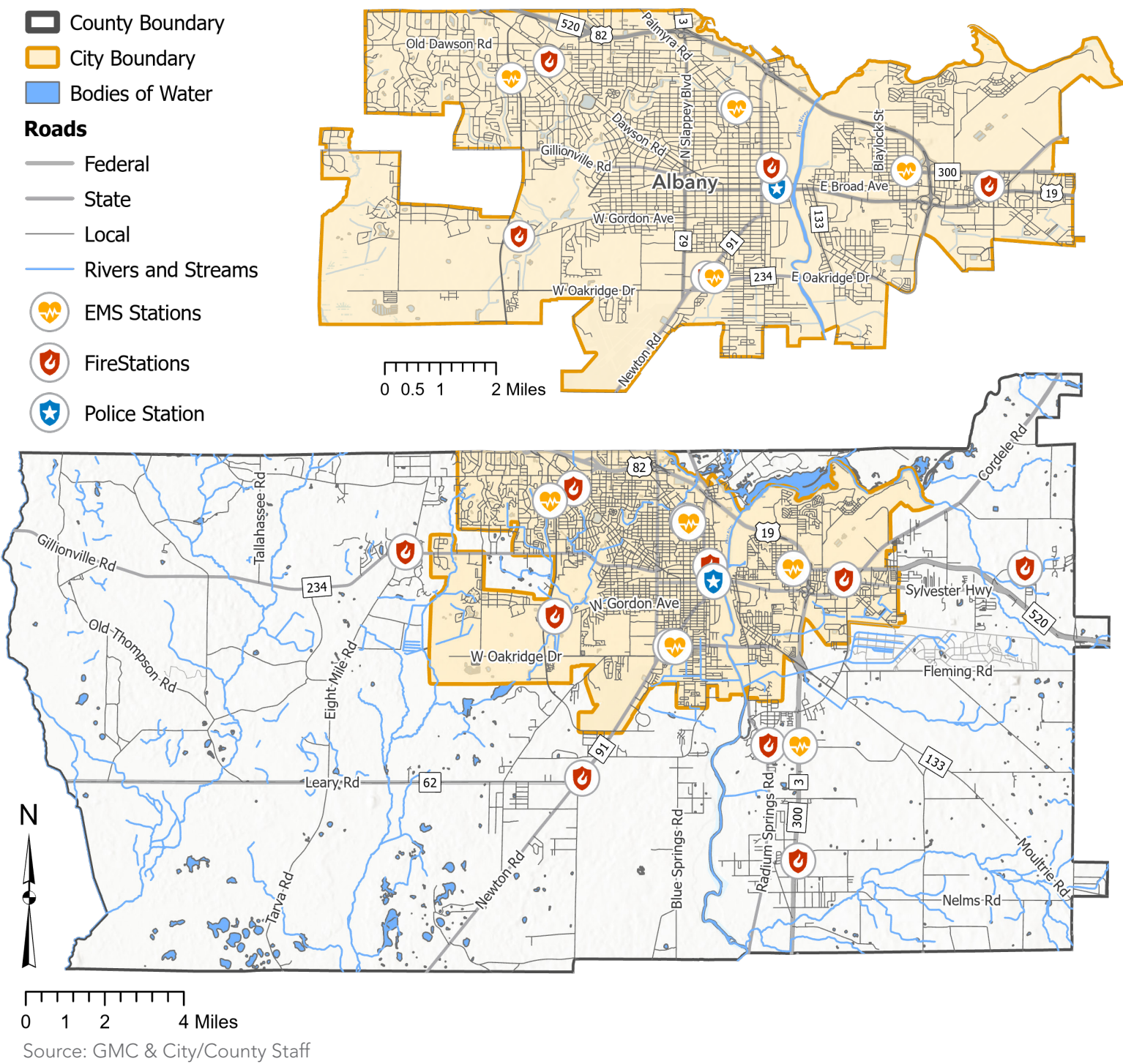
The City of Albany follows a commission–city manager form of government. The City is led by City Manager Terrell Jacobs, Mayor Bo Dorough, and a seven-member City Commission, composed of six ward representatives and the Mayor elected at-large.

This governance structure supports coordinated decision-making, strategic service delivery, and policy alignment across both urban and unincorporated areas of Dougherty County.



Source: LRA Constructors, Inc Facebook

Public Safety Facilities Map



Source: GMC & City/County Staff

11	9	5
Fire Stations	Police Stations	EMS Stations
ISO rating of 2/2X	9 Law Enforcement Agencies	Advanced Level EMS agency

Fire

The Albany Fire Department (AFD) provides comprehensive fire protection and emergency services for both the City of Albany and Dougherty County through a unified, all-hazards response model. With a coverage area of approximately 328.69 square miles and a service population of nearly 88,000 residents, the department operates from 11 strategically located fire stations and maintains an impressive ISO rating of 2/2X, reflecting high standards in fire readiness and response capabilities.

The department is comprised of three core divisions: Fire Services, 911 Communications, and Emergency Management, with 216 full-time positions and additional part-time staff. AFD’s state-of-the-art 911 Communications Center dispatches fire, EMS, and law enforcement services across the county, ensuring coordinated and rapid emergency response.

Under the direction of the Fire Chief, the department includes several specialized divisions:

- Fire Operations is responsible for fire suppression, rescue, and emergency response, carried out by 160 personnel in compliance with city ordinances and Georgia state law.
- Fire Prevention conducts fire safety inspections, plan reviews, and fire investigations, and delivers public education across Albany and Dougherty County.
- Fire Training ensures all firefighters and recruits receive comprehensive, ongoing instruction in fire suppression, rescue operations, and emergency response techniques.
- Fire Administration oversees departmental operations, personnel, logistics, budgeting, and safety compliance.

Additionally, AFD offers enhanced capabilities in hazardous materials response and water rescue, and manages the CodeRED Emergency Notification System—a high-speed public alert system used for critical emergency notifications throughout Dougherty County.

Through a regional approach to service delivery, the Albany Fire Department ensures high-quality, efficient emergency response and prevention services that protect life, property, and public safety in both urban and unincorporated areas of the county.



Source: Albany Fire Department Facebook

Police

Police services in Albany and Dougherty County are provided by multiple agencies working collaboratively to ensure public safety, crime prevention, law enforcement, and community engagement across both incorporated and unincorporated areas.

Albany Police Department (APD)

The Albany Police Department serves the incorporated areas of Albany and is organized into four bureaus under the Office of the Chief of Police: Administrative, Uniform, Criminal Investigations, and Support Services.

- The Administrative Bureau oversees internal affairs, planning, research, recruitment, and fiscal management.
- The Uniform Bureau, the largest division, provides front-line patrol services across 15 beats in three districts (East, Central, West). Specialized units include the Gang Unit, Special Operations, and Animal Control.
- The Criminal Investigations Bureau handles major crimes including persons and property offenses, supported by a crime scene unit.
- The Support Services Bureau manages records, fleet, evidence, facilities, and training operations. It also operates the Telephone Incident Reporting System (TIRS).

The department also oversees Animal Control, enforcing local and state animal welfare ordinances, responding to issues such as dog bites, cruelty cases, and dangerous animals.

Dougherty County Police Department (DCPD)

The Dougherty County Police Department is responsible for policing the unincorporated areas of the county, covering approximately 269 square miles. Its primary divisions include Administrative Services, Patrol, Detectives, Support Services, and Training. The department provides crime prevention programs, public education, and community outreach through civic groups, schools, and churches.

DCPD also assists with enforcing ad valorem tax collections on mobile homes and works closely with other local agencies to enhance public safety across jurisdictional boundaries.



Source: Albany Police Department Facebook

Albany-Dougherty Drug Unit (ADDU)

The Albany-Dougherty Drug Unit (ADDU) is a joint task force combating illegal drug activity through enforcement, interdiction, and community education. The unit operates the Clandestine Lab Enforcement Team (CLET), which responds to and dismantles methamphetamine labs and investigates precursor chemical activity. ADDU collaborates with federal, state, and local partners, including the Georgia Bureau of Investigation and the Albany Fire Department's HazMat team.

Dougherty County Sheriff's Office

The Dougherty County Sheriff's Office provides core constitutional law enforcement services, including court security, jail operations, and civil process. The Sheriff also leads community-focused efforts such as:

- The Crime Prevention and Intervention Unit (CPIU), which provides mentorship and intervention for at-risk youth.
- The C.H.A.M.P.S. Program, educating students on healthy decision-making and the dangers of drugs, gangs, and violence.
- Public safety workshops for parents and guardians addressing emerging threats in youth culture.

The Sheriff's Office emphasizes youth development and proactive community engagement, reflecting a broader commitment to public safety beyond traditional enforcement roles.



Source: LRA Constructors, Inc Facebook

Emergency Medical Services (EMS)

Dougherty County Emergency Medical Services (EMS) provides advanced life support (ALS) emergency medical care to the entire 334-square-mile county, serving a population of approximately 89,500 residents. As the sole 911 EMS provider, Dougherty County EMS responds to over 22,000 calls annually, ensuring rapid medical response and pre-hospital care across both urban and rural areas.

The system operates seven ALS ambulances—six 24-hour units and one 12-hour unit—based at five EMS stations, with an average response time of 6 minutes and 22 seconds and a transport time of 9 minutes and 7 seconds (2018 data). The department employs 52 full-time paramedics and AEMTs, along with up to 25 part-time personnel, and includes a supervisor quick-response vehicle to enhance service efficiency.

Dougherty County EMS also supports regional emergency preparedness through integration with law enforcement, including two dedicated SWAT medics, and provides standby medical coverage for local police training, athletic events, and large-scale public gatherings such as Albany State University football games, the Snickers® Marathon, civic events, and concerts.

The agency plays a vital role in public health outreach and education, participating in community events like National Night Out, school career days, and health fairs. Initiatives such as the "Stop the Bleed" campaign in local schools, opioid awareness re-enactments, and heat and medication safety education in adult daycare centers exemplify the department's commitment to proactive health and safety engagement.

In coordination with Phoebe Health Systems, EMS contributes to the STEMI (ST-Elevation Myocardial Infarction) program, enabling faster cardiac intervention by transmitting pre-hospital 12-lead ECGs and blood samples to receiving hospitals. This collaboration significantly reduces time-to-treatment and improves cardiac outcomes for high-risk populations.

Dougherty County EMS also maintains a strong internal training program, offering BLS, ACLS, PALS, PHTLS, and instructor certifications, along with required annual EVOC (Emergency Vehicle Operation Course) training. The department is actively involved with Region 8 EMS Directors Association and provides education at the Georgia EMS Educators Conference, underscoring its role as a regional leader in emergency medical response and training.



Source: City of Albany Facebook

Emergency Management Services

Emergency management in Albany and Dougherty County is a coordinated effort between the Dougherty County Emergency Management Agency (EMA) and the City of Albany’s Emergency Management Division, working together to ensure community preparedness, response, and recovery during emergencies or disasters.

Dougherty County maintains an Emergency Operations Plan, most recently updated in January 2017, along with the joint Albany-Dougherty Pre-Disaster Mitigation Plan. These documents guide local response strategies for a range of hazards, including severe weather, flooding, hurricanes, extreme heat, and public safety risks. Public education and outreach are integral components of the County’s approach, with ongoing efforts to raise awareness around safety topics such as fireworks, pet preparedness, and thunderstorms.

The City of Albany’s Emergency Management Division is responsible for the development, review, and implementation of emergency and continuity plans. The division ensures that all city and county departments, volunteers, and partner agencies are equipped with the training, coordination, and resources necessary to operate effectively under emergency conditions. This includes establishing guidelines for interagency collaboration, resource sharing, and maintaining operational continuity during times of high stress or disruption.

Together, the City and County’s emergency management services support a resilient, well-coordinated system that prioritizes public safety, minimizes disruption, and enables rapid recovery in the face of natural or human-made disasters.

Code Enforcement

The City of Albany’s Code Enforcement Department plays a critical role in maintaining public health, safety, and quality of life throughout Albany and Dougherty County. The department is organized into two divisions:

- **Enforcement Division:** This division is responsible for the inspection and enforcement of local ordinances and state-adopted building codes related to property maintenance, life safety, and nuisance abatement. Staff investigate issues such as illegal dumping, overgrown lots, abandoned structures, and the placement of illegal signage. The division also oversees the rehabilitation or demolition of blighted properties to improve neighborhood appearance and safety.
- **Marshal’s Division:** Focused on regulatory and public safety functions, this division manages the issuance and enforcement of business licenses, alcohol permits, solicitation permits, and Occupational Tax Certificates. It provides security for city-owned buildings and the Municipal Court, investigates utility fraud, and oversees the City’s False Alarm Reduction Program. Officers also assist with the enforcement of tax levies and court-ordered summons and warrants.

Together, these divisions ensure code compliance, uphold community standards, and support neighborhood revitalization across both the incorporated and unincorporated areas of Dougherty County.

Keep Albany-Dougherty Beautiful (KADB)

Keep Albany-Dougherty Beautiful (KADB) is a certified affiliate of Keep America Beautiful, Inc. and functions as a joint initiative between the Albany City Commission and Dougherty County Commission. Appointed volunteer members represent a broad cross-section of the community, working collaboratively to promote litter prevention, beautification, and responsible waste management.

KADB develops and implements education-based environmental programs in partnership with local schools, civic groups, businesses, and government agencies. With the motto “From Education to Application,” KADB emphasizes grassroots involvement, engaging thousands of volunteers each year in cleanups, beautification projects, and public outreach efforts.

Through education, advocacy, and hands-on service, KADB fosters community pride and encourages environmentally responsible behavior that benefits future generations.



Source: Dougherty County Government Facebook

Public Works

The Dougherty County Public Works Department includes five divisions—Administration, Engineering, Environmental Control, Parks and Gardens, and Vehicle Maintenance. Led by a director and assistant director, it manages crews for construction, drainage, road maintenance, right-of-way clearing, pipe installation, and pump stations, supported by an administrative team. The department handles road-related infrastructure, demolitions, and coordinates projects funded by the One-Percent Sales Tax Program.

Albany’s Public Works Department has four divisions: Administrative, Sewer, Solid Waste, and Street. Each is committed to providing safe, quality services with pride and excellence to meet community needs.

Solid Waste & Recycling

Albany and Dougherty County work together to ensure efficient solid waste management across the region. While Albany handles residential collection within city limits, Dougherty County manages disposal and landfill operations for both the city and unincorporated areas. This partnership allows for coordinated waste collection, recycling efforts, and landfill use, helping maintain a cleaner community and sustainable waste management system for all residents.

The Dougherty County Landfill, operational since 1983, manages the collection, processing, and disposal of solid waste in the county, handling around 400 tons daily. Since 1990, it operates under a dedicated Solid Waste Enterprise Fund.

Albany’s Solid Waste Department uses an automated system for household garbage collection. Residents must use city-provided containers, place them at the curb by 5 PM the day before pickup, and remove them by 7 PM on collection day. Leaves and yard debris are collected twice monthly when properly piled separately. The city encourages recycling and enforces solid waste regulations under Chapter 52 of the City Code.



Street Maintenance

Streets in Dougherty County are maintained by the Dougherty Public Works Department, which is responsible for road repairs, construction, and general upkeep to ensure safe and reliable transportation throughout the county.

The City of Albany’s Street Division manages the maintenance and construction of streets, alleys, and sidewalks within city limits. This includes paving, base preparation, asphalt and concrete repairs, driveway installations, and street sweeping. The division is organized into several specialized sections:

- **Street Administration:** Oversees all street maintenance operations and supports other Public Works divisions.
- **Street Sweeping:** Regularly sweeps city streets to enhance public safety and prevent debris from entering the storm sewer system.
- **Asphalt/Concrete Maintenance:** Handles utility cut repairs, pothole patching, overlays, and installs sidewalks, curbs, gutters, and driveways.
- **Grading/Construction:** Maintains and constructs dirt alleys, ditches, holding ponds, shoulders, and easements, while supporting operations with heavy equipment.
- **Right-of-Way Maintenance:** Performs mowing, herbicide application, curb edging, and overgrowth trimming along rights-of-way, side parks, and ditches.

Together, these efforts help keep Albany’s streets safe, clean, and well-maintained for the community.



Utilities

Since 1912, the City of Albany Utilities has served as a nonprofit, community-focused utility provider, delivering essential services to approximately 37,000 residential, commercial, and industrial customers. As a full-service utility, Albany Utilities offers electricity, water, natural gas, sanitary sewer, solid waste, and telecommunications.

Through partnerships with the Municipal Electric Authority of Georgia (MEAG) and the Municipal Gas Authority of Georgia (MGAG), Albany Utilities ensures access to reliable resources and top-tier services for its customers.

The utility is organized into two main departments: Utility Administration and Utility Operations. Albany Utilities is committed to providing high-quality service, prioritizing the needs of the community.

Utility Administration oversees:	Utility Operations manages:
• Administrative Services • Customer Service • 311 Call Center • Energy Conservation • Audit Control • Business Development • Utility Sales	• Water • Natural Gas • Electricity • Public Works • Solid Waste • Sanitary Sewer • Streets

Sewer and Stormwater

Dougherty County Stormwater Management

Stormwater is rainwater that runs off surfaces such as rooftops, driveways, lawns, paved streets, highways, and parking lots. This water can either infiltrate into the soil, evaporate from the surface, or enter storm drains, flowing untreated through storm pipes into local waterways. Dougherty County’s Stormwater Management Program (SWMP) aims to minimize the negative effects of stormwater pollution while promoting environmental protection and conservation of the Flint River Basin.

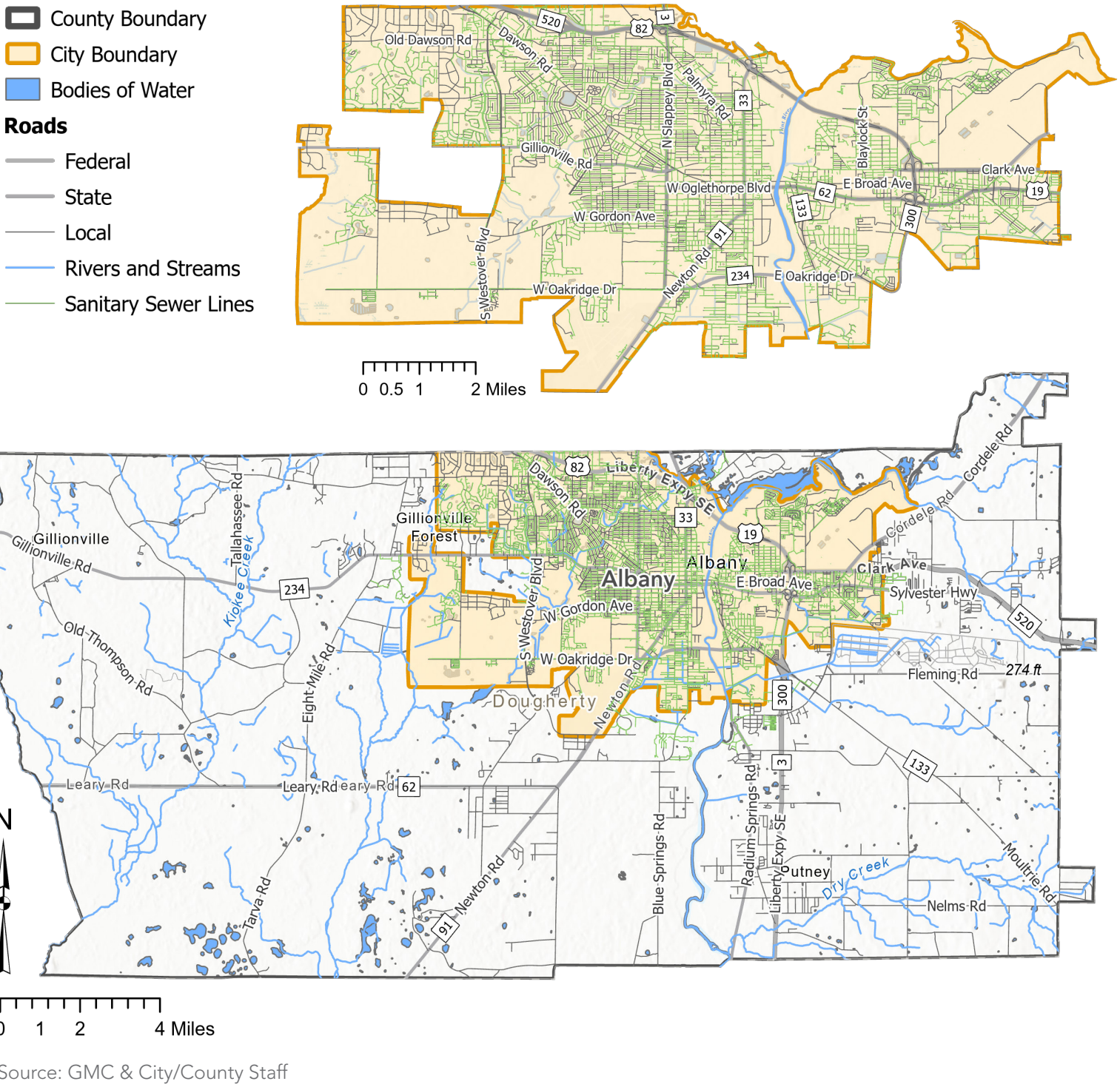
Under the mandate of the National Pollutant Discharge Elimination System (NPDES) Phase II permit issued by Georgia’s Environmental Protection Division, Dougherty County is required to establish and maintain an effective stormwater management program. This program regulates stormwater discharges from the County’s Municipal Separate Storm Sewer System (MS4), which includes streets, ditches, culverts, sidewalks, canals, and holding ponds.

The County’s program focuses on six key areas, known as minimum control measures:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination (IDDE)
- Construction Site Stormwater Runoff Control
- Post-Construction Stormwater Management in New Development and Redevelopment
- Pollution Prevention and Good Housekeeping for Municipal Operations

These efforts are designed to protect local waterways from pollutants carried by stormwater and to reduce flooding risks.

Sewer Lines Map



Source: GMC & City/County Staff

City of Albany Sewer and Stormwater Management

The City of Albany Sewer Division oversees the operation and maintenance of the city's wastewater and combined sanitary and stormwater collection systems. This includes managing 108 pump and lift stations and a wastewater treatment plant with a capacity of 32 million gallons per day. The division also monitors industrial wastewater discharges to ensure compliance with environmental regulations.

The Sewer Division operates continuously, 24/7, providing on-call staff to assist residents with sewer-related issues after hours. The division complies with two Georgia Environmental Protection Division permits:

1. NPDES Permit #GA0037222 for wastewater conveyance and treatment systems
2. NPDES Permit #GA0036854 for combined sewer overflow (CSO) control during heavy rain events

The City of Albany also manages an extensive public storm sewer system, including:

- Approximately 533 miles of city streets with drainage infrastructure
- 330 miles of stormwater piping systems
- Over 22,000 drainage inlets and related structures
- 100 publicly maintained detention ponds
- Several hundred miles of drainage ditches

The City maintains this infrastructure to ensure proper drainage and reduce flooding during rainfall events, protecting public safety and water quality.

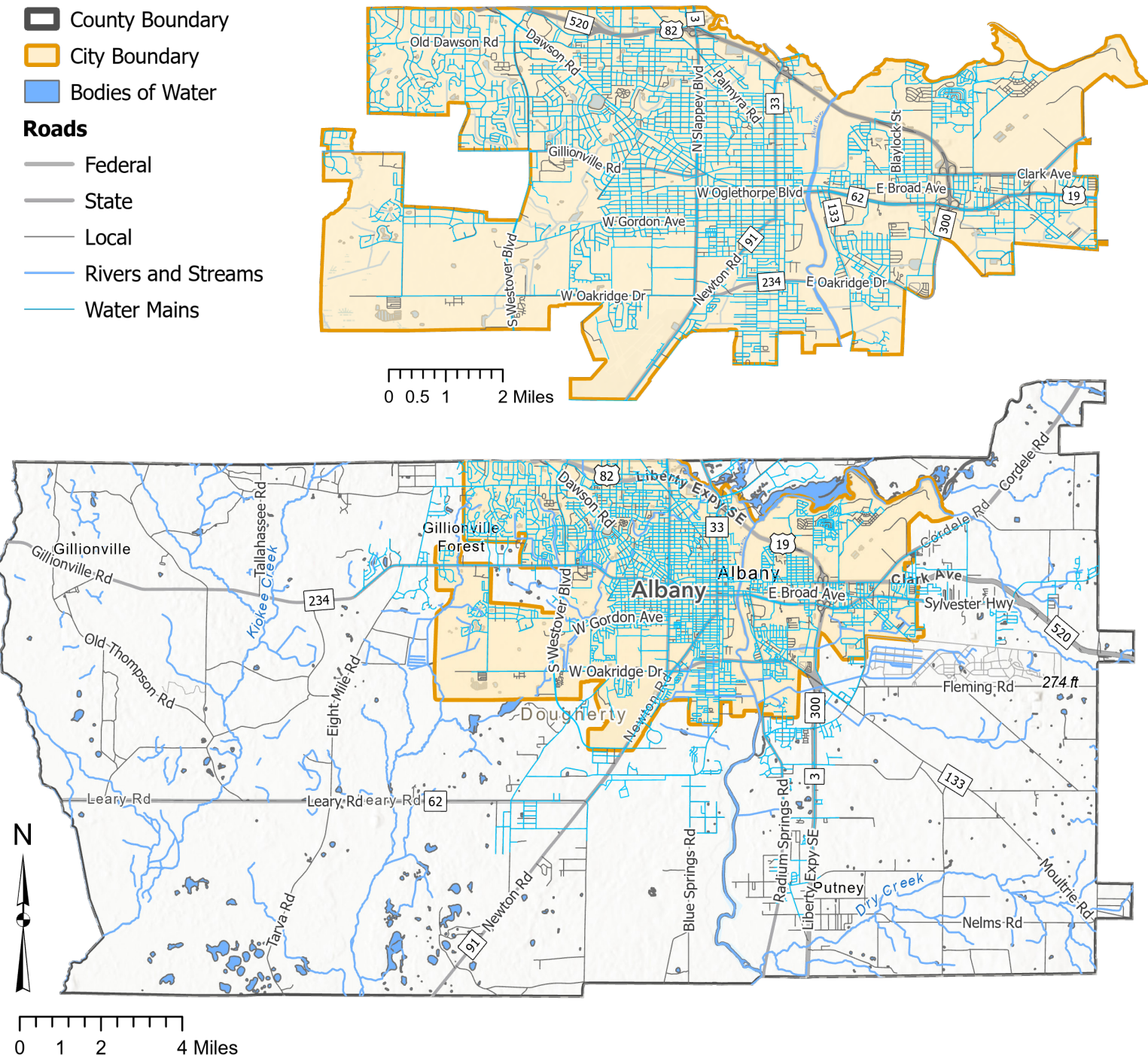
Water

Albany benefits from abundant, high-quality groundwater, attracting industries and supporting the community's water needs. Albany Utilities relies on 32 interconnected groundwater wells tapping into four major aquifers: Floridan (Ocala), Claiborne, Clayton, and Upper Cretaceous. These wells provide a reliable, cost-effective supply of clean water, treated with chlorination and fluoride.

The water distribution system includes 10 elevated storage tanks strategically placed throughout the service area. Albany Utilities maintains and monitors this system, serving approximately 35,000 water accounts both inside and outside city limits. The department also installs and repairs water meters to ensure accurate service.

To promote conservation, outdoor water use in Albany is regulated by the Georgia Board of Natural Resources' Rules for Outdoor Water Use (Chapter 391-3-30), which set watering schedules during normal and drought conditions. These rules, consistent with the Georgia Drought Management Plan, apply to all public water suppliers and their customers, with some exemptions such as new landscapes, golf courses, and certain commercial uses.

Water Lines Map



Source: GMC & City/County Staff

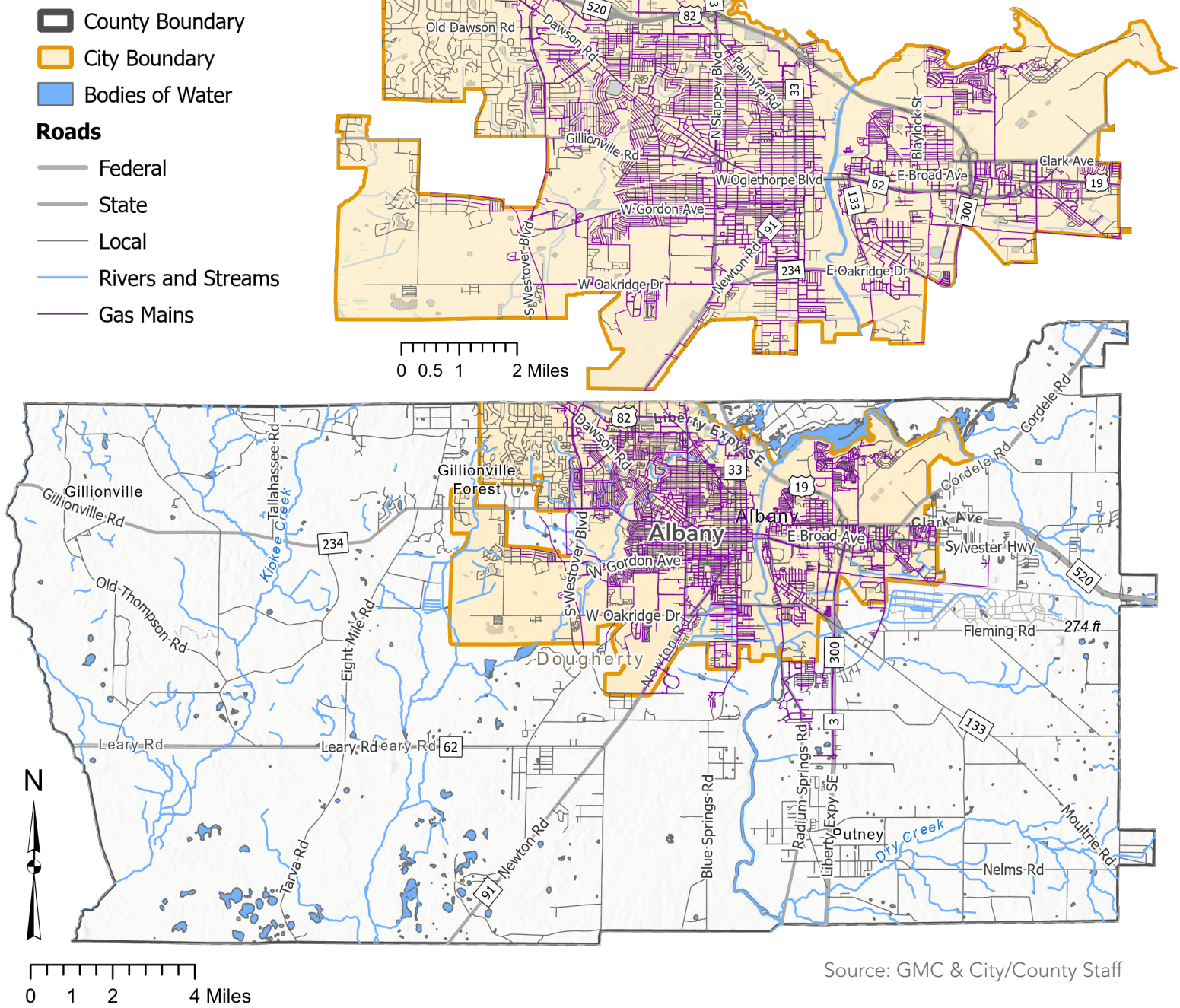
Natural Gas

Albany Utilities provides natural gas to approximately 14,000 residential, commercial, and industrial customers. To ensure cost savings, the utility purchases gas when prices are low and relies on supplier storage to meet demand, helping customers receive the lowest possible rates.

The natural gas system includes 395 miles of gas mains, 32 regulator stations, and 19,000 service lines. Albany Utilities is responsible for constructing, replacing, and maintaining these delivery lines, as well as installing and repairing gas meters.

Additionally, Albany Utilities offers a Natural Gas Incentive Program to encourage residential property owners and developers to convert home appliances to natural gas. This program applies only to new natural gas customers or new services and does not cover replacing existing natural gas appliances.

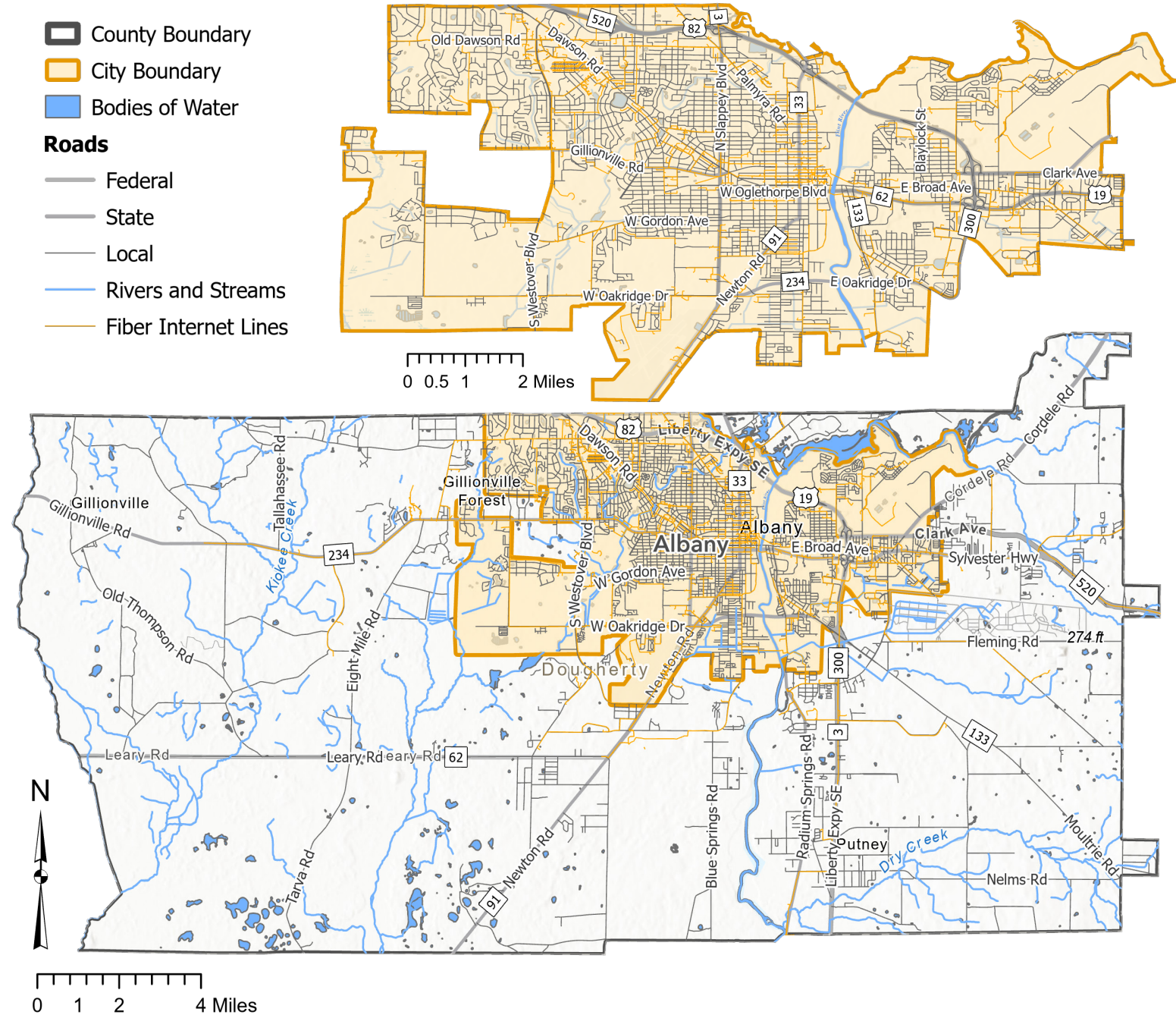
Natural Gas Lines Map



Telecommunications

Albany and Dougherty County's Technology and Communications (TAC) department manages the city's telecommunications and fiber internet infrastructure, serving thousands of residential and business users across the community. TAC oversees all technology systems, including network hardware, applications, and security, supporting efficient digital communication across city departments. The Telecommunications Division focuses on delivering advanced fiber internet services and maintaining cutting-edge infrastructure to meet the growing demand for fast, reliable connectivity for more than 10,000 users throughout the area.

Fiber Internet Lines Map



Power

Albany Utilities provides reliable and affordable electric power to around 37,000 residential, commercial, and industrial customers. Through partnerships with the Municipal Electric Authority of Georgia (MEAG) and the Southeastern Power Administration (SEPA), Albany Utilities has access to a total power capacity of 233 megawatts. This electricity is generated from a diverse mix of natural gas, coal, and nuclear plants, supplying energy to homes, businesses, and industries across Albany and Dougherty County.

The Light Department manages hundreds of miles of power lines and substations, with a dedicated team available 24/7, year-round, to ensure continuous service.

Community Facilities

Albany Facilities Management provides building maintenance services necessary to provide safe, well-maintained city buildings in a timely and economical manner and provides the central management of the operations, maintenance, and repair efforts to maintain over 100 buildings citywide. Nearly 1.4 million square feet of space is maintained for the public and city employees, many of whom provide direct service and quality programs to the public.

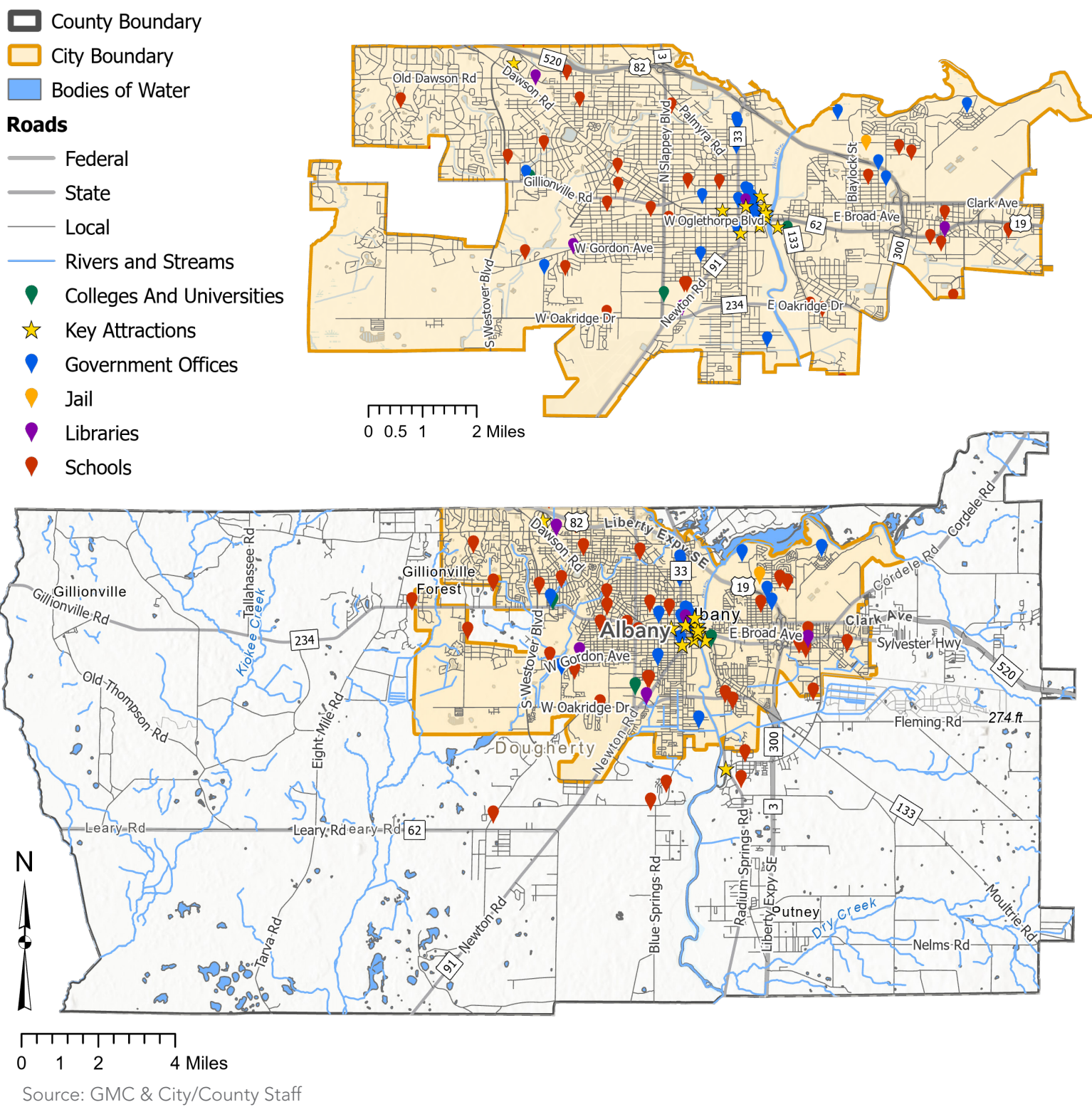
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Dougherty County Facilities Management oversees the maintenance, renovations, lifecycle analysis, allocation of space, property and project management, and overall custodial services of approximately 57 structures, encompassing 1.32 million square feet. Some of those facilities include the East and West Parking Decks, all Emergency Management Services (EMS) stations, libraries, the Department of Public Health, the Dougherty County Police, Public Works structures, and County Fire Stations, just to name a few.



Source: LRA Constructors, Inc Facebook

Community Facilities Map





Source: dougherty.ga.us

Jail

The Dougherty County Jail is a modern, 1,230-bed pre-trial detention facility operated by the Dougherty County Sheriff's Office. Besides housing pre-trial inmates, the facility also accommodates state, city, and a limited number of detainees from other local law enforcement agencies.

The jail is committed to treating inmates fairly and humanely while providing a clean, healthy, and secure environment for inmates, staff, and visitors. It follows nationally recognized detention management standards to maintain high safety and security levels.

Uniquely, the facility includes two on-site courtrooms that hold various court proceedings seven days a week. It also supports judicial functions by housing a full-time magistrate judge, an assistant district attorney, and indigent defense services.

The Dougherty County Sheriff's Office Training Division is located within the jail and offers state-certified training classes for local, regional, and state law enforcement agencies.

Inmate labor is supervised by contracted food service professionals who oversee the preparation of roughly 3,500 meals daily that meet federal and state nutritional guidelines. Inmates also assist with commissary, laundry, warehouse, grounds maintenance, custodial work, and various off-site assignments.

Libraries

The Dougherty County Public Library System operates five branches that serve the community with a broad array of resources and services. Each library offers assistive technology for patrons who have difficulty reading traditional materials. This includes access to talking books, Braille books, large print books, Playaways (audiobooks on portable devices), and specialized equipment like portable video magnifiers (Mobilux Digital Touch HD, MagniLink S Premium) and large-print keyboards. These assistive devices are available for use within the libraries to ensure equitable access.

The library system provides free computer training, public access computers equipped with LibreOffice, children's early learning computers, printing and 3D printing services, and filtered wireless internet access at all branches. To help bridge the digital divide, Dougherty County Public Library lends mobile hotspots that allow patrons to connect multiple devices to the internet from home.

Special programs include the Seed Library at the Tallulah Massey Branch, which offers free packets of fruits, vegetables, and herbs to encourage sustainable gardening and local food production. The Library of Things collection lets patrons borrow equipment for home projects, creative activities, and outdoor adventures, removing barriers of cost and space.

The library also hosts nearly daily programs for all ages, including arts and crafts, author talks, financial and technology literacy classes, teen clubs, book groups, English language learning, genealogy help, test prep tutoring, and movie nights. Together, these services support the library's mission of "Building Minds, Growing Futures" and enriching the Dougherty County community.



Source: dougherty.ga.us



Source: LRA Constructors, Inc Facebook

Southwest Georgia Regional Airport

The Southwest Georgia Regional Airport, owned and operated by the City of Albany, is a non-hub commercial service airport handling approximately 40,000 aircraft operations annually. The airport is home to 35 based aircraft and is served by Delta Connection, which offers three daily flights to Hartsfield-Jackson Atlanta International Airport using 75-seat regional jets.

In addition to commercial service, the airport is a key logistics hub for United Parcel Service (UPS). UPS operates an on-site air cargo sorting facility, serving Southwest Georgia, Southeast Alabama, and the Florida Panhandle. This facility supports operations using Airbus A300-600 aircraft.

The airport plays an essential role in serving the Albany Metropolitan Statistical Area (MSA)—a five-county region with a population of over 150,000. Known as the Quail Hunting Capital of the World, Southwest Georgia attracts numerous private aircraft during hunting season (November through February), contributing significantly to the region’s economy.

The airport also supports thousands of military operations each year, providing vital infrastructure for U.S. military pilot training and operational readiness.



Source: LRA Constructors, Inc Facebook

Parks and Recreation

Parks

Access to parks and recreation brings wide-ranging benefits to communities. Parks provide safe spaces for physical activity, which helps reduce obesity and related health issues. They support mental wellness by offering areas for relaxation, stress relief, and connection to nature. Recreational programs and sports foster social interaction, community engagement, and youth development. Moreover, green spaces contribute to environmental health, resilience to natural hazards, and can enhance local property values. Overall, a strong parks system plays a vital role in creating a healthier, more connected, and resilient community.

Albany and Dougherty County offer a robust network of parks and recreational facilities that enhance community life. The Albany Recreation and Parks Department manages 36 passive parks, six sports complexes, a pool and spray park, and two recreational trails throughout the city. These spaces range from small neighborhood parks to large, multi-use complexes that support a variety of sports and fitness activities. In the unincorporated areas of the county, the Dougherty County Parks Division—under Public Works—maintains four parks, including the notable Radium Springs Gardens, recognized as one of Georgia’s Seven Natural Wonders.



Source: georgiatrend.com

Parks and Recreation Facilities

Address		Amenities
Parks		
Albany		
5th Avenue Park	1007 5th Ave, Albany, GA 31701	• Passive Park
Cromartie Landing Baldwin Park	406 Baldwin Dr, Albany, GA 31707	• Passive Park
C.W. Heath Park	Jordan St, Albany, GA 31705	• Passive Park
Cox Landing Park	Lakeshore Dr, Albany, GA 31701	• Passive Park
Lakewood Park		• Passive Park
Davis Park		• Passive Park
Oakhill Park	Oak St, Albany, GA 31705	• Passive Park
Engram Park	W Society Ave, Albany, GA 31701	• Passive Park
Eugemar Park	Maryland Dr, Albany, GA 31707	• Passive Park
Shackleford Park	405 Clark Ave, Albany, GA 31705	• Ballfield • Playground • Open play space • Picnic shelters • Restrooms
Hillsman Park	N Van Buren St, Albany, GA 31701	• Passive Park
Turner Field Landing & Park	2105 Rainer St, Albany, GA 31705	• Passive Park
Ken Gardens Park	US-82, Albany, GA 31707	• Passive Park
Lansing Park	Forest Ridge Dr, Albany, GA 31721	• Passive Park
Palmyra Park		• Passive Park
Perth Park	E Alberson Dr, Albany, GA 31721	• Passive Park
Rawson Circle	7th Ave, Albany, GA 31701	• Passive Park
Park Sherwood	Briercliff Ln, Albany, GA 31707	• Passive Park
Tift Park	1301 N Monroe St, Albany, GA 31701	• Walking trail • Playground • Open play spaces • Picnic shelters • Picnic tables • Restrooms
Walden Park	1611 Orchard Dr, Albany, GA 31707	• Passive Park
Avalon Park	1401 Avalon Ave, Albany, GA 31707	• Passive Park
Grove Park	2605 Rosebrier Ave, Albany, GA 31705	• Passive Park

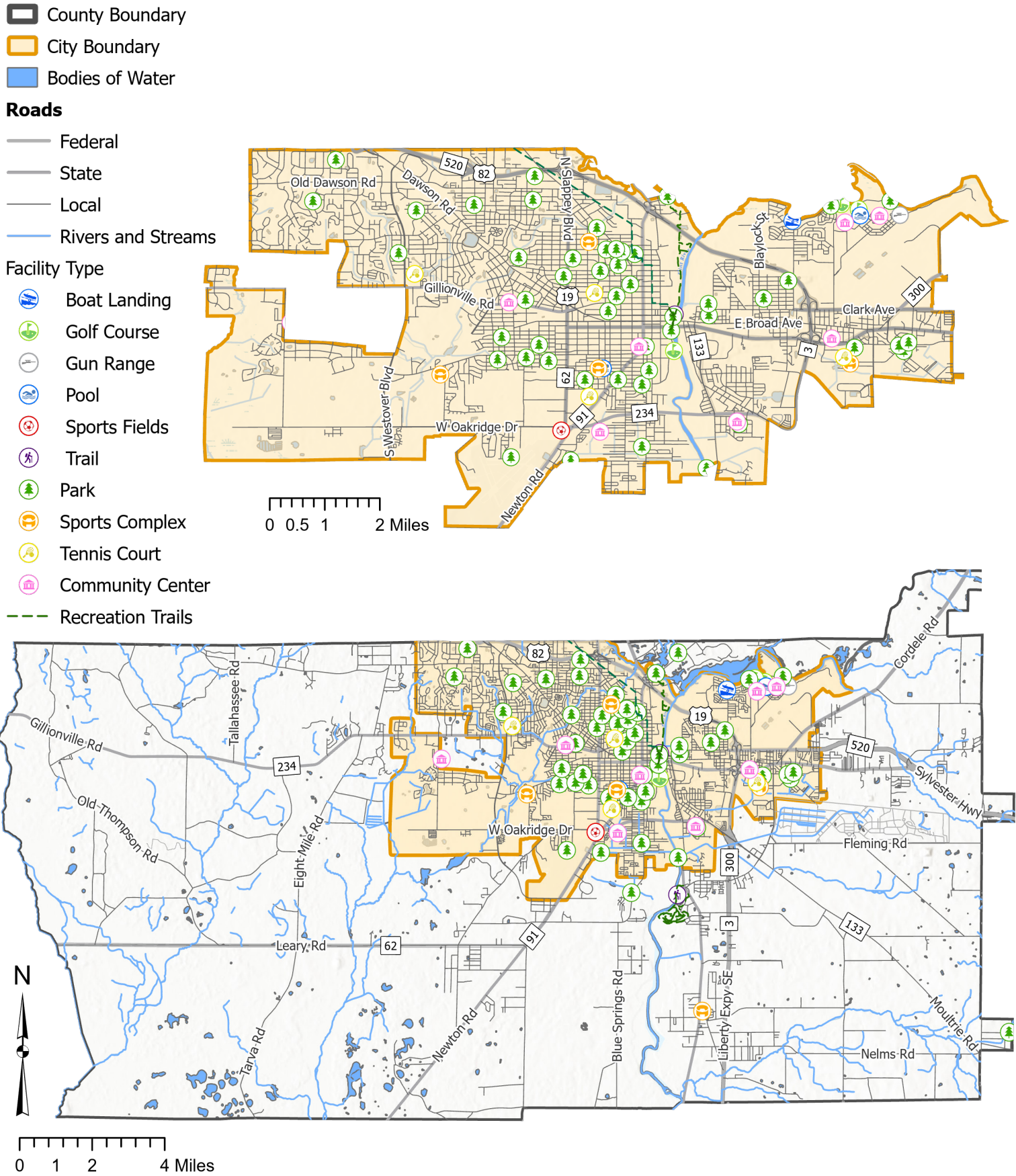
Parks		
Dellwood Park	500 S Valencia Dr, Albany, GA 31707	• Passive Park
Kalmon Malone Park	307 Sunset Ln, Albany, GA 31705	• Passive Park
Evergreen Park	Hemlock Dr Albany, GA 31701	• Passive Park
Radium Landing Festival Park	2501 Radium Springs Rd, Albany, GA 31705	• Passive Park
Tallulah Massey Park	2004 Stratford Dr, Albany, GA 31705	• Open play space • Playground • Picnic shelter • Picnic tables • Restrooms
Joe Malone Park		• Passive Park
Odom Park	Odom Ave, Albany, GA 31701	• Passive Park
Waddell Park	Willow St, Albany, GA 31707	• Passive Park
Westtown Park	Westtown Rd, Albany, GA 31707	• Passive Park
Dougherty County		
Radium Springs Gardens	2501 Radium Springs Rd, Albany, GA 31705	• Natural springs • Terrace • Trails • Casino garden • Gazebos
RiverFront Park	S Front St, Albany, GA 31701	• Play fountain • Pavilion
Robert Cross Park	Martin Luther King Jr Dr, Albany, GA 31701	• Meeting house • Ponds • Playgrounds
Putney Community Park & Elliott Street Park	1108 Antioch Rd, Albany, GA 31705	
Trails		
Albany		
Riverfront Greenway Trail	112 N Front St, Albany, GA 31701	• 2.4 mile paved trail
Oxford Environmental Park & Nature Trail	100 W Roosevelt Ave, Albany, GA 31701	• 0.5 mile rustic trail
Sports Complex		
Albany		
8th Avenue Sports Complex	813 W 8th Avenue	• 3 fields • 2 scorer's buildings • Picnic shelter • Playground • Restrooms

Sports Complex		
Ken Gardens Sports Complex	1511 Ken Gardens Road	• 2 ballfields • Batting cages • Scorer's box
Driskell Sports Complex	1023 South Mckinley	• Pool • Spray Park • Ballfield • Tennis courts • Basketball court • Playground
Paul Eames Sports Complex	1130 Ball Park Lane	• 4 ballfields • Administrative offices • Press box • Locker room • Box office • Concessions stand • Outbuildings • Restrooms
Gordon Sports Complex	800 Willie Pitts Road	• Playground • Open play area • 5 ballfields • 2 basketball courts • Scorer's box • Concessions stand • Picnic area • Restrooms
Highland Sports Complex	1000 Highland Road	• 2 ballfields • Scorer's box
Driskell Pool & Spray Park	1021 S. McKinley Street	• Recreational pool • Pool house • Spray pad
Gillespie Youth Sports Complex	1600 Gillespie Ave.	• 2 ballfields • Box office • Bleachers • Open play area • Restrooms
Community and Wellness Centers		
Albany		
Bill Miller Community Center	312 Vick Street, Albany, GA 31705	• Basketball court • Game room • Computer lab • After school activities

Community and Wellness Centers		
Charles Driskell Community Center	1023 S. McKinley Albany, GA 31701	• Community garden • Homework stations • Outdoor basketball court • Fitness Center • Gaming areas • Art zones
Henderson Community Center	701 Willard Avenue Albany, GA 31701	• Basketball court • Softball field • Workout room • Gaming area • Ceramics studio
Lockett Station Community Center	324 Lockett Station Road Albany, GA 31707	• Basketball court • Gaming area • Football field • Softball field
The Club at Thornton Park	210 Thornton Drive Albany, GA 31705	• Basketball court • Ceramics studio • Community garden • Pool
J.C. Odom, Jr. Fitness & Wellness Center	1100 N. Jordan Street, Albany, GA 31705	• Fitness center and gym
Life Trail System	1100 N. Jordan Street, Albany, GA 31705	• Walking trail • Outdoor wellness stations
Golf Course		
Albany		
Flint River Municipal Golf Course	2000 McAdams Rd. Albany, GA, 31701	• 18-hole golf course • Clubhouse with banquet hall and conference room

While not City or County owned and maintained, another great park asset in the region is Chehaw Park. Officially known as The Parks at Chehaw, this park is a unique destination in Dougherty County that blends natural history, outdoor recreation, and wildlife conservation. Named after the Chehaw tribe of Creek Indians who once lived on the land, the park has revealed centuries-old Native American artifacts, highlighting its rich cultural heritage. Today, Chehaw offers a wide variety of attractions, including a nationally recognized zoo with over 70 species, a large Play & Splash Park, fishing in Lake Chehaw and stocked ponds, and miles of scenic hiking, biking, and equestrian trails. The park also features an 18-hole disc golf course, a remote-control car racing track, and seasonal events like tournaments and races. With its diverse amenities and deep historical roots, Chehaw Park serves as a recreational and educational hub for the region, promoting outdoor activity, environmental awareness, and community engagement.

Parks and Recreation Facilities Map



Source: GMC & City/County Staff

Parks and Recreation Programs

The Albany Recreation and Parks Department (ARPD) offers a broad range of recreational and athletic programs designed to promote health, inclusivity, and community engagement across all age groups. The department's Athletics Division emphasizes skill development, teamwork, and lifelong fitness through safe, structured, and accessible programming.

Youth offerings include after-school enrichment at Driskell Park, youth flag football, basketball development programs, and training sessions. For adults, ARPD hosts basketball leagues (39 & under and 40 & over), co-ed softball, pickleball, aerobics, weight training, and the annual Golf Classic. Senior fitness programming includes low-impact classes such as chair aerobics, promoting mobility and wellness in older adults.

ARPD is also a proud provider of Special Olympics for adults with intellectual disabilities in Albany-Dougherty County. This no-cost program offers year-round training and competition, fostering inclusion, confidence, and community participation.

In coordination with city leadership, local partners, and the Georgia Recreation and Park Association (GRPA), ARPD ensures that all programs meet professional standards and reflect the diverse needs of the community. These efforts support a healthier, more connected Albany-Dougherty County through recreation and active living.





Source: City of Albany Parks and Recreation Facebook

Key Insights and Considerations

Albany and Dougherty County provide a range of coordinated services and facilities that support public safety, infrastructure, and community quality of life.

- **Coordinated Governance:** City and county governments operate separately but share key services through formal agreements, improving efficiency. Ongoing coordination is necessary to ensure equitable and responsive service across both urban and rural areas.
- **Integrated Public Safety:** Fire, EMS, police, and emergency management collaborate across the county with strong capabilities and high ratings. Continued investment in personnel, training, and technology is needed to maintain service quality and adapt to emerging risks.
- **Public Works and Utilities:** Public works divisions manage roads, drainage, waste, and utilities. Maintaining aging infrastructure and accommodating growth require sustained funding, coordination, and public cooperation.
- **Community Facilities:** Public buildings, a modern jail, a regional airport, and libraries offer essential services and access but demand regular maintenance and updates to meet evolving community and economic needs.
- **Parks and Recreation:** Albany and Dougherty County provide a broad network of parks and programs for all ages, including specialized services for people with disabilities. Continued investment is important to maintain accessibility and program quality.
- **Regional Parks and Cultural Sites:** Chehaw Park and Radium Springs Gardens combine recreation, conservation, and cultural heritage, supporting tourism and environmental education while requiring ongoing preservation efforts.
- **Community Engagement:** Volunteer-led beautification efforts and safety outreach programs promote environmental stewardship and public awareness. Sustained community participation and funding are essential for their success.
- **Partnerships:** Collaboration among city, county, and local organizations supports program standards and service delivery. Regular communication and resource sharing remain important to avoid duplication and gaps.

Albany and Dougherty County’s coordinated services and facilities support safety, infrastructure, and community well-being, with continued collaboration and investment needed to meet future challenges.

Land Use

Introduction

Land use is a foundational element of a comprehensive plan, as it ultimately guides how and where growth and development occur in alignment with the community’s long-term vision. Understanding existing land use patterns and the zoning ordinance provides critical context for identifying opportunities, constraints, and areas of change. This section describes the existing distribution of land uses and zoning districts across Albany and Dougherty County and highlights key trends that shape the community’s physical development. It should be noted that the land use information presented in this chapter is derived from the best available data sources and does not represent a comprehensive land use survey.

Existing Land Uses

Dougherty County encompasses 332 square miles, of which 17% (56 square miles) lies within the City of Albany and 83% (279 square miles) within the unincorporated county. Land use patterns follow a familiar urban–rural gradient: compact residential, commercial, and light industrial development concentrated within Albany, surrounded by low-density residential development, agricultural, forested, and environmentally sensitive lands in the County.

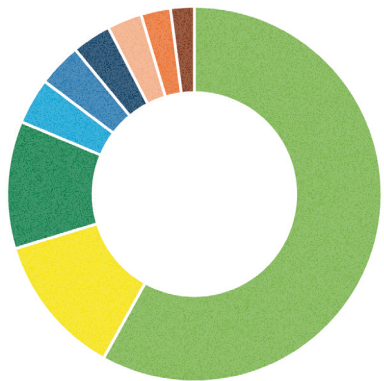
According to recent census estimates, about 81% of Dougherty County’s population resides within the City of Albany, primarily concentrated in the northwest, south, and east portions of the city, reflecting why most developed land lies within municipal boundaries. Southwest Albany remains largely undeveloped due to extensive wetlands and flood-prone areas. In the unincorporated county, population clusters are found mainly along the northwestern edges of the city and south of the city near the Putney community, while the western portion is characterized by conservation lands, wetlands, and large private estates.

Land Use as a Percentage of Total Land in Dougherty County

Land Use Description	Square Miles	% of Total Land
Agricultural	187	58%
Commercial	8	3%
Residential	39	12%
Public Institutional	10	3%
Parks, Recreation and Conservation	35	11%
Transportation, Communication and Utilities	13	4%
Industrial	12	4%
Water	7	2%
Undeveloped Land	11	3%
Total Area:	322	

Source: Albany-Dougherty County GIS, Dougherty County Tax Assessor Data, GMC Staff

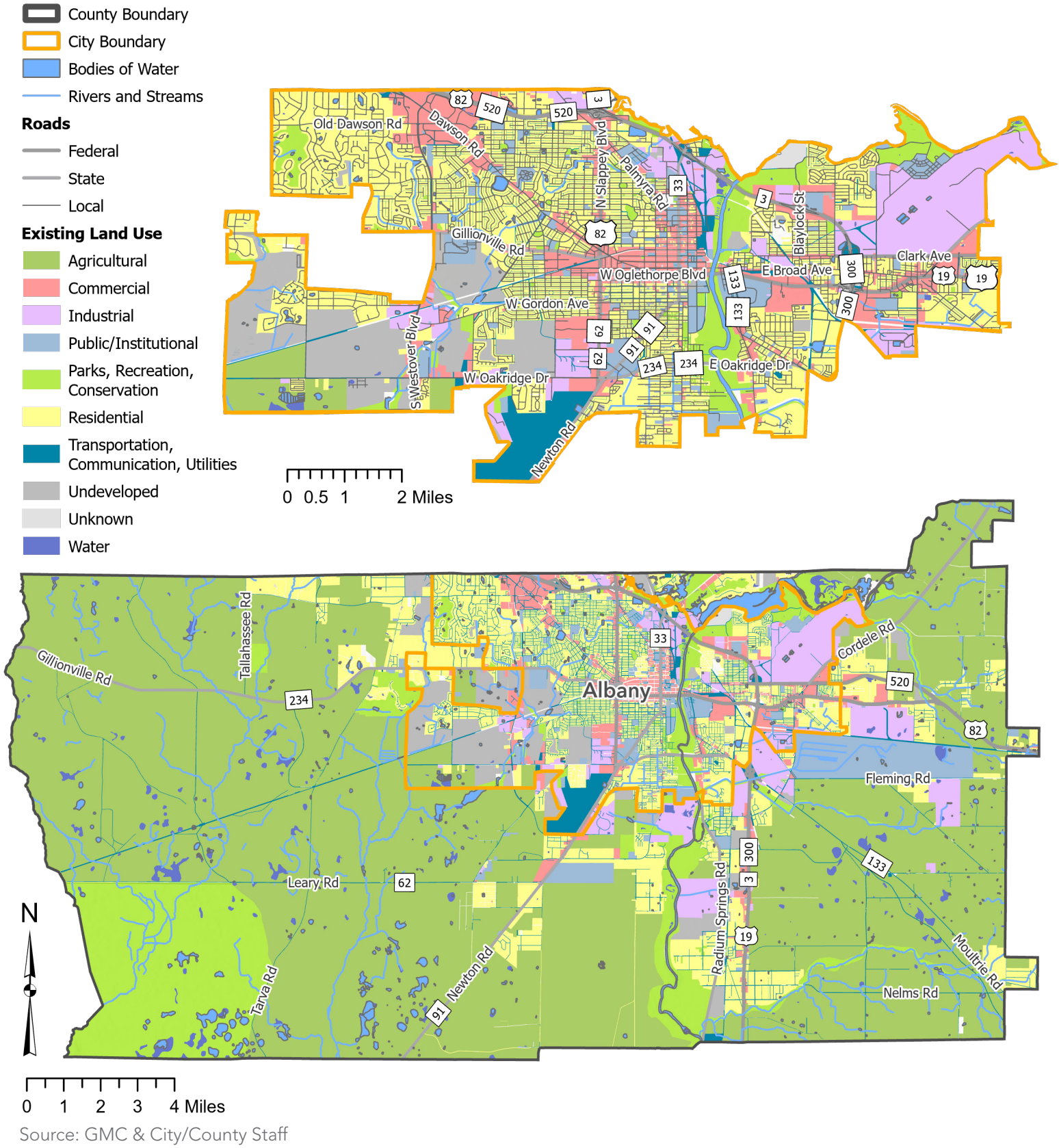
Land Use as a Percentage of Total Land in Dougherty County



- Agricultural
- Residential
- Parks, Recreation, Conservation
- Transportation, Communication, Utilities
- Industrial
- Undeveloped
- Public/Institutional
- Commercial
- Water

Source: Albany-Dougherty County GIS, Dougherty County Tax Assessor Data, GMC Staff

Existing Land Use Map



Agricultural, Commercial, and Residential Land Uses

Agricultural land consists primarily of areas used for farming, timber production, pastureland, and other agriculture-related activities. Agriculture remains the predominant land use countywide, with 187 square miles (58%) classified as agricultural, which is about 2% less percentage points from 2016 when it made up 60% of the total land area. Residential uses, which are the second highest land use, account for 39 square miles (12%), while commercial uses occupy 8 square miles (2.5%).

Historically, agriculture has played a major role in shaping the landscape of Albany and Dougherty County and continues to represent the largest land use in the county. In recent years, however, the total acreage devoted to farming has declined, with more than 13,000 acres converted from agricultural use between 1974 and 2016. Despite this reduction, farming remains a defining feature of the region, producing a variety of crops, such as pecans, peanuts, cotton, and corn, along with timber operations and pastureland.

Commercial land includes areas occupied by retail, office, service, entertainment, lodging, and other business-oriented uses that support trade and economic activity. The majority of commercial development is concentrated within Albany and along major highway corridors that connect the County to surrounding communities, reflecting its role as the primary center for trade, retail, and agribusiness services in southwest Georgia. Within Albany, commercial land uses are concentrated in downtown and in northwest Albany near the Albany Mall, with additional strip-style commercial development lining major corridors such as Dawson Road, Westover Road, Slappey Boulevard, and Oglethorpe Boulevard. While new commercial projects have emerged in recent years, many older retail centers, particularly in the downtown core, have struggled to remain competitive and have experienced periods of decline. Future commercial growth is expected to continue in northwest Albany, where residential development is also expanding, while targeted reinvestment efforts, including the renovation of the historic St. Nicholas Hotel and other downtown projects, aim to revitalize Albany’s central business district.

Residential land is used primarily for housing, including single-family homes, multi-family developments, mobile homes, and related residential uses. In terms of the types of residential land uses in the City and the County, Single-family housing comprises the vast majority of residential land uses while multi-family housing represents a smaller portion. The most concentrated high-density residential and multi-family areas are found in the city, particularly in East Albany, near downtown, and in Northwest Albany along the Dawson Road corridor. Residential development in Dougherty County primarily consists of large-lot single-family homes concentrated along the outskirts of Albany and in the Putney area south of the city, particularly along Radium Springs Road, as well as expansive estates that often include private hunting plantations. With much of the county occupied by large estates, farms and environmentally sensitive areas, residential growth will remain limited, occurring mainly near the Lee County line and along Radium Springs Road in the Putney area. Northwest Albany has experienced the greatest concentration of residential growth over the years, and this trend is expected to continue. However, new housing activity is also emerging in other parts of the City. Ongoing housing initiatives include a planned build-to-rent development on the east side, efforts to add residential units downtown, a proposed workforce housing partnership near Putney Memorial Hospital, and discussions to locate new housing around parks and community centers to support quality-of-life investment.





Source: LRA Constructors, Inc Facebook

Parks, Recreation, and Conservation Land Uses

Parks, recreation, and conservation lands include active and passive recreation, parks, wildlife management, open space, and environmental conservation. These land uses make up roughly 35 square miles (11%) of the County’s land area. This category includes active parks and recreation centers, golf courses, and extensive natural conservation areas. The Chickasawhatchee Wildlife Management Area (WMA) covers much of the southwestern portion of the county and represents the largest single conservation area, complemented by the Flint River Greenway Corridor.

Within the city, numerous community parks and recreation centers enhance neighborhood livability, while Chehaw Park and Zoo, located Northeast of Albany in the County, uniquely blends recreation, conservation, and tourism functions.



Source: LRA Constructors, Inc Facebook

Transportation, Communication, Utilities and Industrial Land Uses

Transportation, communication, and utilities (TCU) uses account for approximately 13 square miles (4%) of the total land area, encompassing road and rail rights-of-way, power transmission lines, substations, and radio or telecommunications facilities. The largest single TCU site is the Albany-Dougherty County Airport, located in southern Albany.

Industrial land is used for manufacturing and other heavy or light industrial operations. Industrial lands comprise roughly 12 square miles (4%) of the County. High-intensity industrial uses are concentrated in the northeastern portion of the city, while light industrial uses are located along major corridors like Liberty Expressway, Cordele Road, US 82 and near the airport. A smaller portion of light industrial land uses are in the County near Putney and along the southern corridor. In terms of future industrial land use, Albany-Dougherty Economic Development Commission has recently expanded its industrial sites from 80 to 250 contiguous acres for new development.

Public and institutional uses represent an additional 10 square miles (3%) of total land area and include local government facilities, educational campuses such as Albany State University and Albany Technical College, and the U.S. Marine Corps Logistics Base Albany.

Water and Undeveloped Land Uses

Water land includes rivers, lakes, springs, and other surface water features. Water accounts for roughly 7 square miles (2%) of total land area, including the Flint River and Lake Chehaw, the county’s largest bodies of water. Numerous smaller creeks, lakes, and springs, including the scenic Radium Springs, contribute to local ecological diversity and serve as important recreational and tourism assets.

Undeveloped land represents approximately 11 square miles (3%) of Dougherty County’s total land area. Undeveloped land consists of vacant or open areas not currently in agricultural use that were identified during the 2016 Comprehensive Plan update as potentially suitable for future development due to proximity to existing infrastructure. Most undeveloped parcels are located in Southwest Albany, along the city’s southwestern boundary, extending south along Radium Springs Road toward Putney, and in smaller pockets near Lake Chehaw and Cordele Road. Unknown land where available GIS or parcel data could not accurately determine a specific land use classification.



Source: savvymamalifestyle.com

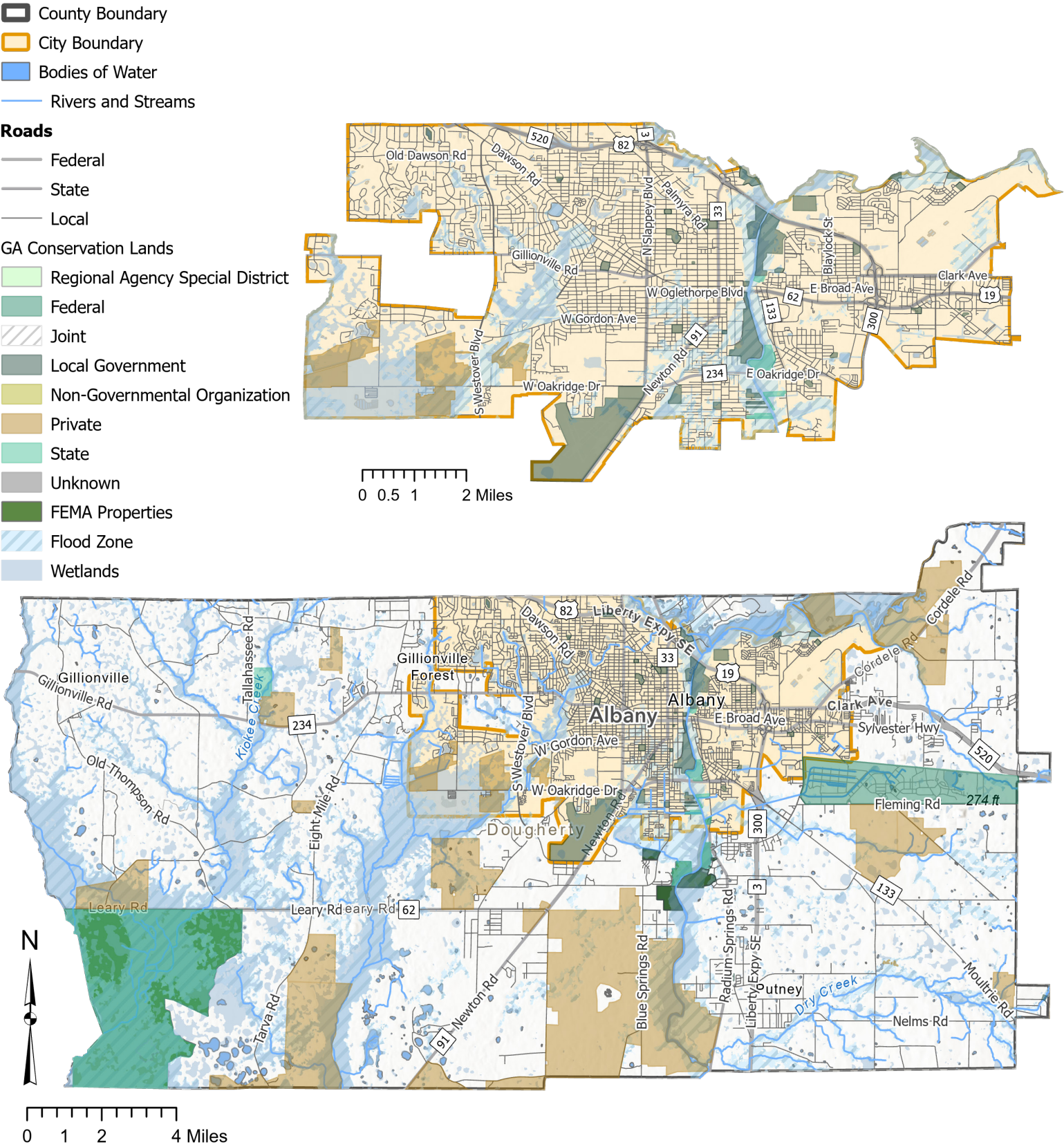
Growth Patterns and Land Use Constraints

Recent development has primarily occurred in Northwest and Eastern Albany as well as in the unincorporated areas bordering Albany and Lee County, driven by demand for new residential and commercial growth. Downtown Albany is seeing pockets of redevelopment, with the historic St. Nicholas Hotel renovation project, and adaptive reuse and renovation of a former bank building into affordable housing among other projects underway, while additional commercial activity continues near the Albany Mall area.

However, environmental constraints significantly limit where future development can occur. Large expanses of wetlands, floodplains, and conservation areas in southwest Albany and Dougherty County restrict development potential. The county’s wetlands are unevenly distributed, consisting of many small, isolated pockets and several large systems associated with the Flint River floodplain and its tributaries. Together, these areas form an essential part of Dougherty County’s hydrologic and ecological network, providing critical habitat, water filtration, and natural flood storage. In addition to wetlands, approximately 47 square miles (15%) of total land area in Dougherty County (including Albany) are classified as having a 1% annual chance of flooding. The Federal Emergency Management Agency (FEMA) imposes strict regulations on disturbance and construction within floodplains, making much of this land unsuitable for development. Significant portions of southwest Albany and Dougherty County are also preserved as state-owned or private conservation lands, including the Chickasawhatchee Wildlife Management Area and Flint River Corridor, further limiting development opportunities. Excluding these undevelopable areas, remaining developable land is largely confined to pockets of open space along Gillionville Road in western Dougherty County and the southwest portions of Albany, as well as near Newton Road, Liberty Expressway by the Putney area, and along Moultrie Road and Clark Avenue in the east.

Such constraints, displayed in the Existing Land Use and Constraints Map, underscore the need for careful coordination between environmental preservation, infrastructure investment, and development planning.

Land Use Constraints Map



Source: GMC Staff, US Fish and Wildlife Services, GADNR

Zoning and Development Pressure

Zoning patterns closely mirror existing development trends. Urban zoning districts are concentrated within Albany, while agricultural and conservation districts dominate the unincorporated county. Development pressure is most pronounced along the city's urban edge, particularly in and around Northwest Albany, where residential and commercial expansion face fewer environmental constraints and are supported by existing infrastructure.

Planning and zoning functions are jointly administered by the Albany–Dougherty County Planning and Zoning Department, which implements local ordinances and ensures that development supports public health, safety, and prosperity. The Zoning Ordinance of the City of Albany and Dougherty County, Georgia, first adopted in the 1970s, establishes nineteen zoning districts regulating land use intensity, density, and character.

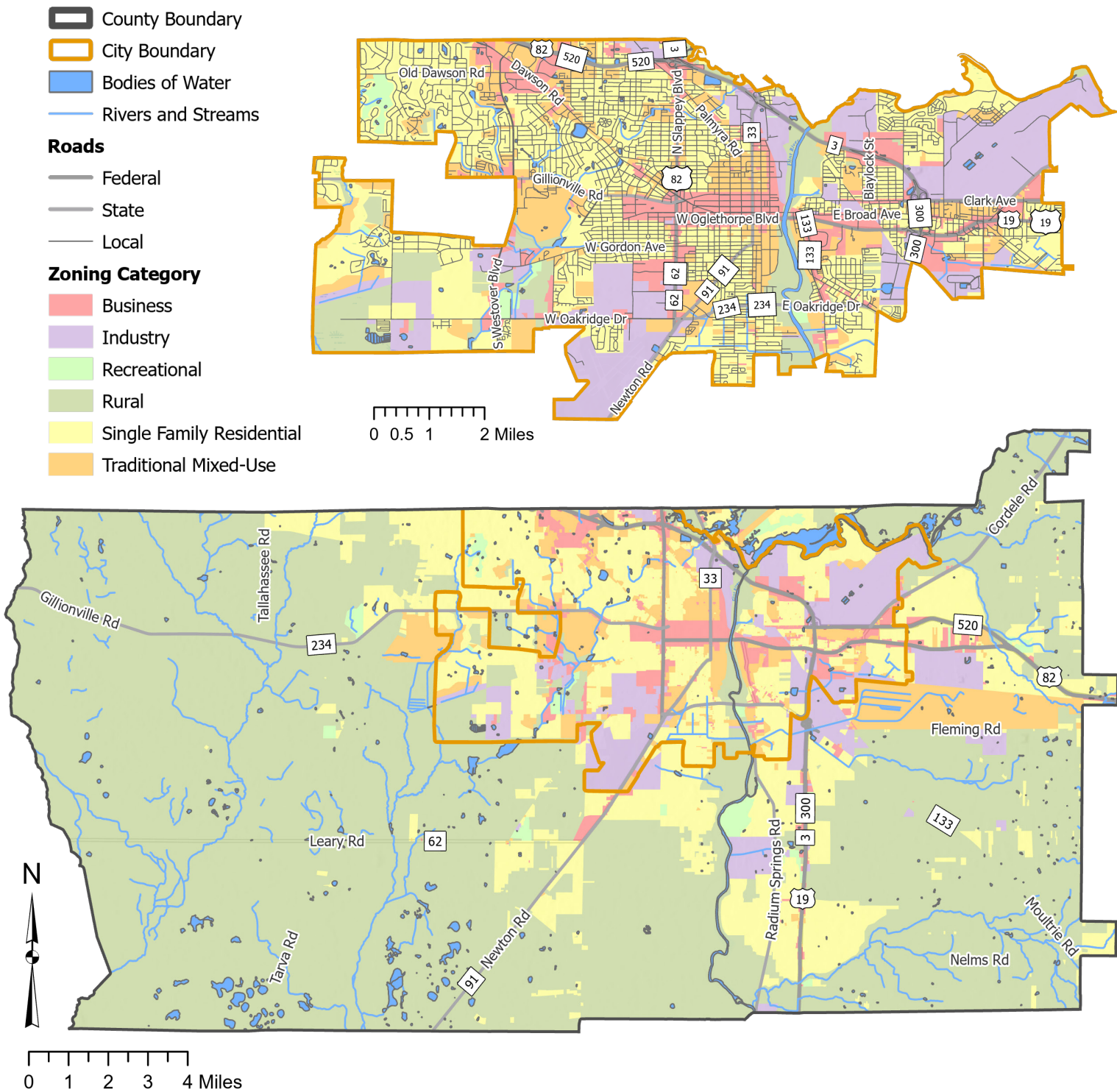
Residential districts range from large lot estates (R-E) and traditional single-family (R-G, R-1, R-2) to multi-family areas (R-3, C-R) and mobile home districts (R-MHS, R-MHP). Commercial districts (C-1 through C-8) accommodate varying intensities of commercial development, and, in many cases, permit mixed-use development. Industrial development is regulated by the, Restricted Industrial District (M-1), and Heavy Industrial District (M-2), which are intended for manufacturing sites that cause adverse effects such as noise, dust, smoke, vibrations, odors, among others. Two specialized districts, the Flood Hazard (FH) and Agricultural (AG) districts, protect environmentally sensitive and rural lands from incompatible development.

The zoning map of the City of Albany and Dougherty County, illustrating zoning districts organized into six broader zoning categories consistent with those used in the Permitted Uses Table of the Albany–Dougherty County Zoning Ordinance. The Albany–Dougherty County Zoning Districts table lists each zoning district and its corresponding broader category as depicted on the map.

An additional source of development pressure stems from the prevalence of blighted and vacant properties within the city and county, many of which may require demolition and reinvestment through infill development. Unlike edge-area growth, infill development is dispersed across individual parcels in established neighborhoods, making it more difficult to address comprehensively. These sites vary widely in surrounding context, scale, and character, limiting the effectiveness of uniform development standards and underscoring the importance of context-sensitive infill design that is compatible with existing neighborhood conditions. When infill development or rehabilitation efforts are delayed and blighted properties remain unaddressed, development pressure presents as declining property values, increased public safety concerns, and reduced incentives for reinvestment in surrounding areas. This form of negative development pressure is more prevalent than pressure associated with active infill development; however, both conditions significantly shape the development environment within the City and County and warrant consideration in future land use policies and development strategies.



Albany-Dougherty County Zoning Map



Source: GMC & City/County Staff

Albany-Dougherty County Zoning Districts

Zoning Districts	Description	Zone Category
AG Agricultural	The principal use of land is farming and other agricultural activities. The intent is to protect land needed for agricultural pursuits from development and to allow the continuation of agricultural activity where development is anticipated.	Rural
C-1 Neighborhood Mixed Use Business District	A pedestrian-oriented, mixed-use district with retail, restaurant and office uses intended to primarily serve nearby residents and does not generate large traffic volumes.	Traditional Mixed-Use
C-2 General Mixed Use Business District	A mixed-use district that has a compact development pattern with various uses that are mutually supportive (residential, commercial, institutional) and which serves both nearby and regional residents.	Business
C-3 Commercial District	A commercial district along major arterials intended for businesses that have a need for greater automobile accessibility and will attract regional customers.	Business
C-5 Office Institutional Residential	A pedestrian-oriented, mixed-use district that permits office or other uses that provide local employment opportunities close to residential areas and do not generate large traffic volumes.	Traditional Mixed-Use
C-6 Transitional Business District	A transitional business district provides an opportunity for declining residential parcels located along commercial corridors to transition to a residential/ office mixed-use district. Certain lot characteristics are maintained to protect compatibility with the historic residential lot patterns.	Traditional Mixed-Use
C-7 Mixed Use Planned Development	A pedestrian-oriented, mixed used district for planned developments that include a complementary mixture of residential, commercial, and institutional uses.	Traditional Mixed-Use
C-8 Commercial Recreation	A district for recreational uses of an outdoor nature.	Rec
C-R Community Residential Multiple Dwelling	A pedestrian-oriented district for various types of multiple dwellings that allows for sidewalk-oriented commercial uses at specific intersections for nearby residences.	Traditional Mixed-Use
FH Flood Hazard	This district limits development on land that is within a floodway.	Rural
M-1 Restricted Industrial District	This district is for light to moderate industrial activity with stricter controls than M-2.	Industry
M-2 Heavy Industrial	This district is for heavy industrial activity and has fewer restrictions than M-1.	Industry

Zoning Districts	Description	Zone Category
R-1 Single Family Residential	The principal use of land is for single-family dwellings.	Single Family Residential
R-2 Single Family Residential	The principal use of land is for single-family dwellings.	Single Family Residential
R-3 Single And Two Family Residential	The principal use of land is for single-family and two-family dwellings that are compatible with surrounding single-family neighborhoods.	Single Family Residential
R-MHP Mobile Home Park District	This district is for areas suitable for mobile home parks.	Single Family Residential
R-MHS Mobile Home Single Family District	The principal use of land is for single-family mobile homes.	Single Family Residential
R-E Estate District	This district is a residential/ agricultural district. Within the City, land use is primarily for single-family dwellings and related recreation. Within the County, agricultural uses are also permitted.	Single Family Residential
R-G Single Family Residential	The principal use of land is for single-family dwellings. R-G is allowed in the County only.	Single Family Residential

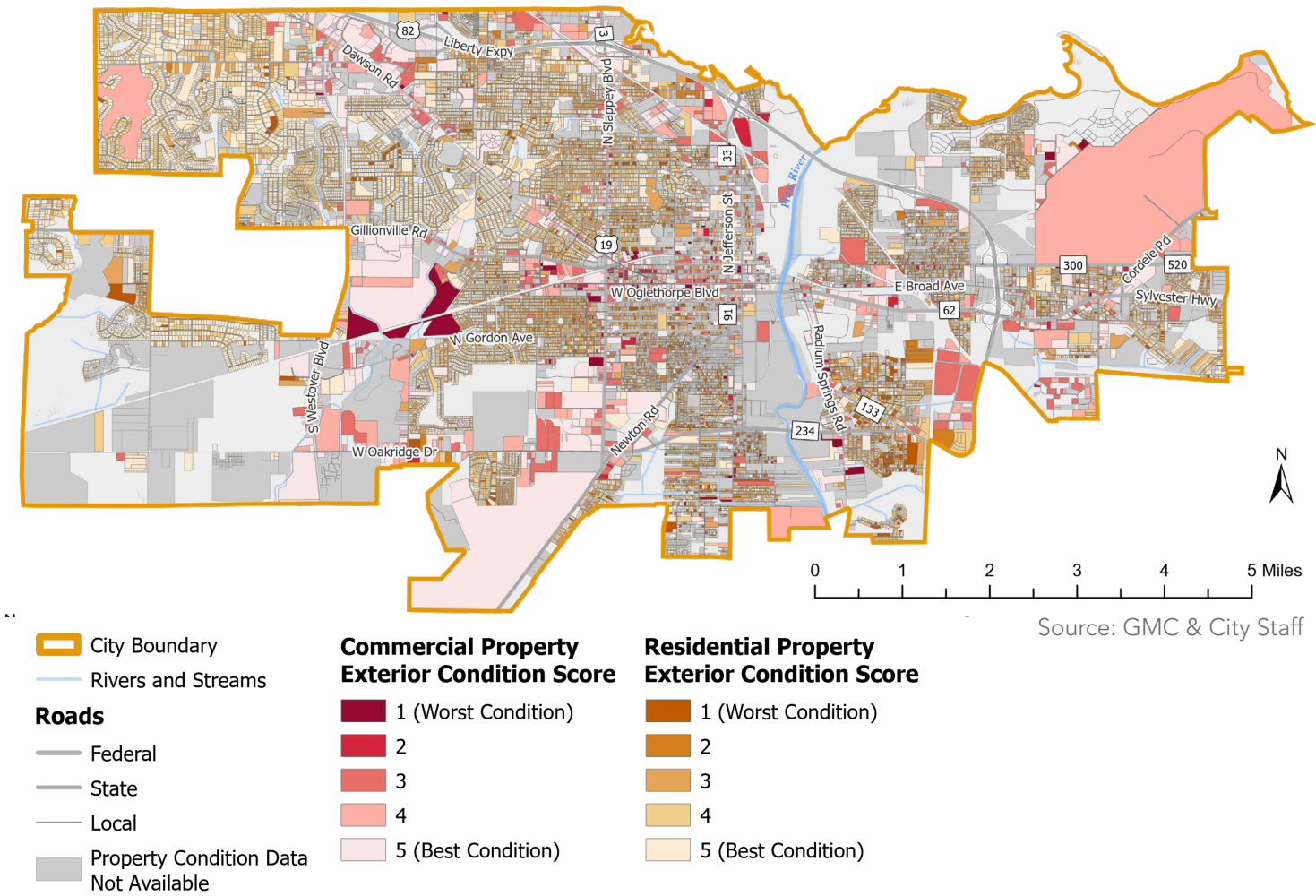
Source: Albany & Dougherty County Zoning Ordinance

Residential and Commercial Blight

As part of a countywide property condition survey conducted in 2022, residential and commercial properties were evaluated using an exterior condition assessment. For the purposes of this Comprehensive Plan, properties receiving an exterior condition score of 1 or 2 (out of 5) are considered blighted, reflecting severe deterioration and, in many cases, structural conditions beyond repair. The Blighted Residential and Commercial Properties Within AlbanyMap illustrates the distribution of exterior condition scores across surveyed properties, with lighter colors indicating higher-quality conditions and darker colors representing the most deteriorated properties. The concentration of blighted sites can discourage private investment, complicate redevelopment efforts, and influence where and how future development occurs.

To maintain consistency with community goals, future zoning and development decisions should align with the Character Area Map and Land Use Objectives established in this Comprehensive Plan. Regular updates to the zoning map should accompany future land use changes to ensure continued policy alignment. In addition, these tools should be applied in a manner that supports context-sensitive infill development and the strategic reinvestment of blighted properties within established neighborhoods.

Blighted Residential and Commercial Properties Within Albany



Key Data Insights and Considerations

Albany and Dougherty County's land use patterns reveal both enduring strengths and notable challenges that will shape future development. The city's established urban core, institutional anchors, and regional infrastructure provide a strong foundation for growth. However, environmental constraints, aging development patterns, and uneven growth pressure along the county's edges highlight the importance of deliberate and coordinated planning.

- **Concentrated Development within Albany:** Most of the county's population and urban land uses are contained within Albany's boundaries, emphasizing the city's continued role as the economic and residential hub.
- **Limited New Residential Development:** While there has been moderate growth in new residential development, mostly large-lot single-family homes or large single-family subdivisions, concentrated in northwest and east Albany, there is still an increased need for new residential development and redevelopment of existing sites.
- **Environmental Limitations:** Extensive floodplains, wetlands, and conservation land significantly limit the county's developable area, particularly in western and southern sectors.
- **Opportunities for Infill and Redevelopment:** Undeveloped parcels and blighted properties with existing infrastructure present opportunities for infill housing and small-scale mixed-use projects.
- **Blight, Infill, and Reinvestment Needs:** The prevalence of blighted and underutilized commercial and residential properties highlights the need for coordinated implementation tools such as zoning flexibility, redevelopment incentives, code enforcement, and strategic public investment to reduce negative development pressure and support context-sensitive infill.
- **Pressure at the Urban Fringe:** Growth pressure along Albany's northwest boundary with Lee County suggests the need for interjurisdictional coordination to manage infrastructure and protect rural land.
- **Alignment of Zoning and Policy:** Regular zoning updates and map maintenance are critical to ensure the city and county's shared zoning ordinance continues to reflect desired land use patterns and supports mixed-use, adaptive reuse and infill opportunities.
- **Balancing Conservation and Growth:** The abundance of environmentally sensitive and conservation lands reinforces the need for growth strategies that balance economic expansion with ecological preservation.

Albany and Dougherty County's future land use strategy should focus on managing growth within existing urbanized areas, encouraging infill and adaptive reuse, and protecting environmentally sensitive lands. Aligning zoning, infrastructure, conservation policies and redevelopment tools will ensure that development advances the community's vision for a sustainable, resilient, and economically vibrant future.



Source: LRA Constructors, Inc Facebook

03

Community Engagement

Meaningful public engagement is essential to developing a comprehensive plan that truly reflects the needs and aspirations of the community. This chapter outlines the outreach strategies and engagement methods used throughout the planning process to involve residents, stakeholders, and community partners. By creating multiple opportunities for input—through public meetings, surveys, workshops, and digital tools—we aimed to ensure broad and inclusive participation. The feedback received helped shape the vision, goals, and recommendations of the plan, grounding it in the lived experiences and priorities of those who call this community home.

The planning team is truly grateful to everyone who participated in this comprehensive planning effort and encouraged others to participate.

Outreach Methods

Meaningful community engagement is foundational to any successful comprehensive plan. Input from community members serves as the plan's bearing, setting its course for well formed goals and achievable implementation.

The Albany and Dougherty County Comprehensive Plan Update community engagement efforts launched in August 2025 and concluded in April 2026. These efforts included three (3) public open house workshops in the Summer and Fall of 2025 and Spring of 2026, four (4) Comprehensive Plan Advisory Committee (CPAC) meetings, four (4) Steering Committee meetings, twelve (12) stakeholder interviews, and an online survey that was open from . Full details including sign-in sheets, meeting agendas, Comprehensive Plan Advisory Committee composition, Steering Committee composition, and survey results.

During these community outreach efforts, the planning team's priority was two-fold: 1) encourage and facilitate resident participation and 2) listen. It was important to demonstrate the importance of developing a planning effort in conjunction with the residents of Albany and Dougherty County versus for the residents of Albany and Dougherty County. This inclusive public outreach helped us develop a plan update that is truly the vision of the Albany and Dougherty County. The goal at this stage was to gather what residents were sharing and document that feedback for in-depth review. This documentation was combined with the analysis presented in the Existing Conditions section to identify community priorities across a range of subjects. The results of this outreach are detailed in the Findings + Trends subsection.

Open House Workshops

Visioning Workshop – August 8, 2025

To introduce the comprehensive plan and gather early input from the general public, a visioning workshop was held at the Riverfront Resource Center in Downtown Albany. 117 community members attended.

The workshop included an overview presentation of the planning process and timeline before participants were welcomed to participate in four interactive stations:

1. Vision and Values – Participants responded to the prompt “My Vision for Albany and Dougherty County is...” and “What do you Value about Albany and Dougherty County?”
2. Challenges and Changes – Participants responded to the prompt “What Would Make Albany and Dougherty County Better in the Future?” and used colored dots to indicate their top three greatest challenges facing the City and County.
3. Plan Issues and Mapping – Participants used colored dots to indicate the top three most important planning topics for the plan to address and placed colored dots on a map to indicate areas to preserve, nurture, and change.
4. General Comments and Survey – A General Comment form was available to share additional thoughts and participants could scan the QR Code to take the survey or fill out a paper survey form.

County and project staff were available at each station to answer questions and collect input.



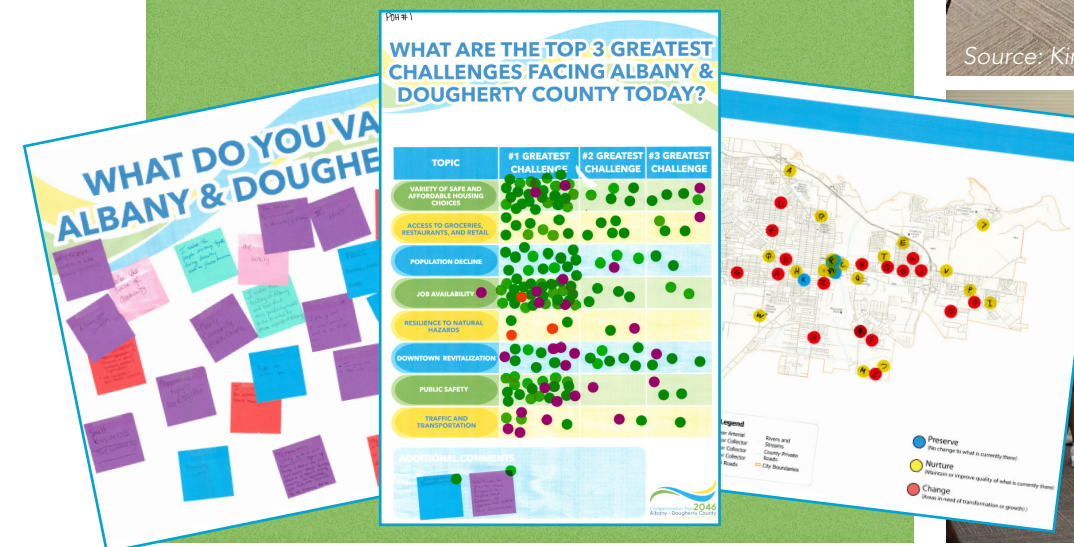
Source: King Randall, I.Facebook



Source: King Randall, I.Facebook



Source: King Randall, I.Facebook



Source: King Randall, I.Facebook

Goals and Strategies Workshop – November 17, 2025

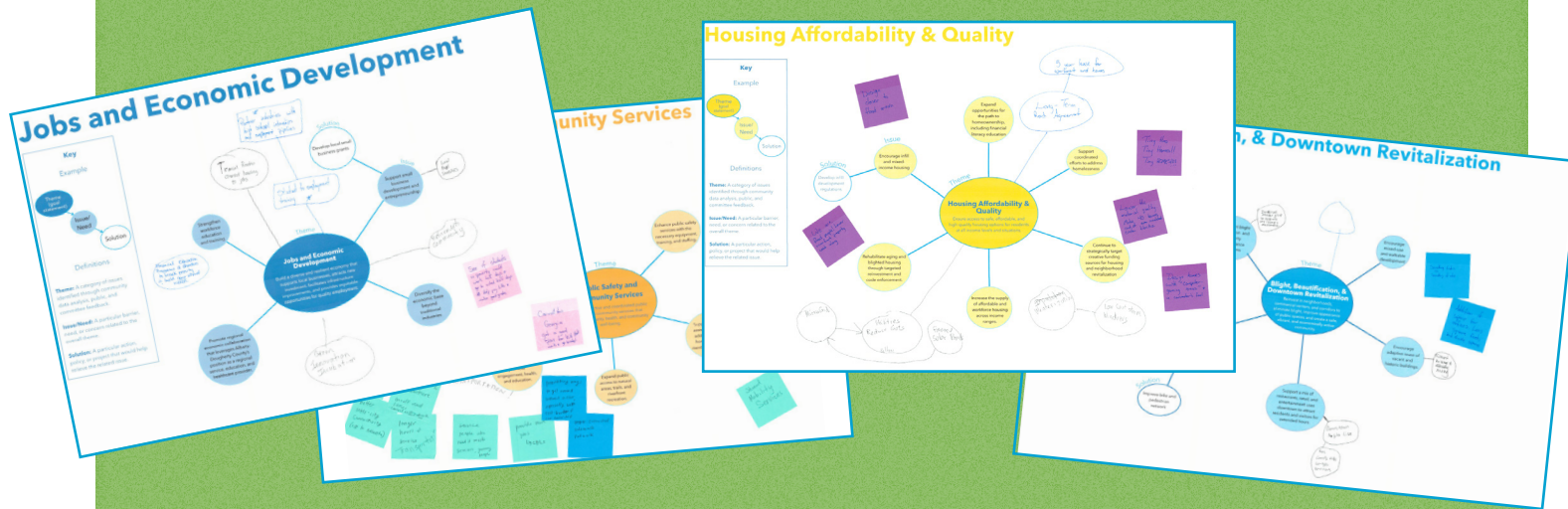
A follow-up public workshop was held at the Robert Cross Park Facility in Dougherty County. This session focused on reviewing public input received to date and gathering additional feedback on proposed goals and strategies. 6 community members attended.

The workshop included an overview presentation of the where in the process the plan is, the key takeaways from the community feedback and existing conditions review, and an explanation of the day's activities.

Participant were then welcomed to participate in the two stations:

1. Public Feedback and Existing Conditions Summary – Review findings from the Community Survey, the first SC Meeting, TAC Meeting, and Public Visioning Workshop, and Existing Conditions Review.
2. Goals and Strategies – Provide input on potential issues/needs (draft goals) and possible solutions (strategies) using the Mind Maps.

Staff from Albany and Dougherty County, GMC, and Forsite Group facilitated the event, answered questions, and recorded participant feedback. A written comment form was also provided for attendees wishing to leave more detailed input.

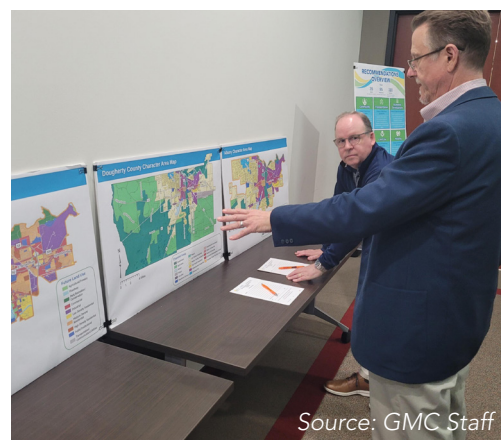


Final Draft Review Workshop - April 7, 2026

The final public meeting was held at the Driskell Community Center to review the Draft Comprehensive Plan, Character Area Maps, Future Land Use Maps and Community Work Program to the public and solicit feedback. The meeting included a presentation reviewing the planning and community engagement process, summarizing key points about the draft plan, and a review of the draft character area and land use map. Boards and maps were also stationed throughout the room to allow for a more detailed review and feedback opportunity. City, County and GMC staff were present to answer any questions and take note of additional comments.



Source: GMC Staff



Source: GMC Staff



Source: GMC Staff

Comprehensive Plan Advisory Committee (CPAC) Meetings

The CPAC for the Albany and Dougherty County Comprehensive Plan Update consisted of a diverse range of city and county staff and department representatives. This group of 15 individuals included staff from Water/Wastewater, Public Works, Economic Development, and the Police Department, just to name a few. The full roster of the CPAC is provided on the acknowledgments page in the Introduction. Their role in their respective departments provides keen insight as to the needs and issues that are facing the City/County and will help guide this plan update's overall trajectory. The CPAC met on four different occasions on August 20, 2025, November 11, 2025, February 17, 2026, and April 6, 2026 completing different exercises at each session.

Visioning Workshop – August 20, 2025

To introduce the comprehensive plan and gather early input from the CPAC members, a visioning workshop was held at the Albany Transportation Center in Downtown Albany. 9 committee members attended.

The workshop included an overview presentation of the planning process and timeline before participants were welcomed to participate in four interactive stations:

1. Vision and Values – Participants responded to the prompt “My Vision for Albany and Dougherty County is...” and “What do you Value about Albany and Dougherty County?”
2. Challenges and Changes – Participants responded to the prompt “What Would Make Albany and Dougherty County Better in the Future?” and used colored dots to indicate their top three greatest challenges facing the City and County.
3. Plan Issues and Mapping – Participants used colored dots to indicate the top three most important planning topics for the plan to address and placed colored dots on a map to indicate areas to preserve, nurture, and change.
4. General Comments and Survey – A General Comment form was available to share additional thoughts and participants could scan the QR Code to take the survey or fill out a paper survey form.

County and project staff were available at each station to answer questions and collect input.

Goals and Strategies Workshop – November 11, 2025

The second CPAC workshop was held at 240 Pine Street in Albany. This session focused on reviewing public input received to date and gathering additional feedback on proposed goals and strategies. 3 committee members attended.



The workshop included an overview presentation of the where in the process the plan is, the key takeaways from the community feedback and existing conditions review, and an explanation of the day's activities.

Participant were then welcomed to participate in the two stations:

1. Public Feedback and Existing Conditions Summary – Review findings from the Community Survey, the first SC Meeting, CPAC Meeting, and Public Visioning Workshop, and Existing Conditions Review.
2. Goals and Strategies – Provide input on potential issues/needs (draft goals) and possible solutions (strategies) using the Mind Maps.

Staff from Albany and Dougherty County, GMC, and Forsite Group facilitated the event, answered questions, and recorded participant feedback. A written comment form was also provided for attendees wishing to leave more detailed input.

Goals/Strategies, Report of Accomplishments, and Character Area Workshop - February 17, 2026

The third CPAC meeting was held virtually. This session focused on reviewing the Goals and Strategies developed following the previous round of committee and public meetings, review the Report of Accomplishments as well as the draft Character Area Map. 7 committee members attended.

Final Draft Review Workshop - April 6, 2026

The final CPAC meeting was held at 240 Pine Street in Albany to review the Draft Comprehensive Plan, Character Area Maps, Future Land Use Maps and Community Work Program to the committee and solicit feedback. The meeting included a presentation reviewing the planning and community engagement process, summarizing key points about the draft plan, and a review of the draft character area and land use map. Boards and maps were also stationed throughout the room to allow for a more detailed review and feedback opportunity. City, County and GMC staff were present to answer any questions and take note of additional comments.

Steering Committee (SC) Meetings

The Steering Committee for the Albany and Dougherty County Comprehensive Plan Update consisted of a diverse group of community members, including residents, business owners, elected officials, and individuals with relevant subject-matter expertise. This group of 18 individuals played a key advisory role throughout the planning process, helping to shape the plan's direction and ensuring it remained grounded in local priorities. The full roster of the SC is provided on the acknowledgments page in the Introduction. The SC met on four different occasions on August 20, 2025, November 11, 2025, February 17, 2026, and April 6, 2026 completing different exercises at each session.

Visioning Workshop – August 20 , 2025

To introduce the comprehensive plan and gather early input from the SC members, a visioning workshop was held at the Albany Transportation Center in Downtown Albany. 11 committee members attended.

The workshop included an overview presentation of the planning process and timeline before participants were welcomed to participate in four interactive stations:

1. Vision and Values – Participants responded to the prompt “My Vision for Albany and Dougherty County is...” and “What do you Value about Albany and Dougherty County?”
2. Challenges and Changes – Participants responded to the prompt “What Would Make Albany and Dougherty County Better in the Future?” and used colored dots to indicate their top three greatest challenges facing the City and County.
3. Plan Issues and Mapping – Participants used colored dots to indicate the top three most important planning topics for the plan to address and placed colored dots on a map to indicate areas to preserve, nurture, and change.
4. General Comments and Survey – A General Comment form was available to share additional

thoughts and participants could scan the QR Code to take the survey or fill out a paper survey form. County and project staff were available at each station to answer questions and collect input.

Goals and Strategies Workshop – November 11, 2025

The second SC workshop was held at 240 Pine Street in Albany. This session focused on reviewing public input received to date and gathering additional feedback on proposed goals and strategies. 7 committee members attended.

The workshop included an overview presentation of the where in the process the plan is, the key takeaways from the community feedback and existing conditions review, and an explanation of the day's activities.

Participant were then welcomed to participate in the two stations:

1. Public Feedback and Existing Conditions Summary – Review findings from the Community Survey, the first SC Meeting, CPAC Meeting, and Public Visioning Workshop, and Existing Conditions Review.
2. Goals and Strategies – Provide input on potential issues/needs (draft goals) and possible solutions (strategies) using the Mind Maps.

Staff from Albany and Dougherty County, GMC, and Forsite Group facilitated the event, answered questions, and recorded participant feedback. A written comment form was also provided for attendees wishing to leave more detailed input.

Goals/Strategies, Report of Accomplishments, and Character Area Workshop - February 17, 2026

The third SC meeting was held virtually. This session focused on reviewing the Goals and Strategies developed following the previous round of committee and public meetings, review the Report of Accomplishments as well as the draft Character Area Map. 4 committee members attended.

Final Draft Review Workshop - April 6, 2026

The final SC meeting was held at 240 Pine Street in Albany to review the Draft Comprehensive Plan, Character Area Maps, Future Land Use Maps and Community Work Program to the committee and solicit feedback. The meeting included a presentation reviewing the planning and community engagement process, summarizing key points about the draft plan, and a review of the draft character area and land use map. Boards and maps were also stationed throughout the room to allow for a more detailed review and feedback opportunity. City, County and GMC staff were present to answer any questions and take note of



Source: GMC Staff



Source: GMC Staff



Source: GMC Staff



Source: GMC Staff

additional comments.

Stakeholder Interviews

In addition to public workshops and committee meetings, targeted individual stakeholder interviews were conducted to capture insights from individuals with deep knowledge of the City and County’s needs and opportunities. 20 stakeholders, including community leaders and elected officials, identified by County staff and participated in one-on-one interviews with the project team. These interviews covered topics such as economic development, infrastructure, housing, and quality of life, and helped provide a more nuanced understanding of community concerns and priorities. Interview summaries were incorporated into the overall engagement findings and used to inform plan recommendations.

Online Community Survey

A community-wide online survey was developed to gather broad-based public input on issues, opportunities, and priorities for the future of Albany and Dougherty County. The survey included 24 questions covering land use, infrastructure, housing, economic development, environmental concerns, and quality of life. A mix of question types—multiple choice, ranking, and open-ended—allowed respondents to share both quantitative and qualitative feedback. The survey was available online from July 22 to October 22, 2025, and was also distributed in printed form at public workshops and local community locations to ensure accessibility. Outreach and promotion efforts included:

- Announcements on the City and County and project websites
- Social media campaigns
- Direct outreach by County Staff and Steering Committee members

In total, 373 unique responses were received. This participation provided a valuable foundation for understanding public sentiment and was instrumental in shaping the plan’s goals, strategies, and recommendations. A brief overview of the key findings and trends from the survey can be found in the following section and a full report of the survey results can be found in the Appendix.

Public Hearings

Albany and Dougherty County Officials were introduced to the project and plans for public involvement and plan development on July 21 and 22, 2025, respectively.

A kick-off Public Hearing was held on August 7, 2025 to introduce the Plan and the planning process and launch the Online Community Survey.

The final Dougherty County Commission Public Hearings for transmittal of the Comprehensive Plan was held on April 20, 2026. The final Albany City Commission Public Hearing was held on April 21, 2026. At both meetings the Comprehensive Plan was approved for transmittal.

Other Outreach Methods

In an effort to generate engagement with the planning process and solicit diverse feedback, GMC presented to several additional community groups including the Downtown Development Authority on November 12, 2025, and the Albany-Dougherty Inner-City Authority on November 19, 2025 and the Albany Housing Summit, October 29, 2025.

Findings and Trends

The Findings and Trends section summarizes the Needs and Opportunities, key themes, and priorities identified through the community engagement process. Input gathered through surveys, meetings, workshops, and stakeholder conversations provided valuable insight into residents’ experiences, concerns, and aspirations for the future of the community. The following findings reflect the most common ideas and perspectives shared by participants and help highlight the needs and opportunities that will guide the goals and strategies of this comprehensive plan.

Needs and Opportunities

Housing

- Reinvestment in aging and deteriorating housing stock
- Increased supply of affordable and workforce housing
- Greater diversity in housing types and price ranges
- Reduction of vacancy and blight in older neighborhoods
- Infill development in areas with existing infrastructure
- Improved housing quality and code compliance
- Equitable access to safe, quality housing options

Economic Development

- Diversification of the local economic base
- Revitalization of Downtown and commercial corridors
- Stronger connections between education and workforce training
- Increased small business support and entrepreneurship
- Higher household income and labor force participation
- Attraction of new industries and investment
- Better alignment between jobs, housing, and transportation

Natural Resources and Resilience

- Protection of the Flint River and groundwater quality
- Management of floodplains, wetlands, and sensitive lands
- Increased resilience to flooding, storms, and drought
- Conservation of farmland and forest resources
- Improved public awareness of environmental stewardship
- Expanded access to natural and recreational areas

Cultural and Historic Resources

- Preservation of historic buildings and neighborhoods
- Rehabilitation and adaptive reuse of vacant historic structures
- Stronger local capacity for historic preservation
- Protection of flood-prone historic sites
- Broader and more inclusive interpretation of local history
- Expansion of heritage tourism and cultural programming

Community Facilities and Services

- Ongoing coordination between city and county services
- Maintenance and modernization of public infrastructure and facilities
- Investment in police, fire, and EMS staffing and equipment
- Upgrades to stormwater and drainage systems
- Enhanced recycling, waste management, and beautification efforts
- Improved accessibility and ADA compliance in public buildings
- Continued maintenance and equitable distribution of parks
- Expansion of recreation programs for all age groups
- Support for regional parks and tourism assets such as Chehaw Park and Radium Springs

Land Use

- Infill and redevelopment in underused urban areas
- Mixed-use and walkable development along key corridors
- Regular updates to zoning and development regulations
- Coordination of land use with infrastructure capacity
- Growth management along the urban fringe and county boundaries
- Preservation of rural and agricultural lands
- Protection of environmentally sensitive areas
- Improved design quality and appearance of corridors and gateways
- Reduction of blight and underutilized property
- Community participation in redevelopment planning

Transportation

- Improve the overall condition of local streets and roadways, including resurfacing, pothole repair, and regular maintenance.
- Address drainage and standing water issues that affect streets and sidewalks during heavy rain.
- Expand sidewalk connectivity to link neighborhoods with schools, parks, transit stops, and commercial areas.
- Install or repair street lighting to improve safety and visibility in residential areas.
- Enhance pedestrian safety through crosswalk improvements.
- Develop safe bicycle routes and trails that connect neighborhoods to downtown, campuses, and greenways.
- Provide covered, ADA-accessible bus stops with seating and lighting to make transit more convenient.
- Better connections between major destinations.
- Improve regional coordination on transportation investments, particularly along corridors shared with Lee County.
- Promote corridor beautification and gateway enhancements to strengthen community identity.

- Encourage Complete Streets design principles that balance the needs of drivers, cyclists, pedestrians, and transit users.
- Traffic safety programs to address speeding and collisions in residential neighborhoods.
- Integrate stormwater and green infrastructure improvements into roadway projects to enhance resilience.

Broadband

- Expand highspeed internet availability
- Increase access to public Wi-Fi in parks, libraries, downtown, and community facilities.
- Provide digital literacy and skills training for residents including seniors.
- Address affordability barriers to provide low-cost internet service for low-income households.
- Ensure network reliability for emergency services.

Mapping Exercises

Mapping exercises provide the public and CPAC, and SC members the opportunity to pin point the geographic locations of specific areas that they would prefer to Preserve (no change to what is currently there), Nurture (maintain or improve quality of what is currently there), or Change (areas in need of transformation or growth). The preserve, nurture, and change mapping exercise was presented at the introduction and visioning public open house , CPAC, and SC meetings. In this mapping exercise, participants identified a variety of places to preserve, nurture, and change.

Common themes among places to preserve included:

- Downtown Albany
- Radium Springs
- Wetlands
- The Flint River

Common themes among places to nurture included:

- The airport
- Existing neighborhoods in North and South Albany
- College campuses
- Various neighborhoods throughout the County
- Parks

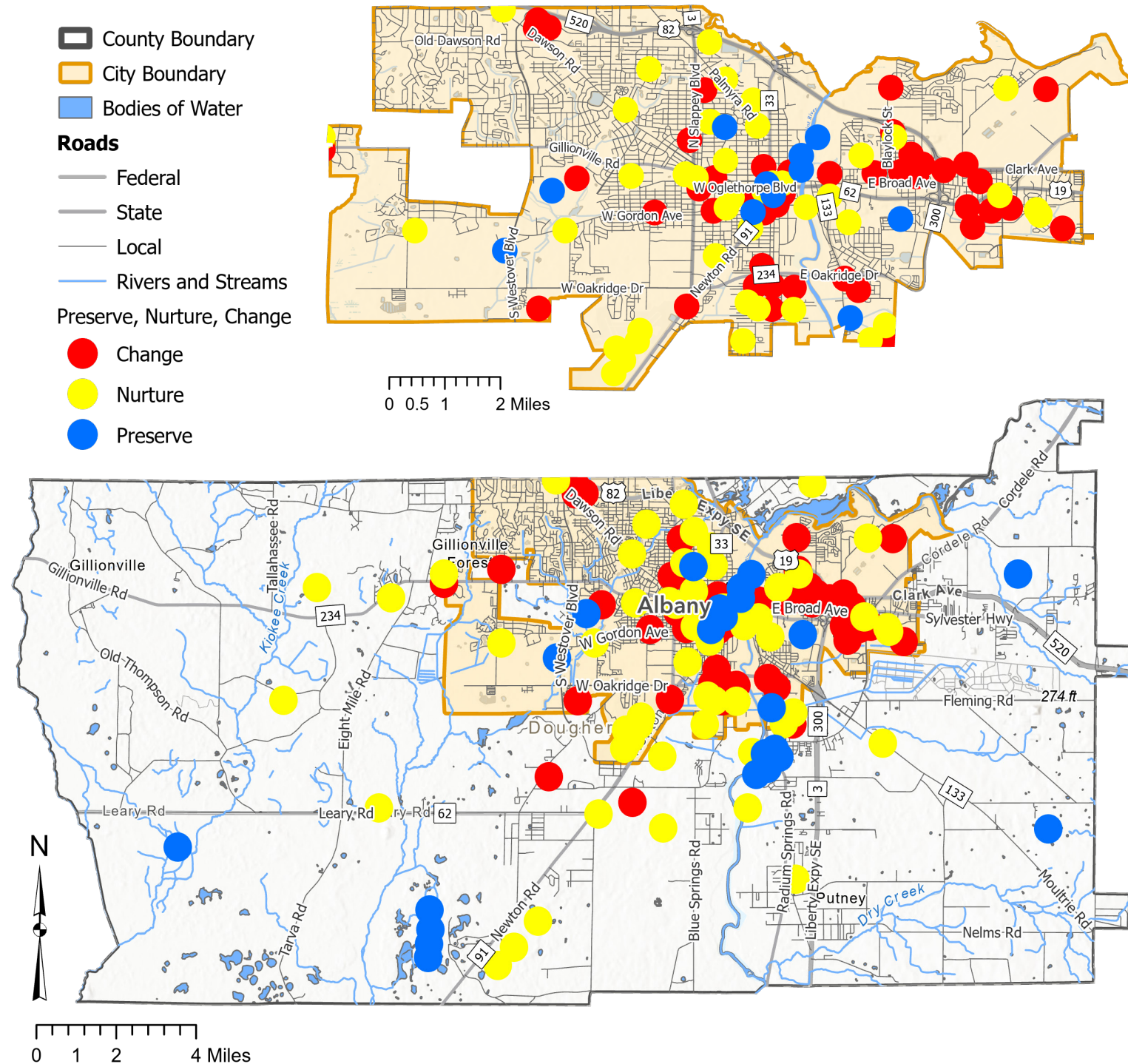
Common themes among places to change included:

- East Albany along E Oglethorpe Blvd
- The commercial district at E Oakridge Dr and Radium Springs Rd
- South Albany Neighborhoods
- The Albany Mall area

Overall, the feedback highlights strong community pride but also a desire for preservation of natural resources and investment in housing, and public services.

Nurture, Preserve, & Change Mapping Exercise Results

*Results combined from Public Open House, SC & CPAC Meeting



How the Results are Used

The results of the public engagement efforts directly shaped the focus of the comprehensive plan by highlighting the community's priorities and concerns. Feedback on key issues such as community identity, downtown revitalization, economic development, housing, and public amenities informed the goals, objectives, and actions, ensuring they address residents' needs. Similarly, input from mapping exercises and workshops guided the proposed character area and future land use map, helping to balance growth, preservation, and resource allocation in a way that reflects the community's vision for Albany and Dougherty County.

Key Takeaways

The public engagement process—through Steering Committee meetings, stakeholder interviews, community surveys, and public workshops—revealed several consistent themes shared across Albany and Dougherty County. These six key takeaways reflect the most frequently mentioned needs and goals expressed by community members:

1. Jobs & Economic Development

Participants emphasized the need for more local high-paying jobs, small business support, and workforce development. Economic development and prosperity were a top priority across all engagement activities.

2. Community Unity, Leadership, & Identity

Emphasis was placed on highlighting Albany and Dougherty County's unique cultural heritage and history as well as calls to action for leadership accountability and transparency, need was also expressed for a shift in community culture to encourage unity, engagement, and civic pride.

3. Blight, Beautification, & Downtown Revitalization

Participants reported Downtown Albany would benefit from revitalization efforts, as well as City and County wide blight remediation, clean up, and beautification.

4. Housing Affordability & Quality

A lack of diverse, safe, and affordable housing was frequently cited, especially for seniors, young families, and low-income households.

5. Community Resilience

Community resilience to natural disasters, economic shifts, and social changes was noted as an important consideration for the City and County's future success.

6. Public Safety and Community Services

Residents frequently called for more recreational spaces and programming as well as safe family-oriented public spaces and amenities.

These 6 key themes were used to organize and focus public feedback moving forward and were later translated into goals and strategies related to the 9 comprehensive plan elements dictated by DCA.

04

Community Vision

Vision Statement

Albany and Dougherty County will thrive as a safe, inclusive, and resilient community where all residents have the opportunity to prosper through empowering education, quality jobs, a vibrant downtown, attractive neighborhoods with desirable affordable housing, and shared community pride.

Goals and Objectives

Community

Foster an engaged, inclusive, and collaborative community built on trust, accountability, and shared pride in Albany-Dougherty County's cultural and historic legacy.

01

Promote community engagement/involvement and leadership accessibility and accountability

01

Objective 1

Develop a community engagement strategy designed to meet community members where they are and develop trust with local leadership

02

Make Albany Dougherty-County more attractive for young professionals

01

Objective 1

Develop marketing campaign

02

Objective 2

Promote high-paying positions available in the city and county

03

Objective 3

Encourage higher design and maintenance standards to improve aesthetics

03

Implement blight remediation and property maintenance programs

01

Objective 1

Partner with Keep Albany Beautiful and other local non-profits to implement a litter reduction and clean-up program

02

Objective 2

Strengthen blight prevention ordinances

03

Objective 3

Implement blight remediation efforts in identified urban redevelopment areas

04

Objective 4

Develop a city-wide blight remediation plan to ensure blight is addressed in areas outside the urban redevelopment area

04 Partner with healthcare industry to improve health literacy and access for underserved residents

- 01 Objective 1**
Encourage increased collaboration between the County and City health departments and local health care providers to develop a health literacy campaign directed towards underserved residents

Transportation

Develop a safe, cohesive multimodal transportation network that seamlessly connects community anchors, neighborhoods, and the broader region.

01 Strengthen connections between university campuses, downtown, and nearby neighborhoods

- 01 Objective 1**
Improve bike and pedestrian network
- 02 Objective 2**
Improve gateway streetscapes at key corridors linking universities to downtown
- 03 Objective 3**
Link Flint River trail on the East and West side of the river

02 Implement the recommendations of the Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update and the DARTS Bicycle and Pedestrian Plan, 2023

- 01 Objective 1**
Implement the short-term recommendations of the Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update

03 Enhance safety by implementing the recommendations of the Albany SS4A

- 01 Objective 1**
Implement recommended demonstration projects
- 02 Objective 2**
Implement recommended safety improvements

04 Continue to maintain and improve existing transportation network

- 01 Objective 1**
Continue maintenance of existing transportation facilities
- 02 Objective 2**
Continue to improve and expand existing transportation facilities

Economic Development

Build a diverse and resilient economy that supports local businesses, attracts new investment, facilitates infrastructure improvements, and provides equitable opportunities for quality employment.

01 Revitalize Downtown

- 01 **Objective 1**
Implement the recommendations of the Downtown Revitalization Plan
- 02 **Objective 2**
Implement the recommendations of the Downtown Master Plan
- 03 **Objective 3**
Leverage existing economic incentives from overlapping State and Federal opportunity zones in downtown and Albany Downtown Redevelopment Areas

02 Support small business development and entrepreneurship

- 01 **Objective 1**
Support and promote creative funding opportunities for small businesses and entrepreneurs
- 02 **Objective 2**
Work with the Chamber of Commerce and local colleges/universities to provide educational courses and business resources

03 Attract a major employer by 2028

- 01 **Objective 1**
Promote existing ready-build industrial sites

- 02 **Objective 2**
Maintain and improve regional airport for use as a major air freight center
- 03 **Objective 3**
Connect prospective major employer to workforce training programs

04 Strengthen workforce education and training

- 01 **Objective 1**
Expand promotion and support for the Commodore Conyers College & Career Academy (4C Academy) and FLEX ABY to develop career ready skills for high school students and connect students to future opportunities after graduation
- 02 **Objective 2**
Partner with colleges and universities to offer programs geared towards local workforce needs
- 03 **Objective 3**
Conduct a job needs market assessment to build a business-aligned workforce
- 04 **Objective 4**
Promote and connect workforce and employment programs and resources to opportunity populations

05 Promote economic collaboration that leverages Albany-Dougherty County's position as a regional service, education, and healthcare provider

- 01 **Objective 1**
Expand transit service and coordinate service schedules with major employers
- 02 **Objective 2**
Leverage investment in school facilities by promoting Albany and Dougherty County as a regional attraction for sports and extracurricular programs
- 03 **Objective 3**
Improve and expand medical district in Albany and encourage outreach to unincorporated Dougherty County and surrounding counties

Natural Resources and Resilience

Protect natural resources and strengthen community resilience against environmental, social, and economic challenges.

01 Continue to implement stormwater and flood mitigation projects to reduce localized flooding and erosion

- 01 **Objective 1**
Preserve wetlands and groundwater recharge areas
- 02 **Objective 2**
Require reporting of sinkholes and conduct regular surveys to monitor sink-hole risk

02 Promote energy-efficient and weather-resilient structures and building practices

- 01 **Objective 1**
Develop incentives for construction that includes energy efficient practices including but not limited to LEED, BEAM, EnergyStar or Green Globes certification
- 02 **Objective 2**
Promote weatherization of aging buildings

03 Promote education and partnerships focused on hazard preparedness and environmental sustainability

- 01 **Objective 1**
Offer educational resources on hazard preparedness
- 02 **Objective 2**
Partner with environmental organizations such as Flint Riverkeepers, Friends of the Flint, Jones Center, and Tall Timbers to organize regular educational programs and trash clean ups

04 Implement the recommendations of the Hazard Mitigation Plan

- 01 **Objective 1**
Implement the high-priority strategies outlined in the Hazard Mitigation Plan 2020-2025 and recommendations of future plan updates

05 Expand public access to natural areas, trails, and riverfront recreation

- 01 **Objective 1**
Continue to expand trails and recreation opportunities along the Flint River
- 02 **Objective 2**
Implement the recommendations of the Radium Springs Recovery Plan, the Radium Springs Trailhead improvements, and the Radium Springs Master Plan Update
- 03 **Objective 3**
Implement recommendations of the Albany-Sasser Rail Trail

06 Strengthen public trust and community resilience through clear, transparent, and reliable public health communication during public health emergencies

- 01 **Objective 1**
Standardize public health emergency communication practices to ensure timely, clear, and accountable information sharing

Land Use

Develop land use regulations that encourage thoughtful, strategic development that balances growth with protection of environmentally sensitive lands.

01

Provide a streamline development review and permitting process with responsive customer service

01

Objective 1

Communicate steps for approval at the beginning of the application process and ensure development review is completed by all necessary departments within a designated timeframe

02

Objective 2

Expand online plan submittal and review portal to streamline submissions and development review and educate applicants about how to use it

02

Regularly update zoning ordinance and map to ensure the city and county's shared zoning ordinance continues to reflect desired land use patterns and supports mixed-use, adaptive reuse, and infill opportunities

01

Objective 1

Require consideration of compatibility with the future land use map as an element of approval for all rezoning applications

02

Objective 2

Create quarterly ordinance and map maintenance schedule to ensure all recent land use and zoning changes are incorporated into publicly available documents and maps

03

Objective 3

Regularly review and update conservation and preservation regulations limiting development near environmentally sensitive areas to ensure regulations are effective

Housing

Ensure access to safe, affordable, and high-quality housing options for residents at all income levels and situations.

01

Rehabilitate aging and blighted housing through targeted reinvestment and code enforcement

01

Objective 1

Help residents reduce utility costs in aging housing

02

Objective 2

Expand and strengthen code enforcement of blighted properties

03

Objective 3

Collaborate with the Georgia Heirs Property Law Center to conduct title audits of blighted properties, title clearing, and utilize resources for housing programs and disaster recovery and mitigation

04

Objective 4

Invest in parks, community amenities, and right-of-way in blighted neighborhoods to improve the character of blighted areas and encourage private investment

02

Increase the supply of affordable and workforce housing across income ranges

01

Objective 1

Leverage federal and state funding sources and opportunities to fund affordable and workforce housing including the Community HOME Investment Program (CHIP), OneGeorgia Rural Workforce Housing Fund (OGA), and tax credits such as Low-Income Housing Tax Credit (LIHTC)

02

Objective 2

Provide stability for tenants and encourage community investment by incentivizing long-term rental agreements greater than one year in new workforce housing rental units

03

Encourage infill and mixed-income housing

01

Objective 1

Develop infill development regulations that grant additional flexibility to development on parcels that do not meet the minimum requirements for the prescribed zoning classification

02

Objective 2

Strategically target blighted and vacant housing using a phased block-by-block approach for acquisition and infill development

03

Objective 3

Allow for a variety of housing types within all zoning districts

04

Support coordinated efforts to address homelessness

01

Objective 1

Increase coordination with organizations that provide services and resources related to substance abuse, mental health care, and domestic violence or other factors that may increase housing instability

02

Objective 2

Collaborate with outreach programs that provide those experiencing homelessness with resources and instruction on how to receive assistance, including 90Works, Graceway Recovery Residence, The Salvation Army, Flint River Habitat for Humanity, Boys & Girls Clubs of Albany, Open Arms, Inc., Leadership Albany, Liberty House of Albany, Disabled American Veterans, City of Refuge, and BRIDGES

03

Objective 3

Partner with organizations that provide funding or labor to build temporary and low-income housing

05

Expand opportunities for the path to homeownership, including financial literacy education

01

Objective 1

Direct financial assistance to homebuyers through the city's Affordable Homeownership Program to make homeownership affordable

02

Objective 2

Provide housing finance counseling services through the city's housing counseling program

Cultural and Historic Resources

Preserve, reuse, and promote historic and cultural resources to strengthen community identity and support economic growth.

01

Encourage adaptive reuse of vacant and historic buildings

01

Objective 1

Create inventory of vacant historic buildings and their condition

02

Objective 2

Encourage adaptive reuse of historic buildings through flexible permitting requirements, local grants, and tax incentives

02

Preserve and promote cultural and historic resources as anchors of community identity and economic development

01

Objective 1

Utilize diverse preservation methods to maintain and preserve existing cultural and historic resources

02

Objective 2

Highlight civil rights history and preserve civil rights movement landmarks

Community Facilities and Services

Provide effective and coordinated public safety and community services that enhance security, health, and community well-being.

01 Improve coordination between city, county, and regional partners to streamline services and planning efforts

- 01 **Objective 1**
Revisit the consolidation of Albany and Dougherty County into a unified local government to streamline services

02 Support community assistance programs addressing poverty

- 01 **Objective 1**
Partner with existing organizations to provide financial education and resources to those experiencing poverty
- 02 **Objective 2**
Continue to provide job training to low and moderate-income persons through the Section 3 Job Training Program
- 03 **Objective 3**
Address food deserts by incentivizing grocery stores and food banks to locate in identified food desert census tracts

03 Support youth and senior programs that promote engagement, health, and education

- 01 **Objective 1**
Partner with local youth organizations such as the YMCA, the Boys and Girls Club, and the Dougherty County School System to provide recreation and sports programs at local parks and recreation centers
- 02 **Objective 2**
Expand programs directed towards seniors at local libraries and community centers

04 Enhance public safety services with the necessary equipment, training, and staffing

- 01 **Objective 1**
Increase participation in Neighborhood Watch groups
- 02 **Objective 2**
Evaluate and enhance the utilization of gunshot detection or monitoring solutions
- 03 **Objective 3**
Encourage recruitment and retention of police and fire people by increasing salaries, benefits, and improving workplace amenities
- 04 **Objective 4**
Require additional training for police in violent crime reduction strategies to reduce crime in high-impact areas and strengthen community trust

05 Partner with the Dougherty County School System and local education non-profits to strengthen educational outcomes by reducing barriers to school attendance and expanding extracurricular and enrichment opportunities

- 01 **Objective 1**
Work with schools to promote mentoring programs such as the Mt. Zion Baptist Church's Boys to Men program, and the Boys and Girls Club
- 02 **Objective 2**
Work with schools, non-profit organizations, and community and recreation centers to provide additional after-school extracurricular programs and after-school care
- 03 **Objective 3**
Provide funding for schools to reward exceptional teachers and administrators
- 04 **Objective 4**
Promote community-wide literacy among children and adults through coordinated partnerships, literacy programs, and public outreach

06 Continue to maintain and expand public utility infrastructure

- 01 **Objective 1**
Continue to maintain existing public utility infrastructure
- 02 **Objective 2**
Expand where necessary existing public utility infrastructure

Broadband

Continue to maintain and expand highspeed internet and computer access to all Albany and Dougherty County residents

01 Expand community access to free internet and computer services and education

- 01 **Objective 1**
Expand computer and internet availability at public libraries, senior centers, and community centers
- 02 **Objective 2**
Host free technology and internet education classes for seniors at libraries

02 Continue to maintain and expand fiber internet to additional residential and commercial customers

- 01 **Objective 1**
Provide program to reduce monthly internet bills for eligible households
- 02 **Objective 2**
Identify and consider adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting and a County "dig-once" policy



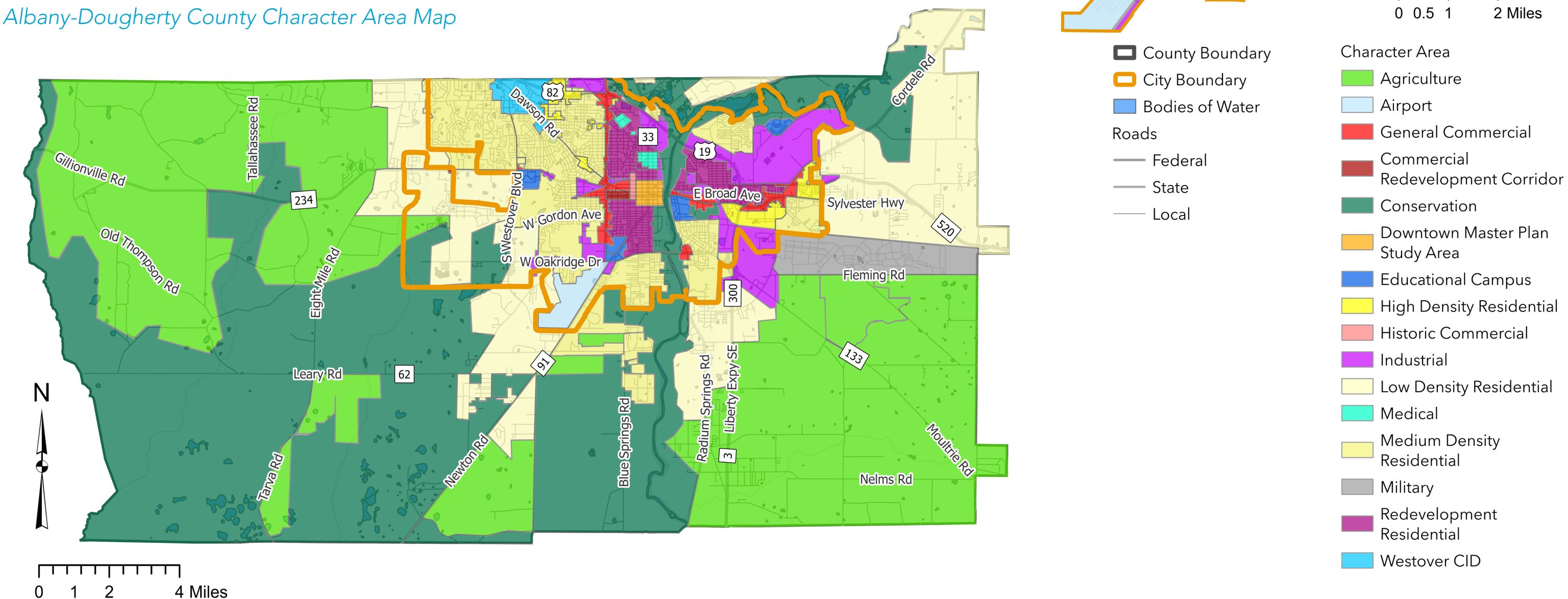
Character Areas

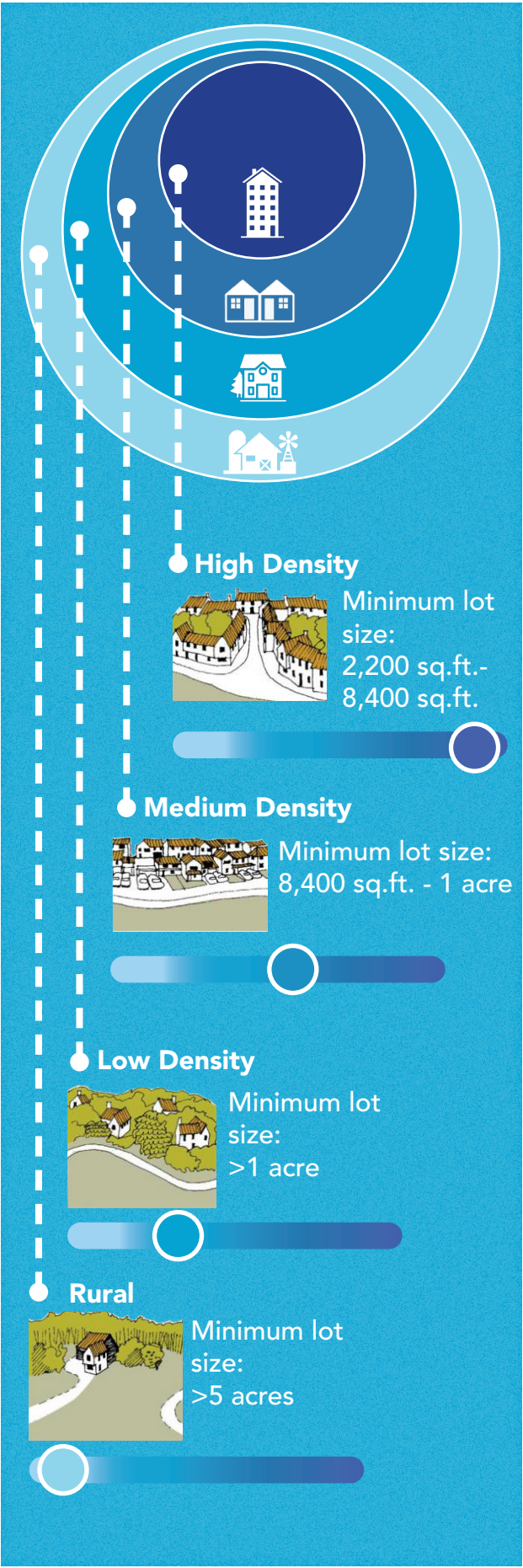
Introduction

The Comprehensive Plan Character Area Map required by the Georgia Department of Community Affairs breaks a community into different areas based on what they're like today and what they're intended to become in the future. Instead of just labeling land by use, it focuses on the overall feel and function of a place—such as conservation, high density residential, general commercial, industrial, or redevelopment residential. Each character area includes guidance about things like building style, density, transportation, and infrastructure, helping define what that part of the community should look and operate like over time.

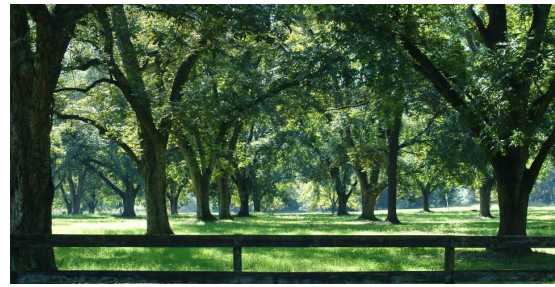
The Future Land Use Map (FLUM) works alongside it by showing what types of development are planned in specific locations, such as residential, commercial, industrial, or agricultural uses. In simple terms, the Character Area Map describes the kind of place the community wants each area to be, while the Future Land Use Map outlines what kinds of land uses will help make that vision happen. Together, they provide a roadmap for zoning decisions, development approvals, and long-term growth planning.

Albany-Dougherty County Character Area Map





Existing



Proposed



Conservation

The areas designated as Conservation are characterized by environmental resources such as wetlands and flood zones, large historic plantation properties, and federal or state conservation areas that need the highest level of protection and strict conservation programs. Development is limited to mitigate potential negative impacts on these resources.

However, some areas within this designation may be suitable for future park and trail facilities, offering residents and visitors access to waterfronts and greenspace throughout the county.

Recommended Land Uses:
Agricultural/Forestry, Park/Recreation/Conservation, Low Density Residential

Appropriate Zoning Districts:
FH, AG, R-E, & C-8

Agriculture

Areas designated as Agriculture are characterized by active farmland and other agricultural uses, open space, environmentally sensitive areas, and low-density, large lot residential development that lacks access to public water and sewer. These areas reflect the County's rural character and agricultural heritage, with limited commercial and light industrial uses typically located at key intersections.

Future development is not anticipated across most of this character area; however, areas near municipal boundaries or existing infrastructure may experience development pressure. If development occurs, it should be carefully planned to protect farmland, sensitive environmental features, and rural character, with conservation subdivision patterns encouraged where utilities are available.

Recommended Land Uses:
Agricultural/Forestry, Park/Recreation/Conservation, Low Density Residential, Industrial

Appropriate Zoning Districts:
FH, AG, R-E, R-G, R-1, R-2, C-8, M-1, & M-2

Airport

The Airport Character Area consists of the Southwest Georgia Regional Airport and is designed to protect it from incompatible adjacent development and ensure adequate buffers are maintained for safety purposes. The airport has future expansion plans which include doubling its cargo apron space to accommodate increased operations as well as marketing 85 acres of land for aeronautical development (DARTS 2050 MTP).

Recommended Land Uses:
Public/Institutional, Industrial

Appropriate Zoning Districts:
M-1& M-2

Military

The Military Character Area consists of the U.S. Marine Corps Logistics Base and is designed to protect it from incompatible adjacent development. Future development of this area is not anticipated.

Recommended Land Uses:
Public/Institutional

Appropriate Zoning Districts:
C-5

Existing



Proposed



Industrial

Areas designated as Industrial are characterized by existing industrial parks and manufacturing or industrial properties which have access to public water and sewer and are typically located along rail lines and major thoroughfares. The majority of industrial properties are within the City of Albany, which has served as the regional economic hub for many years. These character areas, particularly those with available space and infrastructure, are ideal for attracting large manufacturers and providing employment opportunities and workforce development.

It is envisioned that industrial development remain within the designated character area boundaries, with thoughtful consideration when exceptions are given, in order to support a healthy mix of uses.

Recommended Land Uses:
Industrial

Appropriate Zoning Districts:
M-1 & M-2

Educational Campus

The Educational Campus character area encompasses both Albany State University (ASU) Campuses, Albany Technical College, and the Turner Job Corps campus located on the former air force base property. This character area is characterized by primarily higher education campuses or similar uses, which have a cohesive, unique identity and educational design standards. These educational campuses generate significant traffic with students driving to and from the school, and feature pedestrian friendly infrastructure within the campus with sidewalks, benches and public open space.

Small scale retail and other commercial uses in close proximity to the educational facilities are permitted and encouraged in this area. Increased pedestrian and transit connectivity from the main ASU campus to downtown is envisioned for future development, as well as the possibility of locating student housing in downtown Albany.

Recommended Land Uses:
Park/Recreation, Low Density Residential, Public/Institutional

Appropriate Zoning Districts:
C-R, C-2, C-3, C-5, & C-7

Medical

Areas designated as Medical encompasses the two Phoebe Putney Memorial Hospital campuses and other medical offices and related uses primarily located in West Albany along Palmyra Rd. and downtown on 2nd Avenue.

These areas provide access to healthcare services for both local residents and the region, and as a result, generates significant vehicular traffic. Areas directly adjacent to medical facilities, may be appropriate moderate to high density workforce housing development. Pedestrian friendly infrastructure is also encouraged to improve access and connectivity to medical services for the local community.

Recommended Land Uses:
Park/Recreation, Low Density Residential, Industrial

Appropriate Zoning Districts:
R-E, R-G, R-1, R-2, C-8, M-1, & M-2

Downtown Master Plan Study Area

Characterized by its location within the historic Downtown Master Plan Study Area, with future land uses guided by the Downtown Master Plan. This area includes local government offices, convention and visitor centers, hotels, and urban gathering spaces with commercial uses. It is primarily pedestrian-friendly, featuring benches, crosswalks, and traffic signals to support safe pedestrian activity. The district is the densest in the city, with predominantly small-lot, historic development and areas of mixed-use, including upper-story residential and office space over commercial uses. Vehicular access may be limited at times to accommodate special activities.

Recommended Land Uses:
Multi-Family, Mixed Use, Commercial

Appropriate Zoning Districts:
R-1, R-2, R-3, C-R, C-1, C-5, C-6, C-7, & C-8

Westover Community Improvement District

Characterized by commercial, office, and mixed-use development that aligns with the Westover Community Improvement District, with an emphasis on transit-supportive and pedestrian-oriented uses. This area supports coordinated investment in public infrastructure through voluntary participation by property owners, encouraging walkability, access to transit, and high-quality public spaces. The district has the potential to expand and serve as a model for similar improvement districts elsewhere in the City and County.

Recommended Land Uses:
Multi-Family, Mixed Use, Commercial, Office, Industrial

Appropriate Zoning Districts:
C-R, C-1, C-2, C-3, C-5, C-6, C-7, M-1

Existing



Proposed



Historic Commercial

Characterized by a walkable historic commercial area near downtown with primarily commercial and mixed-use development in historic buildings. The district reflects a traditional main street pattern and serves as a center of economic and social activity. Development and reinvestment should encourage adaptive reuse and compatible infill while preserving historic character, scale, and architectural features.

Recommended Land Uses:
Multi-Family, Mixed Use, Commercial

Appropriate Zoning Districts:
C-R, C-1, C-5, C-6, C-7, & C-8

General Commercial

Characterized by locations along major roadways with high vehicular traffic, such as N. Slappey Blvd. and E. Oglethorpe Blvd., making them suitable for regional commercial anchors and mixed-use development. These areas support a mix of local and regional commercial and office uses, with an emphasis on shared driveways and limited access to improve traffic flow and safety.

Recommended Land Uses:
Multi-Family, Mixed Use, Commercial

Appropriate Zoning Districts:
C-R, C-1, C-5, C-6, C-7, C-8, & M-1

Commercial Redevelopment Corridor

The Commercial Redevelopment Corridor area encompasses the segment of W. Oglethorpe Blvd between N. Slappey Blvd and N. Madison St., directly west of downtown Albany. This corridor segment is characterized by auto-oriented commercial development such as fast-food restaurants, motels, service stations, convenience stores, and auto dealers, and includes many vacant or underutilized buildings. This is a key corridor to focus redevelopment efforts as it is a gateway to historic downtown Albany and has the potential to be a thriving commercial corridor that contributes to the historic character and economic prosperity of Albany. Redevelopment should include bike and pedestrian infrastructure improvements and streetscape enhancements to increase safe pedestrian access and overall beautification of this gateway corridor to downtown.

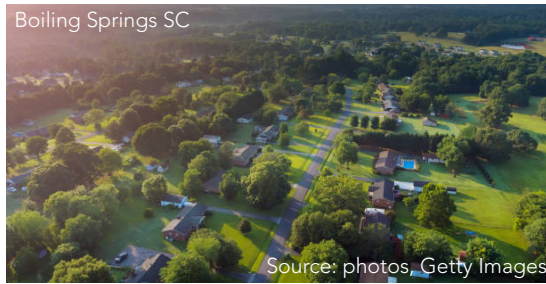
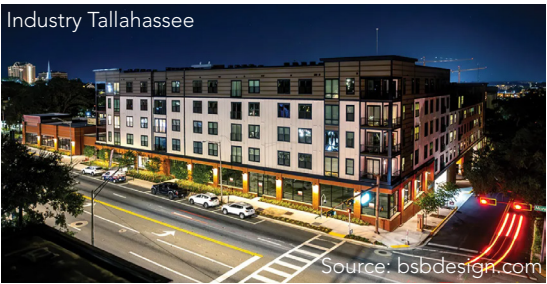
Recommended Land Uses:
Park/Recreation, Multi-family Residential, Mixed Use, Commercial

Appropriate Zoning Districts:
C-R, C-8, & M-1

Existing



Proposed



High Density Residential

Characterized by the highest levels of residential density, with the majority of multifamily and mixed-use development concentrated near major corridors. These areas support heavy pedestrian activity and are suitable for apartments, townhomes, mixed-use, and other forms of dense infill development.

- Recommended Land Uses:**
Single Family Residential, Duplex, Multi-Family, Mixed Use
- Appropriate Zoning Districts:**
C-R, C-7, & C-8

Medium Density Residential

Characterized by stable, existing neighborhoods in primarily suburban areas of the City and County that are not facing immediate pressure for more intensive development. These areas are suitable for medium-density residential, mixed-use, and infill development, supported by existing development patterns and transportation infrastructure.

- Recommended Land Uses:**
Single Family Residential, Duplex, Recreation
- Appropriate Zoning Districts:**
R-1, R-2, R-3, & C-8

Low Density Residential

Characterized by primarily agricultural and natural areas with predominantly low-density, large-lot residential development that lacks access to public water and sewer. Long-term extension of public utilities may occur, but development should be carefully planned to protect environmentally sensitive areas and preserve small-town character.

- Recommended Land Uses:**
Agricultural/Forestry, Park/ Recreation/ Conservation, & Low Density Residential
- Appropriate Zoning Districts:**
R-E, R-G, FH, Ag, R-MHS, R-MHP, & C-8

Redevelopment Residential

Characterized by existing urban neighborhoods in need of redevelopment and revitalization. These areas are suitable for medium- to high-density residential development and small-scale neighborhood and mixed-use commercial uses, with a focus on pedestrian access, alternative transportation, and vehicular connectivity. Redevelopment should include measures to prevent displacement and support equitable revitalization.

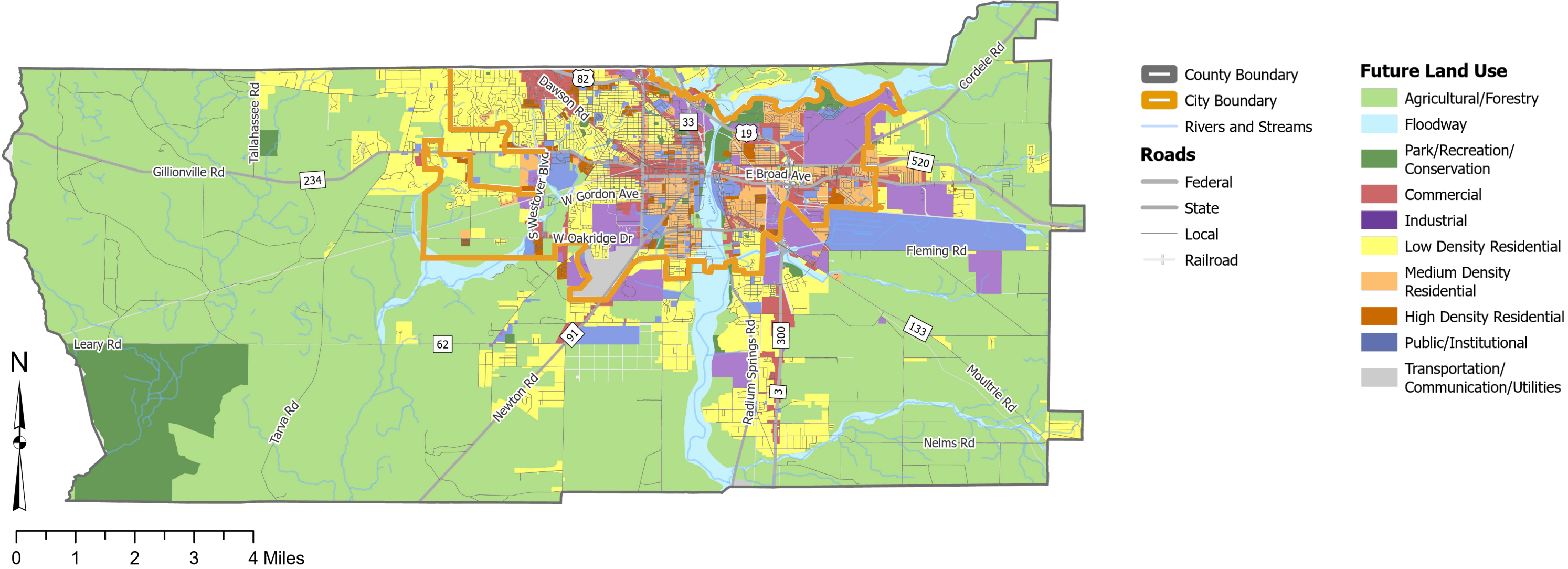
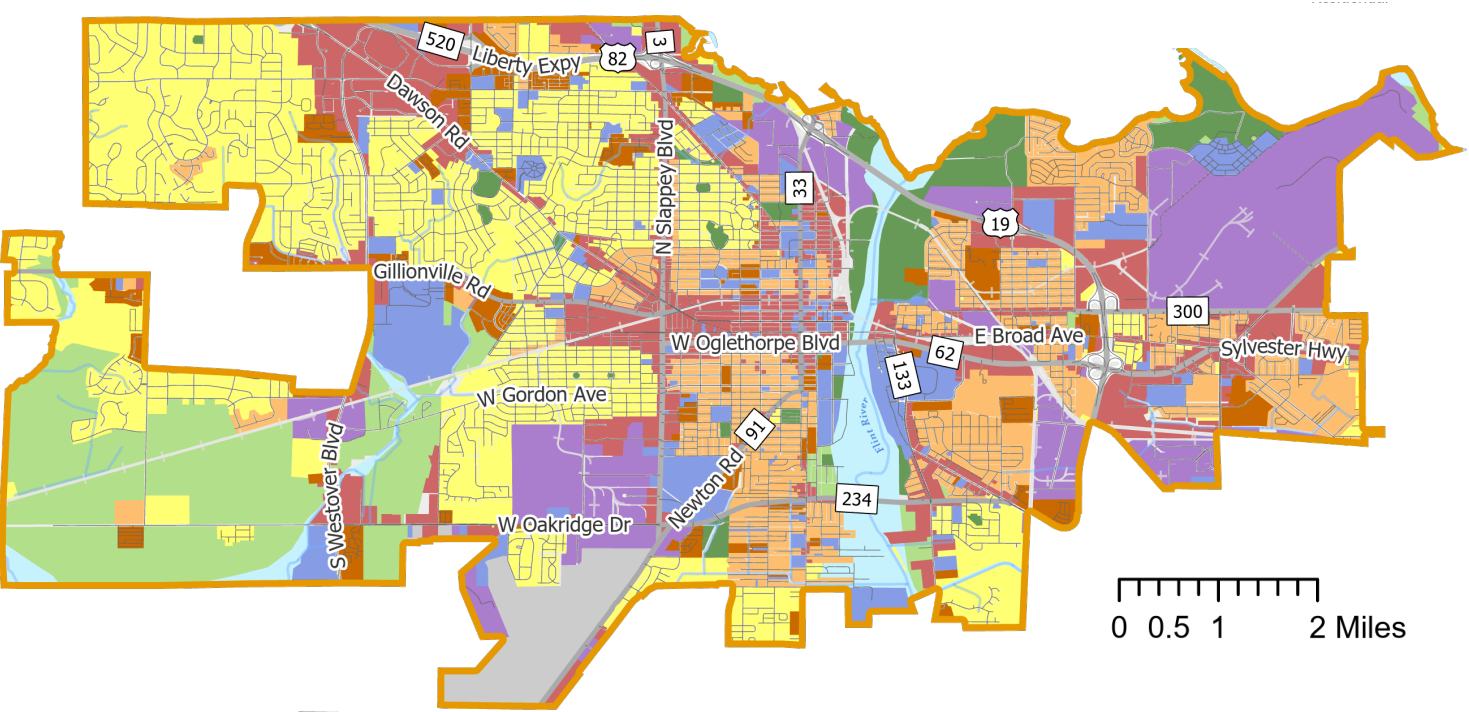
- Recommended Land Uses:**
Park/Recreation, Low Density Residential, Industrial
- Appropriate Zoning Districts:**
R-E, R-G, R-1, R-2, C-8, M-1, & M-2

Future Land Use Map

Introduction

The Future Land Use Map is a central component of the Comprehensive Plan, illustrating the community's long-range vision for growth, development, and conservation. It identifies how land is intended to be used over the planning horizon of 20 years, and provides policy direction to guide future decisions. The map designates general land use categories such as residential, commercial, industrial, mixed-use, public/institutional, and open space. These categories are supported by goals, objectives, and policies throughout the Comprehensive Plan and serve as a framework for evaluating development proposals and infrastructure investments. The Future Land Use Map builds upon the Character Area Map by translating each area's defining qualities and development patterns into specific land use designations. While the Character Area Map describes the form, feel, and context of different parts of the community, the Future Land Use Map focuses on the functional use of land. In this way, the two maps work together to ensure that future development aligns with both the community's physical character and its long-term growth strategy.

Albany-Dougherty County Future Land Use Map



Future Land Use Categories

Agricultural / Forestry

Areas used primarily for agricultural production, livestock operations, silviculture, commercial timbering, pulpwood harvesting, and related rural activities. Most of these lands are located within unincorporated Dougherty County and are characterized by agricultural holdings, including large tracts used for hunting. This category also includes actively managed and productive pecan orchards located within and adjacent to the city limits of Albany. Forestry represents a smaller but important component of land use within the community. Typical zoning classifications associated with this category may include AG, R-E, and R-G.

Floodway

Areas located within designated floodways as identified by the Federal Emergency Management Agency (FEMA) and other applicable agencies. These lands are subject to periodic flooding and are intended primarily for the conveyance of floodwaters during storm events. Development within floodways is generally restricted in order to protect public safety, preserve natural drainage functions, and minimize flood hazards throughout Albany and Dougherty County. Permitted uses are typically limited to open space, passive recreation, agriculture, conservation activities, utility crossings, and other low-intensity uses consistent with local, state, and federal floodplain regulations.

Park / Recreation / Conservation

Areas devoted to active and passive recreation, environmental conservation, and open space preservation. This category includes publicly and privately owned parks, playgrounds, nature preserves, wildlife management areas, greenways, golf courses, cemeteries, recreation centers, and associated support facilities such as parking areas and maintenance buildings. Major park and conservation areas within Dougherty County include the Chickasawhatchee Wildlife Management Area, which encompasses approximately 10,134 acres, and the Flint River Greenway Corridor, including Chehaw Park & Zoo, RiverFront Park, Radium Springs Gardens, and Radium Springs Country Club. Additional park, recreation, and conservation lands include the Dry Creek Floodway, and the Albany Nursery WMA on Tallahassee Road.

Commercial

Areas intended for retail trade, wholesale activities, offices, personal services, restaurants, lodging, entertainment, and other commercial uses. Commercial development within Albany and Dougherty County generally occurs in several distinct forms, including the central business district (CBD), highway and corridor commercial development, regional and community shopping centers, neighborhood commercial nodes, and medical-related commercial areas surrounding the community's healthcare facilities. This category is intended to support employment opportunities, commerce, and access to goods and services for residents and visitors.

Industrial

Areas used for manufacturing, processing, fabrication, warehousing, distribution, logistics, storage, and related industrial activities. This category also includes accessory uses such as rail loading facilities, truck terminals, outdoor storage, parking, utility infrastructure, and landfill operations. Industrial areas within Albany are concentrated primarily within the Southern Railroad Industrial Park, the Seaboard Coastline Industrial Park located near Liberty Expressway and Worth Street, and also around the Southwest Georgia Regional Airport. Additional industrial uses are located along other rail corridors and major thoroughfares throughout the city and county. In unincorporated Dougherty County, industrial uses are located along the Flint River, rail corridors, and other major transportation routes. Large industrial users and the Dougherty County Landfill also represent significant industrial land uses within the community. Typical zoning classifications associated with this category are M-1 and M-2.

Low-Density Residential

Areas intended primarily for single-family detached residential development at densities generally averaging three (3) dwelling units per acre or less. Development patterns are characterized by larger lots, lower building intensity, and suburban or rural residential character. Compatible uses may include neighborhood parks, schools, churches, and limited community facilities. Typical zoning classifications associated with this category may include R-E, R-G, R-1, R-2, and R-MHS.

Medium-Density Residential

Areas intended for a mix of single-family detached, single-family attached, duplex, townhouse, and multifamily residential development at moderate densities generally averaging up to five (5) dwelling units per acre. Development within this category is intended to provide transitional housing opportunities between low-density neighborhoods and more intense urban development patterns within Albany and surrounding portions of Dougherty County. Typical zoning classifications associated with this category include R-3, C-R and C-5.

High-Density Residential

Areas intended primarily for multifamily residential development, including apartments, condominiums, townhomes, and other higher-intensity housing types. Residential densities generally average eight (8) dwelling units per acre or greater. Development is typically located near employment centers, commercial areas, major transportation corridors, and community services within Albany. Typical zoning classifications associated with this category include C-R and C-7.

Public / Institutional

Areas occupied by public, quasi-public, institutional, educational, governmental, religious, medical, or civic uses. This category includes schools, colleges, universities, government buildings, military facilities, hospitals, utilities, places of worship, cemeteries, public safety facilities, and similar tax-exempt or community-serving uses. The largest concentration of public and institutional land within Dougherty County is the Marine Corps Logistics Base Albany. Other major public and institutional uses include Phoebe Putney Health System campuses, Albany State University, Albany Technical College, the Turner Job Corps Complex, wastewater treatment facilities, and the Well Field south of Lily Pond Road. Most of these uses are allowed in all zoning districts either by right or with special approval.

Transportation / Communication / Utilities

Areas occupied by transportation systems, communication facilities, and utility infrastructure. This category includes public and quasi-public rights-of-way for roads, highways, railroads, airports, transmission corridors, substations, pipelines, telecommunications facilities, water and wastewater infrastructure, and related support facilities. The largest concentration of Transportation/Communication/Utilities land use within Albany is the Southwest Georgia Regional Airport, located in southwest Albany. Railroad switching yards, utility corridors, and expressway rights-of-way also account for a substantial portion of land within this category throughout Dougherty County. Most of these uses are allowed in all zoning districts either by right or with special approval.

05

Implementation

Introduction

This Implementation Plan outlines the specific actions the City and County plan to undertake to address community needs and advance the community’s vision. These actions are identified through public input, analysis of existing conditions, and guidance from the adopted vision statement.

The Implementation Plan is organized into two components:

- Report of Accomplishments (ROA)
- Community Work Program (CWP)

The Report of Accomplishments (ROA) summarizes the progress made on action items from the previous plan. It identifies which projects or initiatives have been completed, are currently underway, have been postponed, or have not yet been started. This report helps the community and decision-makers understand what progress has been made and where additional attention may still be needed.

The Community Work Program (CWP) identifies the actions and projects the City and County intend to pursue over the next five years to address community challenges and achieve planning goals. To maintain continuity between planning cycles, action items listed in the ROA as not accomplished, underway, or postponed are carried forward into the new Community Work Program. In some cases, actions marked as completed in the ROA are also carried forward when they represent ongoing policies or programs that remain important to the community. Additionally, much of the substance of action items carried forward from the ROA into the new CWP has not been significantly revised in order to preserve the original intent of the previous plan’s recommendations. As a result, some carried-forward action items contain blank cells in the Potential Partners column, as this information was not included in the previous plan. The Potential Partners column is included in the new CWP to provide supplemental information to the Responsible Parties column and is intended to identify organizations, agencies, or other entities that may support implementation efforts, but are not directly responsible for carrying out the action item.

ROA & CWP Table Key

Responsible Parties and Partners

4COF - 4C On Front	Department
AACF - Albany Area Chamber Foundation	AT - Albany Telecom
AACOC - Albany Area Chamber of Commerce	ATACD - Albany Technology and Communications Department
AAAC - Albany Area Arts Council	ATC - Albany Technical College
AAPHC - Albany Area Primary Health Care	ATS - Albany Transit Services
AAYMCA - Albany Area YMCA	AU - Albany Utilities
ABOCC - Albany Board of City Commissioners	AUAD - Albany Utilities Administration Department
ACAC - Albany Citizens Advisory Committee	AUOD - Albany Utility Operations Department
ACED - Albany Code Enforcement Department	BGCOA - Boys & Girls Club of Albany
ACRI - Albany Civil Rights Institute	BHGATC - Behavioral Health Group Albany Treatment Center
ACVB - Albany Convention and Visitors Bureau	CCCCA - Commodore Conyers College & Career Academy (4C Academy)
ADCED - Albany Department of Community and Economic Development	CISG - Communities in Schools, Georgia
ADAC - Albany Dougherty Aviation Commission	CPSJ - Center for Public Safety and Justice (CPSJ) at the University of Illinois-Chicago
ADDU - Albany-Dougherty Drug Unit	DARTS MPO - Dougherty Area Regional Transportation Study (DARTS) Metropolitan Planning Organization (MPO)
ADEDC - Albany-Dougherty Economic Development Commission	DC EHD - Dougherty County Environmental Health Department
ADHPC - Albany-Dougherty Historic Preservation Commission	DCBOC - Dougherty County Board of Commissioners
ADICA - Albany Dougherty Inner City Authority	DCBOH - Dougherty County Board of Health
ADLBA - Albany/Dougherty Land Bank Authority	DCE MA? (corrected below)
ADPC - Albany Dougherty Planning Commission	DCEMA - Dougherty County Emergency Management Agency
AFD - Albany Fire Department	DCEMS - Dougherty County Emergency Medical Services
AFMD - Albany Facilities Management Department	DCFMD - Dougherty County Facilities Management Department
AGDOLCC - Albany Georgia Department of Labor Career Center	DCHD - Dougherty County Health Department
AGICHT - Albany Georgia Initiative for Community Housing Team	DCHMPUC - Dougherty County Hazard Mitigation Plan Update Committee
AHA - Albany Housing Authority	DCMC - Dougherty County Magistrate Court
AMF - Augustine Monica Films	DCPD - Dougherty County Police Department
AMOA - Albany Museum of Art	DCPIO - Dougherty County Public Information Office
APD - Albany Police Department	DCPL - Dougherty County Public Library
APDD - Albany Planning & Development Department	DCPWD - Dougherty County Public Works Department
APIO - Albany Public Information Office	DCSO - Dougherty County Sheriff’s Office
APWD - Albany Public Works Department	DCSS - Dougherty County School System
ARC - American Red Cross - Southwest Georgia Chapter	DCSWMLD - Dougherty County Solid Waste Management/Landfill Department
ARPD - Albany Recreation and Parks Department	DC-UGACEO - Dougherty County UGA Cooperative Extension Office
ARM - Albany Rescue Mission	DDAA - Downtown Development Authority of
ASPIRE - Aspire Behavioral Health & Developmental Disability Services	
ASU - Albany State University	
ASUF - Albany State University Foundation	
ASWMD - Albany Stormwater Management	

ROA & CWP Table Key (Continued)

Albany
EO - EveryoneOn
FMRB - Floodplain Management Review Board
FOTF - Friends of the Flint
FRF - Flint River Fresh
FRHFH - Flint River Habitat for Humanity
FRK - Flint Riverkeepers
FRQ - Flint RiverQuarium
FTVA - Feeding the Valley Albany
GADRC - Georgia Aging & Disability Resource Connection
GDCA - Georgia Department of Community Affairs
GDOE - Georgia Department of Education
GDNR - Georgia Department of Natural Resources
GDOT - Georgia Department of Transportation
GEMA - Georgia Emergency Management Agency
GFC - Growing Food Connections
GGRC - Georgia Grown Resource Center
GHPLC - Georgia Heirs Property Law Center
GHSA - Georgia High School Association
GIAA - Georgia Independent Athletic Association
GSHPO - Georgia State Historic Preservation Office
GWACTC - Goodwill Albany Career & Training Center
H-I-T - Human - I-T
JLA - Junior League of Albany
KAB - Keep Albany Beautiful
KCADC - Kiwanis Club of Albany-Dougherty County
MC - Mobile Citizen
MOCOC - Mount Olive Community Outreach Center
NAACP - National Association for the Advancement of Colored People
NAMIA - National Alliance on Mental Illness Albany
NCNW - National Council of Negro Women
NPI - National Policing Institute
NPS - National Park Service
OA - Open Arms, Inc.
PF - Phoebe Foundation
PNWG - Putney Neighborhood Watch Group
PPHS - Phoebe-Putney Health Systems
S2T - Strive2Thrive
SAA - Salvation Army of Albany
SGSA - South Georgia Starz Academy
SHC - Sherwood Hope Center

SOWEGA-COA - SOWEGA Council on Aging
SOWEGA-COA - SOWEGA Council on Aging, Inc.
SOWEGAR - SOWEGA Rising
SWGCAC - Southwest Georgia Community Action Council
SWGRA - Southwest Georgia Regional Airport
SWGWDB - Southwest Georgia Workforce Development Board
UWSWGA - United Way of Southwest Georgia
UGA CVIG - University of Georgia Carl Vincent Institute of Government
USDOJ-COPS - U.S. Department of Justice (USDOJ), Office of Community Oriented Policing Services (COPS)

Projected Cost

\$: < \$200,000
\$\$: \$200,000 - \$750,000
\$\$\$: \$750,000 - \$2,000,000
\$\$\$\$: > \$2,000,000
Staff Time

Comprehensive Plan Elements

B - Broadband
C - Community
CFS - Community Facilities and Services
CHR - Cultural and Historic Resources
ED- Economic Development
H - Housing
LU - Land Use
NRR- Natural Resources and Resiliency
T - Transportation



Source: vanishinggeorgia.com

Report of Accomplishments (2021 - 2025)

CWP Item #	Plan Element	Work Program Item	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Responsible Party	Cost Estimate	Funding Source	Status
NEW	NCR	Greenspace Acquisition in the Flint River Greenway Corridor	X	X	X	X	X	City & County	TBD	Grants or Future SPLOST	Underway (Estimated Completion 2046)
NEW	CFS	Implementation of Radium Springs Improvement Plan	X	X	X	X	X	Dougherty County Dept of Natural Resources	\$5,000,000	SPLOST VII, TSPLOST, Grants, Gen Funds	Underway (Estimated Completion 2046)
2	NCR	Update existing environmental ordinances as part of zoning ordinance review/update		X	X			Planning & Development	Staff Time	Departmental Budget	Underway (Estimated Completion 2046)
3	NCR	Develop and implement strategies to conserve farmland and forest land-preservation plan	X	X	X	X	X	Planning & Development	Staff Time	Departmental Budget	Underway (Estimated Completion 2046)
4	NCR	Enhance and promote historic preservation programs (surveys, ordinances, assistance programs, community education and awareness)	X	X	X	X	X	Albany/Dougherty Historic Preservation Commission	Staff Time	Departmental Budget	Underway (make more specific in new work program) (Estimated Completion 2030)
NEW	NCR	Develop Harlem Area Revitalization Plan	X	X				Albany/Dougherty Historic Preservation Commission & Planning Staff	\$35,000	Historic Preservation Fund Survey & Planning Grant	Complete
NEW	NCR	Implement Recommendations of Harlem Area Revitalization Plan		X	X	X	X	Albany/Dougherty Historic Preservation Commission, Planning Staff, & DCED	\$1,000,000	Grants	Underway (Estimated Completion 2046)
5	ED	Continue to support the local agriculture industry food sustainability/availability through on-going programs	X	X	X	X	X	Planning Dept, County Extension, Growing Food Connections	Staff Time	Departmental Budget	Underway (make more specific in new work program) (Estimated Completion 2046)
NEW	ED	Continue Food Connections Project and Healthy Cities & Counties Challenge Grant with Flint River Fresh & Food Council	X	X	X	X	X	Planning Dept, Dougherty County, Food Council	Staff Time	Grant Funds and Departmental Budgets	Completed
6	CFS	Landfill Improvements to Expand Capacity		X	X			County	\$1,000,000	TBD	Completed
7	NCR	Develop a Greenway Corridor Management Plan				X	X	Planning & Development	Staff Time	Departmental Budget	Canceled (not a priority with limited staffing)
NEW	T & LU	Conduct Freight Study	X	X				DARTS	\$50,000	DARTS PL Funds	Completed
NEW	T & LU	Update DARTS Metropolitan Transportation Plan 2045		X	X			DARTS	\$100,000	DARTS PL Funds	Completed
NEW	T & LU	Conduct Oglethorpe Blvd. Corridor Study		X	X			DARTS	\$50,000	DARTS PL Funds	Underway (Estimated Completion 2027)
10	LU	East Riverfront Commercial District Transportation Study Plan Implementation		X	X	X		Planning & Dev./DARTS	TBD	TBD	Completed
12	T	Dougherty Recreational Trails Master Plan Implementation	X	X	X	X	X	Planning & Dev.	TBD	Grants, SPLOST, TSPLOST, Partnerships	Underway (Estimated Completion 2046)
14	T & LU	Bicycle & Pedestrian Plan Update	X	X				DARTS	\$50,000	DARTS PL Funds	Complete
15	LU	Gillionville Road Corridor/Node Plan				X	X	Planning & Dev.	\$50,000	Departmental Budget/DARTS	Canceled (not a priority with available funding)
16	LU	Radium Springs Rd @ Oakridge Commercial Node Plan				X	X	Planning & Dev.	\$50,000	Departmental Budget/DARTS	Canceled (not a priority with available funding)
17	T & LU	Liberty Expressway Corridor/Node Plan				X	X	Planning & Dev.	\$70,000	Departmental Budget/DARTS	Canceled (not a priority with available funding)
18	LU	Sylvester Road Corridor/Node Plan				X	X	Planning & Dev.	\$50,000	Departmental Budget/DARTS	Canceled (not a priority with available funding)
19	T & LU	Dawson Road Corridor/Redevelopment Plan				X	X	Planning & Dev.	\$75,000	Departmental Budget/DARTS	Postponed until funding available in FY26 (Estimated Completion 2027)

Report of Accomplishments (2021 - 2025)

CWP Item #	Plan Element	Work Program Item	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Responsible Party	Cost Estimate	Funding Source	Status
20	T & LU	North Slappey Blvd Corridor/Redevelopment Plan				X	X	Planning & Dev.	\$75,000	Departmental Budget/DARTS	Postponed, funding approved for FY27
21	LU	Housing Studies for neighborhoods identified on Special Areas Studies Map	X	X	X	X	X	Planning & Dev./DECD	\$100,000	Departmental Budget/DCED	Canceled (task being accomplished through GICH team and DCED area "revitalization plans."
22	T	Albany Transportation Center	X	X	X			Transportation Dept. (Transit Division)	\$8,000,000	Federal Grants (80%) Local (20%)	Complete
25	T	New General Aviation Terminal & Hangers	X	X	X			Transportation Dept (Airport Division)	\$3,200,000	Federal (75%) State (5%) Local (20%)	Complete
27	H	To assist homeless persons with rental subsidies, payment of utility and security deposits, and the provision of case management.	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$150,000 annually	HUD CDBG Funds, DCA ESG Funds	Underway (Estimated Completion 2046)
28	H	Rehabilitation of privately owned housing units within City through emergency repairs and homeowner rehabilitations.	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$200,000 annually	HUD CDBG and HOME Funds	Underway, Contracted with SOWEGA Community Action Council (Estimated Completion 2046)
29	H	Rehabilitation of rental housing within the City	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds	Underway (Estimated Completion 2046)
30	H	Construction of affordable housing	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD HOME Funds	Underway (Estimated Completion 2046)
31	H	Acquisition of Housing	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds	Postponed due to funding constraints (Estimated Completion 2046)
32	H & ED	Clearance/Demolition/Beautification	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$20,000 annually	HUD CDBG and HOME Funds	Completed
33	H	Affordable housing development by Community Housing Development Organizations (CHDOs)	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD HOME Funds	Underway, recruitment underway to certify CHDOs (Estimated Completion 2046)
34	H	Direct financial assistance to first-time homebuyers	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds	Underway with down payment assistance and deferred loans (Estimated Completion 2046)
35	ED	Job training to very low-income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$10,000 annually	HUD CDBG Funds	Underway. Referrals made to Albany Tech (Estimated Completion 2046)
36	ED	Microenterprise business assistance through a business incubator to stimulate job creation/retention for low-income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD CDBG Funds	Underway (Estimated Completion 2046)
37	ED	Operation of a Capital Loan Program to provide funding for business development and expansion and to stimulate job creation/retention of low-income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD CDBG & EDA Revolving Loan Funds	Underway (Estimated Completion 2046)
38	ED & CFS	Funding for public services to meet community priority needs	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$75,000 annually	HUD CDBG Funds	Underway (Estimated Completion 2046)
39	ED	Capacity building for nonprofits	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$30,000 annually	HUD CDBG Funds	Underway (Estimated Completion 2046)
40	H	Housing Counseling (Pre, post, default, budgeting/financial literacy, foreclosure prevention, and loss mitigation)	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$30,000 annually	HUD CDBG Funds	Underway (Estimated Completion 2046)
42	ED	Microbusiness Enterprise Center Rehab	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$150,000 annually	HUD CDBG Funds	Underway (Estimated Completion 2046)

Report of Accomplishments (2021 - 2025)

CWP Item #	Plan Element	Work Program Item	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Responsible Party	Cost Estimate	Funding Source	Status
43	ED	Commercial Facades and Improvements	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG Funds	Underway (Estimated Completion 2046)
44	CFS	WPC - Daft (Diffused Air Flotation Thickener) Upgrade	X	X				Public Works	\$1,500,000	Sanitary Sewer Enterprise Fund	Underway (Will be completed in the current WPC plant upgrades) (Estimated Completion 2027)
47	CFS	Booker Avenue Sewer Rehab	X	X	X	X	X	Public Works	\$1,000,000	TBD	Underway (Estimated Completion 2030)
48	CFS	Holloway Basin Drainage			X	X	X	Public Works	\$25,000,000	TBD	Underway (Estimated Completion 2028)
49	CFS	Holloway-Mercer Storm Drainage Improvement Project	X	X	X	X	X	Engineering	\$7,900,000	TBD, GEFA	Postponed (Focus of first phase of sewer separation in other areas) (Estimated Completion 2030)
52	CFS	Bill Miller Community Center	X	X	X			Facilities	\$500,000	SPLOST VII	Underway (Estimated Completion 2028)
53	CFS	Henderson Gym	X	X	X			Facilities	\$500,000	SPLOST VII	Underway (Estimated Completion 2028)
54	CFS	Carver Gym (Building renamed Driskell)	X	X	X			Facilities	\$500,000	SPLOST VII	Complete
55	CFS	GPS/GIS Infrastructure Mapping	X	X	X	X	X	Engineering	\$1,650,000	SPLOST VII	Underway (Estimated Completion 2030)
56	T	Eugene Lane Construction			X	X	X	Engineering	\$320,000	SPLOST VII	Postponed (funding used for projects of greater priority) (Estimated Completion 2028)
58	CFS	Albany Civil Rights Institute Building Improvements	X	X	X	X	X	Albany Civil Rights Institute	\$400,000	TBD	Postponed (changes in staffing of ACRI led to project delays) (Estimated Completion 2046)
59	T	Alley Paving Program	X	X	X	X	X	Engineering & Public Works	\$3,750,000	SPLOST VI, VII, & LMIG	Underway (Estimated Completion 2030)
60	T	Barkley Blvd. Extension Construction			X	X	X	Engineering	\$863,000	SPLOST VII	Underway (Estimated Completion 2028)
NEW	CFS	Sandy Bottom Circuit Utility Conversion Project	X	X	X	X	X	Engineering	\$10,000,000	US EDC Grant, SPLOST VII	Complete
NEW	CFS	Implementation of Combined Sewer Overflow Plan	X	X	X	X	X	Engineering & Utilities	\$105,000,000	SPLOST VII, Grants, Enterprise Funds	Underway (Estimated Completion 2030)
NEW	CFS	Sewer & Stormwater Improvements 8th Ave. Drainage Basin	X	X	X			Engineering	\$3,900,000	CDBG-DR Grant Funds	Underway (Estimated Completion 2028)
61	CFS	3rd Ave. Storm Sewer Outfall	X	X	X	X	X	Engineering	\$15,000,000	SPLOST VII	Underway (Estimated Completion 2030)
62	T	N. Washington Street Extension Construction	X	X	X	X	X	Engineering	\$1,900,000	SPLOST VII	Underway, feasibility study completed FY25 (Estimated Completion 2030)
63	CFS	Sanitary Sewer Extensions - Citywide	X	X	X	X	X	Engineering	\$15,140,000	TBD	Underway (Estimated Completion 2030)
65	T	City Paved Alley Reconstruction	X	X	X	X	X	Engineering & Public Works	\$2,000,000	SPLOST VII	Underway (Estimated Completion 2030)
66	T	City Alley Crush Asphalt Reconstruction	X	X	X	X	X	Engineering	\$1,000,000	SPLOST VII	Postponed (funding used for projects of greater priority) (Estimated Completion 2030)
67	T	Railroad Crossing Improvements	X	X	X	X	X	Engineering & Public Works	\$1,600,000	SPLOST VII & Railroads	Underway, RR completed several crossings along Roosevelt Ave. (Estimated Completion 2030)

Report of Accomplishments (2021 - 2025)

CWP Item #	Plan Element	Work Program Item	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Responsible Party	Cost Estimate	Funding Source	Status
68	CFS	Storm Pumping Stations/Minor Holding Ponds	X	X	X	X	X	Engineering	\$3,380,000	SPLOST VII, TBD	Underway (Estimated Completion 2030)
70	CFS	Replacement of Fire Station #2	X	X	X	X	X	Albany Fire Dept	\$1,250,000	SPLOST VII and SPLOST VIII	Postponed (location and funding approved in FY26) (Estimated Completion 2030)
71	T	City Street Resurfacing	X	X	X	X	X	Public Works	\$10,000,000	SPLOST VII	Underway (Estimated Completion 2030)
72	T	Mall Signal System Upgrade	X	X	X	X	X	Engineering	\$3,610,000	TBD	Canceled, available funding used for projects of higher priority
73	CFS	LNAPL Remediation MGP Site	X	X	X			Engineering	\$2,060,000	TBD	Complete
NEW	CFS	Brownfield Revolving Loan Fund	X	X	X	X	X	Planning Dept	\$500,000	EPA	Underway (Estimated Completion 2046)
NEW	CFS	Broadband Plan and Implementation	X	X	X	X	X	TAC, Planning Dept	\$10,000,000	Fed and State Grants	Canceled - Grant Unsuccessful
74	T	City Sidewalks	X	X	X	X	X	Public Works	\$1,500,000	TBD	Underway (Estimated Completion 2046)
76	T	Traffic Signal Upgrades	X	X	X	X	X	Engineering	\$1,080,000	TSPLOST, GDOT	Underway (Estimated Completion 2030)
77	T	Magnolia St. Sidewalk Construction - Gillionville to Dawson	X	X	X			Engineering	\$515,000	SPLOST VII	Complete
79	T	Traffic Calming	X	X	X	X	X	Engineering	\$500,000	TSPLOST	Underway
80	T	Dawson Rd. Sidewalk - N. Slappey to Pointe North	X	X	X			Engineering	\$1,810,000	TBD	Postponed, available funding used for projects of higher priority (Estimated Completion 2046)
84	CFS	Meter Data Transport (AMI - Advanced Metering Infrastructure)	X	X	X	X	X	Energy Control	\$18,500,000	TBD	Underway, (Estimated Completion 2026)
85	CFS	Gas Infrastructure Expansions	X	X	X	X	X	Gas Department	\$1,750,000	TBD	Postponed pending FY 27 budget approval (Estimated Completion 2030)
86	CFS	Substation Upgrades	X	X	X	X	X	Light Department	\$1,500,000	TBD	Underway, 8 of 11 substations complete (73%); 3 remaining (Estimated Completion 2027)
87	CFS	Citywide\MFi Additional Ring	X	X	X	X	X	Telecom	\$1,500,000	TBD	Postponed, available funding used for projects of higher priority (Estimated Completion 2030)
90	CFS	Underground Electrical Cable Replacement	X	X	X	X	X	Light Department	\$18,750,000	SPLOST VII	Underway (Estimated Completion 2030)
91	CFS	Water Infrastructure Upgrades	X	X	X	X	X	Water Department	\$600,000	SPLOST VII	Underway (Estimated Completion 2030)
92	CFS	Well #9 Rehabilitation	X	X	X	X	X	Water Department	\$110,000	TBD	Complete
93	CFS	Well #13 Rehabilitation	X	X	X	X	X	Water Department	\$145,000	TBD	Complete
NEW	CFS	Additional Well Rehabilitations	X	X	X	X	X	Water Department	TBD	TBD	Underway (Estimated Completion 2030)
94	CFS	IT Network Infrastructure	X	X	X	X	X	Information Technology	\$1,553,000	SPLOST VII	Underway (Estimated Completion 2030)
95	CFS	IT Network Software	X	X	X	X	X	Information Technology	\$4,000,000	SPLOST VII	Underway (Estimated Completion 2030)

Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Community													
1		Develop a database of existing local organizations that can be utilized to promote community engagement efforts	X							APIO,DCPIO, ADEDC	ACAC, KADB, APDD, SOWEGAR	Staff Time	General Fund
2		Establish and train ambassadors responsible for going to and engaging with local groups to promote community engagement		X	X	X	X	X	X	APIO,DCPIO, ADEDC	APDD, SOWEGAR, ACAC, ASU, ATC, SWGRC	Staff Time	General Fund, HUD CDBG Funds
3		Expand the Government 101 program to improve public education about the function of local government and engage interested residents	X	X	X	X	X	X	X	APIO	ABOCC, ACAC, SWGRC	Staff Time	General Fund
4		Work with the Dougherty County/Albany Chamber of Commerce to develop a marketing campaign strategy by identifying existing city/county assets, available job opportunities and affordable housing, community events, and culture attractive for young professionals and families		X						ACVB, AACC, ADEDC	ADCED, APDD, AHA, AA, ADPR, ACRI, DCSS	Staff Time	General Fund
5		Target marketing ads and promotions to young professionals and families from the surrounding counties via social media, radio, tv ads, and other methods		X	X	X	X	X	X	ACVB, APIO, DCPIO	ADEDC, ASU, ATC, SWGRC	Staff Time	General Fund
6		Develop a city and county "bulletin board" promoting jobs within the city/county to residents and future residents	X							APIO, DCPIO, ADCED, AACF, AGDOLCC	AACC, SWGRC, ASU, ATC, GWACTC	Staff Time	General Fund, partnerships
7		Collaborate with County and City schools, the Southwest Regional Commission, Chamber of Commerce, local universities, Downtown Development Authority to promote high-paying positions available within the City/County	X	X	X	X	X	X	X	APIO, AGDOLCC	DCSS, SWGRC, AACC, ATC, ASU, ADCED, GWACTC	Staff Time	General Fund, partnerships
8		Implement the recommendations in the Westover CID Master Plan, which include landscaping, pedestrian connectivity, beautification, safety, and economic development improvements	X	X	X	X	X	X	X	AED, APDD	KADB, GDOT	\$ - \$\$\$\$	CID Funds, Grants
9		Appoint an ad-hoc committee to review beautification, code enforcement, and development design guidelines to identify gaps in regulations or enforcement improve overall aesthetics throughout the community	X							ABOCC, DCBOC	ADPC, KADB, SOWEGAR, SWGRC	Staff Time	General Fund
10		Expand the Keep Albany Beautiful annual community-wide litter clean-up event to 3 times per year	X	X	X	X	X	X	X	KADB, ABOCC, DCBOC	DCSS, SWGRC, AAYMCA, UWSWG	\$	General Fund, Partnerships
11		Organize a quarterly large item trash day when residents can dispose of items not accepted through curbside trash pickup for free or at a minimal cost	X	X	X	X	X	X	X	APWD, DCSWMLD	ABOCC, DCBOC, SWGRC, SWGACAC	\$	General Fund or Enterprise Utility Fund, Partnerships
12		Collaborate with the Flint Riverkeepers to implement an annual Flint River clean up event	X	X	X	X	X	X	X	KADB, FRK	APWD, DCSWMLD,	Staff Time	General Fund, Partnerships
13		Build on past nuisance abatement efforts to increase code enforcement activities/ coordination with the magistrate court to address poorly maintained properties	X	X	X	X	X	X	X	ACED, DCMC	APDD, SWGRC, AGICHT, GDCA,GHPLC	\$	General Fund, Partnerships
14	New*	Brownfield Revolving Loan Fund (Carried Forward)	X	X	X	X	X	X	X	APDD	N/A	\$500,000	EPA
15		Utilize existing Urban Redevelopment powers within the designated Urban Redevelopment Area to address blighted properties	X	X	X	X	X	X	X	ABOCC, ADICA	APDD, SWGRC, ADCED, ADED, ADDA, ACED, ADLBA	Staff Time	Georga Job Tax Credits (JTC) Program, Low Income Housing Tax Credits Program (LIHTC), State and Federal Opportunity Zone Tax Credits, HUD CDBG Funds, General Fund, Partnerships

Note: Items in **bold font** indicate 2021 CWP items carried forward into the 2026 Comprehensive Plan Update.

Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Community Continued...													
16		Implement a youth education and summer community clean-up program within the URA	X	X	X	X	X	X	X	KADB, FRK	APRD, DCSS, SWGRC, AAYMCA, UWSWG	\$	General Fund, Partnerships
17		Address blighted homes and connect homeowners with resources to maintain housing conditions	X	X	X	X	X	X	X	APDD, ACED, ADCED	SWGRC, UWSWG, SWGCAC, SOWEGAR	\$\$\$	Grants, General Fund, Partnerships
18		Develop a community-wide blight remediation plan that inventories blighted properties, outlines enforcement strategies, and establishes benchmarks to track annual progress		X						APDD, ACED	ADLBA, AGICHT, SWGRC, ADCED, APD, DCPD, GDCA	Staff Time	Grants, General Fund, Partnerships
19		Create a PSA campaign using plain language, culturally responsive educational materials and workshops to train residents on how to access care, navigate insurance, and make informed medical decisions	X	X	X	X	X	X	X	DCHD, ADCED	SWGRC, SWGCAC, UWSWG, SOWEGA-COA, PPHS, AAPHC	Staff Time	Grants, General Fund, Partnerships
20		Promote training programs that help residents use online patient portals, telehealth platforms, and other online health resources, with support tailored to older adults, caregivers, and residents with limited digital access	X	X	X	X	X	X	X	DCHD, SOWEGA-COA	ADCED, SWGRC, SWGCAC, UWSWG, ASU, ATC, GADRC, SOWEGA-COA, PPHS, AAPHC	Staff Time	Grants, General Fund, Partnerships
Housing													
21	28	Rehabilitation of privately owned housing units within City through emergency repairs and homeowner rehabilitations. (Carried Forward)	X	X	X	X	X	X	X	ADCED	SWGCAC	\$200,000 annually	HUD CDBG and HOME Funds
22	29	Rehabilitation of rental housing within the City (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$50,000 annually	HUD CDBG and HOME Funds
23		Continue weatherization practices and promote existing city/county programs and funding opportunities	X	X	X	X	X	X	X	ADCED, AU	SWGCAC, SSWGRC, APIO, DCPIO	Staff Time	General Fund
24		Ensure permitting of off-grid solar photovoltaic systems consistent with regulations and design standards, accessible to homeowners. Provide a solar panel rebate for solar systems that opt to tie into the electric utility grid and agree to sell excess energy to utility provider.	X	X	X	X	X	X	X	AU, APDD	ADCED, FRK	Staff Time	General Fund
25		Implement a county and city-wide internal GIS map, updated regularly, that tracks blighted properties, cited infractions, ongoing blight remediation actions, and catalog successful remediation outcomes	X	X	X	X	X	X	X	APDD, ACED	SWGRC, ADCED, ADPC, ADLBA	Staff Time	General Fund
26		Allocate additional funding to increase capacity for code enforcement activities and application of the nuisance abatement program	X	X	X	X	X	X	X	ABOCC, DCBOC, ACED	APDD, ADPC, ADLBA, SWGRC, ADCED	\$	General Fund
27		Prioritize code enforcement action aligned with adopted implementation strategies outlined in existing redevelopment plans	X	X	X	X	X	X	X	ACED, ADCED	APDD, ADPC, SWGRC	Staff Time	General Fund
28		Develop a list of priority blighted properties with title clearing issues and assist applicants to the Georgia Heirs Property Law Center	X	X	X	X	X	X	X	ACED, ADCED, APDD	ADLBA, AGICHT, GHPLC	Staff Time	General Fund
29		Prioritize park improvements, streetscape projects, sidewalks, and roadway and stormwater improvements in target areas	X	X	X	X	X	X	X	ADCED, APDD	AED, APWD, DCPWD, AASWMD	\$\$\$	Future CDBG, SPLOST, TSPLOST Funds, Georgia Environmental Finance Authority (GEFA) funds, General Fund, Capital Improvement Fund

Note: Items in **bold font** indicate 2021 CWP items carried forward into the 2026 Comprehensive Plan Update.

Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Housing Continued...													
30		Implement adopted strategies outlined in existing neighborhood redevelopment plans prioritizing projects located within adopted neighborhood revitalization strategy areas (NRSAs)	X	X	X	X	X	X	X	ADCED	APDD, ADDA, ADICA	\$\$\$\$	HUD CDBG and HOME Funds
31		Continue to apply for and administer state and federal affordable housing funding assistance	X	X	X	X	X	X	X	ADCED	SWGRC	Staff Time	General Fund
32	30	Construction of affordable housing (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$100,000 annually	HUD HOME Funds
33	31	Acquisition of Housing (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$50,000 annually	HUD CDBG and HOME Funds
34	33	Affordable housing development by Community Housing Development Organizations (CHDOs) (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$50,000 annually	HUD HOME Funds
35		Review and prioritize the recommendations identified in the 2025 Albany Housing Summit Report	X	X						ADCED, APDD, ADLBA	ABOCC, DCBOC, AGICHT, ADPC, ACED	Staff Time	General Fund
36		Offer incentives to landlords who offer long-term rental agreements such as additional density bonuses, tax exemptions, or permitting fee credits	X	X	X	X	X	X	X	ABOCC, DCBOC, APDD	SWGRC, GDCA	\$	General Fund
37		Develop and adopt special provisions applicable to existing nonconforming lots including contextual setbacks, floor area ratio density regulations, and other site development standards		X						APDD, ADPC	ABOCC, DCBOC, SWGRC	Staff Time	General Fund
38		Coordinate implementation of housing infill and workforce housing development through a block-by-block phased approach in alignment with adopted redevelopment strategies	X	X	X	X	X	X	X	APDD, ADECD	ADDA, ADICA, ADPC, ADLBA, SWGRC, GDCA	\$\$\$\$	CDBG, OneGeorgia Authority Workforce Housing Initiative funds and related grants, General Fund, Partnerships
39		Review current zoning regulations and adopt code amendments to allow for additional housing types in a wider range of zoning districts, where appropriate	X							APDD, ADPC	ABOCC, DCBOC, SWGRC	Staff Time	General Fund
40		Establish a process for disseminating resource information to persons at risk of homelessness currently experiencing substance abuse, mental health care, or domestic violence, in the instance such persons interact with public safety officers	X							APD, DCPD, DCSO, BHGATC, ADHC	SHC, Strive2Thrive S2T, ADDU, NAMIA, SWGCAC, SWGRC	Staff Time	General Fun
41	27	To assist homeless persons with rental subsidies, payment of utility and security deposits, and the provision of case management. (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$150,000 annually	HUD CDBG Funds, DCA ESG Funds
42		Apply for grant funding through the Georgia Balance of State Continuum of Care program to assist nonprofit organizations to rehouse homeless individuals and fund facility improvements or services provided by emergency or transitional housing providers	X	X	X	X	X	X	X	ADCED	SWGRC, ARM, OA, FRHFH	Staff Time	DCA ESG Funds, HUD CDBG Funds, General Fund, Partnerships
43		Connect vulnerable persons to resources provided through the Southwest Georgia Community Action Council and Salvation Army	X	X	X	X	X	X	X	ADCED	SWGCAC, ADHC, SAA, UWSWG	Staff Time	General Fund
44		Continue to work with Open Arms, Inc., ASPIRE, and other providers to provide emergency, transitional, and permanent housing for people experiencing homelessness	X	X	X	X	X	X	X	ADCED	Open Arms, FRHFH, ASPIRE	\$	DCA ESG Funds, HUD CDBG Funds, General Fund, Partnerships
45	34	Direct financial assistance to first-time homebuyers (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$50,000 annually	HUD CDBG and HOME Funds
46	40	Housing Counseling (Pre, post, default, budgeting/financial literacy, foreclosure prevention, and loss mitigation) (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$30,000 annually	HUD CDBG Funds

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Economic Development													
47		Broad Street improvements (From Downtown Albany Revitalization Strategy)		X	X					ADICA, ADDA	ABOCC, DARTS MPO, AASU, APDD, AED, APWD, Private Developers	\$1,089,000	General Fund, SPLOST VII or Future SPLOST, Community Improvement District, GDOT Transportation Enhancement, GA DNR Recreational Trails Program
48		Front Street improvements (From Downtown Albany Revitalization Strategy)				X	X			ADICA, ADDA	ABOCC, APDD, AED, APWD, Private Developers	\$660,000	General Fund, SPLOST VI or Future SPLOST, Community Improvement District
49		Riverfront Park amphitheater (From Downtown Albany Revitalization Strategy)				X	X			ADICA, ADDA	ABOCC, APDD, AED, APWD, Private Developers	\$1,150,000	General Fund, SPLOST VI or Future SPLOST, Community Improvement District, GA DNR Recreational Trails Program, GA DNR Land & Water Conservation Fund Grants
50		Heritage Park (From Downtown Albany Revitalization Strategy)			X	X				ADICA, ADDA	ABOCC, APDD, AED, APWD, ASU, Private Developers	\$912,000	"General Fund, SPLOST VII or Future SPLOST, Community Improvement District, GA DNR Recreational Trails Program, GA DNR Land & Water Conservation Fund Grants"
51		Branding signage and wayfinding (From Downtown Albany Revitalization Strategy)		X						ADICA, ADDA	ABOCC, APDD, AED, APWD, ACVB, ADHPC	\$100,000+	General Fund, Community Improvement District, Albany Area Chamber of Commerce, ADICA / DDA, Georgia Historic Preservation Fund Grant
52		Long-term strategies/projects (From Downtown Albany Revitalization Strategy)						X	X	ADICA, ADDA	ABOCC, DARTS MPO, ASU, APDD, AED, APWD, ADHPC, Private Developers	\$\$\$\$	General Fund, SPLOST/TSPLOST, GDOT Transportation Enhancement, Private Sector Investment
53		Preserve and rehabilitate downtown buildings (From Downtown Albany Master Plan)						X	X	ADICA, ADDA, ADCED	ABOCC, APDD, ADHPC, SWGRC, AED, AU, GDCA, Private Developers	\$\$\$\$	General Fund, Future SPLOST, Georgia State Income Tax Credit Program for Rehabilitated Historic Property, Georgia DCA Downtown Development Revolving Loan Fund, Georgia Cities Foundation Revolving Loan Fund, Georgia Historic Preservation Fund Grant, Private Sector Investment, Partnerships
54		Housing infill and rehabilitation (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADICA, ADDA, ADCED	ABOCC, APDD, ADHPC, SWGRC, AED, ACED ADLBA, FRHFH	\$\$\$\$	HUD CDBG and HOME Funds, Georgia State Income Tax Credit Program for Rehabilitated Historic Property, General Fund, Private Sector Investment, Partnerships
55		Central common (From Downtown Albany Master Plan)			X	X	X			ADICA, ADDA, APDD	ABOCC, AED, SWGRC, KADB, Phoebe Foundation, ASU Foundation	\$\$\$	SPLOST, Federal Earmark, Partnerships, General Fund
56		More restaurant and entertainment (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADICA, ADDA	ABOCC, SWGRC, ACVB, AEDDC, FRK	\$	General Fund, Private Sector Investment, Partnerships

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Economic Development Continued...													
57		Branding and marketing (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADICA, ADDA	ABOCC, APDD, SWGRC, ACVB, ADHPC	\$100,000+	General Fund, Georgia Historic Preservation Fund Grant, Future SPLOST, Partnerships
58		Heritage trail (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADICA, ADDA	ABOCC, ACVB, APDD, AED, ADHPC, AAAC, DARTS MPO	\$	General Fund, Georgia Historic Preservation Fund Grant, Georgia Humanities Grants, Future SPLOST, GA DNR Recreational Trails Grant, Partnerships
59		Albany hub: mixed-use district (From Downtown Albany Master Plan)					X	X	X	ADICA, ADDA, APDD	ABOCC, ADPC, AED, SWGRC, AEDC, Phoebe Foundation, ASU Foundation, FRK, FRQ	\$\$\$\$	Federal Opportunity Zone Tax Incentives, State Opportunity Zone Tax Credit, New Market Tax Credit, General Fund, Future SPLOST, Private Sector Investment and Partnerships
60		Invest in parks and open space (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADICA, ADDA, APDD	ABOCC, AED, ADRP, FRK	\$\$\$	Future SPLOST, General Fund, GDOT Transportation Alternatives Program (TAP) Funds, Partnerships
61		Preserve historic character (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADHPC, ADPP	ABOCC, ADDA, ADICA, ADPC, ACED, ADLBA, SHPO	\$\$\$	General Fund, Georgia Historic Preservation Fund Grant, Partnerships
62		Promote art (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ADICA, ADDA, AAAC	ABOCC, APDD, ACVB, AMOA	\$	ArtPlace America grants, Georgia Council for the Arts grants, Future SPLOST, General Fund
63		Support streetscape improvements (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	ABOCC, DCBOC, DARTS MPO	AED, APDD, APWD, DCPWD, GDOT, KADB	\$\$\$\$	GDOT TAP Funds, Future SPLOST, TSPLOST, General Fund
64		Connect downtown and ASU (From Downtown Albany Master Plan)	X	X	X	X	X	X	X	APDD, AED	ABOCC, ASU, DARTS MPO	\$\$\$\$	GDOT TAP Funds, SPLOST, TSPLOST, General Fund
65	39	Capacity building for nonprofits (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$30,000 annually	HUD CDBG Funds
66	43	Commercial Facades and Improvements (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$50,000 annually	HUD CDBG Funds
67		Continue partnership, promotion, and support of small business resources and programs including the Albany Community Together, The Launch Room, The Georgia Grown Resource Center, and the Microbusiness Enterprise Center	X	X	X	X	X	X	X	ADCED	SWGRC, APIO, DCPIO, AACC, AEDC, SOWEGAR	Staff Time	General Fund, Partnerships
68	42	Microbusiness Enterprise Center Rehab (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$150,000 annually	HUD CDBG Funds
69		Develop additional small businesses support opportunities including providing local small business grants, or streamlined permitting/licensing processes	X	X	X	X	X	X	X	ADCED, APDD	ABOCC, DCBOC, SWGRC, ASUF, AACF	\$	Grants, General Fund, Partnerships
70	36	Microenterprise business assistance through a business incubator to stimulate job creation/retention for low-income persons (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$100,000 annually	HUD CDBG Funds
71		Partner with local educational institutions to provide monthly free or low-cost business classes including marketing 101, customer service skills, starting a business, and financial management	X	X	X	X	X	X	X	ADCED	ASU, ATC, AGDOLCC, AACC	\$	Grants, General Fund, Partnerships

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2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Economic Development Continued...													
72		Collaborate with the Dougherty County Economic Development Commission to market existing ready-build industrial sites.	X	X	X	X	X	X	X	APDD	DCEDC, AACC, ACVB, APIO, DCPIO	Staff Time	General Fund
73		Work with private sector real estate developers to promote available industrial sites	X	X	X	X	X	X	X	DCEDC	AACC, APIO, DCPIO	Staff Time	General Fund
74		Implement the recommendations of the 2025 Southwest Georgia Regional Airport Master Plan, including the study of the potential runway expansion to accommodate additional passenger and freight flights.	X	X	X	X	X	X		SSWGRA, ADAC	AED, DCPWD, APDD	\$\$\$\$	Supplemental Enterprise Airport Funds, Grants, Partnerships
75		Identify prospective major employers aligned with available workforce skills and existing training programs	X	X	X	X	X	X	X	DCEDC	ATC, AACC, SSWGWD, AGDOLCC	Staff Time	General Fund
76		Promote workforce readiness and training programs to prospective employers	X	X	X	X	X	X	X	DCEDC	ATC, AACC, SSWGWD, AGDOLCC	Staff Time	General Fund
77		Develop a career day in all public high schools to promote local workforce training opportunities and education programs	X	X	X	X	X	X	X	DCSS	ATC, SSWGWD, AGDOLCC, AACC, AACF, GDECD, Be Proud Georgia Program	\$	Grants, General Fund, Partnerships
78		Develop a local scholarship available to high school students to seek and attend workforce training programs	X	X	X	X	X	X	X	DCSS, ABOCC, DCBOC	AACF, ATC, ASUF, PF	\$	Grants, General Fund, Partnerships
79		Contract a market research company to conduct a job needs market assessment	X							DCEDC	AACF, ATC, SSWGWD, AGDOLCC, Consultant	\$\$	Grants, General Fund, Partnerships
80		Based on a job needs assessment identify gaps in offered curriculum and workforce needs		X						SWGWD, ATC, ASU	AGDOLCC, AACC, AACF	Staff Time	General Fund
81		Work with local colleges and universities to implement creation and expansion of programs to fill identified workforce education needs			X	X	X	X	X	ADCED, SSWGWD, ATC, ASU	AGDOLCC, AACC, AACF, 4C Academy	Staff Time	Grants, General Fund, Partnerships
82		Partner with college and universities to encourage internship and apprentice opportunities with local businesses	X	X	X	X	X	X	X	ADEDC, AACC, ATC, ASU	ADDA, ADICA, AGDOLCC	Staff Time	Georgia Department of Economic Development (GDECD) High Demand Apprenticeship Program Fund, Partnerships
83	35	Job training to very low-income persons (Carried Forward)	X	X	X	X	X	X	X	ADCED	Albany Tech	\$10,000 annually	HUD CDBG Funds
84	37	Operation of a Capital Loan Program to provide funding for business development and expansion and to stimulate job creation/retention of low-income persons (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$100,000 annually	HUD CDBG & EDA Revolving Loan Funds
85		Develop a memorandum of understanding between Dougherty County and neighboring counties to provide transit services between counties		X						ATS, ABOCC, DCBOC	SWGRC, DARTS MPO	Staff Time	Grants, Future SPLOST/TSPLOST, Supplemental Enterprise Transit Fund, Regional Government Partnerships
86		Provide additional funding for transit services to recruit and retain bus drivers by providing higher pay, to allow extended service hours and include a second shift for bus drivers		X	X	X	X	X	X	ATS, ABOCC, DCBOC	SWGRC, DARTS MPO	\$\$	Supplemental Enterprise Transit Fund, General Fund
87		Promote Albany as a premier destination for middle, high school sports competitions	X	X	X	X	X	X	X	DCSS, ADRP, ADEDC	SWGRC, AACVB, Albany Area YMCA, ASU, GIAA, GHSA	Staff Time	Grants, Future SPLOST, General Fund
88		Plan for extension of the ESPLOST program for future investment in schools		X	X	X	X	X	X	DCSS, ABOCC, DCBOC	APDD, SWGRC	Staff Time	Future ESPLOST

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Economic Development Continued...													
89		Leverage tourism for college sports and extracurricular activities	X	X	X	X	X	X	X	ACVB, ADEDC	DCSS, ASU, AAYMCA	Staff Time	General Fund
90		Work with Phoebe to provide rural healthcare clinics in underserved unincorporated Dougherty County and surrounding counties	X	X	X	X	X	X	X	DCHD, PPHS	SWGRC, APDD, ADCED, PF, AAPHC, ASUF	\$\$	Grants, General Fund, Partnerships
91		Improve medical district around Phoebe Memorial Hospital to attract specialized healthcare offices to strengthen position as a regional hub for healthcare services	X	X	X	X	X	X	X	APDD, ACED, ADCED	PF, PPMH, ADEDC	\$\$\$\$	Future SPLOST/TSPLOST, Grants, General Fund, Partnerships
92		Coordinate with hospital to provide accessible housing in the healthcare district for healthcare workers	X	X	X	X	X	X	X	ABOCC, DCBOC, PPHS, ADCED	APDD, Private Developers	Staff Time	OneGeorgia Workforce Housing Initiative Funds, Future HUD CDBG and HOME Funds, General Fund, Partnerships
93		Ensure new construction within the medical district is consistent in scale and design with existing neighborhood character to prevent commercial encroachment into existing residential neighborhoods	X	X	X	X	X	X	X	APDD, ADPC	ADCED, PPHS	Staff Time	General Fund
Transportation													
94	74	City Sidewalks (Carried Forward)	X	X	X	X	X	X	X	APWD	N/A	\$1,500,000	TBD
95	80	Dawson Rd. Sidewalk - N. Slappey to Pointe North (Carried Forward) and referenced in the DARTS Bicycle and Pedestrian Plan	X	X						AED	N/A	\$8,033,100	TBD
96		Prioritize improving bike and pedestrian amenities for students particularly between ASU and ATC and downtown Albany	X	X	X	X	X	X	X	AED, APDD	AASU, ATC, ABOCC, DCBOC	Staff Time	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
97		Implement the bike and pedestrian improvements recommended in the Westover CID and other Area Plans	X	X	X	X	X	X	X	AED, APDD	APWD	\$\$\$\$	CID Funds, Federal/State Transportation Grants
98		Implement the transportation improvements within the triangle formed by Dawson Rd, Old Dawson Rd, and North Westover Boulevard					X	X		AED, APWD	APDD	\$\$\$\$	CID Funds, Federal/State Transportation Grants
99		Implement safety projects, specifically sidewalks, trails, crosswalks, and transit stop improvements, as identified in the Albany CID Master Plan		X	X	X	X	X	X	AED, APWD	APDD	\$\$\$\$	CID Funds, Federal/State Transportation Grants
100		Prioritize bike and pedestrian projects that link existing facilities	X	X	X	X	X	X	X	AED, APDD	APWD	\$\$\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
101		Gillionville Road Bike Lanes (Lane Diet) from Pine Avenue to Westover Boulevard (From DARTS Bicycle and Pedestrian plan)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$154,100	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
102		Sidewalk on both side of Radium Springs Road from Oglethorpe Boulevard to Oakridge Drive (From DARTS Bicycle and Pedestrian plan)		X	X	X	X			DARTS MPO, AED, APWD	APDD	\$3,540,600	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
103		Shared Lane Markings on 2nd Avenue from Front Street to Slappy Boulevard (From DARTS Bicycle and Pedestrian plan)		X	X	X	X			DARTS MPO, AED, APWD	APDD	\$53,800	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
104		Sidewalk on one side of Library Lane/Massey Drive/Thornton Drive from Rosebrier Avenue to Oglethorpe Boulevard (From DARTS Bicycle and Pedestrian plan)		X	X	X	X			DARTS MPO, AED, APWD	APDD	\$324,500	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
105		Sidewalk on one side and bike lanes on Magnolia Street from Dawsonville Road to Gillionville Road, with enhanced crosswalks at Gillionville Road (From DARTS Bicycle and Pedestrian plan)		X	X	X	X			DARTS MPO, AED, APWD	APDD	\$441,700	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds

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Community Work Program (2026 - 2046)

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Transportation Continued...													
106		Shared Lane Markings on North Harding Street from 3rd Avenue to 14th Avenue (From DARTS Bicycle and Pedestrian plan)		x	x	x	x			DARTS MPO, AED, APWD	APDD	\$574,200	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
107		Oglethorpe Blvd Provide fencing along outside edges of bridge to enhance pedestrian safety			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$432,766	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
108		Westover Blvd Multi-use Trail with Widening Project (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$2,506,496	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
109		Access Dr Sidewalk (one side) (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$207,994	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
110		Sylvester Hwy Sidewalk on the south side of roadway (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$1,009,286	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
111		Jefferson St Enhanced Crosswalks and Pedestrian Refuge Area for Broad St Crossing (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$29,303	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
112		Holly Dr Shared Lane Markings (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$56,652	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
113		Gordon Ave Sidewalk (one Side) (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$428,053	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
114		Slappey Blvd Sidewalk (both sides) (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$430,696	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
115		Newton Rd Sidewalk (both sides) (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$938,270	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
116		Oakridge Dr Sidewalk (both sides) with Bike Lanes (Lane Diet) (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$7,369,985	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
117		Philema Rd Trail on South Side of Philema Rd including Existing Bridge (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			x	x	x	x		DARTS MPO, AED, APWD	APDD	\$1,328,861	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds

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Transportation Continued...													
118		Sylvester Hwy Pedestrian Crossing Beacon and Refuge Island (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$103,192	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
119		Philema Rd Pedestrian Crossing Beacon and Refuge Island (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$103,192	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
120		SR 32 Sidewalk (one side) with Shared Lane Markings (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$582,152	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
121		Palmyra Rd Shared Lane Markings (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$90,667	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
122		Improve gateway streetscape at E Oglethorpe Blvd				X	X	X		DARTS MPO, AED, APWD	APDD	\$\$\$	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
123		Improve gateway streetscape at E Broad Ave				X	X	X		DARTS MPO, AED, APWD	APDD	\$\$\$	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
124	New*	Conduct Oglethorpe Blvd. Corridor Study (Carried Forward)	X	X						DARTS MPO	N/A	\$50,000	DARTS PL Funds
125	19	Dawson Road Corridor/Redevelopment Plan (Carried Forward)	X	X						APDD	N/A	\$75,000	Departmental Budget/DARTS
126	20	North Slappey Blvd Corridor/Redevelopment Plan (Carried Forward)	X	X						APDD	N/A	\$75,000	Departmental Budget/DARTS
127		N Jefferson St Lane Expansion (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$13,740,710	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
128		NS Railroad Grade Separation (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$6,493,482	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
129		Slappey Blvd Widening and Access Management (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$27,718,779	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
130		SR 520BU from SR 91 to CS 905/Thornton Dr (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$1,687,851	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
131		N Slappey Blvd & Gillionville Rd Safety Enhancements (from Dougherty Area Regional Transportation Study (DARTS) Metropolitan Transportation Plan 2050 Update)			X	X	X	X		DARTS MPO, AED, APWD	APDD	\$1,151,714	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
132		S Slappey Rd/W Gordon Ave intersection – Install Crosswalk Visibility Enhancements (from Albany-Dougherty Safety Action Plan)						X	X	AED, APWD	DART MPO, APDD	\$1,889,510	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds
133		S Harding St/ Cedar Ave intersection – Utilize Systemic Application of Multiple Low-Cost Countermeasures at Stop-Controlled Intersections (from Albany-Dougherty Safety Action Plan)		X	X					AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/ State Transportation Grants, General Funds

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Transportation Continued...													
134		Nelms Road/ Liberty Expressway (U.S. Highway 19/U.S. Highway 82) Intersection - Utilize Systemic Application of Multiple Low-Cost Countermeasures at Stop-Controlled Intersections (from Albany-Dougherty Safety Action Plan)		X	X	X	X			Dougherty County Public Works Department (DCPWD)	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
135		East Broad Avenue Corridor (including intersections of: East Broad Avenue/N Broadway Street, East Broad Avenue/Merritt Street, East Broad Avenue/Dewey Street) – Install Crosswalk Visibility Enhancements and Intersection Reconfiguration (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
136		Tarva Road Corridor (from Leary Road to County Boundary) – Install Enhanced Delineation for Horizontal Curves (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
137		Dawson Road at Meredyth Drive – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
138		E Oglethorpe Boulevard at S Cason Street – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
139		E Oglethorpe Boulevard at Loftus Drive – Improve Traffic Signal Visibility and Install In-Lane Pavement Markings improvements, and Install Speed Feedback Signage. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
140		E Oglethorpe Boulevard at Radium Springs Road – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
141		Hill Road at Sylvester Highway – Install Flashing Beacons and Enhanced Curve Delineation treatments. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
142		Mobile Avenue at Moultrie Road – Install Flashing Beacons. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
143		Moultrie Road at S County Line Road – Install Flashing Beacons. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
144		Nelms Road at Liberty Expressway SE – Install Flashing Beacons. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
145		N Westover Boulevard at Dawson Road – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
146		N Westover Boulevard at Old Dawson Road – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X			AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
147		Pine Bluff Road at Sylvester Road - Install Flashing Beacons. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
148		Radium Springs Road at E Oakridge Drive – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Transportation Continued...													
149		S County Line Road at Sylvester Highway – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
150		S Harding Street at Cedar Avenue – Install In-Lane Pavement Markings improvements and Install Reduce Speed Limits signage. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
151		S Madison Street at W Oglethorpe Boulevard – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
152		W Gordon Avenue at Elm Street – Install In-Lane Pavement Markings Improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
153		W Oakridge Drive at Martin Luther King Jr Drive – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
154		Dawson Road (Pointe N Blvd to N Slappey Blvd) – Improve Traffic Signal Visibility and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
155		E Broad Avenue (N Broadway Street to Blaylock Street) – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
156		E Oglethorpe Boulevard (Radium Springs to Sands Drive) – Install In-Lane Pavement Markings improvements and Install Reduce Speed Limits signage. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
157		Eight Mile Road (Walker Ducker Station Road to Leary Road) – Install Flashing Beacons, Speed Feedback Signage, and Enhanced Curve Delineation treatments. (from Albany-Dougherty Safety Action Plan)			X			X		DCPWD	DART MPO, APDD	\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
158		Gillionville Road (Flowing Well Road to Springfield Drive) – Install Wider Edge Lines on road. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
159		Gravel Hill Road (Nelms Road to Dougherty County Boundary) – Install Flashing Beacons, Speed Feedback Signage, and In-Lane Pavement Markings improvements. (from Albany-Dougherty Safety Action Plan)			X	X	X			DCPWD	DART MPO, APDD	\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
160		Liberty Expressway (Slappey Blvd to Nelms Road) – Install Speed Feedback Signage. (from Albany-Dougherty Safety Action Plan)			X	X	X			DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
161		Moultrie Road (Wildflower Lane to Nelms Road) – Improve Traffic Signal Visibility and install Flashing Beacons. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
162		Newton Road (Vanderbilt Road to Leary Road) – Install Flashing Beacons (from Albany-Dougherty Safety Action Plan)			X	X	X			DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
163		N Jefferson Street (Liberty Expressway to County Boundary) – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
164		N Westover Boulevard (Nottingham Way to Westgate Drive) – Install Speed Feedback Signage. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Transportation Continued...													
165		Nottingham Way (Ledo Road to Whispering Pines Road) – Install Speed Feedback Signage and Reduce Speed Limits signage. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
166		Radium Springs Road (Oglethorpe Blvd to Oakridge Drive) – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
167		Slappey Boulevard (W Oglethorpe Boulevard to Newton Road) – Improve Traffic Signal Visibility and install Speed Feedback Signage. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
168		Tarva Road (Leary Road to County Boundary) – Install Speed Feedback Signage and Enhanced Curve Delineation treatments. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		DCPWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
169		W Oglethorpe Boulevard (S Madison Street to Front Street) – Improve Traffic Signal Visibility. (from Albany-Dougherty Safety Action Plan)			X	X	X	X		AED, APWD	DART MPO, APDD	\$	TSPLOST/SPLOST, Federal/State Transportation Grants, General Funds
170	65	City Paved Alley Reconstruction (Carried Forward)	X	X	X	X	X			AED, APWD	N/A	\$2,000,000	SPLOST VII
171	66	City Alley Crush Asphalt Reconstruction (Carried Forward)	X	X	X	X	X			AED	N/A	\$1,000,000	SPLOST VII
172	59	Alley Paving Program (Carried Forward)	X	X	X	X	X			AED, APWD	N/A	\$3,750,000	SPLOST VI, VII, & LMIG
173	71	City Street Resurfacing (Carried Forward)	X	X	X	X	X			APWD	N/A	\$10,000,000	SPLOST VII
174	56	Eugene Lane Construction (Carried Forward)	X	X	X					AED	N/A	\$320,000	SPLOST VII
175	60	Barkley Blvd. Extension Construction (Carried Forward)	X	X	X					AED	N/A	\$863,000	SPLOST VII
176	62	N. Washington Street Extension Construction (Carried Forward)	X	X	X	X	X			AED	N/A	\$1,900,000	SPLOST VII
177	67	Railroad Crossing Improvements (Carried Forward)	X	X	X	X	X			AED, APWD	N/A	\$1,600,000	SPLOST VII & Railroads
178	76	Traffic Signal Upgrades (Carried Forward)	X	X	X	X	X			AED	N/A	\$1,080,000	TSPLOST, GDOT
179	79	Traffic Calming (Carried Forward)	X	X	X	X	X	X	X	AED	N/A	\$500,000	TSPLOST
180		Implement expansion recommendations from the 2025 Southwest Georgia Regional Airport Master Plan in order to maintain status as a regional transport hub.	X	X	X	X	X	X	X	ADAC	AED, DCPWD, APDD	\$\$\$\$	Supplemental Enterprise Airport Funds, Grants, Partnerships
Broadband													
181		Encourage public libraries and community centers to partner with Mobile Citizen to provide affordable high-speed unlimited data internet access to library patrons through its library hotspot lending program	X	X	X	X	X	X	X	DCPL, ADPR	MC, ATACD	Staff Time, Potential Cost for Hotspot Device & Data Plan ranging from \$172-\$345/Year (\$120 fixed-cost for 1 year Mobile Citizen Unlimited LTE/5G Data Plan, \$52-\$265 for hotspot device, depending on number of connection needs)	Grants, General Fund, Partnerships

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Broadband Continued...													
182		Allocate additional public funding or seek community sponsorships for technology upgrades and computer program expansion in libraries, senior centers, and community centers	x	x	x	x	x	x	x	ATACD, ABOCC,DCBOC	DCPL, ADPR, Human-I-T (Low Cost IT Devices Provider)	\$	Grants, Capital Improvement Fund, Partnerships
183		Expand tech basics courses hosted at libraries, senior centers, community centers, mobile workshops, or online	x	x	x	x	x	x	x	DCPL, ADPR, SOWEGA SOWEGA-COA	ATACD, ASU, ATC, GISR, Human-I-T Social Enterprise/Non-Profit Organization (Free Online Digital Literacy Program), GP	\$	Grants, General Fund, Partnerships
184		Promote and connect residents to existing federal assistance such as the Lifeline Program, provider-based low-cost plans, and nonprofit-based broadband affordability programs	x	x	x	x	x	x	x	AT, ADCED, SOWEGA-COA	SWGRC, Private Internet Service Providers, SWGCAC, UWSWG, Mobile Citizens, EveryoneOn non-profit	Staff Time	Federal Lifeline Program, General Fund
185		Establish a local subsidy or voucher program to offset monthly internet costs for low-income households	x	x	x	x	x	x	x	AT, ADCED, SOWEGA-COA	UWSWG, SWGCAC	\$	HUD CDBG Funds, Grants, General Fund, Partnerships
186		Develop and adopt a County-wide “dig-once” policy to coordinate broadband conduit installation with road and utility projects		x						APDD, AT, AU, APWD, DCPWD, AED	ABOCC, DCBOC, SWGRC, Private Utility Providers	Staff Time	General Fund
187		Inventory existing public rights-of-way, conduit, and utility infrastructure to identify opportunities for broadband expansion		x						APDD, AED	AU, AT, APWD, DCPWD, Private Utility Providers	Staff Time	General Fund
Natural Resources & Resiliency													
188		Strengthen existing flood ordinance regulations to prevent encroachment into wetlands and flood zones	x	x						APDD	ADPC, FRK, SWGRC	Staff Time	General Fund
189		Acquire land for conservation and support transfer of development rights to preserve wetlands and environmentally sensitive areas	x	x	x	x	x	x	x	APDD, ABOCC, DCBOC	SWGRC, ADLBA, ADPC, FRK, GDNr, GGEMA, FEMA	\$\$\$\$	FEMA Hazard Mitigation Grant Program or related State/Federal conservation or hazard mitigation grants, General Fund, Partnerships
190		Maintain an up-to-date GIS map of known sinkhole locations	x	x	x	x	x	x	x	APDD, AAED	GDNr, DCPWD, DC-UGACEO	Staff Time	General Fund
191		Amend development review process to require disclosure of sinkhole locations during the building and development permitting process	x							APDD	ADPC, AED	Staff Time	General Fund

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Natural Resources & Resiliency Continued...													
192		Develop local tax credits, rebates, or reduction of development fees for business that invest in resilient infrastructure	X	X	X	X	X	X	X	APDD, ABOCC, DCBOC	ADPC, SWGRC, AACC	\$\$\$	General Fund, Future SPLOST
193		Provide opportunities to receive matching funds for resilient grant opportunities	X	X	X	X	X	X	X	APDD, ABOCC, DCBOC	SWGRC, FRK	\$\$	General Fund, SPLOST
194		Promote existing resources and services including free energy audits for qualified households	X	X	X	X	X	X	X	AU, ADCED	APIO/DCPIO, SOWEGA SOWEGACAC	Staff Time	General Fund
195		Promote city weatherization program for low-income households	X	X	X	X	X	X	X	AU, ADCED	APIO/DCPI, SOWEGA SOWEGACAC	Staff Time	General Fund
196		Promote the Energy Conservation Loan Program	X	X	X	X	X	X	X	AU, ADCED	APIO/DCPIO, SOWEGACAC	Staff Time	General Fund
197		Provide incentives for landlords to weatherize rental units including property tax increase freezes, tax waivers, or rebates	X	X	X	X	X	X	X	ABOCC, DCBOC, AU, ADCED	APDD, AHA	\$\$\$	Grants, General Fund
198		Rollout of the “Resiliency Hub” providing citizens information and education on disaster preparedness and recovery		X						APDD, APIO/DCPIO	DCEMA	Staff Time	General Fund
199		Promote and increase participation in Fire & Property Safety Programs	X	X	X	X	X	X	X	AFD	APIO, DCPIO, DC-UGACEO, SOWEGAR, SOWEGACAC, ARC-SWGC	Staff Time	General Fund
200		Host a county-wide earth day celebration encouraging residents to get involved in clean up and environmental programs	X	X	X	X	X	X	X	KADB, FRK	FOTF, ADRP	\$	Grants, General Fund
201		Infuse environmental protection education into signage and natural resource tourism programs	X	X	X	X	X	X	X	ADRP, ADPP	KADB, FRK	\$	Grants, General Fund
202		Promote county-wide clean up activities and events through city and county social media, websites, and other promotional materials	X	X	X	X	X	X	X	APIO, DCPIO	KADB, FRK	Staff Time	General Fund
203		Implement the high-priority strategies of the Hazard Mitigation Plan 2020-2025	X	X	X	X	X			DCEMA	DCHMPUC	\$\$\$\$	FEMA Hazard Mitigation Grant Program or related State/ Federal conservation or hazard mitigation grants, General Fund, Partnerships
204		Complete the Hazard Mitigation Plan Update		X						DCEMA	DCHMPUC	\$\$	FEMA Hazard Mitigation Grant Program, General Fund, Partnerships
205	New*	Greenspace Acquisition in the Flint River Greenway Corridor (Carried Forward)	X	X	X	X	X	X	X	DCBOC	N/A	TBD	Grants or Future SPLOST
206	12	Implement the recommendations of the Flint River Trails Master Plan (Original Wording: Dougherty Recreational Trails Master Plan Implementation (Carried Forward))	X	X	X	X	X	X	X	APDD	N/A	TBD	Grants, SPLOST, TSPLOST, Partnerships
207	New*	Implementation of Radium Springs Improvement Plan (Carried Forward)	X	X	X	X	X	X	X	DBOCC, GGADNR	N/A	\$5,000,000	SPLOST VII, TSPLOST, Grants, General Funds
208		Work with Lee and Terrell Counties to coordinate implementation of the Albany-Sasser Rail Trail	X	X	X	X	X	X	X	DCBOC, ABOCC, DARTS MPO	APDD, ARPD, Lee County, Terrell County, SWGRC, GADNR	\$\$\$\$	GA DNR Recreational Trails Grant or related Outdoor Recreation Grants, General Fund, Future SPLOST
209		Adopt and implement a Public Health Communication Protocol that establishes standards for messaging, including update frequency, designated spokespersons, and plain-language communication		X	X					APIO, DCPIO, DCHD	DCEMA, DCBOH, PPHS, AAPHC, GDPH	Staff Time	Grants, General Fund

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2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031-2038	FY 2039-2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Cultural & Historic Resources													
210		Conduct a survey and develop an inventory of historic buildings and their condition, ownership records, zoning, occupancy status, and market potential		X	X					ADHPC	APDD, ADDA, ADICA, ACED	Staff Time	Georgia Department of Community Affairs (GDCA) Historic Preservation Fund (HPF) Grant, General Fund
211		Work with the historic preservation commission to identify priority catalytic adaptive reuse properties		X	X					APDD, ADHPC	DDAA, ADICA	Staff Time	Georgia Department of Community Affairs (GDCA) Historic Preservation Fund (HPF) Grant, General Fund
212		Work with property owners to apply for funding assistance and implement adaptive reuse projects	X	X	X	X	X	X	X	APDD, ADHPC	DDAA	Staff Time	General Fund, Private Sector Investment, Partnerships; Funding Sources/Incentives for Historic Property Owners - Federal Rehabilitation Investment Tax Credit, 20 Percent (RITC), Georgia State Income Tax Credit Program for Rehabilitated Historic Property, Georgia Heritage Grants
213		Partner with the historic commission and organizations to preserve and maintain existing cultural resources	X	X	X	X	X	X	X	ADHPC, DDAA	JLA, KCADC	\$\$\$	Georgia Department of Community Affairs (GDCA) Historic Preservation Fund (HPF) Grant, General Fund
214		Apply for historic place/landmark designation for culturally significant structures to expand eligibility for additional funding opportunities			X	X				ADHPC	ACC, DCC, GASHPO, NPS	Staff Time	Georgia Department of Community Affairs (GDCA) Historic Preservation Fund (HPF) Grant, General Fund
215	4	Enhance and promote historic preservation programs (surveys, ordinances, assistance programs, community education and awareness) (Carried Forward)	X	X	X	X	X	X	X	ADHPC	APDD, ADCED	Staff Time	Departmental Budget
216	New	Implement Recommendations of Harlem Area Revitalization Plan (Carried Forward)	X	X	X	X	X			ADHPC, APDD, ADCED	SWGRC	\$1,000,000	Grants
217		Continue funding for the Thronateeska Heritage Center Museums and Planetarium to highlight Native American culture and history in Dougherty County	X	X	X	X	X	X	X	ABOCC, DCBOC	JLA, ACVB	\$\$\$	Grants, SPLOST, General Fund, Partnerships
218		Partner with civil rights groups such as NAACP and NCNW to highlight and promote historic landmarks throughout the city/county through improvements to signage, landscaping, and nearby amenities	X	X	X	X	X	X	X	ACRI, ADHPC	ACVB, ASUF, AMF	Staff Time	Grants, SPLOST, General Fund, Partnerships
219		Promote tourism along the Albany Civil Rights Trail and landmarks by improving branding, signage, and public art	X	X	X	X	X	X	X	ACRI, ADHPC	AAAC, AMOA	\$	Grants, SPLOST, General Fund, Partnerships
220	58	Albany Civil Rights Institute Building Improvements (Carried Forward)	X	X	X	X	X			ABOCC, ACRI	SWGRC	\$400,000	Grants, ACRI Budget, Potential Sponsor
Community Facilities & Services													
221		Commission a government consolidation study to explore options as a precursor to a consolidation referendum		X	X					ABOCC, DCBOC	UGA CVIG, SWGRC, GDCA, Consultant	\$	General Fund
222		Study potential cost-benefits to service delivery strategy of a potential consolidated government		X	X					ABOCC, DBOC	UGA CVIG, SWGRC, GDCA, Consultant	Staff Time	General Fund
223		Study the feasibility of the City annexing the portion of the County adjacent to the western City limit along Gillionville Road		X	X					ABOCC, DBOC	APDD, UGA CVIG, SWGRC, GDCA, Consultant	Staff Time	General Fund

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Community Facilities & Services Continued...													
224		Study potential cost-benefits of establishing a County Stormwater Utility		X	X					DBOC	ACBOCC, UGA CVIG, SWGRC, GDCA, Consultant	Staff Time	General Fund
225		Develop a virtual and physical one-stop community resource center to allow for streamlined services and support efficient connections between people and resources		X	X					ADCED	SWGRC, Private Internet Service Providers, SWGCAC, UWSWG, SAA, S2T, SOWEGAR, FTVA, AHA	Staff Time	HUD CDBG and HOME Funds, Georgia Department of Human Services (GDHS) Afterschool Care Program Funds, General Fund, Partnerships
226		Provide very low- and low-income persons with job training through the HUD Section 3 job training within target areas including the South Albany Urban Redevelopment Area, Enterprise Community Neighborhood Strategy Area, East Albany NRSA	X	X	X	X	X	X	X	ADECD	S2T, ATC, AGDOLCC, SWGWDB, GWACTC	\$\$	HUD CDBG Funds, General Fund, Partnerships
227	5	Continue to support the local agriculture industry food sustainability/availability through on-going programs (Carried Forward)	X	X	X	X	X	X	X	APDD, DC-UGACEO, GFC	N/A	Staff Time	Departmental Budget
228		Identify and promote appropriate development sites and ensure zoning regulations permit grocery stores, corner stores, and food banks within identified food deserts, particularly within census tracts 103.01, 10, 11, 12, 14.02, & 106.01	X	X	X					APDD, ADPC, ADEDC	SWGRC, ADDA, ADICA, FTVA, ABWG	Staff Time	General Fund; Funding Source/ Incentive to Attract Grocery Stores - Federal Opportunity Zone Tax Credits (Census Tracts 106.01, 10, 11)
229		Allow for the establishment of community gardens on vacant lots	X	X	X	X	X	X	X	ADPC, APDD	DC-UGACEO, GFC, AFMD, APWD, DCPWD, ACED	Staff Time	General Fund
230		Initiate a monthly city/county farmers market	X	X	X	X	X	X	X	ADCED, ADRP	ABOCC, DBOC, DC-UGACEO, GFC, ABWG, GGRC, 4COF, Albany AACC	\$	Future SPLOST, General Fund, Partnerships
231		Continue to collaborate with and support local non profit organizations such as the Dougherty Fresh and the Flint River Fresh initiatives focused on increased availability of fresh food for residents	X	X	X	X	X	X	X	APDD, ADCED	ABOCC, DBOC, DC-UGACEO, GFC, ABWG, FTVA, GGRC, 4COF, Albany Rescue Mission	Staff Time	Grants, General Fund
232		Allocate additional funding to the Albany Parks and Recreation department to support and expand programming for the Albany Bridge Builder program	X	X	X	X	X	X	X	ABOCC, DCBOC, ADRP	BGCOA, UWSWG, SOWEGAR, ASUF, PF	\$\$	Grants, General Fund, Partnerships
233	52	Bill Miller Community Center (Carried Forward)	X	X	X					AFMD	N/A	\$500,000	SPLOST VII
234	53	Henderson Gym (Carried Forward)	X	X	X					AFMD	N/A	\$500,001	SPLOST VII
235		Allocate funding to libraries and community and senior centers to provide additional programming for seniors focused on tech basics, social gathering, nutrition education, and creative expression	X	X	X	X	X	X	X	ABOCC, DCBOC	ADRP, SWGRC, PF, ASUF, DCPL, SOWEGA-COA, AAAPHC, ATC	\$	Future SPLOST and/or HUD CDBG Funds, General Fund, Partnerships
236		Host an annual Neighborhood Watch event that trains enforcement agencies, private organizations and individual citizens how to identify and report suspicious activity, and how to establish a neighborhood watch group in their neighborhood	X	X	X	X	X	X	X	Albany and Dougherty County Police Department (APD, DCPD), Dougherty County Sheriff's Office (DCSO)	SOWEGAR, Putney Neighborhood Watch Group (PNWG), Albany Crime Stoppers (ACS)	\$	Grants, General Fund, Partnerships
237		Continue to fund and utilize gunshot detection monitoring technology and other monitoring solutions	X	X	X	X	X	X	X	APD, ABOCC	N/A	\$\$	Grants, General Fund

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Community Facilities & Services Continued...													
238		Conduct a police and fire staffing study to establish clear, data driven staffing requirements and provide a data-informed foundation for improving recruitment and retention strategies		X	X					APD, DCPD, DCSO, AFD	Albany and Dougherty County Finance and Human Resources Departments, NPI, Consultant	\$	Grants, General Fund
239		Allocate additional funding to police and fire recruitment and retention strategies, ensuring competitive salary and benefit packages comparable to nearby jurisdictions			X	X	X	X	X	ABOCC, DCBOC	APD, DCPD, DCSO, AFD, Albany and Dougherty County Finance and Human Resources Departments	\$\$\$\$	General Fund
240	70	Replacement of Fire Station #2 (Carried Forward)	X	X	X	X	X			AFD	N/A	\$1,250,000	SPLOST VII and SPLOST VIII
241	38	Funding for public services to meet community priority needs (Carried Forward)	X	X	X	X	X	X	X	ADCED	N/A	\$75,000 annually	HUD CDBG Funds
242		Require mandatory bi-annual training for police officers on comprehensive procedural justice and crime reduction strategies	X	X	X	X	X	X	X	ABOCC, DCBOC, APD, DCPD, DCSO	USDPJ-COPS, CPSJ at the University of Illinois-Chicago, NPI, Consultant	\$	Grants, General Fund
243		Work with schools to host an extracurricular activity fair where students can learn about and explore extracurricular options, clubs, and local youth organizations, supplemented by a centralized online program directory	X	X	X	X	X	X	X	DCSS, ADPR	DC-UGACEO, ASU, APIO/DCPIO, ATACD, AAYMCA, BGCOA, SSGSA, MOCOC, SWGCAC	\$	Grants, General Fund, Partnerships
244		Organize transportation options between schools and off-campus extracurricular activities for students	X	X	X	X	X	X	X	ATS, DCSS	ABOCC, DCBOC, ADPR, UUWSWG	\$\$	Grants, General Fund, Supplemental Enterprise Transit Funds, Partnerships
245		Evaluate existing extracurricular programs and after-school care to identify service gaps and secure funding where necessary	X	X	X	X	X	X	X	ADPR, DCSS, ACBOCC, DCBOC	BGCOA, AAYMCA, SGSA, UWSWG, SWGRC, SWGCAC, ADCED	Staff Time	Grants, General Fund, Partnerships
246		Provide or pursue funding to support low-cost or free after-school programs for low-income households	X	X	X	X	X	X	X	ADPR, DCSS, ADCED	ABOCC, DCBOC, BGCOA, AAYMCA, SGSA, UWSWG, SWGRC, SWGCAC, PF, ASUF, JLA, KCADC	\$\$	Grants, General Fund, Partnerships
247		Establish a school system-wide award for exceptional teachers and administrators	X	X	X	X	X	X	X	DCSS, ABOCC, DCBOC	ADCED, SWGRC, GDOE	\$\$	Grants, General Fund, Partnerships
248		Collaborate with local businesses and philanthropic organizations to sponsor educator recognition and incentive programs	X	X	X	X	X	X	X	DCSS	ADCED, UWSWGA, JLA, KCADC, PF, ASUF, AACC, AACE, DCEDC	Staff Time	Grants, General Fund, Partnerships
249		Support and promote early childhood literacy programs, including Family Literacy Connection's "Parents as Teachers" programs	X	X	X	X	X	X	X	DCSS	ADCED, ADPR, DCPL, CISG	\$	Grants, General Fund, Partnerships
250		Create a community literacy campaign to encourage parents to read books aloud with their children and promote existing literacy resources	X	X	X	X	X	X	X	DCSS, DCPL, APIO, DCPIO	ADPR, ADCED, CISG, UWSWGA, ATC, ASUF, PF	\$	Grants, General Fund, Partnerships
251		Partner with the Dougherty County School System to establish a program for City and County staff to volunteer to read in classrooms during the school year, especially during Read Across America Week	X	X	X	X	X	X	X	ABOCC, DCBOC	DCSS, DCPL,	Staff Time	General Fund
252		Partner with a local non-profit, such as United Way of Southwest Georgia, to establish and support the Dolly Parton Imagination Library in Dougherty County for a five-year period, providing free monthly, age-appropriate books to registered children ages 0-5.	X	X	X	X	X	X	X	Dougherty County Public Libraries (DCPL)	SWGRC, UWSWGA, JLA, KCADC, PF, ASUF, AACF, AAPH, SAA	\$	Partnerships

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Community Facilities & Services Continued...													
253		Support public libraries and community organizations in expanding adult literacy, GED, and ESL programs	X	X	X	X	X	X	X	ABOCC, DCBOC, DCPL	SWGRC, ADCED, GDOE, ATC, Albany Georgia DeparAGDOLCC	\$	
254		\$600K/Year in distribution circuit inspection and repairs (poles, crossarms, and ancillary components) on Albany utility grid.	X	X	X	X	X			AUOD	AED, APWD	\$600,000 annually	Enterprise Utility Fund, Capital Improvement Fund
255		Rehabilitate 2 water wells/year	X	X	X	X	X			AUOD	AED, AAPWD, DCPWD, DCHD, DCEHD	\$	Enterprise Utility Fund, Capital Improvement Fund
256		Complete lead & copper remediation identified in the lead & copper inventory	X	X	X	X	X			AED, AUOD	APWD, DCPWD	\$	Enterprise Utility Fund, Capital Improvement Fund
257		Complete 40,000 feet of underground cable upgrades on electrical infrastructure per year	X	X	X	X	X	X		AUOD	AED, APWD, DCPWD	\$	Enterprise Utility Fund, Capital Improvement Fund
258	44	WPC - D (Diffused Air Flotation Thickener) Upgrade (Carried Forward)	X	X						APWD	N/A	\$1,500,000	Sanitary Sewer Enterprise Fund
259	47	Booker Avenue Sewer Rehab (Carried Forward)	X	X	X	X	X			APWD	N/A	\$1,000,000	TBD
260	New	Sewer & Stormwater Improvements 8th Ave. Drainage Basin (Carried Forward)	X	X	X					AED	N/A	\$3,900,000	CDBG-DR Grant Funds
261	61	3rd Ave. Storm Sewer Outfall (Carried Forward)	X	X	X	X	X			AED	N/A	\$15,000,000	SPLOST VII
262	49	Holloway-Mercer Storm Drainage Improvement Project (Carried Forward)	X	X	X	X	X			AED	N/A	\$7,900,000	TBD, GEFA
263	68	Storm Pumping Stations/Minor Holding Ponds (Carried Forward)	X	X	X	X	X			AED	N/A	\$3,380,000	SPLOST VII, TBD
264	48	Holloway Basin Drainage (Carried Forward)	X	X	X					APWD	N/A	\$25,000,000	TBD
265	84	Meter Data Transport (AMI - Advanced Metering Infrastructure) (Carried Forward)	X							AUOD	N/A	\$18,500,000	TBD
266	86	Substation Upgrades (Carried Forward)	X	X						AUOD	N/A	\$1,500,000	TBD
267	87	Citywide \MFi Additional Ring (Carried Forward)	X	X	X	X	X			ATACD	N/A	\$1,500,000	TBD
268	90	Underground Electrical Cable Replacement (Carried Forward)	X	X	X	X	X			AUOD	N/A	\$18,750,000	SPLOST VII
269	91	Water Infrastructure Upgrades (Carried Forward)	X	X	X	X	X			AUOD	N/A	\$600,000	SPLOST VII
270	New	Additional Well Rehabilitations (Carried Forward)	X	X	X	X	X			AUOD	N/A	TBD	TBD
271	94	IT Network Infrastructure (Carried Forward)	X	X	X	X	X			ATACD	N/A	\$1,553,000	SPLOST VII
272	95	IT Network Software (Carried Forward)	X	X	X	X	X			ATACD	N/A	\$4,000,000	SPLOST VII
273	55	GPS/GIS Infrastructure Mapping (Carried Forward)	X	X	X	X	X			AED	N/A	\$1,650,000	SPLOST VII
274	New	Implementation of Combined Sewer Overflow Plan (Carried Forward)	X	X	X	X	X			AED, AUOD	N/A	\$105,000,000	SPLOST VII, Grants, Enterprise Funds
275	63	Sanitary Sewer Extensions - Citywide (Carried Forward)	X	X	X	X	X			AED	N/A	\$15,140,000	TBD
276	85	Gas Infrastructure Expansions (Carried Forward)	X	X	X	X	X			AUOD	N/A	\$1,750,000	TBD

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Community Work Program (2026 - 2046)

2026 CWP Item #	2021 CWP Item #	Work Program Item	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031- 2038	FY 2039- 2046	Responsible Party	Potential Partners	Cost Estimate	Funding Source
Land Use													
277		Evaluate current development review process to determine where frequent issues arise		X						APDD, ADPC	ADEDC, ACED, AAACC, SWGRC	Staff Time	General Fund
278		Implement changes to the development review process identified by the review process evaluation			X					APDD, ADPC	ABOCC, DCBOC	Staff Time	General Fund
279		Publish a "how to" guide to assist applicants using the online submittal portal		X						APDD	ADPC, ATACD, APIO, DCPIO	Staff Time	General Fund
280		Host trainings for internal staff on how to maximize use of the review software			X	X				APDD	ADPC, ATACD	Staff Time	General Fund
281		Include acknowledgment of consistency with the future land use and character area map as an element of staff support for all rezoning applications	X	X	X	X	X	X	X	APDD, ADPC	ABOCC, DBOC	Staff Time	General Fund
282		Develop a quarterly ordinance and map review and update schedule and assign a responsible department	X	X	X	X	X	X	X	APDD	APDC	Staff Time	General Fund
283	2	Develop and implement strategies to conserve farmland and forest land-preservation plan (Carried Forward)	X	X	X	X	X	X	X	APDD	N/A	Staff Time	Departmental Budget
284	3	Update existing environmental ordinances as part of zoning ordinance review/update (Carried Forward)	X	X	X	X	X			APDD	N/A	Staff Time	Departmental Budget

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