

# McDuffie County

City of Thomson  
Town of Dearing



JOINT COMPREHENSIVE PLAN 2025-2030

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# Joint Comprehensive Plan

2025 - 2030

**This document was prepared jointly with the cooperation  
of the following local governments:**

## McDuffie County

**210 Railroad Street  
Thomson, Georgia  
Adopted:**

## The Town of Dearing

**4479 Augusta Hwy #520  
Dearing, Georgia  
Adopted: 10/13/2025**

## The City of Thomson

**210 Railroad Street  
Thomson, Georgia  
Adopted: 10/9/2025**

Prepared By:

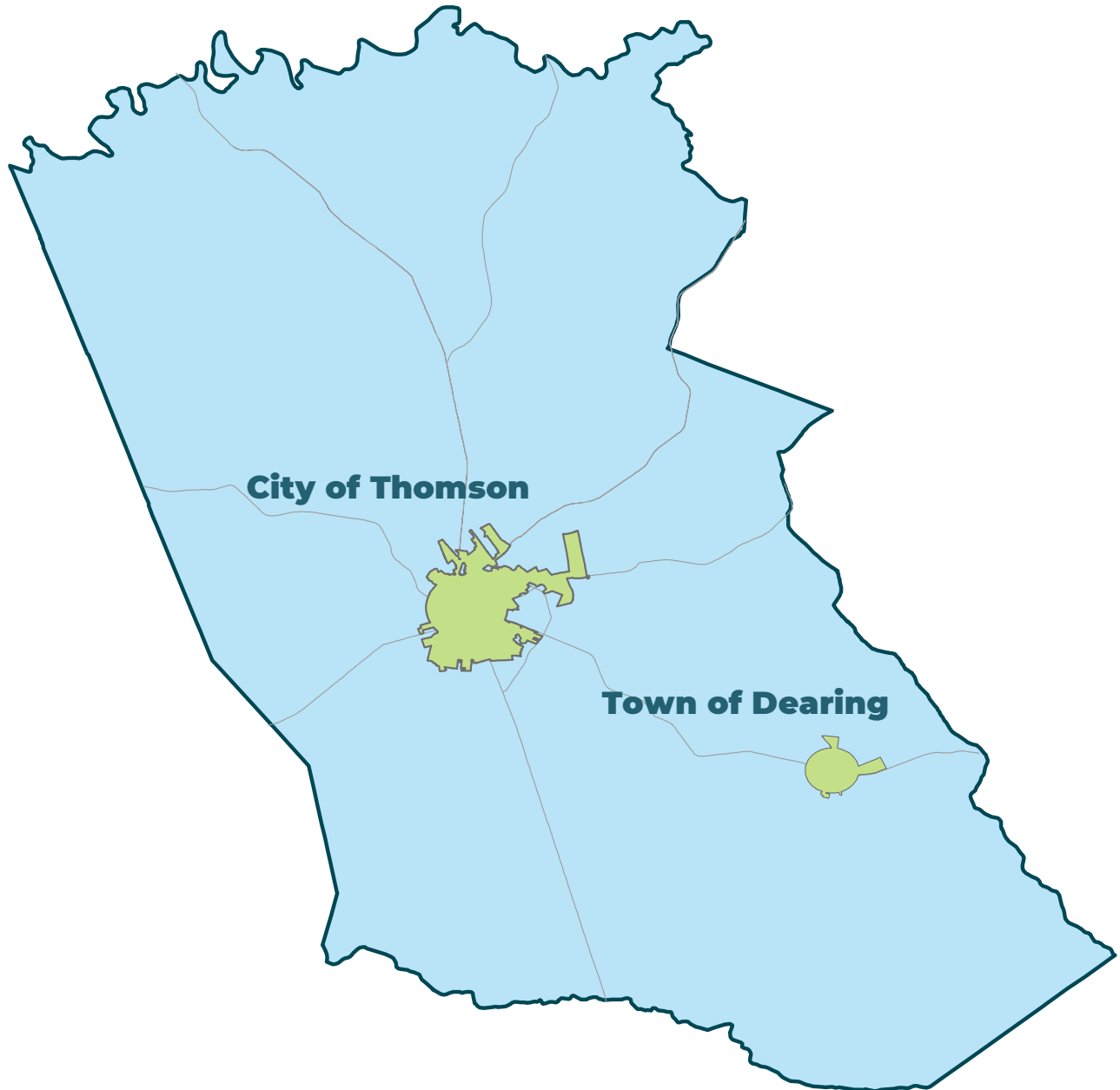


3626 Walton Way Extension  
Suite 300  
Augusta, Georgia 30909



# The Central Savannah River Area Region

# McDuffie County



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# COMMUNITY BACKGROUND

McDuffie County was created by an act of the Georgia General Assembly on October 18, 1870 with land taken primarily from Columbia County and a lesser amount from Warren County. The idea of this new county came when Appling was deemed too far from Thomson for travel in a day. The County was named for George McDuffie (1790-1851). He was born in Columbia County on the plantation of his parents who had emigrated from Scotland. This land was cut off and became part of the new county.

McDuffie County contains two incorporated jurisdictions: Thomson and Dearing. Thomson was founded in 1837, named after J. Edgar Thomson, one of the surveyors for the Georgia Railroad. Thomson was incorporated as a village on February 15, 1854 and became the county seat when McDuffie County was created. Although in existence as a village since the early 1800s, the Town of Dearing received its current name in 1870. It was incorporated with a charter in 1910.

Another prominent, but unincorporated place in McDuffie County history is Wrightsboro Village. It was established as a Quaker settlement in 1770. Wrightsboro contained homes, stores, blacksmith shop and other businesses. Wrightsboro continued as a village until the 1920s, and little remains of the settlement today. The collection of buildings is now designated on the National Register of Historic Places, and the Historic Wrightsboro Village Foundation maintains the legacy of the area.





# INTRODUCTION

The McDuffie County Joint Comprehensive Plan 2025 - 2030 represents the communities' shared long-term goals and short-term activities for the future. It is a blueprint for creating the type of community residents want to see and companies want to work with in the coming decades.

In preparing this plan, McDuffie County recognizes that there are a number of assets that can be marketed to attract growth and that there also exists the opportunity to develop mechanisms that will shape future development in a manner that does not compromise the community's historic identity or rural quality of life.

The purpose of the Comprehensive Plan is to provide the local elected officials of McDuffie County with a tool to manage and guide the future growth of the county through the year 2030. The plan also represents the County's participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989. The plan, which meets the "Minimum Standards and Procedures for Local Comprehensive Planning" established by the Act, is intended to provide guidelines that the County and its municipalities can follow when making decisions about providing future public facilities and services. The plan should also guide local government decision-making regarding economic development, environmental protection, housing, facility provision and future land use.

The McDuffie County Joint Comprehensive Plan is the official guiding document for the County and the communities of Thomson and Dearing. This document serves to:

- Outline a desired future
- Provide a guide for how to achieve that future
- Formulate a coordinated long-term plan

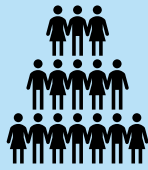
The comprehensive plan coordinates areas of significance in economic development, housing, community facilities, cultural/natural resources and land use in a guide for:

- Land development in relationship with the environment
- Retention and attraction of employment opportunities
- Continued maintenance and access to public services and facilities
- Recreational services created and improved

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the "community work program." Each community's five-year community work program lists measurable projects that will be undertaken within the applicable community's geographic area consistent with their stated comprehensive plan goals.

This document includes data at a variety of scales, from the state down to the municipal level. This data provides valuable context and comparison information for plan users. In conjunction with the McDuffie County Service Delivery Strategy, this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizens understand the benefits of proper community planning.

## Total Population



21,687

# COUNTY SNAPSHOT

## Poverty Rate



19%

## Bachelors Degree or Higher



17.8%

## Median Household Income



\$54,058

## Median Gross Rent



\$813

## Residents Without Health Coverage



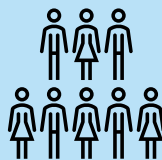
11.%

## Total Housing Units



9,466

## Hispanic or Latino Population



777

## Median Age



39.1







# Planning Process & Community Involvement

## **What is the Comprehensive Plan?**

The Comprehensive Plan is a policy document that guides the future growth of McDuffie County. It is designed to facilitate a coordinated planning program that ultimately leads to desired future social and economic outcomes for all its jurisdictions. It serves as a guide to both the public and private sector, providing guidance on items such as land development, housing improvements, economic development, cultural/environmental protection, and provision of community services and facilities. The comprehensive plan is a document that encourages consistency and coherence in county and municipal policies.

## **How to use the Comprehensive Plan.**

This comprehensive plan is a guide for action and is intended to serve as a reference for potential users. A member of the City Council, Board of Commissioners, or government staff should refer to this plan's policies when deciding on the approval of a rezoning or location of new development. Companion planning documents should be used in conjunction with the comprehensive plan. These include but are not limited to the CSRA Regional Plan, the County Solid Waste Management Plan, the comprehensive and solid waste plans of other nearby jurisdictions, the Regional Water Plan, the CSRA Regionally Importance Resource Plan, and other local and state regulatory documents (e.g. zoning ordinance, subdivision regulations).

# Comprehensive Plan Components

The CSRA-RC is the county's selected planning coordinator for McDuffie County's Joint Comprehensive Plan 2025-2030. This document has been prepared to exceed the minimum requirements of Georgia DCA's Minimum Standards and Procedures for Local Comprehensive Planning (effective October 2018). The 2025 Comprehensive Plan includes the following state-required and elective components:

Community Goals | Needs and Opportunities | Report of Accomplishments  
Community Work Program | Public Involvement Overview  
Economic Development | Land Use | Housing | Broadband Services  
Natural & Cultural Resources | Community Facilities & Services

All state required comprehensive planning components and additional elective elements listed are distributed throughout the McDuffie County Comprehensive Plan in various chapters and appendix.

## Service Delivery Strategy

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlaps or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county. The McDuffie County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort. The next SDS update is due December 2031.



# Plan Development Process

**First Required Public Hearing:** Briefs the public on the process and describes opportunities to participate.

**Plan Development:** Includes data collection and analysis; includes opportunities for involvement from stakeholders and community members.

**Second Public Hearing:** Provides an opportunity for comment on the publicly available draft plan and notifies the public of plan submittal for official review.

**Submittal of Draft Plan for Review:** Requires a formal letter from the highest elected official to the CSRA-RC; CSRA-RC submits the plan to DCA.

**Notification of Interested Parties:** Provides all interested parties (other governments, state agencies, etc.) the opportunity for plan for review and comment.

**Regional Commission & DCA Review:** Includes CSRA-RC review for potential conflicts and DCA review for statute compliance.

**Report of Findings and Recommendations:** Is transmitted within 40 days after submittal.

**Plan Revisions:** May be made to the plan to meet state requirements or address comments from interested parties.

**Plan Adoption:** Occurs after official DCA approval of the plan.

**Notification of Local Adoption:** Requires the submittal of a signed resolution and adopted plan to the CSRA RC within 7 days; CSRA-RC forwards this to DCA Qualified Local Government status (QLG); Includes a written notification from DCA that the jurisdiction's QLG status has been extended.

**Publicizing the Plan:** Occurs after plan adoption and informs citizens of final plan availability.

# Public Involvement Overview

A comprehensive plan should be composed to reflect the shared vision, goals, and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plans to follow a set of minimum procedures to ensure the public has the opportunity to provide input and review the comprehensive plan document as it is created.

Consistent public input is a necessary component for the creation and completion of the comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A primary purpose of the stakeholder committee is ensuring that CSRA-RC staff adequately presented the aforementioned shared vision, goals, and objectives of the community.

The members of the McDuffie County stakeholder committee for this planning process were:

- Chase Beggs - McDuffie County Board of Commission, Chairman
- David Crawley - Former McDuffie County Manager
- David Headley - McDuffie County Manager, Interim
- Ashtyn Goodyear - McDuffie County, City Clerk
- Andy Knox, Sr. - McDuffie County Board of Education
- Mychele Rhodes - McDuffie County School, Superintendent
- Neal Tam - McDuffie County School
- Georgia Hobbs - Planning Commission
- James Upchurch - President/CEO Forward McDuffie
- Allen Axon - Town of Dearing, Mayor
- Jennifer Perkins - Town of Dearing, City Clerk
- Benjamin Cranford - City of Thomson, Mayor
- John Waller, City of Thomson, City Administrator
- Lucretia Ferguson - City of Thomson, City Clerk

Stakeholder meetings were held on the following dates:

May 13, 2025

July 8, 2025

Two public hearings were held as a part of the plan update process:

April 3, 2025

August 26, 2025





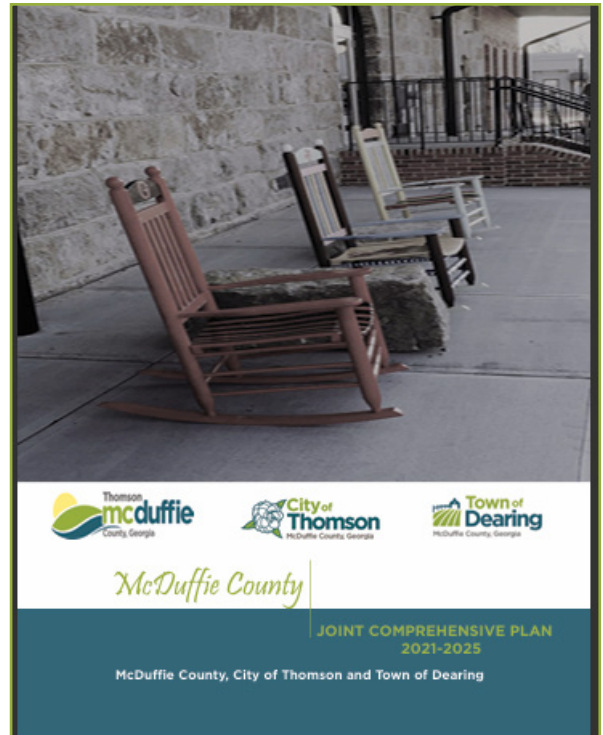
celebrating  
**150**  
years  
1870 - 2020  
The University of North Carolina  
at Chapel Hill



## Prior Plans

The comprehensive plan is a living document that should be updated as the community changes. The Georgia Department of Community Affairs (DCA) requires 5-year updates of the plan and community work program to ensure community needs are met. Prior versions of the McDuffie County comprehensive plan have diminished in relevance as implementation recommendations have either been completed or, due the passage of time, the importance of certain recommendations are not longer important. This new comprehensive plan document addresses community changes since the prior plan was adopted.

McDuffie County has a history of successful planning initiatives. The Joint McDuffie Comprehensive Plan: 2021-2025 was Consistent with the Georgia Department of Community Affairs (DCA) standards, the plan outlined county and municipal conditions that existed at the time and formulated goals to address those conditions.



## SWOT Analysis

As part of the planning process, the public was asked to complete a 'SWOT' Analysis. SWOT stands for strengths, weaknesses, opportunities, and threats. This information collected provided the basis for subsequent assessments of needs, opportunities, and, ultimately, formulation of goals and policies.

# SWOT Analysis

## STRENGTHS

- » Location on I-20 and proximity to Hwy 17 and Hwy 78.
- » Strong school system.
- » Strong local church community.
- » UGA Archway Partnership.
- » Hospital and adjacent medical office complex.
- » Community-minded local officials and government employees.
- » Strong and growing small business community.
- » Lake access.
- » Lots of local history.
- » Small town living with major amenities nearby while offering some of the basics.
- » A county that believes in keeping local farmers and land conservation as a priority over sprawling suburbia like other surrounding counties.
- » There are many outdoor activities that can be accessed by all community residence with little or no charge (camping, hiking, fishing).

## WEAKNESSES

- » Low average household income.
- » Drugs and Crime and Poverty.
- » Water and sewer infrastructure need improvement.
- » Stagnant/declining tax base.
- » People should be encouraged to be involved.
- » Few amenities to attract young people.
- » Lack of housing stock for workforce.
- » Rental housing stock is in poor condition.
- » Small animal shelter.



## SWOT Analysis

### OPPORTUNITIES

- » Available land for commercial and industrial growth.
- » Lake real estate.
- » TIA discretionary funds for streetscapes and pedestrian improvements.
- » Expansion of local healthcare services.
- » Historic sites
- » Utilization of camping opportunities in the area.
- » Many opportunities to make downtown (Thomson) vibrant.
- » Actively market the Cobbham Road Industrial Park. for planned growth.
- » Downtown (Thomson) has a lot of structures which could be utilized for small businesses and appeal to younger people.

### THREATS

- » Competition from surrounding jurisdictions for residents.
- » Economic strength of adjacent jurisdictions (ability to pay police officers, teachers, and other critical workers more).
- » Declining state funding.
- » Overall metrics for McDuffie county for income and education are not positive.
- » Crime, poverty, lack of pride for the community.







# Community Needs & Opportunities

From the community surveys, a list of relatively short-term needs and opportunities focused around the core planning components was developed. The community will take intentional and coordinated action to address these items in the coming five-year work program. Full results of the Community Surveys is in the appendix.

## Broadband

### Needs

- » Promote digital literacy to increase broadband adoption among segments of the population that are typically adverse to the use of technology.
- » Seek opportunities to make broadband more affordable and/or more widely available to McDuffie County residents.

### Opportunities

- » Actively seek opportunities to utilize available broadband infrastructure to improve primary and secondary level educational outcomes.
- » Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- » Actively seek opportunities to utilize available broadband infrastructure to support public employee training and professional development.

# Economic Development

## Needs

- » Raise the quality of the McDuffie County workforce.
- » More business in downtown storefronts.
- » Decrease inventory of idling brownfield and greyfield sites.
- » Industrial recruitment and retention.
- » Agricultural tourism and Heritage and historic tourism.

## Opportunities

- » Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- » Intact historic downtowns.
- » Proximity to Interstate 20.
- » Implement the RSVP work program.
- » Collaborate at a multi-jurisdictional level to promote tourism throughout the county.
- » Leveraging the Regional Airport.
- » Promote CTAE programs.
- » Promote Augusta Tech - McDuffie County Branch.
- » Promote Augusta Tech Aviation Program.







## Housing

### *Needs*

- » To assess the housing conditions throughout the County.
- » Increase the quantity and quality of affordable housing in McDuffie County.
- » Housing options that are attractive for younger families.
- » To address the aging and declining housing stock.
- » Recruit developer for active “retirement” communities.
- » Rehabilitate Blighted Housing.

### *Opportunities*

- » Utilize available technical assistance to seek funding for continued neighborhood revitalization.
- » Land near Belle Meade is ideal for an active “retirement” community.
- » Encourage residential use of multi-story commercial buildings in Downtown Thomson.
- » Infill or redevelopment housing in blighted areas.



# Land Use

## Needs

- » Lack of consensus about growth.
- » Assess the impact of development and industrial activity on environmentally sensitive lands within the County, especially ground water recharge areas.
- » To establish land use regulation, including for private roads and development standards.
- » Development standards on corridors.

## Opportunities

- » Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- » Encourage mixed-use development to promote a live, work, play concept.
- » Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.





## Community Facilities

### Needs

- » Upgrade or repair aging infrastructure (water and sewer pipes).
- » Upgrade or repair drainage facilities.
- » Upgrade recreational facilities.
- » More trail systems installed.
- » Maintain public safety equipment.
- » Maintain city and county roads and bridges.
- » Upgrade and repair Fire and EMS facilities.
- » Space for community use.

### Opportunities

- » Actively seek opportunities for funding for critical infrastructure improvements.
- » Actively seek opportunities for funding for recreational and trail system improvements.
- » Implementation of the RSVP for the Music Mile trail and the Downtown Park (playground, water feature, and amphitheater).
- » Update and improve park system & recreation facilities.
- » Repurpose old High School building to space for community use.



# Natural & Cultural Resources

## Needs

- » Protect local historic assets through design guidelines and other land use regulations.
- » Assess the impact of development and industrial activity on environmentally sensitive lands within the county, especially ground water recharge areas.
- » Promotion of counties cultural resources and events.
- » Promotion of counties water recreation areas.

## Opportunities

- » Protect McDuffie County's critical environmental assets and promote active lifestyles through continued implementation of the McDuffie County Trails Plan.
- » Historic downtowns and cultural attractions.
- » A beautiful natural landscape.
- » Promote the use of recreation.
- » Promote the use of Raysville, and Big Hart recreation areas.



# Community Goals & Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. Goals are some of the most valuable insights gained from the comprehensive planning process, in that they shape the ventures into which the community will invest its limited resources.

A community reaches its goals through the establishment of and adherence to supporting policies. The next section details McDuffie County's goals and policies.

## Broadband

### Goals

- Promote digital literacy among McDuffie County residents of all ages.
- Actively support McDuffie County's integration into the innovation economy.

### Policies

- Market McDuffie County's broadband infrastructure in furtherance of economic development efforts.
- Support creation of spaces for entrepreneurial engagement and exchange.

# Economic Development

## Goals

- Develop an educated, motivated workforce prepared for the challenges of in evolving global economy.
- Minimize the effects of jobs-housing imbalance.
- Align economic development efforts with the CSRA's Regional economic development strategy.

## Policies

- Support partnerships for the delivery of training programs and other professional development in furtherance of workforce preparedness.
- Recruit clean, responsible industry to appropriate sites in McDuffie County and its contained jurisdictions.
- Undertake a targeted industry analysis and develop an industry recruitment strategy centered on industries most appropriate for McDuffie County's workforce and assets.
- Explore opportunities to create or improve transit access to local employment centers.
- Actively market McDuffie County's cultural and architectural heritage sites and districts to promote economic development through tourism.
- Explore the creation of incentives for the adaptive reuse of existing commercial and industrial buildings.
- Strengthen the lines of communication with local employers regarding workforce and infrastructure needs through an improved business retention and expansion program.



# Housing

## Goals

- Create safe, efficient and affordable housing for McDuffie County residents.
- Enhance the vibrancy of Downtown Thomson by increasing residential use.
- Support the restoration and maintenance of Thomson and Dearing historic housing stock.

## Policies

- Expand opportunities for home ownership for low-to-moderate income households in McDuffie County.
- Ensure housing maintenance initiatives remain a key component of Thomson's community redevelopment efforts.
- Encourage the development of contemporary market-rate housing to diversify the available housing stock.
- Encourage maintenance of historically and architecturally relevant homes.
- Encourage residential use of the upper floors in downtown commercial buildings.

# Land Use

## Goals

- Maintain the rural and historic character of McDuffie County.
- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.

## Policies

- Make land use and development decisions that are consistent with the policies of the McDuffie County Joint Comprehensive Plan.



# Community Facilities

## Goals

- Maintain all community facilities and capital assets in working order and at capacity to support the needs of McDuffie County residents.
- Provide a full range of services that meet the needs of the McDuffie County's changing demographic base.







## Policies

- Maintain and improve local wastewater handling systems.
- Continually assess, maintain and replace public safety equipment as needed.
- Continually assess recreational facilities and programs to improve accessibility and use.
- Continually assess solid waste management services and facilities to ensure effective long-term service delivery.
- Designate local transportation funds for system maintenance.
- Pursue capacity improvements and improved traffic flow through access management features rather than roadway widening.
- Apply character district street standards to more City of Thomson roads, where appropriate.
- Prioritize expansion of existing bicycle and pedestrian infrastructure and pursue development of new bicycle/pedestrian infrastructure when possible.
- Pursue development of identified corridors as multi-use paths in accordance with locally-adopted trails and bicycle/pedestrian plans.
- Pursue improvement and expansion of local transit options.
- Continue investing to maintain critical links to the nation's air and transportation systems.
- Continually assess aging services to determine ways in which service delivery can be enhanced.



# Natural and Cultural Resources

## Goals

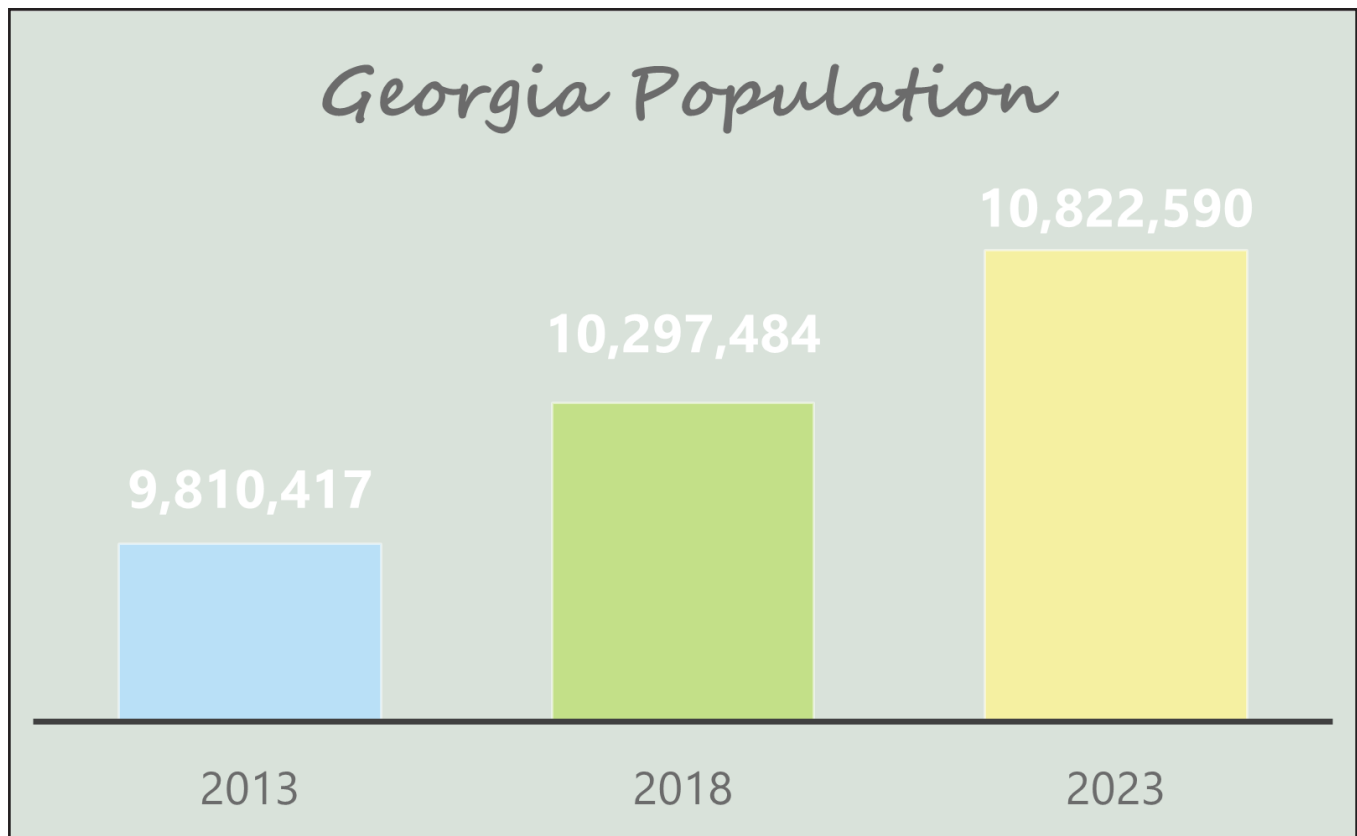
- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.
- Maintain the rural and historic character of McDuffie County.

## Policies

- Support ongoing development of recommendations from the RSVP Work Program.
- Actively market McDuffie County's cultural and architectural heritage sites and districts to promote tourism.
- Apply new historic regulations and guidelines regulations and to better preserve and enhance McDuffie County's historic heritage, and to encourage private investment in historic properties.
- Review and amended land use and development ordinances to ensure the protection of McDuffie County and regional water resources.
- Actively participate in regional water resource planning efforts.
- Regularly reassess solid waste management facility siting parameters to ensure natural and cultural resources are protected.
- Seek development of passive recreation facilities that enable access to McDuffie County's rural ambiance.

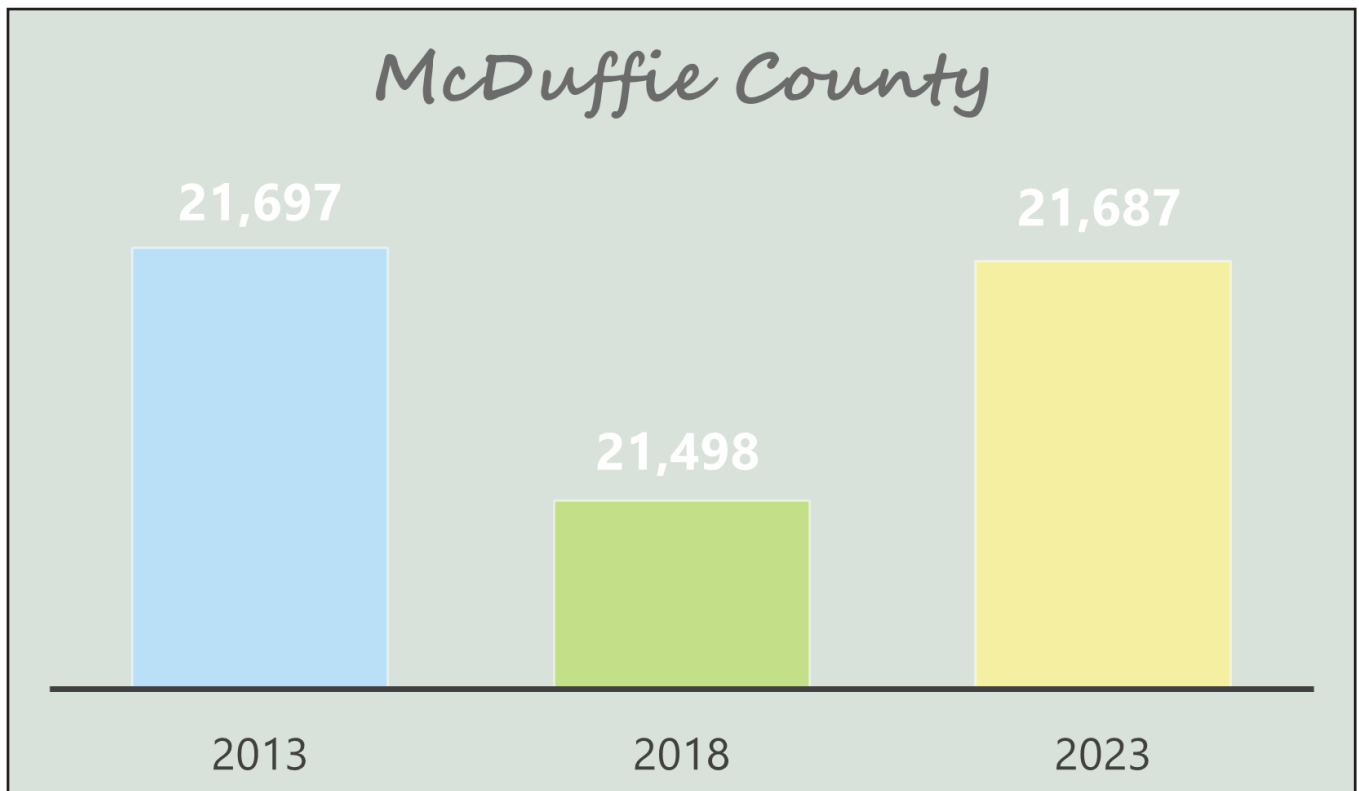
# Demographic Overview

The demographic overview aims to provide an understanding of who McDuffie County's residents are, and how the County is changing. Though the accuracy of data from national sources is often disputed for rural communities, these sources do provide a valuable baseline for understanding rural population dynamics. The Census Bureau and other generators of data and analysis commonly utilize statistical methods to produce projections based on trends. These measures are typically offered with a margin of error or confidence interval, and a disclaimer acknowledging that the measures are samples or projections.



Source: American Community Survey, 5-year estimates, S0101, 2013, 2018, and 2023.

According to the American Community Survey, the population in Georgia has increased from 9.8 million in 2013 to 10.2 million in 2018 and over 10.8 million in 2023. This growth has placed a demand on community facilities, housing, and resources in the state. Communities must plan for this growth and update infrastructure to meet the demand for services required with population growth. Local communities must take advantage of federal and state funding and apply for grants to supplement the growing need for a growing population.



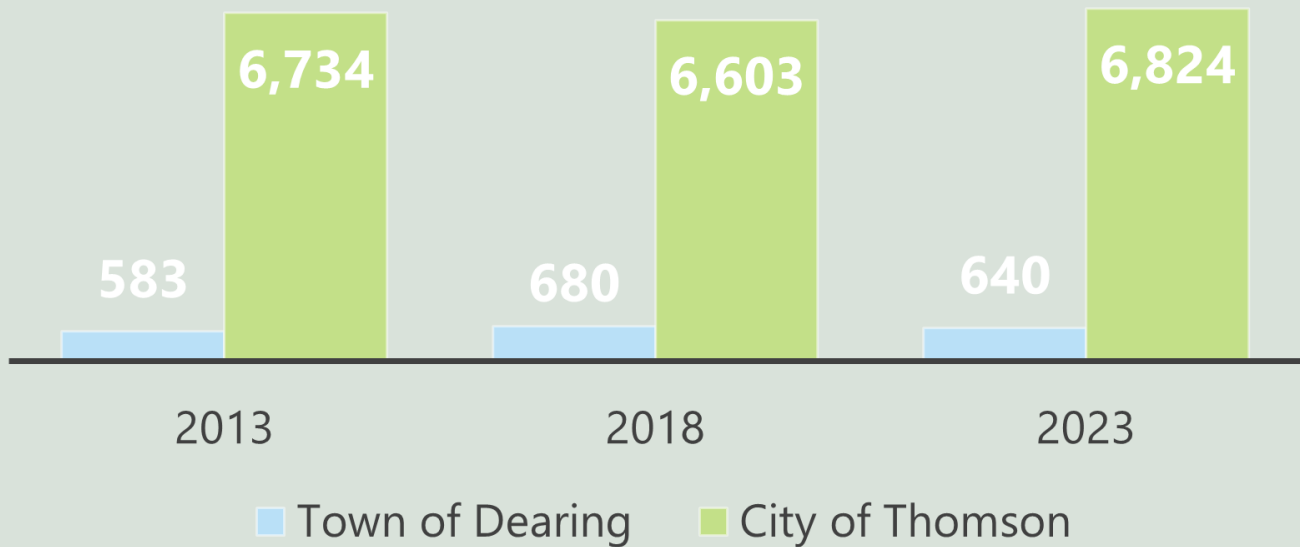
Source: American Community Survey, 5-year estimates, S0101, 2013, 2018, and 2023.

According to the American Community Survey, the population in McDuffie County has fluctuated from 21,697 in 2013 to 21,498 in 2018 and over 21,680 in 2023. The town of Dearing had a 17% increase in population from 2013 to 2018 and a 6% decrease in population in 2023 from 2018. The City of Thomson has a population loss around 2% from 2013 to 2018 and gained around 3% from 2018 to 2023.

McDuffie County is aging, with 50-59 (13%) year olds and 60-69 (14%) year olds making up the largest number of residents at 27%. The next largest group of residents are those aged 20-49 years old making up 33% of the population. The oldest group of residents represent those who are aged 70 and older make up 12% of McDuffie County residents. Children aged 19 and younger make up the remainder 28% of the population.

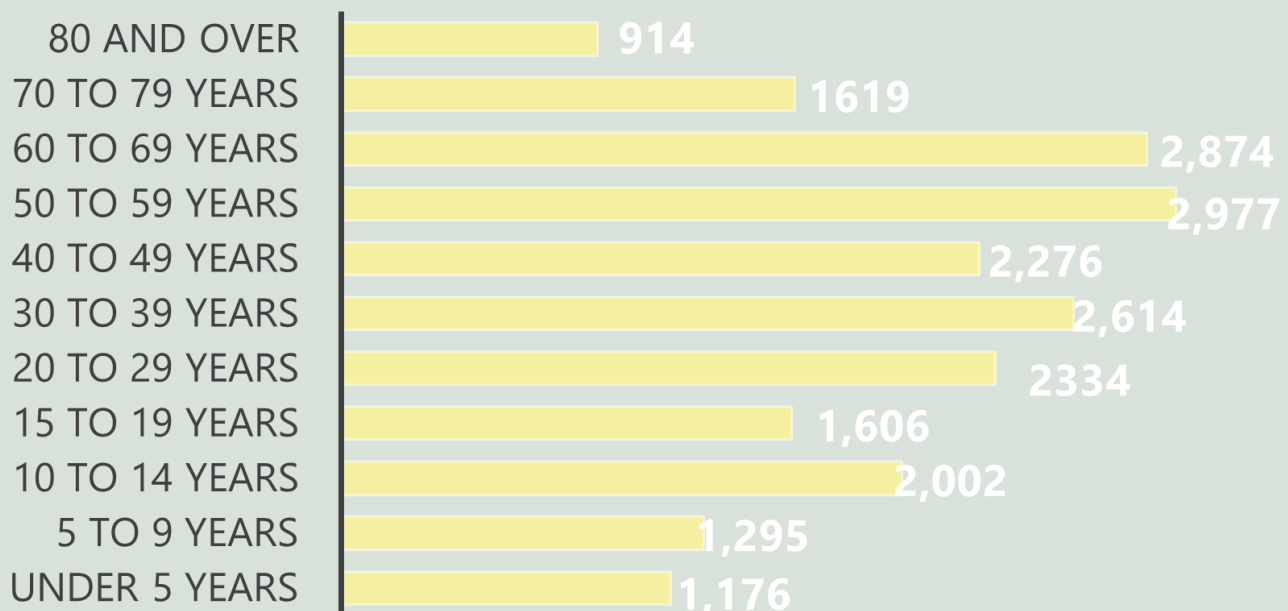
Preparations for older citizens should be made and community services should focus on assisting those who are aged 60 and older. Aging in place is a top priority among adults and making sure their needs are met is just as pressing as making sure the youngest residents have access to early education, literacy, after school programs, and daycare.

## Population over Time



Source: American Community Survey, 5-year estimates, S0101, 2013, 2018, and 2023.

## Age Distribution McDuffie County 2023



Source: American Community Survey, 5-year estimates, S0101, 2013, 2018, and 2023.





# Broadband Services

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. From students in the classroom and professionals providing telemedicine to rural patients, to county staff streaming online training and residents using library computers, broadband touches the lives of citizens of all ages and backgrounds.

This section of the plan provides an overview of broadband and the ACE Act reviews the state of local and regional connectivity.



## What is Broadband?

Broadband is high speed Internet. Broadband can be provided over different platforms:

**Digital Subscriber Line (DSL)** - is a wireless transmission technology that transmits data faster over traditional copper telephone line already installed to home and businesses.

**Cable Modem** - enable cable operators to provide broadband using the same coaxial cables that deliver pictures and sound to the TV set. Transmission speeds vary depending on the type of cable modem, cable network and traffic load. Speeds are comparable to or exceed typical residential DSL.

**Fiber** - converts light electrical signals carrying data and send the light through transparent glass fibers about the diameter of a human hair. Fiber transmits data at speeds far exceeding current DSL or cable modem speeds.

**Wireless** - Wireless fidelity (WiFi) connects end-user devices to a local internet service via short-range wireless technology. WiFi allows users to move enabled devices around within their homes or businesses. Is also widely available in many public places.

**Satellite** - is wireless and is useful for serving remote or sparsely populated areas. Speeds depend on several factors, including the provider and service package, consumer's line of sight to the orbiting satellite, and the weather. Can be disrupted in extreme weather conditions. Speeds may be slower than DSL and cable modem.

Source: <https://www.fcc.gov/consumers/guides/getting-broadband-qa>

The need for accurate data pinpointing where broadband service is available, and where it is not available, has never been greater. The National Broadband Map provides information about the internet services available to individual locations across the country, along with new maps of mobile coverage, as reported by Internet Service Providers (ISPs) in the FCC's ongoing Broadband Data Collection.

Consumers, state, local and Tribal government entities, and other stakeholders can help verify the accuracy of the data shown on the map by filing challenges. An accurate map helps identify the unserved and under served communities most in need of funding for high-speed internet infrastructure investments.

Source: <https://www.fcc.gov/BroadbandData>

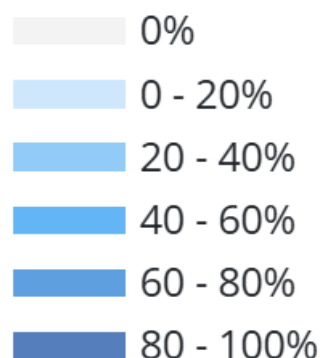
The Federal Communications Commission regulates interstate and international communications by radio, television, wire, satellite and cable in all 50 states, the District of Columbia and U.S. territories. An independent U.S. government agency overseen by Congress, the commission is the United States' primary authority for communications law, regulation and technological innovation. In its work facing economic opportunities and challenges associated with rapidly evolving advances in global communications, the agency capitalizes on its competencies in:



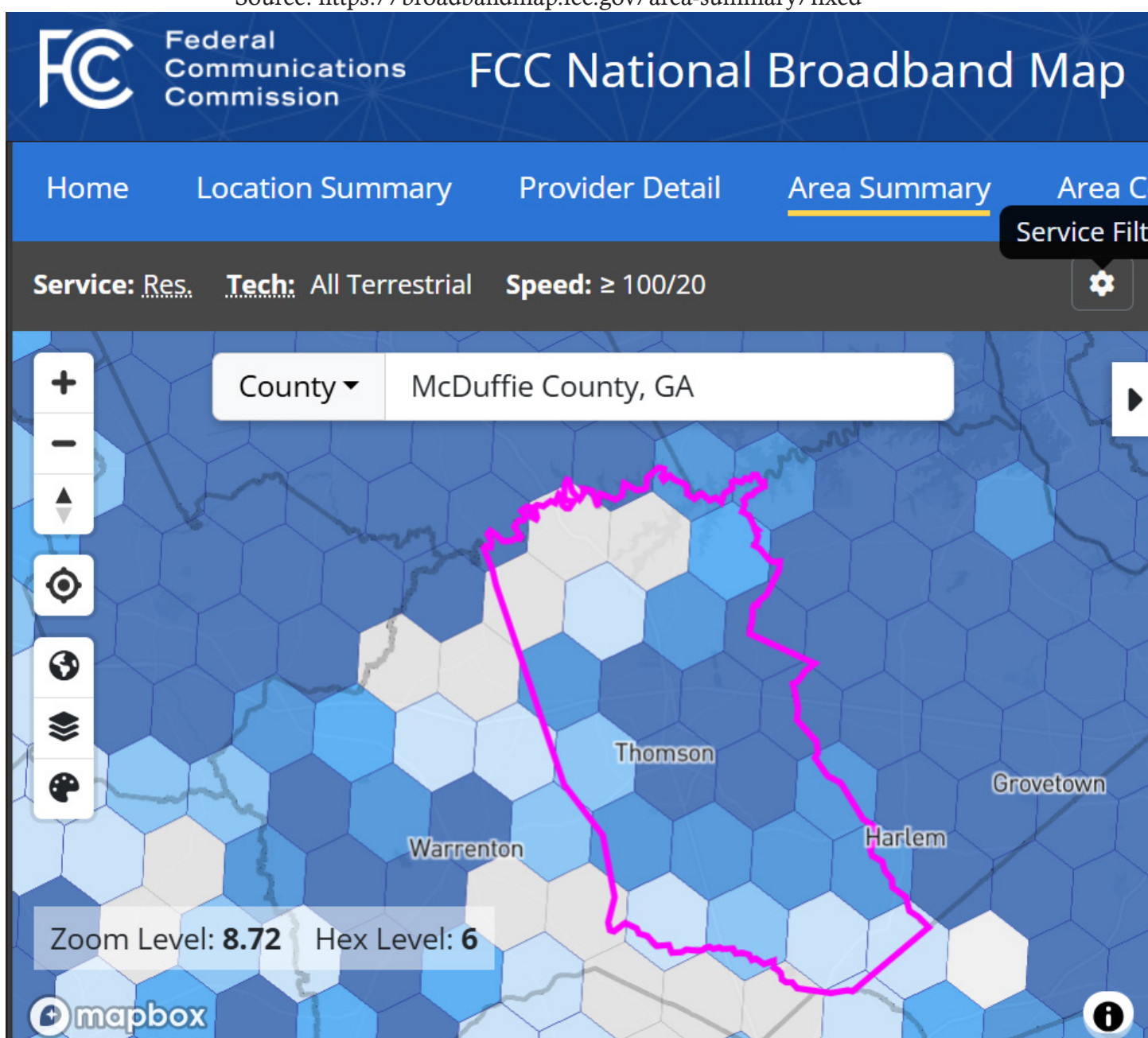
- Promoting competition, innovation and investment in broadband services and facilities.
- Supporting the nation's economy by ensuring an appropriate competitive framework for the unfolding of the communications revolution.
- Encouraging the highest and best use of spectrum domestically and internationally.
- Revising media regulations so that new technologies flourish alongside diversity and localism.
- Providing leadership in strengthening the defense of the nation's communications infrastructure.

## Map Legend

### Served Units Percentage



Source: <https://broadbandmap.fcc.gov/area-summary/fixed>



McDuffie County Joint Comprehensive Plan 2025-2030

# Georgia Broadband Availability

## Legend

**Location Speed Code**

No Data

0 (< 10/1 Mbps)

10 (>= 10/1 < 25/3 Mbps)

25 (>= 25/3 < 100/20 Mbps)

102 (>= 100/20 < 1000/100 Mbps)

110 (>= 1000/100 < 10000/1000 Mbps)

1000 (>= 10000/1000 Mbps)

**Broadband Grant Programs**

ARPA Capital Project Fund

ARPA Local Fiscal Recovery Fund

ARPA State Fiscal Recovery Fund

USDA Telecom Infrastructure Loans




USDA Reconnect

NTIA BIP

FCC RDOF

FCC Enhanced A-CAM

## Tools

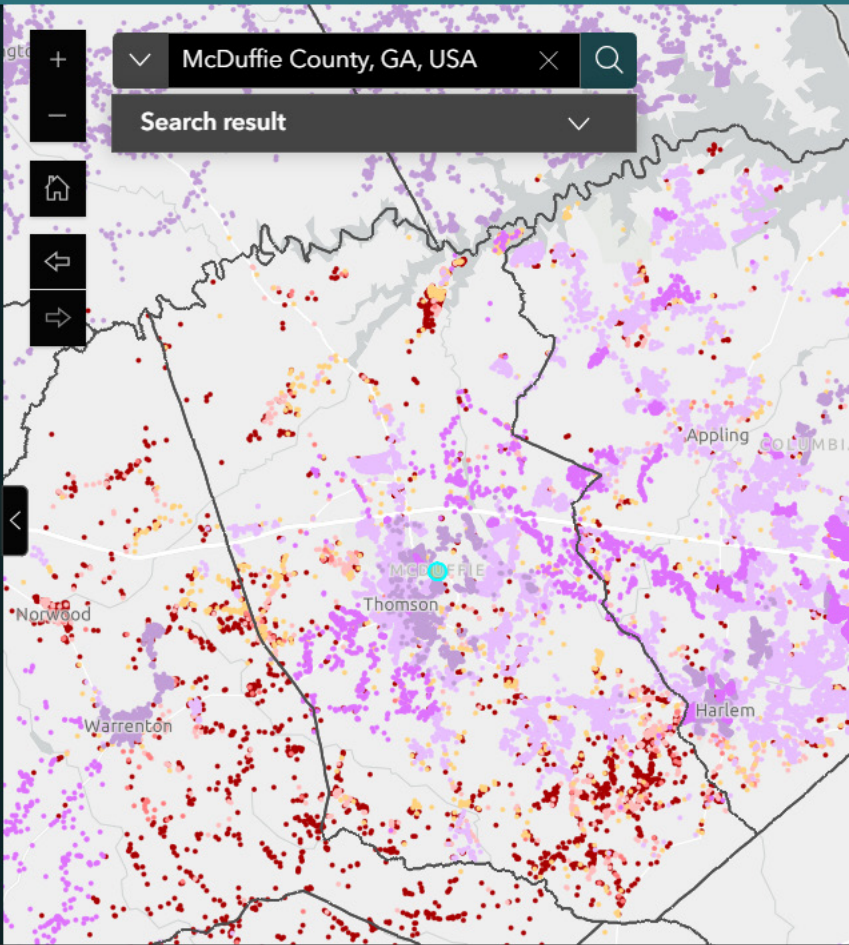
-  Control map layer visibility
-  Open or close the sidebar
-  Search for address, place or county

## Description

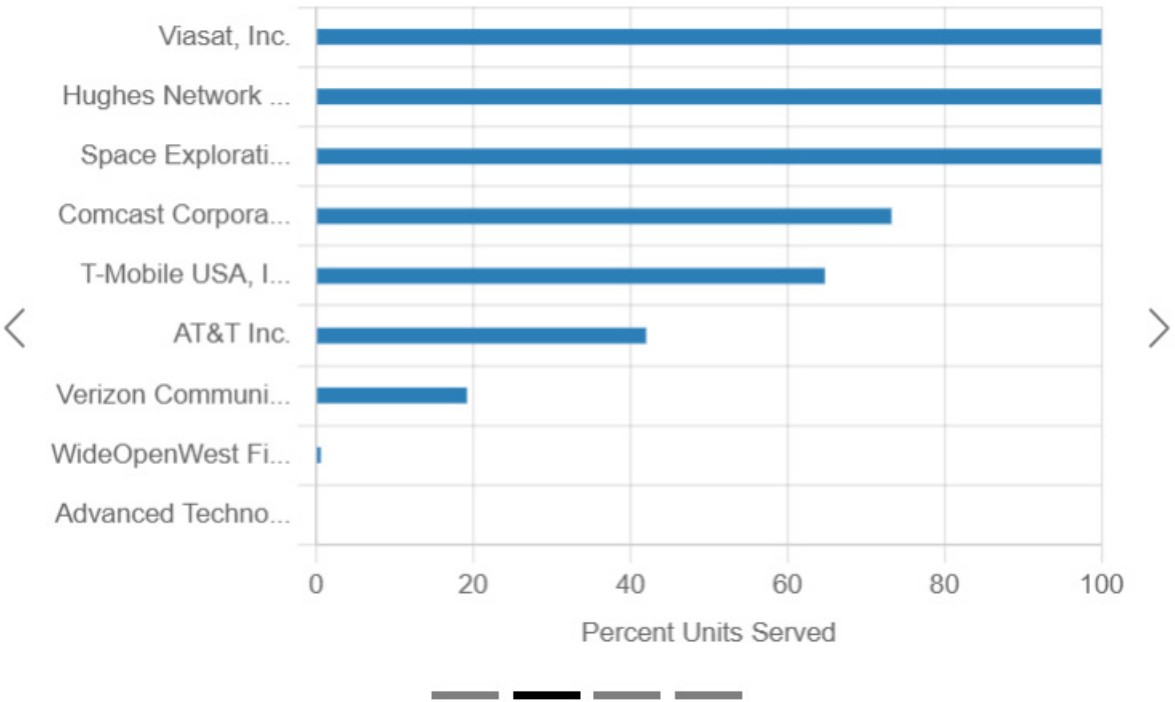
Click on the county layer to return county level statistics for the Broadband, Equity, Access, and Deployment (BEAD) Program. BEAD statistics at the census block level are available for download in the county popup. See the imbedded link.

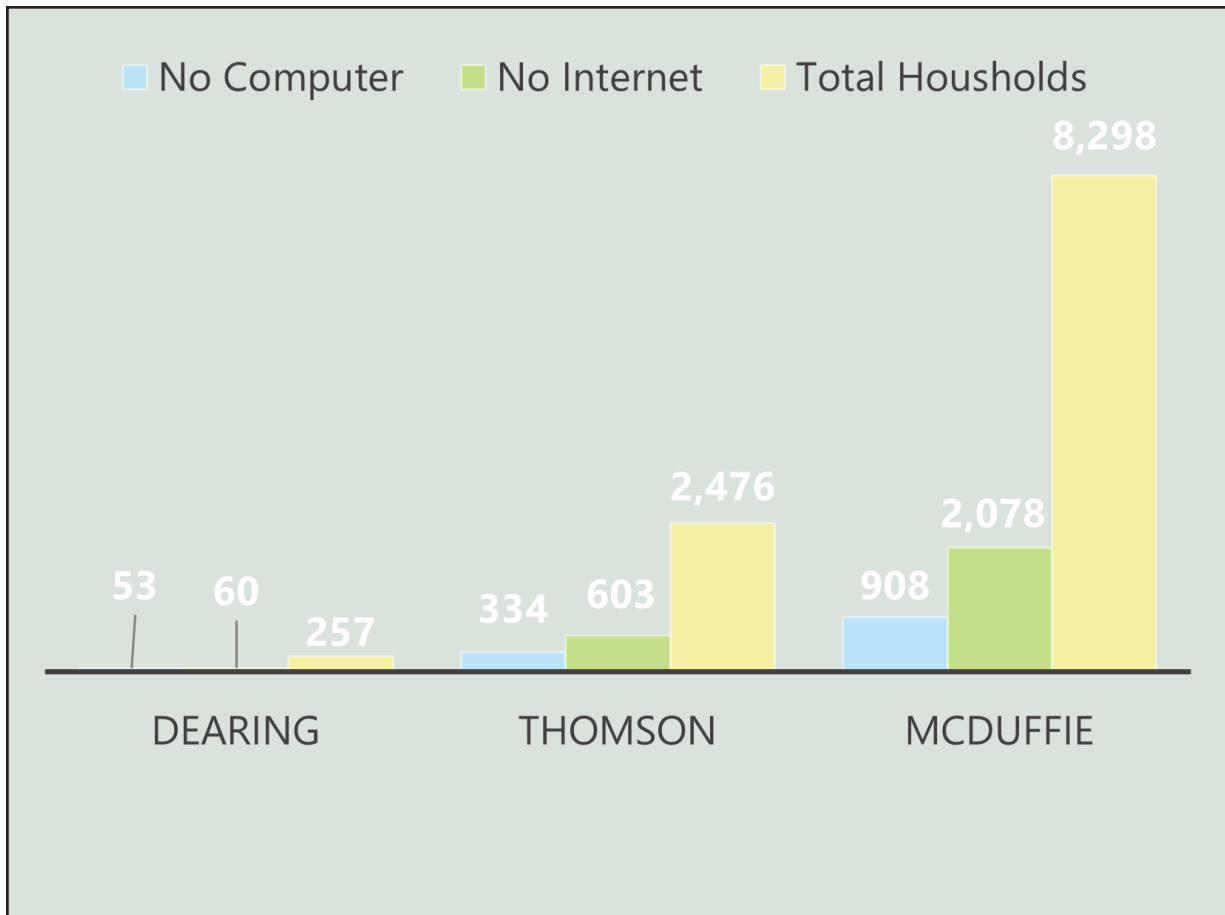
The map portrays maximum available broadband speed categories for locations in the State of Georgia. These speed categories are denoted 'Speed Codes' and delineated in the included legend. The map depicts access to broadband, not subscription to broadband.

The map includes a grant layer delineating areas, or locations, for which various federal, state or local grants have been awarded, as described in



## Top 10 Providers





Source: American Community Survey, 5-year estimates, S2801, 2023.

The table above shows the total number of households that do not have internet or a computer in McDuffie County, the City of Thomson, and the town of Dearing.

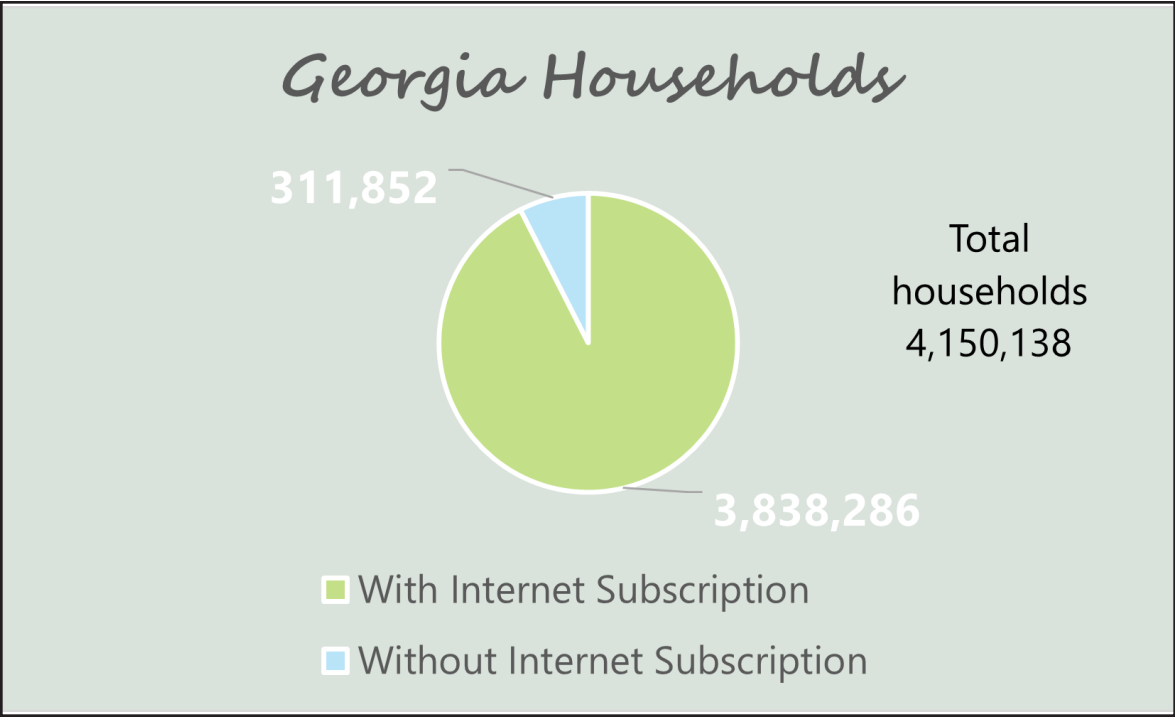
According to the American Community Survey 5-year estimates 2023:

10% of residents in McDuffie County do not have a computer.  
25% of residents in McDuffie County do not have internet.

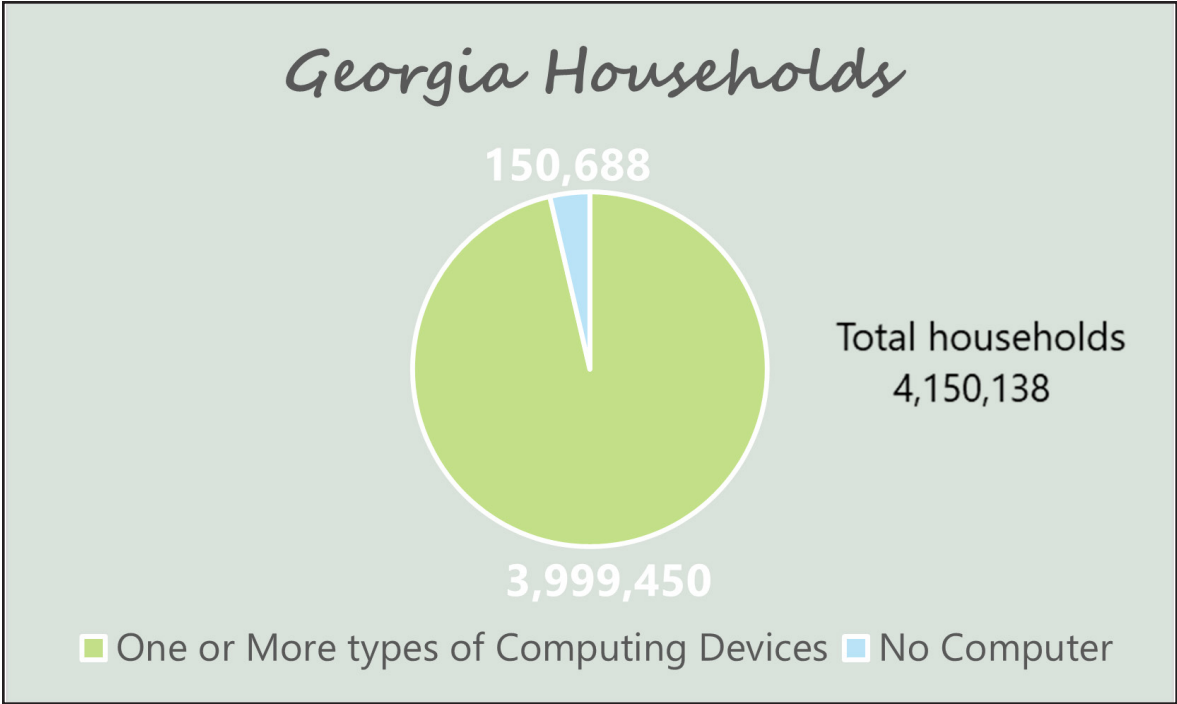
13% of residents in the City of Thomson do not have a computer.  
24% of residents in the City of Thomson do not have internet.

20% of residents in the Town of Dearing do not have a computer.  
23% of residents in the Town of Dearing do not have internet.





Source: American Community Survey, 5-year estimates, S2801, 2023.



Source: American Community Survey, 5-year estimates, S2801, 2023.







# AUGUSTA TECHNICAL COLLEGE

Thomson/McDuffie Campus

Peter S. Knox, Jr., Center for Technology



# Economic Development

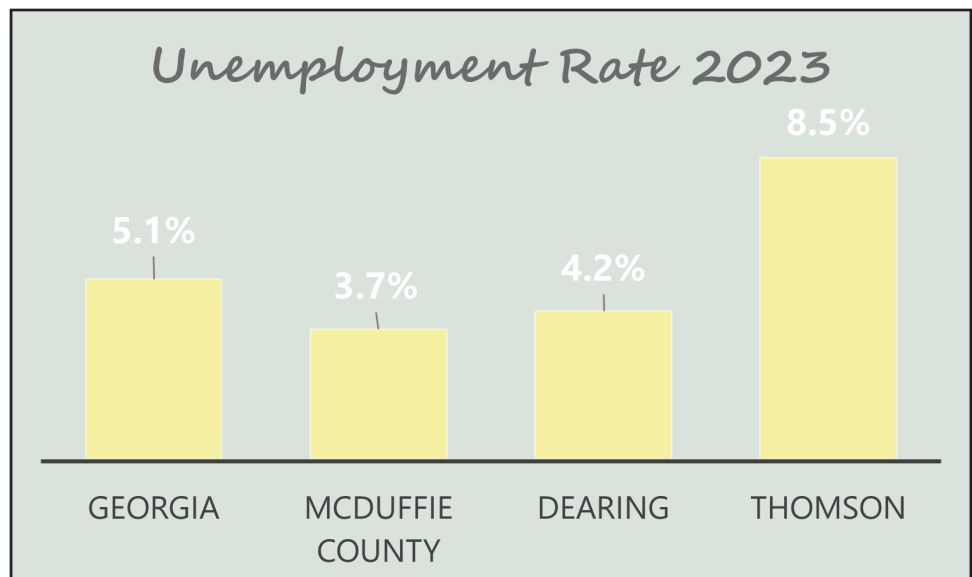
The economic development section discusses current data and trends to the local economy. The strength and capability of a communities labor force influences several aspects of the overall well-being of the area including development and quality of life. The data and suggestions in this section can be used when making future policy and investment decisions.

# Educational Attainment McDuffie County

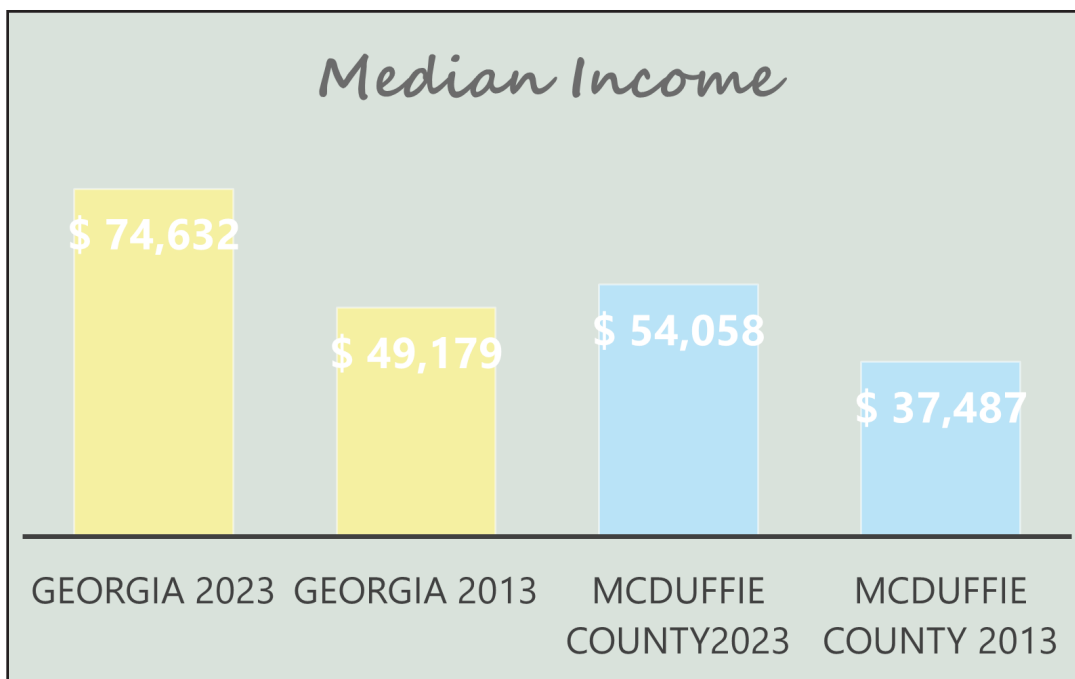
Population 18 years and older	16,263
Attended School/No HS Diploma	2,125
High School Graduate	5,948
Attended College/No Diploma	2,733
Associates Degree	1,286
Bachelor's Degree	1,651
Graduate Degree or Higher	975

## Unemployment Rates

According to the 2023 American Community Survey, 16,263 residents of McDuffie County or 75% of the population were 18 years of age or older. Also in 2023, 18% of residents in McDuffie County reported to the census that they had an associates degree or higher.

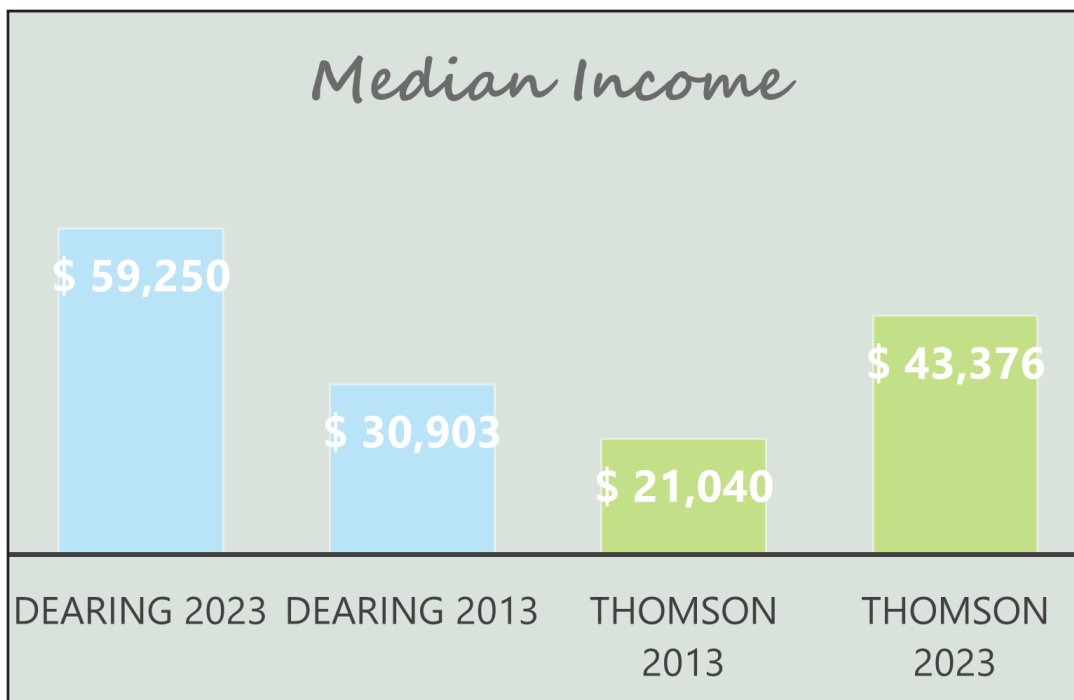


## Median Income



The U.S. Census Bureau gauges a geographic area's income using Median Household Income (MHI). The MHI is meant to represent the average person living in a respective area. The MHI in McDuffie County in 2023 was \$54,058. This was an increase of 44% in annual income since 2013.

Median income in the City of Dearing was \$59,250 in 2023, which was an increase of 92% since 2013. The City of Thomson's median income in 2023 was \$43,376 which was an increase of 106% from \$21,020 in 2013.



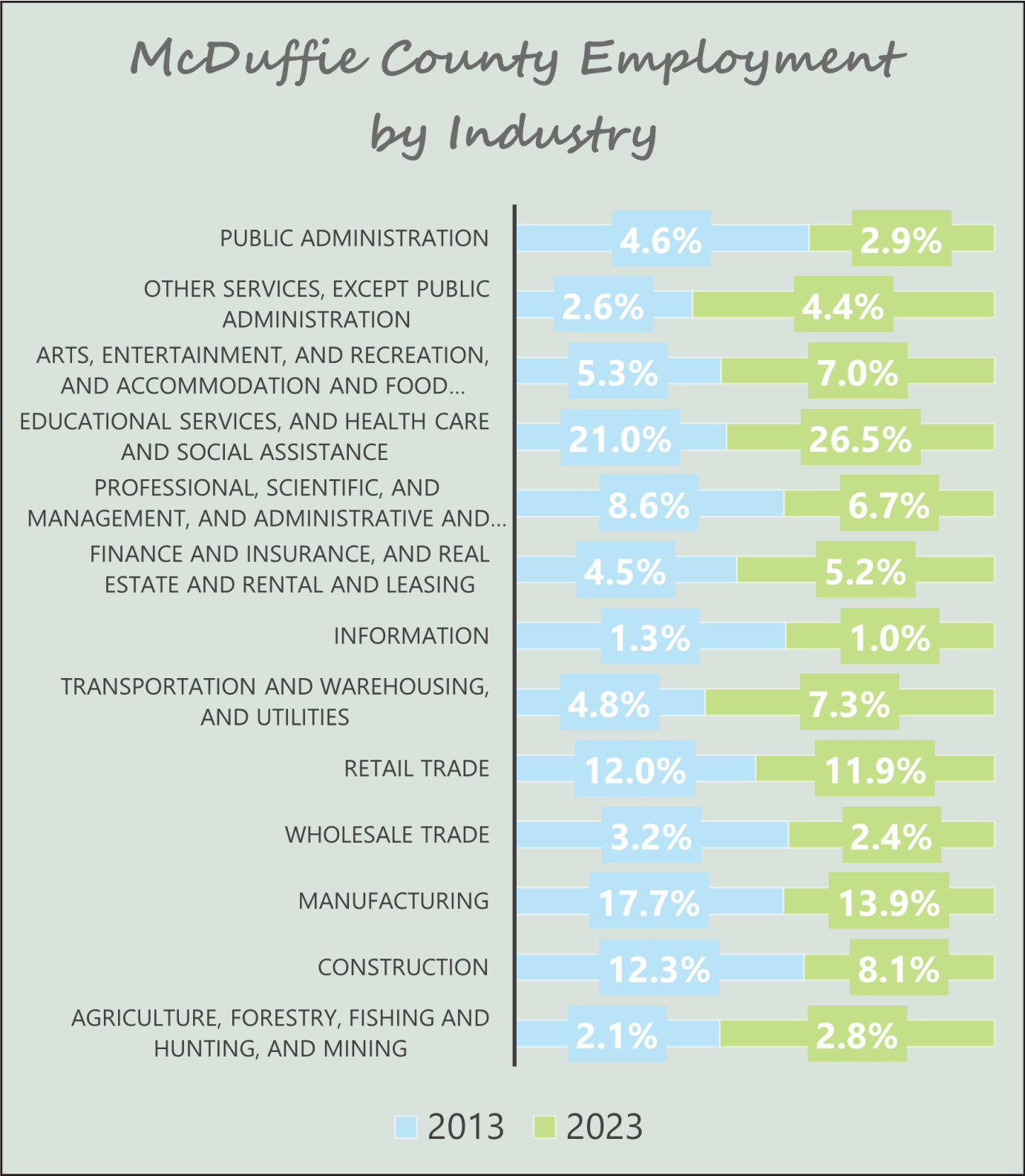


## Commuting Patterns

The majority of McDuffie County residents work in the county. As illustrated in the table below, the 2023 ACS indicated that 58% percent of residents worked in McDuffie County, compared to only 53.6 percent that was reported in the 2013 Census. This increase indicates that residents are increasingly seeking employment inside the county.

	2013	2023
Percent worked in Georgia	97.1%	96.2%
Percent worked outside Georgia	2.9%	3.8%
Percent worked in McDuffie County	53.6%	58%
Percent worked outside McDuffie County	43.5%	38.2%

An examination of specific economic indicators provides key information vital to helping McDuffie County achieve its economic goals. The chart on the next page illustrates employment by industry in McDuffie County from the 2013 and 2023 ACS census. This data reveals two industries with the highest employment in 2023 are the educational, health, and social services (EHSS) industry (26.5%) and the manufacturing industry (13.9%), for a total of 66.9 percent of all industry.









# Housing

Housing types and conditions vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life.

This section of the plan examines the housing mix, occupancy, home values and age of housing stock.

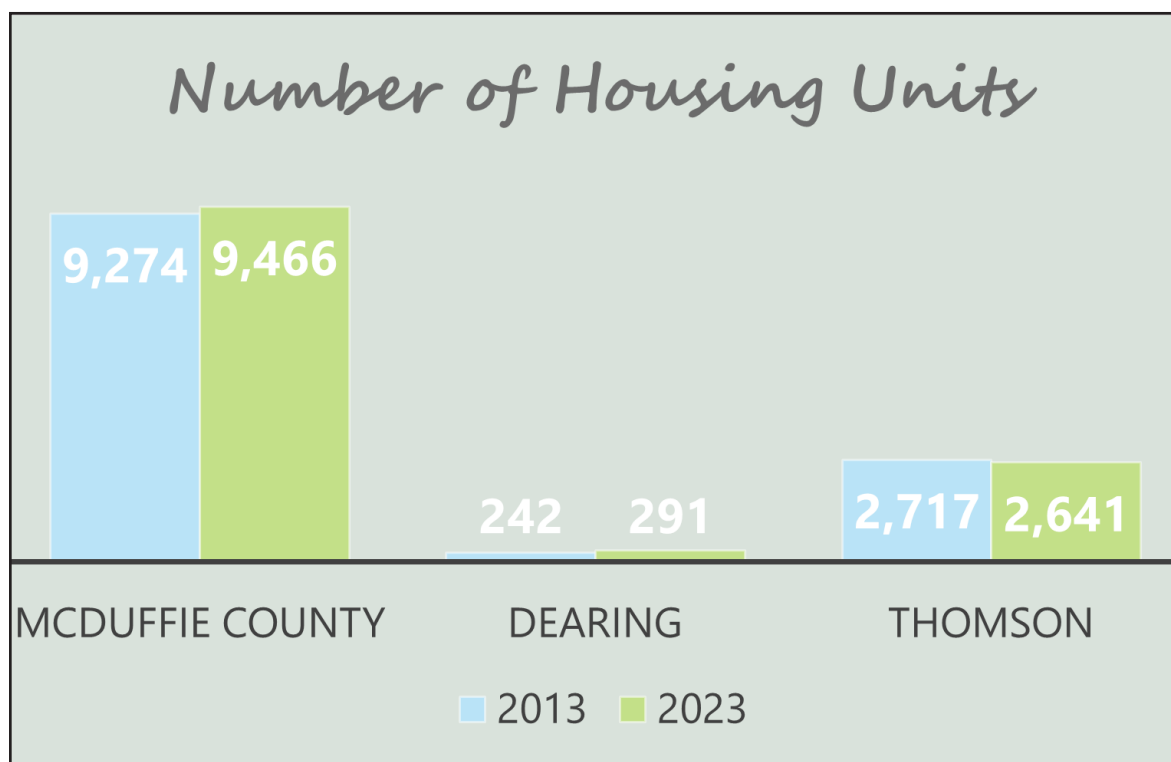
# Existing Housing Stock

Housing has become an increasingly contentious matter for the CSRA region as it has been a season of growth and economic expansion. There has been a period of low housing stock since the pandemic in 2020. This along with other factors has raised the median home value significantly. At the time of this comprehensive plan update, 2023 is the most recent census data available. These numbers do not reflect the current housing market accurately. It is essential that communities offer housing options for residents of all socioeconomic levels.

McDuffie County's housing stock includes both owned and rented units and a mix of housing types. The majority of the region's housing stock is classified as single-family. Substandard housing, whether due to age or lack of maintenance, is also a concern across the region.

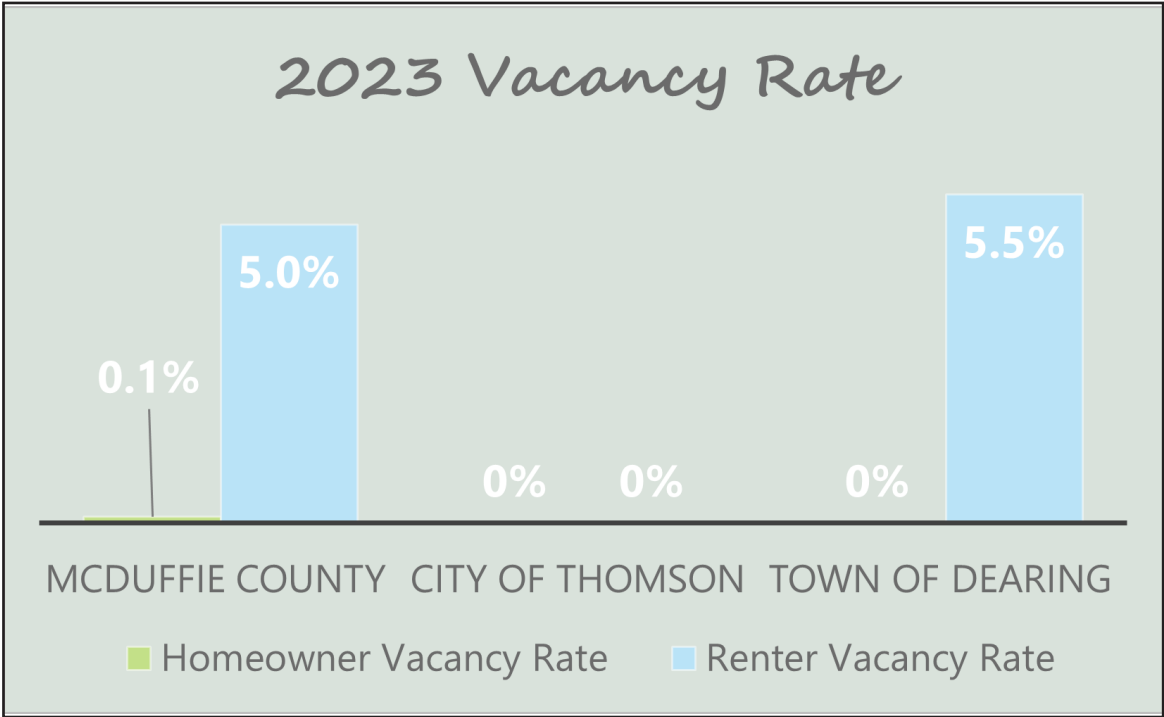
## Number of Housing Units

McDuffie County as a whole contains 9,466 housing units according to the 2023 American Community Survey (ACS). This represents a 2.07 percent increase in units since the 2013 Census. Over the same time period, the number of housing units in the town of Dearing grew by 49 units or 20.25 percent, and the city of Thomson experienced a decrease of 76 units or 2.8 percent.



Source: American Community Survey, 5-year estimates, DP04, 2013 and 2023.

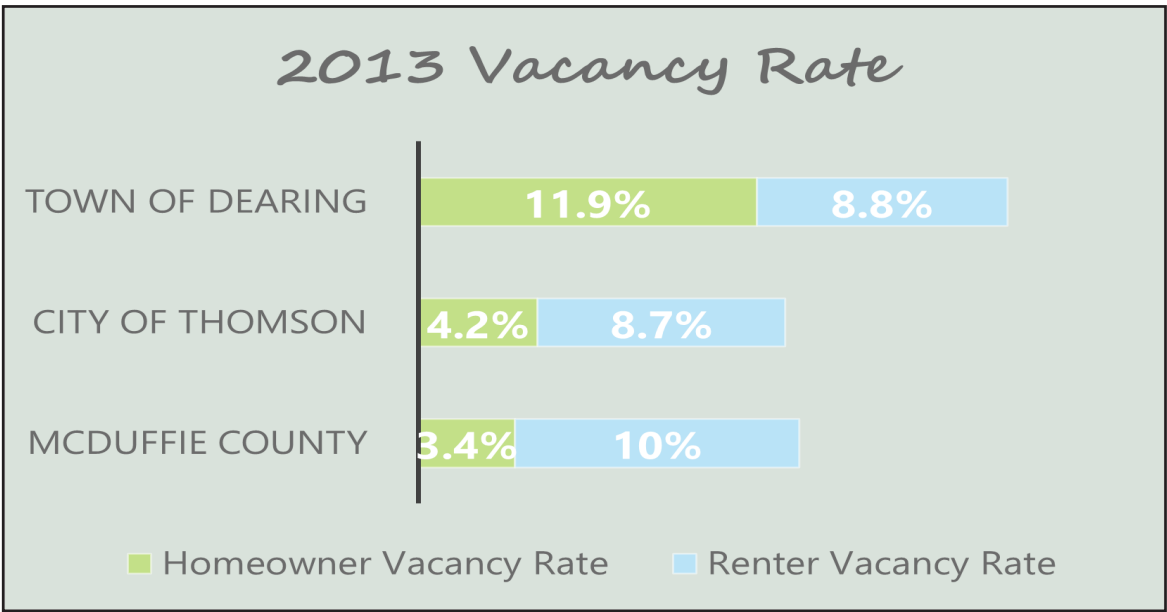
# Change in Vacancy Rate



Source: American Community Survey, 5-year estimates, DP04, 2023.

County-wide there has been a shift in the percentage of owner-occupied and renter occupied housing as illustrated in the table above, the percentage of vacancies in the county is declining. In 2023 there was only .1% available vacancy in McDuffie County for those looking for homeownership, the City of Thomson and Town of Dearing show 0% available houses for purchase at this time. Similarly Rental vacancy in the City of Thomson was 0% and around 5% availability in McDuffie County and the Town of Dearing.

In 2013, there was a lot more rental vacancies available as well as houses available for purchase. In Dearing there was around 8.8% available for rent, 8.7% in the City of Thomson, and 10% in McDuffie as a whole. There was around 12% homes for purchase in Dearing, 4.2% in the City of Thomson, and 3.4% in McDuffie County.



Source: American Community Survey, 5-year estimates, DP04, 2013.



## Housing Unit Types

According to the 2023 ACS, roughly 90 percent of the housing stock in McDuffie County is comprised of either single family detached residences (62 percent) or mobile homes/trailers (28 percent).

The development of multifamily housing in McDuffie County has experienced limited growth in small (3-9 unit) and large (20+ unit) developments. The medium sized (10-19 unit) developments have been grown from 9 units in 2013 to 302 units in 2023.

<i>Housing Unit Types</i>	<i>2013</i>	<i>2023</i>	<i>Change</i>	<i>% Change</i>
Total housing units	9,274	9,466	192	2.07%
1-unit, detached	5,962	5,903	-59	0.99%
1-unit, attached	99	93	-6	-6.06%
2 units	260	303	43	16.54%
3 or 4 units	146	21	-125	-85.62%
5 to 9 units	242	148	-94	-38.84%
10 to 19 units	9	302	293	3255.56%
20 or more units	180	62	-118	-65.56%
Mobile home	2,376	2,634	258	10.86%

Source: American Community Survey, 5-year estimates, DP04, 2013 and 2023.

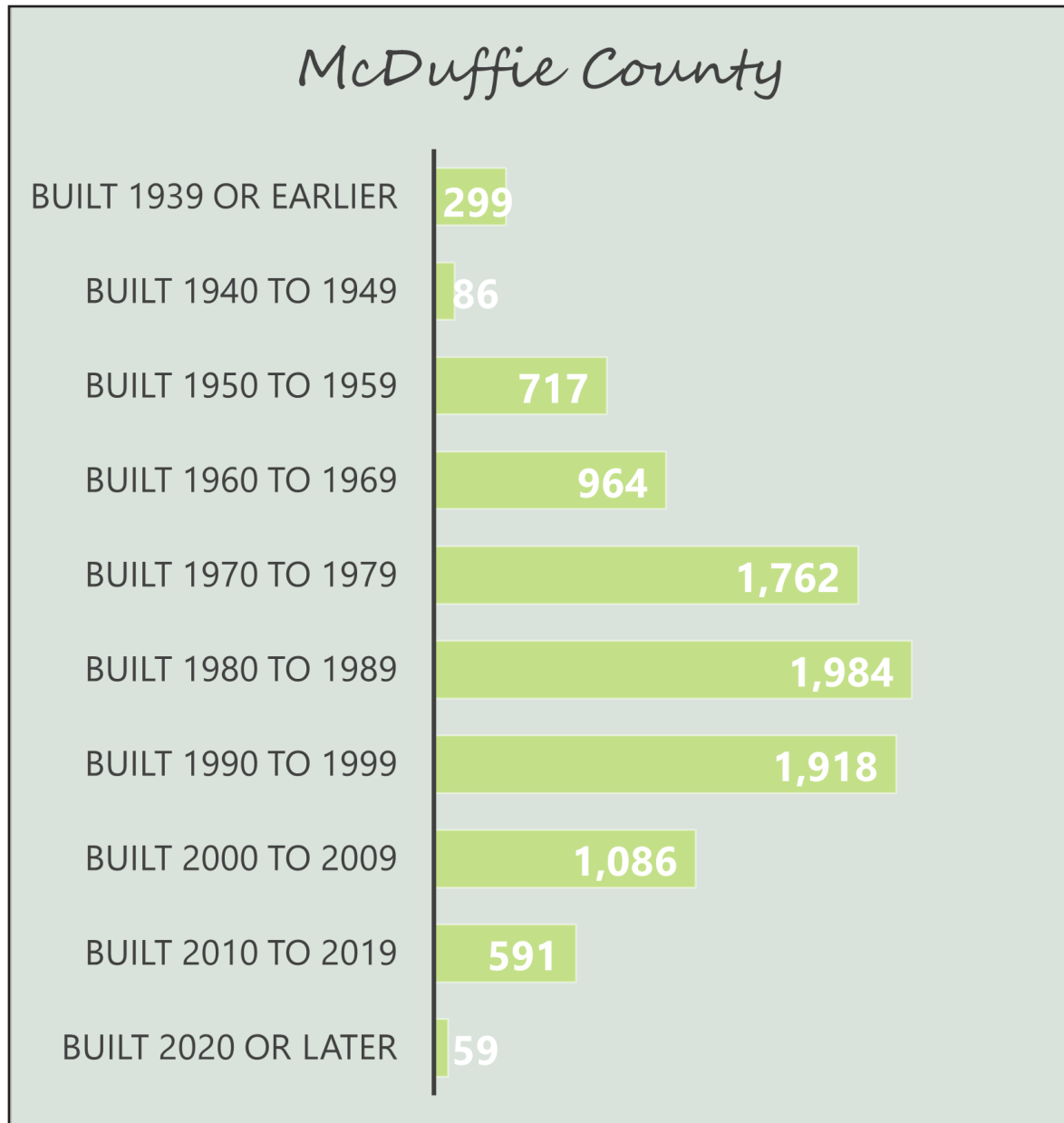


Examples of Multi-units in McDuffie County.

## Age of Housing

McDuffie County's housing stock is aging. All of McDuffie County had a spike in development in the 1970's leading to a boom in the decade from 1980 to 1999. Around 50% of the current housing stock appeared during this 30-year cycle.

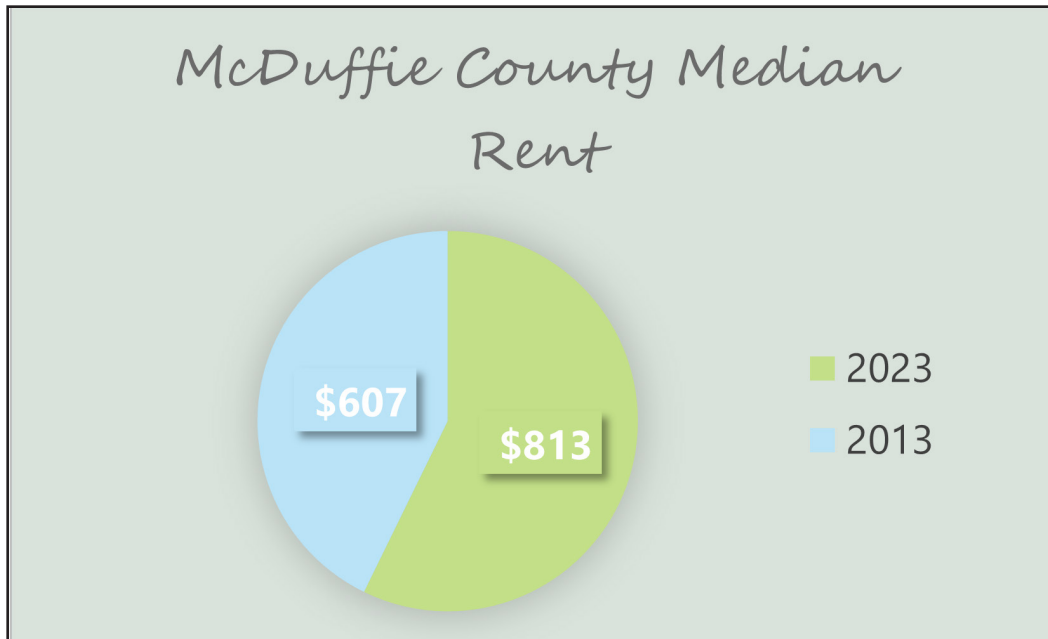
There was also a less intense burst of growth, which occurred between 2000 and 1999. Since 2010 there has been a very small percentage of new housing construction.



Source: American Community Survey, 5-year estimates, DP04, 2023.

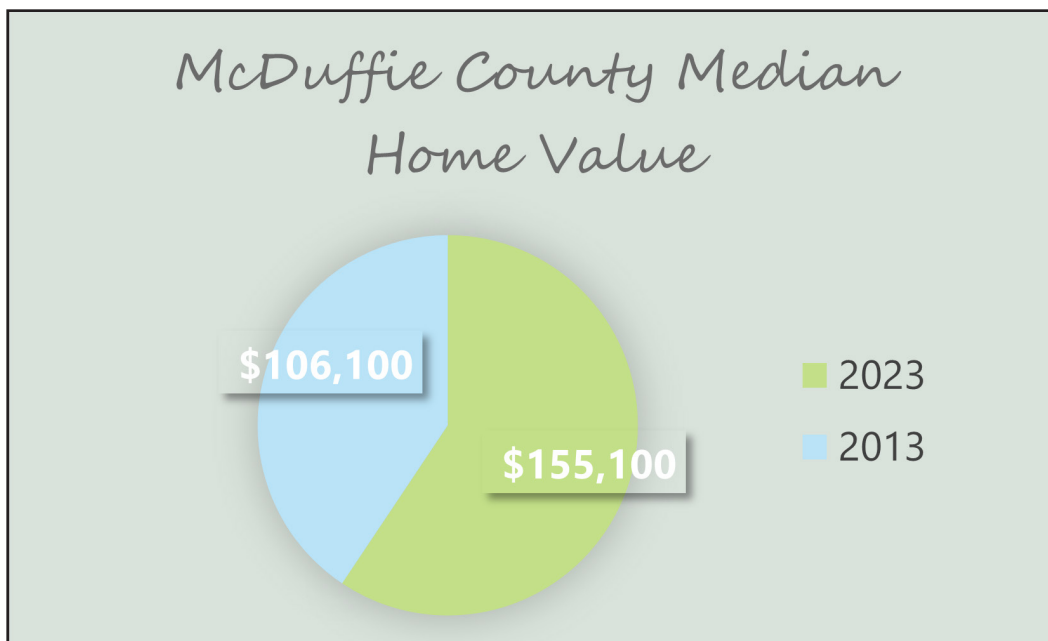
## Median Rent

McDuffie County saw an increase in median rent from \$607 in 2013 to \$813 in 2023.



Source: American Community Survey, 5-year estimates, DP04, 2013 and 2023.

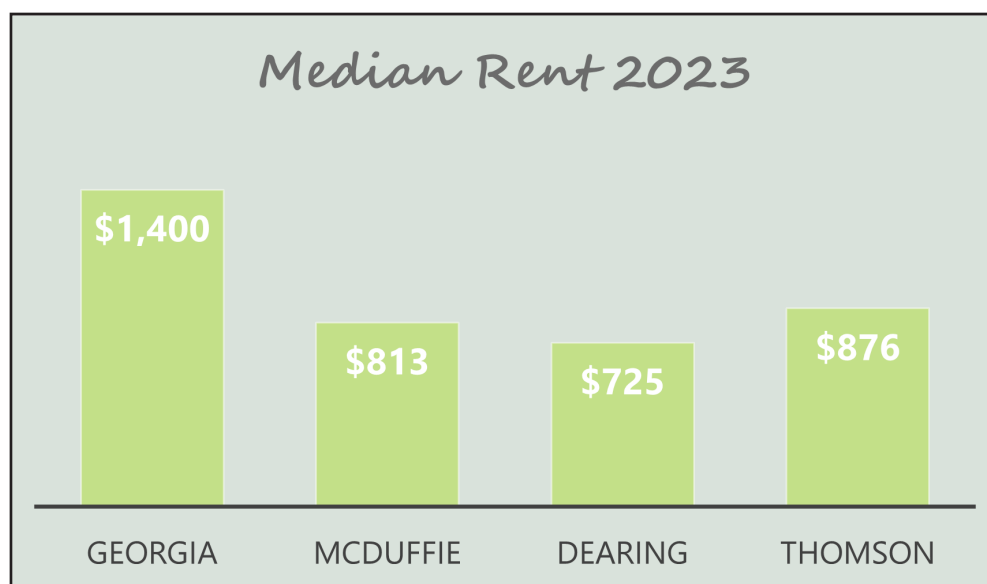
McDuffie County saw an increase in median home value from \$106,100 in 2013 to \$155,100 in 2023.



Source: American Community Survey, 5-year estimates, DP04, 2013 and 2023.

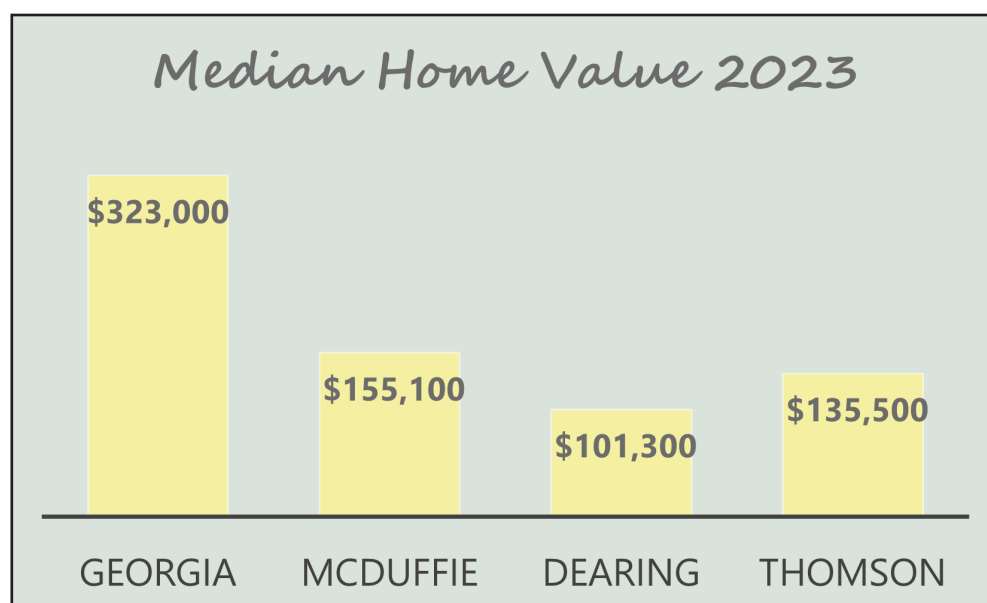


Median rent in McDuffie County (\$813) is well below the median in Georgia (\$1,400).



Source: American Community Survey, 5-year estimates, DP04, 2023.

Median home value in McDuffie County (\$155,100) is well below the median in Georgia (\$323,000).



Source: American Community Survey, 5-year estimates, DP04, 2023.

# Urban Redevelopment Plan

The Mayor and City Council of Thomson passed a resolution declaring the necessity to create a Redevelopment Area in cooperation with McDuffie County in February 2005. In 2005, the City and McDuffie County were approved by DCA for a Revitalization Area Strategy. The RAS was re-approved by the DCA in 2011. In 2012, Thomson contracted to with the CSRA Regional Commission to update the Urban Redevelopment Plan and extend the boundaries of the RAS. The RAS expired in April 2016 and the city did not renew the RAS since all the work was completed. The city submitted a new RAS in 2019 for the Sills Branch area.

The resolution declares a need for rehabilitation, conservation, or redevelopment or a combination thereof in such area or areas, in the interest of the public health, safety, morals, or welfare of the residents of the City of Thomson and McDuffie County, Georgia. In particular, the resolution identified slum clearance and redevelopment as a primary objective. The resolution identifies the following elements:

- (a) Acquisition of a slum area or portion thereof;
- (b) Rehabilitation or demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment plan, and
- (d) Making the land available for development or redevelopment by private enterprise or public agencies (including sale, initial leasing, or retention by the municipality or county itself) at its fair value for uses in accordance with the urban redevelopment plan.

In 2005, it was determined to concentrate efforts in the Strawberry Hill and Pitts Street areas. In order to provide the maximum leverage for starting a Housing Program, the city developed housing program.

## URP I Pitts Street and Forrest Clary Drive Revitalization Area





## URP | Pitts Street and Forrest Clary Drive Revitalization Area

In 2008, the City in conjunction with the county became a Communities of Opportunity. McDuffie County Community Improvement Strategy states: McDuffie County seeks to improve the housing stock in their community by rehabilitating derelict properties and beautifying neighborhoods, with the hope of also reducing crime in those neighborhoods.

Also Thomson-McDuffie County became a member of the GICH program in 2010 and graduated in September 2012. As a result attending the GICH work sessions, the city and county have created a Land Bank Authority, have completed a housing action plan for Thomson-McDuffie County, are studying the benefits of a blight tax and are examining ways to deal with blighted rental property. The GICH committee has conducted a housing market study to determine current and future housing needs. The City is also addressed housing with the code enforcement.



## URP | Pitts Street and Forrest Clary Drive Revitalization Area





## Citywide and URP I :

2016 CHIP: The City of Thomson was awarded \$ 611,184 for rehabilitation of owner-occupied homes and new construction homes to be sold. All activities under this grant directly benefited LMI persons. Under this grant 6 LMI households benefited; 4 homes were rehabilitated, and 2 new construction homes were built and sold. This grant closed out as of January 2025.



11 AM - 2 PM, SATURDAY NOVEMBER 4TH, 2023

# Open HOUSE

2 HOMES! | 3 BEDROOMS | 2 BATHROOMS



*424 Second Street*  
Thomson, GA 30824

*428 Second Street*  
Thomson, GA 30824



HOUSES FUNDED THROUGH CHIP GRANT -  
INTERESTED INDIVIDUALS MUST COMPLETE APPLICATION  
& MEET ELIGIBILITY REQUIREMENTS.

**FOR MORE INFORMATION PLEASE CALL 706-210-2014.**



## URP II: Sills Branch Revitalization Area



The Sills Branch Revitalization Area is a priority area for infrastructure improvements. The area in which A, B and C Streets are located is subject to overflow of storm-water drainage causing multiple issues for residents and the Thomson Housing Authority as the property owner. This area will need improvement made to underground infrastructure prior to, or in conjunction with, any housing redevelopment activities taking place.



## URP II : Housing & Infrastructure Grants

The following grants have benefited the URPII. In addition to the 2017 CDBG, which was successfully completed in 2020.

2018 CDBG: The City of Thomson was awarded \$750,000 in CDBG funds for water, sewer, and flood and drainage improvements. Total beneficiaries were 100% LMI, including 17 persons for water improvements, 169 persons for sewer improvements, and 50 persons for flood and drainage improvements. This project is completed.

2020 CDBG: The City of Thomson was awarded \$1,000,000 in CDBG funds for rehabilitation of owner-occupied housing and improvements to water, sewer, and flood/drainage on Walnut Street. Flood and drainage improvements benefited 85 persons, of whom 77 (93%) are LMI. Water and sewer improvements benefited 74 persons, of whom 66 (89.1%) are LMI. Five homes were rehabilitated, benefiting nine LMI persons. The total project cost was \$1,114,9224.25, with \$111,424.95 in match and leverage and \$3,500 in homeowner portions. This project is completed.

2021 CDBG: The City of Thomson was awarded \$1,000,000 in CDBG funds for rehabilitation of owner-occupied housing and improvements to sewer and flood/drainage infrastructures. Streets, flood, and drainage improvements benefited 130 persons, of whom 130 (100%) are LMI. Water and sewer improvements benefited 100 persons, of whom 100 (100%) are LMI. Five homes were rehabilitated, benefiting eight LMI persons. The total project cost is \$1,150,574.19 with \$164,000 in match and leverage funds and \$3,500 in homeowner portions. This project is completed.

2023 CDBG: The City of Thomson was awarded \$1,250,000 in CDBG funds for sewer, streets, flood and drainage improvements on Clements, Walnut, Willow, Spruce, and Mulberry Streets, Pecan Avenue and Pecan Court. The infrastructure improvements are estimated to benefit 605 persons, of whom 596 (98.5%), are low-to-moderate income persons. Additionally, the City proposed the rehabilitation of ten (10) owner-occupied housing units, benefiting 19 persons, of which are 100% low-to-moderate income persons. The total project cost was \$1,498,500 with \$274,500 in match and leverage. This project is underway.

## Additional Housing Grants (City of Thomson)

2024 CHIP: The City was awarded \$500,000 in order to rehabilitate an estimated 5 homes. The City will be using the program income from the sale of the 2 new construction homes under the 2016 grant to rehabilitate an additional 2 homes. Total, the City estimates that 7 LMI households will benefit under this grant.











# Natural & Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They have the potential to draw visitors who value natural beauty or historic character. These assets can be connected to similar resources in other counties for regional tourism.

As conditions change, it is important to focus efforts on protecting critical natural features like watersheds, and avoid hazards like floodplains. When development decisions are made, the natural and cultural resources that make McDuffie County unique must be considered.



# Environmental Planning Criteria

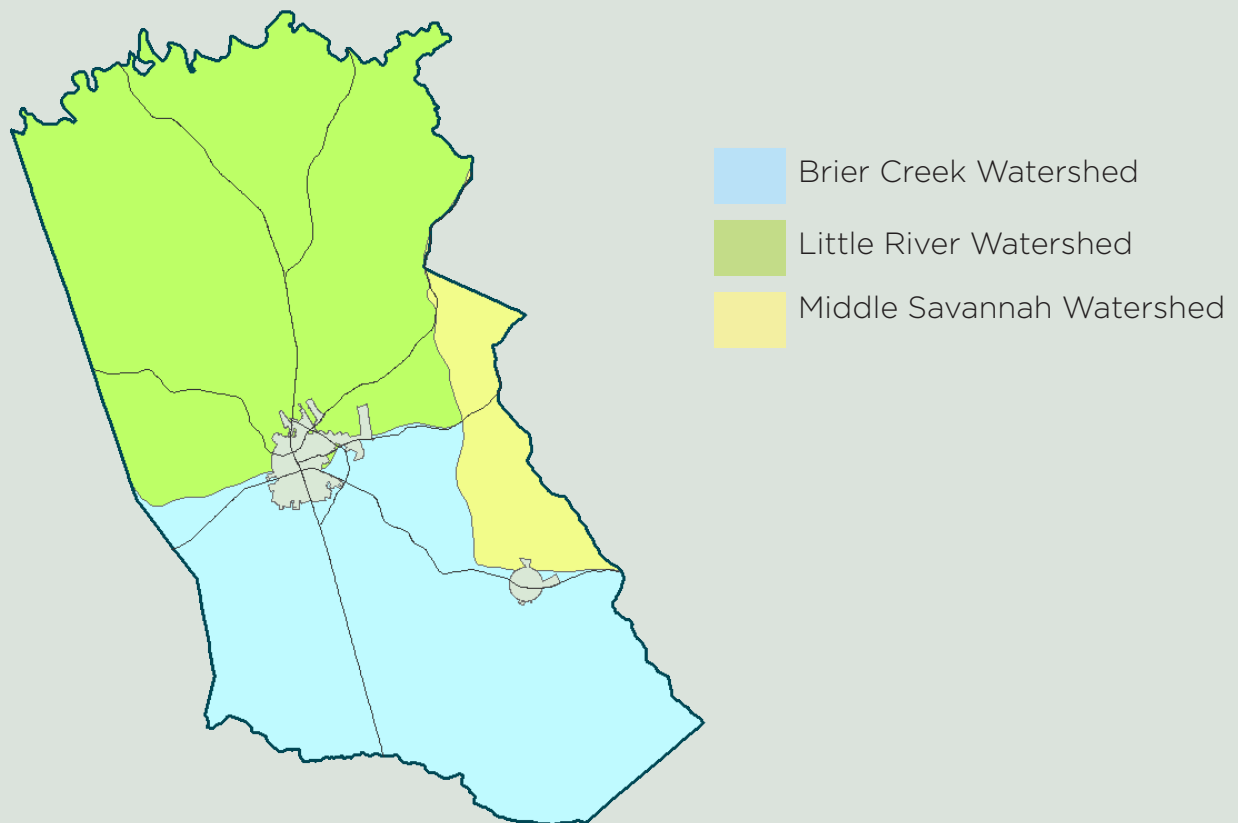
The State of Georgia's Environmental Planning Criteria recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of Natural Resources) for the protection of: water supply watersheds, groundwater recharge areas, wetlands, and river corridors.

The locations of three (3) of these critical environmental areas in McDuffie county (groundwater recharge areas, wetlands, and river corridors) are illustrated on the maps on the following pages.

## Public Water Supply

The potable water supply in McDuffie County and its municipalities is primarily supplied by surface lake extraction (further explained in the “Community Facilities” section). In combination with extraction and filtration, these naturally occurring water sources are important components to supplying residents with potable water. Watersheds and Groundwater Recharge Areas are important components to public water supply.

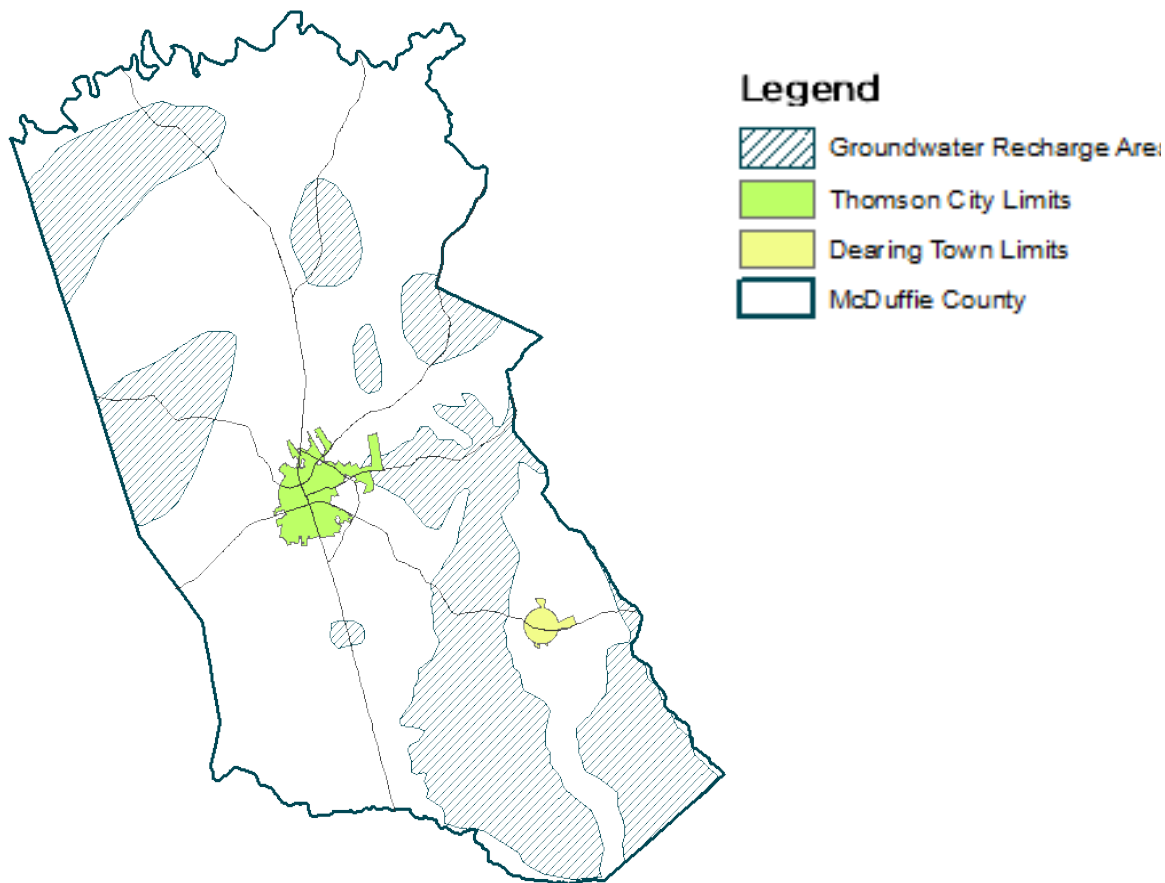
Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.



# Groundwater Recharge Areas

Groundwater Recharge Areas are specific surface areas where water passes through the ground to replenish underground water sources.

These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

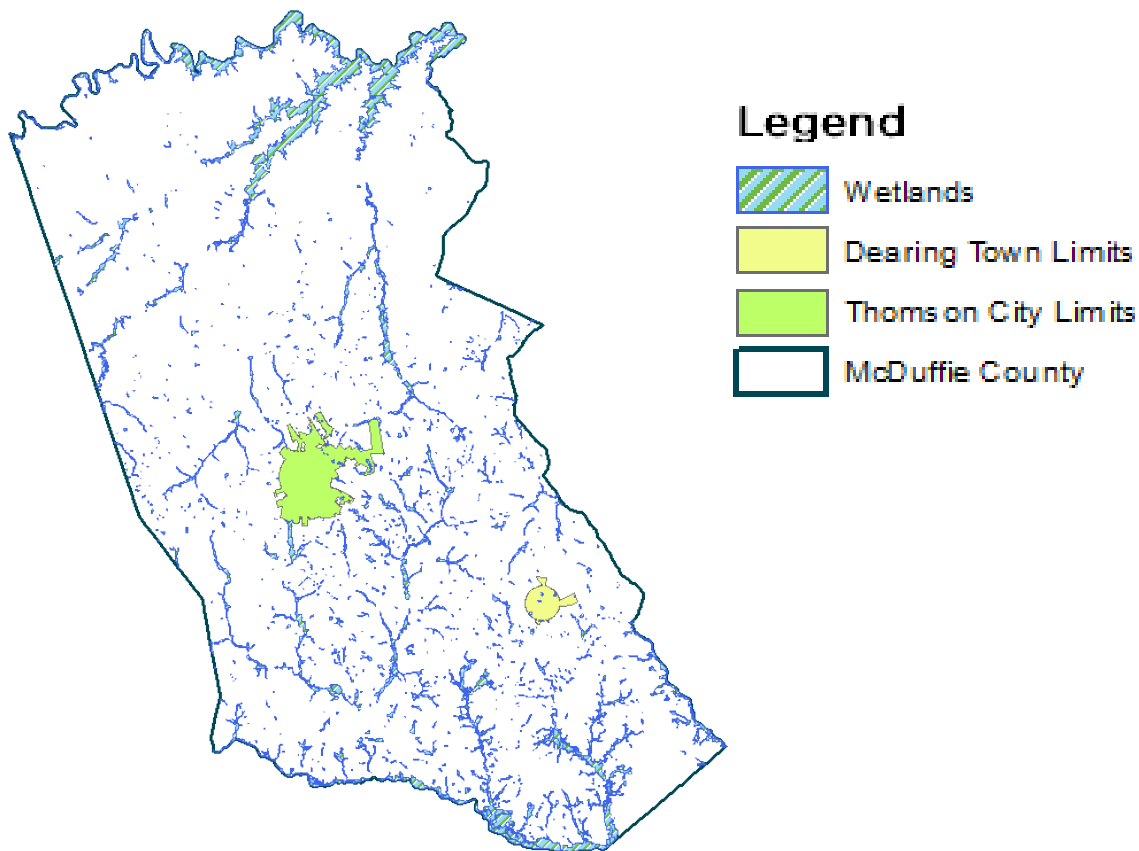


# Wetlands

Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

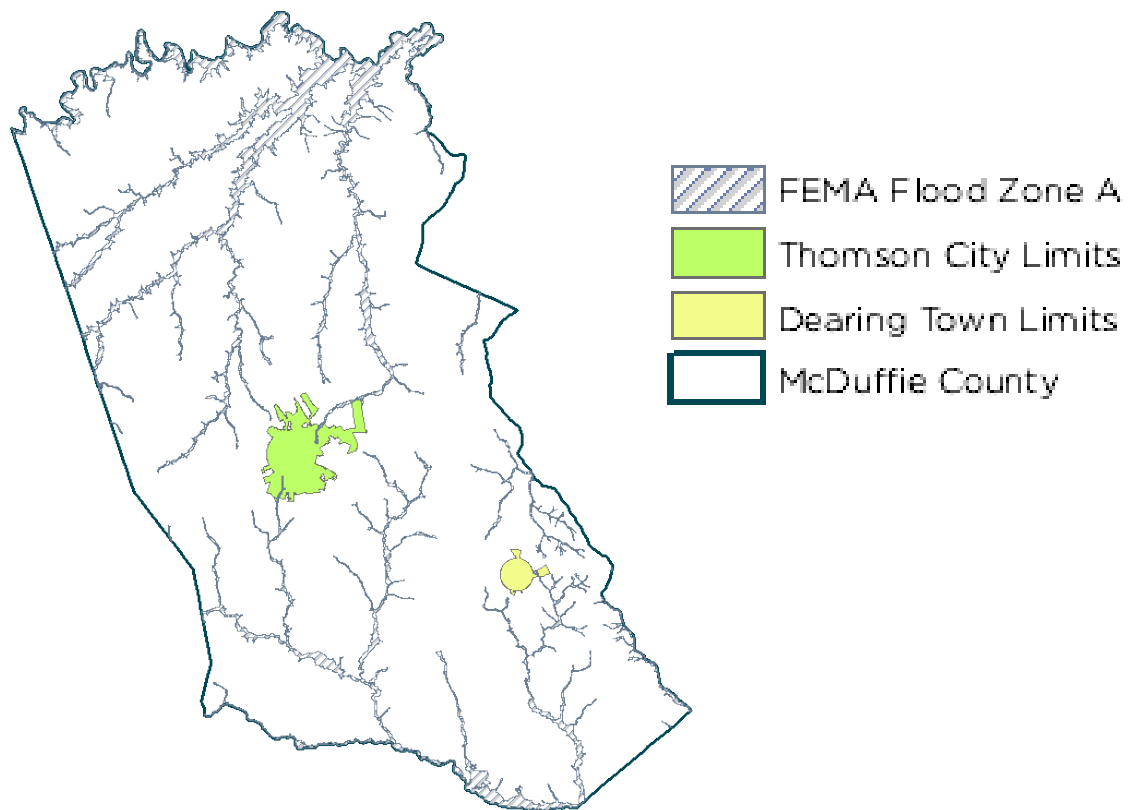
- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands





# Flood Plains

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. The map depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Areas located within the 100-year flood plain are in Zone A.



# Soil Types

The United States Department of Agriculture's Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas. A soil profile represents an arrangement of soil layers of varying thickness and physical and chemical properties. Two (2 ) of these soil profiles are found in McDuffie County. They are:

## Southern Piedmont -

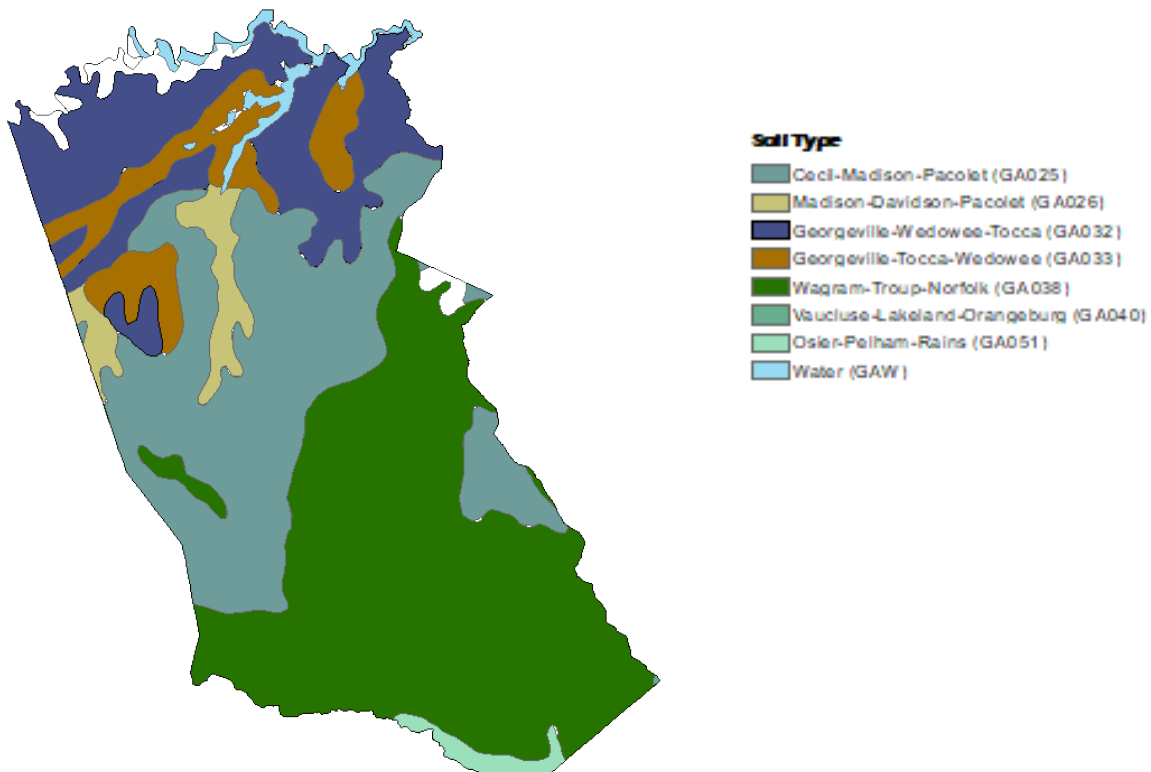
Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

## Carolina & Georgia Sand Hills -

Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

Different types of soils are represented in McDuffie County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the seven (7) types of soils found in McDuffie County:

- Cecil-Madison-Pacolet
- Madison-Davidson-Pacolet
- Georgeville-Wedowee-Tocca
- Georgeville-Tocca-Wedowee
- Wagram-Troup-Norfolk
- Vaucluse-Lakeland-Orangeburg
- Osier-Pelham-Rains



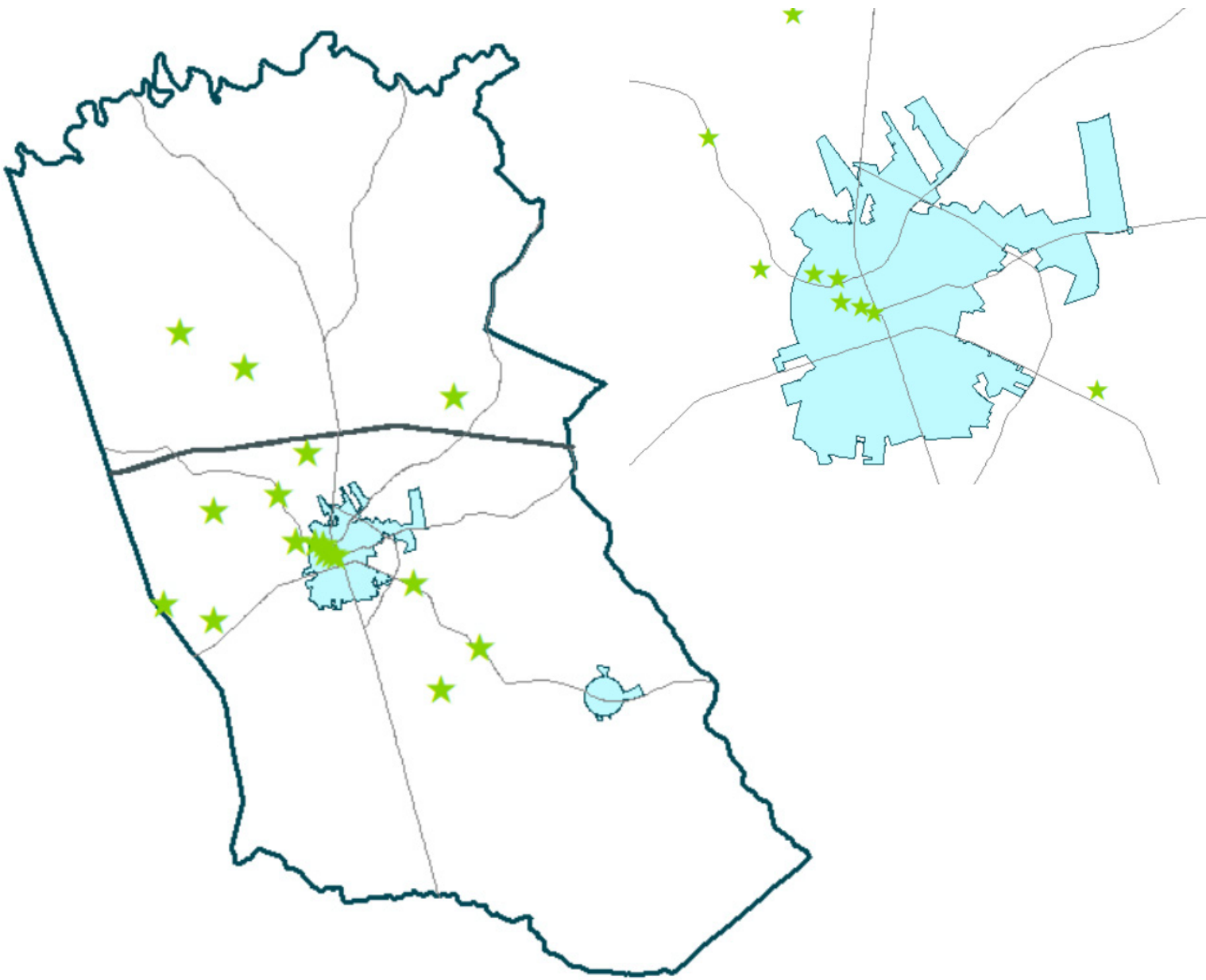




# Historic and Cultural

McDuffie County has five historic districts and 11 individual historic resources listed in the National Register of Historic Places that represent a significant number of historic sites, structures, and buildings.

- Boneville Historic District • James L. Hardaway House • McNeill House
- Bowdre-Rees-Knox House • Hayes Line Historic District • Old Rock House
- Thomas Carr District • Hickory Hill • Pine Top Farm • Hillman-Bowden House
- Sweetwater Inn • Usry House • John Moore Lazenby House
- Thomson Commercial Historic District • Thomas E. Watson House
- Wrightsboro Historic District • 1810 West Inn (demolished in 2019)







Thomas E. Watson Birthplace



# Historic and Cultural

Other historic resources throughout McDuffie County, Thomson, and Dearing are eligible for National Register listing. Dearing has an intact historic town that would be eligible citywide as a National Register district.

When ownership of the Rock House was transferred to McDuffie County, a volunteer McDuffie County Rock House Property Preservation Advisory Committee was appointed to work with the McDuffie County Tourism Department to plan for protection and restoration of the building, site, and cemetery, and plan for public education interpretation. Many studies have been accomplished in the last five years. The Rock House is purported to be Georgia's oldest intact stone house. New research recommends the Rock House interpretation period of significance include 1798-1875 during the probable date of construction (dendrochronology), Thomas Ansley's ownership of the property, and the date of a tornado that altered the site. McDuffie County has accomplished the first step of relocating the main road to protect the site. The greatest priorities for the site are to conduct a Phase 1 Archaeological survey of the entire site and to restore the Rock House itself

Wrightsboro Historic District was established to serve as a rural Quaker community before the American Revolution and is noted for being one of the oldest continuously inhabited English colonial settlements. It covers approximately 800 acres and is composed of historic buildings and structures, landscape features, and historic archaeological sites associated with the founding, settlement, and historical development of Wrightsboro from 1767 to the 1920s. The Historic Wrightsboro Foundation promotes educational programs for its historic properties of a general store, log cabin, rock chimney, and holds programs in an interpretive center. McDuffie County owns the circa 1810 Wrightsboro Church and cemetery associated with the Quaker settlement. McDuffie County will develop a property management plan for the Wrightsboro Church and cemetery through grant resources.







**Thomson Depot**

The Thomson Depot is the central focus and historic community landmark of downtown Thomson. One of the most important programs for preserving the architectural environment of a city or county is the Certified Local Government (CLG) program. McDuffie County is a CLG. Both McDuffie County and the City of Thomson each have adopted historic preservation ordinances and have historic preservation commissions (HPC). The active Thomson HPC has a citywide locally designated district for design review where an applicant for a building permit must first apply for a certificate of appropriateness for their plans and appear before the HPC. McDuffie County and Thomson's historic preservation commissions are seeking to combine their HPCs into a joint commission. Thomson Historic District Design Guidelines were completed in August 2024 for residential and commercial resources to provide guidance for protecting the environment of the locally designated district.



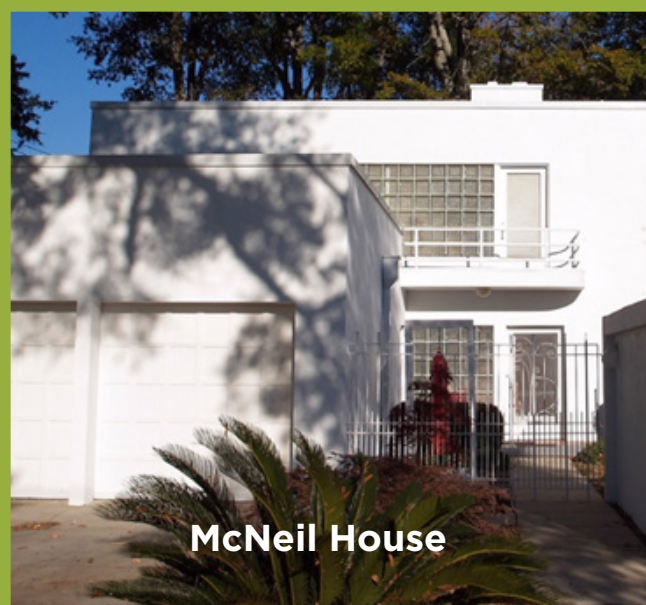
**Thomson Depot**



# Historic and Cultural

In May 2025, the Thomson Commercial Historic District was approved by the Georgia National Register Review board to receive a boundary increase, a boundary decrease, and additional documentation. This nomination updates the original 1989 listing to represent resources that have since become historically significant and account for changes to the district.

This updated NR nomination will accommodate a Paul Bruhn Downtown Revitalization grant that McDuffie County has received on behalf of the City of Thomson and its HPC to revitalize 8-12 buildings in downtown Thomson. The buildings must be one of the 50 historic contributing buildings in the updated downtown Thomson Commercial Historic District.



# Historic and Cultural

The McDuffie Museum opened to the public in January 2009 with volunteers and offers a variety of interpretive exhibitions and educational programs. McDuffie County has a wealth of cultural facilities, one of them being the Thomson Depot in the Historic Commercial District. The depot was rehabilitated along with Railroad Street and now the depot can be rented for use through the city of Thomson for private events.



McDuffie Museum





4577  
Town of  
Dearing  
McDuffie County, Georgia  
Town Hall

\* ICE CREAM SOCIAL \*  
SAT, AUG 9th 1-3PM  
Dearing Walking Track

NO PARKING  
ON GRASS  
NO RECREATION  
OR  
VEHICLE USE



# Community Facilities

Community facilities and services are a critical component of life in McDuffie County. These facilities and services contribute to the health, safety and welfare of residents, help to improve the overall quality of life, and often foster new business and residential development opportunities. Community facilities include public safety, education, parks and recreation, hospitals, and cultural and historic assets.

An effective local government continually assesses and makes efforts to enhance the service operations of the facilities provided in an effort to offer residents and other stakeholders value for their investment in the community. This section does not provide a detailed inventory, but rather an overview of key community-provided services and facilities.

# Fire Protection

McDuffie County, Thomson, and Dearing all provide fire protection services. The McDuffie County Fire Rescue Service (FRS) has 52 firefighters - five (5) full-time, 10 part-time, and 37 paid per call. Of these, 85 percent are trained as either paramedics, emergency medical technicians (EMTs) or first responders. The FRS has six (6) fire stations with a split ISO rating of 5/9. 5 is for properties located within 5 road miles of a station and within 1000 ft. of a hydrant or creditable water source. The 9 is for properties within 5 road miles of a station but more than 1000 ft. from a water source.



The Dearing Volunteer Fire Department was founded in 1953. All members are volunteer, trained firefighters with medical emergency response capabilities. There are two captains, three lieutenants, one training officer, one safety officer, and 4 firefighters. The town has two fire stations and an ISO rating of 4.

Thomson Fire Rescue has 28 firefighters - nine (9) full-time, five (5) part-time and 14 volunteers, many of whom are also trained either paramedics, EMTs or first responders. The city has two stations and an ISO rating of 4.





# Law Enforcement

The McDuffie County Sheriff's Department services the unincorporated areas of the county along with the town of Dearing. The department consists of 1 sheriff, 1 chief deputy, 2 criminal investigators, 1 deputy assigned to the courthouse and 14 uniformed patrol officers. The county substation is located in Dearing and is manned part-time. There is one county jail, which is located in Thomson.



The City of Thomson operates its own police department and consists of an investigative unit, uniformed patrol unit (UPU) and K-9 unit. The department has 14 officers. The UPU has ten uniformed patrol officers. Two patrol officers are also certified firefighters.



# Educational Facilities

The McDuffie County school district consists of six (6) schools providing classes for students in prekindergarten through 12th grade. The schools in the county system are: Dearing Elementary, Maxwell Elementary, Norris Elementary, Thomson Elementary, Thomson-McDuffie Middle, and Thomson High.







The McDuffie Achievement Center (MAC) provides alternative school services for high school students who are considered at-risk of not completing the requirements for high school graduation. The major objective of the instructional component is self-paced completion of core requirements for high school students and to provide support which focuses on self-image enhancement, attitude improvement, goal setting and positive behavior to aid in academic success for all students.

Augusta Technical College has an Aviation Maintenance Technology Training Center located in Thomson. It is 16,000 square feet of space that includes two classrooms and six labs for instruction. This facility houses all equipment and materials necessary to satisfy FAA requirements for certification.





# Sewerage and Wastewater

The Thomson-McDuffie Water & Sewer Utility is responsible for providing water and sewer service to residential, commercial and industrial customers throughout the County; including the City of Thomson, the Town of Dearing. They operate and maintain two filter plants, and two Land Application Systems (LAS) along with distribution system, components, pump stations and sewer mains and manholes.

The treatment facility is located off of Central Road, in the southwest area of the City. Its permitted capacity is 2.5 million gallons per day (MGD). The treatment process uses microorganisms to remove solids from the wastewater and chemicals (such as chlorine) to kill bacteria. The chlorine is neutralized prior to returning the treated water to the effluent stream.

The water distribution system consists and estimated 290 miles of underground pipes or water mains in various sizes ranging from 4 inch to 20 inch, and 6 above ground water tanks with a capacity of 1.8 million gallons. The system is spread throughout the County.





# Library



McDuffie County operates one library located at 338 Main Street in Thomson that has served residents since 1937.

The Thomson-McDuffie County Library is one of three branches serving the Bartram Trail Regional Library System for northeast Georgia; it joined this library system in 1974. The library operates with two (2) full-time and five (5) part-time staff who oversee a collection of approximately 45,000 items housed within the facility including books and audio/video media.

E-books are also available for download, and computers with internet access are available for patron use. Other library offerings include a book mobile service for residents who cannot visit the library on their own.

# Solid Waste

The Department of Solid Waste Management provides the customers of McDuffie County with an environmentally responsible and cost-effective system for reduction and disposal of solid waste through quality service, education and public involvement.

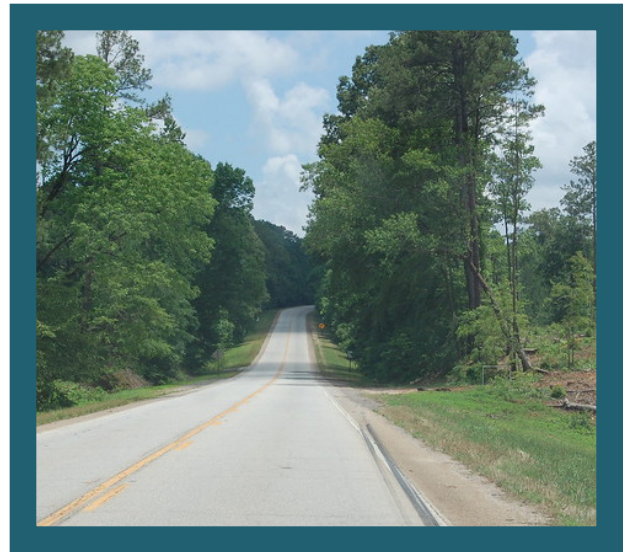
McDuffie County operates a solid waste transfer station located off Mesena Road. All solid waste generated in McDuffie County is processed through this facility. They also handle the waste streams of Glascock and Warren counties and the cities of Thomson, Dearing, Gibson, and Warrenton.

Waste is transferred to the Waste Management owned R&B Landfill in Homer, Ga., for disposal. They also operate a transfer station, as well as an inert landfill for trees, branches, bricks and concrete disposal.

The facility is located adjacent Mesena Road, at 514 Tankersley Road, 4.5 miles west of Thomson. We accept all commercial and residential waste (excluding asbestos, biomedical materials, and any regulated prohibited waste), produced in our area.

# Transportation Investment Act (TIA)

In 2012, McDuffie County voters, and the voters in the 12 other CSRA counties approved a one (1) cent sales tax increase in a referendum established by the Transportation Investment Act of 2010 (TIA). Approval of the TIA referendum will bring in funds for the construction of three (3) specific projects in McDuffie County, and the allocation of discretionary funds directly to McDuffie County, Dearing and Thomson governments for use on transportation projects of their choosing. TIA was renewed in 2020 and elected officials are currently working on the second round of projects which starts in 2022.



McDuffie County TIA Projects <a href="http://www.ga-tia.com">www.ga-tia.com</a>			
Project	Description	Band	Original Project Budget
Samuels Road Widening and Extension	Widening of Samuels Road and providing logical termini on S. R. 150. The existing acute intersection of Sterling Wells Rd @ SR 150 to be eliminated.	2:2027 to 2029 (TIA 2)	\$3,409,000
SR 150 at Stagecoach Road Intersection Improvements	Construction of a roundabout at the intersection of SR 150 and Stagecoach Road located near the City of Thomson.	2:2027 to 2029 (TIA 2)	\$2,665,000
Harrison Road NE Improvements	Sidewalk rehabilitation-addition and resurfacing along Harrison Rd NE from SR 17 to SR 223 in the City of Thomson	3:2030 to 2032 (TIA 2)	\$4,672,000
Gordon Street Improvements	Sidewalk rehabilitation-addition and resurfacing along SR 150 - Gordon Street from Mesena Road to Harrison Rd NE in the City of Thomson	3:2030 to 2032 (TIA 2)	\$4,150,000



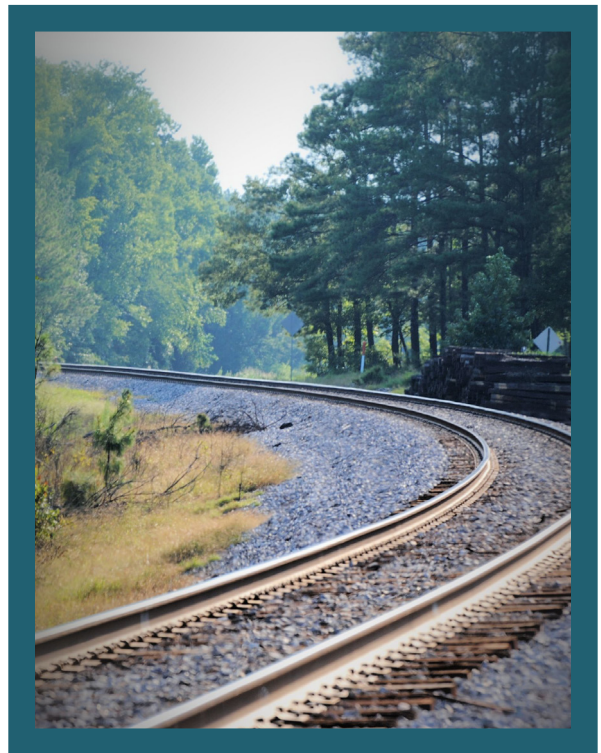
McDuffie County TIA Projects www.ga-tia.com			
Project	Description	Band	Original Project Budget
Thomson West Bypass	Thomson West Bypass Construction -From 3 points road to East of SR17	3:2020 to 2022 (TIA 1)	\$16,987,900
SR 17 Drainage Improvements	SR 17 North of SR 223-Drainage Improvements	3:2020 to 2022 (TIA 1)	\$2,500,000
SR 17 Widening	SR 17 Widening from SR 43 to Smith Mill Road	1:2013 to 2015 (TIA 1)	\$29,555,858
SR 17 Median Improvements	Reconfiguration of existing striping to one 12-ft lane in each direction with a 12-ft. flush median from S.R. 12 to S.R. 150 in the City of Thomson. This project will also widen the existing sidewalks and shorten the lengths of cross-walks.	1:2023 to 2026 (TIA 2)	\$1,893,000
McDuffie County Batch 1 Resurfacing	Multiple Resurfacing and rehabilitation, including grading, drainage and guardrails. Includes Rock House Rd, Roy Reeves Rd, Groves Rd, Radford Culberth Rd & Culberth Rd	1:2023 to 2026 (TIA 2)	\$2,500,000
I-20 Frontage Road	New road construction to provide connectivity between Dallas Drive and Scuffle Road allowing local traffic to access both the S.R. 17 - I-20 ramps as well as the Scuffle Road - I-20 ramps.	2:2027 to 2029 (TIA 2)	\$5,622,000

McDuffie County TIA Projects www.ga-tia.com			
Project	Description	Band	Original Project Budget
McDuffie County Batch 2 Resurfacing	Multiple Resurfacing and rehabilitation, including grading, drainage and guardrails. Includes Randall Hunt Rd and Greenbrier Rd	2:2027 to 2029 (TIA 2)	\$2,975,000
Main Street and Greenway Street Improvements	Re-striping of Main Street to become one-way southbound and Green Way to become one-way north bound. Both from SR 17 to Hendricks St.	3:2030 to 2032 (TIA 2)	\$1,000,000

## Railroads

McDuffie County is bisected by a CSX Transportation Atlanta to Augusta mainline. CSX is defined by the Federal Surface Transportation Board as a Class 1 railroad, meaning that its average annual operating revenue meets or exceeds 255.9 million dollars.


The rail system is used for freight and not passenger rail. It travels through both Thomson and Dearing. There is currently no passenger rail in McDuffie County.






# Airport

Thomson- McDuffie airport is a full service FBO with terminal services and aircraft maintenance. Hangers and tie-down services are offered. The terminal has a large conference room and pilot lounge.



THOMSON-McDUFFIE  
REGIONAL AIRPORT



THOMSON-McDUFFIE  
REGIONAL AIRPORT

AUGUSTA TECHNICAL COLLEGE  
THOMSON-McDUFFIE CAMPUS

McDUFFIE COUNTY EMERGENCY SERVICES  
STATION NO. 2





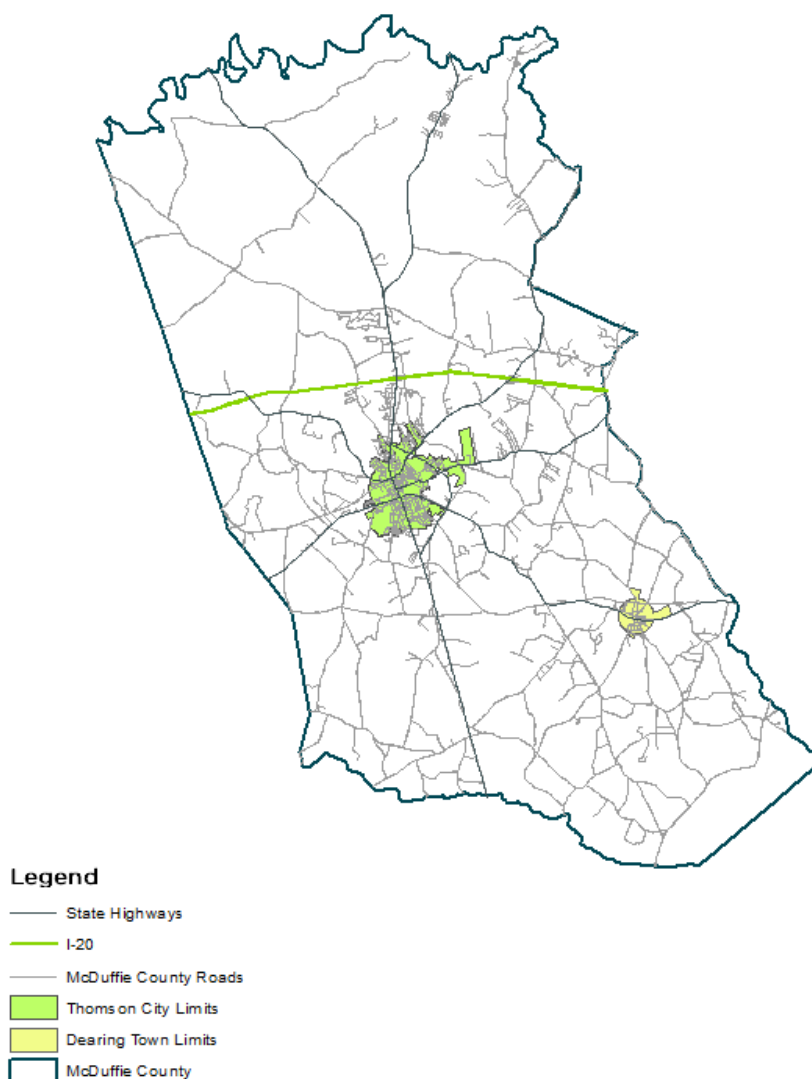
# Transit

Residents are currently served by McDuffie County Transit – a direct demand rural transit system largely funded by the federal Rural Transit Assistance Program. The system operates Monday through Friday from 8:30 am to 2:00 pm. This van service is available by appointment and can provide customers with access to destinations within McDuffie County. McDuffie County’s rural transit development plan provides a periodic analysis of system efficiency, and should be reviewed in the near future to determine how the system can be modified to meet resident travel needs.

# Road System

As illustrated in the Map below, McDuffie County contains 1,066 miles of roadway according to the Georgia Department of Transportation (GDOT). This calculation includes city streets, county roads, and state routes and is based on total lane mileage. Total lane mileage is defined as roadway mileage multiplied by the number of lanes.

The east-west road system includes Interstate Highway 20 (I-20) which provides roadway access to the cities of Augusta and Atlanta, Georgia.





# Electric Vehicles

The innovative technology of electric vehicles has made them more popular among consumers. They may reduce the use of imported fuels and reduce greenhouse emissions. Any jurisdiction that wishes to promote or support the adoption of EV's will need to build out its public EV charging infrastructure while also making it easier for individual EV owners, businesses, and developers to install private charging stations or networks.

EV's use rechargeable batteries to power an electric motor. These batteries need to be recharged regularly. Local governments can play a key role in encouraging the adoption of EV's by influencing standards, codes, processes, and policies to approve the installation of private and public charging stations. Local governments may choose to host or operate public charging stations.



# Senior Center

The Thomson-McDuffie Senior Center serves approximately 75 congregate meal clients Tuesday through Friday. The center offers a variety of programs, activities, classes, and events tailored to the needs and interests of senior citizens. Some activities and programs include:

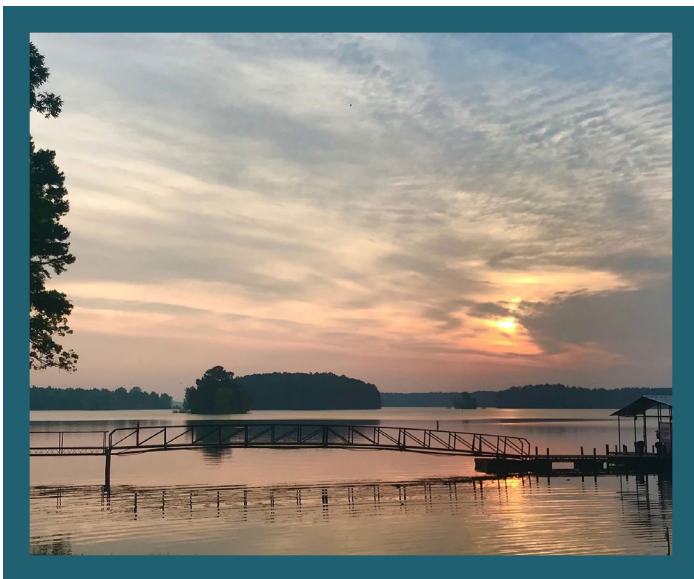
- ceramics (purchased a kiln)
- exercise classes
- chair volleyball
- shopping trips
- bingo
- computer/technology class
- jewelry making
- choir practice
- trivia
- fishing/picnics at state park
- spades tournament

# Parks and Recreation

Public parks and recreation facilities are located throughout McDuffie County, covering over 110 acres. Park properties are maintained by the Department of Recreation and Leisure Services. The county contains 6 parks, 2 campgrounds and two golf courses. Sweetwater Park is a major recreational facility in McDuffie County. The 85-acre complex contains ball fields, a walking track, and playgrounds. Youth recreation programs in the county include baseball, football, cheerleading, hunter education, girls fast-pitch softball, golf, basketball and soccer. Adult athletic programs include softball and flag football.



The Raysville Campground located along Clarks Hill Lake, a seasonal campground area comprised of 55 campsites along with water and electrical service. The beautiful Little River Water Trail flows for 20 miles through the 15,000-acre Clarks Hill Lake Wildlife Management Area into Clarks Hill Lake and is truly a sanctuary that is great for bird & wildlife watching.





Big Hart Campground is located at Clarks Hill Lake, has 31 campsites and 1 group site. All sites are equipped with electrical hookups. Amenities include on-site bath houses, dump station, 2 playgrounds, day use area with beach, and a boat ramp.









# Land Use

Land use is at the heart of planning for the future of any community. The timing and location of new development, or reuse of existing developed land, depend in large part on factors discussed in previous sections: population change, economic growth, availability of or need for community facilities and infrastructure, housing stock, and natural and historic resources. Each of these components of a community has a direct impact on how land will be used. In essence, land use is the intersection of all other facets of community planning. This section details the tools currently in place to shape development, and provides prescriptive guidance to ensure that future development occurs in a manner that moves McDuffie County toward realizing its desired end.

# Existing & Future Land Use

The McDuffie County Joint Comprehensive Plan incorporates Character Area Maps as its principle means by which the long-term land use goals and policies of McDuffie County, the Town of Dearing and the City of Thomson. All jurisdictions in McDuffie County have decided to keep the same character area maps from the previous comprehensive plan update 2021-2025. The character area descriptions, development patterns, and implementation strategies are largely taken from the 2021-2025 plan, but updated for this plan.

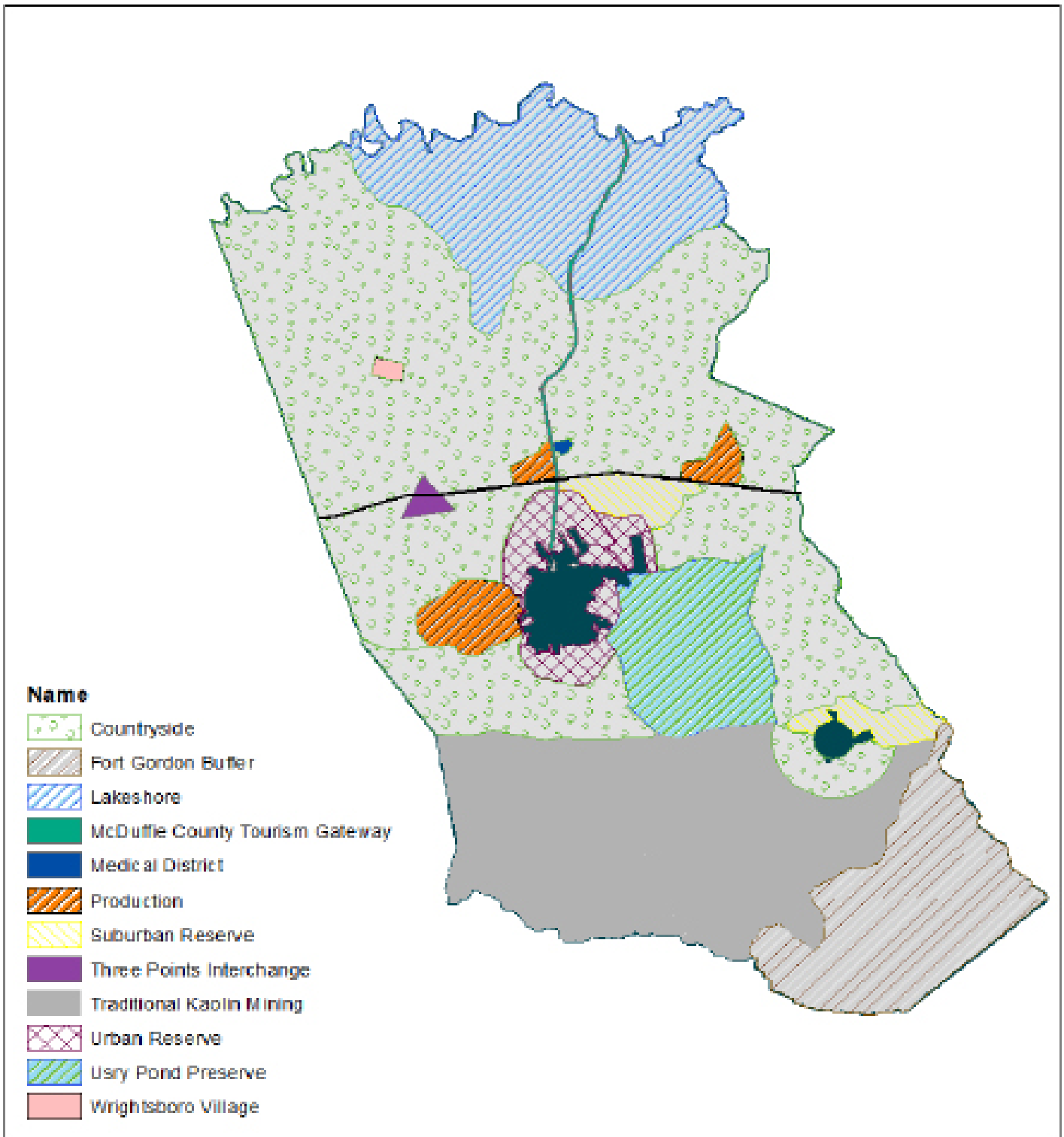
The McDuffie County Comprehensive Plan includes a total of twelve (12) character areas for McDuffie County, eight (8) for the City of Thomson, and four (4) for the Town of Dearing. Each jurisdiction used those that address their local land use for Unincorporated McDuffie County, Dearing, and Thomson. Each local government has a character area map, preferred development patterns with photographs and implementation strategies to achieve the desired development patterns for the character area.

Countryside  
Ft. Gordon Buffer  
Lakeshore  
McDuffie County Tourism Gateway  
Medical District  
Production  
Suburban Reserve  
Three Points Interchange  
Traditional Kaolin Mining  
Urban Reserve  
Usry Pond Preserve  
Wrightsboro Village

*Character  
Areas*



# McDuffie County Character Areas



# Countryside

## Description:

The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain the rural character through the preservation of open spaces. Large lot residential, clustered residential development and agricultural uses should continue to be the preferred development pattern within the area. Clustered development is the grouping of residential properties on a development site in order to use the extra land as open space, recreation or agriculture.

## Land Uses

Agriculture/Forestry

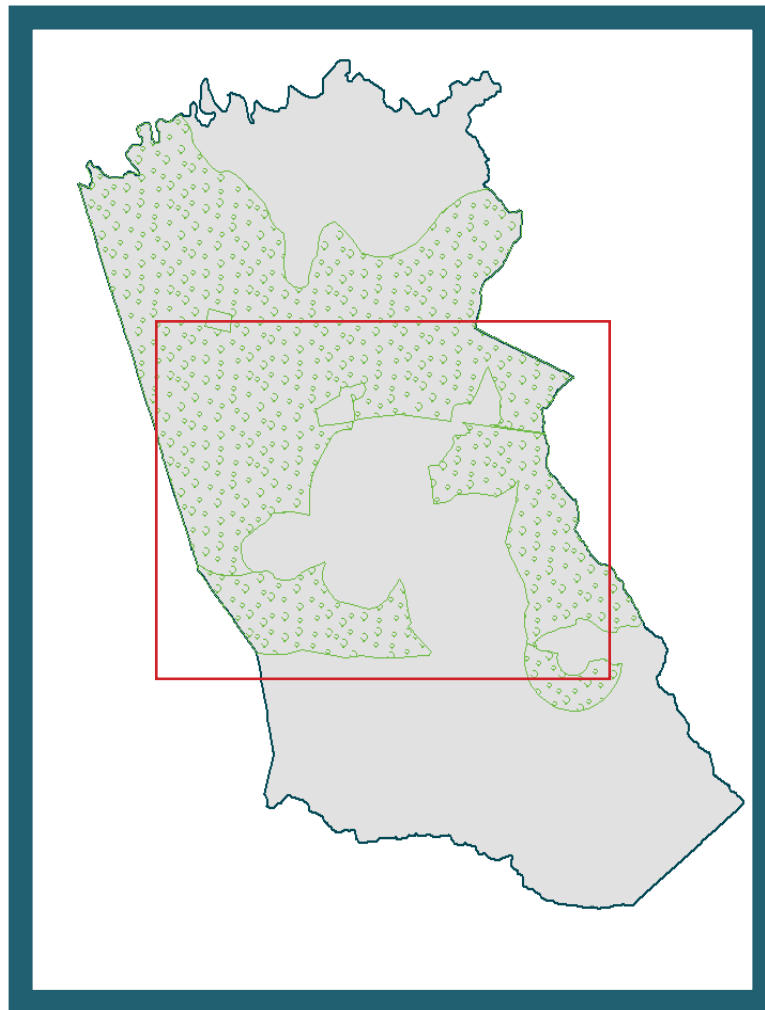
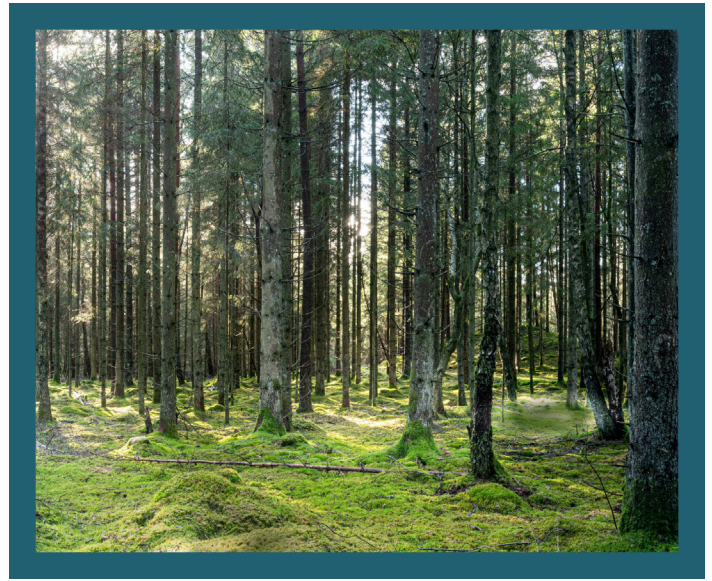
Low Density Residential  
(Medium-sized) lots with  
clustered development

Passive Recreation

## Implementation

- Target infrastructure expansion, particularly in eastern areas of the county.
- Promote timber harvesting with guidelines for replanting.
- Emphasize cluster subdivision design that incorporates a significant amount of open space.
- Utilize the recreational trails plan and connect to bike routes whenever possible.





# Countryside

# Fort Gordon Buffer

## Description:

The Fort Gordon Buffer character area is and should remain a largely undeveloped buffer between Fort Gordon and residential areas of McDuffie County in order to prevent negative impacts of development that encroaches too closely to the Fort.

## Land Uses

Agriculture

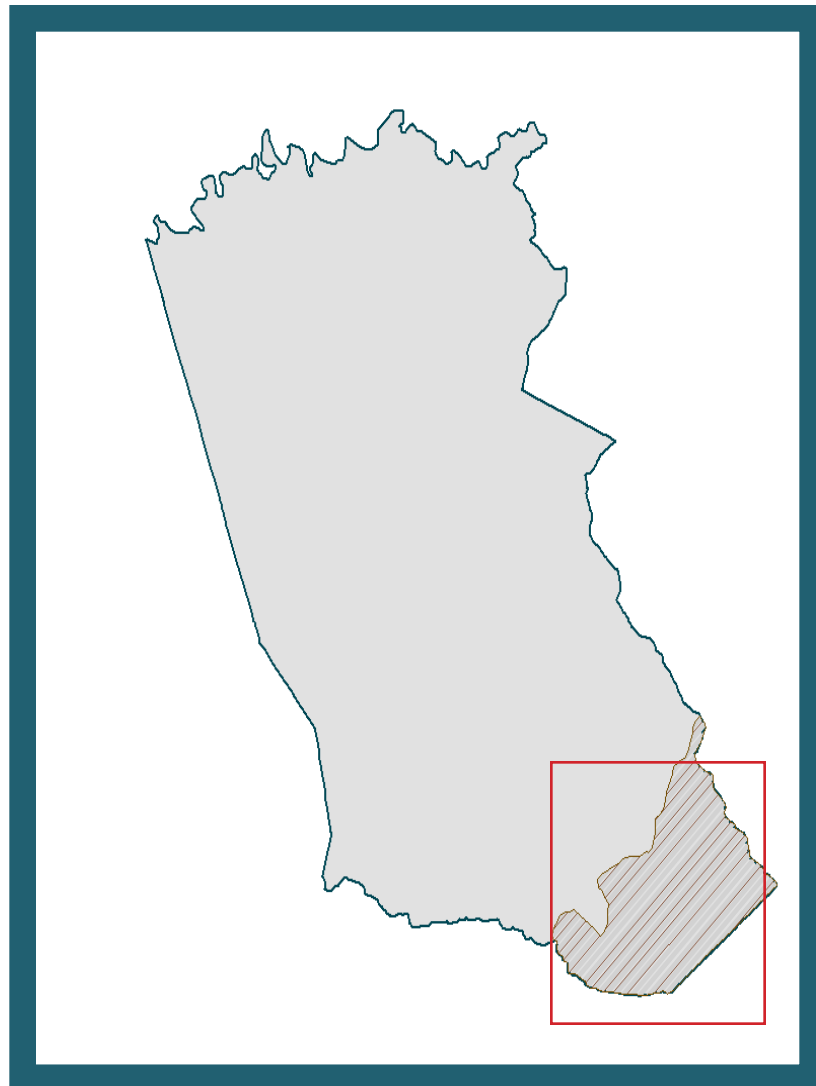
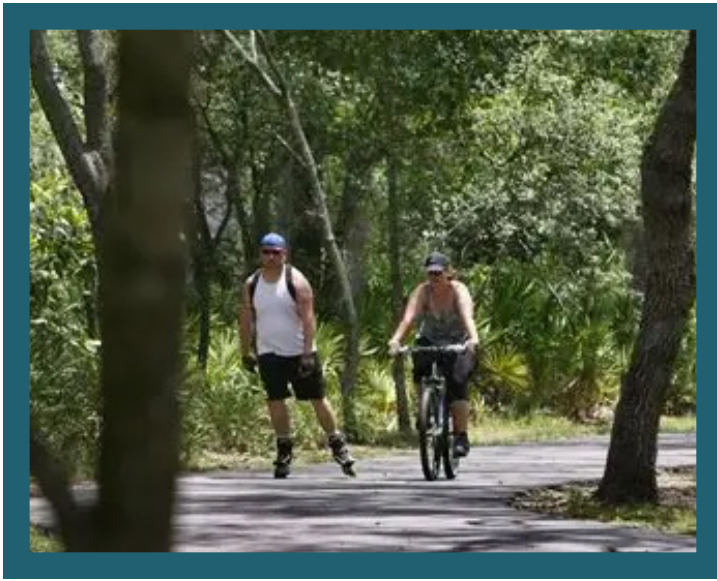
Passive Recreation

Mining

## Implementation

- Restrict development in this area
- Acquire conservation easements





## Fort Gordon Buffer

# Lakeshore

## Description:

The Lakeshore character area is located in the northeastern portion of McDuffie County along Clark's Hill Lake. This area contains deteriorated housing stock and homeowners who are seasonal visitors. Existing roadways hinder the area from reaching its full recreational potential.

## Land Uses

Medium-density Residential

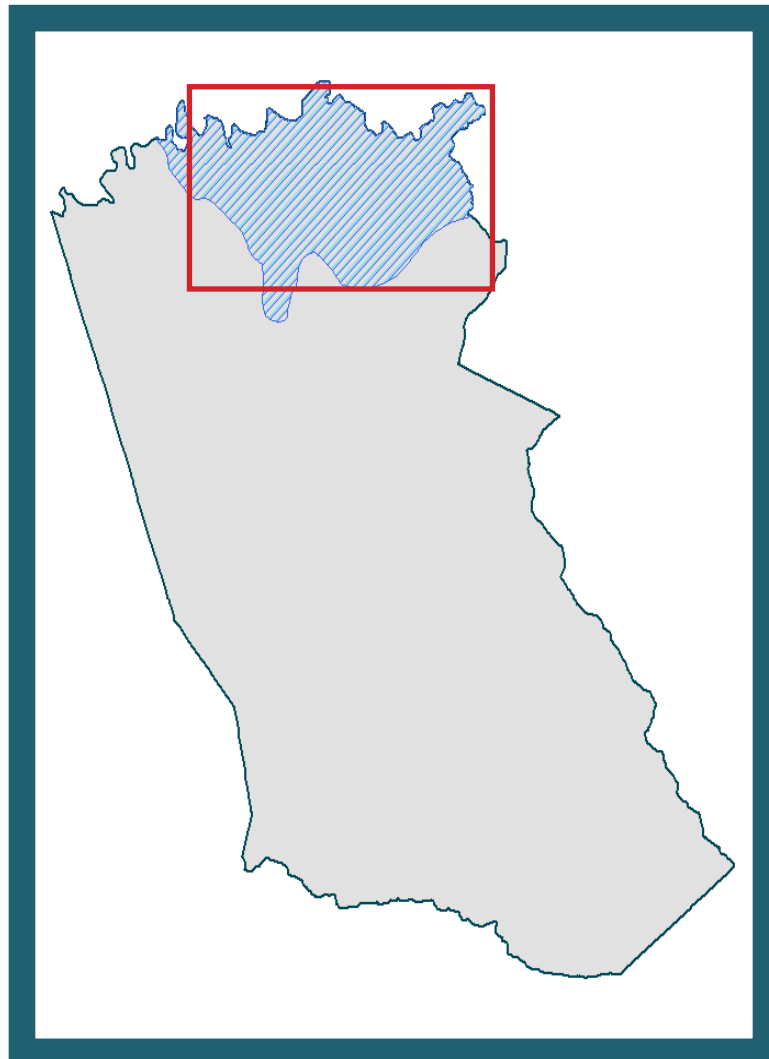
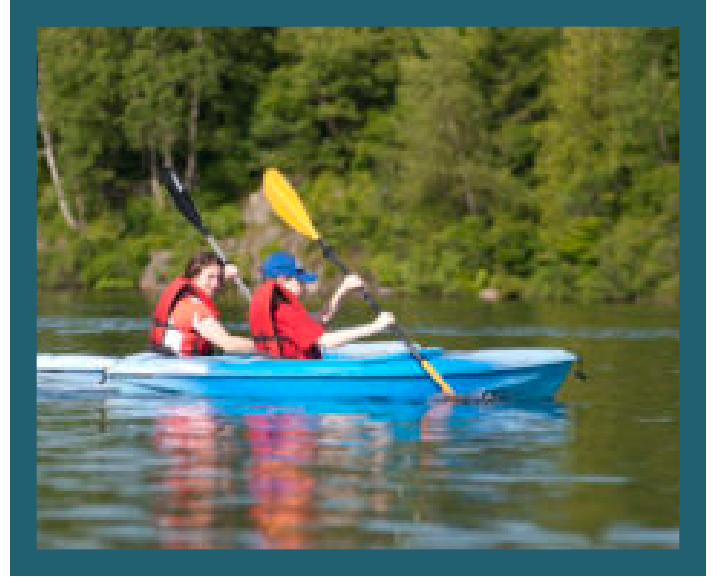
Passive Recreation

Parks/Recreation/  
Conservation

## Implementation

- Improve transportation facilities
- Develop design guidelines for new development
- Buffer stream corridors
- Focus on cluster development design to maximize open space
- Consider creating a Planned Unit Development (PUD) zoning district
- Expand sewer service where feasible





# Lakeshore

# Production

## Description:

The Production character area lies away from major residential population centers, is near transportation facilities within the county and includes manufacturing, warehousing, and plant nurseries. This character area will be the home of most future manufacturing and warehousing uses within the county.

## Land Uses

Industrial

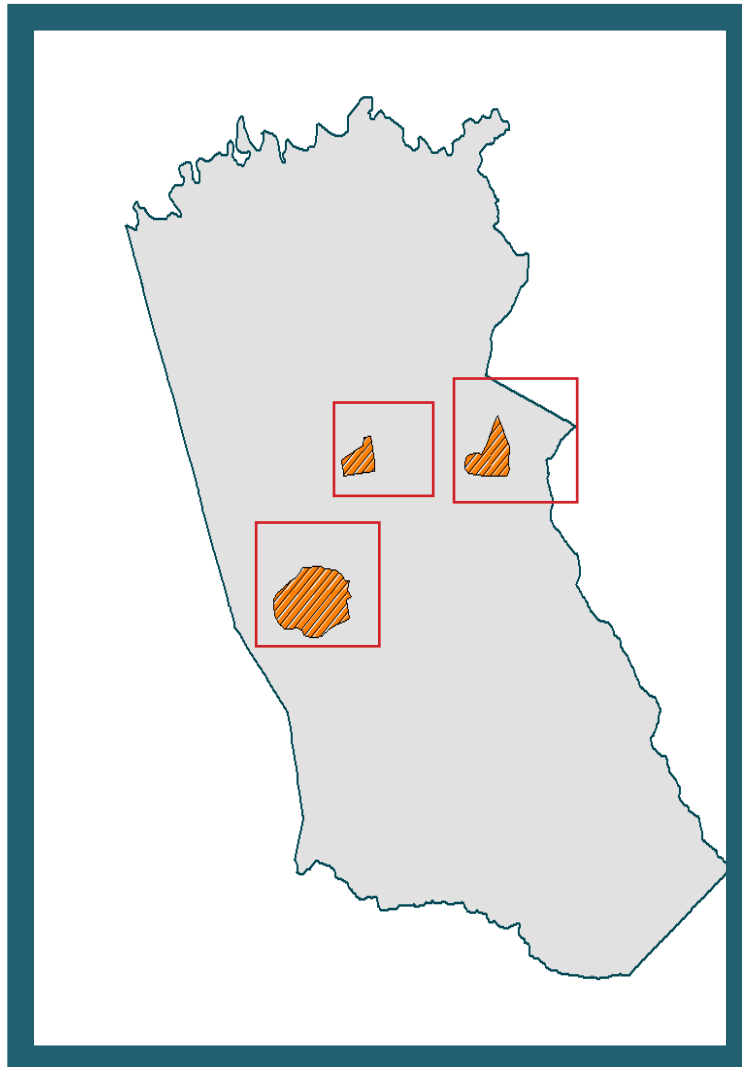
Manufacturing

Commercial

## Implementation

- Create landscape buffers to separate industrial uses from adjacent areas
- Provide information regarding these areas to potential supporting commercial businesses
- Limit noises, smells, and lighting associated with manufacturing uses
- Provide and maintain streets that can accommodate continual large vehicle traffic





# Production

# Three Point Interchange

## Description:

The Three Points Interchange character area is currently the location of a undeveloped I-20 interchange. This area remains mostly characterized by agricultural and forestry uses. Development directly around the interchange should be auto oriented and typical of a major highway interchange. Development to the north of the interchange should be primarily industrial, leading towards the airport. Development south of the interchange may include limited commercial with some residential mixed in as you approach the urbanized area of Thomson.

## Land Uses

Commercial

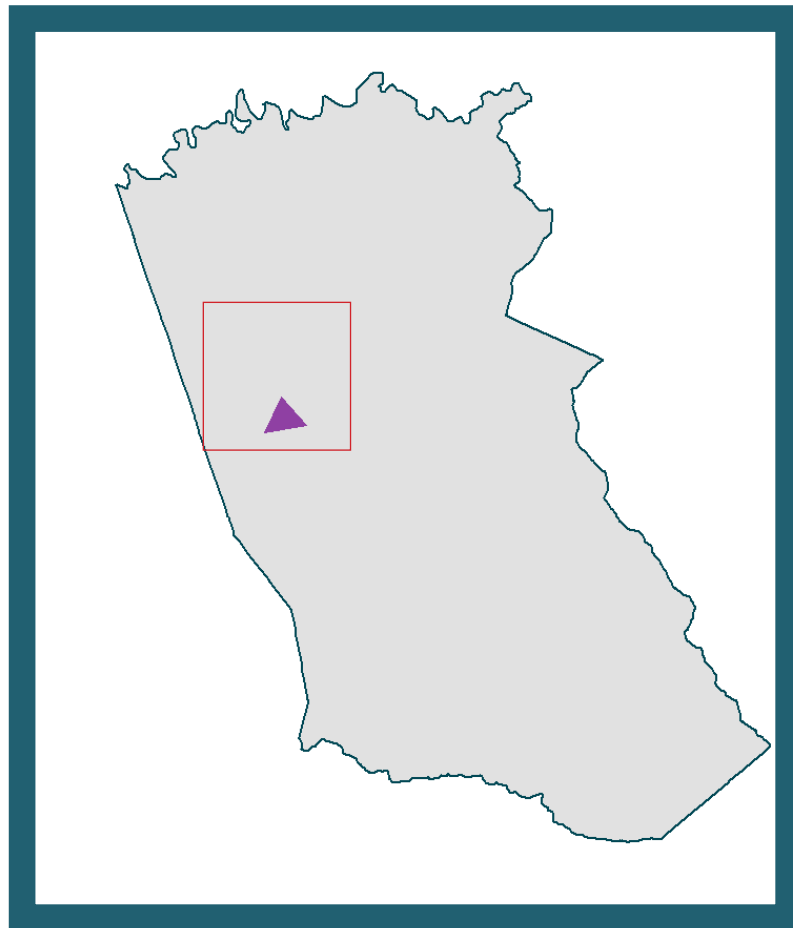
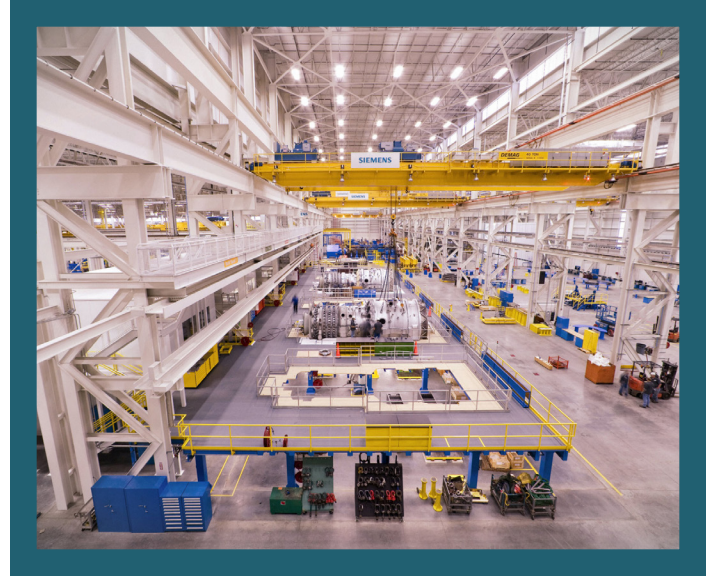
Industrial

Manufacturing

## Implementation

- Provide new/improved infrastructure including water, sewer, and industrial grade streets
- Promote industrial and complimentary uses north of I-20
- Promote commercial uses south of I-20
- Incorporate access management standards for new and existing streets
- Offer incentives to locate in these areas





# Three Point Interchange

# Urban Reserve

## Description:

The Urban Reserve character area surrounds the urbanized area of Thomson. Currently, rural residential and commercial development are the primary uses in this area. Single-family attached, town-homes and condo developments would be appropriate.

## Land Uses

High-density Residential

## Implementation

- Encourage pedestrian-oriented street design
- Create street interconnectivity
- Incorporate bicycle/pedestrian facilities





# Urban Reserve

# Suburban Reserve

## Description:

The Suburban Reserve character area is comprised of developed and undeveloped areas of the county within close proximity to Dearing and Thomson that are intended for low to moderate density residential land uses. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.

## Land Uses

Residential

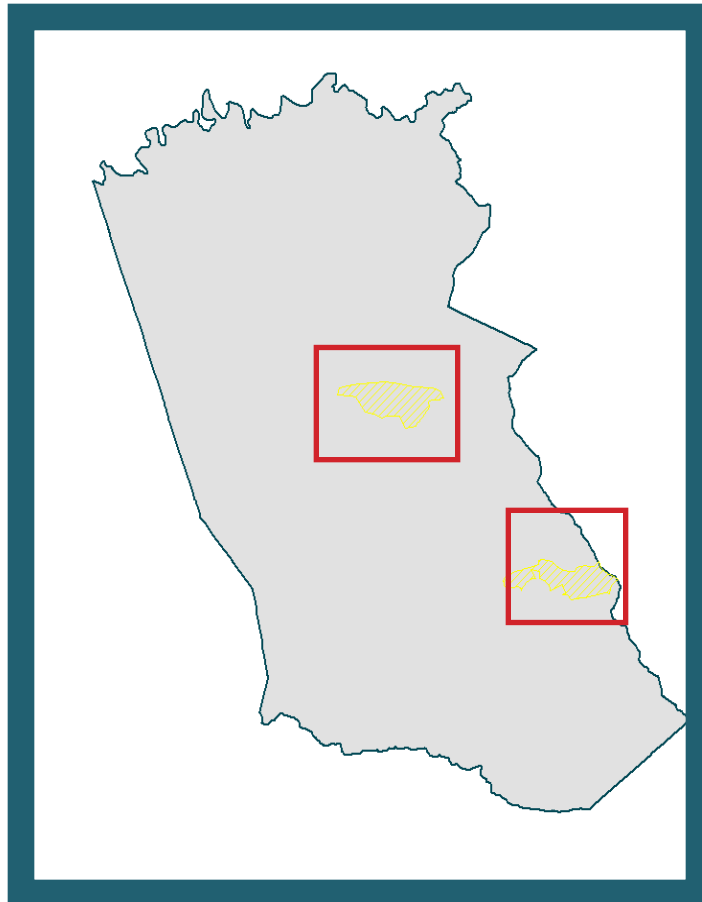
Parks And Recreation

Passive Recreation

## Implementation

- Promote a variety of architectural styles and housing types
- Create targeted open space and pocket parks in/near neighborhoods
- Establish collector street standards for large developments and in targeted areas
- Incorporate bicycle and pedestrian features with direct linkages to community facilities
- Encourage street linkages between arterials and adjacent development tracts





# Suburban Reserve

# Usry Pond Preserve

## Description:

The Usry Pond Preserve character area is an environmentally sensitive area that is unsuitable for most development. This land could be best utilized in the future as open space and utilized in conjunction with other character areas to create a network of trails or greenways that provide residents with recreation and transportation options.

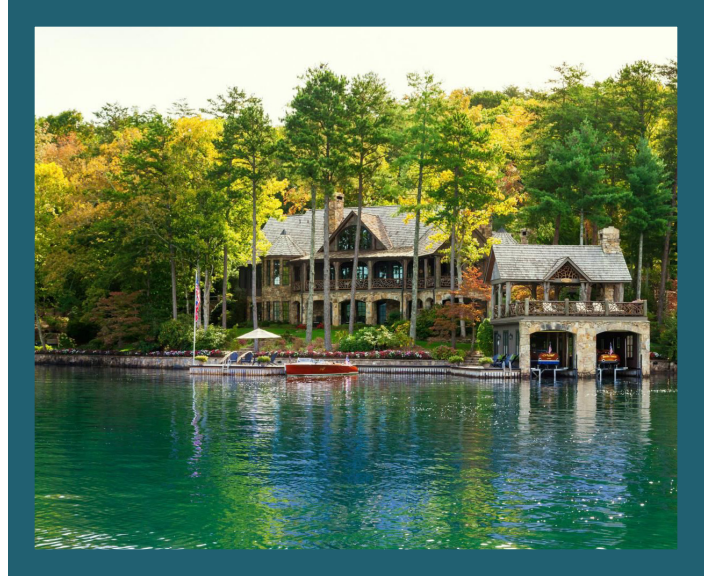
## Land Uses

Passive Recreation

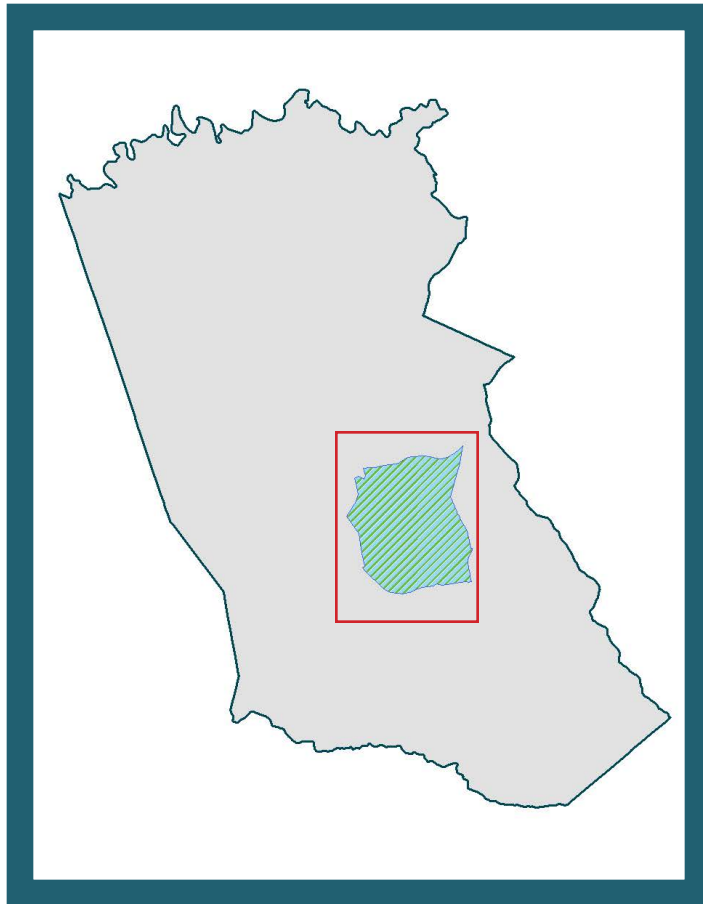
Low-density Residential

## Implementation

- Create and maintain buffer area
- Purchase/acquire properties and/or conservation easements
- Limit residential density
- Develop bicycle and pedestrian “greenway” corridors while creating linkages to and between adjacent development and properties



# Usry Pond Preserve





# Wrightsboro Village

## Description:

The Wrightsboro Village character area encompasses the historic Wrightsboro Village area. Protection of the historic character of the Wrightsboro village should be the guiding principle of all development within the character area. Clustering of low density residential development to protect the view sheds, and open space will be the easiest way to keep the historic feel of the Wrightsboro Village character area intact.

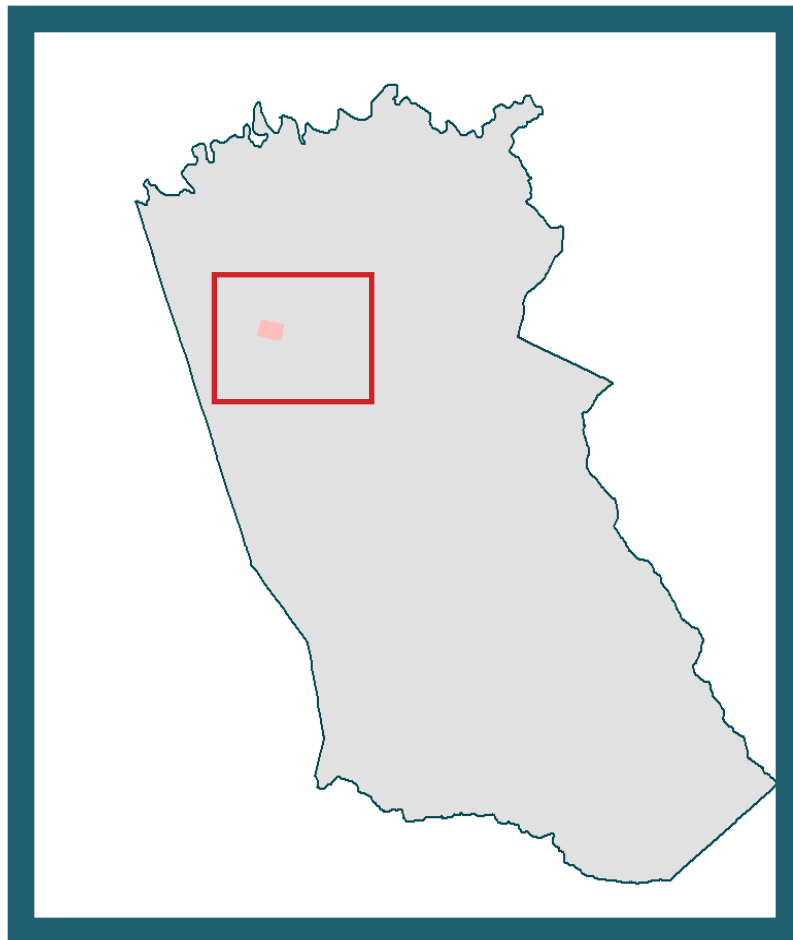
## Land Uses

Low-density Residential

Passive Recreation

## Implementation

- Establish design guidelines to preserve historic character
- Place buildings as to protect view shed
- Encourage clustering of low-density residential
- Encourage more heritage tourism in the area



# Wrightsboro Village

# Medical District

## Description:

The Medical District character area is focused at the current airport and new hospital and expanding in an east-west direction for 5 miles. Proper development and plane safety in the surrounding area is very important. Concurrently, the expansion of health care and related uses should be in a campus style. Uniform signage with a simple and attractive street and pedestrian network will make way finding simple.

## Land Uses

Passive Recreation

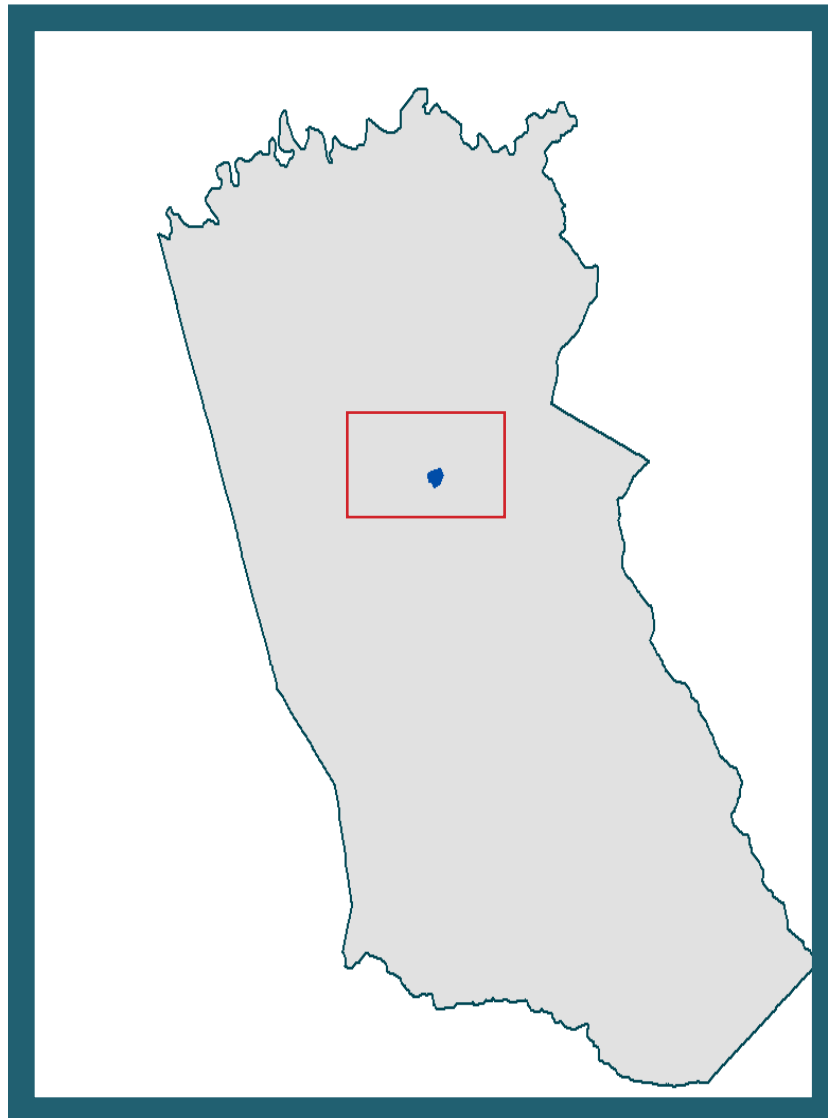
Medical

Office

## Implementation

- Develop restrictions for lighting, cell towers, garbage storage, smoke, utility structures and building height to protect air plane traffic.
- Bury utilities near the airport
- Create bicycle/pedestrian connectivity options for future residential development near the hospital





# Medical District

# McDuffie County Tourism Gateway

## Description:

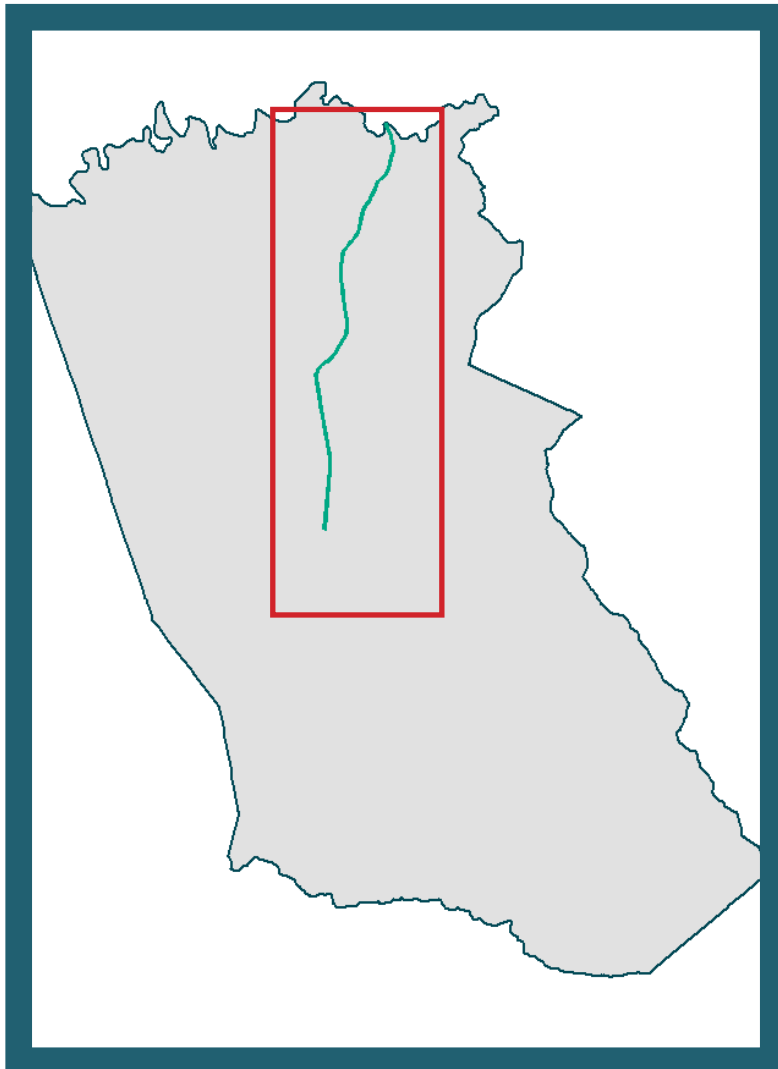
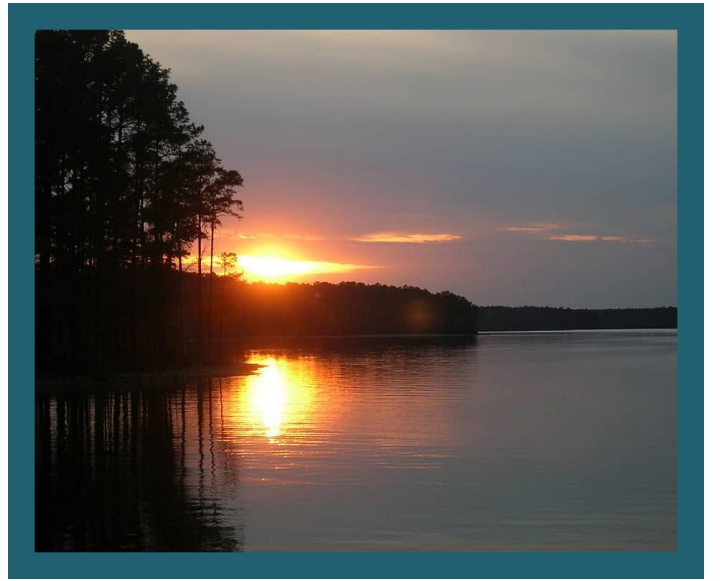
The McDuffie County Tourism Gateway character area is located along Lincolnton Rd/Washington Rd from Clark's Hill Lake to the city limits of Thomson, where it connects with the Thomson Tourism Gateway. It stretches from the road centerline to 100 feet on either side of the road centerline along the length of the route.

## Land Uses

Acts as an overlay and should conform to the underlying zoning uses.

## Implementation

- Review sign ordinance and make appropriate changes
- Create standards for property and vacant parcel maintenance and code enforcement.
- Investigate the adverse impacts of demolition by neglect



## McDuffie County Tourism Gateway



# Traditional Kaolin Mining

## Description:

The Traditional Kaolin Mining character area is located in southern McDuffie County, south of Old Milledgeville Rd/Wire Rd/Augusta Highway. This area is the traditional land where mining of this important natural resource has occurred and is considered, by some, the only area where future mining should occur. There is also a buffer area around the town of Dearing for future expansions of the town to the south.

## Land Uses

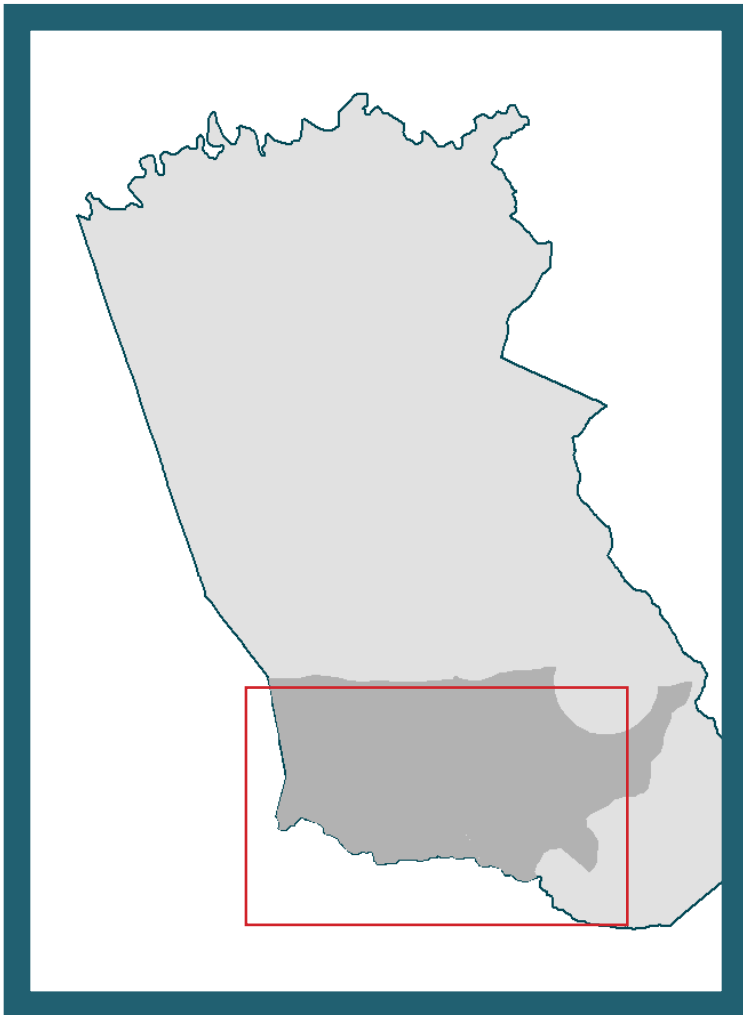
Residential

Industrial

## Implementation

- Create a zoning overlay district for kaolin mining.

# Traditional Kaolin Mining

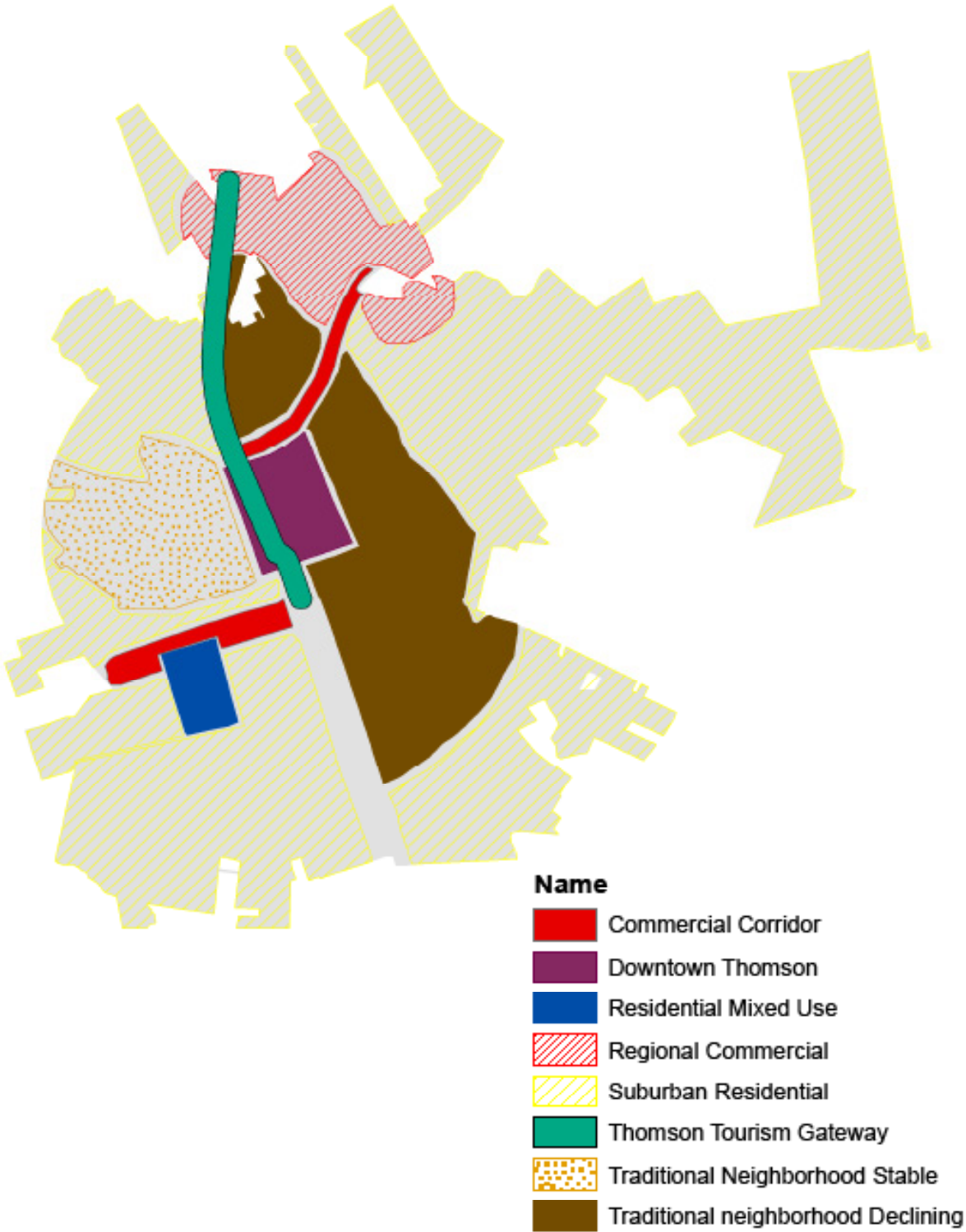








# City of Thomson Character Areas



# Commercial Corridor

## Description:

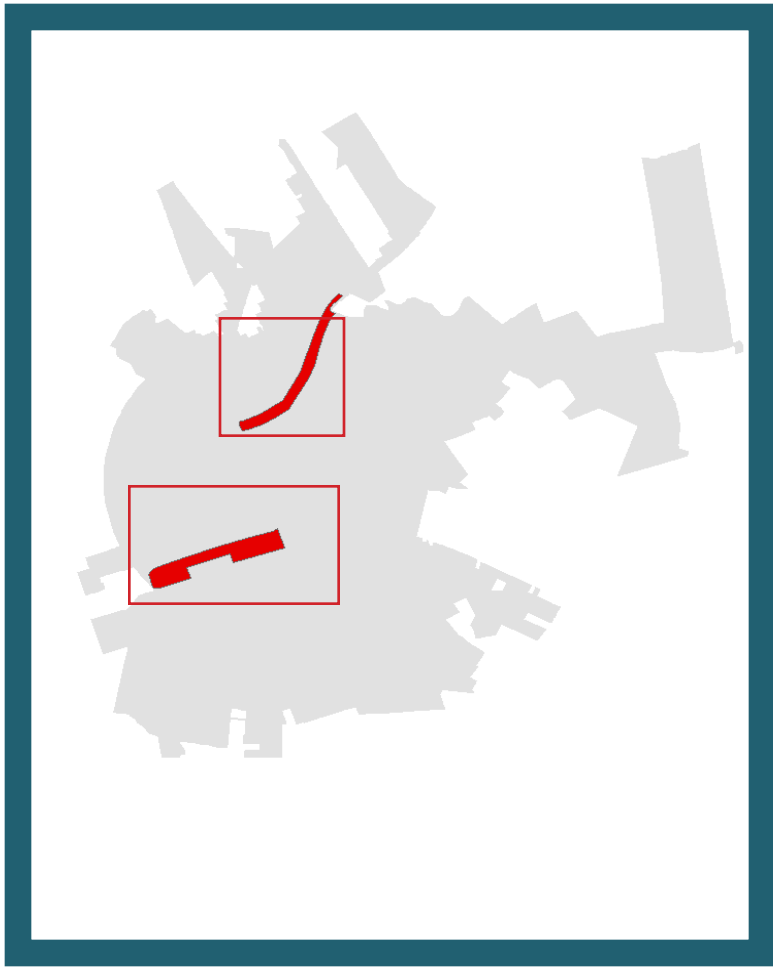
The Commercial Corridor character area is comprised of office and retail areas located along portions of Gordon St and Hill St. This area contains office and retail that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, landscaping and sign standards in order to improve function and aesthetics.

## Land Uses

Commercial

## Implementation

- Develop uniform design standards for landscaping and signage
- Establish lighting requirements
- Encourage bicycle racks at retail locations



Commercial Corridor



# Downtown Thomson

## Description:

The Downtown Thomson character area is defined mostly by a traditional downtown development pattern (buildings to the edge of the sidewalk, dense, multi-story development, etc). New development should build on these positive attributes and others that promote a pedestrian-friendly environment.

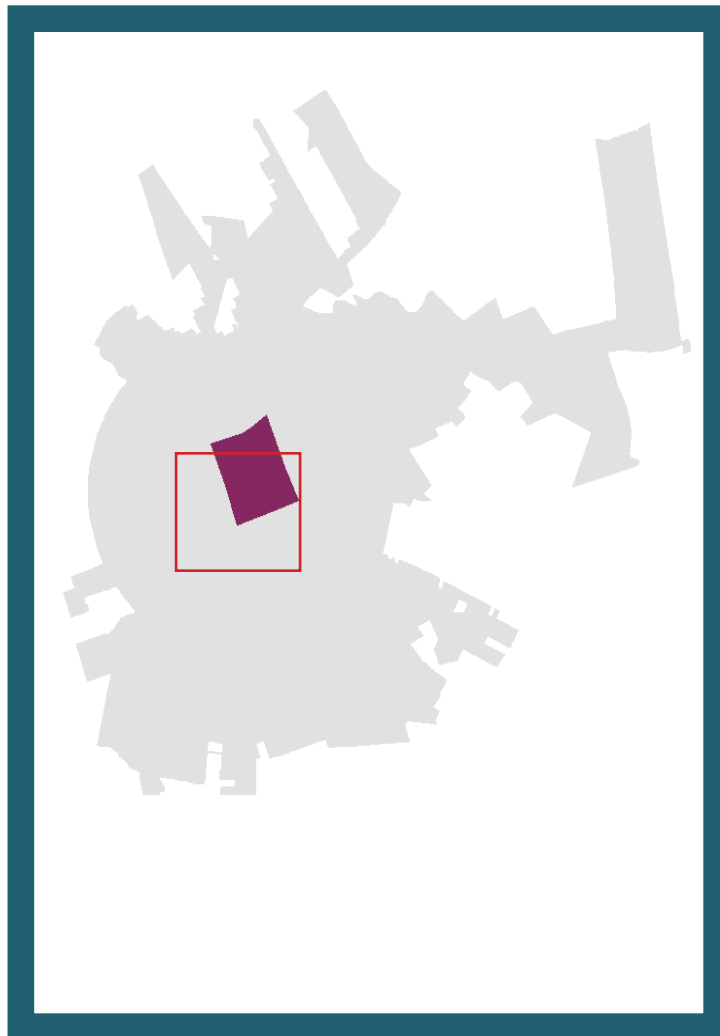
## Land Uses

Public/Institutional

Mixed Uses – Residential/  
Retail

## Implementation

- Maintain and enhance pedestrian facilities
- Incorporate mixed-uses
- Define road edges by locating buildings or landscaping at the roadside with parking in the rear
- Incorporate design guidelines for new development to preserve historic downtown character and walkable connections.
- Investigate options for new traffic patterns



## Downtown Thomson

# Residential Mixed Use

## Description:

The Residential Mixed Use character area is located in the area of the former hospital. The YMCA occupies a portion of the former hospital. Development in the area should focus on forming a new identity for the area that encompasses the offices and services that remain as well as residential opportunities. Two-story buildings with retail/residential or office/residential combinations are appropriate mixed uses.

## Land Uses

Office

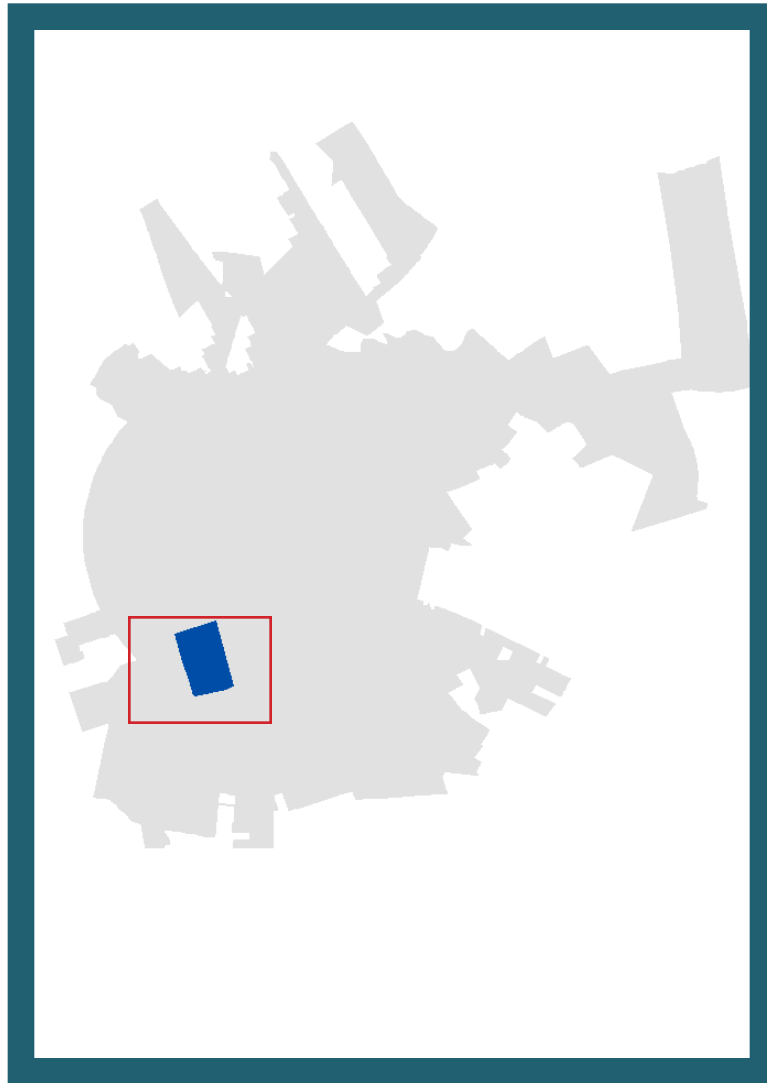
Mixed use – Retail/Residential  
and Office/Residential

Active and Passive Recreation

## Implementation

- Re-purpose buildings occupied by the former hospital and offices
- Create pedestrian connections between uses and to other areas of the city
- Provide incentives to develop in this area and work with developers to create pedestrian-oriented designs
- Consider creating a Planned Unit Development (PUD) zoning district
- Perform landscape and sidewalk improvements





## Residential Mixed Use

# Regional Commercial

## Description:

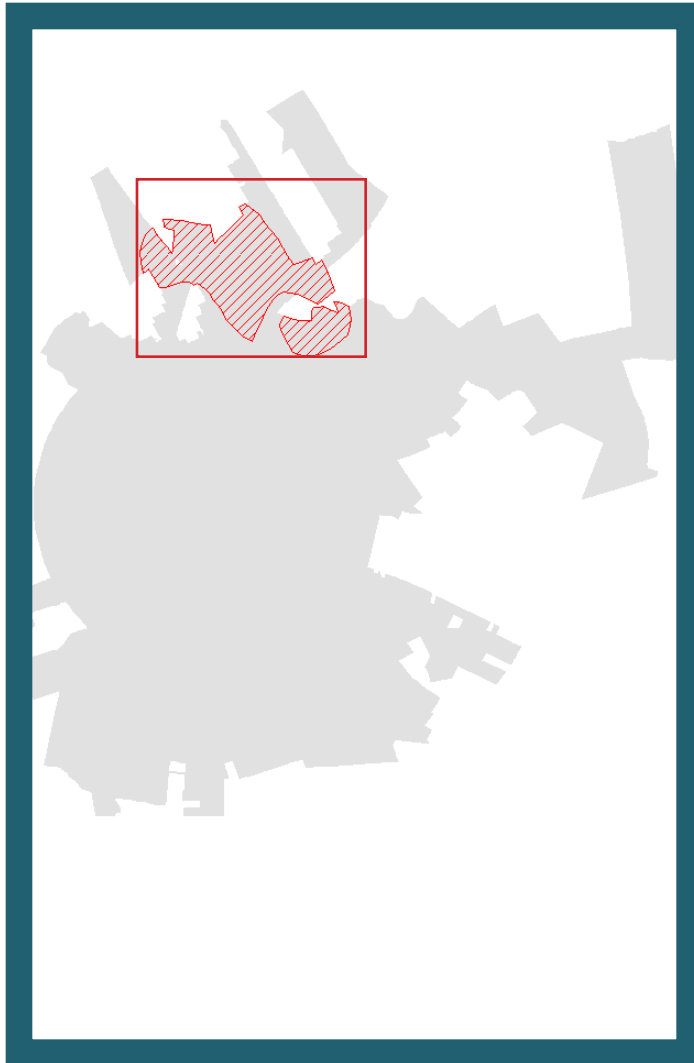
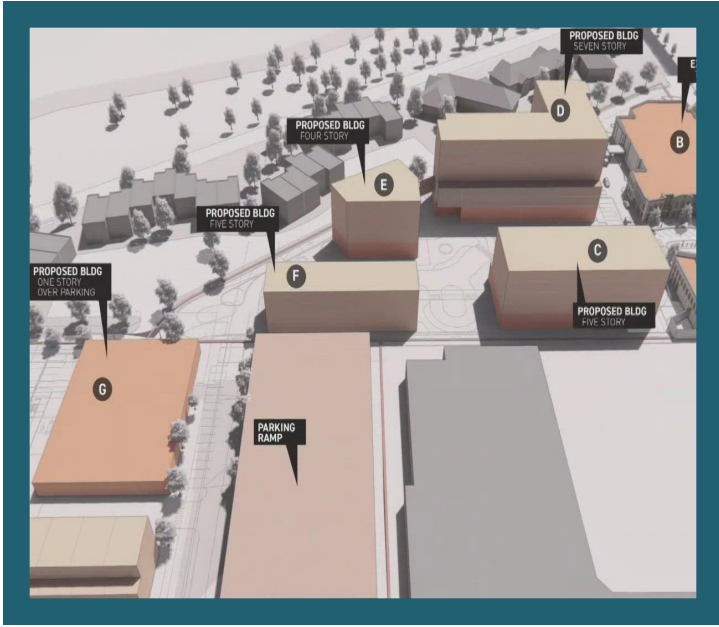
The Regional Commercial character area is located in the northeastern portion of Thomson. Development within the Regional Commercial character area should incorporate design and access standards to promote a sense of identity. Increase connections in order to expand bicycle and pedestrian networks. Perimeter buffering should also be incorporated.

## Land Uses

Large-scale Commercial

## Implementation

- Develop uniform design standards for buildings, landscaping and signage
- Create on-site bicycle and pedestrian facilities
- Create bicycle and pedestrian connections to nearby residential areas
- Incorporate buffers along the perimeter



# Regional Commercial



# Suburban Residential

## Description:

The Suburban Residential character area is characterized by traditional auto-centric suburban development with little to no pedestrian orientation and no transit. Future development should incorporate bicycle and pedestrian facilities and connections between existing developments. A variety of architectural styles and types of housing should be encouraged in order to begin to establish neighborhood identities.

## Land Uses

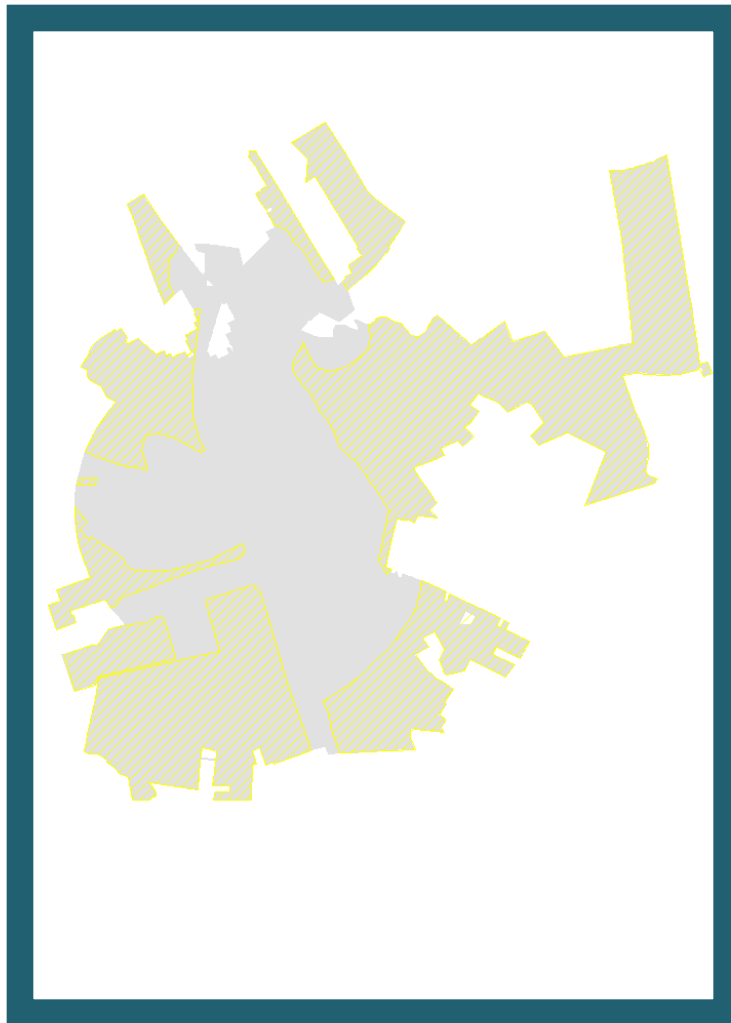
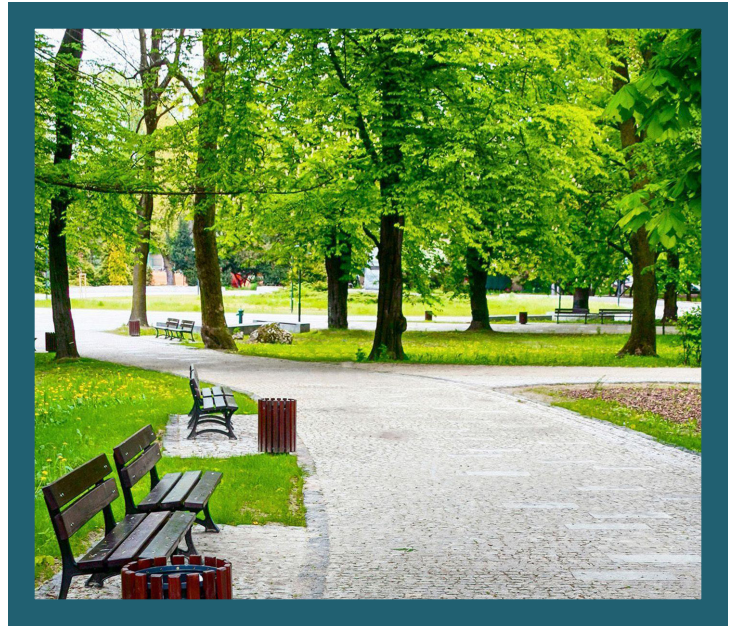
Low to high density

Residential

Parks and Recreation

## Implementation

- Promote a variety of architectural styles and housing types
- Create targeted open space and pocket parks in/near neighborhoods
- Develop collector street standards for large developments in targeted areas
- Incorporate bicycle and pedestrian features with connections to greenways and community facilities



## Suburban Residential

# Traditional Neighborhood - Declining

## Description:

The Traditional Neighborhood-Declining character area includes neighborhoods east of Main Street that were once stable and thriving. Currently they contain a concentration of structures/properties that exhibit characteristics of deterioration. Neighborhood scale retail/commercial and greenspace should be incorporated to serve as focal points and support redevelopment and rehabilitation activities.

## Land Uses

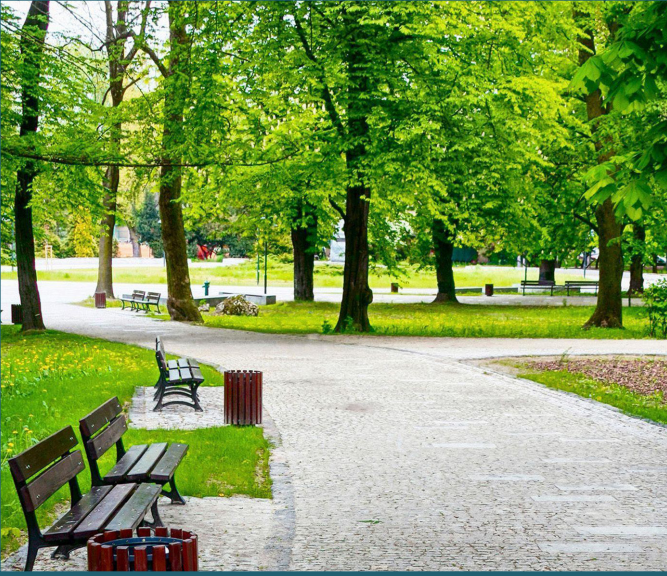
Medium-density Residential  
Neighborhood Commercial  
Parks and Recreation  
Mixed Use

## Implementation

- Incorporate ideas from the Thomson Urban Redevelopment Plan II
- Take advantage of vacant or blighted parcels to infill with architecturally compatible, mixed income housing and pocket parks
- Build a new neighborhood scale retail/commercial center
- Utilize the land bank to work with distressed properties



# Traditional Neighborhood - Declining



# Traditional Neighborhood - Stable

## Description:

The Traditional Neighborhood-Stable character area of Thomson is located west of downtown and has remained viable over the long term. Comprised of mostly older well-maintained homes, this character area offers its residents a strong neighborhood identity.

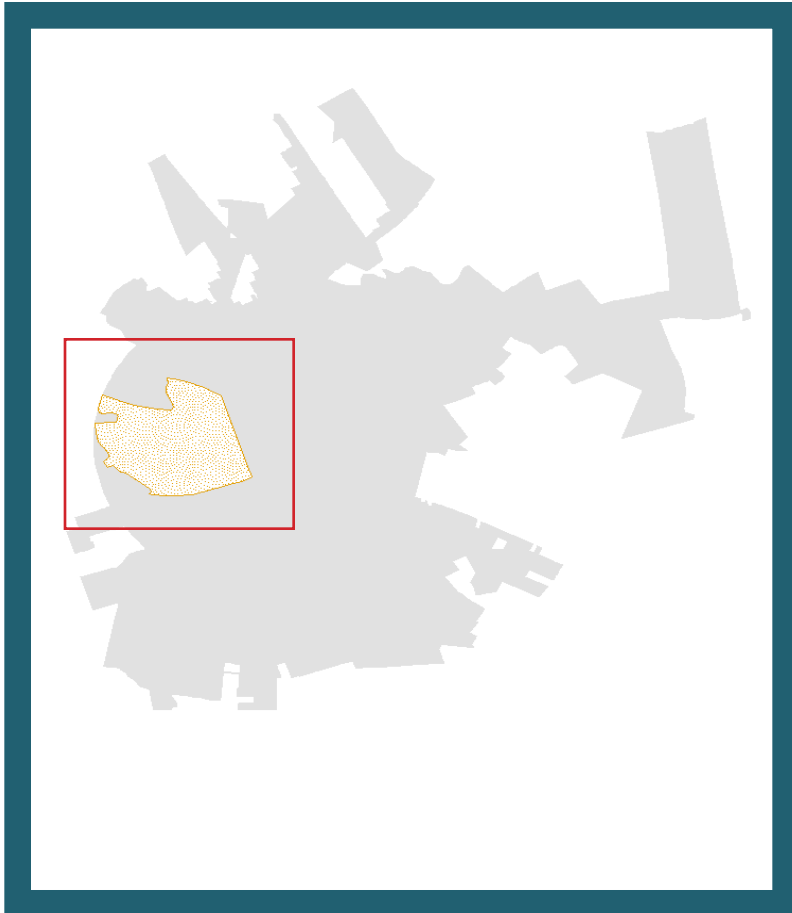
## Land Uses

Residential

## Implementation

- Strengthen pedestrian connections to community facilities and other destination
- Continue support of neighborhood identity
- Establish design guidelines for infill development

# Traditional Neighborhood - Stable





# Thomson Tourism Gateway

## Description:

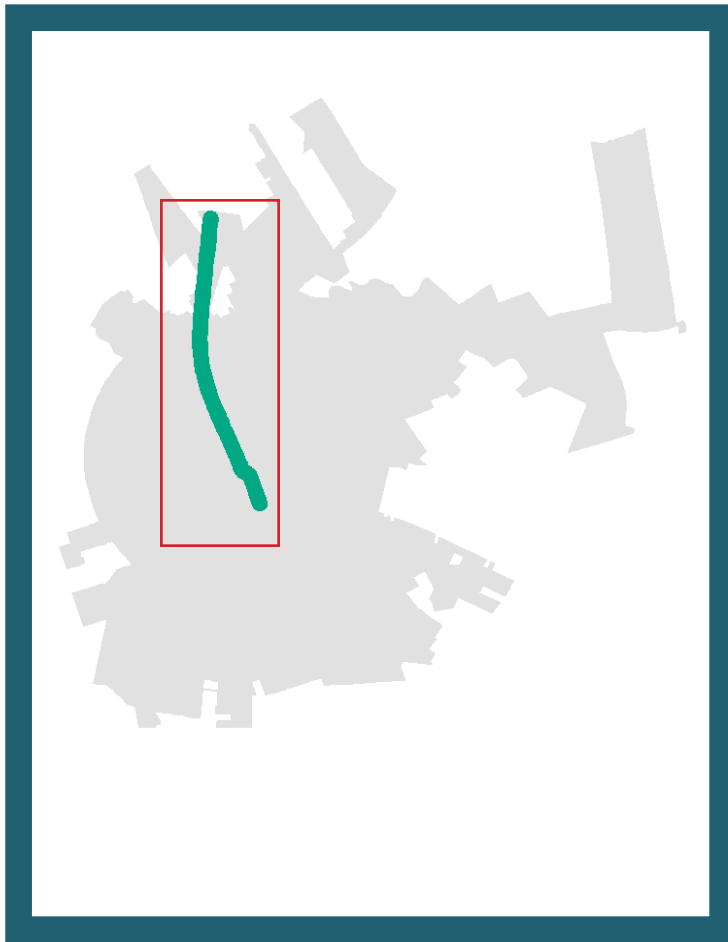
The Thomson Tourism Gateway character area begins at city limits where it connects to the McDuffie County Tourism Gateway and extends down to Hill St. This character area is composed of a public street segment that extends 100 feet from the road centerline on either side. It should incorporate elements such as bicycle and pedestrian enhancements, landscaping, property maintenance standards and sign standards in order to improve function and aesthetics and provide community-wide identity.

## Land Uses

Acts as an overlay and should conform to the underlying zoning uses.

## Implementation

- Work with the Chamber of Commerce to develop uniform sign standards
- Create standards for property and vacant parcel maintenance and stronger code enforcement
- Bury utilities
- Repair and maintain sidewalks
- Incorporate bicycle and pedestrian enhancements



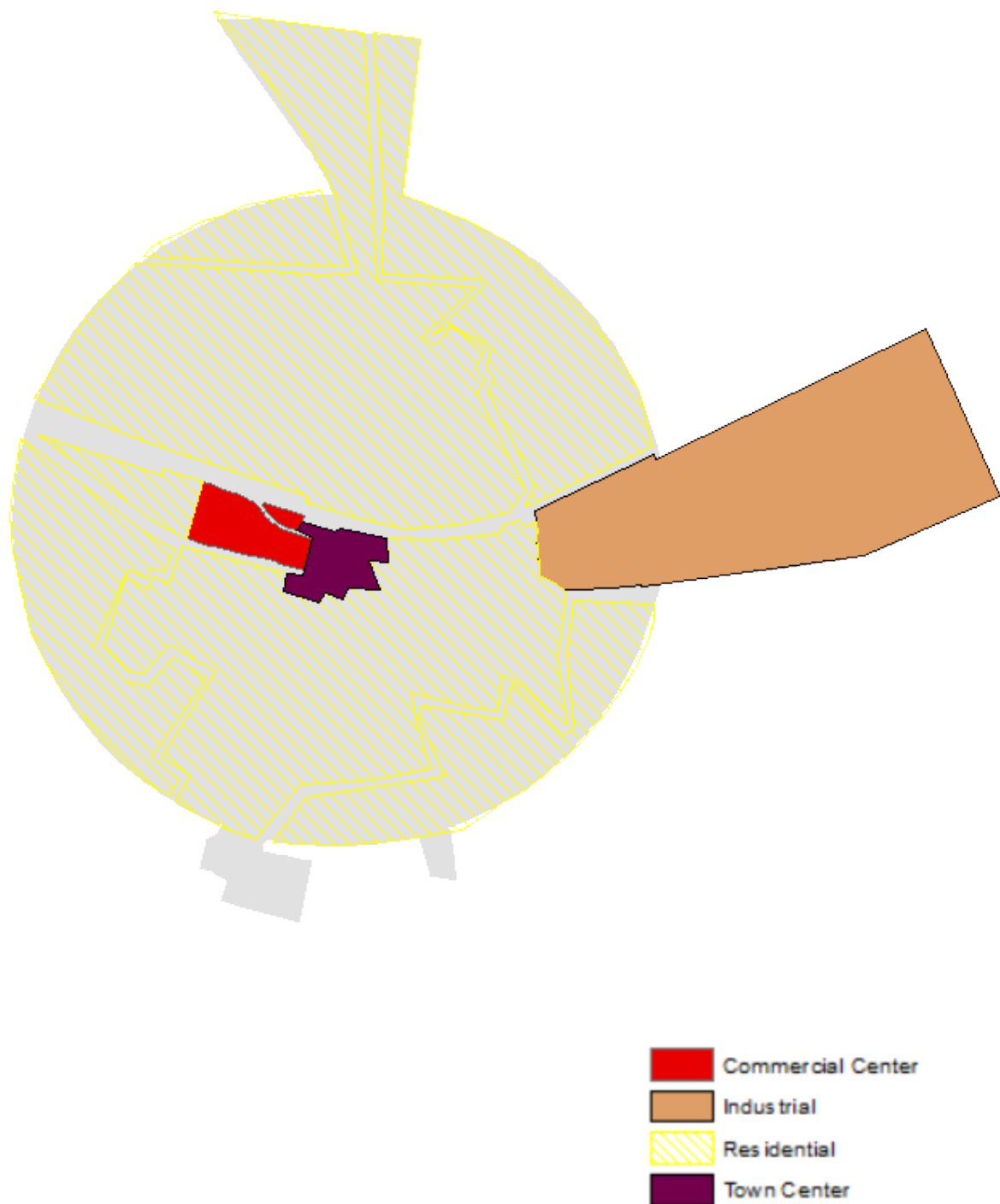
## Thomson Tourism Gateway







# Town of Dearing Character Areas



# Residential

## Description:

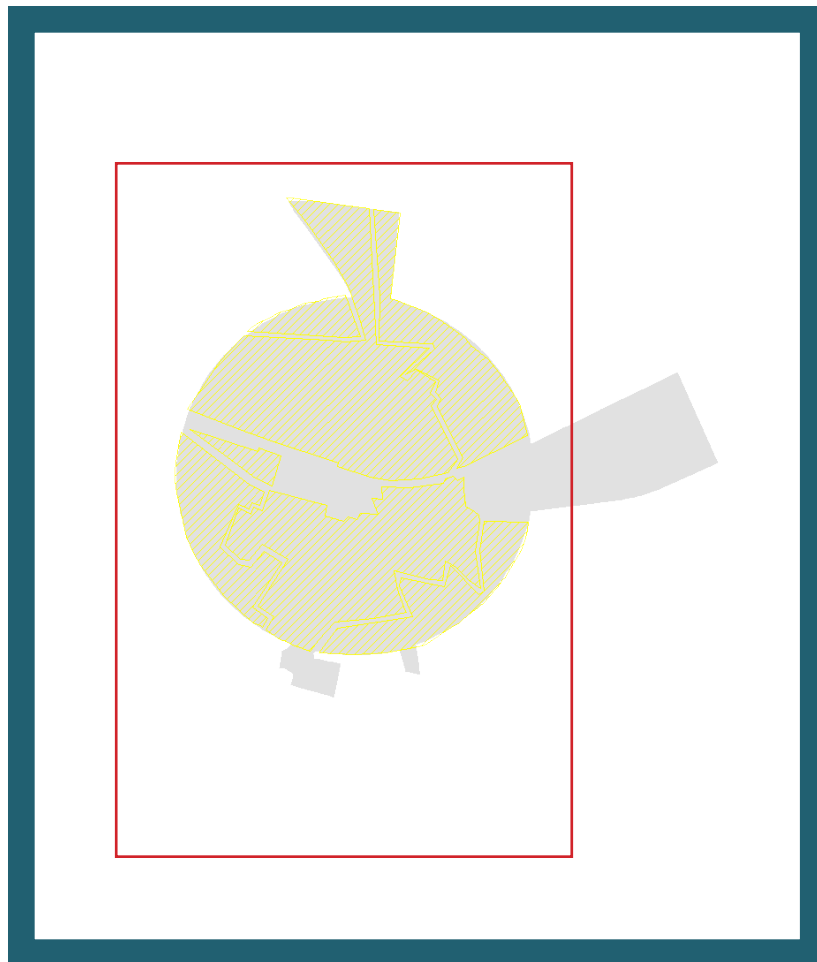
The Residential character area encompasses the majority of town. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

## Land Uses

Agricultural  
Residential  
Institutional

## Implementation

- Create bicycle and pedestrian features with connections to community facilities
- Take advantage of vacant or blighted parcels to infill with architecturally compatible housing and pocket parks
- Continue the interconnected street pattern as new parcels are developed
- Incorporate greenspace into new developments



# Residential



# Commercial Center

## Description:

The Commercial Center character area is located to the west of downtown Dearing and provides for a variety of commercial, retail, office, and service activities for the residents of Dearing and surrounding McDuffie County.

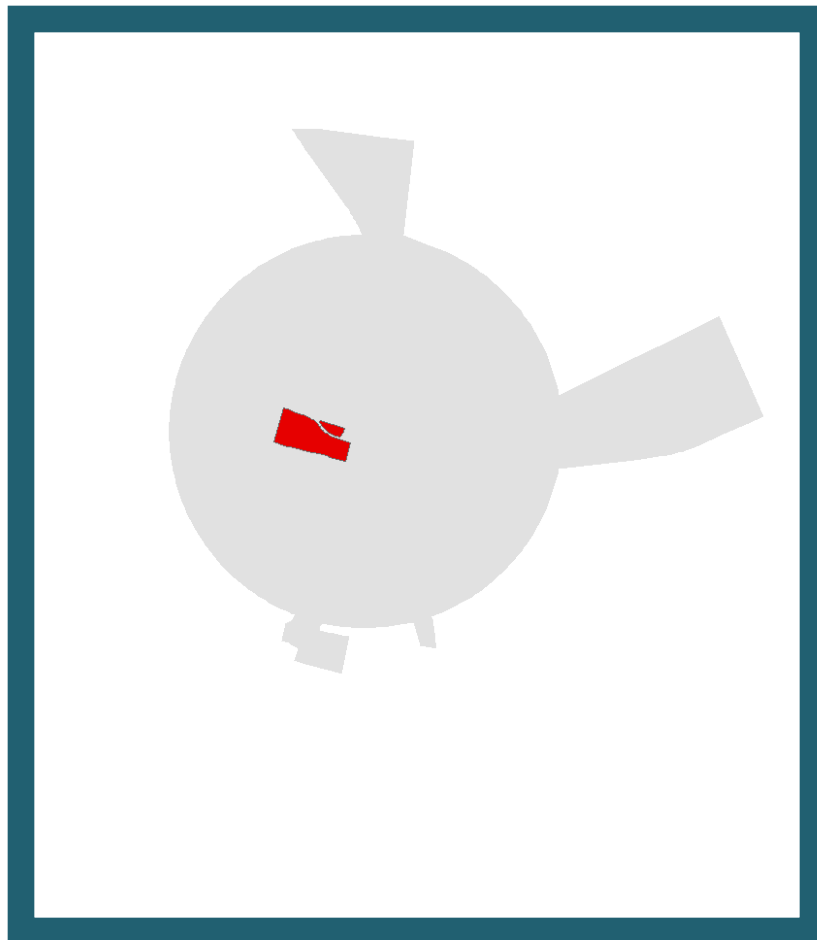
## Land Uses

Commercial

Institutional

## Implementation

- Provide incentives for new businesses to locate here
- Add bicycle and pedestrian facilities to create connections to downtown and nearby residential areas



# Commercial Center

# Town Center

## Description:

The Town Center character area provides for the revitalization and reuse of existing buildings, and new construction of buildings in Dearing's historic commercial core.

## Land Uses

Commercial

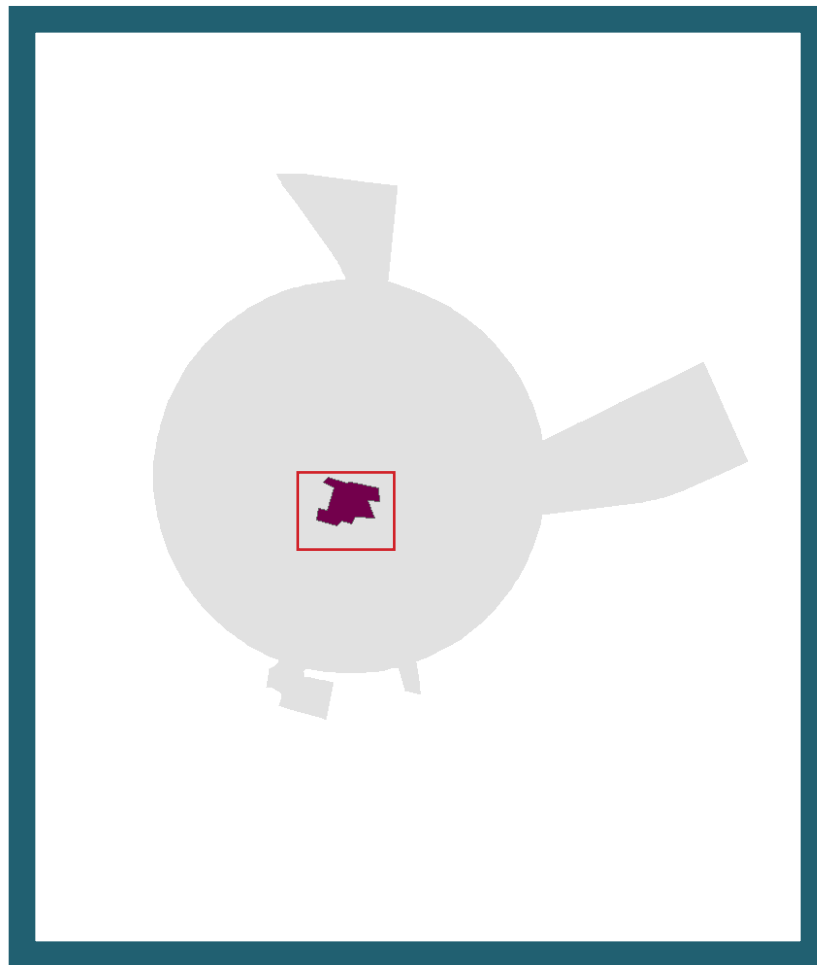
Institutional

Residential

## Implementation

- Promote adaptive reuse of vacant structures
- Develop guidelines for and support infill development
- Encourage mixed-use residential/retail developments
- Add bicycle and pedestrian facilities to increase access to major destinations





## Town Center

# Industrial

## Description:

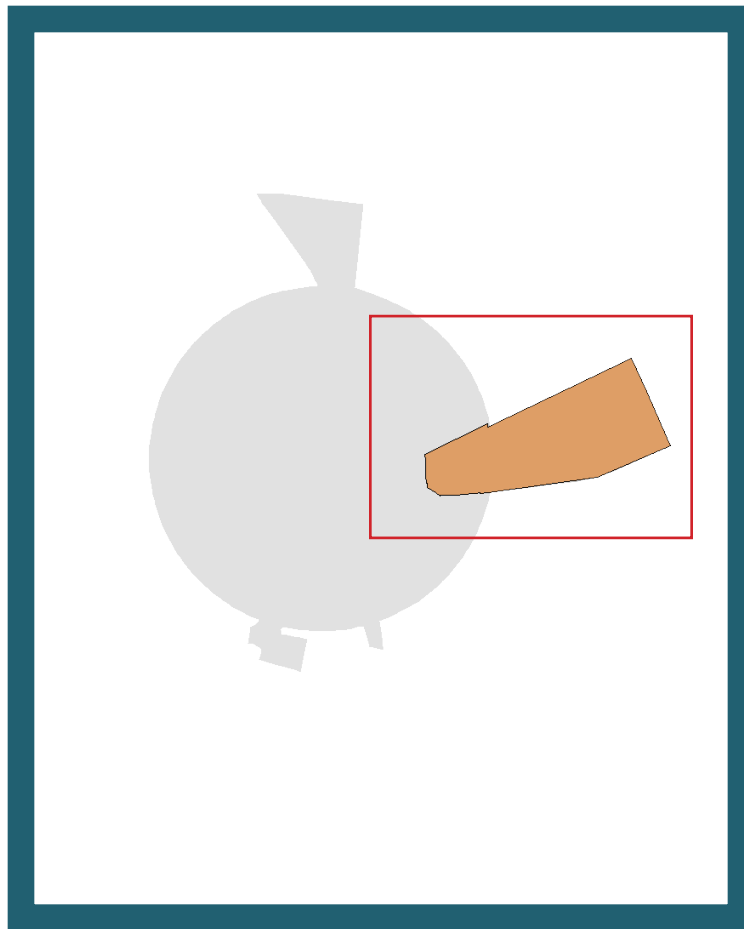
The Industrial character area provides an area for limited industrial, manufacturing and warehousing uses. The district should be separated from residential areas due to potential incompatibility.

## Land Uses

Industrial

## Implementation

- Provide and maintain necessary infrastructure to these areas
- Increase the amount of manufacturing



# Industrial





THOMSON-MCDUFFIE  
EMERGENCY  
SERVICES



# Report of Accomplishments

The Report of Accomplishments reviews the current status of activities identified as priorities in the previous five-year work program. The status of each activity is indicated as one of the following four categories: completed, ongoing, postponed, not accomplished. Activities indicated as 'ongoing' are carried over to the upcoming five-year work program. For activities indicated as 'postponed' or 'not accomplished' a supporting rationale is also provided.

# McDuffie County

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Stone Property Improvements: harvesting all timber and selectively making ready building sites.		X			Timber has been harvested and there has been some land work completed. Realignment of Samuels Road is ongoing (TSPLOST project). This project is anticipated to be finished in 2028.
Purchase land for future development.				X	This item is no longer needed and will not appear on the next work program.
Increase the Mt. Pleasant Water Line capacity.				X	This item is no longer needed and will not appear on the next work program.
Thomson Company Redevelopment: effectively stabilize and re-use oldest parts of the building complex.				X	This item is no longer needed and will not appear on the next work program.
Commercial area corridor development standards.		X			This will appear in new work program as "Develop commercial area corridor development standards". This item is anticipated to be completed in the next two years.
Apply for DCA Opportunity Zone designation for areas previously designated as Enterprise Zones				X	This item is no longer needed and will not appear on the next work program.
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.		X			This is an ongoing project and will continue in the next five years work program.



# McDuffie County

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Partner with Augusta Tech to examine and develop connections between growing industries in the county and courses offered at the county location.		X			A CDL program was designed. This is an ongoing project and will appear in the next five year work program.
Designate revitalization areas within the county and focus retail recruitment in those areas.		X			This will be ongoing into the next five year work program.
Reactivate the Land Bank.	X				
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Focus on housing developments for retired and young professionals.		X			This will be ongoing into the next five year work program.
Pursue an active adult/small lot subdivision in the Belle Meade area.		X			This will be ongoing into the next five year work program.
Focus housing in the medical district character area		X			This will be ongoing into the next five year work program.
Rehabilitate deteriorated housing using CDBG/CHIP funds.		X			This will be ongoing into the next five year work program.

# McDuffie County

## Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Complete CLG grant, Thomson Residential Design Guidelines and McDuffie Historic Resources Property Management Plan	X				
Combine McDuffie-Thomson for joint CLG designation.		X			This will be completed in the next five year work program.
Apply for CLG grant, Thomson Commercial Design Guidelines	X				
Nominate additional significant historic structures for the National Register of Historic Places.		X			This will continue into the next five year work program.

# McDuffie County

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Cobbham Road Overlay - sewer improvements along Sills Branch.		X			This item is ongoing and will appear in the next five years work program.
Daniel Place sewer improvements.		X			This item is ongoing and will appear in the next five years work program.
Belle Meade sewer improvements.		X			This item is ongoing and will appear in the next five years work program.
Rock House rehab existing structure and site improvements.		X			This item is ongoing and will appear in the next five years work program. This item will be reworded to say "Restore Rock House, develop park and entertainment center around park".
Big Creek Panel Upgrades and Pre-Treatment Units.		X			This item is ongoing and will appear in the next five years work program.
Augusta Road Water Treatment Plant Improvements.		X			This item is ongoing and will appear in the next five years work program.
Airport Infrastructure Improvements		X			This item is ongoing and will appear in the next five years work program.
Airport Reskinning T-1 Hangar		X			This item is on going and will be changed to roof repair at airport in the new five year work program. Contractors are being chosen.



# McDuffie County

## Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X			This item is ongoing and will appear in the next five years work program.
Build a Handicap Accessible Playground		X			This item is ongoing and will appear in the next five years work program.
Expansion of existing Sweetwater Gym		X			This item is ongoing and will appear in the next five years work program.
Reconstruction of press box, bathrooms, and concession at Sweetwater Gym		X			This item is ongoing and will appear in the next five years work program.
Rehabilitation of Old Thomson Gym.		X			This item is ongoing and will appear in the next five years work program.
Build Railroad Park- 12,000 square foot playground facility. Proposed playground, splash pad, and dog park.		X			This item is ongoing and will appear in the next five years work program.
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.	X				

# McDuffie County

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X				
Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Branding/Way-finding signage		X			This item is ongoing and will be completed in the next five years work program.
Resurfacing county roads based on priority and needs list.		X			This item is ongoing and will be completed in the next five years work program.
I-20 Frontage Road Improvements		X			This item is ongoing and will be completed in the next five years work program.
SR150 at Stagecoach Road intersection improvements.		X			This item is ongoing and will be completed in the next five years work program.
SR17 Median Improvements	X				

# McDuffie County

## Bicycle and Pedestrian Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for Outdoor Stewardship DNR grant for The Little River Water Trail - boat ramp landing.	X				
Archway is currently reviewing the previous McDuffie County Trails Plan and revising as needed before adoption.	X				
Adopt the revised McDuffie County Trails Plan.		X			This item is ongoing and will be completed in the next five-year work program.

## Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt design guidelines for the Lake District and McDuffie County's Main Corridors.		X			This item is ongoing and is anticipated to be completed in the next five years.
Consolidate planning boards. There will be 2 members from each jurisdiction.	X				



# McDuffie County

## Broadband

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution that McDuffie County desires to be fully served by Broadband.	X				
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X				
Apply for Broadband Ready designation for chosen community sites.	X				
Phase I	X				
Phase II	X				
Phase III	X				
Radio communication and wireless data system.		X			Broadband deployment has been completed. This item will be reworded to "Update radio communication and wireless data system" and will be completed in the next five year work program.

# City of Thomson

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Utilize the URP II retail profile to determine what types of businesses to recruit and where to locate them.		X			This item is ongoing and will appear in the next five years work program.
Promote the creation of mixed use buildings downtown and in redevelopment areas that serve both retail/office and residential purposes.		X			This item is ongoing and will appear in the next five years work program.
Partner with Augusta Tech to examine and develop connections between growing industries in the city and courses offered at the county location.		X			This item is ongoing and will appear in the next five years work program.
Apply for the Georgia Main Street Program.		X			This item is ongoing and will appear in the next five years work program.
Improve the appearance of downtown buildings.	X				
Maintain the historical building stock.		X			This item is ongoing and will appear in the next five years work program.
Address vacancies in downtown buildings.		X			This item is ongoing and will appear in the next five years work program.

# City of Thomson

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create URP III.		X			This item is ongoing and will appear in the next five years work program.
Create and Market a Downtown Incentives Package.	X				
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.		X			This item is ongoing and will appear in the next five years work program.
Reactivate the Land Bank.	X				
Apply for DCA Opportunity Zone designation for areas in the Urban Redevelopment Plan II.	X				



# City of Thomson

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rehabilitate downtown buildings to accommodate mixed use residential where feasible.		X			This item is ongoing and will appear in the next five years work program.
Rehabilitate deteriorated housing using CDBG/CHIP funds.		X			This item is ongoing and will appear in the next five years work program.
Demolish Dangerous Structures and Assign Property Lien.		X			This item is ongoing and will appear in the next five years work program.
Update Nuisance Property List annually.		X			This item is ongoing and will appear in the next five years work program.
Accept Public Ownership of Dispersed Dangerous Building Lots Offered in Lieu of Lien Collection & Fees.		X			This item is ongoing and will appear in the next five years work program.
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.		X			This item is ongoing and will appear in the next five years work program.
Create an Infill Rehabilitation Housing Incentive Program.		X			This item is ongoing and will appear in the next five years work program.
Apply for CHIP funds for Infill Housing		X			This item is ongoing and will appear in the next five years work program.
Apply for CDBG funds for acquisition of property for demolition.		X			This item is ongoing and will appear in the next five years work program.

# City of Thomson

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.		X			This item is ongoing and will appear in the next five years work program.
Natural and Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Complete CLG grant, Thomson Residential Design Guidelines and McDuffie Historic Resources Property Management Plan	X				
Combine McDuffie-Thomson for joint CLG designation.		X			This item is ongoing and will appear in the next five years work program.
Apply for CLG grant, Thomson Commercial Design Guidelines		X			Developed Commercial Design Guidelines for City of Thomson Completed. Apply for CLG grant will appear in next five years work program.
Nominate additional significant historic structures for the National Register of Historic Places.	X				
Review Historic Preservation Ordinance	X				

# City of Thomson

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.		X			This item has been completed and the City will continue to apply when necessary. This item is ongoing and will appear in the next five years work program.
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X				
Build Railroad Park- 12,000 square foot playground facility. Proposed playground, splash pad, and dog park.		X			This is ongoing and will appear reworded in the next five year work program as "Complete Railroad park - Amphitheater with water feature and pavilion".
Create a Train-Viewing Platform.	X				
Build Public Restroom Facilities. Downtown		X			This project is ongoing and will be completed in the next five years work program.
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X			This item was completed and will appear in the next five year work program as City will apply again.
RSVP Initiative for Downtown Improvements.		X			This item is ongoing and will appear in the next five year work program.



# City of Thomson

Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Harrison Road improvements (sidewalks and road improvements).		X			This item is ongoing and will be competed in the next five years work program.
Gordon Street Improvements (sidewalks and road improvements).		X			This item is ongoing and will be competed in the next five years work program.
Main Street and Greenway Street (sidewalks and road improvements)		X			This item is ongoing and will be competed in the next five years work program.
Resurfacing city streets based on priority and needs list.		X			This item is ongoing and will be competed in the next five years work program.
Main Street/US-78 Corridor reduce heavy truck traffic, add landscape bump-outs, crosswalks, and street trees.		X			This item is ongoing and will be competed in the next five years work program.
Bicycle and Pedestrian Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Archway is currently reviewing the previous McDuffie County Trails Plan and revising as needed before adoption.	X				
Adopt the revised McDuffie County Trails Plan.		X			This item is ongoing and will be competed in the next five years work program.

# City of Thomson

## Bicycle and Pedestrian Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Invest in pedestrian infrastructure in targeted areas identified in the URP II.		X			This item is ongoing and will be competed in the next five years work program.
Create a Downtown Walking Route "Music Mile"		X			This item is ongoing and will be competed in the next five years work program.
Dearing/Thomson Trail System		X			This item is ongoing and will be competed in the next five years work program.

## Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt design guidelines in identified areas. (Downtown, etc.)	X				
Investigate a Downtown Open Container Ordinance.	X				
Consolidate planning boards. There will be 2 members from each jurisdiction.	X				

# City of Thomson

Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution that the City of Thomson desires to be fully served by Broadband.	X				
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X				
Apply for Broadband Ready designation for chosen community sites.	X				



# Town of Dearing

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Concentrate retail growth in the Commercial Center Character Area.	X				
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rehabilitate deteriorated housing using CDBG/CHIP funds.		X			This item is ongoing and will appear in the next five years work program.
Natural and Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Nominate additional significant historic structures for the National Register of Historic Places.		X			This item is ongoing and will appear in the next five years work program.

# Town of Dearing

## Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.				X	Cancelled due to consolidation of Fire and EMS with the county,
Purchase land for a town cemetery.		X			Still looking to purchase land for a town cemetery. This item will appear in the next five years work program.
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X			Used ARPA money to complete this task. Will speak to the RC for future applications due to cost of match requirements for most grants. This item will appear in the new work program.

## Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create a nuisance code in efforts to beautify downtown.		X			This item is ongoing and will appear in the next five years work program.
Consolidate planning boards. There will be 2 members from each jurisdiction.	X				
Land Development Code will be handled by the McDuffie County Planning Commission. (building permits, code enforcement, zoning)		X			This item is ongoing, more discussion needs to happen. This item will appear on the new work program.

# Town of Dearing

Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Resurfacing town roads based on priority and needs list.		X			This is ongoing as funds become available. This item is ongoing and will appear in the next five years work program.
Bicycle and Pedestrian System					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Invest in pedestrian infrastructure in the Town Center and Commercial Center character areas		X			This item is ongoing and will appear in the next five years work program.
Dearing Trail System		X			Waiting for this to be funded. This will appear in the next work program.
Apply for Broadband Ready designation for chosen community sites.	X				Duplicate from Broadband section.



# Town of Dearing

Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution that the Town of Dearing desires to be fully served by Broadband.	X				
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X				
Apply for Broadband Ready designation for chosen community sites.	X				







# Community Work Program

The Work Program consists of the specific activities that McDuffie County and each of its contained jurisdictions will undertake in the five-year period from 2021 through 2025 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Some activities will be completed as joint effort with participation by all local governments. Each work program entry includes: a description of the activity, a timeframe for completion, parties responsible for implementation, a cost estimate, and a funding source.



# McDuffie County

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Stone Property Improvements: harvesting all timber and selectively making ready building sites.	X	X	X			McDuffie County	TBD	SPLOST
Develop commercial area corridor development standards.	X	X				McDuffie County	Staff time	General Funds
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.		X	X	X		DA and CSRA RC	Staff time	General Funds
Partner with Augusta Tech to examine and develop connections between growing industries in the county and courses offered at the county location.	X	X	X	X	X	Augusta Technical College & Development Authority	\$5,000 Annually	General Funds
Designate revitalization areas within the county and focus retail recruitment in those areas.	X	X	X	X	X	DA and McDuffie Planning Commission	\$13,000 Annually	General Funds
Attract restaurants to Washington Road Interstate Exit.			X			McDuffie County	Staff Time	Local Funds
Attract another grocery store to McDuffie County.			X			McDuffie County	Staff Time	Local Funds
Finish site development for Stone Industrial Property - attract new industry.		X		X		McDuffie County	Staff Time	Local Funds

# McDuffie County

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Focus on housing developments for retired and young professionals.	X	X	X	X		McDuffie County, Archway	Staff Time	General Funds
Pursue an active adult/small lot subdivision in the Belle Meade area.		X	X	X	X	McDuffie County	Staff Time	General Funds
Focus housing in the medical district character area.	X	X	X	X		McDuffie Planning Commission and IDA	Staff Time	General Funds
Rehabilitate deteriorated housing using CDBG/CHIP funds.	X	X	X	X	X	Thomson/McDuffie County CSRA RC	\$400,000 to \$1.0M Annually	General Funds CDBG/CHIP Funds
Attract large lot housing development around Historic Rock House.		X				McDuffie County	Staff Time	Local Funds
Create URP to redevelop declining neighborhoods.			X			McDuffie County, RC	\$50K	Local Funds
Apply for CDBG Housing funds in URP RAS areas.	X					McDuffie County, RC	\$1.25M	CDBG, Local Funds
Repurpose Old Thomson Elementary School property for residential neighborhood.	X					McDuffie County	Staff Time	Local Funds

# McDuffie County

## Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Combine McDuffie-Thomson for joint CLG designation.		X	X			McDuffie Thomson CSRA RC	TBD	CLG Grant
Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	McDuffie County CSRA RC Washington	Staff Time	General Funds State and Federal Grants
Remodel or stabilize historic courthouse.			X			McDuffie County	TBD	State & Federal Grants, Local Funds
Improve maintenance and landscaping of city-county owned properties.			X			McDuffie County, City of Thomson	Staff Time	Local Funds
Implement Rock House Master Plan, archaeology survey, restore Rock House, cemetery, trails, park, pavilion	X	X	X	X	X	McDuffie County, Advisory Com, Tourism	TBD	SPLOST, Federal and State Grants, Local Funds
Implement Paul Bruhn Grant for DT Revitalization	X	X	X			McDuffie County, Thomson HPC, Forward McDuffie, Property Owners DT	TBD	Paul Bruhn Grant Funds, Local Funds
Apply for Grants for Wrightsboro HD Master Plan.		X	X	X	X	McDuffie Co, CSRA RC	TBD	CLG Grant, Local Funds



# McDuffie County

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Cobbbham Road Overlay - sewer improvements along Sills Branch.	X	X	X			McDuffie County	TBD	SPLOST
Daniel Place sewer improvements.			X	X	X	McDuffie County	\$390,000	SPLOST
Belle Meade sewer improvements.			X	X	X	McDuffie County	TBD	SPLOST
Big Creek Panel Upgrades and Pre-Treatment Units.	X	X	X	X		McDuffie County, City of Thomson, CSRA RC	\$3.9M	SPLOST Grant
Augusta Road Water Treatment Plant Improvements.	X	X	X	X	X	McDuffie County, City of Thomson	\$1.23M	Grant Loan
Airport Infrastructure Improvements.				X	X	McDuffie County, City of Thomson	\$425,000	SPLOST
Airport Roof Repair.	X	X				McDuffie County, City of Thomson	\$100,000	SPLOST
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	McDuffie County, City of Thomson CSRA RC	\$750,000 to \$1.0M Annually	General Funds/ SPLOST/ State and Federal Grants

# McDuffie County

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Build Coroners Office.			X			McDuffie County	TBD	State & Federal Grants, Local funds
Build New Fire Headquarters.			X			McDuffie County	TBD	State & Federal Grants, Local funds
Repurpose old Thomson High School for Community Center.				X		McDuffie County	TBD	State & Federal Grants, local Funds
Improve Sweetwater Ballpark Complex (baseball fields, track, soccer fields, football fields.	X	X	X	X	X	McDuffie County	TBD	State & Federal Grants, Local Funds
Improve Pitts Street Park.			X			McDuffie County	TBD	State & Federal Grants, Local Funds
Build an Animal Shelter.			X			McDuffie County	TBD	State & Federal Grants, Local Funds
Build a Joint City-County Public Works building.			X			McDuffie County, City of Thomson	Staff Time	Local Funds
Redevelop blighted city/county properties along Railroad Street with historic style residential developments, sidewalks, and street lighting.			X			McDuffie County, City of Thomson	TBD	State & Federal Grants, Local Funds

# McDuffie County

## Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Build a Handicap Accessible Playground.				X	X	McDuffie County	\$125,000	SPLOST State and Federal Grants
Expansion of existing Sweetwater Gym.			X	X	X	McDuffie County	\$1.0M	SPLOST State and Federal Grants
Reconstruction of press box, bathrooms, and concession at Sweetwater Gym>				X	X	McDuffie County	\$325,000	SPLOST State and Federal Grants
Rehabilitation of Old Thomson Gym.			X	X	X	McDuffie County	\$1.0M	SPLOST State and Federal Grants
Build Railroad Park- 12,000 square foot playground facility. Proposed playground, splash pad, and dog park.			X	X	X	McDuffie County	\$1.0M	SPLOST State and Federal Grants
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.	X		X			McDuffie County CSRA RC	Staff Time	General Funds State and Federal Grants
Apply for U.S. Fire Administrations Safer Grants to hire additional personnel.	X		X			McDuffie County CSRA RC	Staff Time	General Funds State and Federal Grants
Rebuild Pea Ridge fire station and Carolyn Lake Circle fire station.		X		X		McDuffie County	TBD	State & Federal Grants, Local Funds



# McDuffie County

Transportation								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Branding/Way-finding signage.	X	X	X	X	X	McDuffie County	TBD	TSPLOST
Resurfacing county roads based on priority and needs list.	X	X	X	X	X	McDuffie County	\$6.0M	SPLOST LMIG
I-20 Frontage Road Improvements.	X	X	X	X	X	McDuffie County	TBD	TSPLOST
SR150 at Stagecoach Road intersection improvements.	X	X				McDuffie County	TBD	TSPLOST
Improve Gateway Signage.	X					McDuffie County	\$50K	GDOT Gateway Grant
Pave Additional Dirt Roads in County.			X			McDuffie County	TBD	LMIG/TSPLOST
Bicycle and Pedestrian Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Adopt the revised McDuffie County Trails Plan.			X	X		McDuffie Thomson	Staff Time	General Funds
Implement plan for Little River Water Trail.		X				McDuffie	TBD	State & Federal Grants, Local Funds

# McDuffie County

Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Adopt design guidelines for the Lake District and McDuffie County's Main Corridors.	X	X	X			McDuffie County CSRA RC	Staff Time	General Funds Grant
Broadband								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2026	2027	2028	2029	2030			
Update radio communication and wireless data system.		X	X	X	X	McDuffie County	\$2.8M	SPLOST

# City of Thomson

Economic Development								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Utilize the URP II retail profile to determine what types of businesses to recruit and where to locate them.	X	X	X	X	X	Thomson Archway	Staff time	General Funds
Promote the creation of mixed use buildings downtown and in redevelopment areas that serve both retail/office and residential purposes.	X	X	X	X	X	Thomson Downtown Development Authority Archway	\$20,000 Annually	Authority Budget for Development Studies and Promotional Activities
Partner with Augusta Tech to examine and develop connections between growing industries in the city and courses offered at the county location.	X	X	X			Thomson Archway Workforce	\$5,000 Annually	General Funds
Apply for the Georgia Main Street Program.	X		X			Thomson DDA Archway	Staff time	General Funds
Maintain the historical building stock.	X	X	X	X	X	Thomson DDA Archway	TBD	General Funds DCA DDRLF Tax Credit
Address vacancies in downtown buildings.	X	X	X	X	X	Thomson DDA Archway	TBD	General Funds DCA DDRLF Tax Credit
Create URP III.		X	X			Thomson CSRA RC	\$5,000 Staff time	General Funds
Work with downtown businesses to apply for funds from the Downtown Development Revolving Loan Fund (DD RLF) for building improvements.	X	X	X	X	X	Thomson DDA	\$2,000 Annually	General Funds



# City of Thomson

## Housing

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Rehabilitate downtown buildings to accommodate mixed use residential where feasible.	X	X	X	X	X	Thomson Archway	\$1.0M	DCA DDRLF/ Georgia Cities Foundation/ Historic Preservation Tax Credit/ State and Federal Funds
Rehabilitate deteriorated housing using CDBG/CHIP funds.	X	X	X	X	X	Thomson/ McDuffie County, CSRA RC	\$500,000 to \$1.0M Annually	General Funds CDBG/CHIP Funds
Demolish Dangerous Structures and Assign Property Lien.	X	X	X	X	X	Thomson Code Enforcement	\$50,000	Department Budget
Update Nuisance Property List annually.	X	X	X	X	X	Thomson Code Enforcement	\$1,500 Annually	Department Budget
Accept Public Ownership of Dispersed Dangerous Building Lots Offered in Lieu of Lien Collection & Fees.	X	X	X	X	X	Thomson-McDuffie Land Bank	\$10,000 Annually	Land Bank Budget
Apply for multiactivity CDBG funds for infrastructure and housing improvements in a target area identified in the URP II.	X	X	X	X	X	Thomson, Regional Commission	\$1.25M	CDBG Funds

# City of Thomson

Housing								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.	X	X	X			Planning Commission	Staff time	Department Budget
Create an Infill Rehabilitation Housing Incentive Program.	X	X	X			Thomson	Staff time	Department Budget
Apply for CHIP funds for infill housing.	X	X	X	X	X	Thomson CSRA RC	Up to \$1.5M	CHIP Funds
Apply for CDBG funds for acquisition of property for demolition.	X	X	X	X	X	Thomson CSRA RC	\$100,000	CDBG Funds
Utilize existing neighborhood associations as examples to develop a neighborhood association “tool kit” to provide to interested residents in declining areas.	X	X	X			Thomson Archway	\$3,000 Annually	General Funds
Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Combine McDuffie-Thomson for joint CLG designation.		X	X			Thomson CSRA RC	TBD	CLG Grant

# City of Thomson

Natural and Cultural Resources								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Apply for CLG grant,				X	X	Thomson CSRA RC	TBD	DCA/HPD
Implement Paul Bruhn Grant for DT Revitalization.	X	X	X			McDuffie Co, Thomson HPC, Forward McDuffie, Property owners DT	TBD	Paul Bruhn Grant Funds, Local Funds
Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2028	2023	2029	2030			
Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.	X		X			Thomson CSRA RC	Staff Time	General Funds State and Federal Grants
Complete Railroad park - Amphitheater with water feature and pavilion.	X	X	X			McDuffie County Thomson	\$1.0M	SPLOST/ State and Federal Grants
Redevelop blighted city/ county properties along Railroad Street with historic style residential developments, sidewalks, and street lighting.			X			McDuffie County, City of Thomson	TBD	State & Federal Grants, Local Funds



# City of Thomson

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Big Creek Panel Upgrades and Pre-Treatment Units.	X	X	X	X		McDuffie County, City of Thomson, CSRA RC	\$3.9M	SPLOST Grant
Augusta Road Water Treatment Plant Improvements.	X	X	X	X	X	McDuffie County, City of Thomson	\$1.23M	Grant Loan
Airport Infrastructure Improvements.				X	X	McDuffie County, City of Thomson	\$425,000	SPLOST
Airport Roof Repair.	X	X				McDuffie County, City of Thomson	\$100,000	SPLOST
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	McDuffie County, City of Thomson CSRA RC	\$750,000 to \$1.0M Annually	General Funds/ SPLOST/ State and Federal Grants
Build Public Restroom Facilities. Downtown.	X	X	X			Thomson	TBD	General Funds SPLOST
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	Thomson CSRA RC	\$750,000 to \$1.0M Annually	General Funds/ SPLOST/ State and Federal Grants
RSVP Initiative for Downtown Improvements.	X	X	X			Thomson Archway	\$125,000	SPLOST Grants

# City of Thomson

Transportation								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Harrison Road improvements (sidewalks and road improvements).	X	X				Thomson	TBD	TSPLOST
Gordon Street Improvements (sidewalks and road improvements).	X	X				Thomson	TBD	TSPLOST
Main Street and Greenway Street (sidewalks and road improvements).	X	X				Thomson	TBD	TSPLOST
Resurfacing city streets based on priority and needs list.	X	X	X			Thomson	\$600,000	TSPLOST LMIG
Pave additional dirt roads in City.			X			Thomson	TBD	LMIG/ TSPLOST
Main Street/US-78 Corridor reduce heavy truck traffic, add landscape bump-outs, crosswalks, and street trees.	X	X	X	X	X	Thomson Archway	TBD	SPLOST
Pave Additional Dirt Roads in City.			X			City of Thomson	TBD	LMIG/ TSPLOST

# City of Thomson

Bicycle and Pedestrian Facilities									
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source	
	2026	2027	2028	2029	2030				
Adopt the revised McDuffie County Trails Plan.			X	X		McDuffie Thomson	Staff Time	General Funds	
Invest in pedestrian infrastructure in targeted areas identified in the URP II.	X	X	X	X	X	Thomson	TBD	GDOT, TSPLOST, grant funds	
Create a Downtown Walking Route “Music Mile”.	X	X	X			Thomson	TBD	RSVP Funding	
Dearing/Thomson Trail System.	X	X	X	X	X	Thomson Dearing	\$250,000	SPLOST	





MCDUFFIE COUNTY  
SHERIFF'S OFFICE  
DEERING SUB-STATION



# Town of Dearing

## Housing

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Rehabilitate deteriorated housing using CDGB/CHIP funds.	X	X	X	X	X	Dearing, CSRA RC	TBD	General Funds CDBG/CHIP Funds

## Natural and Cultural Resources

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Nominate additional significant historic structures for the National Register of Historic Places.	X	X	X	X	X	Dearing, CSRA RC	Staff Time	General Funds
Mural - Welcome To Dearing.		X				Dearing	\$10K	General Funds, State & Federal Grants

## Community Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
New Roof for Town Hall.		X				Dearing	\$20K	General Funds
Storage Shed for Grounds keeping equipment.	X					Dearing	\$2.5K	General Funds

# Town of Dearing

Community Facilities								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Repave Town Hall Parking Lot.			X			Dearing	\$56K	General Funds, State & Federal Grants
Replace HVAC Fan Belts, Broken Signs at Gym.	X					Dearing	TBD	State and Federal Grants
Repair- Replace Basketball Court Floor.	X					Dearing	TBD	State and Federal Grants
Seal Walking Track.	X					Dearing	TBD	General Funds, State & Federal Grants
Purchase land for a town cemetery.	X	X	X	X	X	Dearing	TBD	General Funds
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X	X	X	X	X	Dearing CSRA RC	TBD	General Funds/ SPLOST/ State and Federal Grants
Farmers Market Pavilion - Covered structure with public bathrooms.	X	X	X	X	X	Dearing	\$317,000	State and Federal Grants
Community Center Updates.	X	X	X	X	X	Dearing	TBD	State and Federal Grants



# Town of Dearing

Land Use								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Create a nuisance code in efforts to beautify downtown.	X	X	X	X	X	McDuffie Planning Commission, Dearing	TBD	General Funds
Land Development Code will be handled by the McDuffie County Planning Commission. (Building permits, code enforcement, zoning.)	X	X	X	X	X	McDuffie County, Dearing	TBD	General Funds
Transportation								
Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Resurfacing town roads based on priority and needs list.	X	X	X	X	X	Dearing	\$90K	SPLOST, LMIG

# Town of Dearing

## Bicycle and Pedestrian Facilities

Project	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2026	2027	2028	2029	2030			
Invest in pedestrian infrastructure in the Town Center and Commercial Center character areas.	X	X	X	X	X	Dearing CSRA RC	TBD	GDOT, SPLOST, State and Federal Grants TSPLOST
Dearing/Thomson Trail System.	X	X	X	X	X	Thomson Dearing	\$250,000	SPLOST
Multi-Purpose Walking Trail-Dearing to Harlem.	X	X	X	X	X	Dearing, Harlem	\$600K	General Funds, State & Federal Grants





# Appendix

## *Community Involvement*

The stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and via email. The stakeholders were able to define community needs, establish community goals, and create a community work program.

# Stakeholder Committee Members

The members of the McDuffie County stakeholder committee for this planning process were:

- Chase Beggs - McDuffie County Board of Commission, Chairman
- David Crawley - Former McDuffie County Manager
- David Headley - McDuffie County Manager, Interim
- Ashtyn Goodyear - McDuffie County, City Clerk
- Andy Knox, Sr. - McDuffie County Board of Education
- Mychele Rhodes - McDuffie County School, Superintendent
- Neal Tam - McDuffie County School
- Georgia Hobbs - Planning Commission
- James Upchurch - President/CEO Forward McDuffie
- Allen Axon - Town of Dearing, Mayor
- Jennifer Perkins - Town of Dearing, City Clerk
- Benjamin Cranford - City of Thomson, Mayor
- John Waller, City of Thomson, City Administrator
- Lucretia Ferguson - City of Thomson, City Clerk

Stakeholder meetings were held on the following dates:

May 13, 2025

July 8, 2025

Two public hearings were held as a part of the plan update process:

April 3, 2025

August 26, 2025

# Stakeholder Committee Meetings

McDuffie County Joint Comprehensive Plan			
Stakeholder Meeting 1   May 13, 2025   2:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Jennifer Perkins	Dearing	706-421-5841	townofdearing@comcast.net
Don Culy			
John Waller	Thomson		
Jane Upchurch	Forward McPherson	3368707217	



County-City Administrative Building | 1<sup>st</sup> Floor Meeting Room | 210 Railroad Street | Thomson | Georgia | 30824

McDuffie County Joint Comprehensive Plan			
Stakeholder Meeting 2   July 8, 2025   2:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Allen L. Axon	Town of Dearing	706-564-1297	
Jennifer Perkins	Dearing	706-421-5841	
Benny Crawford	Thomson		
Tina Hutchinson	DCA		
Georgia C. Hobbs	Thomson	706-466-1946	gch
CHASE BEGGS	McDUFFIE County	706-595-2111	
Ashtyn Goodyear	McDuffie Co.	706-597-7300	ashtyn.goodyear@thomson-mcduffie.gov
David Headley	McDuffie County	770-402-2944	david.headley@thomson-mcduffie.gov



County-City Administrative Building | 2nd Floor Meeting Room | 210 Railroad Street | Thomson | Georgia | 30824



# Public Hearings

The McDuffie Progress

Page 6A

Thursday, March 13, 2025

www.mcduffieprogress.com



## Community

### Georgia Ag Week celebrates farmers as spring harvest &

### Community Calendar

March 16

Annual Deacons & Deaconess Program  
March 16, 2025 @ 11 a.m. - Annual Deacons & Deaconess Program at Lithonia Baptist Church in Camak, GA  
Pastor: Reverend Lyndon J. Heath, Sr.

Men's and Women's Sunday

Men's and Women's Sunday will be held at New Zion Hill A.M.E. Church on March 16 at 2:00 p.m. Guest speaker will be Evangelist Tinkia Grant Smith, youth minister of Cody Grove Missionary Baptist Church in Warrenton, New Zion Hill A.M.E. Church is located at 2448 Ridge Rd., Thomson.

March 19

Grand Opening/Ribbon Cutting  
Please join us for the Grand Opening & Ribbon Cutting Ceremony for Goodwill of Middle Georgia & the CSRA Tuesday, March 19th at 9:00am at their new location at 674 Washington Road in Thomson, GA. We look forward to seeing you there!

March 20

Summer Revival  
Greater St. James A.M.E. Church families are inviting you to their spring revival starting Tuesday, March 19th with Rev. Jimmy Robert's and Washington Circuit A.M.E. Church, Wed. March 20th Rev. Terrie Patterson and New Liberty Hill A.M.E. Church and Thursday, March 21st Rev. Luther Rogers and New Hope Christian Church will be our guest preachers starting 7pm nightly. And on Sunday, March 23 at 2:30 p.m. we will culminate with the Rev. Stephen Smith and the 10-11 New Lottin A.M.E. Church as our guest. Please join us in celebrating 114 years of service.

March 22

Gospel Explosion  
Gospel Angels of Thomson will have a Gospel Explosion on the 4th Saturday (March 22nd) at 3:00 PM.  
This will be held at the Stone Chapel C.M.E. Church in Mesena, GA.  
Thanking you in advance, Rev. Maurice Howard.

March 29

Family Plant Day  
at Southern Winery  
Saturday, March 29th: 11 AM - 5 PM  
Location: Southern Fox Winery, 4110 Greenwood Church Rd, Lincolnton GA 38017

Become a Part of Our Winery Legacy!  
Bring the whole family for a day of fun and memories! Each family will have the opportunity to plant their very own vine and personalize a nameplate, making you a permanent part of Southern Fox Winery! You can enjoy: Food Trucks, Vendors with crafts/goodies, Kids' Crafts, and Wine. Questions: Call (706) 374-9080 or Email us @Contact@southernfoxwinery.com Follow us on social media for updates! Facebook: SouthernFoxWinery Instagram: @southernfoxwinery

March 30 - April 2

Revival  
Kendall Heights Church of God, 829 Jordan Mill Rd, Sandersville, will be in revival Sun, Mar. 30th- Wed, Apr. 2nd. Sunday services will begin at 10:30 AM & 6:00 PM. Weeknight services will begin at 7:00 PM. Info: (478) 232-7625.

April 1

Life Line Screening  
Life Line Screening will be at Thomson Depot on April 1st, offering preventive health screenings for stroke, vascular disease and other issues to anyone over 40. A pdf flyer is attached for your reference.

Please contact Debbie Walsh for questions or concerns. Debbie is willing to assist in any way, including if you'd like us to reach out to anyone to set up their appointment personally (rather than calling in to our call center or going online). People often find this easier. All Debbie needs is a name and phone number to register them. Please share with family and friends and on social media. Call Debbie at the office at 216-353-8652 or call at 440-773-9488.

### THE MCDUFFIE PROGRESS

#### AFFIDAVIT OF PUBLICATION

I, Roberta Shelton being duly sworn and say, I am the Legal Clerk, of The McDuffie Progress published at Thomson, GA, County of McDuffie, State of Georgia; and being the official legal organ of said county, and that the advertisement:

NOTICE OF JOINT COMPREHENSIVE PLAN HEARING ON APRIL 03, 2025

is attached hereto, was printed and published in said newspaper on each of the following

date(s): 3/14

Roberta Shelton  
Signature

Hereby subscribed and sworn to before me

on this 22nd day of July 2025.

Diane Bond  
Notary Public

MY COMMISSION EXPIRES ON: August 21, 2026

(SEAL)



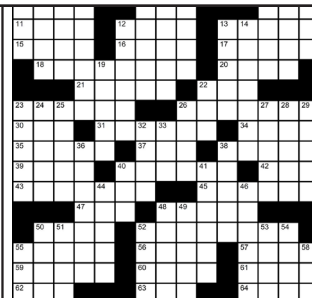
#### Public Hearing Notice

#### McDuffie County Joint Comprehensive Plan 2025-2030

A public hearing for the Joint Comprehensive Plan will take place on **Thursday, April 3, 2025, at 6:00 p.m.** at the **County-City Administrative Building, 1st Floor Meeting Room, 210 Railroad Street, Thomson, GA 30824**. The purpose of this meeting will be to initiate the McDuffie County Joint Comprehensive Plan process by briefing members of the community on the process for plan development and informing them of opportunities for public participation. The Joint Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which jurisdictions of the Town of Dearing, City of Thomson, and McDuffie County will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Carrie Edwards at (706) 395-1781 prior to April 2nd. This person can be located at Thomson-McDuffie County Government - Administrative Building, 210 Railroad Street, during the following hours: 9:00 a.m. - 5:00 p.m. Monday-Friday. Persons with hearing disabilities can contact the Georgia Relay Service at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

### Weekly crossword puzzle



THEME: THE 1980s

#### ACROSS

1. "Sunday Bloody Sunday" author, with The
5. "Saget of "Full House" fame
8. Last month
11. "Howdy, \_\_\_\_!"
12. Hurtful remark
13. "Actor Hudson of Winston Zeddemore fame
15. Give the cold shoulder
16. "Musical based on 1980s rock "Rock of \_\_\_\_"
17. "Comedy horror \_\_\_\_ Hell"
18. "Transparency, to Gorbachev
20. Slangy "Follow me!"
21. Coffee shop order
22. Pro vote
23. Heart abnormality
26. Act out Civil War battle, e.g.
30. Eisenhower, fa-

#### DOWN

31. Mediterranean island
34. Small island
35. "Oscar-winning "Tootsie" actress Jessica
37. Not hers
38. Dionysus' pipe-playing companion
39. Not on land
40. Water pipe
42. Dog tags, e.g.
43. First lunar phase (2 words)
45. Higher education reward
47. Biblical mother
48. "What "I love Lucy" did in the '80s
50. Name of the Blue Ox
52. "Gull-winged sports car
55. Party handout
56. Smoothie berry
57. Clickable image
59. Follows orders
60. Mixed breed canine
61. "Air Jordan, e.g.

#### 62. "Cheers" setting

63. Byron: "Maid of Athens, \_\_\_\_ we part"
64. Dispatched

#### DOWN

1. Ambulance squad, acr.
2. "Shoot!"
3. Person of French descent
4. Preserve, as in body
5. Prejudiced one
6. Falstaffian in body
7. Cr me de la cr me
8. "Do \_\_\_\_ others as..."
9. Property right
10. Ariv
12. Bridge-like structure
13. Wedding singer, e.g.
14. "Ceausescu's country
19. Pasta accompaniment
22. "Owner of a Lonely Heart" band
23. "Arrigo Sacchi's Associazione Calcio
24. Tsar's edict
25. Re-establish
26. Zwieback
27. Up and about
28. "Blinky, Pinky, Inky and"
29. To the point
32. Sound unit
33. "Duran Duran's hit
36. "Hand-held "Tetris" device (2 words)
38. Give sheep a haircut
40. Gardening tool
41. Quick and skillful
44. Sets, in cricket
46. Metamorphic rock
48. Happen again
49. Fill with spirits
50. Rum cake
51. Affirm
52. \_\_\_\_ Maggie Smith
53. Pain
54. "High" time
55. Watch chain
58. Nothing but this in basketball?

Today's crossword solution can be found on Page 5A

# Public Hearings

## McDuffie County Joint Comprehensive Plan

Public Hearing 1 | April 3, 2025 | 6:00 pm

### SIGN IN SHEET

NAME	ORGANIZATION	PHONE	EMAIL
CARRIE EDWARDS	McDUFFIE COUNTY	706.597.7300	carrie.edwards@thomson-mcduffie.ga
Jason B Smith	McDuffie County	706-595-5335	jb.smith@thomson-mcduffie.ga
Did Crawley	McDuffie County	706-595-2112	
Lucretia Ferguson	City of Thomson	706-597-7376	lucretia.ferguson@thomson-mcduffie.ga
MARTY GETMER	REALTOR	706-361-8966	martygetmer@gmail.com
JENNIFER PERKINS	TOWN OF DEARING	706-421-5841	townofdearing@comcast.net
CHASE BEGGS	McDUFFIE COUNTY	706-466-4324	CHASE.BEGGS@THOMSON-MCDUFFIE.GOV
Allen L. Axa	Town of Dearing	706-564-1297	
OLIVIA AXON		706-564-2197	oliviaaxon@yahoo.com
Neal Tom	MCBOE	706-962-1070	tanve@mcduffie.k12.ga.us
Juanita Thomas	Legal shield	706-825-8199	juanita322@gmail.com
Diana Bond	McDuffie Progress	706-466-3775	dbond@mcduffieprogress.com



County-City Administrative Building | 1<sup>st</sup> Floor Meeting Room | 210 Railroad Street | Thomson | Georgia | 30824

## McDuffie County Joint Comprehensive Plan

Public Hearing 1 | April 3, 2025 | 6:00 pm

### SIGN IN SHEET

NAME	ORGANIZATION	PHONE	EMAIL
Tim Mosley	Dearing Town Council	706-339-7021	Timbo014@aol.com
Mychelo Rhodes	MCBOE	706-401-1917	rhodesm@mcduffie.k12.ga.us
Erin Dumb	McDuffie Progress		
Kelaine Johnson	City Council		
Shirley	City of Thomson		
Karl Galt	City Council		
Kenya Calhoun	Chamber	706 597 100	kenya.calhoun@thomson-mcduffie.ga
Wanda Grace	W. H. Masters		WandaGrace59@gmail.com
Jac Watson			
Beth Watson			
Angie Miller Hodge		706 833 5415	
Valerie L. Marshall	Retired Educators	(706) 45-0195	vmarshall1955@gmail.com



County-City Administrative Building | 1<sup>st</sup> Floor Meeting Room | 210 Railroad Street | Thomson | Georgia | 30824

# Public Hearings

The McDuffie Progress

www.mcduffieprogress.com

Thursday, August 7, 2025

Page 5A



Trevor Cole and Brayden Titus consult with Cassidy Blackwell on the history of a train exhibit. Blackwell holds a mail hook or "catcher arm" that allowed incoming trains to snatch mail bags from a crane without stopping.



Brayden Titus unsheaths a confederate sword that was stashed inside a chimney of a house in Thomson when General Sherman burned the city during his March to the Sea. When the family renovated the house in the early 1900s, a builder tapped on the bricks and the sword fell out. It was never used and is still razor-sharp.

## Archway Students Design Operations Manual for McDuffie Museum

University of Georgia graduate students Brayden Titus (MPA) and Trevor Cole (History PhD) visited the McDuffie Museum this week to meet with executive director Cassidy Blackwell and begin work on an operations manual. Blackwell, hired following recommendations from a UGA Archway

Partnership sustainability plan, just completed her first year leading the museum. The manual will cover daily operations, collections management, disaster planning, and support documents for traveling exhibits. Titus and Cole, Archway graduate assistants, are working with Archway Professional

Sarah Adams to support ongoing economic development efforts through the Thomson-McDuffie Arts and Culture Planning Issue Work Group. The Archway Partnership is one of eight UGA Public Service and Outreach units dedicated to serving the state. Celebrating its 20th anniversary this

year, Archway's innovative approach to community engagement has won national awards and generated a return on investment of more than \$7.6 million for Georgia communities last year. To learn more about the Archway Partnership visit [archwaypartnership.uga.edu](http://archwaypartnership.uga.edu).

## Arrests from July 30 through August 4

The following is a list of individuals arrested by local law enforcement officials and booked into the McDuffie County Law Enforcement Center between the dates of Wednesday, July 30 through Monday, August 4. This information is part of the public record, and all individuals arrested are considered innocent until proven guilty in a court of law.

**Wednesday, July 30**  
•Garfield Hendrix, of Augusta, expired registration,

speeding in excess of maximum limits, driving while license suspended or revoked, no insurance.  
•Yehison Orellana, of Augusta, driving without a valid license, speeding in excess of maximum limits.

**Thursday, July 31**  
•Nicholus Brown, of Thomson, driving while license suspended or revoked, suspended registration.

**Friday, August 1**

•Victoria Ansley, of Thomson, theft by shoplifting.  
•Jose Varela, of Thomson, two counts of probation violation for fingerprintable charge.  
•Jennifer Rowlen, of Thomson, theft by shoplifting.

**Saturday, August 2**  
•Wanda Bunge, of Washington, theft by shoplifting.  
•Sylvester White, of Forsyth, DUI - 1st offense, open container of alcohol in motor vehicle, driving while license suspended or revoked, proba-

tion violation for fingerprintable charge.

**Sunday, August 3**  
•Melissa Harris, of Warrenton, failure to appear in court as summoned.  
•Tyhaley James, of Thomson, criminal damage to property - 2nd degree, obstruction of law enforcement officers.  
•Renaldo Smith, of Greensboro, failure to maintain lane, DUI - alcohol - less safe - 1st offense.

**Monday, August 4**

•Jose Sanchez, DUI - 1st offense, driving without a valid license, failure to maintain lane, too fast for conditions.  
•Melvin Lowe, theft by shoplifting, possession and use of drug related objects.

Information provided by Jail Management of the McDuffie County Law Enforcement Center.

## YOUNGBLOOD – continued from Page 1A

According to Youngblood, when this new role was broken down to him, he not only gets to deal with 100 kids or so within the football program, but now, he gets to deal with 1,000 kids, as well as, dealing with roughly 150 staff members, whether it's custodians, or bus drivers, or teachers throughout the building, or even the lunchroom ladies.

"So, when you put everything together, you get to be a part of more people, and when they started, you know, doing the numbers and as you get older, you get a little wiser and you start realizing you're calling, and the doors that God kind of opens up for you, and I don't do nothing without putting it in his hands and letting him lead my steps and this is where we're at." As for what this new role will entail, Youngblood said, for the most part, it'd be discipline.

"I will have to make sure kids get in school on time, making sure they're doing what they're supposed to do in a classroom, dress code," he said. "Of course, you have to evaluate teachers, you have to evaluate other duties and responsibilities in the building. You have to set up a schedule for teachers for A.M. duty, lunch duty, P.M. duty, and to be honest, it's a football plan that is on the educational level."

He added that he believes there's a lot of correlation between the two, but in the first few weeks, he

will make sure that he has everything situated administratively because, as they have more coaches this year, and how they have things set up for the football program, it can run without him sitting on top of it.

"We have some good coaches, Coach Lee and Coach Lewis, and we got Coach Hill hired, and we got Coach Petrea, and we still have Coach Bentley in the building that is taking over the middle school," Youngblood said. "Now, I get to not be stuck in a classroom where I can go out into every classroom now, and not only have the football players see me, but I also have all the other



Michael Youngblood

kids seeing me."

Youngblood said he also just wants to see teachers being able to teach without being disrupted, allowing them to teach the content they need to.

"We want to make sure that our kids understand that, you know, you're coming to school to learn, and you're coming to school to prepare yourself for the future," he said.

According to Youngblood, navigating through the difficulties is also something he wants the people to learn, as there are many times where he will see people wanting to quit something and change and do something different, but they don't have their next step ready.

"So, it's little things like that that I think that from the administrative level, you'll be able to teach and show kids how to do things differently, and I just feel like you get to affect the whole student body instead of just a portion of it," he said.

Youngblood said the first goal with this new position is to get discipline down. The second goal is to increase attendance and cut down on tardiness.

## Obituaries



### DEATH NOTICES

**Beggs Funeral Home**  
-Thomson, GA

**Susan Pratt Smith**, 71, Thomson, passed away on August 01, 2025. Funeral Services, being officiated by Pastor Stacy Phillips, were held on August 4, 2025, at Beggs Funeral Home Chapel, Thomson, GA.

**Charles Jason Verner**, 55, Harlem, passed on July 29, 2025. A visitation was held on August 3, 2025, at Beggs Funeral Home, Lincolnton, GA.

**Curtis Funeral Home**  
-Thomson, GA

**Teddy Sammons**, 60, Avera, entered into rest on July 28, 2025. A memorial service will be held at 3:00 p.m. on August 10, 2025, in the Curtis Funeral Home Chapel, Thomson, GA.

**Thomson Funeral System** - Thomson, GA

**Barbara Brianna Garnett**, 28, Appling, passed on July 30, 2025. Funeral services will be held on August 9, 2025, at 1:00 PM, at Second Mount Carmel Baptist Church, Appling, GA, with Rev. Echols Miller, Pastor-Eulogist, and Pastor

**Ezekiel Grier**, President **Marvin Lee**, 68, Harlem, passed on August 4, 2025. Arrangements are incomplete and will be announced later.

**D.T. Brown Memorial Funeral Home** - Thomson, GA

**Lillie Maude Hanson**, 79, Thomson, entered into rest on August 4,

2025. The funeral arrangements are incomplete and will be announced later.

IN REMEMBRANCE  
JULIE ANNETTE ELDER  
"NET HIOTT"  
12-31-63 8-10-10

FOREVER REMEMBERED,  
FOREVER LOVED  
LOVE, AL

### Joint Public Hearing Notice 2

McDuffie County Joint Comprehensive Plan Update

McDuffie County, the Town of Dearing, and the City of Thomson will hold a Joint Public Hearing on August 26th at 6:00 p.m. at the County-City Administrative Building, 210 Railroad Street, Thomson, Georgia.

The purpose of the joint public hearing will be to brief the community on the procedure of submitting the McDuffie County Joint Comprehensive Plan and notify the community of when the Plan will be submitted to the Georgia Department of Community Affairs. Residents wishing to comment or make suggestions of revisions should view the document before the meeting and be in attendance.

A copy of the current plan can be reviewed at the McDuffie County Board of Commissioners office. The McDuffie County Joint Comprehensive Plan 2025-2030 DRAFT is online at the following web address: <https://csarc.ga.gov/planning-documents>

Persons with special needs relating to handicapped accessibility or foreign language should contact the County Clerk, Ashtyn Goodyear at (706) 597-7300 prior to August 22nd. This person can be located at the McDuffie County Planning Commission, 210 Railroad Street during the following hours: 9:00 a.m. - 5:00 p.m. Monday-Friday. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.



# Public Hearings

McDuffie County Joint Comprehensive Plan				
Public hearing 2   August 26, 2025   6:00 pm			SIGN IN SHEET	
NAME	ORGANIZATION	PHONE		EMAIL
JENNIFER PERKINS	DEARING	706.421.5841		
Lucretia Ferguson	Thomson	706.597-7376		
Leslie Walker, Jr	McDuffie County	706.597-31303	leslie.walker@Thomson-McDuffie.org	
Chas. H. Bagg	McDUFFIE CO.	706-595-2111		



County-City Administrative Building | 1st Floor Meeting Room | 210 Railroad Street | Thomson | Georgia | 30824

# Community Survey



## Joint Comprehensive Plan Update



Scan here to  
take the survey  
now! Let your  
voice be heard!

The joint comprehensive plan is a collaborative effort between McDuffie County and the cities of Thomson and Dearing.

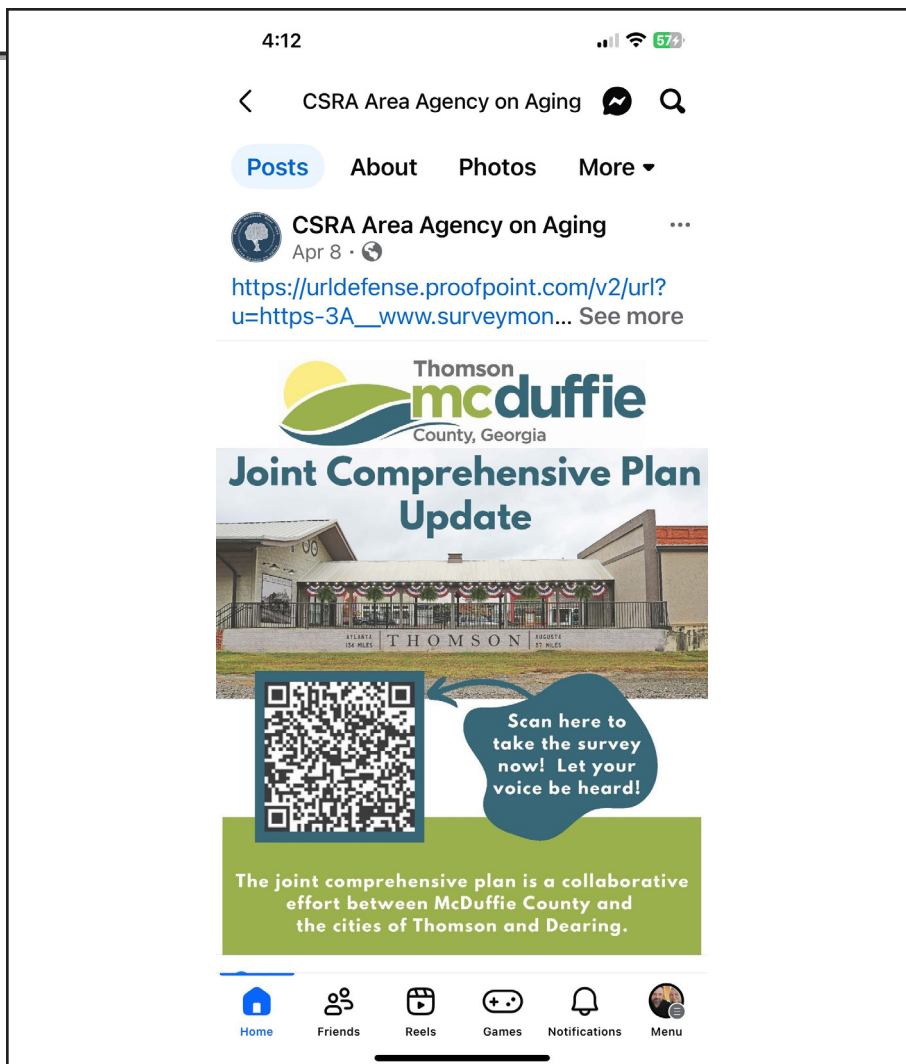
## COMMUNITY SURVEYS

This page contains links to current surveys for the Regional Commission's member jurisdictions.

## SURVEYS

Washington County Joint Comprehensive Plan - Community Survey

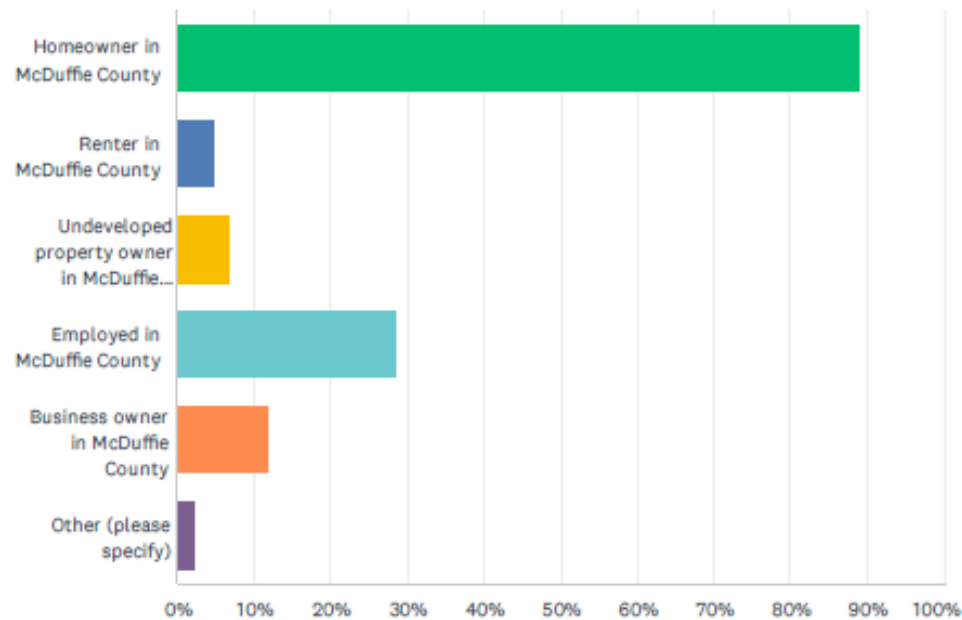
McDuffie County Community Survey - Joint Comprehensive Plan Update 2025-2030





Q1 Which of the following categories currently describes you? Check all that apply.

Answered: 217    Skipped: 0



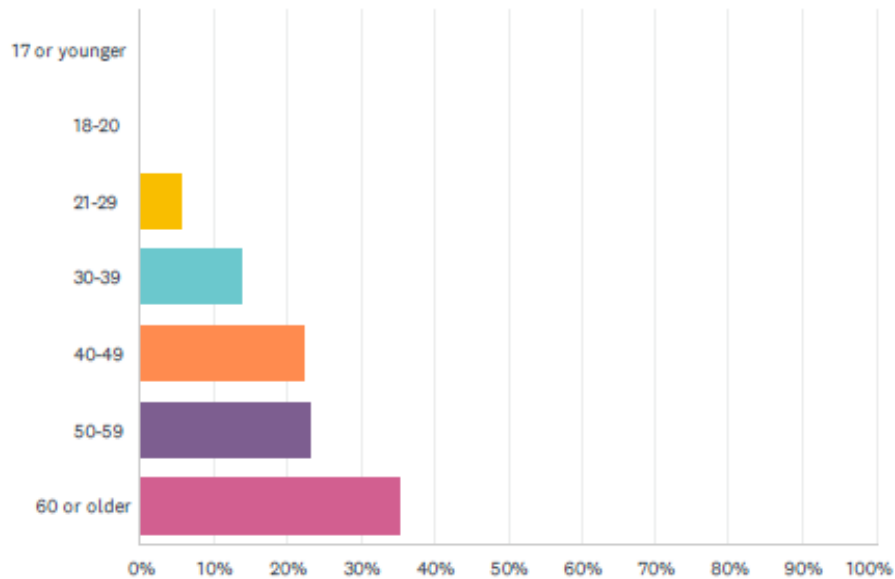
ANSWER CHOICES		RESPONSES	
Homeowner in McDuffie County		88.94%	193
Renter in McDuffie County		4.61%	10
Undeveloped property owner in McDuffie County		6.91%	15
Employed in McDuffie County		28.57%	62
Business owner in McDuffie County		11.98%	26
Other (please specify)		2.30%	5
Total Respondents: 217			

#	OTHER (PLEASE SPECIFY)	DATE
1	Consumer of goods	4/16/2025 2:54 PM
2	Real estate agent	4/10/2025 2:30 PM
3	Retired	4/10/2025 9:45 AM
4	Retired	4/9/2025 8:19 PM
5	Reator	4/4/2025 1:42 PM

McDuffie County Joint Comprehensive Plan 2025-2030 Community Survey

## Q2 What is your age?

Answered: 217 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	5.53%	12
30-39	13.82%	30
40-49	22.12%	48
50-59	23.04%	50
60 or older	35.48%	77
<b>TOTAL</b>		<b>217</b>

### Q3 How long have you lived, worked, or owned property in our community?

Answered: 217 Skipped: 0

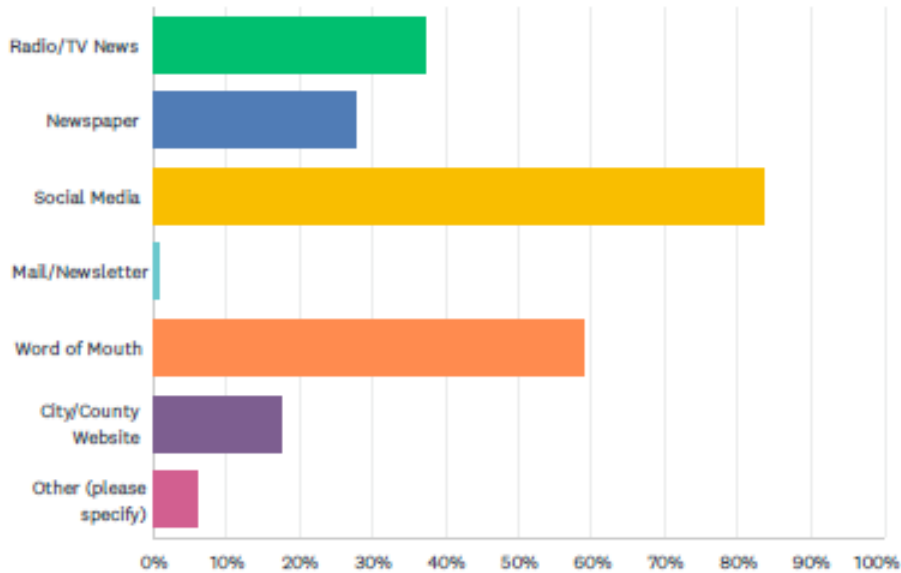
McDuffie County Joint Comprehensive Plan 2025-2030 Community Survey

	LESS THAN 5 YEARS	6-10 YEARS	11-15 YEARS	MORE THAN 15 YEARS	TOTAL RESPONDENTS
Lived here	14.15% 30	6.13% 13	4.72% 10	75.47% 160	212
Worked here	20.00% 34	14.12% 24	7.06% 12	58.82% 100	170
Owned property here	19.15% 36	9.57% 18	7.98% 15	63.30% 119	188
Owned a business here	42.25% 30	7.04% 5	7.04% 5	43.66% 31	71



## Q20 How do you typically find out about what's happening in our community? Check all that apply.

Answered: 115 Skipped: 102



ANSWER CHOICES	RESPONSES
Radio/TV News	37.39% 43
Newspaper	27.83% 32
Social Media	83.48% 96
Mail/Newsletter	0.87% 1
Word of Mouth	59.13% 68
City/County Website	17.39% 20
Other (please specify)	6.09% 7
Total Respondents: 115	

#	OTHER (PLEASE SPECIFY)	DATE
1	Email from chamber	4/23/2025 11:39 AM
2	Facebook	4/11/2025 9:33 PM
3	Annually scheduled events	4/11/2025 4:02 PM
4	Do we have a emailed to sign up for? Facebook is hit or mist.	4/10/2025 9:40 PM
5	Seeing the tiny posted sign on accident the day-of an event (library sale, plant sales, etc)	4/10/2025 6:31 PM
6	Google News	4/9/2025 7:56 PM

-- : --

Prepared By:



3626 Walton Way Extension  
Suite 1  
Augusta, Georgia 30909

STATE OF GEORGIA       )  
COUNTY OF MCDUFFIE    )

RESOLUTION 25-12

A RESOLUTION OF MCDUFFIE COUNTY FOR THE ADOPTION OF THE MCDUFFIE COUNTY JOINT  
COMPREHENSIVE PLAN 2025 - 2030

**WHEREAS**, the McDuffie County Board of Commissioners, the governing authority of McDuffie County in conjunction with the City of Thomson, and the Town of Dearing, Georgia, has prepared the McDuffie County Joint Comprehensive Plan 2025-2030 to replace their prior joint comprehensive plan and joint comprehensive plan update and,


**WHEREAS**, the McDuffie County Joint Comprehensive Plan 2025-2030 was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, the McDuffie County Joint Comprehensive Plan 2025-2030 has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

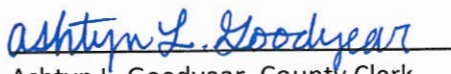
**NOW, THEREFORE, BE IT RESOLVED** by the McDuffie County Board of Commissioners that the McDuffie County Joint Comprehensive Plan 2025-2030 is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

**IT IS SO, RESOLVED** the 28th day of October 2025.



  
Chase N. Beggs, Chairman

ATTEST:

  
Ashtyn L. Goodyear, County Clerk



**A Resolution of the Town of Dearing for Adoption of the  
McDuffie County  
Joint Comprehensive Plan: 2025-2030**


**WHEREAS**, the Dearing Town Council, the governing authority of the Town of Dearing, Georgia, has prepared the *McDuffie County Joint Comprehensive Plan: 2025-2030* to replace their prior comprehensive plan and comprehensive plan update and,

**WHEREAS**, the *McDuffie County Joint Comprehensive Plan: 2025-2030* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,


**WHEREAS**, the *McDuffie County Joint Comprehensive Plan: 2025-2030* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

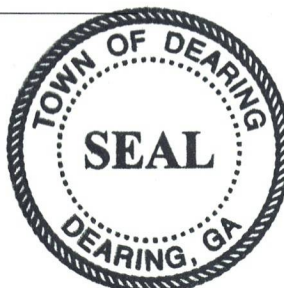
**NOW, THEREFORE, BE IT RESOLVED** by the Dearing Town Council that the *McDuffie County Comprehensive Plan: 2025-2030* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 13 day of October, 2025

  
\_\_\_\_\_  
Allen L. Axon, Mayor  
Town of Dearing

**ATTEST:**

  
\_\_\_\_\_  
Jennifer Perkins, Clerk  
Town of Dearing



**Resolution 10-2025**  
**for the City of Thomson to Adopt the**  
**McDuffie County Joint Comprehensive Plan**  
**2025-2030**


**WHEREAS**, the Thomson City Council, the governing authority of the City of Thomson, Georgia, in conjunction with McDuffie County, Georgia and the Town of Dearing, Georgia has prepared the *McDuffie County Joint Comprehensive Plan: 2025-2030* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

**WHEREAS**, the *McDuffie County Joint Comprehensive Plan: 2025-2030* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

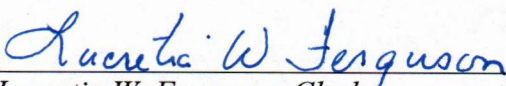
**WHEREAS**, the *McDuffie County Joint Comprehensive Plan: 2025-2030* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

**NOW, THEREFORE, BE IT RESOLVED** by the Thomson City Council that the *McDuffie County Joint Comprehensive Plan: 2025-2030* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

**Adopted this 9<sup>th</sup> day of October, 2025**

  
\_\_\_\_\_  
Benjamin C. Cranford, Jr. Mayor  
City of Thomson

**ATTEST:**

  
\_\_\_\_\_  
Lucretia W. Ferguson, Clerk  
City of Thomson

