

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Crisp County, City of Arabi, City of Cordele**

RC: **RVRC**

Submittal Type: **Character Area Map Amendment for Crisp County**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **10/14/25**

Date Submittal Initially Received by RC: **5/6/25**

Explain Unusual Time-lags (between RC Receipt and transmittal to DCA) or Other Anomalies, when present:

Character map amendment - Crisp County. Map changes have been make on pages 108 and 112. Adoption resolution of map change is on page 4.

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

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **Notify DCA via email to PLANNING@DCA.GA.GOV that submittal has been transmitted. DCA may not initiate review if notification is not provided.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**

- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



JOINT COMPREHENSIVE PLAN 2024 - 2029



CRISP COUNTY, THE CITY OF ARABI, THE CITY OF CORDELE

RESOLUTION OF AMENDMENT
2025-002
JOINT CRISP-ARABI-CORDELE COMPREHENSIVE PLAN 2024-2029
CRISP COUNTY CHARACTER AREAS MAP

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, Crisp County has made an amendment to the Character Areas Map in the Joint Crisp-Arabi-Cordele Comprehensive Plan for the planning period 2024-2029.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Chairman and County Commission of Crisp County that the Crisp County Character Areas Map be amended.

SO RESOLVED, this 8th day of April, 2025.

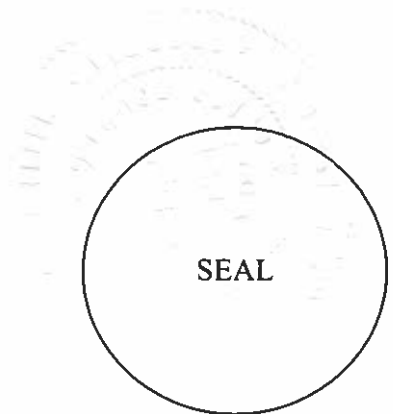
CRISP COUNTY

BY:


J.R. Dowdy, III, Chairman

ATTEST:


Monica Irwin, County Clerk



**RESOLUTION OF ADOPTION
RESOLUTION 2024-010**

JOINT CRISP-ARABI-CORDELE COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, Crisp County, working jointly with the City of Arabi and the City of Cordele, has updated the Joint Crisp-Arabi-Cordele Comprehensive Plan for the planning period 2024-2029, and

WHEREAS, Crisp County has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Chairman and County Commission of Crisp County that the Joint Crisp-Arabi-Cordele Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 9th day of July, 2024.

CRISP COUNTY

BY:


J.R. Dowdy, III, Chairman

ATTEST:


Monica Irwin, County Clerk



RESOLUTION OF ADOPTION

JOINT CRISP-ARABI-CORDELE COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Arabi, working jointly with Crisp County and the City of Cordele, has updated the Joint Crisp-Arabi-Cordele Comprehensive Plan for the planning period 2024-2029, and

WHEREAS, the City of Arabi has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Arabi that the Joint Crisp-Arabi-Cordele Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 9th day of July, 2024.

CITY OF ARABI

BY: Brooke Huckaby
Brooke Huckaby, Mayor

ATTEST: Lindsey Sword
Lindsey Sword, City Clerk



RESOLUTION
OF ADOPTION
JOINT CRISP-ARABI-CORDELE COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Cordele, working jointly with Crisp County and the City of Arabi, has updated the Joint Crisp-Arabi-Cordele Comprehensive Plan for the planning period 2024-2029, and

WHEREAS, the City of Cordele has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Chairman and City Commission of the City of Cordele that the Joint Crisp-Arabi-Cordele Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 16th day of July, 2024.

CITY OF CORDELE COMMISSION

BY: *Joshua Deriso*
Joshua Deriso, Chairman

Royce V. Reeves, Sr.
Royce V. Reeves, Sr., Vice Chairman, Ward Two

Vesta Beat Shephard
Vesta Beat Shephard, Commissioner, Ward One

Isaac Owens
Isaac Owens, Commissioner, Ward Three

J. Wesley Ramey
J. Wesley Ramey, Commissioner, Ward Four

ATTEST: *Gennifer Myleny*
City Clerk

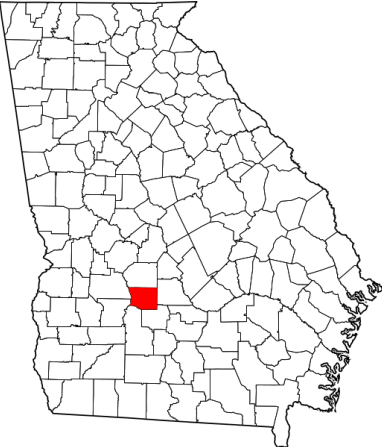


EXECUTIVE SUMMARY

Background and Description

Crisp County is in the southwestern part of central Georgia. Crisp is bordered on the north by Dooly County, on the south by Turner and Worth counties, on the east by Wilcox County, and on west by Lake Blackshear and Sumter County. Crisp County has a total land area of 273 square miles.

There are two municipalities in Crisp County, the City of Arabi and the City of Cordele. According to the U.S. Census, nearly 1.7% of Crisp County’s land area is urban while 98.3 % is rural. Also, according to the U.S. Census, 53% of the population lives in the urban area and 47% lives in the rural.



Community Participation

The Board of Commissioners for Crisp County, the City Council for the City of Arabi, and the City Commission for the City of Cordele appointed a steering committee at the beginning of the process. This group consisted of a combination of elected officials and government staff. The steering committee developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix: Stakeholders).



Participation techniques included 2 public hearings, 1 pop-up event, an online survey, stakeholder interviews with local experts, and 6 stakeholder work sessions.

Planning Process

This is the fifth comprehensive planning document prepared by Crisp County, the City of Arabi, and the City of Cordele in compliance with the Georgia Planning Act of 1989. The Crisp County-City of Arabi-City of Cordele Joint Comprehensive Plan Update consists of the following elements:



- Community Vision, Goals, and Policies.
- Needs and Opportunities.
- Strengths, Weaknesses, Opportunities, and Threats.
- Community Data Analysis.
- Report of Accomplishments and Community Work Program.



Crisp County

Vision

Crisp County aspires to be a welcoming, diverse community, filled with opportunities for economic prosperity, where everyone can attain a high quality of life. We will protect our natural resources, enhance relationships with our industrial base, our workforce, our human resources, and build a robust, creative, and social community. We will maximize these opportunities to attract industries with our transportation opportunities through our interstate access, railroad, and intermodal port. We will also maintain and enhance our recreational opportunities around our natural resources including Lake Blackshear and Veteran’s Memorial State Park.

Key Strategies

- Support development of a variety of housing options to create an optimal balance of housing types between owner-occupied and rental units.
- Ensure Arabi, Cordele, and Crisp County have the facilities and services in place to retain existing businesses and recruit new businesses.
- Identify areas where mid-level neighborhood retail would be feasible and appropriate.
- Support the agriculture industry and agri-tourism initiatives in Crisp County.
- Carefully plan expansion of public infrastructure.
- Foster compact, walkable, mixed-use development.
- Encourage new development that is compatible with the traditional features of the community.
- Ensure all codes and ordinances are up to date and reflect current state law and legal practices.
- Maintain and improve transportation infrastructure as needed.

Top Priorities

Revitalization

- Residential Locations
- Industrial Locations
- Recreational Locations

Housing

- Address Dilapidated and Vacant Properties
- Develop More Single-Family Housing (< \$180,000)
- Create More Mixed-Use Neighborhoods

Ranking of Growth Priorities

1. Create More Industrial and Manufacturing Jobs.
2. Create More Professional and Office Jobs.
3. Attract More Retail and Restaurants.
4. Increase the Diversity of Home Types and Price-Points.
5. Increase Mixed-Use Neighborhoods.
6. Preserve Open Space and Protect Environmentally Sensitive Areas.
7. Increase Water Quality and/or Pressure.

Source: Community Survey 2024

City of Arabi

Vision

Arabi is a peaceful, rural town that demonstrates a positive framework for a close-knit community. Despite a smaller amount of projected growth in comparison to other areas of Crisp County, Arabi will work with its residents to define a sense of place through new methods of outreach, such as reinstating the Harvest Jubilee Festival, that community members and outsiders alike will view as successful. Success is not measured by numbers in Arabi but rather by the unity that will be the foundation for citizens' hometown pride for many years to come.

Key Strategies

- Encourage development or redevelopment of sites closer to the traditional core of the community.
- Maintain open space in agricultural, forestry, or conservation uses.
- Ensure all codes and ordinances are up to date and reflect current state law and legal practices.
- Seek to conserve, protect, and keep viable its valuable agricultural lands and timberlands, and work to pursue additional public and private agri-tourism or nature-based tourism venues.
- Continue to support, utilize, and promote the Harvest Jubilee Festival and other community events, and encourage the development of additional venues to further support/cultivate tourism.
- Encourage programs for litter pick-up, clean-up campaigns and consider fine programs for violations.
- Use infrastructure (roads, water, sewer) to support or direct new growth.
- Maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed.

Top Priorities

Revitalization

- Downtown Locations
- Residential Locations

Housing

- Develop More Single-Family Housing (< \$180,000)
- Address Dilapidated and Vacant Properties
- Develop More dwelling options for seniors
- Create More Mixed-Use Neighborhoods

Ranking of Growth Priorities

1. Create More Industrial and Manufacturing Jobs.
2. Attract More Retail and Restaurants.
3. Create More Professional and Office Jobs.
4. Downtown Development.
5. Preserve Open Space and Protect Environmentally Sensitive Areas.
6. Increase Mixed-Use Neighborhoods.
7. Increase the Diversity of Home Types and Price-Points.
8. Increase Water Quality and/or Pressure.

Source: Community Survey 2024

City of Cordele

Vision

Established in 1888 Cordele is a growing and dynamic city rich in a heritage that is deeply rooted in business and agriculture. Cordele, the Gateway to South Georgia is strategically located off I -75 with the added advantage of major thoroughfares and a robust railway system all working together to perpetuate the growth of emerging opportunities. Our community is a unique mix of people, businesses, industry and learning institutions that contribute to the diversity that makes Cordele a great place to live, work and play while raising your family.

Key Strategies

- Encourage the extension of sewer and water infrastructure to promote growth.
- Develop more retail options including restaurants, grocery stores, and clothing retailers.
- Adopt blight ordinance to require commercial/residential property owners increase property improvements.
- Encourage access to appropriate and affordable housing options for all residents of all income levels and all ages.
- Enforce city building codes, housing/property maintenance codes, and other related ordinances.
- Address the transportation needs, challenges, and opportunities of all community residents and businesses.
- Provide bicycle lanes in areas where feasible and on appropriate roadways to provide a safe environment for bicyclists.
- Prepare for truck traffic on Joe Wright Drive.
- Improve properties along Hwy. 41 to attract business growth along the corridor.
- Promote Downtown Cordele as a desirable place for mixed-use, retail, entertainment, cultural, and office uses.
- Promote Façade improvements in the Downtown area through the Main Street Program.

Top Priorities

Revitalization

- Residential Locations
- Downtown Locations
- Recreational Locations

Housing

- Address Dilapidated and Vacant Properties
- Develop More Single-Family Housing (< \$180,000)
- Create More Mixed-Use Neighborhoods

Ranking of Growth Priorities

1. Create More Industrial and Manufacturing Jobs.
2. Attract More Retail and Restaurants.
3. Create More Professional and Office Jobs.
4. Increase the Diversity of Home Types and Price-Points.
5. Increase Mixed-Use Neighborhoods.
6. Downtown Development
7. Preserve Open Space and Protect Environmentally Sensitive Areas.
8. Increase Water Quality and/or Pressure.

Source: Community Survey 2024

TABLE OF CONTENTS

| | |
|--|-----|
| EXECUTIVE SUMMARY | i |
| Background and Description | i |
| Community Participation..... | i |
| Planning Process..... | i |
| Crisp County..... | ii |
| City of Arabi..... | iii |
| City of Cordele | iv |
| Introduction | 1 |
| Purpose | 1 |
| Comprehensive Planning Process..... | 1 |
| Identification of Stakeholders..... | 2 |
| Participation Techniques | 2 |
| Coordination with Other Plans and Regulations..... | 3 |
| Consistency with Quality Community Objectives..... | 3 |
| Comprehensive Plan Schedule..... | 4 |
| Community Strategy..... | 5 |
| Crisp County..... | 5 |
| Description | 5 |
| Quality of Life | 5 |
| Vision | 7 |
| Needs | 7 |
| Opportunities | 8 |
| Goals and Policies | 9 |
| City of Arabi..... | 12 |
| Description | 12 |
| Quality of Life | 12 |
| Vision | 13 |
| Needs | 14 |
| Opportunities | 14 |
| Goals and Policies | 14 |
| City of Cordele | 16 |
| Description | 16 |
| Quality of Life | 16 |
| Vision | 18 |
| Needs..... | 18 |
| Opportunities | 19 |

| | |
|--|----|
| Goals and Policies | 20 |
| Community Data and Analysis..... | 24 |
| Population..... | 24 |
| Economic Development..... | 30 |
| Tools and Resources Available..... | 35 |
| Housing..... | 38 |
| Community Facilities and Services | 41 |
| Water Supply and Treatment | 41 |
| Sewage Systems and Wastewater Treatment..... | 43 |
| Fire Protection | 44 |
| Law Enforcement | 44 |
| Parks and Recreation | 45 |
| Broadband..... | 50 |
| Transportation system..... | 55 |
| Road Network..... | 55 |
| Railroads..... | 57 |
| Crisp County-Cordele Regional Airport..... | 57 |
| Alternative Modes of Transportation..... | 58 |
| Transit..... | 60 |
| Pedestrian – Vehicular Collisions..... | 63 |
| Transportation and Land Use Connection | 64 |
| Education..... | 65 |
| Health and Human Services..... | 67 |
| Livability and Aging in Place | 69 |
| Age Friendly Designation..... | 69 |
| Natural Resources..... | 71 |
| Water Resources Planning..... | 71 |
| Water Supply Watersheds..... | 71 |
| Groundwater Recharge Areas..... | 72 |
| Wetlands | 73 |
| Floodplains | 74 |
| Soil Types..... | 75 |
| Slopes | 82 |
| Protected River Corridors..... | 82 |
| Prime Agricultural and Forest Land | 82 |
| Plant and Animal Habitats | 83 |
| Cultural Resources..... | 84 |
| National Register of Historic Places | 84 |
| Georgia Register of Historic Places..... | 85 |

| | |
|--|-----|
| Local Historic Preservation Ordinance..... | 85 |
| Federal and State Tax Incentives..... | 85 |
| Intergovernmental Coordination and Regional Cooperation..... | 87 |
| Land Use..... | 88 |
| Existing Development Patterns..... | 88 |
| Crisp County Existing Land Use Map..... | 90 |
| City of Arabi Existing Land Use Map..... | 91 |
| City of Cordele Existing Land Use Map..... | 92 |
| CHARACTER AREAS..... | 93 |
| Crisp County Character Areas..... | 95 |
| Cedar Creek Industrial..... | 96 |
| Industrial East..... | 98 |
| Industrial West..... | 100 |
| Interstate Commercial..... | 102 |
| Lakeside North..... | 104 |
| Lakeside Middle..... | 106 |
| Lakeside South..... | 108 |
| Low-Density Residential..... | 110 |
| North 41 Gateway..... | 112 |
| Regional Industrial..... | 114 |
| Rural..... | 116 |
| Smoak Bridge..... | 118 |
| Southwest..... | 120 |
| Veterans Memorial..... | 122 |
| City of Arabi Character Areas..... | 124 |
| Downtown..... | 125 |
| Gated Community..... | 127 |
| Industrial..... | 129 |
| Interstate Gateway..... | 131 |
| Low-Density Residential..... | 133 |
| Rural..... | 135 |
| City of Cordele Character Areas..... | 137 |
| 7 th Street South Corridor..... | 138 |
| Big Box Commercial..... | 140 |
| Blackshear Trail..... | 142 |
| Bungalow..... | 144 |
| Cedar Creek Industrial..... | 146 |
| Cemetery Road..... | 148 |
| Central Industrial..... | 150 |

| | |
|---|-----|
| Downtown | 152 |
| East 16th Corridor | 154 |
| Gillespie-Selden..... | 156 |
| Gum Creek..... | 158 |
| Harris Industrial..... | 160 |
| Highland | 162 |
| Industrial East..... | 164 |
| Interstate Commercial..... | 166 |
| Medical Community | 168 |
| North 41 Gateway..... | 170 |
| Northern Heights | 172 |
| Northside | 174 |
| O’Neal School | 176 |
| Pate Residential | 178 |
| Pine Meadow | 180 |
| Ranch Residential..... | 182 |
| Southeast..... | 184 |
| Southwest | 186 |
| Suburban..... | 188 |
| West 16th Corridor | 190 |
| Westside | 192 |
| Woodvale..... | 194 |
| Report of Accomplishments 2020 – 2024 | 196 |
| Crisp County..... | 196 |
| City of Arabi..... | 200 |
| City of Cordele | 201 |
| Community Work Program 2025 – 2029 | 208 |
| Crisp County..... | 208 |
| City of Arabi..... | 214 |
| City of Cordele | 215 |
| Appendix A: Acronyms..... | 220 |
| Appendix B: Community Maps..... | 223 |
| Job Tax Credit Tier Map..... | 224 |
| Crisp Transportation System Map | 225 |
| Arabi Transportation System Map..... | 226 |
| Cordele Transportation System Map | 227 |
| State Airport Map | 228 |
| State Watershed Map..... | 229 |
| Water Supply Watersheds Map | 230 |

| | |
|---|-----|
| Groundwater Recharge Area Map | 231 |
| Floodplain Map..... | 232 |
| State Soil Provinces Map..... | 233 |
| Soils Map..... | 234 |
| Slopes Map | 235 |
| Prime Agriculture and Forestland Map | 236 |
| Appendix C: Strengths, Weaknesses, Opportunities, and Threats Results | 237 |
| Unincorporated Crisp County SWOT..... | 238 |
| Arabi SWOT..... | 241 |
| Cordele SWOT | 243 |
| Appendix D: Survey Results | 245 |
| Crisp County Survey Results..... | 246 |
| City of Arabi Survey Results..... | 276 |
| City of Cordele Survey Results | 299 |
| Non-Residents Survey Results | 330 |
| Appendix E: Suggested Implementation Measures | 349 |
| Appendix F: Retail Market Potential..... | 374 |
| Appendix G: Stakeholders..... | 387 |
| Appendix H: Public Meeting Documentation..... | 390 |

INTRODUCTION

This is the fifth comprehensive planning document prepared by Crisp County, the City of Arabi, and the City of Cordele in compliance with the Georgia Planning Act of 1989. The legislative intent and purpose of said law, codified at O.C.G.A. 36-7-1, is as follows:

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

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

Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community residents, local elected officials, and government staff. A well-balanced comprehensive plan addresses the issues of today and the opportunities of tomorrow, outlining the steps necessary to bring about positive change over the next twenty (20) years. The methods for public participation during the Crisp County-City of Arabi-City of Cordele Comprehensive Plan Update process were chosen because they encouraged as much open dialogue and communication as possible. The result is a plan that builds consensus among Crisp-Arabi-Cordele residents and local elected officials producing better government decisions and greater community buy-in with those decisions.

Comprehensive Planning Process

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 and again in 2018 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement – An initial and final public hearing.
- Community Goals – A review of the community’s vision and goals.
- Needs and Opportunities – A list of potential community needs and opportunities.

- Community Work Program – The community’s action plan for the next five years.
- Broadband –Describes the community’s disparity in Internet service relative to most of the state and presents an action plan addressing the promotion of the deployment of broadband services by broadband service providers into unserved/underserved areas of the community.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Capital Improvements—Only required for governments that charge impact fees.
- Economic Development— An Economic Development Plan is required for Tier 1 communities seeking to improve economic opportunities for their citizens. Crisp County is a Tier 1 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program.
- Land Use—Only required for governments with zoning or other land use regulations.
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization).
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Crisp County-City of Arabi-City of Cordele Comprehensive Plan Update consists of the following elements:

- Community Vision, Goals, and Policies.
- Needs and Opportunities.
- Strengths, Weaknesses, Opportunities, and Threats.
- Community Data Analysis (Population, Economic Development, Housing, Community Facilities and Services, Broadband, Transportation, Education, Health and Human Services, Livability and Aging in Place, Natural Resources, Cultural Resources, Intergovernmental Coordination and Regional Cooperation, and Land Use).
- Report of Accomplishments and Community Work Program.

This Comprehensive Plan will be a policy guide for land use, community infrastructure, housing, broadband, transportation, and economic development activities. This document will generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to direct daily decision making for the local government officials and community leaders.

Identification of Stakeholders

The Board of Commissioners for Crisp County, the City Council for the City of Arabi, and the City Commission for the City of Cordele appointed a steering committee at the beginning of the process. This group consisted of a combination of elected officials and government staff. The steering committee developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix: Stakeholders).

Participation Techniques

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a

Comprehensive Plan Update. The initial public hearing was held November 1, 2023, to inform the public that the planning process was underway, to go over the plan’s timeline, and to discuss how the public could be of help during the planning process (See Appendix: Public Meeting Documentation).

In addition to the two required public hearings, an online survey was developed to receive information from the public regarding community strengths, weaknesses, opportunities, and threats (SWOT), current needs and opportunities, priority strategies for housing and economic development, and how citizens rate their local government on a variety of issues. This survey ran from November 2023 to March 2024 and had responses from 504 people. There was an “I Love Arabi” booth at the Arabi Harvest Jubilee Festival October 7, 2023, to initiate the planning process and receive citizen comments regarding the future of Arabi. There were also numerous public work sessions to gain input into all elements of the Comprehensive Plan Update. The steering committee, civic leaders, and stakeholders were invited to assist in these citizen involvement opportunities (See Appendix: Public Meeting Documentation). Session attendees created community vision statements. Participants also reviewed information from previous community plans as well as the responses from the online survey. The stakeholders’ groups then developed lists of policies, objectives, and goals to guide elected officials and local government staff.

A final public hearing was held June 3, 2024, at the Cordele Community Club House. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was available to answer questions and take comments. Copies of the draft plan, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting, were summarized and responded to in a timely manner. A deadline of June 7, 2024, was given for formal written comments.

Coordination with Other Plans and Regulations

RVRC staff reviewed the following local, regional, and plans in the effort to analyze the current needs and opportunities and development patterns of the region and surrounding area:

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

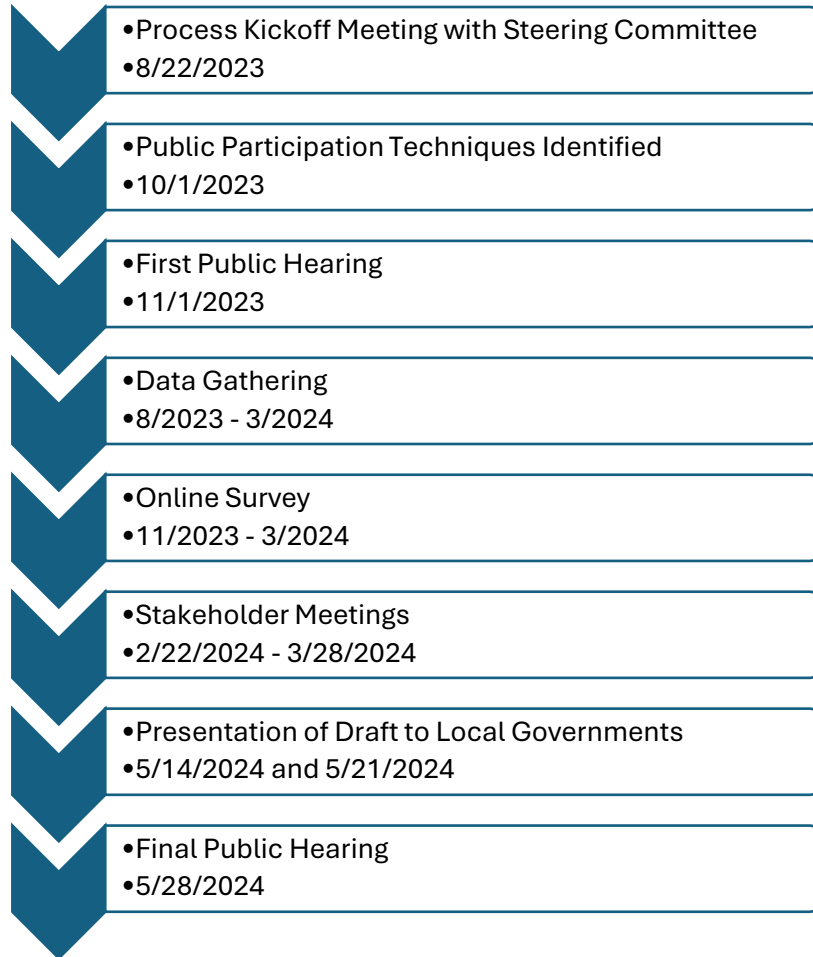
Consistency with Quality Community Objectives

The objectives, created by the Georgia Department of Community Affairs and known as “Quality Community Objectives,” were “adapted from generally accepted community development principles” (Quality Community Objectives Fact Sheet, Georgia Department of Community Affairs). These include Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

Crisp County, the City of Arabi, and the City of Cordele have reviewed and used these objectives as a framework for the development of the goals and policies within this Comprehensive Plan. Together the goals

and policies will assist community leaders in making local government decisions that affect each community's future land use patterns, environmental and historical resources, economic development and overall quality of life.

Comprehensive Plan Schedule



COMMUNITY STRATEGY

Crisp County

Description

Located in south central Georgia, Crisp County was home to 20,128 citizens at the time of the last decennial census in 2020. The county has two municipalities, the City of Cordele and the City of Arabi. Unincorporated communities in Crisp are Hatley, Raines Station, Penia, and Wenona. Crisp was created on August 17, 1905, and named after Charles Frederick Crisp, Georgia jurist and U.S. Speaker of the House of Representatives (1891 - 1895). Initially a part of Dooly County, the citizens of Crisp felt the county seat of Vienna was too far away. Because of Cordele's proximity and that community's increased economic growth in the late 1800s and early 1900s, the area now known as Crisp was separated from Dooly and Cordele became the seat for county government.

Crisp's primary economic growth stemmed from the success of industry in Cordele, but natural resources continued to contribute to Crisp's history as well. The portion of the Flint River located in Crisp was the location of the English and Creeks' victory over Spanish Floridians and Apalachee Indians in 1702, leading to English control over the Mississippi Valley. In 1930, the Crisp County Hydroelectric Dam was built on the Flint River and became the first county-owned hydroelectric power plant in the United States. The dam resulted in the formation of the manmade Lake Blackshear, which now is a tourist attraction in the center of the Georgia Veterans State Park.

Transportation is one of the most important components of Crisp's story. Both Cordele and Arabi were formed at the site of railroad stops. Crisp is the only community located on Interstate 75 to currently be served by three major railroads, which are CSX, Norfolk Southern, and Genessee and Wyoming, Inc. U.S. Highways 41 and 280 also run through the county and assist in transporting manufactured goods as well as attracting travelers to the area. The Historic SAM Shortline Railroad in Crisp gives tourists a glimpse of the county history and can transport individuals to other historical sites nearby. The efforts made in Crisp over the years demonstrate why the area was important enough to be formed into its own county.

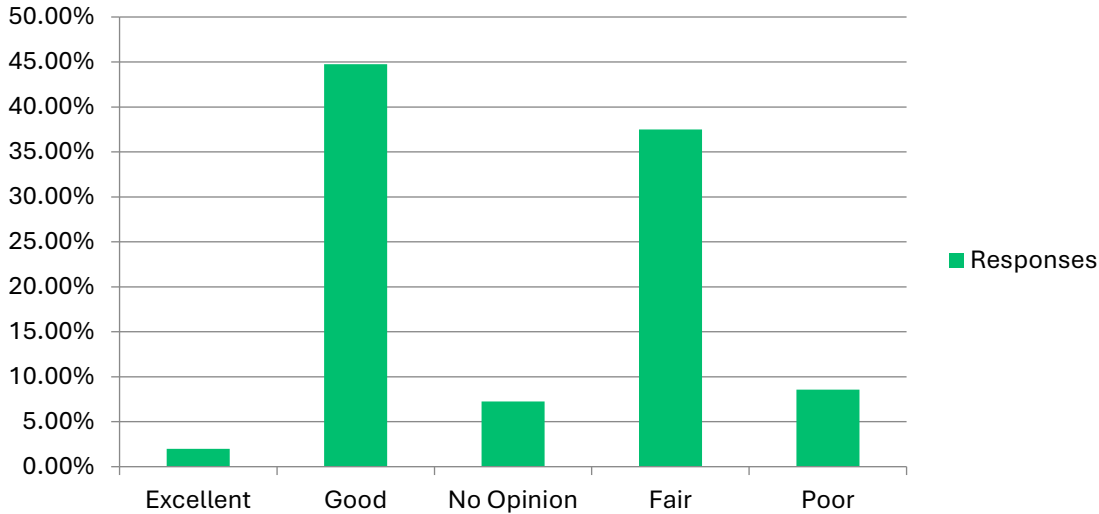
Quality of Life

The American Planning Association (APA) in its Policy Guide on Smart Growth defines quality of life as "the overall well-being and satisfaction experienced by individuals within their communities." APA identified key aspects of quality of life including:

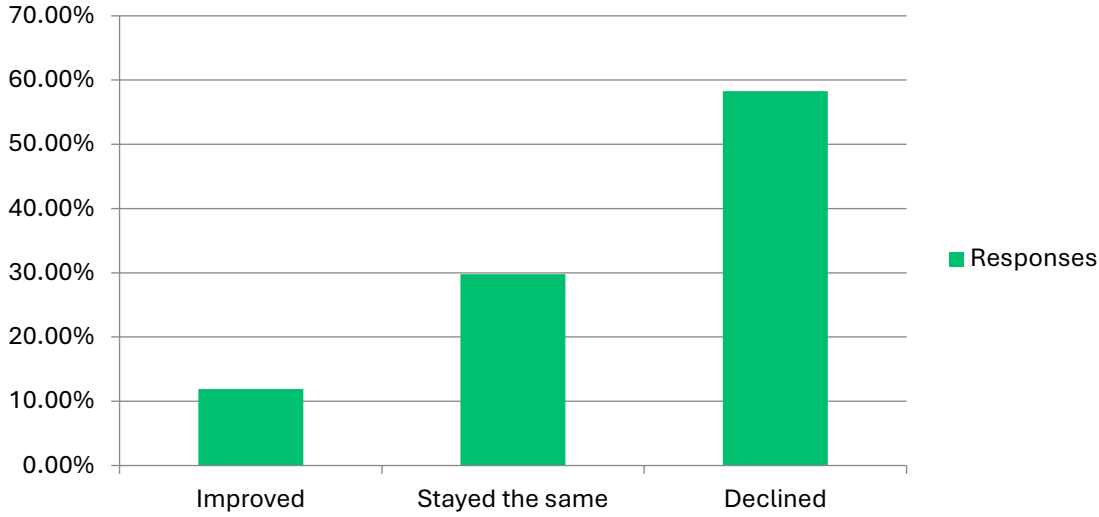
- Emotional, Material, and Physical Well-Being.
- Meaningful Engagement in Interpersonal Relations.
- Opportunities for Personal Development.
- Exercising Autonomy and Making Self-Determining Lifestyle Choices.
- Active Participation in Society.

According to the survey, 152 people identified that they live in unincorporated Crisp County. 45% stated the quality of life in Crisp County is good. However, 58% of those same respondents stated that the quality of life in Crisp County has declined in the last 10 years.

How would you rate the overall quality of life in Crisp County?



Over the last 10 years, do you believe that the quality of life has...?



Vision

Crisp County aspires to be a welcoming, diverse community, filled with opportunities for economic prosperity, where everyone can attain a high quality of life. We will protect our natural resources, enhance relationships with our industrial base, our workforce, our human resources, and build a robust, creative, and social community. We will maximize these opportunities to attract industries with our transportation opportunities through our interstate access, railroad, and intermodal port. We will also maintain and enhance our recreational opportunities around our natural resources including Lake Blackshear and Veteran's Memorial State Park.

Needs

- Investment in local schools to ensure student success and attract industries that will bring high paying jobs
- Workforce development and job opportunities
- Improved and updated infrastructure in county
- Development of a bypass around 300, 280 & Hwy 41
- Improved access to youth-oriented programs, community events, and recreational activities
- Improved access to childcare
- Investment in senior living facilities
- Investment in programs and activities designed to build a stronger sense of community
- New or upgraded playgrounds to encourage children to engage in active play
- Programs designed to increase access to affordable housing in the community
- Programs designed to boost economic opportunities
- Investment in programs that will help to develop a motivated and skilled workforce
- Investment in programs that will attract a wider variety of quality healthcare providers to the area
- Mentor programs for children
- Investment in more options for socialization (e.g. restaurants, sports bars, and retail outlets)
- Investment in the County Recreational Department. Increased recreation options for children, adults, and senior citizens
- Programs designed to improve access to quality, affordable housing for all residents especially workforce and the elderly
- Innovative programs intended to train a skilled workforce and boost economic development
- Incentives designed to attract new industries to the area
- Focus on job creation and other economic opportunities that will encourage young, talented workers to stay in the area
- Programs designed to assist families and individuals living in public housing transition to home ownership
- Safe, affordable housing for middle to low-income families and elderly individuals
- Programs designed to help community members develop strong leadership skills
- Programs and activities that will encourage community members to work together towards a common goal, such as cleaning and revitalizing public areas
- A bypass connecting 280, 300, and I-75
- Outreach programs for the homeless
- Forward thinking leadership
- More rental options for doctors coming to the community as interns or working in local hospitals

- Redevelopment of the state park convention/conference center/retreat
- Help for single parents who work
- Improved transportation infrastructure
- Promote agriculture and invest in agricultural resources
- Invest in programs that will provide assistance to individuals by identifying and addressing mental health concerns
- Develop a welcoming environment for visitors/tourists (to capitalize on I-75 location)
- Pro business policies
- More businesses that promote buy local campaigns capitalizing on tourists and locals and bringing money into the community

Opportunities

- Revamp school leadership to prioritize student performance
- Promote recreational programs and activities that will appeal to young adults
- Implement programs that will give community members the chance to work together towards common goals
- Invest in infrastructure needed for current and future residents, businesses, and industries
- Implement programs that will attract new industries to the area and create more high-paying jobs
- Implement programs designed to increase access to affordable housing in the community
- Implement programs designed to create educational opportunities for students of all ages and promote student success in the educational system
- Investment in the County Recreational Department. Increase recreation options for children and senior citizens
- Location of elementary school
- Investment in improved options for healthcare providers
- More competitive pay for teachers and law enforcement officers
- A long-term growth plan
- Access to water, sewer, and trash pickup for residents living in the county subdivisions
- Citizen training & information forums
- Build a civic center
- Programs designed to reduce poverty in the County
- Landfill management
- Organic farms
- More opportunities to build Crisp County for children and adults
- Improve infrastructure
- Remove/reduce blight
- Proactive government and community leaders willing to facilitate needed changes

Goals and Policies

Crisp County has reviewed, adopted and used the following goals and policies as a framework for the development of the Comprehensive Plan Update. The policies accompanying each goal were developed in response to community identified Needs and Opportunities. Together these goals and policies will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, economic development, and overall quality of life.

Economic Development

Goals

- Achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

Policies

- Consider factors such as job skills required, long-term sustainability, and impact on the resources of the area when determining the suitability of businesses and industries.
- Identify prospects for creating job opportunities that meet the needs of a diverse local workforce.
- Ensure Arabi, Cordele, and Crisp County have the facilities and services in place to retain existing businesses and recruit new businesses.
- Identify areas where mid-level neighborhood retail would be feasible and appropriate.
- Support the agriculture industry and agri-tourism initiatives in Crisp County.
- Work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce.
- Work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation.
- Seek and support infrastructure upgrades and improvements that will enhance/promote the community's economic development and quality of life, including broadband/high-speed connectivity and availability of water/sewer services.
- Actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community, such as agribusinesses.
- Promote the availability of access to the state inland port development at Cordele/Crisp County in industrial marketing and recruitment efforts.
- Support and promote programs for the retention of existing local industries and entrepreneurs in the support and quest of business/industry retention and additional job opportunities for local residents.
- Seek to enhance and grow tourism as an important component of the local economy through the promotion of festivals, recreation and leisure facilities/activities, agri-tourism, heritage, and nature-based tourism.
- Seek to attract and maintain residential growth, including young families and retirees, through promotion of proximity to nearby regional growth centers and quality of life.
- Proactively manage and guide its future growth and development through community investment and appropriate regulation.
- Recruit and attract ancillary agricultural businesses that complement current ag production.

Housing

Goals

- Encourage access to appropriate and affordable housing options for all residents of all income levels and all ages.
- Address manufactured home quality/appearances.
- Guide/plan residential development.

Policies

- Support development of a variety of housing options to create an optimal balance of housing types between owner-occupied and rental units.
- Seek to encourage a diverse mix of safe, quality housing, including affordable, rental, middle income, and compatible workforce housing mixed-use housing.
- Cooperate to implement and enforce the need for land use planning, subdivision/mobile home regulations, growth management and code enforcement.
- Seek development compatible with its quality of life, attraction of retirees, and new residents and commuters.
- Ensure all development ordinances and regulations are consistent with state/federal laws and the development approval process is streamlined.

Transportation

Goals

- Address the transportation needs, challenges, and opportunities of all community residents.

Policies

- Employ traffic calming measures throughout the community.
- Maintain and improve transportation infrastructure as needed.
- Optimize the use of the airport by maintaining facilities and improving services as necessary.
- Optimize the use of the railroads in Cordele and Crisp County for freight, tourism and economic development.
- Work with businesses and industry within the community on transportation issues.
- Transportation Alternatives: Bike-Pedestrian, Transit, etc.

Land Use

Goals

- Ensure the coordination of land use planning with other goals throughout the community in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.
- Promote new and infill development in areas with adequate existing infrastructure capacity.
- Improve properties along Hwy 41 to attract business growth along the corridor.
- Promote areas where opportunities exist for commercial, retail, and industrial development.

Policies

- Carefully plan expansion of public infrastructure.
- Foster compact, walkable, mixed-use development.
- Encourage new development that is compatible with the traditional features of the community.

- Ensure all codes and ordinances are up to date and reflect current state law and legal practices.
- Coordinate and cooperate to implement and enforce the need for land use planning, subdivision/mobile home regulations, growth management and code enforcement in all jurisdictions.
- Encourage the continued updating of subdivision regulations to ensure that new development is consistent with the character of the existing community.
- Encourage the continued review of land use controls to determine their effectiveness in protecting and improving major and in-town corridors, and update zoning ordinances as needed.

City of Arabi

Description

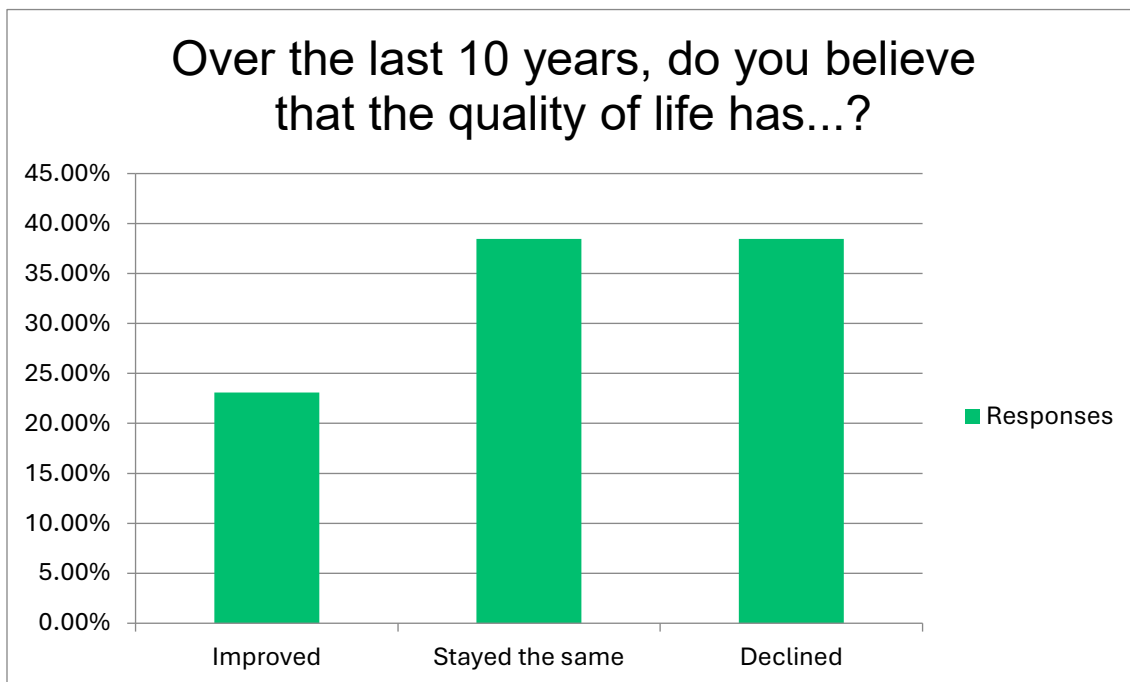
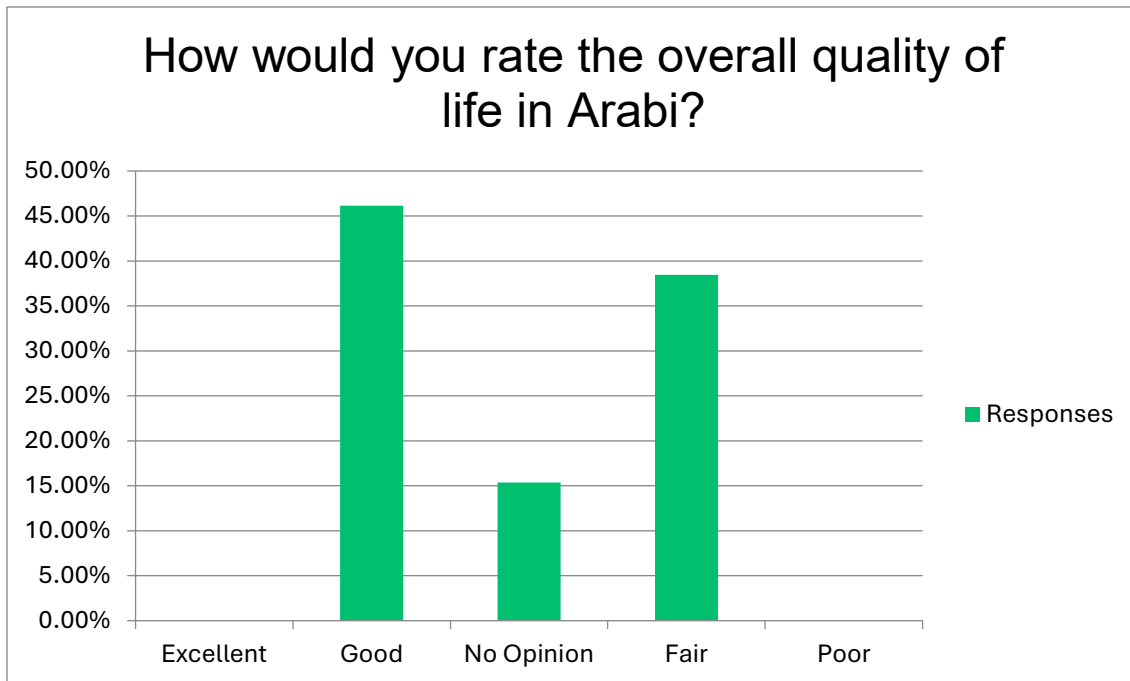
With an area of just over six square miles, Arabi had 447 citizens at the time of the last decennial census in 2020. Arabi was incorporated on September 14, 1891. The city was originally chartered as part of Dooly County and then re-chartered in August 1917 as part of Crisp County. The founding fathers were A.R. Bedgood, Thomas Allen Royal, and Hardy Pitts. The community was at first just a train stop with the identification “RAB” for “Royal and Bedgood.” Eventually that became “Arabi” for A. Royal, A. Bedgood, and the I for Pitts. Arabi has maintained a close-knit community feel, never exceeding a population over 600 according to census documentation. Arabi’s most recent town event was re-instating the Harvest Jubilee Festival in October 2023. The goal was to create a chance for citizens to gather and have fun activities since there had not been a community event in several years. Not only was it a great time for local citizens, but other individuals from around the state of Georgia showed up and enjoyed what the festival had to offer, gaining an understanding of why Arabi is a great place to live.

Quality of Life

The American Planning Association (APA) in its Policy Guide on Smart Growth defines quality of life as “the overall well-being and satisfaction experienced by individuals within their communities.” APA identified key aspects of quality of life including:

- Emotional, Material, and Physical Well-Being.
- Meaningful Engagement in Interpersonal Relations.
- Opportunities for Personal Development.
- Exercising Autonomy and Making Self-Determining Lifestyle Choices.
- Active Participation in Society.

According to 13 people who completed the survey and identified that they live in Arabi, 46% stated the quality of life in Arabi is good. However, of those same respondents there was a tie as to whether the quality of life in Arabi has stayed the same or declined in the last 10 years.



Vision

Arabi is a peaceful, rural town that demonstrates a positive framework for a close-knit community. Despite a smaller amount of projected growth in comparison to other areas of Crisp County, Arabi will work with its residents to define a sense of place through new methods of outreach, such as reinstating the Harvest Jubilee Festival, that community members and outsiders alike will view as successful. Success is not measured by numbers in Arabi but rather by the unity that will be the foundation for citizens' hometown pride for many years to come.

Needs

- More economic, recreational, and social opportunities
- More shopping (different restaurants, fast food/drink, miscellaneous)
- Programs intended to rehabilitate and/or restore abandoned and dilapidated properties
- Incentives intended to attract new industries and small businesses
- Downtown revitalization and rehabilitation of dilapidated buildings
- New or upgraded playgrounds to encourage children to engage in active play
- Clean & improved roads/ditches
- Post office that is open all day
- Safe, affordable housing for middle to low-income families and elderly individuals

Opportunities

- Seek community input prior to implementing policies and programs in the community
- Implement programs designed to revitalize the downtown area
- Investment in programs and activities designed to build a stronger sense of community
- Programs intended to address excessive littering in the community
- Create options for family-friendly activities
- More recreational and social opportunities
- Increase shopping and dining options
- Invest in businesses that will create opportunities for workers to earn higher wages

Goals and Policies

The City of Arabi has reviewed, adopted, and used the following goals and policies as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed in response to community identified Needs and Opportunities. Together these goals and policies will assist community leaders in making local government decisions that affect the city's future land use patterns, environmental and historical resources, economic development, and overall quality of life.

Goals

- Ensure the coordination of land use planning with other goals throughout the community in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.
- Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.
- Conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.
- Support and invest in parks and recreational infrastructure.

Policies

- Encourage development or redevelopment of sites closer to the traditional core of the community.
- Maintain open space in agricultural, forestry, or conservation uses.
- Ensure all codes and ordinances are up to date and reflect current state law and legal practices.
- Conserve, protect, and keep viable its valuable agricultural lands and timberlands, and will work to pursue additional public and private agri-tourism or nature-based tourism venues.

- Continue to support, utilize, and promote the Harvest Jubilee Festival and other community events, and will encourage the development of additional venues to further support/cultivate tourism.
- Encourage programs for litter pick-up, clean-up campaigns and consider fine programs for violations.
- Use infrastructure (roads, water, sewer) to support or direct new growth.
- Maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed.

City of Cordele

Description

Cordele is the county seat of Crisp County, with a population of 10,220 at the time of the last decennial census in 2020. Cordele was incorporated by legislator J.E.D. Shipp on December 22, 1888, when the area now known as Crisp was still a part of Dooly County. The city was called the “child of the railroad,” because its growth resulted from the Savannah, Americus, and Montgomery Railroad (SAM) and the Georgia Southern and Florida Railroad. The president of the SAM Railroad was Colonel Samuel Hawkins. His eldest daughter’s name was Cordelia, hence the name Cordele for the city. The abundance of prime agricultural soils in southwest Georgia most commonly attracted agrarian farmers, but the presence of the railroads in Cordele increased the number of people and businesses in the city. By the early 1900s, mills, factories, and other manufacturers boosted the city’s economy.

Prior to its incorporation, the area that would become Cordele played an important role in Georgia’s Civil War history. In 1864, Joseph E. Brown, Governor of Georgia, evacuated the state capitol of Milledgeville in advance of Union General William Tecumseh Sherman’s “March to the Sea.” Brown fled to his family home named “Dooly County Place” which functioned as the capitol of Georgia for a few days that November 1864. By 1890, the Brown farmhouse, which sat at the corner of 7th Street and 11th Avenue in Downtown Cordele, had become the Suwanee Hotel. Unfortunately, the original building burned in 1994 but was rebuilt soon after.

Cordele offers a variety of attractions and economic opportunities that draw citizens and visitors alike to the area. The Historic SAM Shortline Railroad is still in use today. Considered a rolling state park, the SAM Shortline Excursion Train opened for tours in 2002. Passengers can take a leisurely ride in refurbished railroad cars built between 1939 and 1949 to sites in and near Crisp County, such as Veterans Memorial State Park, Historic Downtown Americus or Plains, home of President Jimmy Carter. Cordele proudly calls itself the “Watermelon Capital of the World.” While other cities attempt to boast their large production of or sizes of watermelons, Cordele produces the highest number of watermelons in Georgia, the nation’s second highest producing watermelon state. The annual Watermelon Festival that takes place each June celebrates the fruit that Cordele is pleased to harvest and ship nationwide.

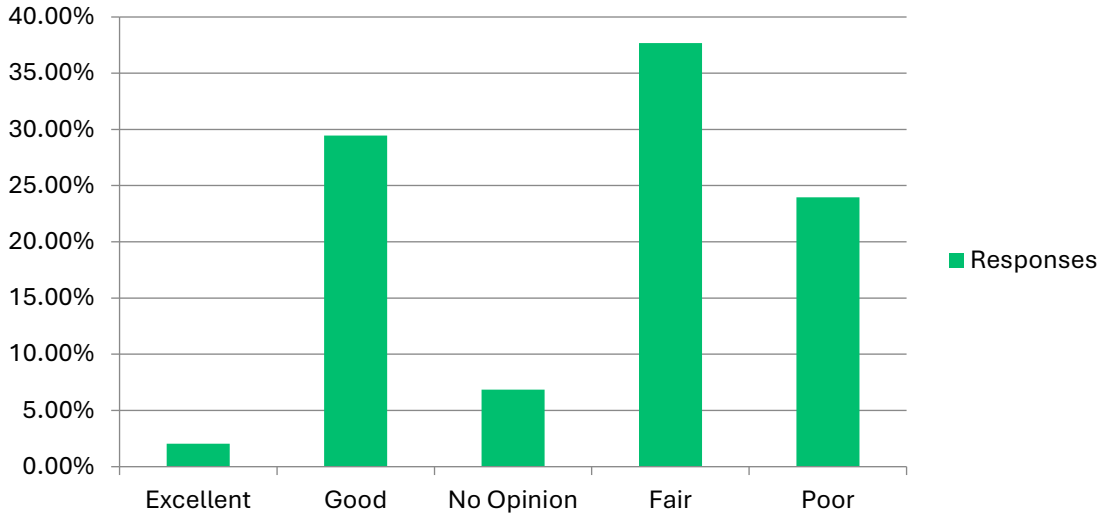
Quality of Life

The American Planning Association (APA) in its Policy Guide on Smart Growth defines quality of life as “the overall well-being and satisfaction experienced by individuals within their communities.” APA identified key aspects of quality of life including:

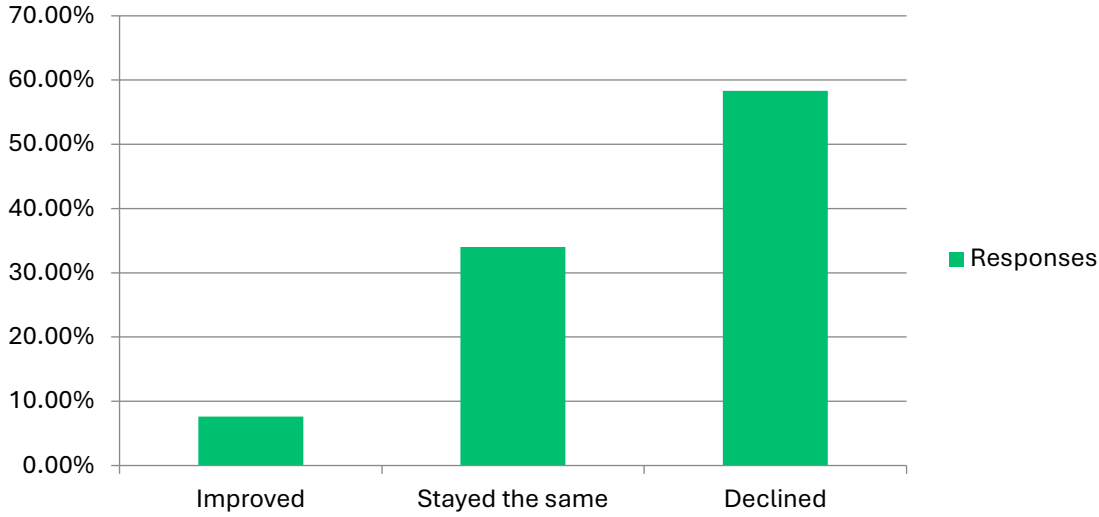
- Emotional, Material, and Physical Well-Being.
- Meaningful Engagement in Interpersonal Relations.
- Opportunities for Personal Development.
- Exercising Autonomy and Making Self-Determining Lifestyle Choices.
- Active Participation in Society.

According to 146 people who completed the survey and identified that they live in Cordele, 38% stated the quality of life in Cordele is fair. However, 58% of those same respondents stated that the quality of life in Cordele has declined in the last 10 years.

How would you rate the overall quality of life in Cordele?



Over the last 10 years, do you believe that the quality of life has...?



Vision

Established in 1888 Cordele is a growing and dynamic city rich in a heritage that is deeply rooted in business and agriculture.

Cordele, the Gateway to South Georgia is strategically located off I -75 with the added advantage of major thoroughfares and a robust railway system all working together to perpetuate the growth of emerging opportunities.

Our community is a unique mix of people, businesses, industry and learning institutions that contribute to the diversity that makes Cordele a great place to live, work and play while raising your family.

Needs

- Street repairs and upgrades, including streetlights, sidewalks, and paved alleyways,
- Infrastructure
- Programs intended to promote organic agriculture and the production of organic goods
- Train overpass
- A community-wide recycling program
- Improved access to youth-oriented programs, community events, and recreational activities
- Investment in creating more industrial and commercial opportunities and job creation
- Programs designed to increase access to affordable housing in the community
- Neighborhood watch program designed to keep neighborhoods safe and clean
- Provide incentives for a larger variety of retail stores and outlets to open in the community
- Implement programs designed to create educational opportunities for students of all ages and promote student success in the educational system
- Investment in law enforcement to monitor high-crime areas and curb gang involvement and drug use in the community
- Housing options and other alternatives for individuals who are homeless
- Investment in programs that will help to develop a motivated and skilled workforce
- Access to subspecialized healthcare and healthcare providers
- Improved public transportation
- Additional support and incentives for local and small businesses
- Investment in non-motorized transportation infrastructure
- A heavier focus on the safety of our neighborhoods and crime prevention
- More outreach and support for under-represented communities and age ranges
- A more intentional approach to child rearing and education
- More appealing and realistic approaches to public housing on the westside
- Downtown revitalization and rehabilitation of dilapidated and vacant buildings
- Programs designed to increase access to affordable, quality housing in the community
- Investment in programs that will help to develop a motivated and skilled workforce
- Developing a welcoming environment for visitors/tourists (to capitalize on the i-75 location)
- Clean up litter and trash
- Increased funding for Crisp County High School
- More recreational and social opportunities
- Recreation centers and programs for adults and children with special needs, ADHD, and autism

- Programs to address child safety concerns
- More competitive pay for law enforcement officers
- Stricter enforcement of current zoning ordinances and rehabilitation of dilapidated housing
- Address concerns regarding high property taxes in order to encourage new businesses to move to the area
- Address concerns regarding high costs for housing
- Increase access to public transportation
- Family support assistance/education to support parents and provide tools to ensure that children graduate from high school, minimize risk of young persons contracting STD's, and decrease instances of domestic violence
- Improved infrastructure for roads and roadside maintenance
- Create programs to support students and ensure higher academic achievement
- Cameras to deter crime and for safety
- Shelters or governmental boarding facilities to help people transition from unemployment into stable jobs
- Create opportunities for diverse members of the community to work together towards a common goal
- Clean up westside neighborhoods
- Identify and address the needs of senior citizens in the community
- Employ policies that will promote business growth
- Rehabilitate dilapidated buildings around Highway 16
- Encourage business to buy locally and promote tourism in the community
- Employ programs to address domestic violence in the community

Opportunities

- Ensure that at least one elementary school is located within each district
- Address community concerns regarding high cost for rental housing in the area
- Employ a program to encourage residents to help keep the community clean
- Rehabilitation or demolition of dilapidated and abandoned buildings
- Implement programs to ensure that public facilities are appropriately maintained
- Stricter enforcement of current zoning and property maintenance ordinances
- Investment in law enforcement to address the high crime rate
- Housing options and other alternatives for individuals who are homeless
- Create opportunities for diverse members of the community to work together towards a common goal
- Workforce development and job opportunities
- Provide incentives for a larger variety of retail stores, restaurants, and outlets to open in the community
- Revitalize downtown as the cultural and financial center of the community
- Investment in more options for socialization (e.g. restaurants, sports bars, and retail outlets)
- Rehabilitation of dilapidated and abandoned buildings in the community
- Implement programs designed to create educational opportunities for students of all ages and promote student success in the educational system
- Improve and update road & railroad system infrastructure

- Improve trash collection infrastructure
- Improve government services
- Proactive government and community leaders willing to facilitate needed changes.
- Programs and activities that will encourage community members to work together towards a common goal
- Provide incentives for a larger variety of retail stores and outlets to open in the community
- Improved transportation infrastructure and access to public transit
- Workforce development and job opportunities
- Programs designed to increase access to affordable housing in the community
- The school system needs to straighten its priorities and get better teachers.
- Investment in the County Recreational Department. Increased recreation options for children, adults, and senior citizens
- Employ programs to ensure that gun owners in the community are trained in the legal, safe, and appropriate use of firearms
- Make more parks for walking so people can get exercise without going to the gym
- Seek input from residents when implementing new policies

Goals and Policies

The City of Cordele has reviewed, adopted, and used the following goals and policies as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed in response to community identified Needs and Opportunities. Together these goals and policies will assist community leaders in making local government decisions that affect the city's future land use patterns, environmental and historical resources, economic development, and overall quality of life.

Economic Development

Goals

- Encourage businesses to come in for entertainment purposes.
- Encourage the extension of sewer and water infrastructure to promote growth.
- Develop more retail options including restaurants, grocery stores, and clothing retailers.
- Continue to strengthen the agriculture industry in the area including opportunities for STEM and STEAM.
- Build financially beneficial ecosystems centered around community assets (i.e., downtown, rail system/motor speedway/space rocket, I-75).
- Highlight workforce development initiatives in emerging job sectors with certifications/union affiliations.
- Partner with the State Department of Agriculture to improve and enhance the State Farmer's Market facility in order to attract visitors and provide local jobs.

Policies

- Identify business prospects that will create opportunities that meet the needs of the community.
- Ensure the state legislative body is made aware of community economic development initiatives.
- Encourage building owners to connect to sewer and water infrastructure.
- Ensure zoning regulations and building codes are consistent with state and federal laws.
- Ensure development regulations and government procedures are streamlined so the timing of these processes do not cause barriers to land or business development.
- Recruit and attract ancillary agricultural businesses that complement current ag production efforts.

- Provide supplementary services for new business startups (i.e., SLBE Certifications, How to Write a Business Plan, Budgeting, Accounting, etc.).
- Collaborate with neighboring jurisdictions to provide regional opportunities for business and industrial development.
- Engage youth in economic development, business development, and financial planning.
- Develop opportunities for Seniors/Veterans/People with Disabilities to engage in business and economic development initiatives that help them start businesses and/or support their existing business needs.
- Develop a STEM/STEAM Center to host conventions/conferences.
- Establish Cordele-Crisp County as a transportation hub for the southern states encompassing trucking, rail, water, and air transport needs.
- Promote educational and training facilities in the community (South Georgia Technical College and Albany State University).
- Promote commercial and office uses along interstate highway corridors (frontage roads).
- Sponsor events at the Farmer's Market, such as festivals and tourism events.
- Adopt blight ordinance to require commercial/residential property owners increase property improvements.
- Install murals on water towers.
- Identify locations for housing for Albany State Doctoral students.
- Renovate downtown facilities for rental space.
- Construct additional train observation decks with benches and tables where people can sit and eat, etc.
- Require engineering, repaving, sidewalks, and lighting to meet a design plan.

Housing

Goals

- Encourage access to appropriate and affordable housing options for all residents of all income levels and all ages.
- Maintain the stability of established residential areas.
- Prevent unwanted land uses in residential areas.
- Promote sustainable home ownership.
- Maintain Gillespie and O'Neal Historic Districts

Policies

- Ensure there is a variety of housing options for all residents (i.e., single family, multi-family, subdivisions, mixed use, townhomes, lofts, starter homes, micro homes, high-end lake properties, etc.).
- Work with builders to construct new homes in the \$85,000 - \$175,000 + range.
- Work with vetted contractors to renovate current housing stock.
- Encourage investment in modular housing to replace existing mobile home stock.
- Collaborate with property owners, non-profit organizations, and others to address the homelessness issue in the community.
- Use the Land Bank to provide residential, and former industrial land/property for construction/renovation.
- Use the Land Bank to create planned communities (i.e., walkable subdivisions, mixed use ventures, etc.).
- Enforce city building codes, housing/property maintenance codes, and other related ordinances.
- Identify blighted areas and implement strategies to prevent further decline.

- Promote rehabilitation of substandard or deteriorating housing through incentives and other grant programs.
- Encourage community involvement to assist with promoting pride in neighborhood appearances.
- Maintain appropriate buffer between residential land use and non-residential land use.
- Provide referrals to HUD approved credit counseling agencies for prospective buyers and homeowners facing foreclosure.
- Participate in state and national home assistance grants and programs.
- Establish a partnership with home loan assistance programs.
- Research and establish home maintenance assistance programs to allow older residents to stay in their home.

Transportation

Goals

- Address the transportation needs, challenges, and opportunities of all community residents and businesses.
- Provide a transportation network that provides safe alternatives to automobile travel.

Policies

- Support plans for alternative modes of transportation such as limousine, shuttle services, commuter buses and van pools.
- Provide bicycle lanes in areas where feasible and on appropriate roadways to provide a safe environment for bicyclists.
- Ensure transportation capital improvements (sidewalks, turn lanes, etc.) or other improvements needed to accommodate the impacts of development are made prior or concurrent with the development.
- Implement plans for improved sidewalks and streetscape improvement projects throughout the community.
- Prepare for truck traffic on Joe Wright Drive.
- Work with state legislators and congressional delegation to find a solution for trains blocking city streets.

Land Use

Goals

- Provide good traffic flow through the city.
- Improve properties along Hwy. 41 to attract business growth along the corridor.
- Promote Downtown Cordele as a desirable place for mixed-use, retail, entertainment, cultural, and office uses.
- Promote areas where opportunities exist for commercial, retail, and industrial development.
- Maintain the stability of established residential neighborhoods.

Policies

- Develop design guidelines for new business growth.
- Develop policies for tiny homes.
- Develop a policy to incorporate Art into public spaces.
- Promote Façade improvements in the Downtown area through the Main Street Program.

- Encourage mixed-use development in Downtown Cordele.
- Implement streetscape improvements where needed in Downtown Cordele.
- Promote office, retail, and other business uses along the Frontage Road Corridor, 7th Street, and 16th Avenue.
- Require buffers and screen commercial and industrial land uses that are adjacent to residential areas.
- Implement design standards for development to minimize adverse impacts on adjacent land uses.
- Restrict the encroachment of unwanted land uses into single-family residential neighborhoods.
- Improve city parks (Perlis and West Brook).
- Create a Loft Ordinance to encourage the development of downtown buildings.
- Highlight historic areas of town through identifying signage.

COMMUNITY DATA AND ANALYSIS

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. An analysis of data is included in this document to assist with plan development. This section includes information regarding population, housing, economic development, education, community facilities, transportation, natural and cultural resources, and intergovernmental coordination. All planning documents included in the comprehensive plan were considered in the evaluation of the community policies and activities.

Population

Crisp County’s first decennial census was in 1910. In its first five years, the county grew by only 8%, an average increase of 270 residents per decade. While Crisp’s total community population slowly increased in the earlier years, it surpassed the performance of the six adjoining counties, all of which were credited with population losses. Factors such as the community being settled amidst a large concentration of prime farmland, location on the first paved route to connect North and South Georgia (U.S. 41), and the intersection of three railroads gave the community an economic advantage on neighboring counties which proved critical to stabilizing and sustaining the local population.

| <i>Population: 1910 - 1960</i> | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|
| Jurisdiction | 1910 | 1920 | 1930 | 1940 | 1950 | 1960 | Change |
| Crisp | 16,423 | 18,914 | 17,343 | 17,540 | 17,663 | 17,768 | +8% |
| Cordele | - | - | 6,880 | 7,929 | 9,462 | 10,609 | - |
| Arabi | - | - | 452 | 388 | 376 | 303 | - |
| Unincorporated | - | - | 10,011 | 9,223 | 7,825 | 6,856 | - |
| Dooly | 20,554 | 20,522 | 18,025 | 16,886 | 14,159 | 11,474 | -44% |
| Lee | 11,679 | 10,904 | 8,328 | 7,837 | 6,674 | 6,204 | -47% |
| Sumter | 29,092 | 29,640 | 26,800 | 24,502 | 24,208 | 24,652 | -15% |
| Turner | 10,075 | 12,466 | 11,196 | 10,846 | 10,479 | 8,439 | -16% |
| Wilcox | 13,486 | 15,511 | 13,439 | 12,755 | 10,167 | 7,905 | -41% |
| Worth | 19,147 | 23,863 | 21,904 | 21,374 | 19,357 | 16,682 | -13% |
| Georgia | 2.6M | 2.9M | 2.9M | 3.1M | 3.4M | 3.9M | +50% |

Source: U.S. Census

Of the seven counties in the Greater Crisp County Area, five experienced a decline in population in 2020, following a period of continued growth. Crisp County netted a -14% decline, while Cordele experienced an -8% decline. Arabi’s significant -23% decline is attributed to a loss of 139 residents. However, according to the Governor’s Office of Planning and Budget, the projected population for Crisp County is expected to increase within the next decade.

| Population: 1960 - 2020 | | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|----------------------|
| Jurisdiction | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 | % Change 2010 - 2020 |
| Crisp | 17,768 | 18,087 | 19,489 | 20,011 | 21,996 | 23,439 | 20,128 | -14% |
| Cordele | 10,609 | 10,733 | 10,914 | 10,321 | 11,608 | 11,147 | 10,220 | - 8% |
| Arabi | 303 | 305 | 376 | 433 | 456 | 586 | 447 | -23% |
| Unincorporated | 6,856 | 7,049 | 8,199 | 9,257 | 9,932 | 11,706 | 9,461 | -19% |
| Dooly | 11,474 | 10,404 | 10,826 | 9,901 | 11,525 | 14,918 | 11,208 | -25% |
| Lee | 6,204 | 7,044 | 11,684 | 16,250 | 24,757 | 28,298 | 33,163 | +17% |
| Sumter | 24,652 | 26,931 | 29,360 | 30,228 | 33,200 | 32,819 | 29,616 | -10% |
| Turner | 8,439 | 8,790 | 9,510 | 8,703 | 9,504 | 8,930 | 9,006 | +1% |
| Wilcox | 7,905 | 6,998 | 7,682 | 7,008 | 8,577 | 9,255 | 8,766 | -5% |
| Worth | 16,682 | 14,770 | 18,064 | 19,745 | 21,967 | 21,679 | 20,784 | -4% |
| Georgia | 3.9M | 4.6M | 5.5M | 6.5M | 8.2M | 9.7M | 10.7M | +10% |

Source: U. S. Census

| Population Projections: 2010-2030 | | | | | | |
|--|--------|--------|--------|--------|--------|--------------------|
| Jurisdiction | 2010 | 2015 | 2020 | 2025 | 2030 | % Change 2020-2030 |
| Crisp | 23,439 | 24,335 | 20,128 | 22,099 | 22,155 | 10% |
| Cordele | 11,147 | 11,574 | 10,220 | 10,607 | 10,325 | -2.7% |
| Arabi | 586 | 608 | 447 | 663 | 665 | 0.3% |
| Unincorporated | 11,706 | 12,153 | 9,461 | 10,829 | 11,165 | 3% |
| Dooly | 14,918 | 16,111 | 11,208 | 12,974 | 12,714 | 13% |
| Lee | 28,298 | 30,583 | 33,163 | 31,447 | 32,922 | -0.7% |
| Sumter | 32,819 | 33,168 | 29,616 | 28,147 | 27,033 | -9% |
| Turner | 8,930 | 9,030 | 9,006 | 7,683 | 7,533 | -16% |
| Wilcox | 9,255 | 9,757 | 8,766 | 8,482 | 8,425 | -4% |
| Worth | 21,679 | 22,258 | 20,784 | 20,164 | 20,222 | -3% |
| Georgia | 9.7M | 10.5M | 10.7M | 11.2M | 11.7M | 9% |

Sources: County projections from Governor's Office of Planning and Budget, 2020 series. Cordele, Arabi, and unincorporated projections are simple applications of their respective proportional distributions of the 2020 county total to each projection period - River Valley River Commission

Population by age shows a continued decline from 2000 to 2020 in the 0-4, 5-14, 25 -34, and the 35- 44 age cohorts. The 65+ age cohort is the only age group that increased in size from 2010 to 2020. From a racial standpoint all population groups, outside of the Black/African American population, increased in number with those listed as white alone representing 57.2 %, black alone 31.6%, American Indian/Alaska Native Alone 0.3%, Asian alone 4.1%, Pacific Islander Alone 0.1%, Other Race 2.9%, Two or More Races 3.7%. More detailed demographic information is below.

| Population by Age Group: 2000-2020 | | | |
|---|--------|--------|--------|
| Category | 2000 | 2010 | 2020 |
| 0-4 | 1,752 | 1,746 | 1,397 |
| 5-14 | 3,684 | 3,371 | 2,998 |
| 15-24 | 2,851 | 3,237 | 3,074 |
| 25-34 | 2,725 | 2,630 | 2,446 |
| 35-44 | 3,311 | 2,781 | 2,732 |
| 45-54 | 2,946 | 3,325 | 2,545 |
| 55-64 | 2,001 | 3,156 | 1,479 |
| 65 + | 2,826 | 3,215 | 6,679 |
| Total | 21,996 | 23,182 | 22,509 |

Source: U. S. Census

| Population by Ethnicity and Race: 2000-2020 | | | |
|--|--------|--------|--------|
| Category | 2000 | 2010 | 2020 |
| White Alone | 11,778 | 12,487 | 10,007 |
| Black/African American Alone | 9,511 | 10,079 | 8,879 |
| American Indian/ Alaskan Native Alone | 28 | 32 | 35 |
| Asian or Pacific Islander | 155 | 194 | 184 |
| Other | 17 | 420 | 377 |
| Two or More races | 125 | 227 | 646 |
| Total Hispanic Population | 382 | 748 | 634 |

Source: U. S. Census

In 2020, Crisp County reported a poverty rate of 29.7%, which was the highest among surrounding counties and over double the statewide poverty rate. However, across the span of the decade studied, local per capita income improved significantly, as measured in both dollars and a 48% percentage growth.

| Percentage of Population in Poverty 2020 | | | | | | | | |
|--|-------|-------|-------|--------|--------|--------|-------|---------|
| | Crisp | Dooly | Lee | Sumter | Turner | Wilcox | Worth | Georgia |
| Total Population | 29.7% | 22.5% | 12.1% | 24.3% | 29.5% | 25% | 18.9% | 14.3% |
| >18 years old | 23.8% | 16.6% | 8.9% | 21.4% | 25.7% | 20.9% | 15.2% | 12.4% |

Source: U. S. Census Bureau, Small Area Income and Poverty Estimates, 2020

| Per Capita Income Crisp and Area Counties: 2010-2020 | | | | |
|--|----------|----------|----------|-----------------|
| Jurisdiction | 2010 | 2015 | 2020 | Change '10- '20 |
| Crisp | \$17,187 | \$19,49 | \$25,402 | 48% |
| Dooly | \$14,871 | \$14,295 | \$25,198 | 69% |
| Lee | \$23,867 | \$27,999 | \$29,379 | 23% |
| Sumter | \$17,436 | \$17,404 | \$21,927 | 26% |
| Turner | \$15,973 | \$18,227 | \$19,653 | 23% |
| Wilcox | \$12,692 | \$13,521 | \$16,471 | 30% |
| Worth | \$18,348 | \$18,762 | \$26,533 | 45% |
| Georgia | \$25,134 | \$25,737 | \$32,427 | 29% |

Per capita personal income is calculated as the personal income of the residents of a given area divided by the resident population of the area. In computing per capita personal income, the Department of Commerce, Bureau of Economic Analysis uses the Census Bureau's annual mid-year population estimates.

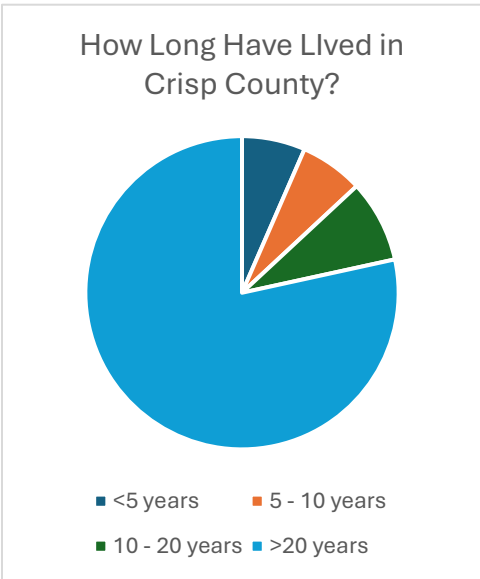
Source: U. S. Census, DP3, Select Economic Characteristics, 2016-2020 American Community Survey 5-Year Estimates

Survey Responses

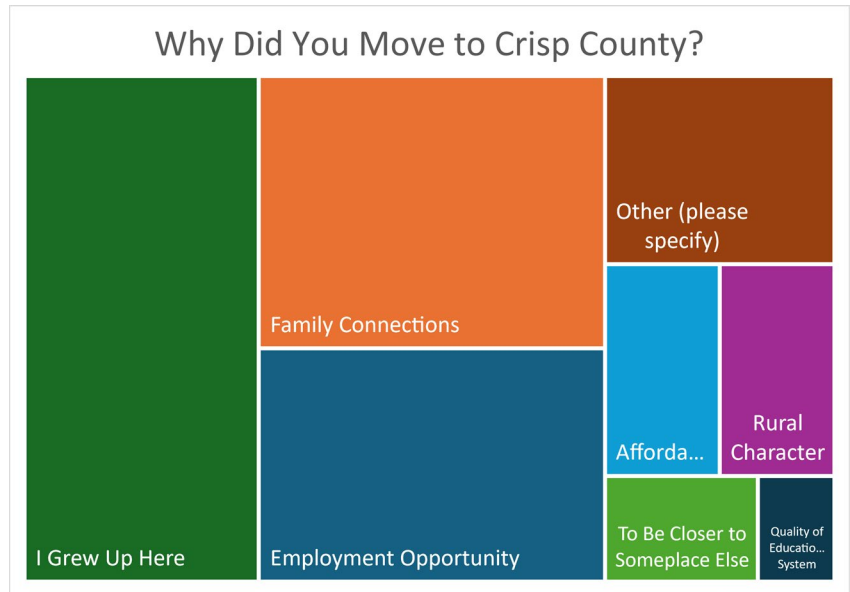
Crisp County

According to the survey, 78.4% of respondents have lived in unincorporated Crisp County for more than 20 years. 39.8% of the respondents stated they grew up in unincorporated Crisp County. Only 9.2% of Crisp respondents said they moved to unincorporated Crisp County. 29.9% of the respondents indicated they had family connections to the area while 25.6% said they came because of a job opportunity. 13.7% came for other reasons:

- Stepfather got a job in Montezuma, moved to lake from Turner Co.
- I moved to Crisp County when my parents accepted jobs in Crisp.
- Left ex-husband's hometown moved here because I worked here already.
- Lake Blackshear housing.

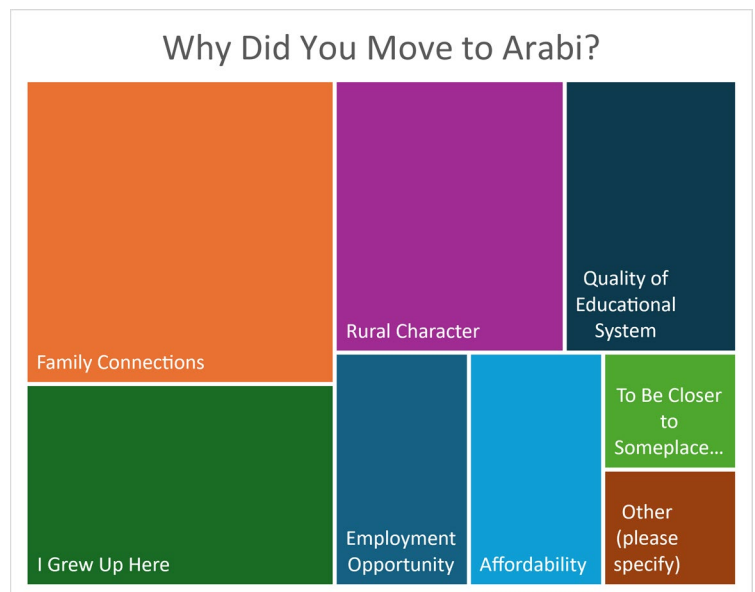
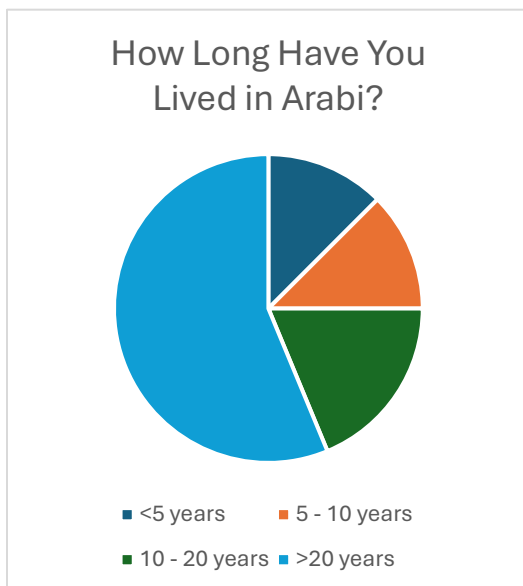


- Family purchased a business.
- Passing of my father & inheritance of family homeplace.
- Moved in with fiancé.
- Housing on Lake Blackshear.
- To semi retire and be near family.
- Opportunity to purchase and build a home.
- Lake
- Lake Blackshear from Albany.
- Married a hometown fellow.



City of Arabi

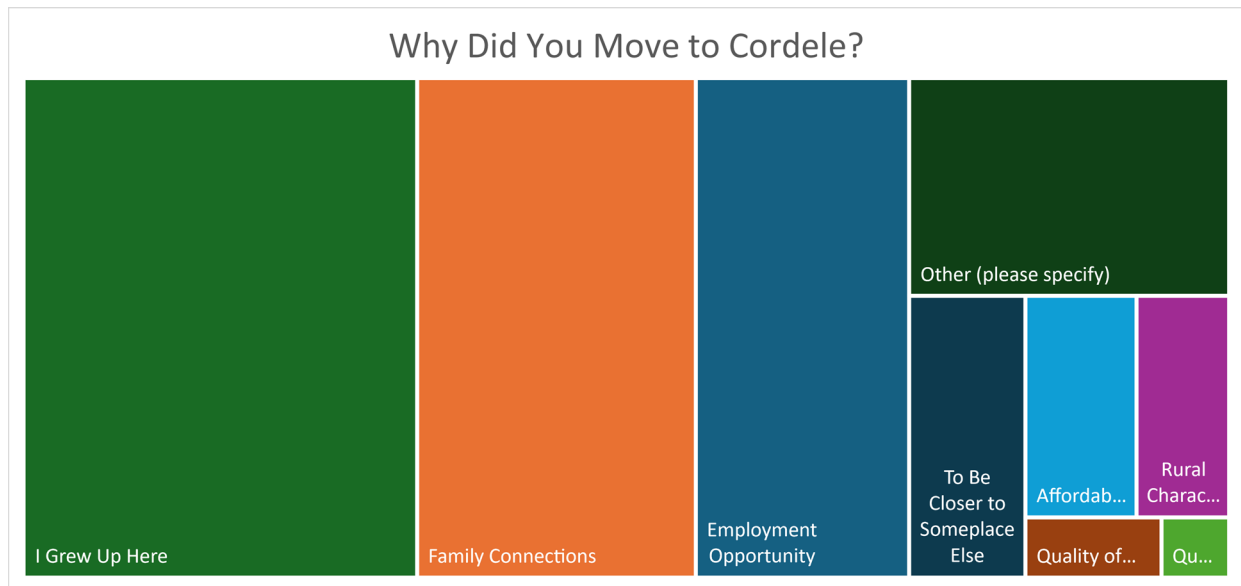
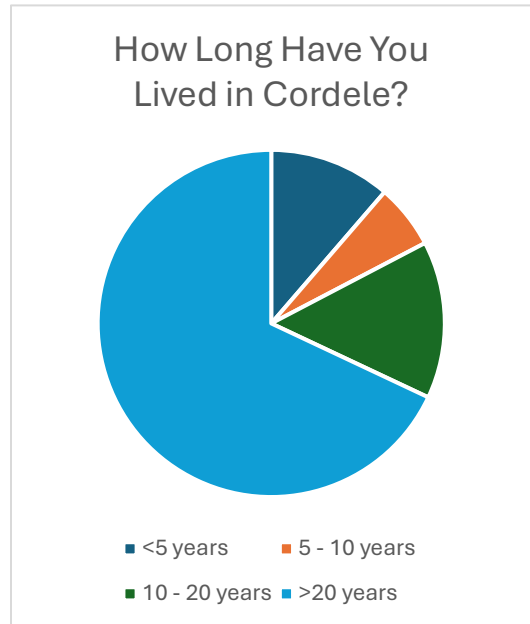
According to the survey, 56.3% of respondents have lived in Arabi for more than 20 years. 50% of respondents indicated they grew up in Arabi while 25% stated they moved to Arabi. 42.9% of respondents said they had family connections to the area and 28.6% said they came because of the rural character.



City of Cordele

According to the survey, 68% of respondents have lived in Cordele for more than 20 years. 39.3% of respondents confirmed they grew up in Cordele and 10.7% of Cordele respondents expressed they moved to Cordele. 27.6% of respondents stated they had family connections to the area while 21.1% came for a job opportunity. 13.8% came for other reasons:

- I married someone from here.
- Small town environment. I could keep up with my children, was a job transfer for me in 1974, centrally located.
- To live on Lake Blackshear.
- Married a resident of Cordele.
- Family connections in Albany.
- SPORTS
- Had to take care of a family member but stayed after they passed.
- Retirement
- Lake
- The crime rate was 10x worse where I moved from



Economic Development

In 2010, 55% of Crisp County’s total population was employed, while Georgia had 65% of its total population employed. In 2020, the county experienced a slight increase in employment, with 58% of its total population being employed, as opposed to the state of Georgia’s decrease in total population employed at 63%.

Despite this increase, during the latest ten-year period for which annual data is available, the community’s unemployment rate was consistently among the highest in area counties. Crisp County had a 2020 unemployment rate of 3.9%, according to Georgia Department of Labor statistics, which is higher than three of the five surrounding counties and the State of Georgia’s unemployment rate.

The majority of Crisp County’s employed population is in the service sector (41%), followed by retail trade (15%) and manufacturing (13%). According to the Georgia Department of Labor, the top employers in Crisp County are:

- Air Evac EMS, Inc.
- Big Tex Trailer Manufacturing, Inc.
- Cordele Sash Door & Lumber Co
- Crisp Regional Hospital, Inc.
- Harris Waste Management Group, Inc.
- Helena Industries, Inc.
- Marvair, Inc.
- The Retreat at Lake Blackshear
- Walmart West Fraser, Inc.

| Total Employed Crisp County: 2010-2020 | | |
|---|-------------|-------------|
| Total Employed Civilian Population | 2010 | 2020 |
| Crisp County | 8,732 | 9,051 |
| Georgia | 4,296,760 | 4,910,269 |
| United States | 141,833,331 | 155,888,980 |

Source: U. S. Census

| Employment by Industry Crisp County: 1990 – 2020* | | | | |
|---|-------|-------|-------|-------|
| Category | 1990 | 2000 | 2010 | 2020 |
| Employed Civilian Population 16+ | 8,068 | 8,869 | 8,371 | 9,051 |
| Agriculture, Forestry, Fishing, Hunting & Mining | 6% | 4% | 5% | 4% |
| Construction | 5% | 7% | 6% | 6% |
| Manufacturing | 22% | 17% | 13% | 13% |
| Wholesale Trade | 5% | 4% | 4% | 2% |
| Retail Trade | 21% | 14% | 13% | 15% |
| Transportation, Warehousing, and Utilities | 6% | 5% | 6% | 6% |
| Information | N/A | 1% | <1% | 0.6% |
| Finance, Insurance, & Real Estate | 3% | 4% | 5% | 4% |
| Services Including: Professional, Scientific, management, administrative, and waste management services | 2% | 4% | 7% | 6% |
| Educational, Health and Social Services | 15% | 21% | 22% | 24% |
| Arts, entertainment, recreation, accommodation, and food services | <1% | 8% | 8% | 11% |
| Other Services | 9% | 5% | 5% | 4% |
| Public Administration | 6% | 7% | 6% | 7% |

Source: 2016-2020 American Community Survey 5-Year Estimates

| Annual Unemployment Rates Crisp County and Area Counties 2022 | |
|--|------|
| County | % |
| Crisp | 3.9% |
| Dooly | 3.7% |
| Lee | 3% |
| Sumter | 5% |
| Turner | 4.6% |
| Wilcox | 4.1% |
| Worth | 3.4% |
| Georgia | 3.4% |

Source: Georgia Department of Labor

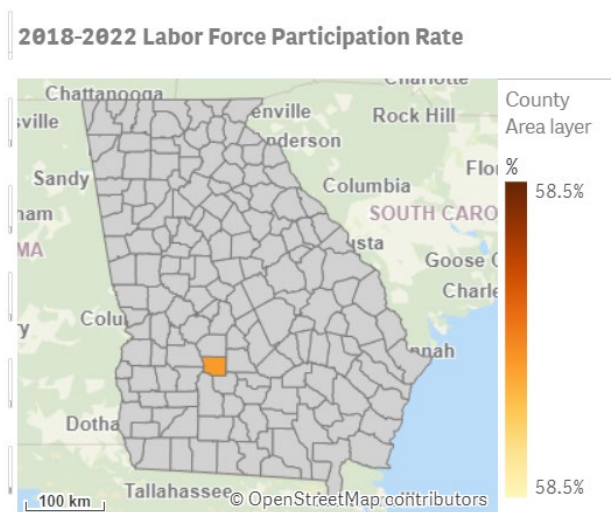
U.S. Census “On the Map” data reveals that the number of residents that worked within the county only made up 44.1% of all employed workers in Crisp County. The portion of in-commuters made up nearly 60% of

Crisp County’s total employed civilian labor force. The combination of residents who work at home and in-commuters reveals a high degree of consistency recently in the number of local jobs.

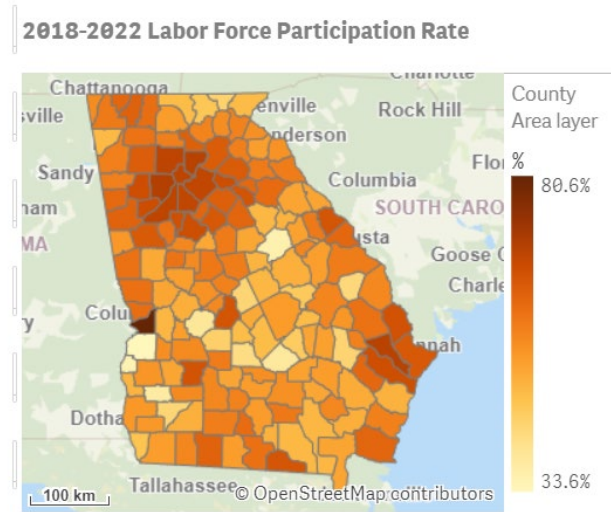
| Crisp County Place of Workflow 2020 | | |
|--|---------------------------------|-------|
| Workers 16 years of age and older | | 2020 |
| Who live in Crisp County... | ... and were employed | 9,051 |
| | ...and worked in Crisp @ 44.1% | 3,991 |
| | ...but worked elsewhere @ 55.9% | 5,060 |
| Who work in Crisp County... | ...but live elsewhere | 5,466 |

Source: U.S Census On the Map Tool; all commuting projections reflect their respective average shares of the recent county employed population. The ratio methodology is described in the surrounding text.

According to the Bureau of Labor Statistics, the labor force participation rate is the number of working age persons (16 years and older) who are either employed or actively seeking employment divided by the working-age population. Crisp County’s labor force participation rate is 58.5% as compared to 63.6% for the State of Georgia (Source: UGA Carl Vinson Institute of Government, U.S. Census Bureau American Community Survey 5-Year Estimates).



Source: UGA CVIIOG, www.georgiadata.org



Source: UGA CVIIOG, www.georgiadata.org

Retail Market Potential Analysis

The ESRI Retail Market Potential Analysis for Crisp County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number, which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2015). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Crisp County residents spend, on average, less on those items than other U.S. residents. An index ranking above 100

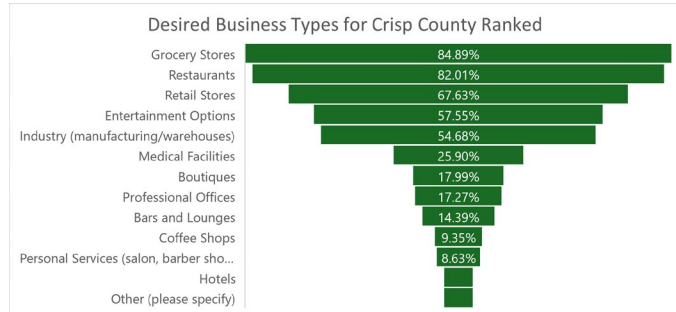
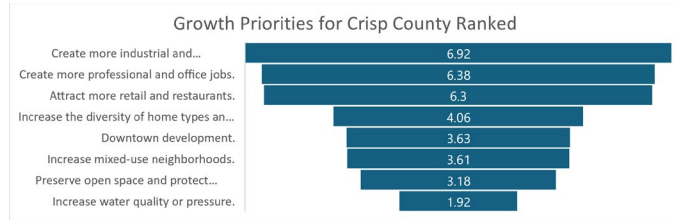
indicates the opposite — that Crisp County residents spend more on those items. With an MPI of 116, Crisp County residents spent more on regular cola in the last six months than the average U.S. resident. With an MPI of 164, Crisp County residents spent more on cigarettes at a convenience store in the last 30 days than the average U.S. resident. With an MPI of 86, fewer Crisp County residents spent money on home mortgages. With an MPI of 80, fewer Crisp County residents have a retirement savings plan than the average U.S. resident. For the full ESRI Retail Market Potential Analysis for Crisp County, see the Appendix.



Survey Responses

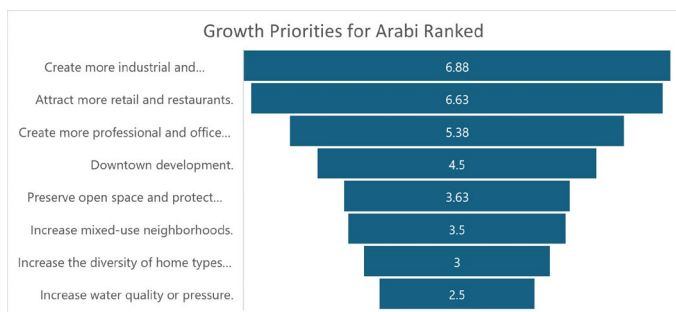
Crisp County

According to the survey, 52.9% of respondents in unincorporated Crisp County stated the top priority should be to create more industrial and manufacturing jobs. 43.9% of respondents elected to create more professional and office jobs. 36.6% of respondents indicated that the county needs to attract more retail and restaurants. Regarding the types of businesses survey respondents want to see in Crisp County in the future, 84.9% want grocery stores, 82.0% want restaurants, 67.6% want retail stores, and 57.6% want entertainment options.



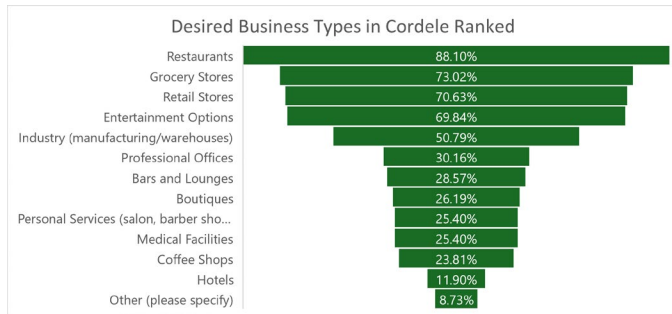
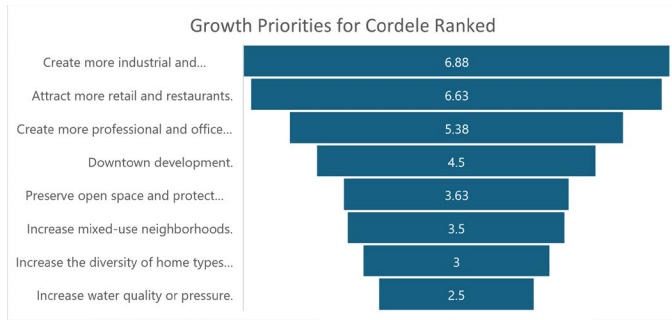
City of Arabi

According to the survey, 62.5% of respondents in Arabi said the community's top priority should be to create more industrial and manufacturing jobs. 62.5% of respondents indicated that Arabi needs to attract more retail and restaurants. 50.0% of respondents felt Arabi should create more professional and office jobs. Regarding the types of businesses survey respondents want to see in Arabi in the future, 90.0% want restaurants, 90.0% want entertainment options, 80.0% want grocery stores, and 60.0% want retail stores and industry.



City of Cordele

According to the survey, 39.7% of respondents in Cordele said the city's top priority should be to create more industrial and manufacturing jobs. 36.2% of respondents felt that Cordele needs to attract more retail and restaurants while 33.62 % of respondents indicated Cordele should create more professional and office jobs. Regarding the types of businesses survey respondents want to see in Cordele in the future, 88.1% want restaurants, 73.0% want grocery stores, 70.6% want retail stores, and 69.8% want entertainment options.



Tools and Resources Available

The Cordele-Crisp Chamber of Commerce and Cordele-Crisp County Industrial Development Council are the two local entities primarily responsible for economic promotion and development. The IDC serves as the administrative arm of the local development authority, which has membership in the Crisp-Dooly Joint Development Authority. Both the Chamber and IDC maintain attractive web sites making the community easily accessible from afar. Relevant information is available covering topics ranging from the definition of entrepreneur to zoning, the quality of life in the community, available sites, available buildings, and the excess capacities of the various utilities. Links to contacts for answers to important questions about local services, the area's Small Business Development Center for business planning assistance and to the IRS and Small Business Administration for specific tax and business issues are provided. Both entities aggressively and successfully promote the community's attractive package of economic benefits, incentives, and inducements, among them:

- The community sits astride one of the state's most attractive intermodal transportation sites; roadway, including interstate, rails, and airport.
- Georgia QuickStart job training is available for manufacturing and industrial projects.
- Numerous, attractive facility and siting opportunities.
- One of the nation's very few county-owned electrical utilities (Crisp County Power Commission) maintains among the lowest electric utility rates in the state.
- The community has satellite campuses of two post-secondary educational institutions; a four-year unit of the University System of Georgia (Albany State College), and a two-year unit of the Technical College System of Georgia (South Georgia Technical College).
- \$10M in tax free Industrial Revenue Bonds for qualifying projects and companies.
- All three local jurisdictions have locally managed revolving loan funds.

State Programs

For the last several years, Crisp County has been identified by the Georgia Department of Community Affairs as a Tier 1 County. Tier 1 Counties have the following characteristics: highest unemployment rate; lowest per

capita income; and highest percentage of residents whose incomes are below the poverty level.

Businesses locating in Crisp are eligible for the maximum benefits available through the following state incentives:

Film, Television and Digital Entertainment Tax Credit: Film, television and digital entertainment tax credits of up to 30 percent create significant cost savings for companies producing feature films, television series, music videos and commercials, as well as interactive games and animation.

Investment Tax Credit: Companies in manufacturing or telecommunications support that have operated in Georgia for at least three years are eligible to earn investment tax credits for upgrades or expansions. The credit is calculated using two factors: geographic location and type of investment.

Job Tax Credit: A job credit is a tax credit that helps fuel company expansion by rewarding job creation. In Georgia, job credits provide as much as \$3,500 in annual tax savings per job for up to five years (See 2024 Map in Appendix). This credit is available to businesses in:

- Manufacturing
- Telecommunications
- Broadcasting
- Warehousing & Distribution
- Research & Development
- Processing
- Tourism

Mega Project Tax Credits: This credit benefits Georgia companies that employ a minimum of 1,800 “net new” employees and have either a minimum annual payroll of \$150 million or make a minimum \$450 million investment in Georgia.

Optional Investment Tax Credits: This credit can provide a long-term, significant tax benefit to growing companies for making major investments in Georgia. The exact value of the optional investment tax credits depends on three factors: how much is invested, where the investment is made in Georgia and the change in a company’s tax liability.

Port Tax Credit Bonus: The port tax credit bonus rewards new or expanding Georgia companies that increase imports or exports through a Georgia port by at least 10 percent over the previous year.

Quality Jobs Tax Credit: This credit is for jobs that pay higher-than-average wages. It rewards companies that create at least 50 jobs in a 12-month period, provided the jobs pay wages that are at least 10 percent higher than the county average for wages.

Research and Development Tax Credit: R&D tax credits are a valuable benefit for companies developing new products and services.

Retraining Tax Credit: The retraining tax credit enables Georgia businesses to offset their investment in employees. Whether retraining workers to use new equipment, new technology or upgrading the company’s competitiveness with ISO 9000 training, companies can afford more training: more often.

Rural Zone: Downtown Cordele is a designated Rural Zone. This program enables businesses and investors to get tax credits for job creation activities, investment in downtown properties, and renovation of properties to make them usable. However, all projects must have a job creation element.

Work Opportunity Tax Credits: This is a federal tax credit awarded to Georgia companies that hire

individuals who have consistently faced significant barriers to employment. These individuals include:

- Recipients of the Temporary Assistance for Needy Families (TANF) program
- Residents who live within Empowerment Zones or Rural Renewal Counties (age 18-39)
- Youth who hold summer jobs (age 16-17)
- Disabled persons referred for state-approved vocational rehabilitation.
- Ex-felons
- Recipients of Supplemental Security Income benefits
- Veterans and people aged 18 to 39 who receive Supplemental Nutrition Assistance Program benefits.

Federal Programs

All census tracts in Crisp County are highlighted by the Climate and Economic Justice Screening Tool (CEJST) as overburdened and underserved areas having one or more of the following attributes:

- Higher than average population with low income.
- Higher than average agricultural loss resulting from natural hazards each year.
- Higher than average annual energy costs divided by household income.
- Higher than average share of people 18 years of age and older with diabetes.
- Higher than average number of unemployed persons.
- Higher than average percent of people with less than a high school education.
- Higher than average share of people 18 years of age and older with heart disease.
- Higher than average share of homes with no indoor plumbing or kitchen facilities.
- Higher than average percentage of people with low median income.
- Higher than average relative cost and time spent on transportation.
- Higher than average people living at or below 100% of the federal poverty level.

This qualifies the county and the municipalities for assistance through the Federal Justice 40 programs. Proposed program investments cover: climate change, clean energy and energy efficiency, clean transit, affordable and sustainable housing, training and workforce development, remediation and reduction of legacy pollution, and the development of critical clean water and wastewater infrastructure.

The following agencies have released programs under this initiative.

- U.S. Department of Agriculture
- U.S. Department of Commerce
- U.S. Department of Energy
- U.S. Department of Homeland Security/Federal Emergency Management Agency
- U.S. Department of Housing and Urban Development
- U.S. Department of the Interior
- U.S. Department of Health and Human Services
- U.S. Department of Labor
- U.S. Department of Transportation
- U.S. Department of Veterans Affairs
- U.S. Army Corps of Engineers
- U.S. Environmental Protection Agency

Housing

Housing data was taken from several different sources, and it is important to recognize discrepancies in the data used. The most recent and accurate information for the county came from the 2020 U.S. Census Bureau and American Community Survey data.

Housing stock in Crisp County consists of a mixture of traditional single-family stick-built homes, multi-family units, and manufactured and mobile home units. The 2010 housing inventory consisted of 10,610 total housing units. In 2020, the American Community Survey estimates the total number of houses in Crisp County to be 10,810. It is noteworthy that this represents an increase in overall housing at the same time the county has seen a significant decrease in population. This will likely lead to fewer persons per household as well as an increased number of units vacant.

| <i>Housing Tenure and Vacancy Rates: 2020</i> | | | | | | | | |
|--|-------|-------|--------|--------|--------|--------|-------|---------|
| Tenure Characteristics | Crisp | Dooly | Lee | Sumter | Turner | Wilcox | Worth | Georgia |
| Occupied housing units | 8,479 | 4,979 | 10,550 | 11,419 | 3,208 | 2,542 | 7,982 | 3.8M |
| Owner-occupied | 57% | 71% | 77% | 58% | 64% | 77% | 70% | 64% |
| Average household size | 2.53 | 2.27 | 2.71 | 2.40 | 2.32 | 2.58 | 2.46 | 2.74 |
| Renter-occupied | 43% | 29% | 22% | 42% | 35% | 23% | 30% | 36% |
| Average household size | 2.71 | 2.83 | 2.76 | 2.46 | 2.43 | 2.77 | 2.69 | 2.57 |
| Homeowner Vacancy rate | 2.1% | 0.5% | 0.5% | 2.4% | 0% | 0% | 1.7% | 1.7% |
| Renter Vacancy rate | 8.9% | 3.1% | 2.8% | 9.6% | 0.6% | 4.2% | 4.4% | 6.5% |

Source: 2016-2020 American Community Survey 5-Year Estimates

The total housing stock consisted of 6,967 detached single-family units, while multi-family units only comprise 599 units of the total housing stock. Manufactured or mobile home units, totaling 2,198 units, continue to be an important source of housing for many residents in the county.

The community maintains a high renter-occupied housing rate. The 2020 Census reported that 43%, nearly half of total housing in Crisp County, are rental occupied compared to the 36% statewide, which puts Crisp County well above the rental housing percentages in Georgia.

In Crisp County, housing costs have been relatively low when compared to the surrounding counties in the region and the state. Crisp County's median housing value in 2020 was \$81,400, as compared to the State's median 2020 value of \$190,200. From a cost burden standpoint, 36.4% of Crisp County's population, both

homeowners and renters, pay more than 30% of their income on housing.

| Housing Units by Type: 2010-2020 | | | | | | |
|---|--------------------------------|--------|---------------|------|-----------------|-------|
| | Unincorporated Crisp County | | City of Arabi | | City of Cordele | |
| Category | 2010 | 2020 | 2010 | 2020 | 2010 | 2020 |
| Total Housing Units | 10,612 | 10,810 | * | 222 | 4,823 | 4,780 |
| Single Units (detached) | 6,302 | 6,967 | * | * | 2,908 | 2,701 |
| Single Units (attached) | 72 | 60 | * | * | 5 | 57 |
| Double Units | 1,020 | 599 | * | * | 555 | 57 |
| 3-4 Units | 354 | 238 | * | * | 207 | 545 |
| 5-9 Units | 489 | 492 | * | * | 439 | 239 |
| 10-19 Units | 54 | 95 | * | * | 48 | 492 |
| Mobile Home or Trailer | 2,273 | 2,198 | * | * | 497 | 96 |
| All other (Boat, RV, Van, etc.) | 0 | 0 | * | * | 0 | 0 |

Source: 2016-2020 American Community Survey 5-Year Estimates Table CP04
Information Unavailable *

| Greater Crisp County 2020 Median Housing Value | | | | | | | |
|---|----------|-----------|-----------|----------|----------|----------|-----------|
| Crisp | Dooly | Lee | Sumter | Turner | Wilcox | Worth | Georgia |
| \$83,000 | \$81,400 | \$166,900 | \$122,000 | \$73,600 | \$62,000 | \$93,400 | \$190,200 |

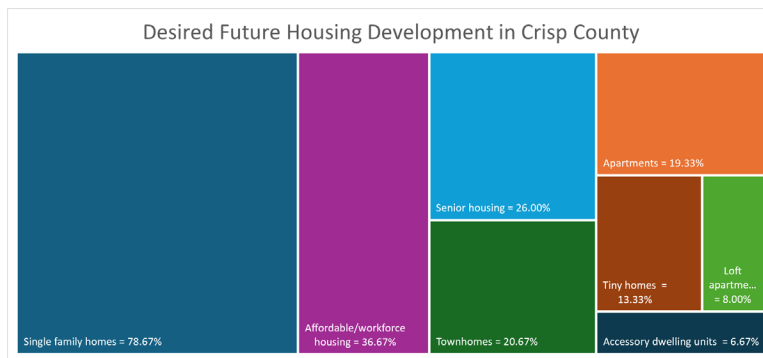
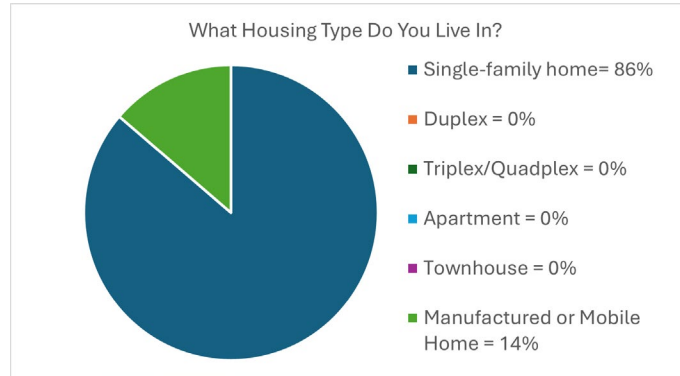
Source: 2016-2020 American Community Survey 5-Year Estimates



Survey Responses

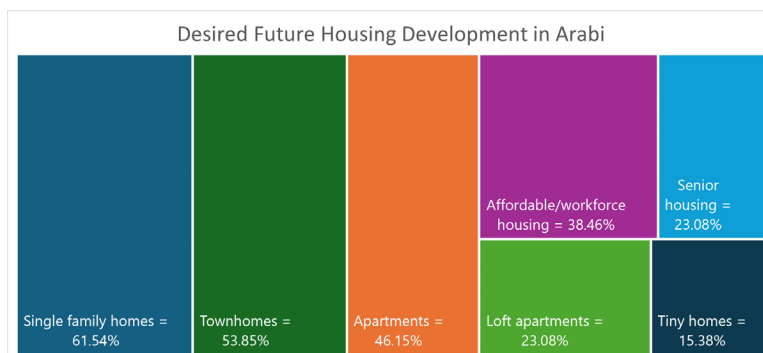
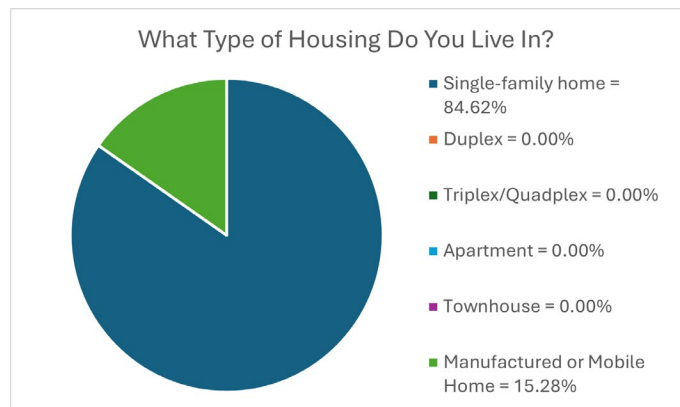
Crisp County

According to the survey, 86.3% of respondents live in a single-family home with the remaining 13.7% living in a manufactured housing unit or mobile home. None lived in duplexes, triplexes, apartments, or town homes. 78.7% of respondents would like to see the development of more single-family homes in the future with 36.7% wanting affordable/workforce housing and 26.0% wanting senior housing.



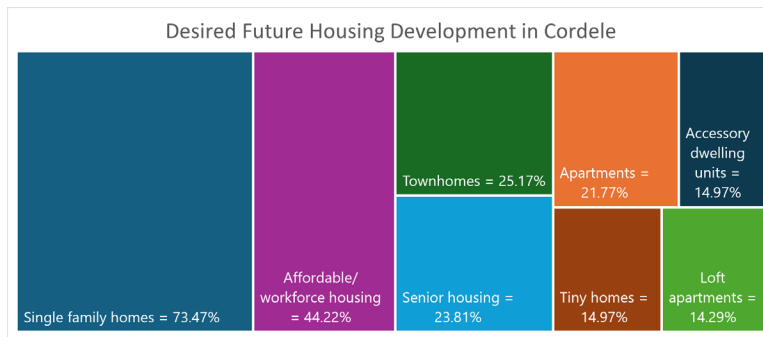
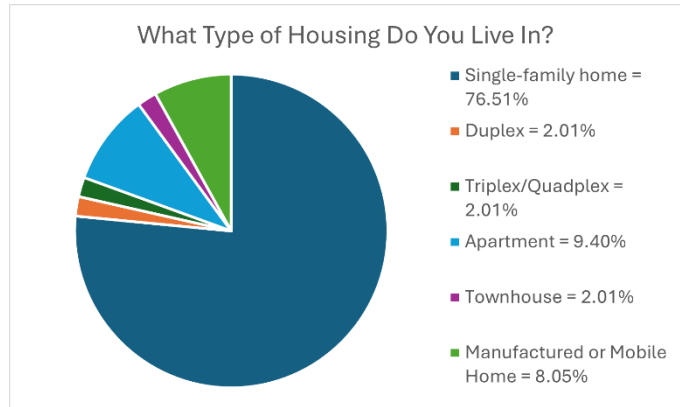
City of Arabi

According to the survey, 84.6% of respondents live in a single-family home with the remaining 15.4% living in a manufactured housing unit or a mobile home. None lived in duplexes, triplexes, apartments, or town homes. 61.5% of respondents stated they would like development of more single-family homes, while 53.9% wanted town home development, and 46.2% said apartments were their preferred type of housing development.



City of Cordele

According to the survey, 76.5% of respondents live in a single-family home with 9.4% living in apartments and 8.1% living in a manufactured housing unit or a mobile home. While these were the top three housing choices, all housing types were represented in the survey. 73.5% of respondents stated they would like development of more single-family homes with 44.2% saying they preferred affordable/workforce housing and 25.2% identifying townhomes as the type of housing they would like to see in the future.



Community Facilities and Services

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. The loss or lack of service is often the only time the public acknowledges the infrastructure exists. Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that the services they demand are received. The following sections are a description of Crisp County's community facilities.

Water Supply and Treatment

All communities in Crisp County provide water to residents, businesses, and industries. See the table below for more detailed information regarding usage.

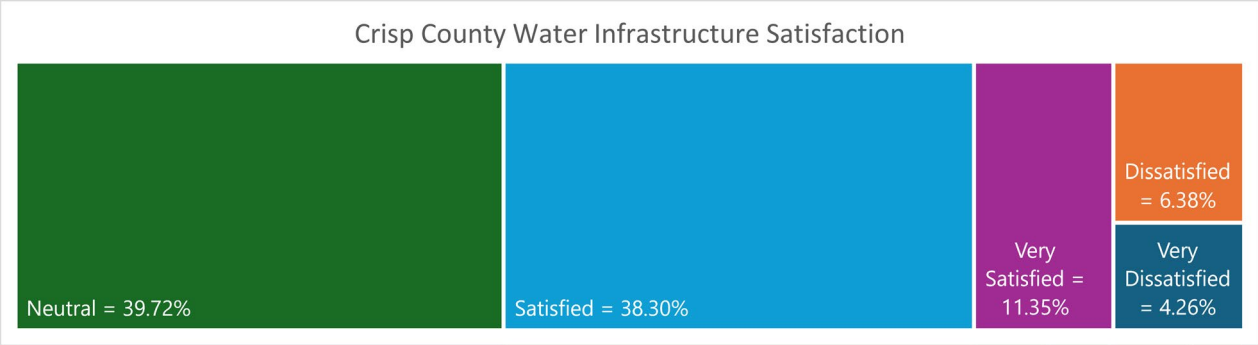
| Crisp County Water Usage and Storage Information | | | | | | | | |
|---|--------------------------------|-----------------------|---------------------------|-------------------------|--------------|---------------------------------------|------------------------------------|-------------|
| | Water plant Capacity (gal/day) | Consumption (gal/day) | Elevated Storage Capacity | Ground Storage Capacity | Water Source | Cumulative Pumping Capacity (gal/min) | Population served by Public Supply | Connections |
| Unincorporated Crisp County | 400,000 | 33,000 | 400,000 | N/A | Ground | 450 gpm | 800 | * |
| Arabi | 62,000 | 15,000 | 301,000 | N/A | Ground | 535 gpm | 132 | * |
| Cordele | 400,000 | 250,000 | 100,000 | N/A | Ground | 717 gpm | 1,107 | 516 |
| Total | 862,000 | 298,000 | 801,000 | 300,000 | Ground | 1,702 gpm | 2,039 | 516 |

Source: RVRC Community Survey 2018

Survey Responses

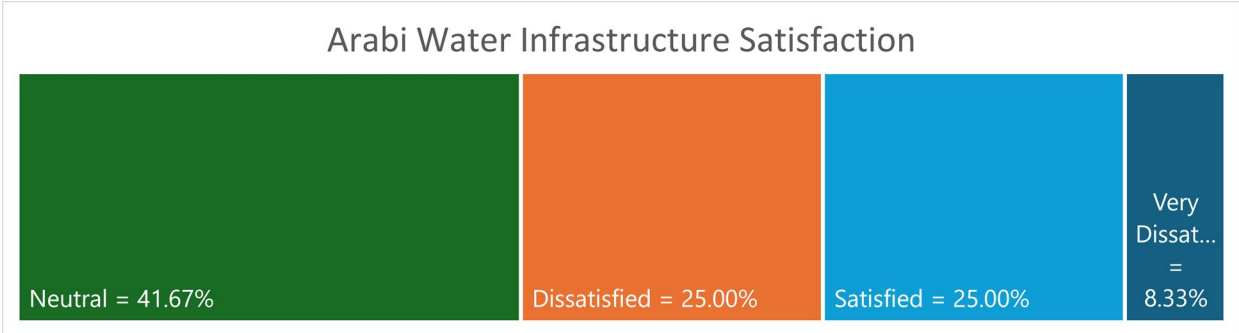
Crisp County

According to the survey, 39.7% of respondents in unincorporated Crisp County are neither satisfied nor dissatisfied with the water infrastructure in the county. 38.3% of respondents are satisfied and 11.4% are very satisfied.



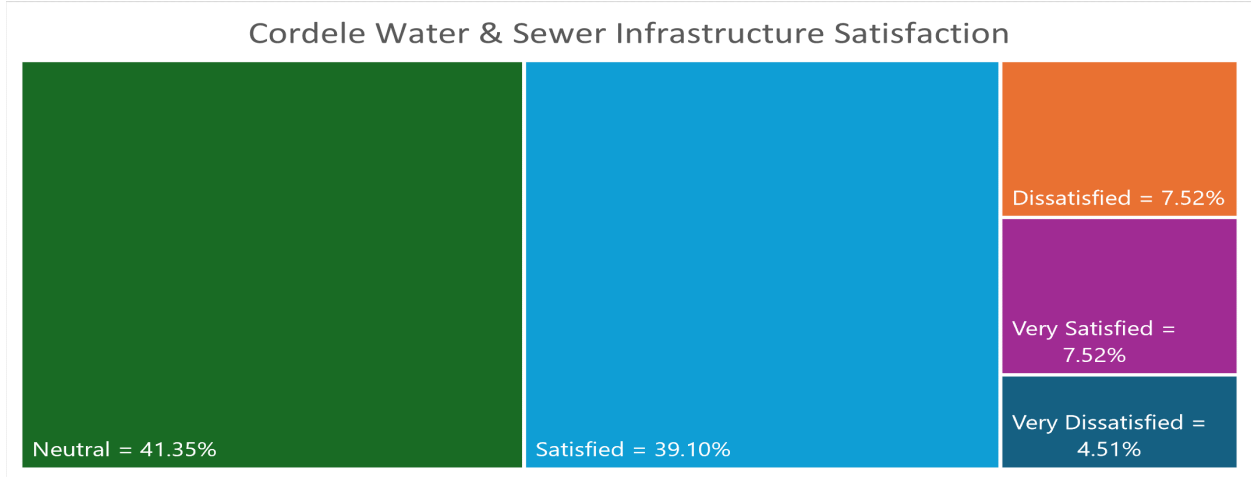
City of Arabi

According to the survey, 41.7% of respondents in Arabi are neither satisfied nor dissatisfied with the water infrastructure in the city while 25.0% are satisfied and another 25% are dissatisfied with the water infrastructure.



City of Cordele

According to the survey, 41.5% in Cordele are neither satisfied nor dissatisfied with the water and sewer infrastructure in the city with 39.1% being satisfied and 7.5% being very satisfied with the water and sewer in the community.



Sewage Systems and Wastewater Treatment

Currently, only Cordele offers sewer and wastewater treatment to residents, businesses, and industries. See the table below for more detailed information regarding usage.

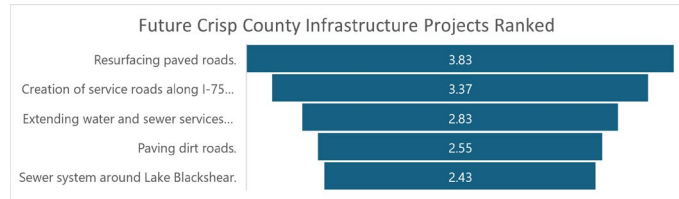
| Sewage Treatment System Capabilities | | |
|---|---------------------------------------|----------------|
| | Sewage Plant Capacity (gal/day) | Load (gal/day) |
| Unincorporated Crisp County | N/A | N/A |
| Arabi | N/A | N/A |
| Cordele | 5,000,000 Design/ 7,500,000 Hydraulic | 2,250,000 |

Source: RVRC Community Survey 2018

Survey Responses

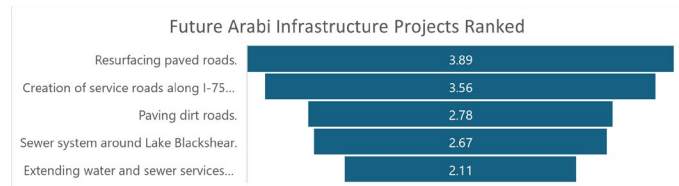
Crisp County

When ranking future infrastructure projects in the survey, respondents in unincorporated Crisp County identified extending water and sewer services as the number 3 project of importance and constructing a sewer system specifically around Lake Blackshear as last.



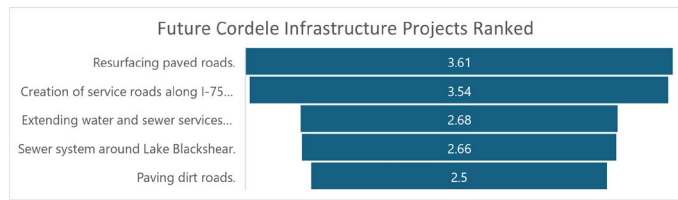
City of Arabi

When ranking future infrastructure projects in the survey, Arabi respondents, however, also placed Lake Blackshear sewer as number 4 and water/sewer expansion last.



City of Cordele

When ranking future infrastructure projects in the survey, Cordele respondents also voted the extension of water and sewer infrastructure number 3 with a Lake Blackshear sewer system coming in at number 4.



Fire Protection

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, pumping and storage capacity, among others. The class in which a community is placed plays a major role in determining individual fire insurance rates.

The City of Arabi has earned an ISO rate of 5, while Cordele has earned an ISO rate of 3. The unincorporated area has an ISP rate of 5.

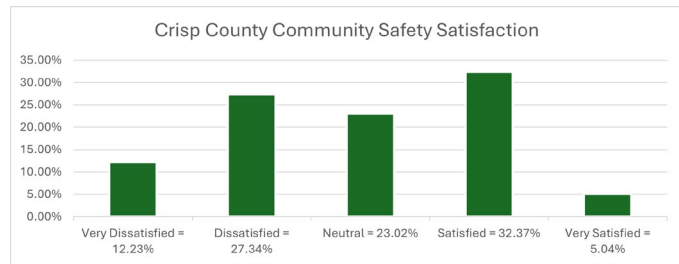
Law Enforcement

Crisp County has two law enforcement departments: the Crisp County Sheriff Department and the Cordele Police Department. The Cordele Police Department has two full-time certified officers, 30 part-time officers, and 38 vehicles in use.

Survey Responses

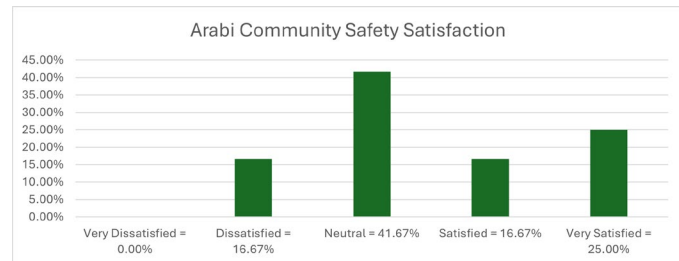
Crisp County

According to the survey, 32.4% of respondents in unincorporated Crisp County are satisfied with the level of community safety while 27.3% are dissatisfied with community safety and 32% had no opinion either way.



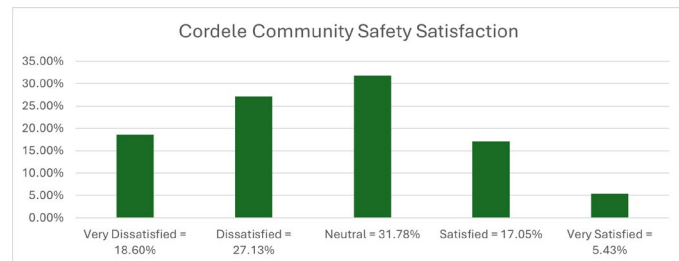
City of Arabi

According to the survey, 41.7% of respondents in Arabi are neither satisfied nor dissatisfied with the level of safety while 25% are very satisfied and 16.7% are both satisfied and dissatisfied with community safety.



City of Cordele

According to the survey, 31.8% of respondents in Cordele are neither satisfied nor dissatisfied with the level of safety in the city while 27.1% are dissatisfied and 18.6% are very dissatisfied with community safety.



Parks and Recreation

Crisp County and the municipalities of Arabi and Cordele have many recreational resources as a result of the county's location along the Flint River and Lake Blackshear. Also, the rural nature of the locale with its forested areas and agricultural facilities results in many scenic sites and viewsheds.

State

Georgia Veterans Memorial State Park

Location: Crisp County, on the east shore of Lake Blackshear/Flint River

Owner/Operator: State of Georgia, DNR

Size: 1,308 Acres

Amenities: Marina, Cottages, Golf Course, Lodge and Conference Center, Tennis Courts

Activities: Boating, Fishing, Swimming, Kayaking, Canoeing, Hiking, Biking, Running, Golfing

Established as a memorial to U.S. veterans, Georgia Veterans features a museum focusing on military history with a wide variety of artifacts spanning Revolutionary War through Gulf War history. Lake Blackshear Resort and Golf Club is a conference center with 10,000 sq. ft. of conference space, 78 lodge rooms, 10 cottages, 82 RV and tent camping spaces, 6 glamping sites, and a restaurant. A marina also provides boat access to 8,700-acre Lake Blackshear for boating and fishing. The SAM Shortline Excursion Train route passes through the park connecting Cordele and Plains, providing visitors a quick trip to other nearby attractions, among them the Rural Telephone Museum, and President Jimmy Carter's boyhood farm. Annual visitation at Georgia Veterans is the highest in the state park system.

The cultural heritage and history of this site is such that the park has been designated one of the Protected Areas of Georgia and is deemed to be a Regionally Important Resource.



SAM Shortline Excursion Train

The SAM Shortline Excursion Train, part of the Heart of Georgia Railroad, traverses a route from Cordele through Americus and Plains to Archery. This historic Savannah, Americus and Montgomery (SAM) line operates 17 train cars that were refurbished by volunteers in 2000. The primary service markets of Valdosta, Albany, Columbus and Macon are all within 100 miles of the train.

Expedition features include the Georgia Veterans Memorial State Park and Military Museum (Crisp County), Lake Blackshear Resort and Golf Club (Crisp County), The Rural Telephone Museum (Leslie), Habitat for Humanity's Global Village (Americus), Café Campesino (Americus), The Rylander Theater (Americus), The Windsor Hotel (Americus), President Carter's Campaign Headquarters Museum (Plains) and President Carter's Boyhood Home (Archery). According to the SAM Shortline Excursion Train Business and Management Plan, the most popular amenities for visitors are:

- Visiting the hometown and boyhood farm of President Jimmy Carter
- Riding a passenger train
- The possibility of seeing President Carter
- The unique opportunity for a full-day experience
- Visiting the Windsor Hotel in Americus



SAM Shortline celebrates Thomas the Tank Engine

Local

Crisp County, the City of Arabi, and the City of Cordele have a number of facilities promoting recreation.

Lake Blackshear

Location: Crisp, Sumter and Dooly Counties

Size: 8,700 acres

Amenities: Lake Blackshear Resort and Golf Club

Activities: Boating, Fishing, Kayaking, Canoeing, Swimming

Lake Blackshear was created in 1930 when Crisp County constructed a hydro-electric dam near the approximate mid-point of the Flint River. The lake, which has 97 miles of shoreline, covers approximately 8,700 acres and borders five counties.

For the avid fisherman there are several public access boat ramps, three county parks and one state park with access. Several varieties of game fish common to southwest Georgia can be found in Lake Blackshear including various species of bass, sunfish, perch, crappie, and catfish. Lake Blackshear Resort & Golf Club provides many opportunities for visitors and area residents to enjoy the lake's resources.

In carrying out the responsibilities of its Federal Energy Regulatory Commission license, the Crisp County Power Commission has implemented a Lakeshore Management Plan including a Pier and Dock Permit Program, a public information program, and recreational and wildlife conservation programs in cooperation with other state and local entities. The intent of these programs is to ensure that the scenic, environmental, and recreational aspects of Lake Blackshear are maintained and preserved for use by the general public. The lake is susceptible to adverse impacts of high concentrations of residential septic tanks along the lakefront, and intensive agricultural activity in the watershed.



Family enjoying Lake Blackshear

Crisp County Recreation Department

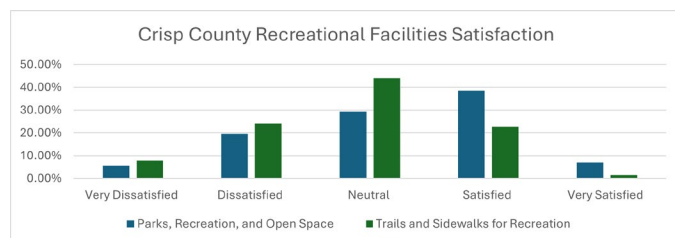
The Crisp County Recreation Department maintains 11 parks with amenities like walking trails, basketball courts, tennis courts, horseshoe pits, playgrounds, ball fields, fishing docks, a boat ramp and 2 pools. Classes offered by the CCRD include a ladies' total body workout (3 times a week), a senior citizen exercise class (3 times a week), a walking club for seniors, water aerobics for seniors (2 times a week), and baton class (1 time a week). Sports organizations include youth basketball, baseball, softball, football, soccer, and track and field.

| Recreational Facilities | | |
|---------------------------------|---------|------------------------------|
| Facility | | Location |
| Action Skate Park | County | 1329 N. 5th St. Ext. |
| Alberta H. Anderson Park | County | 310 W. 2nd Ave. |
| Booker Park | County | 701 W. 22nd Ave. |
| Crisp County Recreation Center | County | 1205 N. 5th St. Ext. |
| Crisp County Youth Ball complex | County | 1512 E. 8th Ave. |
| Dr. Lee Williams Park | County | 502 E. 2nd Ave. |
| Harmon Park | County | 215 E. 5th Ave. |
| Loron Williams Park | County | 402 Lakeshore Dr. |
| Perlis Park | Cordele | 115 8 th St. |
| Pickens Pool | County | 515 W. 20th Ave. |
| Reid Park | County | 802 Jones Ave. |
| Rocky Point Park | County | 290 Swift Creek Rd. |
| Standard Field | City | 302 N. 2nd St. |
| Turner Park | County | 501 E. 24th Ave. |
| Westbrook Park | City | 108 E. 15 th Ave. |
| Williams Field | City | 1015 E. 15th Ave. |
| 19th Avenue Park | County | 602 E. 19th Ave. |

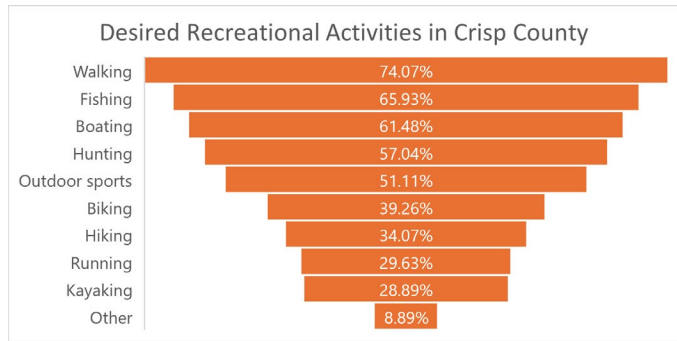
Survey Responses

Crisp County

According to the survey, 38.5% of the respondents in unincorporated Crisp County are satisfied with the parks, recreation, and open space owned and maintained by the county. 29.4% of respondents had no opinion either way regarding the county parks and 19.6% of respondents are dissatisfied with the parks, recreation, and open space in the county.



Regarding recreational trails and sidewalks, 44% of respondents are neither satisfied nor dissatisfied with what is offered in the county while 24.1% is dissatisfied and 22.7% is satisfied with the recreational trails and sidewalk options in the county. When asked about important outdoor recreational activities, respondents ranked walking, fishing, boating, and hunting as the top four in that order.

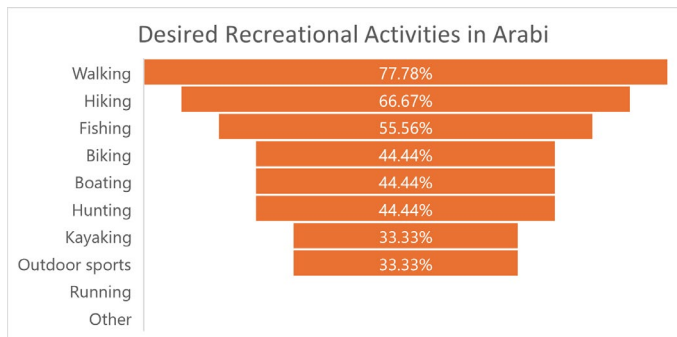


City of Arabi

According to the survey, 41.7% of respondents in Arabi are neither satisfied nor dissatisfied with the parks, recreation, and open space owned and maintained by the city. 41.7% of respondents are dissatisfied and 8.3% are both satisfied and very satisfied with the parks, recreation, and open space in the city.

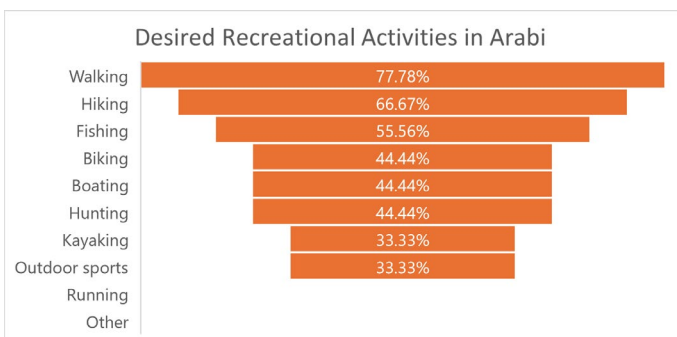
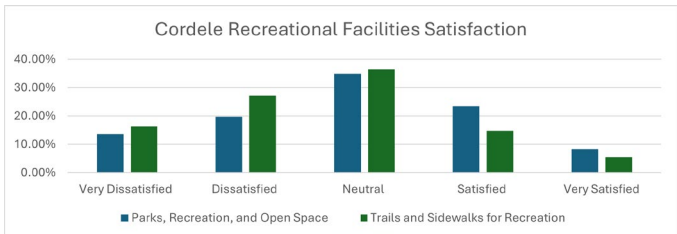


Regarding recreational trails and sidewalks, 41.7% of respondents are neither satisfied nor dissatisfied with what is offered in the city while another 41.7% are dissatisfied with options for recreational trails and sidewalks in the city. When asked about important outdoor recreational activities, respondents ranked walking, hiking, fishing, and biking as the top four in that order.



City of Cordele

According to the survey, 34.9% of respondents in Cordele are neither satisfied nor dissatisfied with the parks, recreation, and open space owned and maintained by the city. 23.5% of respondents are satisfied and 19.7% are dissatisfied with the parks, recreation, and open space in the city. Regarding recreational trails and sidewalks, 36.4% are neither satisfied nor dissatisfied with the trails and sidewalk options for recreation in the city while 27.1% are dissatisfied with the options. When asked about important outdoor recreational activities, respondents ranked walking, outdoor sports, fishing, and biking as the top four in that order.



Broadband

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,341 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are predominantly in rural communities. Over 30% of Georgia's rural communities do not have access to broadband service. Twenty-two percent of the Census Blocks in the River Valley Region are unserved. ¹

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

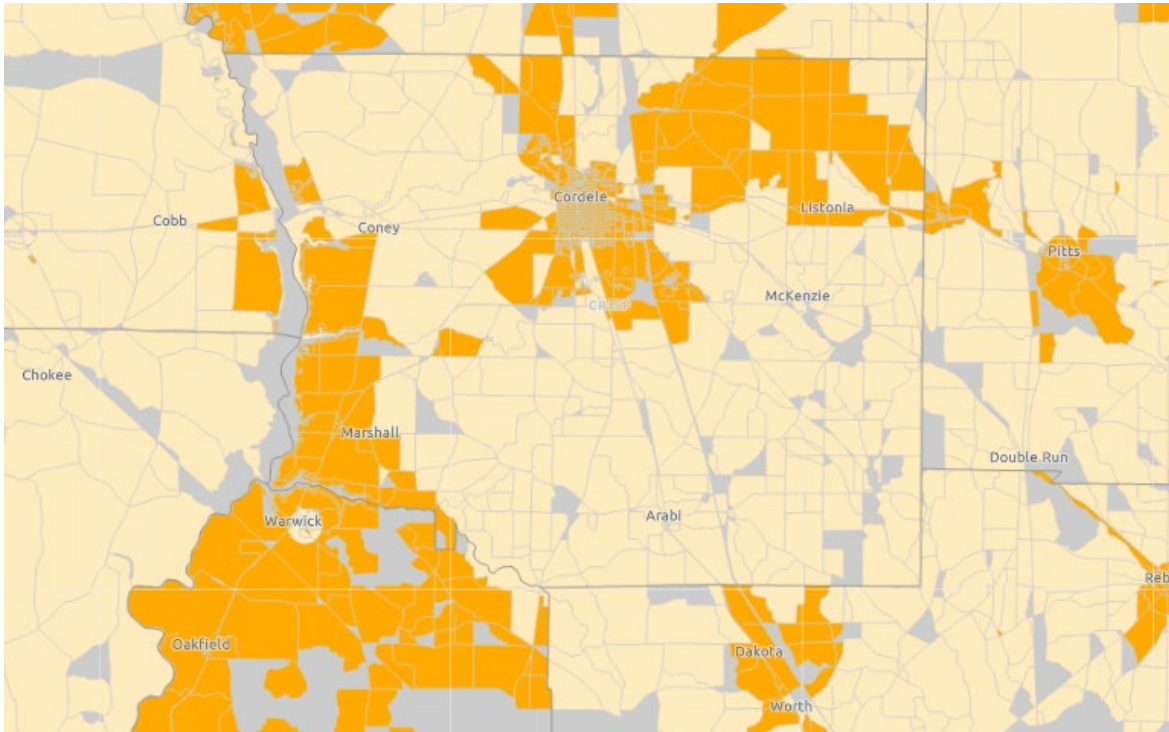
Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated in order to track changes in broadband availability for years to come. Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

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

The accompanying graphics represent areas which are and are not served at the Initiatives' threshold speed of 25 Mbps/3 Mbps. Crisp County has 2,218 locations with no broadband service, and 19% of the population lives in unserved areas. There are 9,547 locations with access to broadband at the minimum service level.

¹ June 2023 data from the Georgia Broadband Initiative's *Georgia Broadband Availability Map*.

Broadband Availability in Crisp County



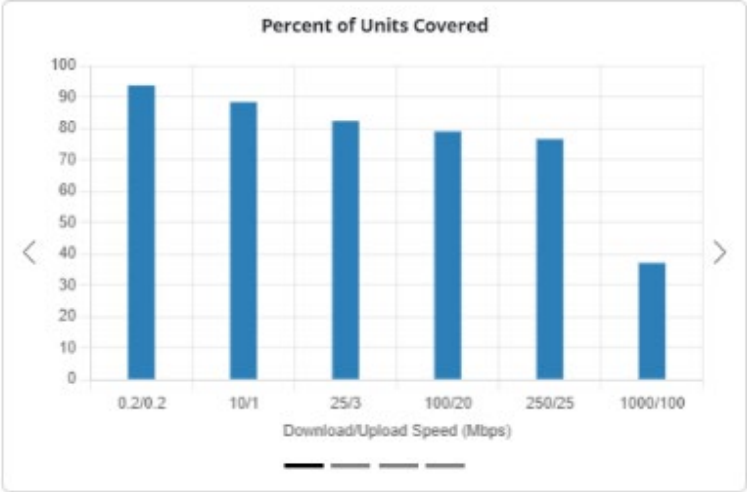
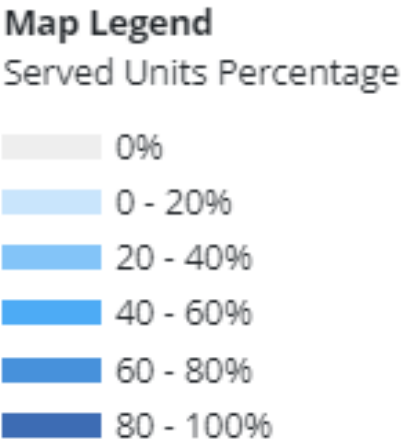
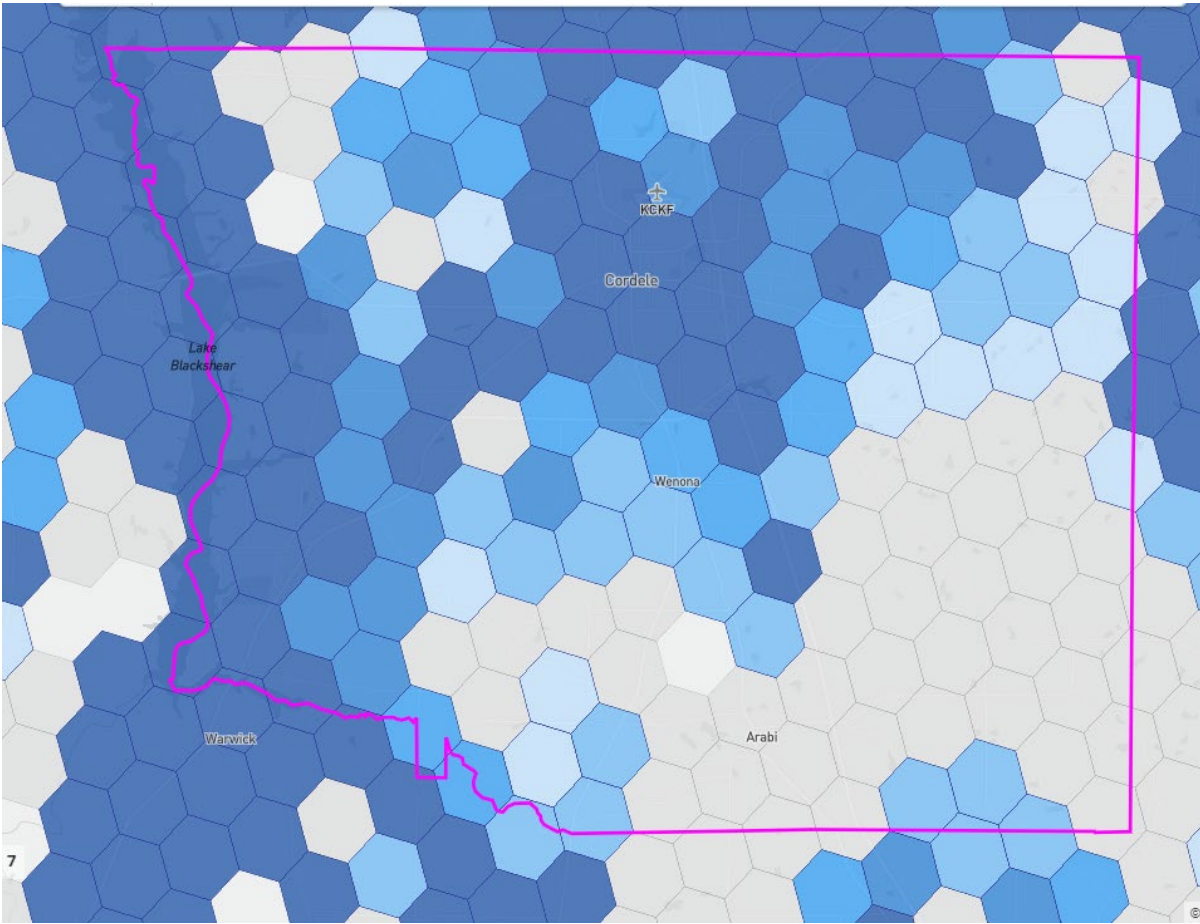
Broadband Availability in Crisp County

■ Served Census Block ■ Unserved Census Block ■ No Locations

Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various internet service providers of Georgia. Location data are from commercially available sources.

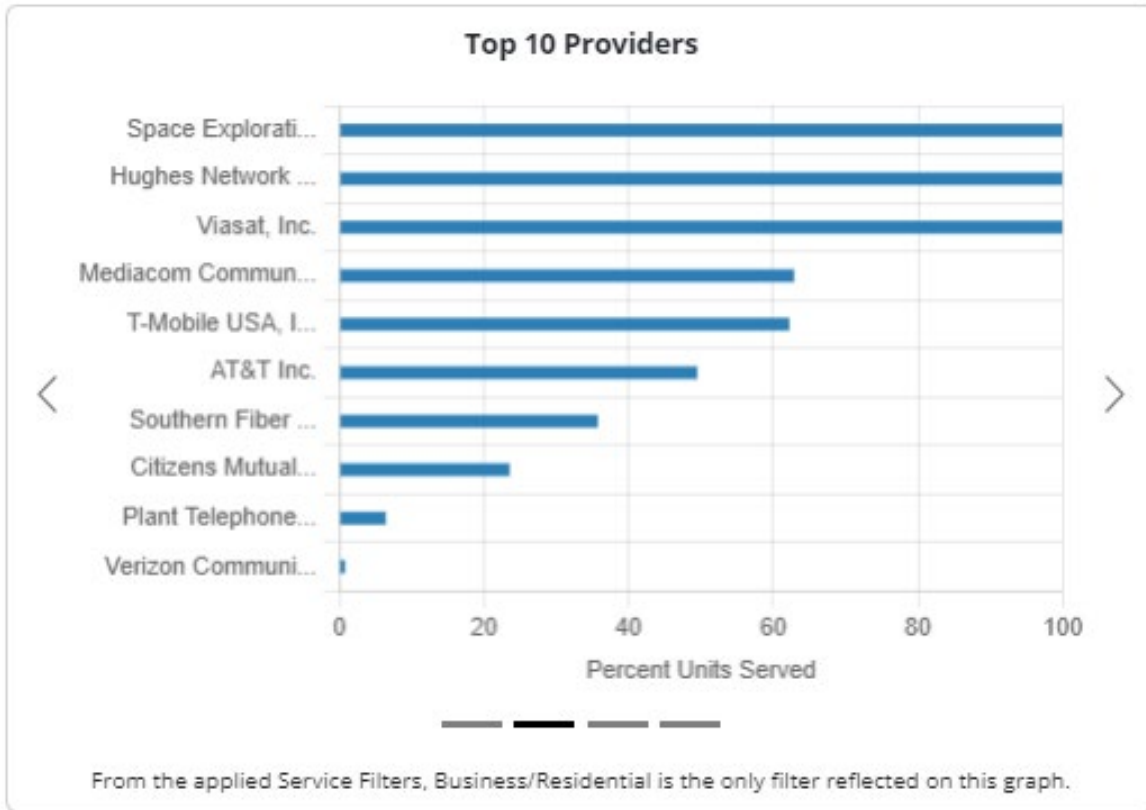
Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 2023.

Fixed Terrestrial Broadband Availability



Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, (June 30, 2023, latest public release).

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (June 2023) shows one satellite providers offer 25 Mbps/3 Mbps residential service to 100% of Crisp County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 80% from a single provider, leaving 20% of the population with no fixed residential broadband service at the threshold level.



Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, (June 30, 2023, latest public release).

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

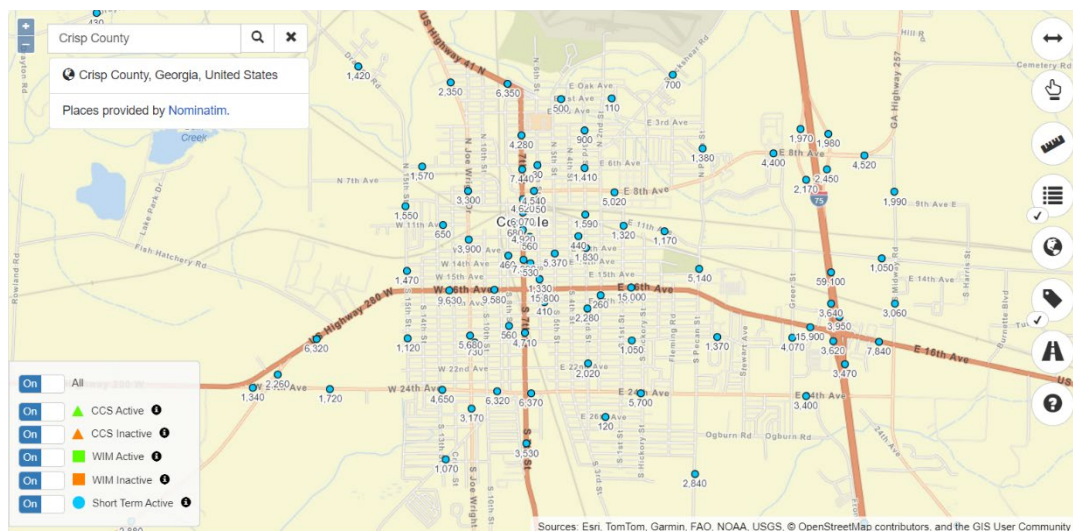
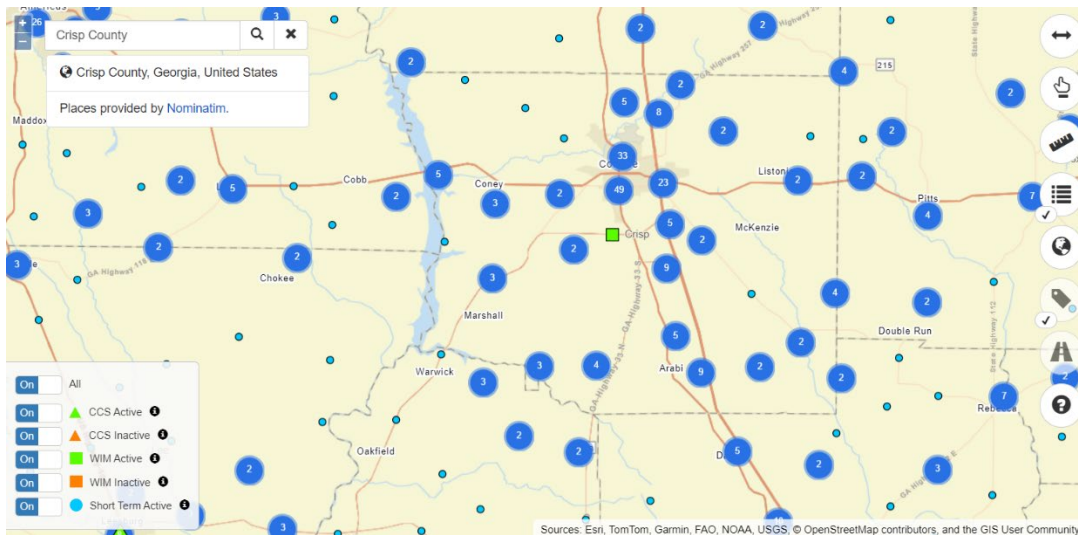
Transportation system

Road Network

A road system consists of three classifications of roads. Those categories are arterial roads, collector roads, and local streets. Arterial roads serve as the main roads, which bring traffic to and from a city, collector roads serve to gather local traffic and disperse that traffic to local roads that provide access to adjacent land or property. Local roads may be designed as grids/blocks, loops, or cul-de-sacs. Within the county, 95 miles of road are Georgia Highways, 494 miles are county roads, and 143 miles are city streets (See Maps in Appendix). Crisp County is served by three major railroads: CSX, Norfolk Southern, and Genessee and Wyoming Inc. The SAM Shortline, the state’s only mobile state park, operates along the GDOT owned HOG line between Cordele and Plains.

| Transportation Network | |
|------------------------|------------|
| | Miles |
| Interstate | 16 |
| State Highway | 95 |
| County Road | 494 |
| City Street | 143 |
| Total | 748 |

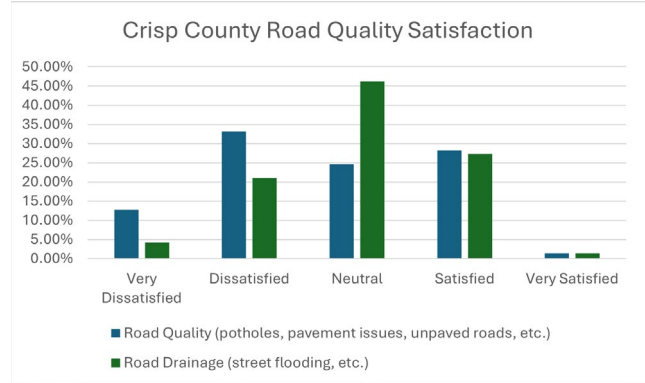
Source: Georgia County Guide 2020



Survey Responses

Crisp County

According to the survey, 33.1% of respondents in unincorporated Crisp County stated they are dissatisfied with the road quality in the county. Regarding potholes, pavement issues, and unpaved roads, 28.2% of respondents are satisfied with the road quality in the county and 24.7% have no opinion on the issues. When ranking future infrastructure projects, unincorporated Crisp respondents voted resurfacing paved roads slightly ahead of the creation of service roads along I-75 while paving dirt roads came number 4 out of 5 (See Table XX on page 46).



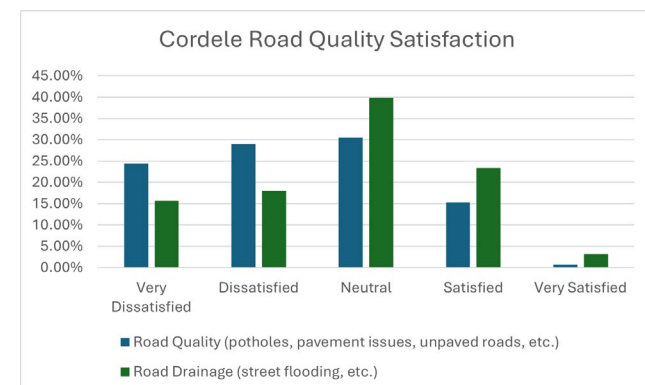
City of Arabi

According to the survey, 33.3% of respondents in Arabi identified they are either dissatisfied with the road quality in the city or they have no opinion. The next highest target is the 25.0% of respondents that are very dissatisfied with the presence of potholes, pavement issues, and other road problems in the city. When ranking future infrastructure projects, Arabi respondents identified road issues as the top 3 of their future infrastructure projects (See Table XX on page 46).



City of Cordele

According to the survey, 30.5% of residents in Cordele said they are neither satisfied nor dissatisfied with the road quality in the county. Regarding potholes, pavement issues, unpaved roads, and other situations, 29.0% of respondents are dissatisfied and 24.4% are very dissatisfied with the road problems in the city. When ranking future infrastructure projects, Cordele respondents elected resurfacing paved roads slightly ahead of the creation of service roads along I-75 while paving dirt roads came in last (See Table XX on page 46).



Railroads

Crisp County is served by three major railroads: CSX, Norfolk Southern, and Genessee and Wyoming Inc. The SAM Shortline, the state's only mobile state park, operates along the GDOT owned HOG line between Cordele and Plains. There are 66.74 miles of active rail line in Crisp County. See Appendix for a map. Cordele also has a unique railroad structure that appeals to tourists from all around the world. Downtown Cordele is home to a railroad diamond where the three major railroads (CSX, Norfolk Southern, and Heart of Georgia) intersect. The city has constructed an observation platform with a parking area and green space to accommodate Railfans who come to watch the trains.



Source: Cordele Railroad Viewing Platform (106 Wall Street) [Cordele Railway Park | Crisp County](#)

Crisp County-Cordele Regional Airport

The county also includes Crisp-Cordele Airport, which is county-owned and available for public use. The all-weather airport consists of two five-thousand-foot runways and four Instrument Flight Rules (IFR) approaches. Many current residents of Crisp County rely on the efficient and safe transportation connections to surrounding areas for job-related commuting. See Map in Appendix.



Source: Crisp County-Cordele Regional Airport, [Airport | Crisp County](#)

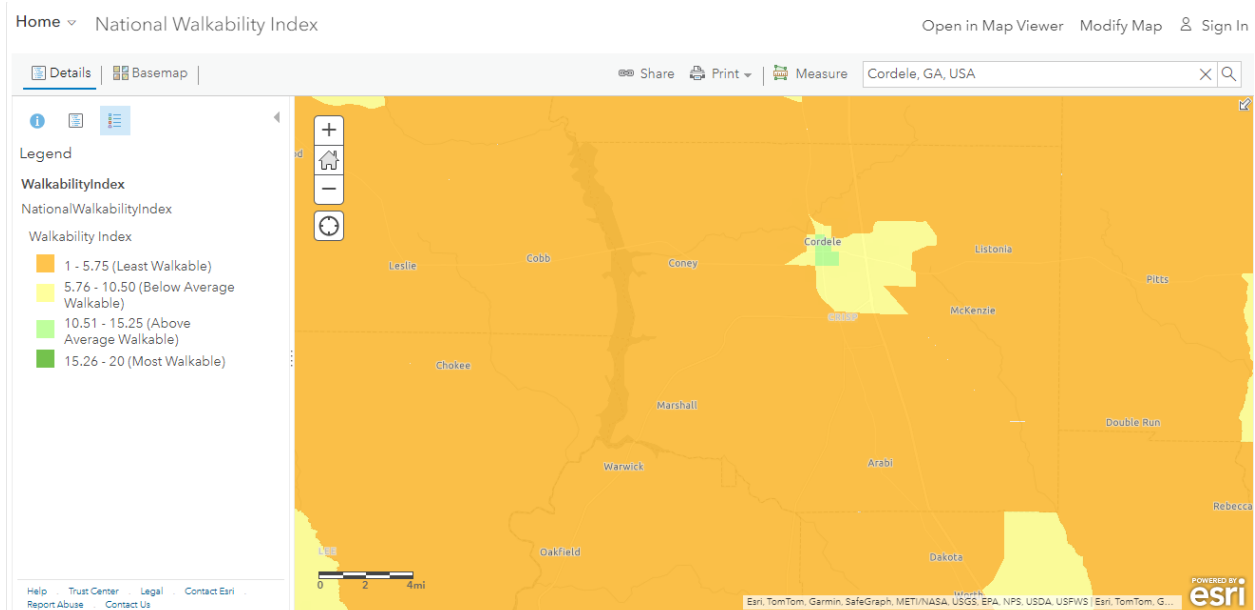
Alternative Modes of Transportation

Alternative modes of transportation offer a variety of advantages. Changing from driving to walking, bicycling, or public transit has direct benefits for individuals and communities alike such as saving money, improving air quality, improving traffic flow, and promoting healthy lifestyles. However, there are also indirect benefits such as the economic boost of having more ready-spending income as well as the creation or retention of jobs needed to install, maintain, and/or repair needed infrastructure.

Walkability

There is not one standard definition of “walkability.” However, widely accepted attributes of the concept include: a defined area of urban development, local government regulations that promote mixed-use property types, access to a variety of transportation options, and an area that contains the majority of a person’s common daily destinations within a ½ mile radius. Such a vision can be difficult for a rural community like Crisp County to aspire to due to the widely dispersed population and built environment common to an agricultural area. However, these principles can be modified to fit any community-type. Creating neighborhoods or retrofitting districts with pedestrian infrastructure, encouraging mixed-use development at crossroads or other population-dense nodes, and providing transportation options appropriate for rural communities are all goals that Crisp County, the City of Arabi, and the City of Cordele can attain.

The National Walkability Index was created in 2021 to rank census block groups according to their walkability. This tool takes census block groups and grades them on density within the built environment, proximity to transit stops, employment mix, and occupied housing. According to the National Walkability Index, downtown Cordele has above average walkability and unincorporated Crisp County and Arabi are considered least walkable. Unincorporated Crisp County’s score can be due to spread-out street network, little transit access, and only a slight mix of businesses and households within walking distance of one another. Arabi, on the other hand, has a dense street network, but its score is the result of a lack of destinations such as schools, workplaces or a variety of retail options within walking distance (National Walkability Index Methodology and User Guide [National Walkability Index: Methodology and User Guide, June 2021 \(epa.gov\)](#)).



Bicycle Routes and Trails

The State of Georgia has a designated bike route along U.S. Hwy. 41 through Crisp County and along Ferry Landing Road. However, many other roads are identified on the official state bike map as having a minimum of 4 ft. shoulders wide enough to accommodate cyclists and average daily traffic counts of less than 2,000 vehicles. Three of those are Coney Road, GA Hwy 33, and GA Hwy 90.

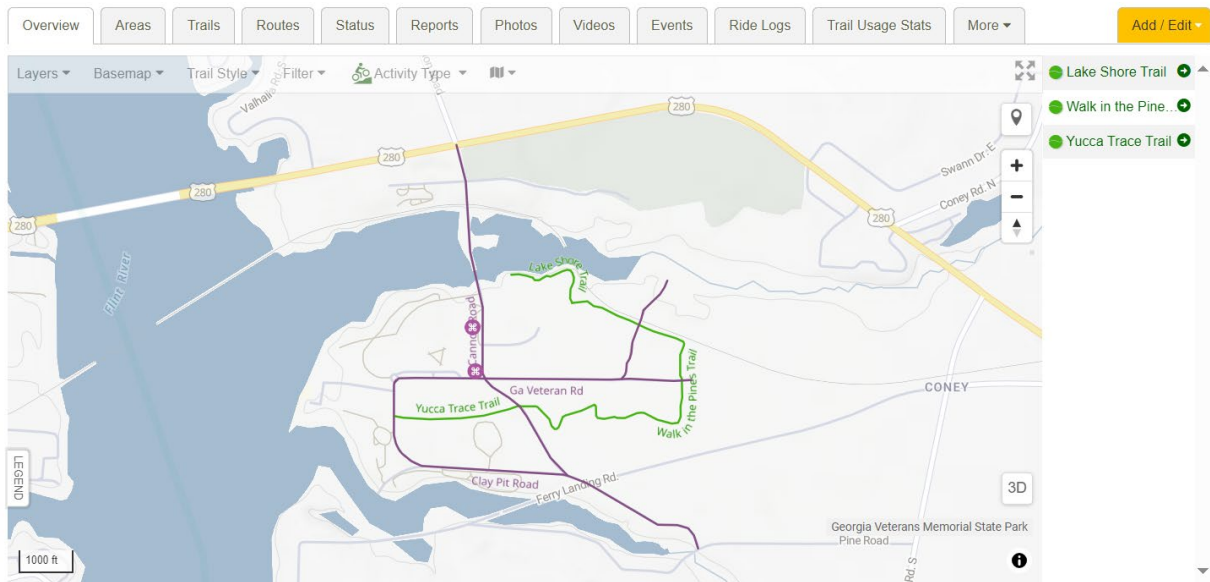
There are also several mountain biking trails around Georgia Veterans Memorial State Park.

- Primitive Campground Road – 6 miles
- Cannon Road Trail – 4 miles
- Clay Pit Road Trail – 2 miles
- Yucca Trace Trail – 6 miles
- Walk in the Pines Trail – 1.4 miles
- Lake Shore Trail – .33 miles
- Georgia Veterans Road – 1 mile



Atlanta Cycling Club on a tour of Crisp County stopped by the Arabi Festival for a break.

Crisp County Mountain Biking Trails / region



Source: Trailforks, [Georgia Veterans Memorial State Park Mountain Biking Trails | Trailforks](#)

Transit

Crisp County operates a public transit service in the county. Crisp County Transit is a demand-response service that operates from 8:00 a.m. to 5:00 p.m. on weekdays. Fares are \$3.00 for trips up to 10 miles and an additional \$0.50 per mile for longer trips. Senior Citizens (60+) and those enrolled in the frequent rider program can receive a 50 percent discount. According to the Draft River Valley Regional Commission Transit Development Plan, the Crisp transit service provided 14,644 trips in 2022. An assessment of current and future needs of the Crisp County Transit System shows that the area with the highest need for transportation is in the northwestern corner of the county. The estimated Total Rural Trip Demand by 2040 will remain roughly the same or be slightly lower than the demand seen in 2020.

Crisp County Transit System

Rural Public Transit Service (Section 5311)

SERVICE CHARACTERISTICS

- ✓ Service Type: Demand Response
- ✓ Service Area: Crisp County

FARES

\$3.00

for trips up to 10 miles

\$0.50

per additional mile over 10 miles

50% off

for Seniors (60+) and Frequent Riders

OPERATIONS SUMMARY

14,644 Trips in 2022

6,849 Annual Vehicle Revenue Hours

109,885 Annual Vehicle Revenue Miles

\$32.99 Average Cost Per Trip

\$70.54 Average Cost Per Hour

\$4.40 Average Expense Per Mile

OPERATING TIME

Monday - Friday 8am - 5pm



Available to the general public



Book 24 hours in advance

Fleet Size: 5 vehicles



FUNDING

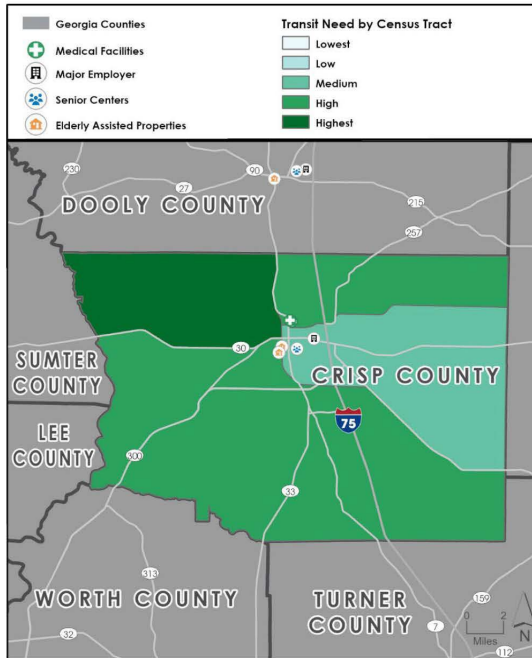
| | | | | | |
|-------------------------------------|------------------|-------------|-------------------------------------|-----------------|-------------|
| Fare Revenues | \$8,054 | 1.7% | Fare Revenues | \$0 | 0% |
| Local Funds | \$35,892 | 7.4% | Local Funds | \$0 | 0% |
| Federal Assistance and State Funds* | \$229,716 | 47.6% | Federal Assistance and State Funds* | \$52,521 | 100% |
| Other Funds | \$209,437 | 43.4% | Other Funds | \$0 | 0% |
| Total Operating Funds | \$483,099 | 100% | Total Capital Funds | \$52,521 | 100% |

Sources of Operating Funds Expended

Sources of Capital Funds Expended

RMS Inc Website, FTA National Transit Database, 2050 GDOT Rural and Human Services Transportation Plan. *GDOT currently administers Federal 5311/5307 funds for transit operators in Georgia.

Crisp County Transit Needs



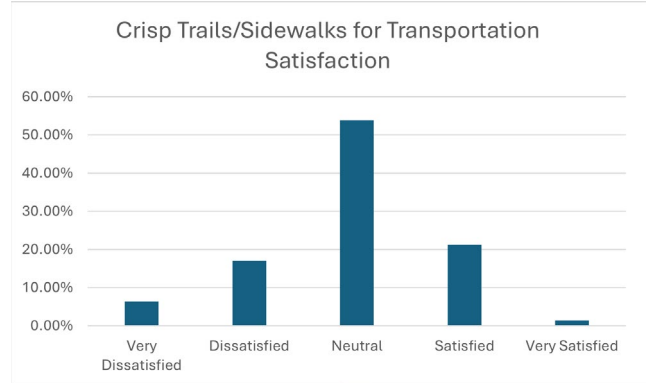
| | Existing (2020) | Future (2040) |
|--------------------------------|-----------------|---------------|
| Population | 22,034 | 18,672 |
| Existing Trips Provided (2022) | 14,644 | N/A |
| Rural Transit Demand | | |
| Total Rural Trip Demand | 33,901 | 27,023 |
| Unmet Rural Trip Demand | 19,257 | N/A |

Source: Regional Transit Development Plan, RVRC Draft Existing Conditions Report (January 2024)

Survey Responses

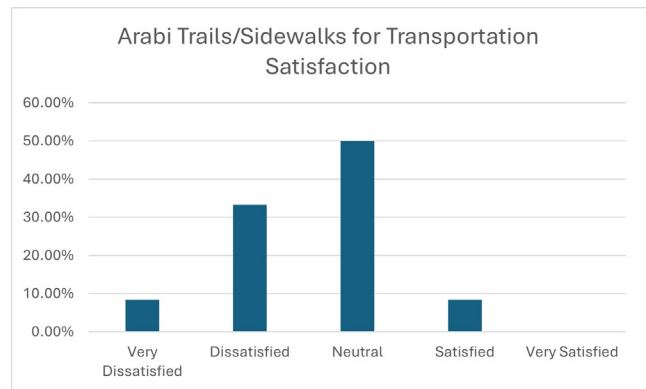
Crisp County

According to the survey, 53.9% of respondents in unincorporated Crisp County are neither satisfied nor dissatisfied with the options of trails and sidewalks for transportation in the county. 21.3% of respondents are satisfied with the trails and sidewalks available for transportation and 17.0% are dissatisfied with the availability of alternative modes of transportation in the county.



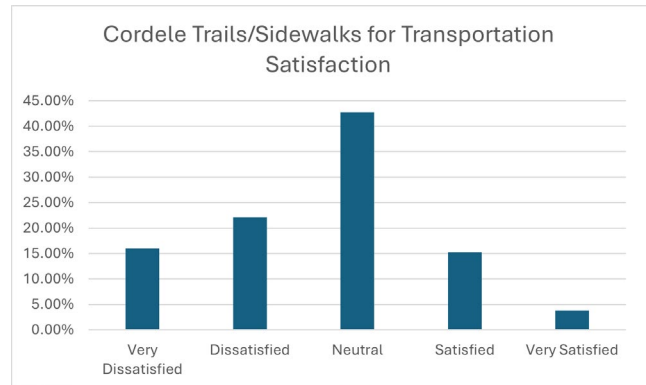
City of Arabi

According to the survey, 50.0% of respondents in Arabi are neither satisfied nor dissatisfied with the trails and sidewalks for transportation in the city. 33.3% of respondents are dissatisfied with the options while 8.3% are both very dissatisfied and satisfied with the availability of alternative modes of transportation in the city.



City of Cordele

According to the survey, 42.8% of respondents in Cordele are neither satisfied nor dissatisfied with the trails and sidewalks for transportation in the city. 22.1% of respondents are dissatisfied with the options while 16.0% are very dissatisfied with the availability of alternative modes of transportation in the city.



Pedestrian – Vehicular Collisions

According to the Georgia Department of Transportation, Crisp County’s crash rate is the highest among surrounding counties. From 2018 to 2022, there were 3,815 vehicular crashes in Crisp County. Eighty-five (85) of those crashes had victims with suspected serious injuries and 37 of the crashes had fatalities. One thousand and nine (1,009 or 26%) of the accidents had a driver that was suspected of being distracted, 196 (5%) had a confirmed distracted driver and 69 (2%) involved a confirmed impaired driver.

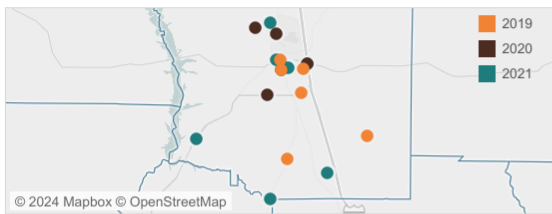
GEORGIA COUNTY FACT SHEETS 2022 Preliminary

Crisp County

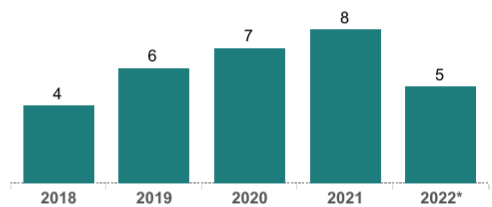
Use the dropdown menu to select a county or counties of interest.

Crisp

Fatal Crashes | 2019-2021



All Traffic Fatalities | 2018-2022*

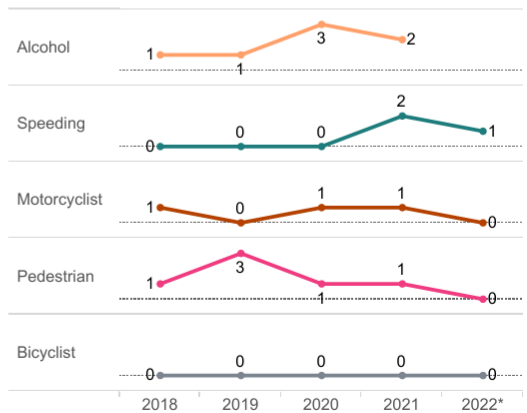


Crashes & Serious Injuries | 2018-2022*

| | 2018 | 2019 | 2020 | 2021 | 2022* |
|---------------------------------|------|------|------|------|-------|
| Crashes | 524 | 809 | 736 | 827 | 0 |
| Suspected Serious Injury | 18 | 21 | 23 | 23 | 0 |

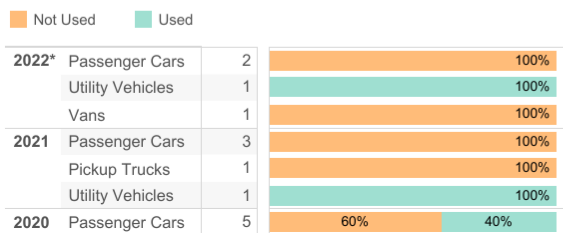
Number of crashes and suspected injuries may vary for other sources (i.e., GEARS or Numetrics). Data from 2018-2022 were obtained from GDOT databases revised by Crash Outcomes Data and Evaluation System (CODES). Data for 2022 is preliminary and was extracted from Numetrics in February 2024.

Traffic Fatalities by Type | 2018-2022*



Passenger Vehicle Occupant Fatalities Restraint Use

2020 - 2022*



Note: A single fatality can be categorized more than once. Therefore, the SUM of individual cells will not equal the total due to double counting. Alcohol test results are imputed values; therefore, 2022 FARS and state preliminary data or estimates were unav..

Source: Governor’s Office of Highway Safety, [County Data Sheets – Home | Georgia Governor's Office of Highway Safety \(gahighwaysafety.org\)](https://gahighwaysafety.org)

Transportation and Land Use Connection

Transportation and land use are intricately connected and should be planned together. As many towns and cities have grown, development has out-paced transportation options, depending too heavily on single occupancy motor vehicles and producing sprawl. This has led to increased distances traveled to access employment, retail, and recreation, an increase of vehicle miles traveled and traffic accidents, and communities that lack sufficient accessibility for walking and bicycling. These problems can occur in urban, suburban, small-town, and rural settings.

Thoughtful comprehensive planning can help to address these issues, reducing dependence on automobiles, creating safer, more walkable environments, providing better and more equitable access to jobs, services, shopping, and exercise, and enhancing overall quality of life. At least three land use strategies, considered in conjunction with transportation planning, can help communities to grow in healthy flourishing ways: smart growth, form-based code, and transit-oriented development.

Smart growth, as a planning approach, concentrates growth in compact nodes, protecting outer areas from sprawl. It promotes walkable activity centers of mixed-use development, including businesses, schools, services, and a range of residences, all within easy access due to higher density and shorter distances. Smart growth seeks to foster a community's sense of place, expand options for transportation, employment, and housing, protect and tap into natural and cultural resources, and improve public health.

Form-based code works to regulate development, through city or county regulations, by primarily considering a development's form, in addition to land usage, to produce a high-quality public realm where people want to live, work, and play. Widespread implementation of single-use zoning has often discouraged compact, walkable communities by segregating usage into large, homogenous, distantly separated districts. Form-based code works to address this by encouraging a mixed-use development of building forms tailored to benefit human rather than vehicular experience. A building's size, scale, openings, setbacks, and distance from other structures are designed to create comfortable, useful, accessible, and welcoming public spaces.

Transit-oriented development clusters high-density mixed-use activity centers around transit stations or stops. Commercial, service, and residential destinations are concentrated within a walkable 1/4-1/2 mile of the transit station, with decreasing density spreading outward.

While many land use practices result in long distances between origin and destination points, these development strategies place origin and destination points closer together, creating more options for mobility and active transportation. New developments can more easily incorporate such practices, but established areas can also be retrofitted with appropriate planning.

These strategies have principles which can be applied to urban, suburban, small-town, and rural settings, but each tool must be tailored to its context. Crisp County is rural, and while non-motorized transportation between the municipalities is limited due to distance, small-town centers like Arabi and compact downtowns like Cordele's are already ideally scaled for walkability. Smart growth approaches can also be retrofitted into established neighborhoods like those around Lake Blackshear to encourage higher-density and mixed-use development creating walkable activity centers. Crisp County, the City of Arabi, and the City of Cordele can employ these policies as a whole or in part to strengthen their sense of place, enhance their public realm, and improve opportunities for people to work, live, and play within one thriving community.

Education

Crisp County compares relatively well with area counties in educational attainment. According to the 2020 American Community Survey, between 2010 and 2020, the proportion of adults that obtain a high school education increased by 4%. The number of adults that showed interest in and initiated a college education increased by 7%. However, the community does not compare well with area counties in retention of high school students, having the second highest dropout rate in 2020 among surrounding counties. Review of the most recently published data reveals that Crisp County's dropout rate has been progressively increasing within the last five years, a trend that opposes that of surrounding counties.

| Highest Educational Attainment of Greater Crisp 2020 | | | | | | | | |
|---|-------|-------|-----|--------|--------|--------|-------|---------|
| | Crisp | Dooly | Lee | Sumter | Turner | Wilcox | Worth | Georgia |
| < HS diploma | 17% | 20% | 8% | 16% | 21% | 17% | 15% | 12% |
| HS Grad/ GED | 40% | 42% | 29% | 35% | 35% | 43% | 43% | 28% |
| Some College no degree | 21% | 19% | 24% | 20% | 19% | 20% | 19% | 20% |
| Associate Degree | 9% | 7% | 12% | 9% | 15% | 8% | 12% | 8% |
| ≥Bachelor's Degree | 14% | 13% | 27% | 20% | 11% | 12% | 10% | 32% |

** Among resident population 25 years of age and older*

Source: 2016-2020 U. S. Census data American Community Survey 5-Year Estimates Crisp, Arabi, Cordele -unincorporated is balance of the county

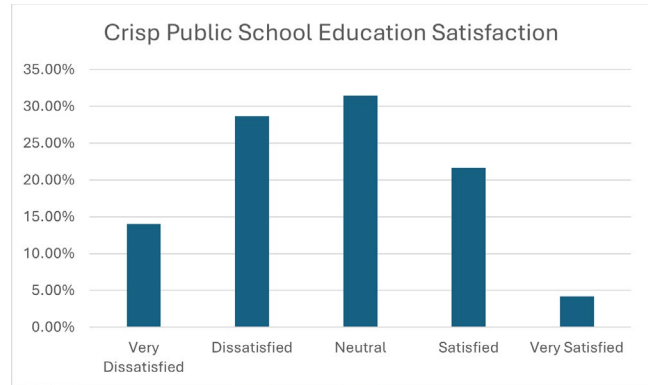
| Dropout Rates for Grades 9-12 Crisp and Area Counties | | | | | | | | |
|--|-------|-------|-------|--------|--------|--------|-------|---------|
| Year | Crisp | Dooly | Lee | Sumter | Turner | Wilcox | Worth | Georgia |
| 2017-2018 | 12% | 16.8% | 12.5% | 11.4% | 15.9% | 6.3% | 23.1% | 18.4% |
| 2018-2019 | 12.3% | 16.7% | 10% | 14% | 10.7% | 9.7% | 25.6% | 18% |
| 2019-2020 | 9.2% | 12.4% | 6.6% | 7.4% | 5.8% | 4.6% | 24.5% | 16.2% |
| 2020-2021 | 14.2% | 9.1% | 6.4% | 7.7% | 4.8% | 2.4% | 14.3 | 16.3% |
| 2021-2022 | 16.6% | 9.8% | 9.1% | 4.3% | 8.8% | 7.9% | 19.4% | 15.9% |

Source: Georgia Department of Education.

Survey Responses

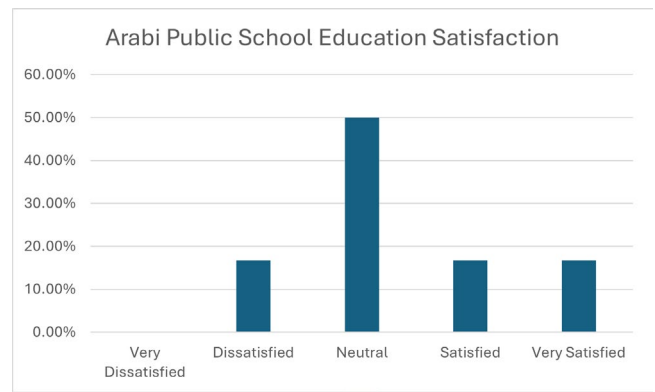
Crisp County

According to the survey, 31.5% of respondents in unincorporated Crisp County are neither satisfied nor dissatisfied with the quality of public-school education in the county. 28.7% of respondents are dissatisfied and 21.7% are satisfied with the educational situation in the county.



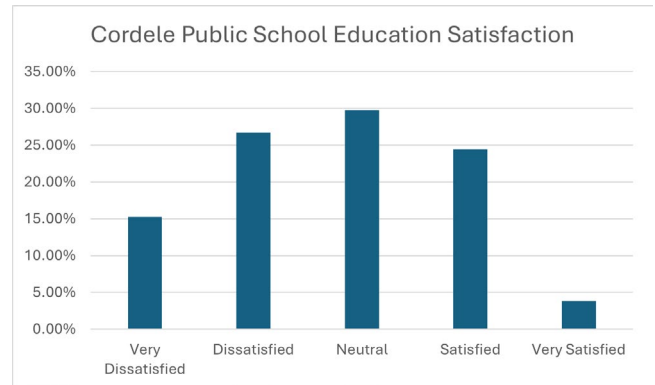
City of Arabi

According to the survey, 50.0% of respondents in Arabi are neither satisfied nor dissatisfied with the quality of public-school education in the county. 16.7% of respondents are either dissatisfied, satisfied, or very satisfied with the educational situation in the county.



City of Cordele

According to the survey, 29.8% of respondents in Cordele are neither satisfied nor dissatisfied with the quality of public-school education in the county. 26.7% of respondents are dissatisfied with it and 24.4% are satisfied with the educational situation in the county.



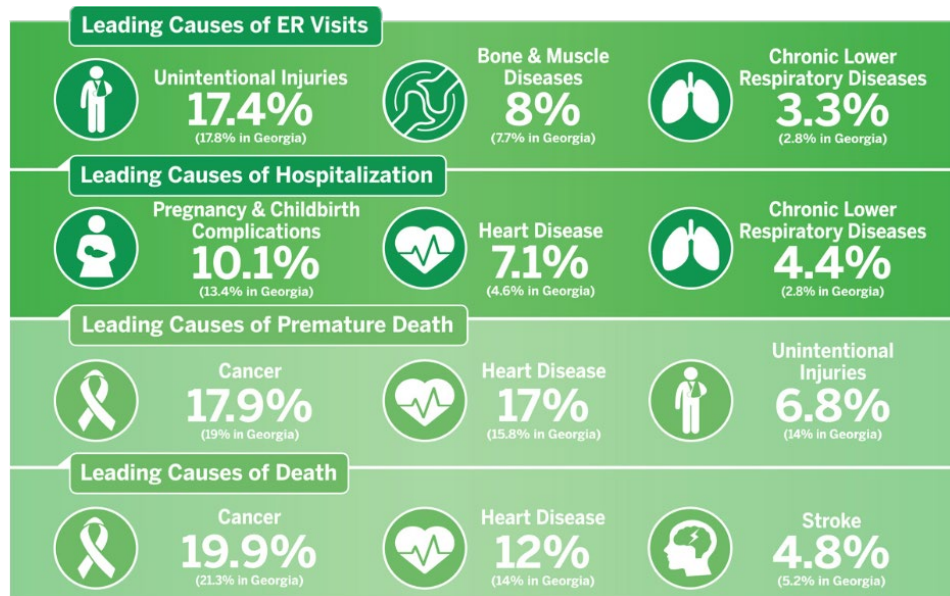
Health and Human Services

According to the Georgia Department of Health, Crisp County ranks 157 out of 159 Georgia counties, with 25% of the population reporting poor or fair health. 33% of adults are reported as being obese, which is higher than the State of Georgia at 30%. 24% of adults are smokers compared to 18% in the state.

The leading causes of Emergency Room visits are unintentional injuries (17.4%), which is lower than the state average of 17.8%. The leading causes of hospitalization are complications with pregnancy or childbirth (10.1%). The state average for this is 13.4%. The leading cause of premature death is cancer (17.9%), which is 1.1% lower than the state average of 19%.



Source: Crisp County Department of Health, 2019

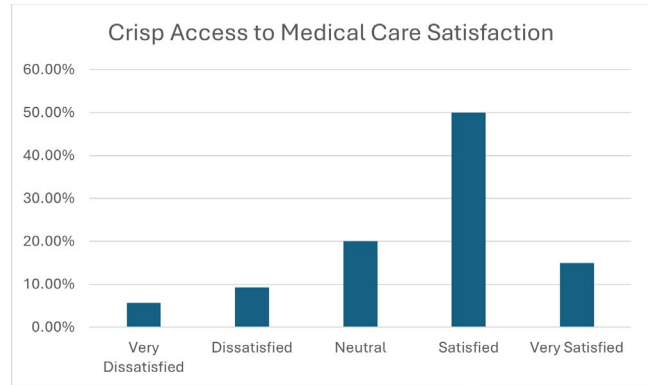


Source: Crisp County Department of Health, 2019

Survey Responses

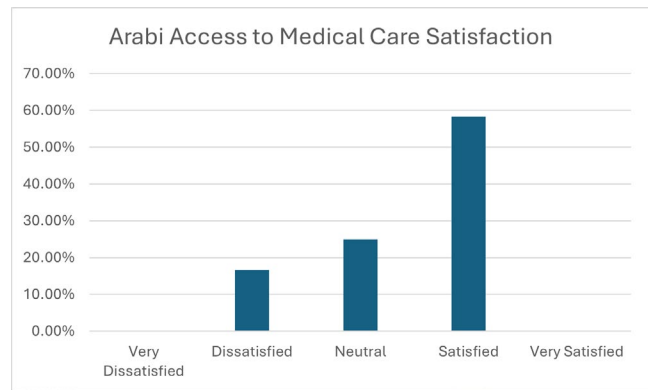
Crisp County

According to the survey, 50.0% of respondents in unincorporated Crisp County are satisfied with the access to medical care in the county. 20.0% of respondents have no opinion and 15.0% are very satisfied with the access to medical care in the county.



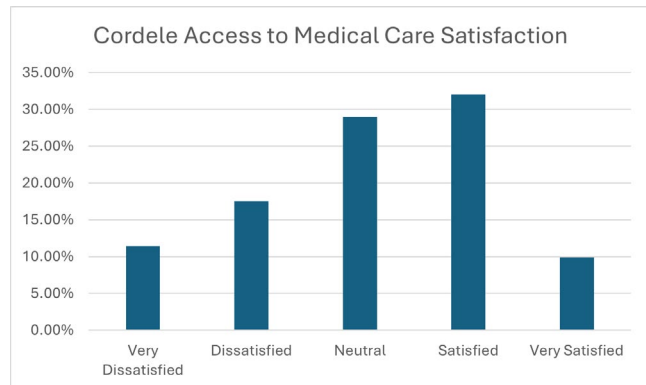
City of Arabi

According to the survey, 58.3% of respondents in Arabi are satisfied with the access to medical care in the county. 25.0% of respondents have no opinion either way and 16.7% are dissatisfied with the access to medical care in the county.



City of Cordele

According to the survey, 32.1% of respondents in Cordele are satisfied with the access to medical care in the county. 29.0% of respondents have no opinion either way and 17.6% are dissatisfied with the access to medical care in the county.



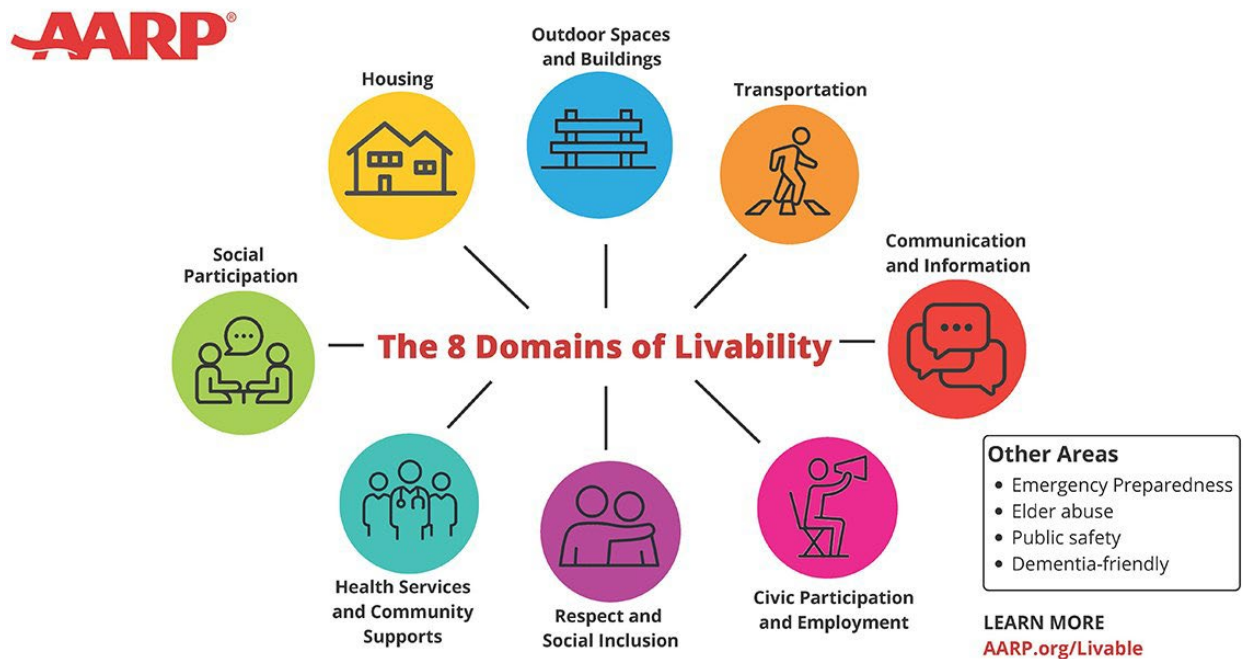
Livability and Aging in Place

People of all ages deserve communities in which they can live and thrive. The CDC defines “aging in place” as “the ability to live in one’s own home and community, safely, independently, and comfortably, regardless of age, income, or ability level.” However, quality of life has no age limitations and many of the same issues that confront senior citizens also affect those much younger. Issues regarding the affordability and access of housing, neighborhood security and proximity to needed services, safe and convenient transportation, clean air and water, access to quality healthcare, the opportunity for social engagement, and the desire for individual respect. All these aspects intertwine on a large scale to affect the physical and emotional well-being of individuals and the communities they live in.

Age Friendly Designation

In 2021 the River Valley Regional Commission on behalf of the organization and all member governments applied for and was accepted as a member of AARP’s Network of Age-Friendly States and Communities. The 2018 RVRC Regional Plan and all member community comprehensive plans were evaluated at that time based on AARP’s Eight Domains for Livability. The Age-Friendly designation ends in 2024. However, RVRC has every intention to re-apply for membership.

The Age-Friendly Network is part of AARP’s Livable Communities initiative, a locally driven effort to improve the quality of life for people of all ages. The local governments participating in this program have a common understanding that communities “are more livable, and better able to support people of all ages, when local leaders commit to improving the quality of life for the very young, the very old, and everyone in between” (<https://www.aarp.org/livable-communities/network-age-friendly-communities/>). All people benefit from local government policies, strategies, and actions that make neighborhoods walkable, feature transportation alternatives, enable access to community services, provide opportunities to participate in community activities, and support quality housing that’s affordable and adaptable.



Illustrations from iStock

© AARP 2020 | All rights reserved | Questions? Contact AARP Livable Communities by email at Livable@AARP.org.

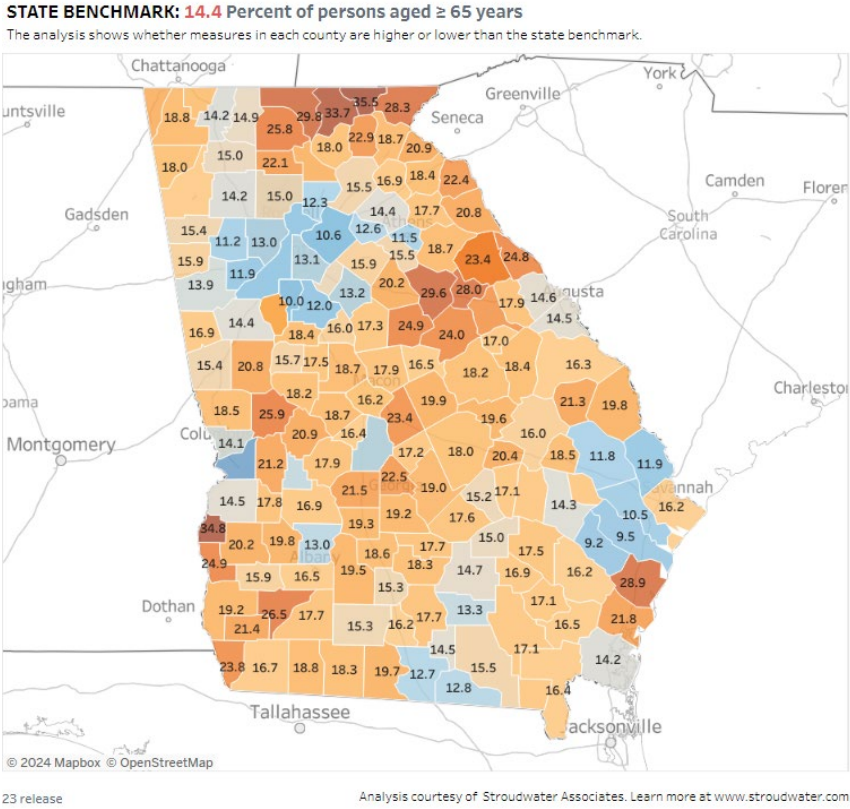
| Crisp County Population: 2000-2020 | | | | | |
|------------------------------------|-------|-----------------|-------|------------------|-------|
| Crisp County | 2000 | +/- | 2010 | +/- | 2020 |
| 65 + Population | 2,826 | + 13.76% Growth | 3,215 | + 107.74% Growth | 6,679 |

Source: U. S. Census

| | Crisp County Population 2000 | 65 + Population % | Crisp County Population 2010 | 65 + Population % | Crisp County Population 2020 | 65 + Population % |
|------------|------------------------------|-------------------|------------------------------|-------------------|------------------------------|-------------------|
| Population | 21,996 | 12.85% | 23,182 | 13.87% | 22,509 | 29.67% |

Source: U. S. Census

According to the U.S. Census, the number of senior citizens living in Crisp County was 2,826, 12.85% of the total population. By 2010, that number had grown by 13.76% to 3,215 and by 2020 the senior citizen population had doubled to 6,679 (+ 107.74%). As a result, in 2020, the number of 65 + living in Crisp County is nearly 1/3 of the county's total population 29.67%. In 2022, Crisp County's senior population was 4.9 percentage points higher than the State of Georgia's Average of 14.4%.



Natural Resources

Crisp County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The Natural and Cultural Resources of Crisp County are fundamental components in the development of the county and should be included in the planning process. Crisp County should develop educational programs to promote conservation and protection of important resources for all segments of society. The County and its municipalities should also strengthen and improve existing regulations regarding development in sensitive areas. Crisp County has water supply sources, water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

Water Resources Planning

Crisp County realizes the importance of their location in the Upper Flint River Watershed and understands the significant role current and future development plays in water quality. Crisp County participated in the regional water planning efforts of the Upper Flint Water Planning Council as mandated by state law in 2008 “to manage water resources in a sustainable manner to support the state’s economy, to protect public health and natural systems, and to enhance the quality of life for all citizens.” Crisp County continues to support the Upper Flint regional water planning process by maintaining an active presence on the council and by making water policy issues a priority in government decisions.

Water Supply Watersheds

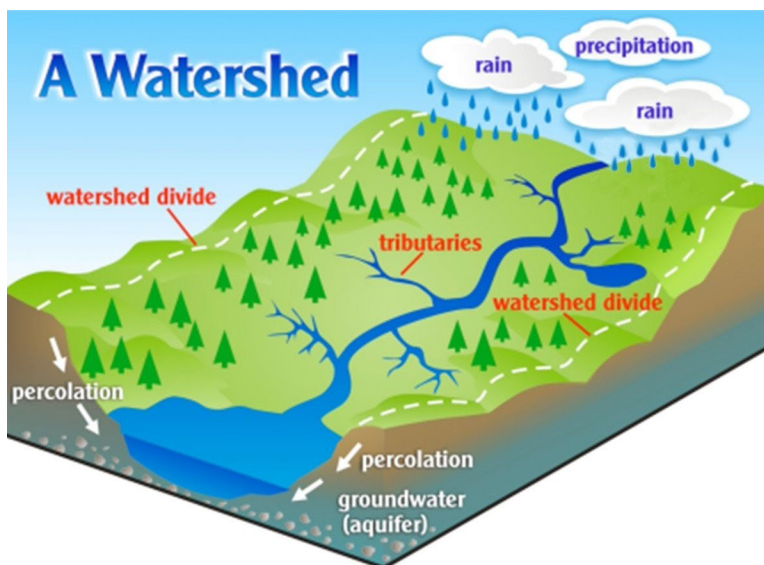
A watershed is an area of land that drains all rainfall to a common outlet, such as a stream, river, or lake. The highest points of land which surround a watershed delineate its boundaries. These land areas, comprised of all underlying ground water within the given boundary and surface water—lakes, streams, reservoirs, and wetlands— can be infinitesimally small or very large. However, when discussing watersheds, one must first consider the flowing water and streams which create them.

Streams are ranked based on the number of tributaries flowing into them. There are several methods used to classify streams in this manner; however, the Strahler method is the most used. In this method, streams without tributaries or headwaters are given a value of 1 and are called first order. As streams of the same order begin to intersect, the resulting stream is assigned an order one value higher (ex. $1+1=2$). When streams of different orders come together, the resulting stream retains the order of the stream with the greatest order (ex. $1+2=2$) (pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm).

Just as smaller streams come together to create greater bodies of water, large watersheds are created by numerous small watersheds. All watersheds are measured by hydrologic unit codes (HUC). The HUC is a sequence of numbers or letters that identify a unique hydrological feature, such as a watershed. The smallest watersheds can have a ten- or twelve-digit HUC identification (HUC-10 or HUC-12). These areas combine to create watersheds with eight-digit codes (HUC-8) (www.water.usgs.gov/GIS/huc.html). The State of Georgia is divided into 52 large HUC-8 watersheds. Crisp County lies within two of the state’s HUC-8 watersheds: the Middle Flint River and the Alapaha River (See Map in Appendix).

Watersheds are essential because they support ecological processes that sustain diverse populations of plants and animals and provide humans with water that can be used for a multitude of purposes. The activity occurring within watersheds affects the quantity and quality of the water that flows downstream

(www.water.usgs.gov/edu/watershed.html). Drought, excessive rainfall, withdrawals, or transfers between watersheds can alter water quantity. Pollution, which can enter the water through point or non-point sources, can negatively impact water quality, causing it to become impaired or threatened. When a watershed's water quality is degraded, the ecosystem can suffer, and the water used for drinking, irrigation, and recreation is compromised. As a result, watershed protection is vital to ensuring the health of the environment and the health of the people who live and play in them (www.cwp.org/mission-vision/).



Source: "What is a Watershed?," Riverside-Corona Resource Conservation District, [What is a Watershed? - Riverside-Corona Resource Conservation District \(rcrcd.org\)](http://www.rcrcd.org)

Environmental Planning Criteria

EPD has not required Crisp County, the City of Arabi, or the City of Cordele to adopt a Water Supply Watershed Ordinance and they have not done so.

Groundwater Recharge Areas

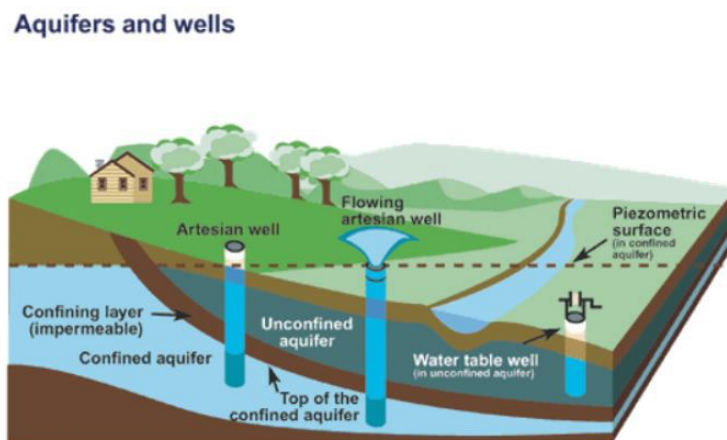
The geologic features and landforms that make up Georgia affect the quantity and quality of the state's groundwater. The most important of these geologic formations in regard to groundwater are Georgia's aquifers. Aquifers are comprised of permeable rock through which groundwater can move to fill wells and springs. The groundwater supplied by aquifers is an important natural resource, accounting for more than 90% of the drinking water for rural populations across the United States (www2.usgs.gov/faq/categories/9812/2496).

Precipitation eventually adds water back into the porous rock of the aquifer or recharges it. As a natural system, however, aquifers do not recharge at the same rate. This fact must be kept in mind at all times when drawing water from any well. Pumping out too much water too fast draws down the levels in the aquifer. This eventually causes wells feeding off that aquifer to yield less and less water and even run dry ([Groundwater Conditions of Georgia: Home \(usgs.gov\)](http://www.usgs.gov)).

Another danger to the aquifer's recharge system is the potential introduction of contaminants. The aquifer's

natural filtration structure of sand, clay, and stone may not be able to filter out all pollutants produced by modern living (e.g., heavy metals, nitrates, pesticides, etc.). It is extremely important for communities within groundwater recharge areas that are highly susceptible to pollution to adopt policies and put in place strategies that minimize the amount of contaminants within stormwater runoff and slow the absorption of that runoff into the groundwater system.

Crisp County lies within Georgia's Coastal Plain (See Maps in Appendix). The aquifer systems in this physiographic area consist of layered sand, clay, and in some places limestone and, according to the U.S. Geological Survey, are the most productive in the state ([Groundwater Conditions of Georgia: Home \(usgs.gov\)](https://www.usgs.gov)). Crisp County sits atop the Floridan/Jacksonian aquifer system-. The Floridan Aquifer System underlies an area of approximately 100,000 square miles beneath parts of southern Georgia, Alabama, South Carolina, and all of Florida. The Jacksonian Aquifer System is located in the central and east-central Coastal Plain Physiographic Province of Georgia (Geohydrology of the Jacksonian Aquifer in Central and East-Central Georgia, Harold R. Vincent, 1982).



Source: "Aquifers and Wells," USGS, [Aquifers and wells | U.S. Geological Survey \(usgs.gov\)](https://www.usgs.gov)

Environmental Planning Criteria

Both Crisp County and the City of Cordele are atop groundwater recharge areas that EPD has identified as being highly susceptible to pollution. As a result, both governments were required to adopt a Groundwater Recharge Area Protection Ordinance. However, due to procedural changes in the Environmental Planning Criteria, EPD has extended the deadline for these governments to adopt these ordinances indefinitely. There were no groundwater recharge areas identified as highly susceptible to pollution within the jurisdictional boundaries of Arabi. As a result, EPD did not require that government to adopt an ordinance and they have not done so.

Wetlands

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources by detaining 25 overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources). Crisp County has 22,350 acres of freshwater emergent wetlands and freshwater forested/shrub wetlands. Including freshwater ponds and riverine wetland types, the total acreage is 33,087 acres (See Map in Appendix).

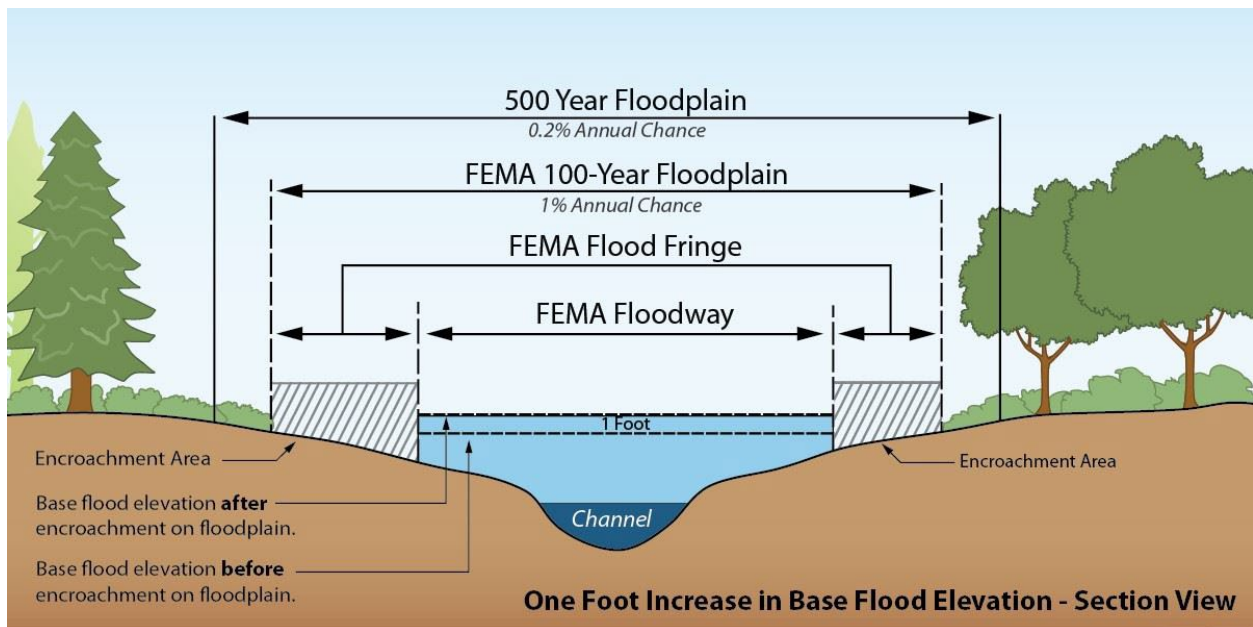
Environmental Planning Criteria

While both Crisp County and the City of Cordele have wetlands present within their jurisdictional boundaries, these areas were not identified by EPD as in need of protection. As a result, neither local government was required to adopt a Wetlands Protection Ordinance and they have not done so. On the other hand, EPD confirmed the presence of wetlands in the City of Arabi in need of protection and required that local government to adopt a protection ordinance. However, due to procedural changes in the Environmental Planning Criteria, EPD has extended the deadline for Arabi to adopt the ordinance indefinitely.

Floodplains

Flood plains provide many valuable services for both people and wildlife. Using flood prone areas for community amenities such as parks, bike paths, open spaces and wildlife areas can improve a community's quality of life. Preserving flood prone areas as open space is effective for avoiding damage from flooding and can enhance the natural functions of waterways. Proper management of flood plains and watersheds can keep pollutants out of rivers, can assist in the maintenance of optimum flow volume and velocity of streams, and can keep sediment loads from overpowering the riverine system.

Any development should be closely monitored in areas subject to flooding. Communities built in flood plains should incorporate flood control-infrastructure and evacuation procedures into their design plan (<https://www.nationalgeographic.org/encyclopedia/flood-plain/>). Crisp County and Cordele have been mapped for flood prone areas under the Federal Emergency Management Agency program and participate in the National Flood Insurance Program (NFIP) (See Map in Appendix). Arabi has not been mapped and does not participate in the program.



Source: "What is a FEMA Floodway and How is it Different?," Pierce County, WA, [FEMA Floodway | Pierce County, WA - Official Website \(piercecountywa.gov\)](https://www.piercecountywa.gov/)

Soil Types

Soil quality is the capacity of the soil to function as a vital living ecosystem sustaining plants, animals, and human beings. Soil that is well cared for can regulate the movement of water, provide essential nutrients, filter and buffer pollutants, aid in nutrient cycling, and create physical stability and support for roots and other structures. Healthy soil provides clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes. Soil has both inherent and dynamic properties. For example, sandy soil drains faster than clayey soil and deep soils have more room for roots than soils with bedrock near the surface. Soils respond differently to management techniques based on their inherent properties and the surrounding landscape (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>). The following table illustrates the many soil types found in Crisp County with a partial list of uses for each (See Map in Appendix).

| <i>Soil Suitability</i> | | | | | | | |
|-------------------------|-----|----------------|-------------------------|----------------------------------|---|--|---|
| Soil Classification | | Dominant Slope | Drainage | Use | | | |
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Alapaha | Ah | 0-2% | Occasionally Floods | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Alapaha | An | 0-2% | Occasionally Floods | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Albany | AoA | 0-2% | Somewhat Poorly Drained | X | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Ardilla | ArA | 0-2% | Somewhat Poorly Drained | Farmland of Statewide Importance | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Clarendon | Cn | 0-2% | Moderately Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |

| Soil Classification | | Dominant Slope | Drainage | Use | | | |
|---------------------|------|----------------|--------------|----------------------------------|---|--|--|
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Cowarts | CoB | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Cowarts | CoB2 | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Cowarts | CoC | 5-8% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Cowarts | CoC2 | 5-8% | Well Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Cowarts | CoD | 8-12% | Well Drained | Farmland of Statewide Importance | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Dothan | DoA | 0-2% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Dothan | DoB | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |

| Soil Classification | | Dominant Slope | Drainage | Use | | | |
|---------------------|------|----------------|----------------|----------------------------------|---|---|---|
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Esto | EuB | 2-5% | Well Drained | Prime Farmland | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Esto | EuC | 5-8% | Well Drained | Farmland of Statewide Importance | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Esto | EuD | 8-12% | Well Drained | X | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Faceville | FaB | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Faceville | FcC2 | 5-8% | Well Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Fuquay | FsB | 0-5% | Well Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Grady | Gr | 0-2% | Poorly Drained | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |

| Soil Classification | | Dominant Slope | Drainage | Use | | | |
|---------------------|-----|----------------|-------------------------|----------------------------------|---|--|---|
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Herod | He | 0-2% | Poorly Drained | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Kinston | Ko | 0-2% | Poorly Drained | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Lakeland | LaB | 0-5% | Excessively Drained | X | <ul style="list-style-type: none"> • Dwellings | | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Leefield | Le | 0-2% | Somewhat Poorly Drained | Farmland of Statewide Importance | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Leefield | Lf | 0-2% | Somewhat Poorly Drained | X | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Lucy | LmB | 0-5% | Well Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Lucy | LmC | 5-8% | Well Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |

| Soil Classification | | Dominant Slope | Drainage | Use | | | |
|---------------------|------|----------------|-------------------------|----------------------------------|---|--|---|
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Ocilla | Oc | 0-2% | Somewhat Poorly Drained | Farmland of Statewide Importance | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Orangeburg | OrA | 0-2% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Orangeburg | OrB | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Orangeburg | OrC | 5-8% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Orangeburg | OsD2 | 8-12% | Well Drained | Farmland of Statewide Importance | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Pelham | Pe | 0-2% | Poorly Drained | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |

| Soil Classification | | Dominant Slope | Drainage | Use | | | |
|---------------------|------|----------------|-------------------------|----------------------------------|--|---|---|
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Rains | Ra | 0-2% | Poorly Drained | X | | | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds |
| Stilson | Se | 0-2% | Well Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Stilson | Sr | 0-2% | Moderately Well Drained | X | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | <ul style="list-style-type: none"> • Small Commercial Bldgs. |
| Sunsweet | StD2 | 5-12% | Well Drained | X | | <ul style="list-style-type: none"> • Dwellings • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Playgrounds |
| Susquehanna | SuB | 2-5% | Poorly Drained | Farmland of Statewide Importance | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Paths & Trails | <ul style="list-style-type: none"> • Camp Areas • Picnic Areas • Playgrounds |
| Susquehanna | SuD | 5-12% | Somewhat Poorly Drained | X | | <ul style="list-style-type: none"> • Dwellings • Paths & Trails | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Picnic Areas • Playgrounds |
| Tifton | TfA | 0-2% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Tifton | TfB | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. | <ul style="list-style-type: none"> • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |

| Soil Classification | | Dominant Slope | Drainage | Use | | | |
|---------------------|-----|----------------|-------------------------|----------------|---|--|---|
| | | | | Prime Farmland | Not Limited | Somewhat Limited | Very Limited |
| Tifton | TfC | 5-8% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Playgrounds |
| Tifton | TuB | 2-5% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas • Playgrounds | |
| Tifton | TuC | 5-8% | Well Drained | Prime Farmland | <ul style="list-style-type: none"> • Dwellings | <ul style="list-style-type: none"> • Small Commercial Bldgs. • Camp Areas • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Playgrounds |
| Wahee | Wa | 0-2% | Somewhat Poorly Drained | X | | <ul style="list-style-type: none"> • Paths & Trails • Picnic Areas | <ul style="list-style-type: none"> • Dwellings • Small Commercial Bldgs. • Camp Areas • Playgrounds |

Slopes

Topography, or slope, is a term used to describe the contours and surface features of the earth. Topography includes information such as latitude and longitude, but also data regarding elevation; namely how steep or how flat the land is. Detailed information about the topography of an area is essential for the planning and construction of buildings and structures. Along with soil type, topography dictates what uses are best suited for a parcel of land. Steep areas, by their very nature, are more likely to experience problems with soil erosion and stormwater runoff than flat areas. Due to this, these areas are more likely to have an increased risk for damage from natural disasters (See Map in Appendix).

Protected River Corridors

The Flint River is designated as a protected river corridor under the River Corridor Protection Act (O.C.G.A. 12-2-8). Land along the Flint River performs a variety of critical functions related to water resources: controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the Flint River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water.

Environmental Planning Criteria

The majority of Crisp County's western border with Sumter County consists of the shoreline of Lake Blackshear. This lake was created by the Crisp County Power Company in 1930 by damming the Flint River to create hydroelectric power. As a result, EPD did not identify the protected corridor of the Flint River as being within Crisp County's jurisdictional boundaries and has not required that the county adopt a River Corridor Protection Ordinance for the Flint River. EPD did not confirm the presence of any protected river corridors within the jurisdictional boundaries of the City of Arabi or the City of Cordele. These governments were not required to adopt a protection ordinance.

Prime Agricultural and Forest Land

Prime agricultural land is defined as those soil types which have the best combination of physical and chemical characteristics to produce food crops. Even in rural areas, however, prime farmland is in danger of being taken out of crop production and used instead for residential, commercial, or industrial development. Wise land use planning can minimize the adverse effects of development of prime farmland. See Map of Prime Farmland in Appendix).

According to the 2022 Ag Census, there were 176 farms in Crisp County, down by 25% since 2017. This is much higher than the state's 7% reduction in the number of farms since 2017 to 29,264 farms. Crisp County farms in 2022 had 80,208 acres of cropland, 7,622 acres of pastureland, 29,540 acres of woodland, and 29,251 acres of irrigated land. Top crops by acres in the county included Cotton, Peanuts, Forage, Pecans, and Corn. The total market value of products from Crisp in 2022 was \$91,009,000.

The agricultural and forested areas of Crisp County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. Both farmland and forestland provide a haven for wildlife. To ensure the scenic and environmental value of Crisp County, the local elected officials should require that best management practices established by agricultural and forestry agencies be followed.

| Crisp County Agricultural Trends | | | | | |
|---|----------------------|------------------|----------------------------|-----------------|------------------|
| % of Farms that ... | Have Internet Access | Farm Organically | Sell Directly to Customers | Hire Farm Labor | Are Family Farms |
| Crisp County | 73% | 0% | 3% | 39% | 84% |
| Georgia | 79% | < ½% | 6% | 25% | 95% |

Source: USDA National Agricultural Statistics Service, Census of Agriculture 2022

Plant and Animal Habitats

Crisp County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species with critical habitat in Crisp County. State and federally designated endangered plant and animal species are listed in the following table.

| Endangered Species | | |
|------------------------------------|--------------------------|------------------|
| Common Name | Scientific Name | Species Group |
| Whooping Crane | Grus Americana | Birds |
| Wood Stork | Mycteria americana | Birds |
| Alligator Snapping Turtle | Macrochelys temminckii | Reptile |
| Eastern Indigo Snake | Drymarchon couperi | Reptile |
| Suwannee Alligator Snapping Turtle | Macrochelys suwanniensis | Reptile |
| Gulf Moccasinshell | Medionidus penicillatus | Mollusks |
| Oval Pigtoe | Pleurobema pyriforme | Mollusks |
| Shinyrayed Pocketbook | Hamiota subangulata | Mollusks |
| Monarch Butterfly | Danaus plexippus | Insects |
| Fringed Campion | Silene polypetala | Flowering Plants |
| Pondberry | Lindera melissifolia | Flowering Plants |
| Relict Trillium | Trillium reliquum | Flowering Plants |

Source: Nature Explorer, Georgia Ecological Services, U.s Fish and Wildlife



Source: Georgia Public Broadcasting, [monarch_on_butterfly_weed_linda_may_georgia_dnr.jpg](#) (1000×667) ([gpb.org](#))



Source: State Botanical Garden of Georgia, [pondberryarticle.jpg](#) (375×250) ([uga.edu](#))

Cultural Resources

Cultural resources are among those components of life that contribute to the development of the region's sense of place; characteristics that generally distinguish it from other regions. While most events are not known beyond the site of occurrence, some have impacts which reverberate far beyond the site. Crisp County has a unique history and many locally significant resources. Preserving the resources that represent the history of this community adds to the quality of life for all city and county residents.

National Register of Historic Places

The National Register of Historic Places is the nation's official list of historic properties worthy of preservation. The register was authorized by the National Historic Preservation Act in 1966 (36CFR60) and is maintained by the National Park Service. Properties on the list include buildings, structures, sites, objects, and districts determined to be important in American history. Nominated properties must be at least 50 years old (there are exceptions on a case-by-case basis), retain historic integrity, and meet at least one of the following criteria:

- A: Association with one or more events important in history.
- B: Association with individuals whose contributions to history can be identified and documented.
- C: The physical design or construction of the property, including elements such as architecture, landscape architecture, engineering, and artwork.
- D: The potential to provide information about human history.

Cordele has three historic districts on the National Register of Historic Places: Cordele Commercial Historic District, Gillespie-Selden Historic District, and O'Neal School Neighborhood Historic District. The U.S. Post Office on Sixth Street is the only individually nominated building on the register and the Cannon Site is the only archaeological site. Neither Crisp County nor Arabi have any listings on the National Register of Historic Places.

Cordele Commercial Historic District

The Cordele Commercial Historic District was nominated to the National Register of Historic Places in 1989. The district is roughly bounded by Sixth and 14th Avenues and Fifth and Ninth Streets in Cordele. There are 68 total contributing buildings, sites, structures, and/or objects in this district with a period of significance from 1888 – 1939. The district is notable for its architecture, commerce, community planning and development, and transportation.

O’Neal School Neighborhood Historic District

The O’Neal School Neighborhood Historic District was listed on the National Register of Historic Places in 2004. The district is roughly bounded by the Seaboard Coastline Railroad, Owens Street, 16th Avenue, and 6th Street. There are 253 total contributing buildings, sites, structures, and/or objects in this district with a period of significance from 1887 – 1954. The district is notable for its architecture and its community planning and development.

Gillespie-Selden Historic District

The Gillespie-Selden Historic District was listed on the National Register of Historic Places in 1998. The district is located southwest of downtown Cordele roughly bounded by Railroad, 10th, and 15th Streets, and 16th Avenue. There are 90 total contributing buildings, sites, structures, and/or objects in this district with a period of significance from 1890 – 1949. The district is notable for its African-American heritage and community planning and development, religion, education, medicine, and architecture.

Georgia Register of Historic Places

The Georgia Register of Historic Places is much the same as the National Register, but on the state scale. The Georgia Register is the state’s official list of historic properties worthy of preservation. It aligns with the National Register of Historic Places and uses the same nominating requirements. As such, properties listed on the National Register are automatically listed on the Georgia Register. Additionally, as the state of Georgia’s designating entity for historic properties, the Georgia Register is referenced in state laws and regulations such as state grants, state tax abatements, and the Georgia Environmental Policy.

Local Historic Preservation Ordinance

The City of Cordele has an adopted local historic preservation ordinance and an appointed historic preservation commission that meets monthly. Locally designated historic districts include the O’Neal School Neighborhood Historic District and the Gillespie Selden Historic District. The City of Cordele participates in the Certified Local Government program administered by the National Park Service and is an active member of the Main Street America network.

Although historic sites are taken into consideration while making land use decisions per various local government ordinances, neither Crisp County or the City of Arabi have adopted a local historic preservation ordinance or appointed a historic preservation commission. Also, there is no county-wide non-profit entity that sponsors National Register listings, oversees the application for survey funds, maintains an inventory of local historic resources, and attempts to preserve endangered resources.

Crisp County, the City of Arabi, and the City of Cordele understand the significance of cultural resources and place high importance on conservation of the area’s history, tradition, and culture through preservation. The local elected officials also know the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses, and a sense of community and tradition. As a result, Crisp County, the City of Arabi, and the City of Cordele make the conservation of the area’s history, tradition, and culture through preservation a priority.

Federal and State Tax Incentives

Tax incentives play a significant role in the preservation of historic resources, the retention of a community’s sense of place, the stimulation of economic development and downtown revitalization, and the engagement of heritage tourists. The U.S. government created the Federal Historic Preservation Tax Incentives program in 1976. This program has provided significant investment in the protection of the nation’s historic buildings since its inception. According to the National Park Service Annual Report on the Federal Tax Incentives program, historic property owners in the State of Georgia benefited to the tune of \$690,566,249 in qualified

rehabilitation expenditures between 2019 – 2023 using this program alone.

Currently, the State of Georgia operates two tax incentives programs. The Georgia State Preferential Property Tax Assessment or freeze is a partnership between the Historic Preservation Division of the Georgia Department of Community Affairs and the local county tax commission in which the particular historic property lies. This program would allow the property tax value on the historic building to be rehabilitated to be frozen for a number of years until approved rehabilitation work is completed. In 2002, the State of Georgia also created the State Income Tax Credit for Rehabilitated Historic Properties. Similar to the federal tax incentive, this state initiative is a companion that allows historic property owners the ability to see the benefits of their preservation project not just on their federal income tax outlay, but also on their state income tax. According to the Historic Preservation Division, at the end of FY 2023 in June 2023, this state program accounted for \$138,868,178 in investment and 908 created jobs around Georgia.



Suwanee Hotel. Site of former home of Georgia Governor Joseph E. Brown (1861 – 1865).



Gillespie-Selden Institute Class of 1947, Source: St. Paul Gillespie-Selden Learning Center

Intergovernmental Coordination and Regional Cooperation

Coordination between local governments, community service providers and local/regional authorities is vital when planning for and anticipating growth and development success. A renewed focus on sharing information regarding initiatives with elected officials in between Crisp County, the City of Arabi, and the City of Cordele as well as other neighboring jurisdictions will further strengthen partnerships and build new cooperative connections.

Coordination of projects and resources will also reduce costs for large endeavors such as road improvements. While this approach will not only foster fiscal responsibility by stretching taxpayer dollars, but it will also ensure that planning and development across jurisdictional boundaries is done in a cohesive manner.

By partnering with neighboring jurisdictions, Crisp County, the City of Arabi, and the City of Cordele can produce a greater impact on regional environmental/conservation issues such as water quality, the longleaf pine ecosystem and endangered habitats of the eastern indigo snake and the wood stork. Working together to ensure conservation of natural resources can spur growth in the outdoor recreation industry and be a powerful economic engine for these communities.

The local elected officials and staff of Crisp County, the City of Arabi, and the City of Cordele must be actively involved in the planning initiatives of regional organizations like the River Valley Regional Commission. Confirming that all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law will mean that residents have access to the latest information, tools and best management practices that benefit these communities. The Service Delivery Strategy (SDS), Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS identifies every service each jurisdiction provides and where and is due for update in 2027. The five-year joint Pre-Disaster Mitigation Plan for Crisp County, Arabi, and Cordele was adopted by all local jurisdictions in 2024.



River Valley Regional Commission Council Meeting 2024.

LAND USE

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. At the same time, no one desires to have a scene like the old west boomtowns, based solely on the production of certain products and wealth, without regard for tomorrow. Many difficult decisions must be made about how a community desires to encourage and improve the economic environment while creating a safe, healthy living environment for the citizens.

Often, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Crisp County would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact. The purpose of this section is to map and review existing land use in Crisp, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

| <i>Existing Land Use Acreage</i> | | | | |
|--|-----------------------------|-----------------|-----------------|-------------------|
| | Unincorporated Crisp County | Arabi | Cordele | Total Acreage |
| Residential | 6,888.41 | 170.5 | 1040.9 | 8,099.81 |
| Agriculture/ Forestry | 146,129.33 | 3,345.86 | 543.9 | 150,019.09 |
| Commercial | 763.79 | 60.37 | 757.94 | 1,582.1 |
| Industrial | 894.20 | 32.75 | 1,149.19 | 2,076.14 |
| Parks/Recreation /Conservation | 1,468.10 | 3.38 | 28.66 | 1,500.14 |
| Public/ Institutional | 1,934.89 | 61.33 | 975.27 | 2,971.49 |
| Transportation/ Communication/ Utilities | 5,259.66 | 292.92 | 1,261.33 | 6,813.91 |
| Undeveloped/ Vacant | 2,173.34 | 75.13 | 838.57 | 3,087.04 |
| Total | 165,511.72 | 4,042.24 | 6,595.76 | 176,149.72 |

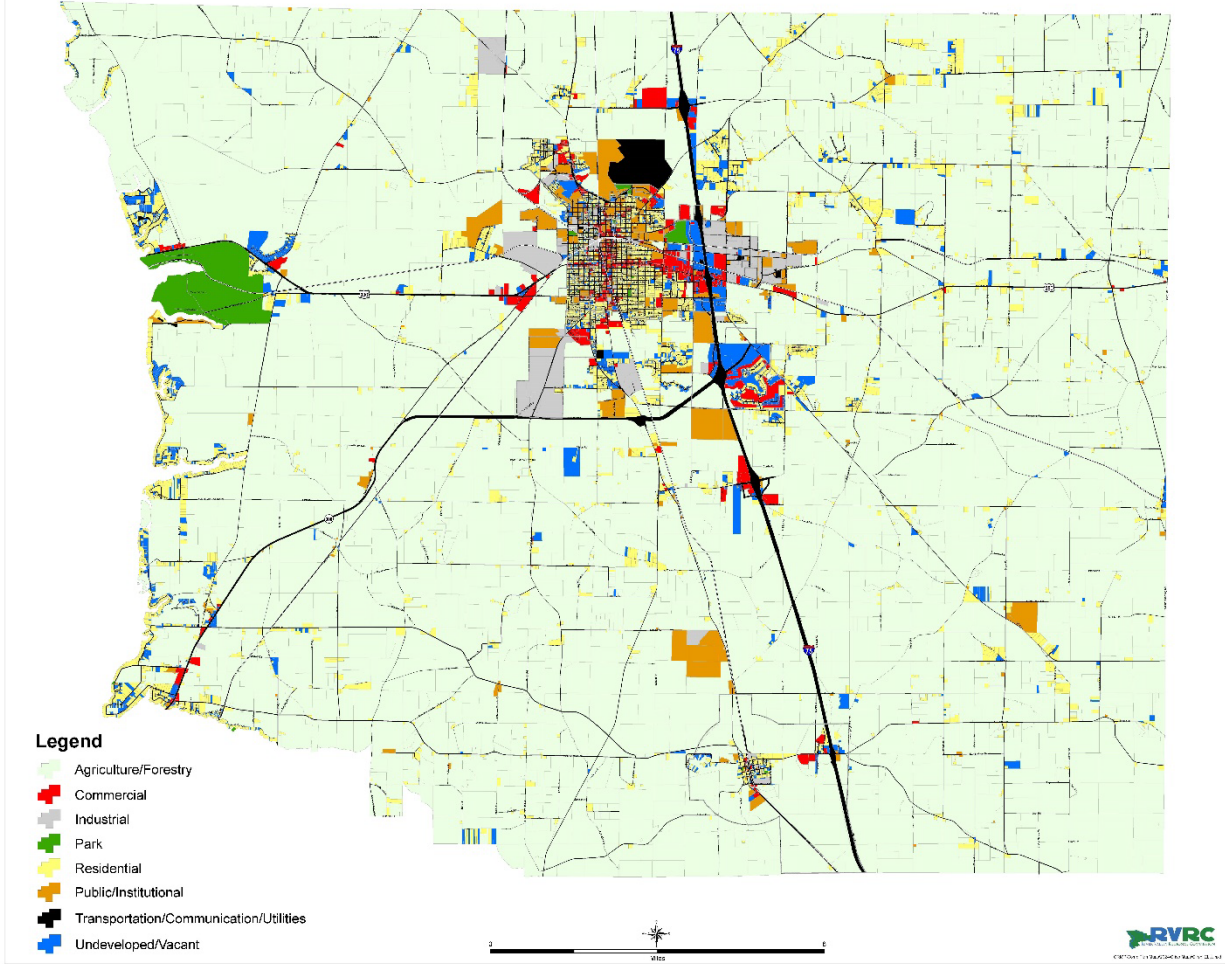
Source: RVRC

| Existing Land Use Definitions | |
|--------------------------------------|---|
| Existing Land Use | Definition |
| Single-Family Residential | This category is for land established to provide appropriate areas for low-density site-built single-family residential development in private subdivisions. |
| Multi-Family Residential | This category is for land established to provide appropriate areas for medium-density multi-family developments such as garden apartments and condominiums, townhouses, retirement communities and personal care homes |
| Rural Residential/ Agriculture | This category is for land established to protect and conserve valuable farmlands for the agricultural production of crops and livestock and for active forestry operations. |
| Commercial | This category is for land established to provide appropriate areas for a full range of offices and commercial sales and services uses that are normally associated with traditional stores and shopping centers, but not involving extensive outdoor storage areas or major repair activities. |
| Industrial | This category is for land established to provide appropriate areas for industrial and manufacturing uses. |
| Public/ Institutional | This category is for land established to provide appropriate areas for administrative and professional offices, and for institutional uses such as churches and private schools. Commercial facilities that support the office or institutional uses such as drug stores, restaurants, funeral homes and car rental agencies, and such uses as high-density multi-family development, motels and hospitals could be appropriate uses in the district if properly scaled and located to avoid negative impacts on surrounding and nearby uses. |

Source: RVRC

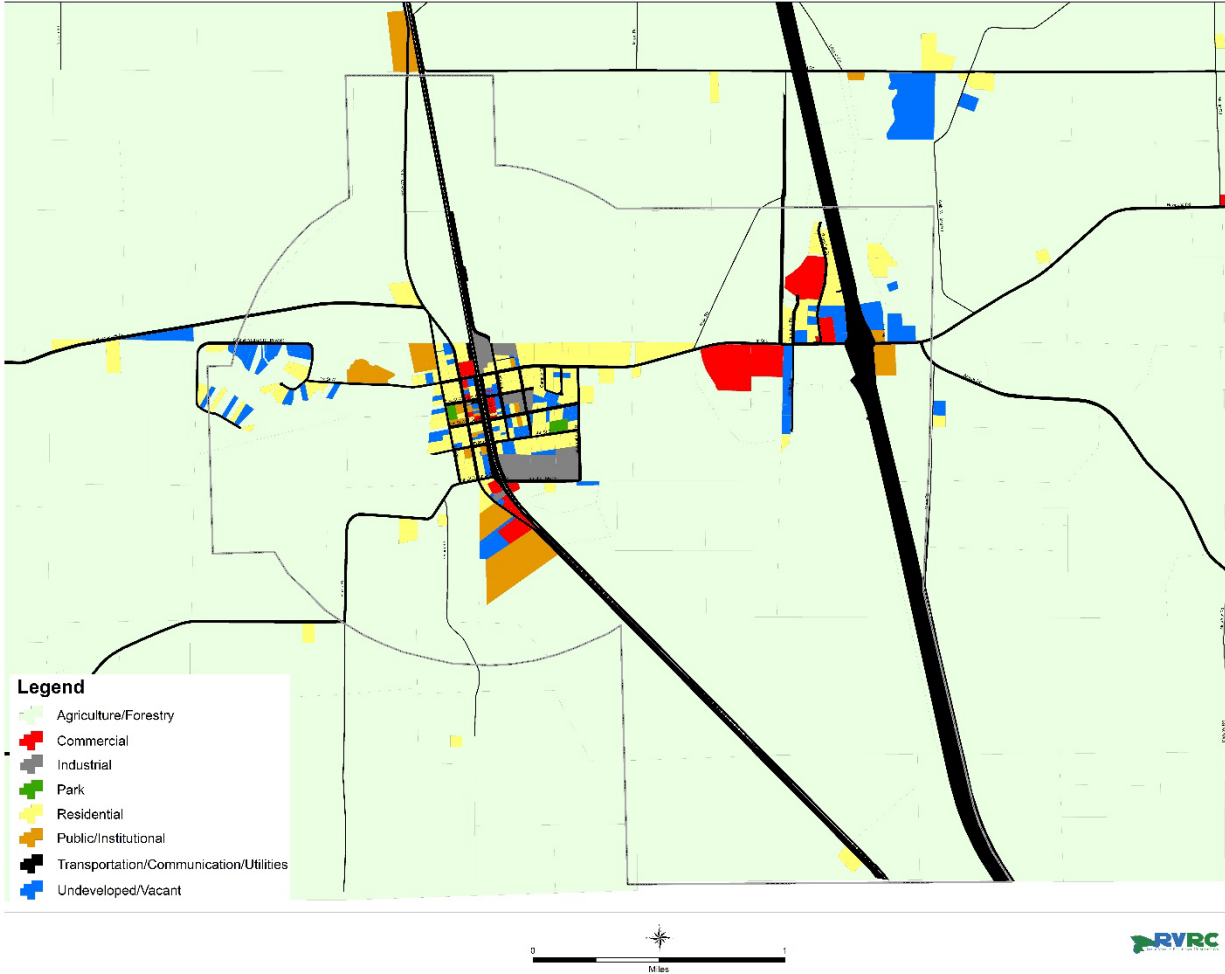
Crisp County Existing Land Use Map

Crisp County - Existing Land Use Map



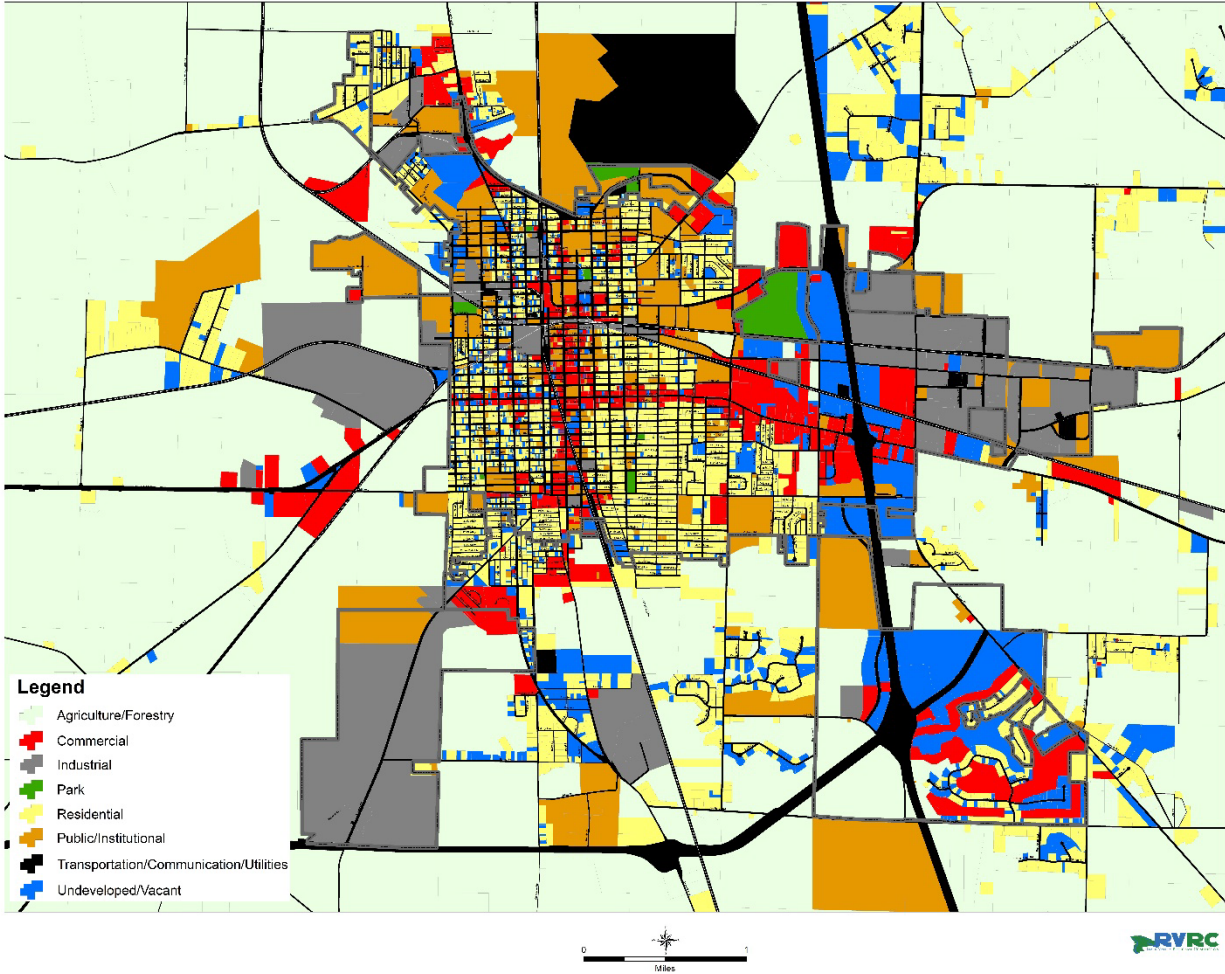
City of Arabi Existing Land Use Map

City of Arabi - Existing Land Use Map



City of Cordele Existing Land Use Map

City of Cordele - Existing Land Use Map



CHARACTER AREAS

Communities are made up of distinct neighborhoods, each with characteristics that make them unique. Character areas are defined as specific geographic locales that:

- Have unique or special characteristics.
- May evolve into a unique area under specific and intentional guidance.
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots
- Features such as landscaping, parking, driveways, accessory structures
- Street design
- Intensity of development
- Building location, dimensions, and orientation
- Types and quantities of natural features
- Location, extent, and type of civic buildings and public spaces.

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

Environmental characteristics can also be used to identify an area's character. The features of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors
- Bodies of water, such as lakes, rivers, streams, and seas
- Wetlands, floodplains, and floodways
- Habitats
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. They may be areas that are vacant or sparsely settled; neither environmental areas nor (partially or wholly) developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production
- Open space
- Future development areas.

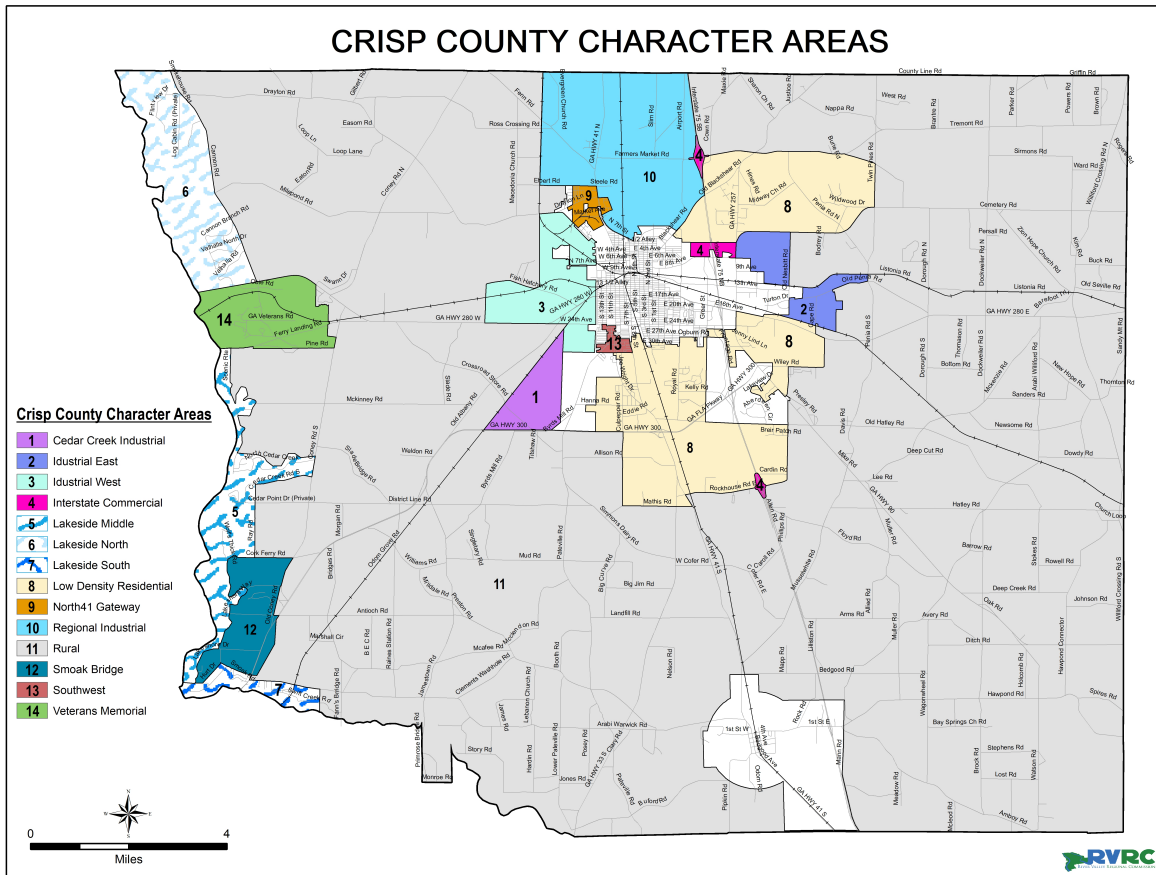
Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form of

pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land uses are identified for each character area, they are intended to be the primary, not exclusive, uses.

Current photographs or aerial images follow many of the character areas identified. Review of the text and the accompanying photo/image in conjunction help present a vision of both the desirable and undesirable characteristics of the area.

CRISP COUNTY CHARACTER AREAS



Cedar Creek Industrial

Description

This character area is shared with Cordele on the city's southwest corporate limits. The unincorporated portion is currently undeveloped, primarily agricultural in character. Many characteristics make this area attractive for industrial development; topography, soils, location, accessible via four lane and rail, proximity to utilities.

Vision

Because of numerous attributes conducive to such development, this area is envisioned as a preplanned industrial park.

Primary Land Use

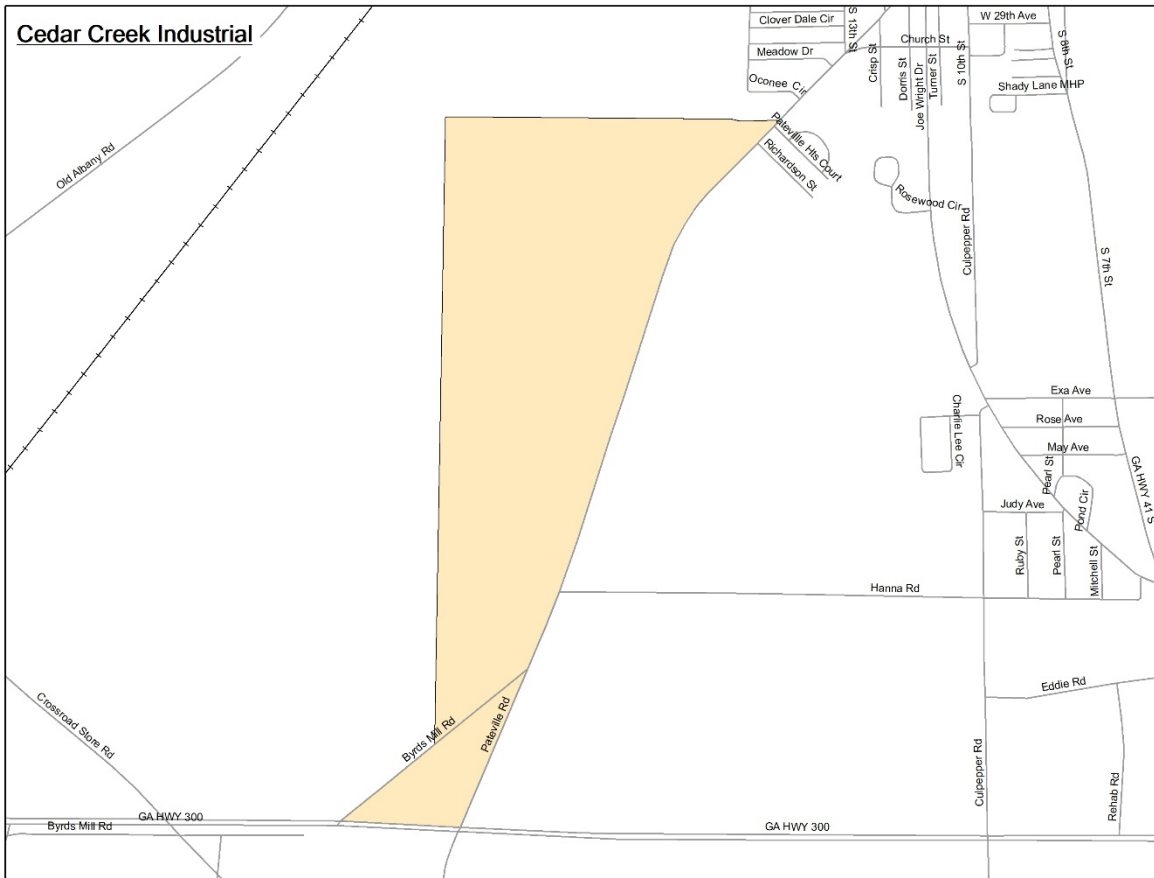
Industrial/Warehousing

Development Patterns

- Locate new industry close to town, to make jobs accessible to residents by way of transit, walking, or bicycling.
- Improve Industrial Park signage.
- Restrict the number and size of signs and billboards.
- Landscape parking areas to minimize visual impact from adjacent roadway(s).
- Locate parking to the rear or side of buildings to minimize visibility from surrounding roadway(s).
- Allow for shared parking arrangements.
- Limit large expanses of asphalt parking.
- Encourage the use of pervious surfaces for parking areas.
- Require landscaped tree islands and medians to break up large expanses of paved parking.



Planting landscaped tree islands in paved parking areas provides shade and mitigates heat island effects. The use of pervious surfaces reduces stormwater runoff and keeps community drainage systems from being overloaded.



Connecting destinations throughout the community with alternative transportation options like sidewalks, trails, bike routes, or transit improves quality of life and ensures that even those residents without access to automobiles can still access job sites and make a decent wage.

Industrial East

Description

This area is shared with Cordele on the eastern extremity of the municipal limits. The county area is bounded on the north and south by railroads. Although there is some development, the county's unincorporated share is primarily in agricultural production or woodland but prime for industrial use because of location.

Vision

The vision for this area is to have sufficient sites, acreage, and amenities to make the community an attractive location for a wide variety of industrial prospects, bringing diverse employment opportunities to residents, including further development as an inland port.

Primary Land Use

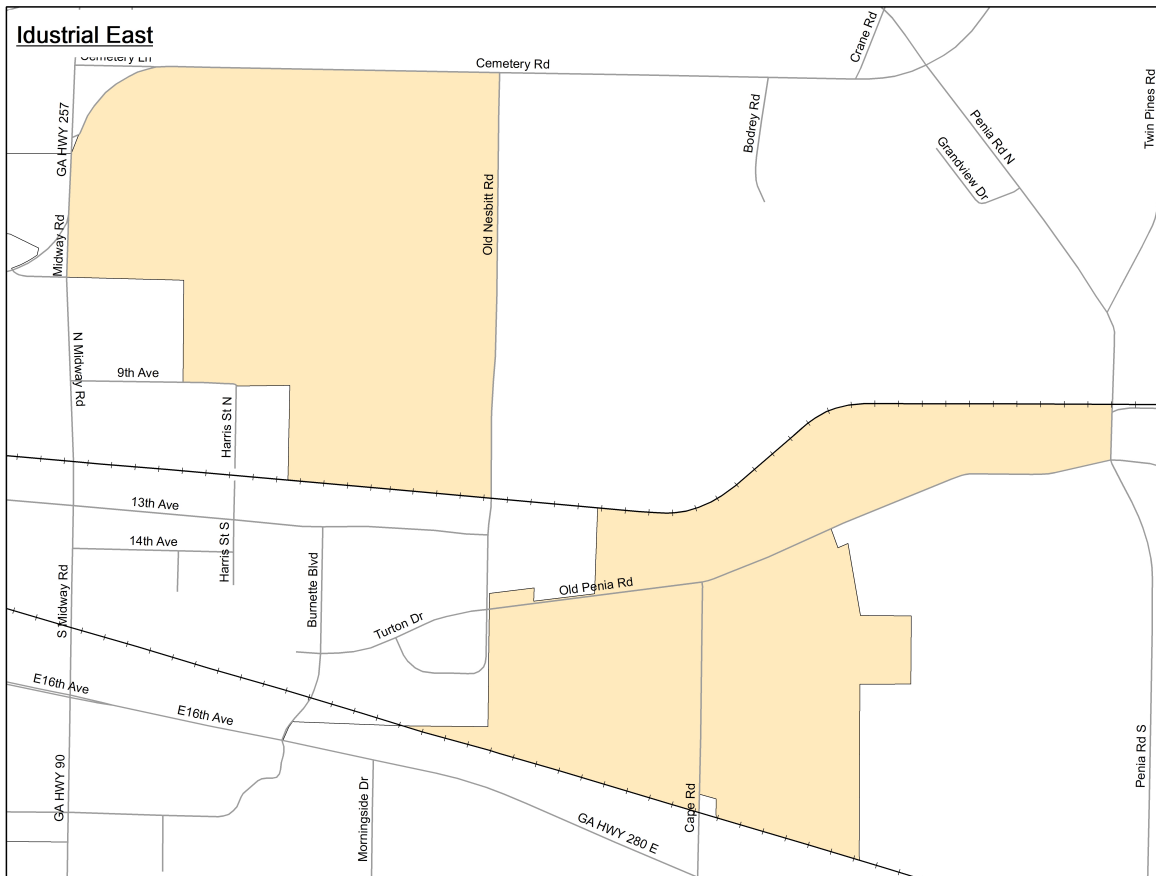
Industrial/ Light Industrial/ Transportation

Development Patterns

- Restrict the number and size of signs and billboards.
- Require parking lots to incorporate on-site stormwater management BMPs.
- Require landscaped tree islands and medians to break up large expanses of paved parking.
- Encourage infill development.
- Encourage utility, roadway, and rail spur extensions/development.



Large canopy trees break up expansive asphalt parking and provide shade cooling temperatures in area.



Billboard and signage clutter is distracting to drivers and hides the natural beauty of the area. Controlling the proliferation of billboards and other signage at community entrances and along main roads retains the rural and agricultural viewsheds of the county.

Industrial West

Description

This area is characterized by manufacturing, assembly, and processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, and/or other nuisance characteristics may not be contained on-site. The area is served by rail and U.S highway 280 and originates and receives rail freight and large truck traffic.

Vision

An area with sufficient sites, acreage, and amenities to make the community an attractive location for a wide variety of industrial prospects.

Primary Land Use

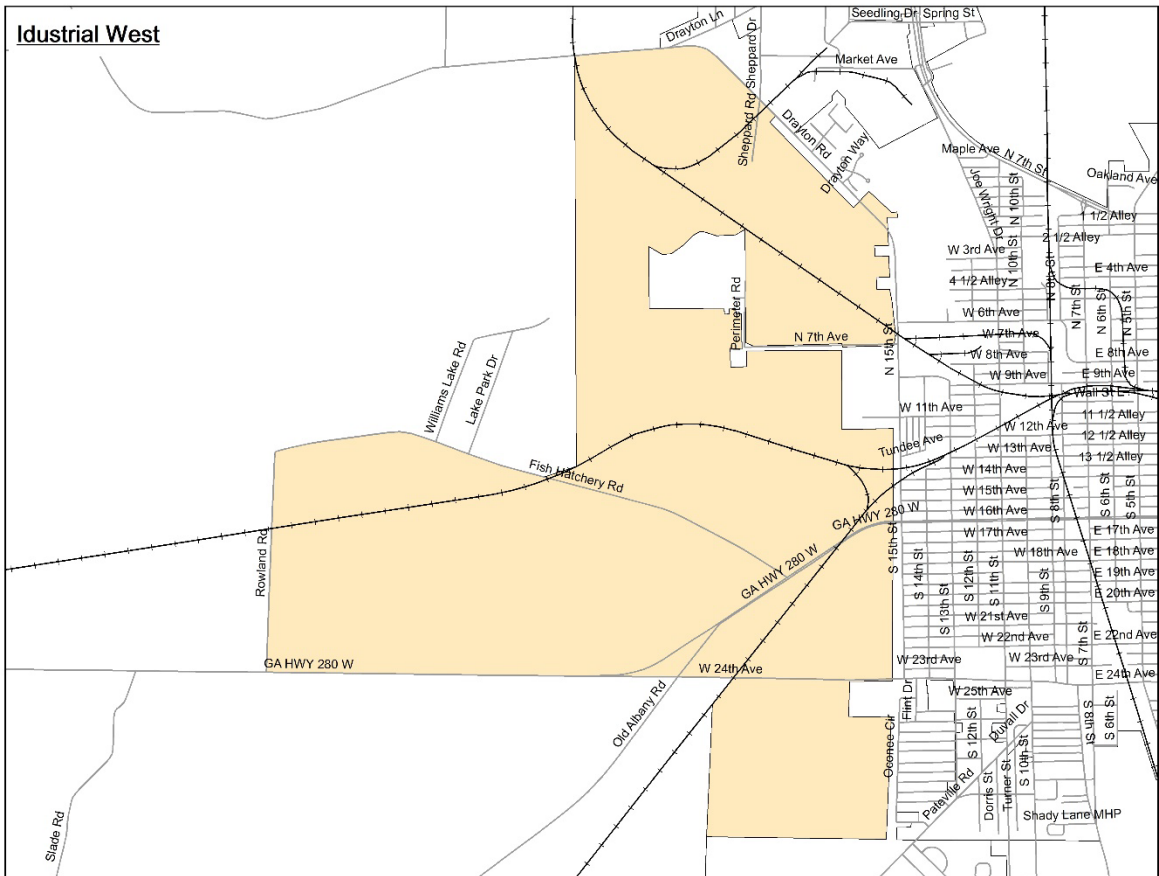
Industrial-Manufacturing/ Industrial-Transportation/ Agricultural/Forestry related services

Development Patterns

- Restrict the number and size of signs and billboards.
- Require parking lots to incorporate on-site stormwater management BMPs.
- Require landscaped tree islands and medians to break up large expanses of paved parking.
- Encourage infill development.



Planting landscaped tree islands in paved parking areas provides shade and mitigates any heat island effect.



Interstate Commercial

Description

This area is shared with Cordele on the city's northeast boundary, centered on exit 102 of I-75. Predominantly undeveloped, the only development consists of two small, commercial establishments near the character area's eastern boundary. Exit 97 is predominantly undeveloped and consists of a few commercial establishments and two RV parks. Exit 104 is another predominantly undeveloped exit consisting of a racetrack, novelty store, transportation carrier, and automotive/manufactured home sales business.

Vision

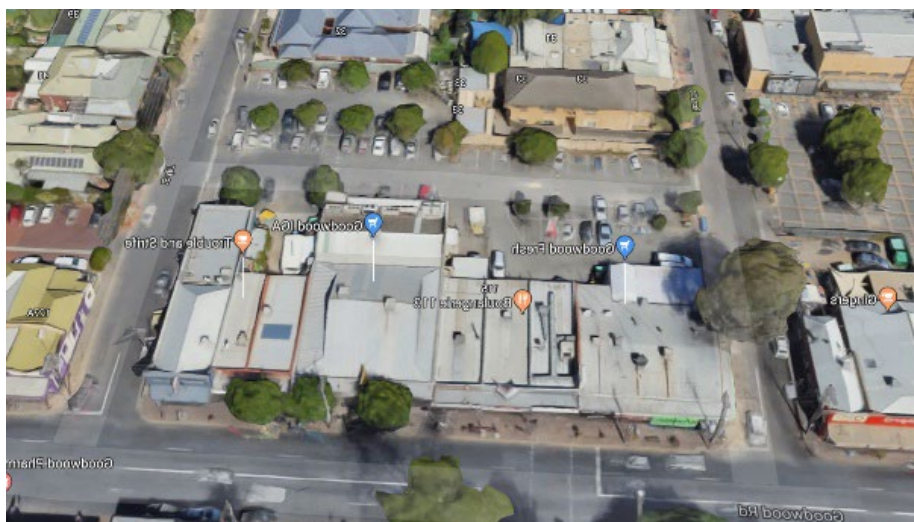
The vision for this area is commercial development catering to the needs of the public traveling I-75 and visiting the community.

Primary Land Use

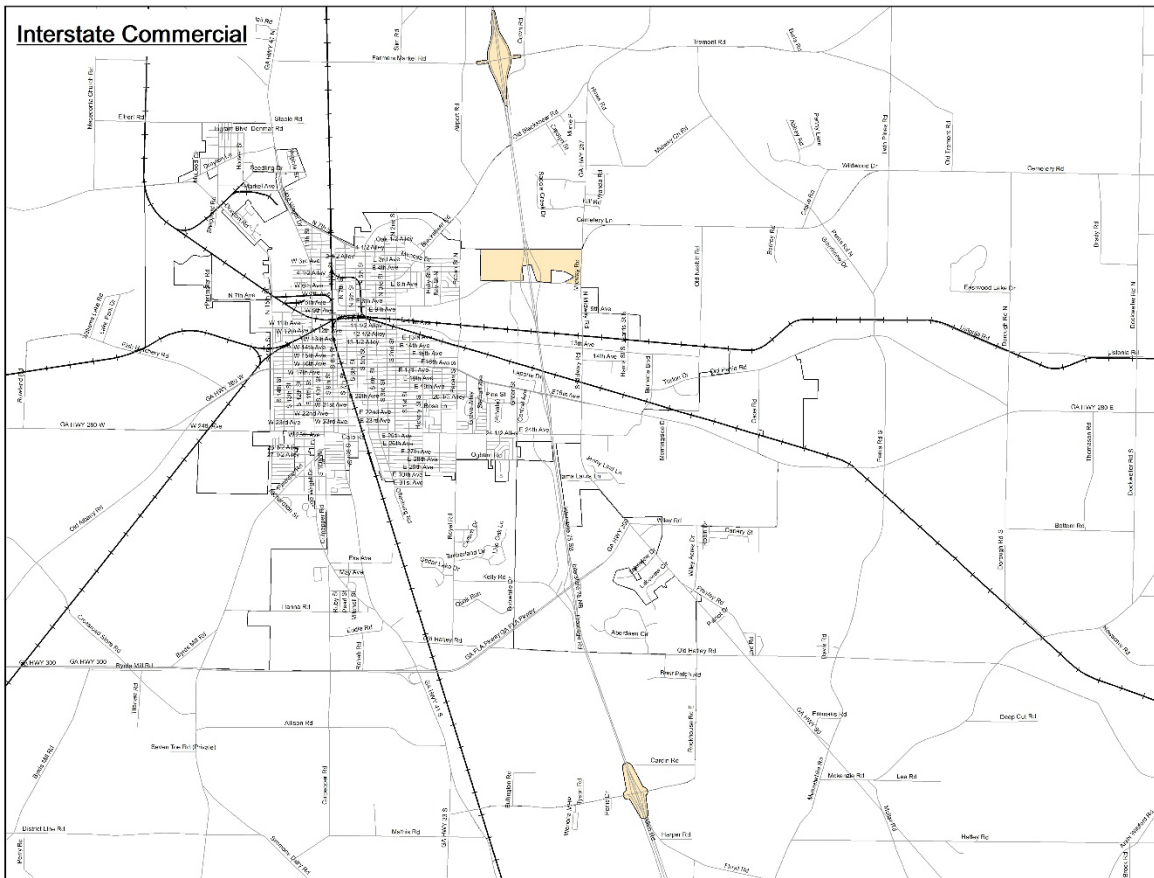
Commercial

Development Patterns

- Allow High-density commercial development.
- Construct gateway signage.
- Develop signage regulations to present a progressive community image.
- Restrict the number and size of signs and billboards.
- Require street and sidewalk interconnectivity between developments.
- Encourage green parking development.
- “Self-contained” service entries, avoiding interference with other businesses.
- Landscape parking areas to minimize visual impact from adjacent roadway(s).
- Locate parking to the rear or side of buildings to minimize visibility from surrounding roadway(s).
- Buffer the views of rear loading/unloading zones of Big Box stores from neighboring residential.



Parking lots located to the rear of the buildings allow more walkability in the area.



Controlling the proliferation of billboards and other signage at community entrances and along main roads retains the rural and agricultural views of the county.



Installing attractive gateway and wayfinding signage helps visitors easily find important locations in the community and shows the pride residents have in their hometown.



Lakeside North

Description

Lakeside covers the majority of the community's western boundary. Tree-shaded roads along the northern end of Lake Blackshear meander roughly parallel to the lakefront and are separated from the water's edge by a dense and wide variety of residential construction types, each accessed by separate entrances.

Vision

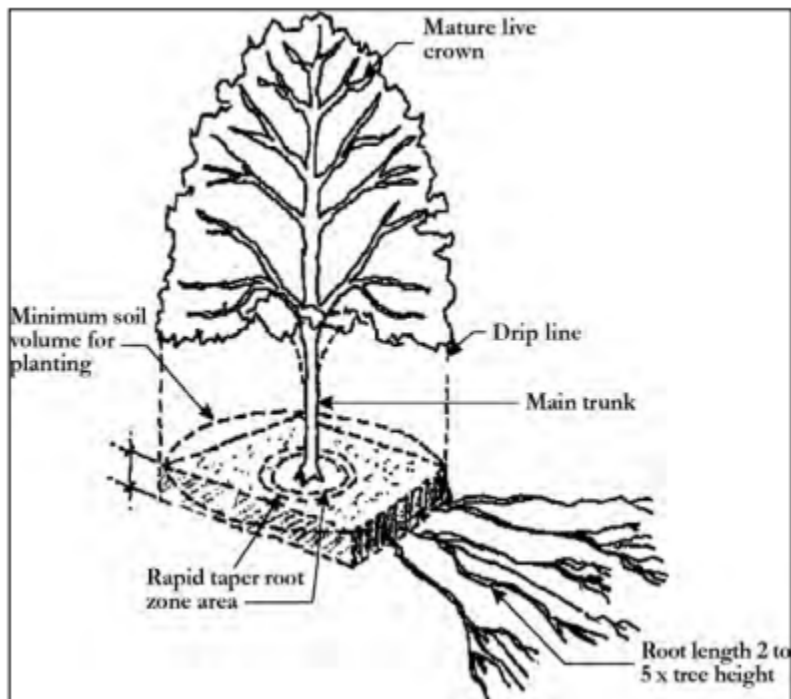
Maintain Lake Blackshear's lakefront reputation as among the most desirable residential areas in the region by preserving attractive visual characteristics and environmental quality.

Primary Land Use

Residential, single-family/ Park/recreation/ Agriculture/Forestry

Development Patterns

- Ensure that new development is consistent with existing densities.
- Develop Bike routes and trails to improve connectivity.
- Maintain water features as an amenity that shapes the identity and character of the area.
- Require site plans, building design and landscaping that are sensitive to the natural features of the area.
- Encourage mixed-use nodal development
- Preserve/maintain a healthy tree canopy.
- Provide public/community wastewater collection/treatment.

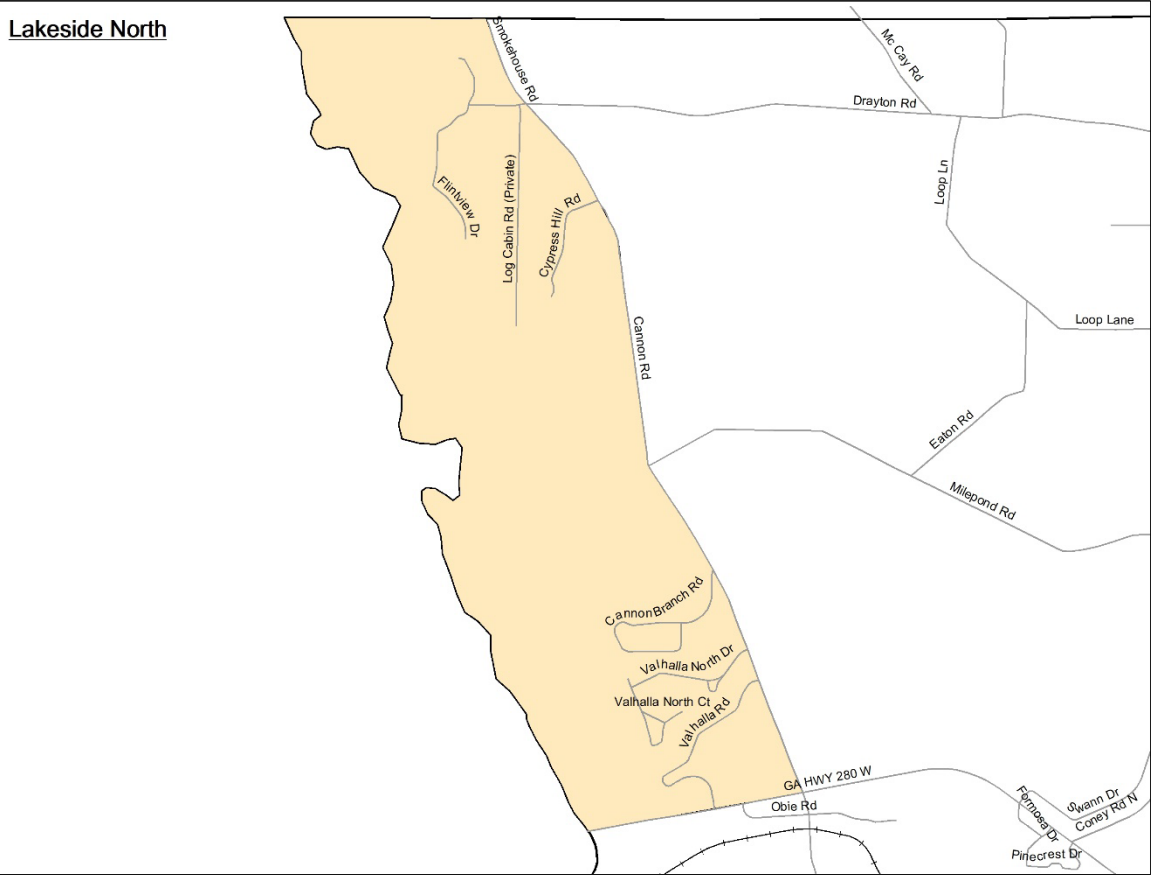


According to the Georgia Forestry Commission, a healthy tree canopy can:

- Increase the value of homes from 3% - 15%.
- Increase spending in business districts by 9% - 12%.
- Improve driver safety by decreasing crashes.
- Reduce the crime rate by 48% - 56%.
- Improve resident health by trapping dust, pollen, and smoke, resulting in cleaner air.
- Provide improved water quality, erosion prevention, carbon dioxide absorption, and wildlife habitat.
- Provide cooling shade for people during outside activities.
-

Community Tree Planting and Establishment Guidelines, Georgia Forestry Commission

Lakeside North



Ensure new development is consistent with existing densities: similar lot sizes, road frontage, setbacks from the road, etc.

Lakeside Middle

Description

Lakeside covers the majority of the community's western boundary. Nestled between Veterans Memorial State Park and Smoak Bridge, tree-shaded roads meander roughly parallel to the lakefront and are separated from the water's edge by a dense and wide variety of residential construction types, each accessed by separate entrances.

Vision

Maintain Lake Blackshear's lakefront reputation as among the most desirable residential areas in the region by preserving attractive visual characteristics and environmental quality.

Primary Land Use

Residential, single-family/ Park/recreation/ Agriculture/Forestry

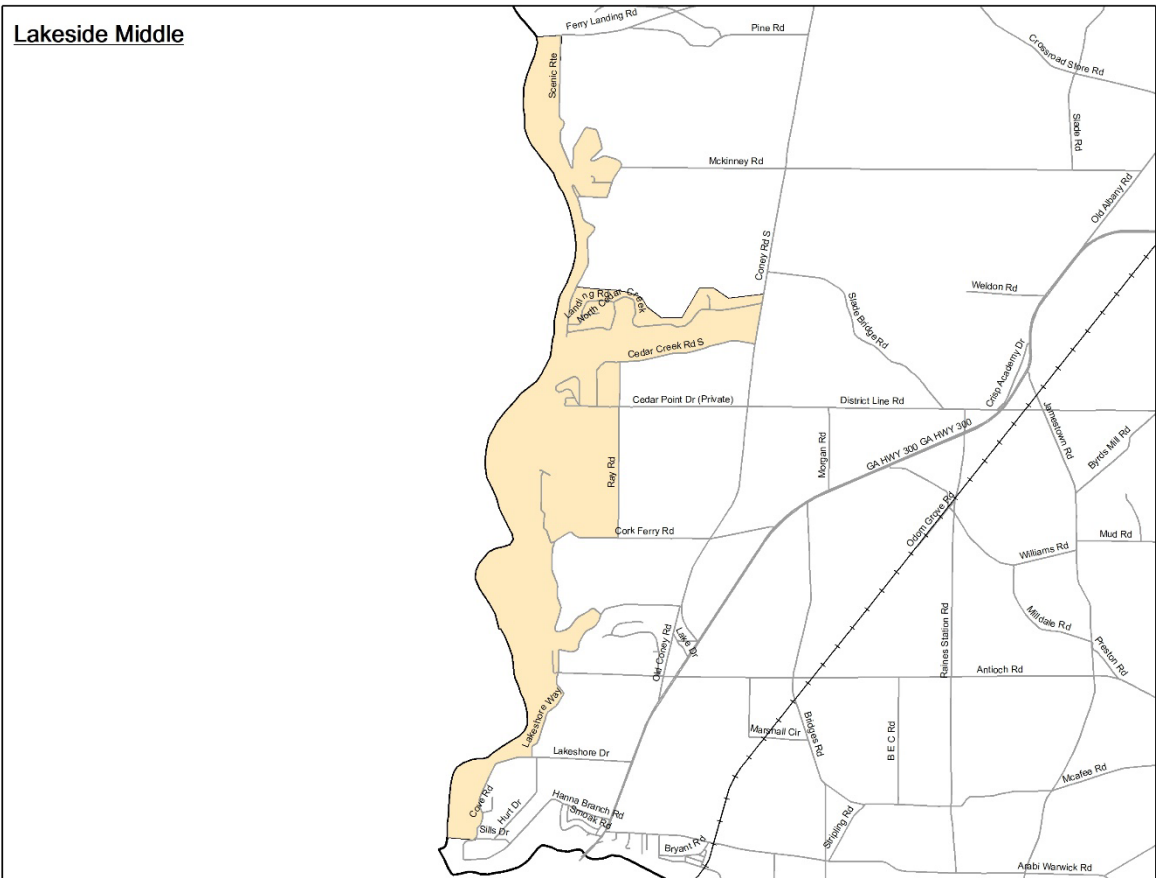
Development Patterns

- Ensure that new development is consistent with existing densities.
- Develop Bike routes and trails to improve connectivity.
- Maintain water features as an amenity that shapes the identity and character of the area.
- Require site plans, building design and landscaping that are sensitive to the natural features of the area.
- Encourage mixed-use nodal development
- Preserve/maintain a healthy tree canopy.
- Provide public/community wastewater collection/treatment.



Residents and visitors to Lake Blackshear enjoy active lifestyles. Bike routes and trails improve connectivity within existing neighborhoods and to other developments while providing a new way for people to enjoy the area. Having marked routes for these amenities will also promote safety for bicyclists, pedestrians, and drivers.

Lakeside Middle



Maintain the amenities at Lake Blackshear and use idea of "Lake Life" to drive the identity of the area and the character of new development.

Lakeside South

Description

Lakeside covers the majority of the community’s western boundary. Lakeside South was the earliest part of the shoreline to develop. As in the other areas of Lakeside, tree-shaded roads roughly parallel to the lakefront. Here, residential construction is of a much more moderate and affordable style than in Lakeside North and Lakeside Middle.

Vision

Maintain Lake Blackshear’s lakefront reputation as among the most desirable residential areas in the region by preserving attractive visual characteristics and environmental quality.

Primary Land Use

Residential, single-family/ Park/recreation/ Agriculture/Forestry

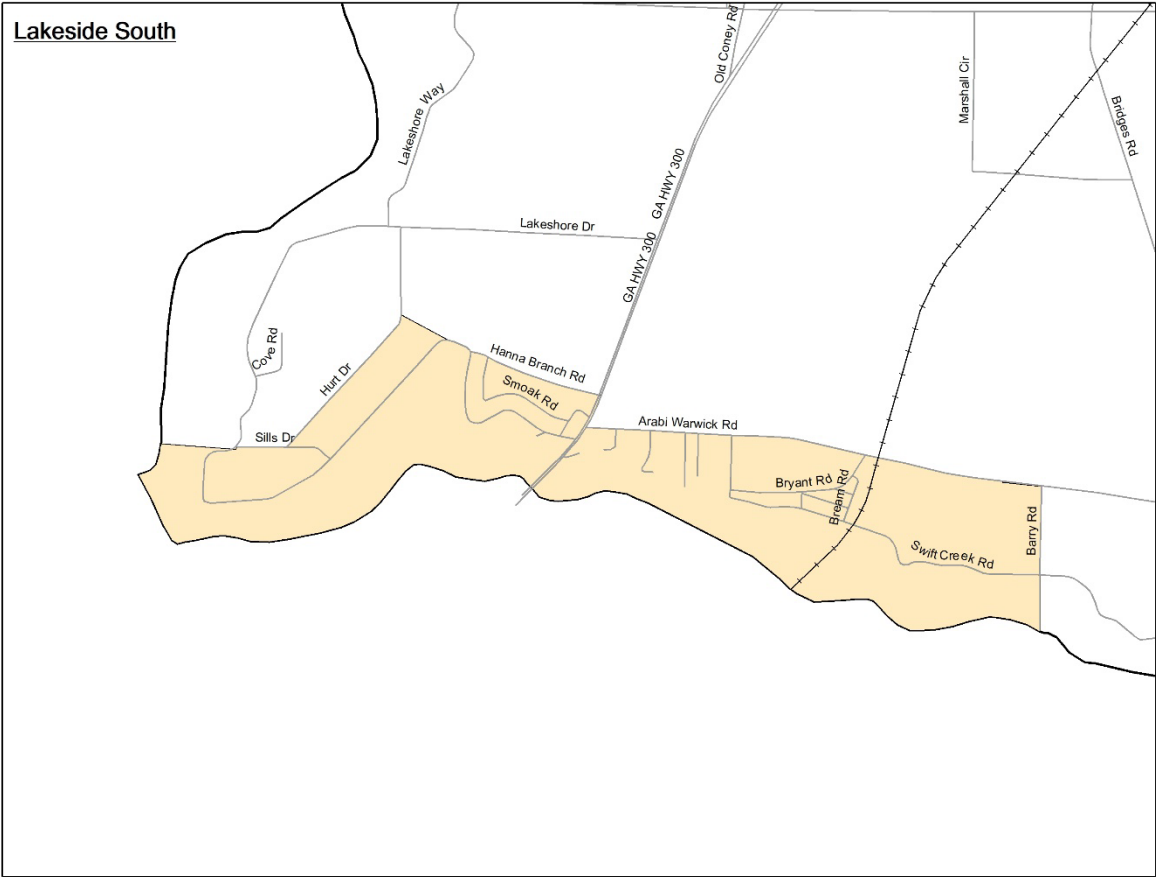
Development Patterns

- Ensure that new development is consistent with existing densities.
- Encourage slow automobile speeds that will allow drivers to be aware of pedestrians and bicyclists as they share the roadways.
- Maintain water features as an amenity that shapes the identity and character of the area.
- Require site plans, building design and landscaping that are sensitive to the natural features of the area.
- Encourage mixed-use nodal development
- Preserve/maintain a healthy tree canopy.
- Provide public/community wastewater collection/treatment.



Adaptive reuse of existing buildings like Example #1 above or new buildings constructed with historic architectural features predominantly seen in the area like Example #2 are two ways of incorporating developments that house a mix of uses into existing neighborhoods. Mixed-Use developments would primarily be placed at crossroads or along main roads buffering areas of low density from areas of high density or located between areas of different land uses such as residential from commercial.

Lakeside South



Encourage slow automobile speeds that will allow drivers to be aware of pedestrians and bicyclists.



Use the predominant architectural features of the area along with the idea of "Lake Life" in new building design insuring that sensitive natural features are protected.

Low-Density Residential

Description

These areas are found on the northeastern, eastern, and southern peripheries of Cordele. Development is sparse and characterized by moderate to vast expanses of open space and separation between residences. Sound development in the area will require the use of curvilinear street patterns to avoid wetlands and floodplains.

Vision

The vision is primarily for low-density residential development maintaining openness/separation between buildings.

Primary Land Use

Residential/ Neighborhood commercial

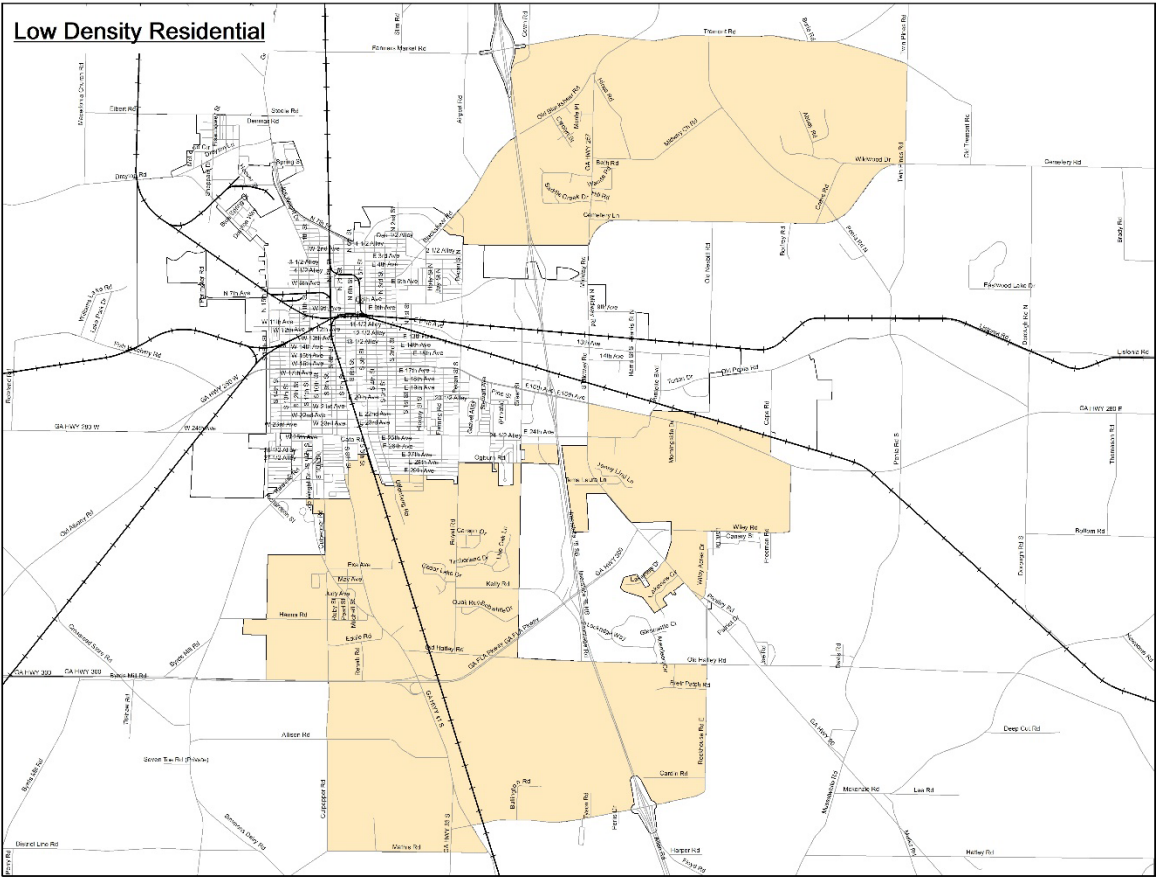
Development Patterns

- Ensure availability of affordably priced homes.
- Ensure residential development that offers a mix of housing types.



Accessory dwelling units or ADUs come in many shapes and styles. They can easily be incorporated into existing neighborhoods and provide housing options at affordable price points.

Source: The ABCs of ADUs: A Guide to Accessory Dwelling Units, AARP



North 41 Gateway

Description

This area straddles Cordele's northwest corporate limits and is accessed by a divided, four lane highway. The larger, unincorporated portion of the area is comprised of mixed land uses; residential, limited retail, service, light industrial, and a state farmers market with numerous blighting influences. There is a mixture of older (1940-1950) site-built and manufactured housing, all single-family, single-story on small lots; most residences show signs of deterioration. Tree-shaded residential lots are common. Half of the residential streets are in a grid pattern (Omar Heights), the balance (Meadow Park) is more curvilinear. Though streets are paved, drainage deficiencies are contributing to blight. There are not any sidewalks in the area. Automobile repair (in county and city), automobile salvage and forestry-related service (in city) establishments have numerous vehicles either sitting on the roadside or easily visible from U.S. Hwy 41. Vacant, dilapidated motor courts and commercial buildings sit on opposite sides of the highway.

Vision

The vision for this area is restoring economic vitality and mixed-use development centered on multi-seasonal agricultural markets and expanded commerce at the farmers market and making this an attractive entranceway.

Primary Land Use

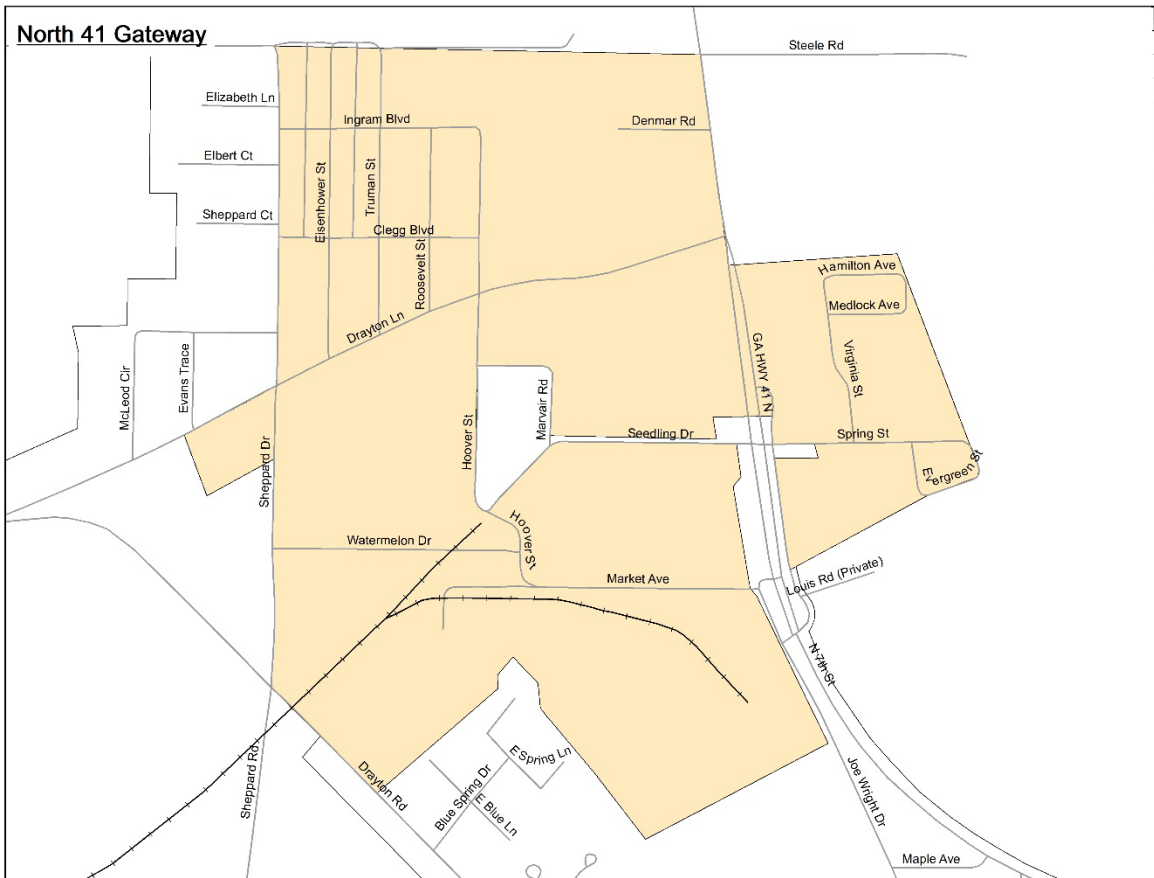
Commercial/ Residential/ Light Industrial

Development Patterns

- Promote redevelopment that converts deteriorated, vacant, or abandoned structures/sites. from blighted conditions to economic productivity.
- Encourage infill development.
- Redevelop residential sections of the area.
- Restrict the number and size of signs and billboards.
- Rehabilitate area housing.
- Stormwater management



Newly constructed homes in the historic Beall's Hill neighborhood of Macon, GA. Historic Macon Foundation partnered with Mercer University, the Macon Housing Authority, and the John S. and James L. Knight Foundation to stabilize the neighborhood. Using historic architectural features such as gable roofs and front porches help new construction fit in existing neighborhoods while providing housing options at affordable prices.



Rehabilitation of a historic home in the Beall's Hill neighborhood completed by the Historic Macon Foundation and partners. Preservation and use of historic buildings protects a community's "sense of place" or identity.

Regional Industrial

Description

This area is a strong candidate for large-scale industrial developments. Characterized by sparse, rural development (farm and woodland) with soils conducive to virtually all types of development, direct access to multiple modes of transportation (a U. S. highway, interstate, two mainline railroads and airport), overlying a productive groundwater aquifer and bordered on the northern and southern ends by municipal utilities (water, sanitary sewer and natural gas). Proper development and marketing of this “mega” industrial site could place the community in direct competition with a small group of communities nationwide for the largest industrial prospects.

Vision

A regional/MEGA industrial park attractive to major national corporations

Primary Land Use

Industrial-Manufacturing/ Industrial-Transportation/ Agricultural/Forestry related services.cr Warehousing/
Bulk Storage of Industrial Products

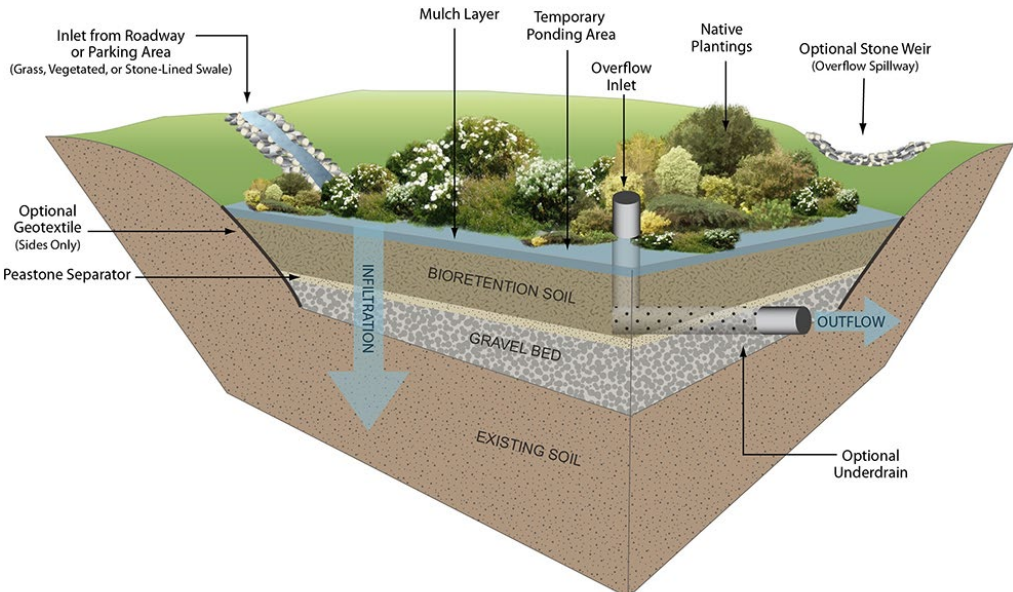
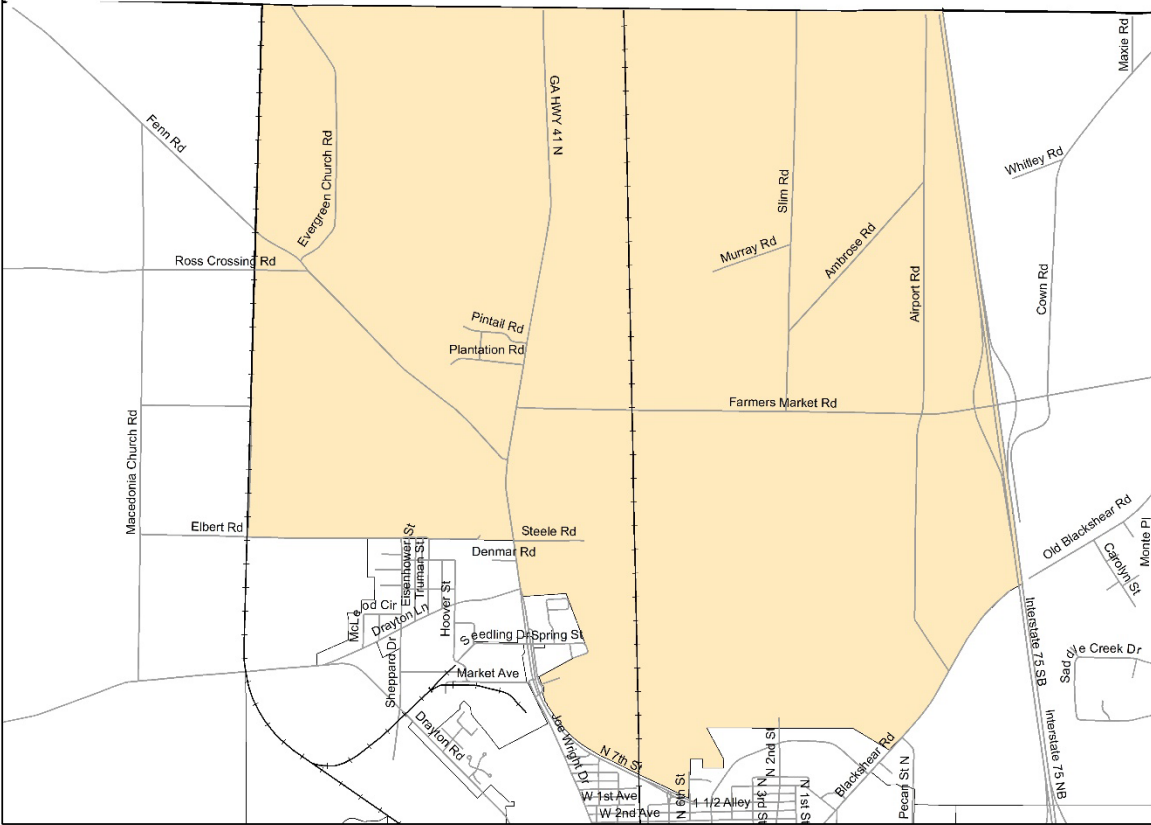
Development Patterns

- Restrict the number and size of signs and billboards.
- Incorporate stormwater mitigation/retention features into parking areas, such as encouraging pervious surfaces.
- Require landscaped tree islands and medians to break up large expanses of paved parking and retain rural vistas.
- This character area is prime for large tract development for major industrial employers.
- Develop utility infrastructure (water distribution, wastewater collection/treatment, enhanced road and railroad access, internet, enhanced airport facility) to attract industries.



The height and size of billboards cause visual clutter along roadways. Limiting these types of signs will retain the rural agricultural vistas of Crisp County.

Regional Industrial



Incorporating mitigation features such as rain gardens in place of stormwater filtration ponds and pervious surfaces in parking lots will help clean runoff as well as slow its absorption rate. This will remove some runoff from the community's stormwater drainage system helping to prevent rain events from overwhelming the system and stop localized flooding.

Rural

Description

By far the largest in the county, the Rural character area is comprised of vast expanses of cultivated land, pasture, and woodland. Parcels are usually large with great distances between buildings. Local and minor collector road surfaces are dirt. There are scattered, small pockets of housing; population density is low.

Vision

Maintain historic agrarian character by carefully planned extension of public utility infrastructure.

Primary Land Use

Residential, single-family/ Agriculture/ Forestry/ Select commercial/ Recreation

Development Patterns

- Ensure availability of affordably priced homes.
- Ensure residential development that offers a mix of housing types.
- Cluster development to protect environmentally sensitive resources and pastoral views.
- Use the availability of infrastructure to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Limit development to areas that do not have natural, cultural, or environmentally sensitive resources.



Accessory Dwelling Unit



Duplex



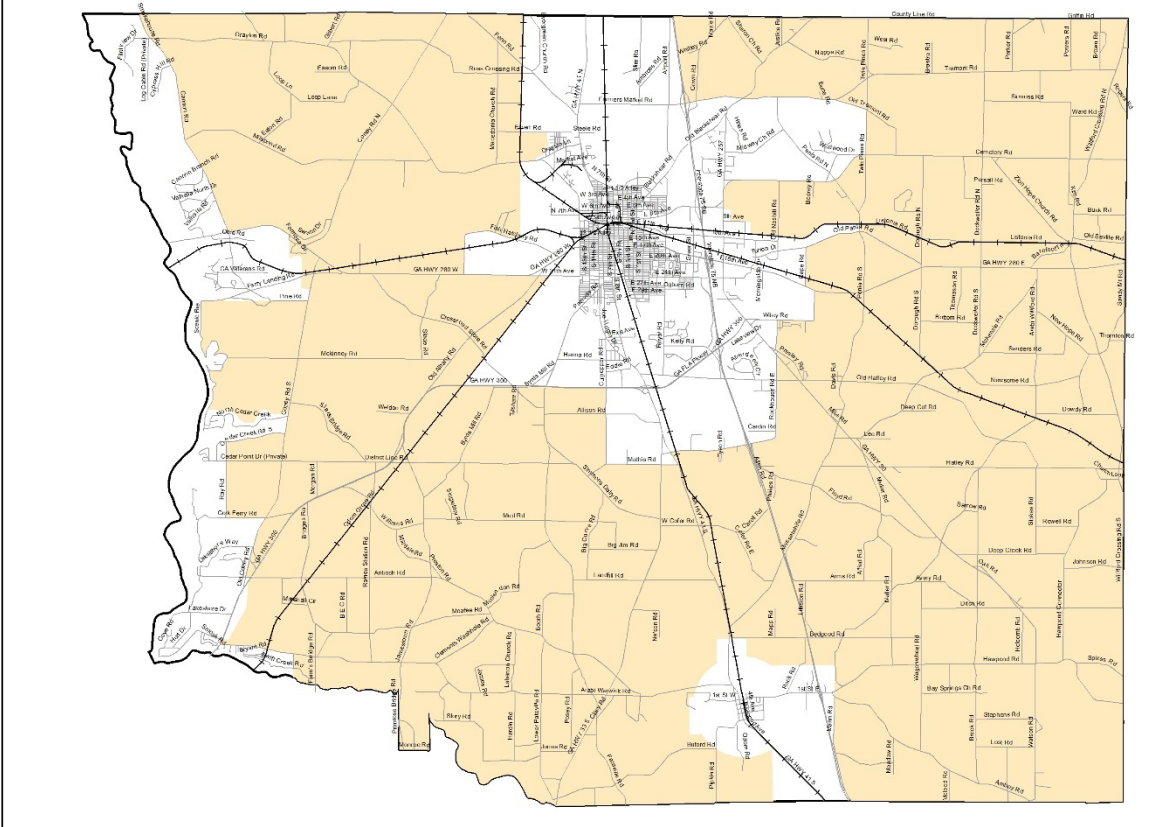
Cottage Court



Townhouse

Multi-family housing units like the examples above provide housing options at affordable prices and can be used as buffers between low-density residential and higher-density residential or between land uses such as residential and commercial.

Rural



Limit development to areas that do not have natural, cultural or environmentally sensitive resources such as prime agricultural soils.

Smoak Bridge

Description

Smoak Bridge is in the very southwest corner of the county. The lake front has attracted dense residential development. A primary factor distinguishing it from Lakeside is ease of access. Georgia 300 is a divided four-lane route connecting the area to north and southwest Georgia. The combination of the lake and residential development has attracted a mix of recreation and commercial activity unlike any other location in the community. The area has significant potential for continued development.

Vision

Development into one of the region's most desirable mixed-use areas complemented with pedestrian/bicycle facilities.

Primary Land Use

Residential (primarily single-family)/ Planned Unit Development/ Commercial-general and highway/ Recreation

Development Patterns

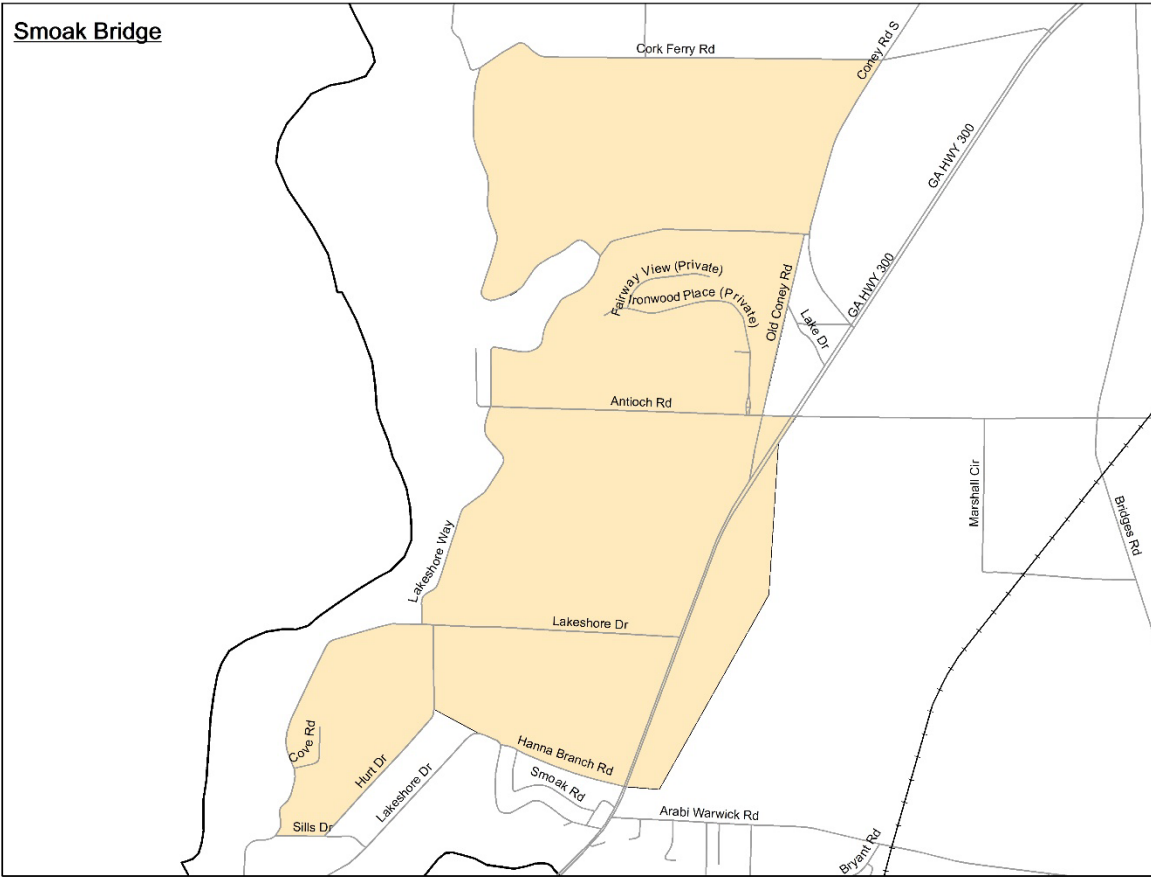
- Encourage development of commercial establishments.
- Group homes, shops, small businesses grouped together as attractive mixed-use centers that serve the adjacent neighborhoods. These centers will be pedestrian friendly and include pleasant community gathering spaces.
- Develop bike trails and routes to improve connectivity.
- Restrict the number and size of signs and billboards.
- Encourage residential development that offers a mix of housing types and densities (though primarily single-family homes, complemented with town homes, condominiums and apartments).
- Require parking areas to incorporate on-site stormwater mitigation or retention features, such as (encouraging) pervious surfaces.
- Require landscaped tree islands and medians to break up large expanses of paved parking.
- Preserve and maintain parks and greenways.



Conservation subdivisions or cluster development can help a rural community transition between town and countryside.

Source: EPA

Photo: Victoria Ramey



Development at rural crossroads should consist of buildings whose architectural style complements the existing historic character of the area. These centers should provide services to residents, have community gathering spaces, and connect to bike and pedestrian trails and routes.
 Source: Chester County, PA Comprehensive Plan, Rural Centers

Southwest

Description

This character area sits astride the Cordele-Crisp jurisdictional boundary in the southwest corner of Cordele's built area, south of 24th Avenue. The neighborhood consists mostly of modest mid-20th century Ranch-style houses, interspersed with streets of mobile homes, concrete masonry dwellings, and wooden clapboard structures. The southernmost end of the area contains mobile home parks. Streets are linear but do form tight interconnected grid patterns. Setbacks are inconsistent except for a cluster of Ranch houses bounded roughly by W. 25th Avenue, S. 8th Street, W. 28th Avenue, and S. 10th Street. Alleys are present behind houses in this area. Houses in the neighborhood are not well maintained and a considerable number are vacant. The land is flat with inconsistent tree canopy. There are no sidewalks but there are plans for limited development.

Vision

The vision for this area is revitalization of neighborhood features to create a pedestrian friendly environment and promote neighborhood safety. Streetscape improvements and greater connectivity to adjacent neighborhoods and retail options are keys in promoting this type of environment.

Primary Land Use

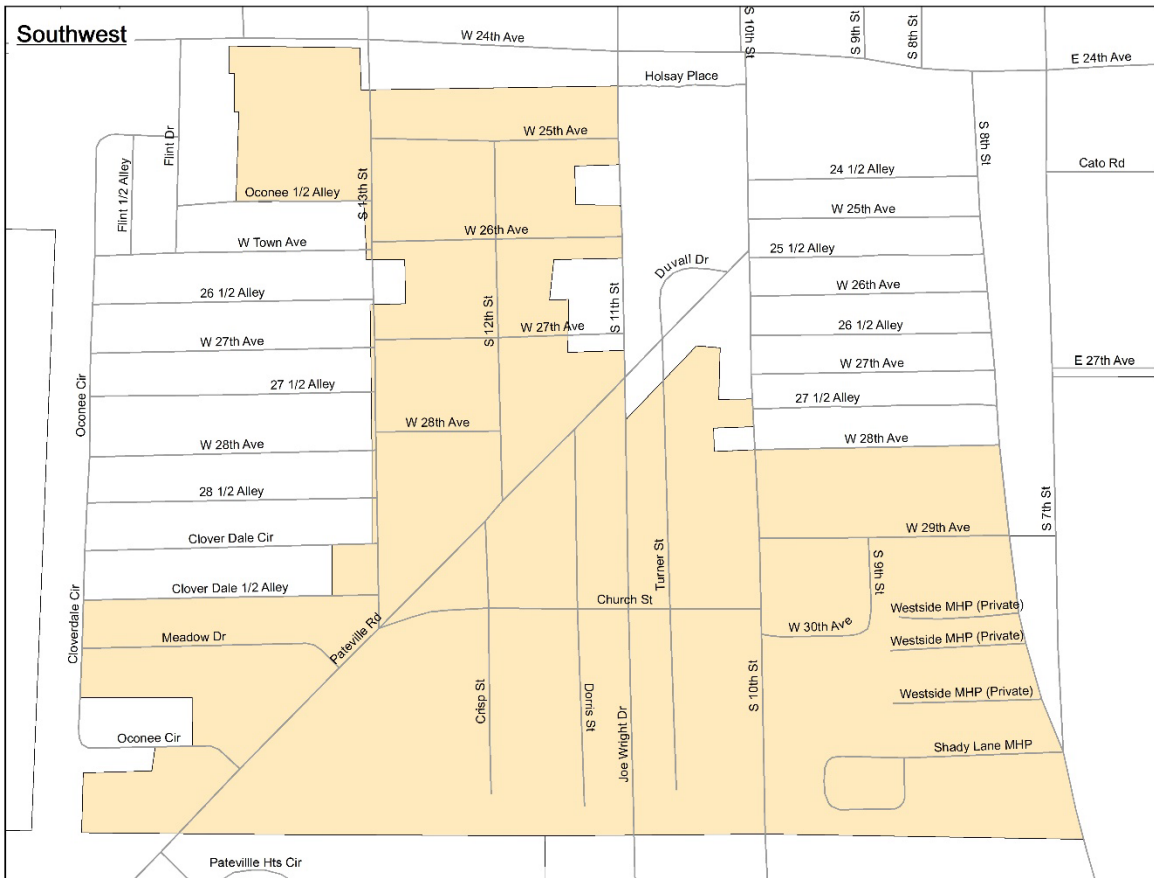
Residential/ Neighborhood commercial

Development Patterns

- Promote redevelopment that converts deteriorated, vacant, or abandoned structures/sites. from blighted conditions to economic productivity.
- Install better street lighting to promote walkability and safety.
- Clear dilapidated/abandoned structures.
- Encourage infill development.
- Retrofit the neighborhoods with pedestrian improvements and bicycle access to create connectivity.
- Ensure availability of affordably priced homes.
- Ensure residential development that offers a mix of housing types.
- New development should reflect traditional neighborhood design principles, such as small lots, uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses.



*Renovating existing historic buildings help preserve a community's identity, like the example above. Before and after photos of the James Dean House in Rosemont New Jersey.
Photo: Conservation Development, LLC*



Retrofitting side streets with bicycle amenities can be done by marking new bike lanes with bright green paint and separating them from motor traffic by a series of bollards or a row of parked cars.

Source: People for Bikes, Chicago

Veterans Memorial

Description

This area is limited to Georgia Veteran's Memorial State Park, a 1,300-acre facility consisting of lodging and conference facilities, separate restaurant, marina, camping, picnic and group shelters, an indoor and outdoor military museum, golf course, large open acreage and woodland.

Vision

Development of additional tourist attractions on park grounds while maintaining the park's original charter; to memorialize Georgia veterans.

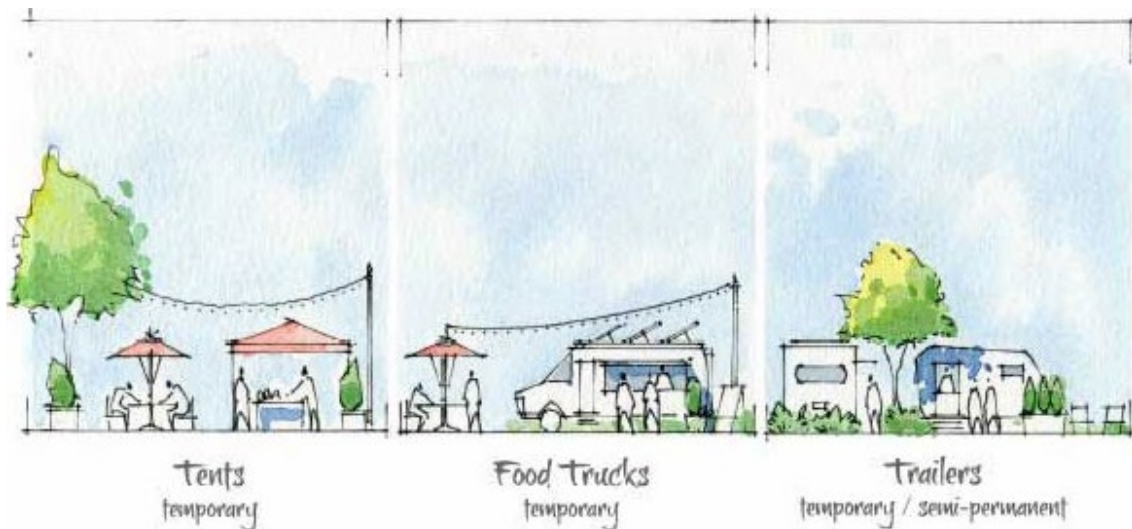
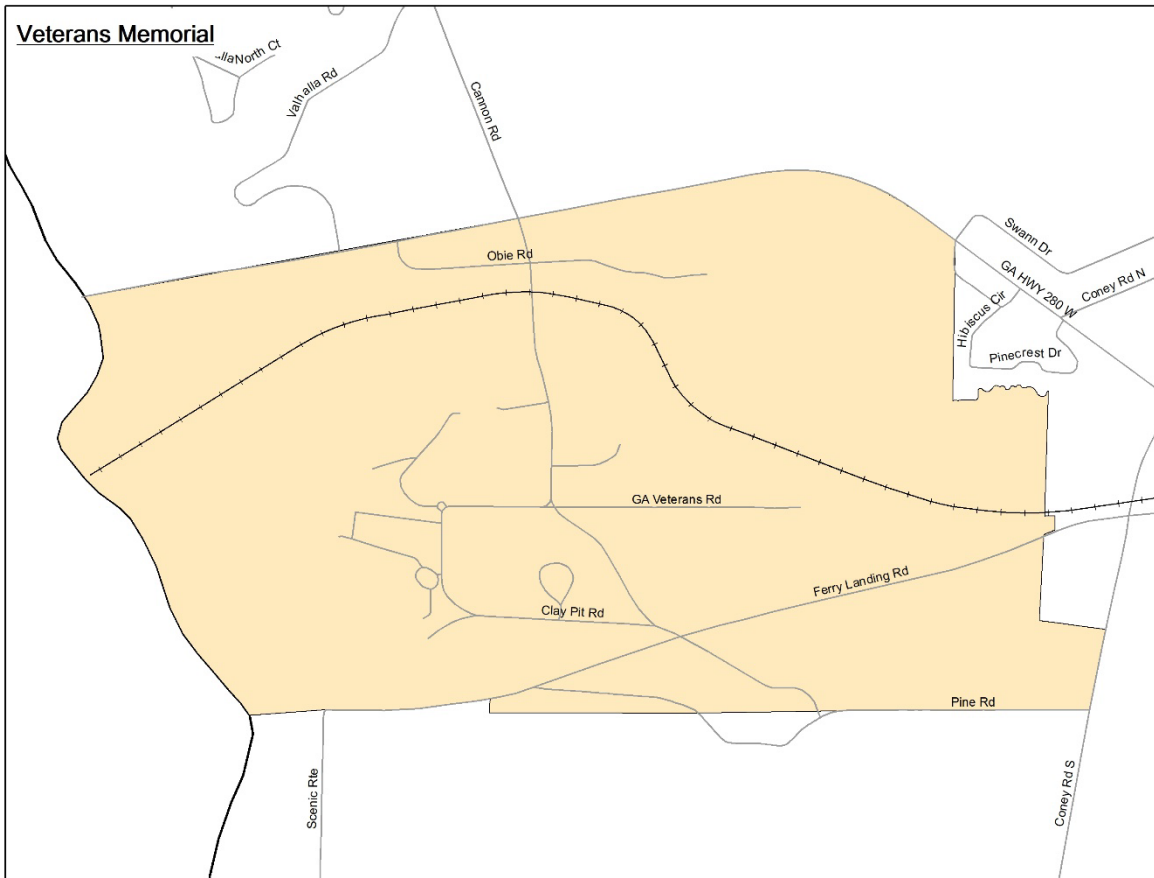
Primary Land Use

Recreation (complementary residential and commercial)

Development Pattern

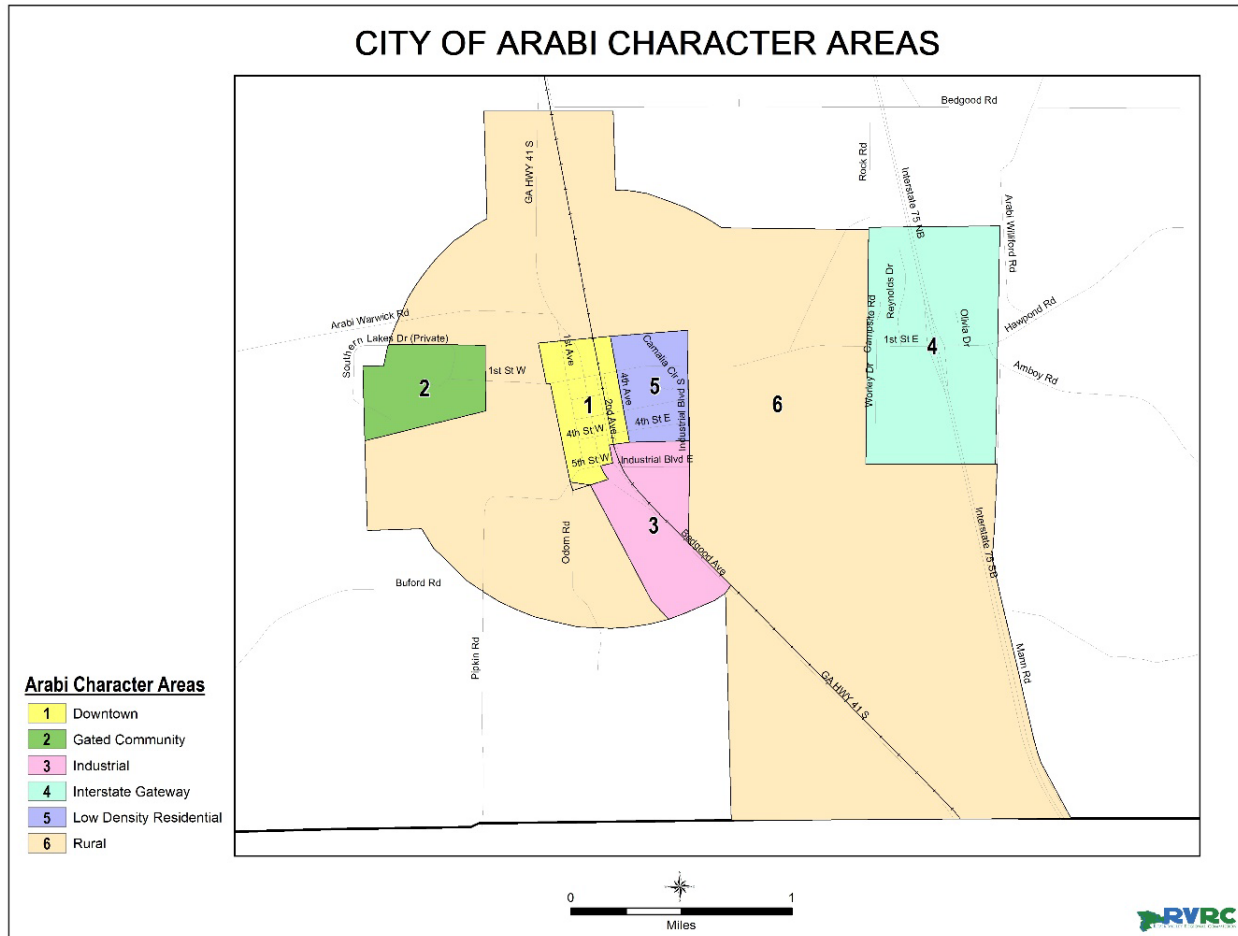
- All development is controlled by the Georgia Department of Natural Resources





In the online survey, respondents stated they would like to see more festivals and pop-up events at the Lake either at the State Park or at county-owned parks in the area.

CITY OF ARABI CHARACTER AREAS



Downtown

Description

At the city's geographic core, this small area retains vestiges of the city's economic center from decades past. The U. S. Post Office and a retail establishment operate from the few remaining historic buildings facing the north-south thoroughfare. Area buildings of contemporary construction house city hall, a health clinic and convenience store. Housing is most commonly older, stick-built, with a high incidence of substandard units. Some old warehouses and an agribusiness are located near the northern and eastern boundaries. The land is flat with mature trees. Streets are in a grid pattern. Sidewalks line both sides of the thoroughfare. Side streets are narrow. The area presents an overall picture of economic decline.

Vision

Restoration as the focal point of community life by increasing commercial, residential, and civic activities.

Primary Land Use

Commercial/ Residential/ Civic

Development Patterns

- Revitalization to capture more commercial activity and maintain focal point
- Construction of sidewalk and improvement of street appearance
- On-street parking
- Infill development



New buildings in Downtown Arabi should be constructed within the existing street grid and should use historic architectural features found in the older development in the town. Streetscape improvements can include landscape planters and trees planted so pedestrians using the sidewalks will benefit from the shade.



Gated Community

Description

This is a residential area with very limited development at this writing. The few houses that have been developed were constructed of brick or have contemporary sidings on narrow lots with deep front setbacks. The curvilinear streets are gravel-surfaced and there are not any sidewalks.

Vision

The vision is a conventional housing option in a rural/wooded setting with limited/controlled access.

Primary Land Use

Residential/ Limited recreational

Development Patterns

- Single-family housing
- New housing opportunities



Basement ADU



2nd Story ADU



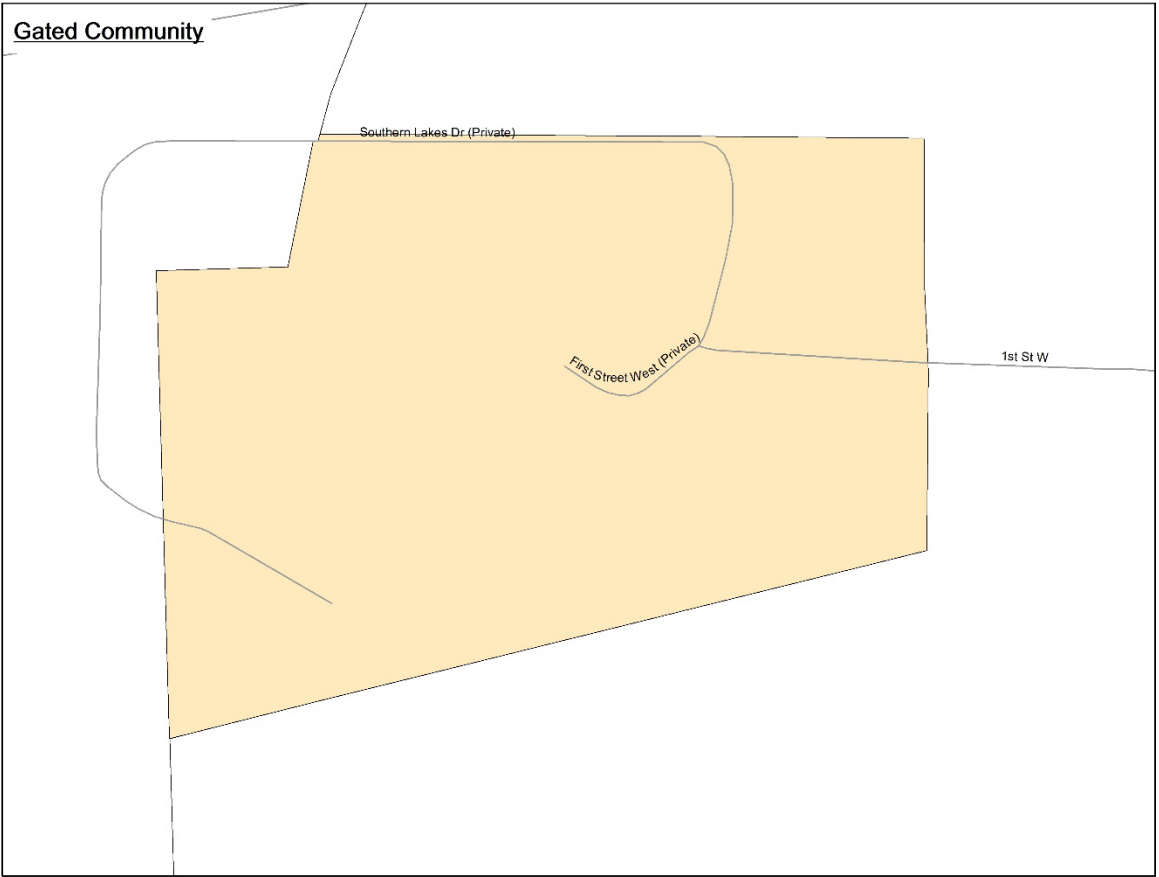
Attached ADU



Garage Conversion ADU

Accessory Dwelling Units (ADUs) can easily fit in single-family neighborhoods while respecting the area's pace and lifestyle and providing housing options.

Source: *The ABCs of ADUs: A Guide to Accessory Dwelling Units*, AARP



Industrial

Description

This area is characterized by manufacturing, assembly, and processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, and/or other nuisance characteristics may not be contained on-site. Structures are typically large buildings on large acreage, outside storage of products, materials and equipment are common. Activity can generate significant volumes of large truck traffic.

Vision

An area with sufficient sites, acreage, and amenities to make the community an attractive location for a wide variety of industrial prospects.

Primary Land Use

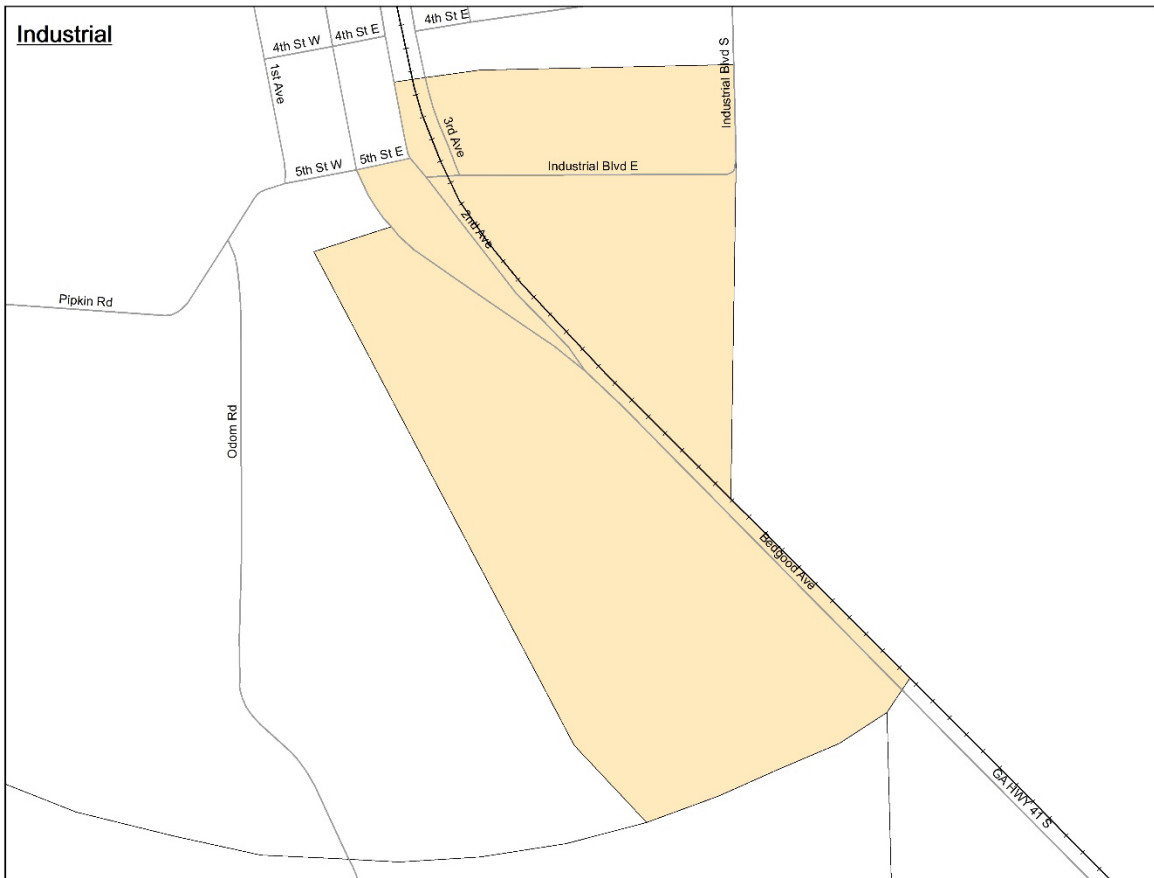
Manufacturing/ Transportation/ Warehousing/ Agricultural/Forestry related services/ Heavy commercial

Development Patterns

- Restrictions on the number and size of signs and billboards
- Use of landscaping to break up large expanses of parking areas
- Parking areas that incorporate on-site stormwater mitigation or retention features, such as pervious surfaces
- Infill development



The height and size of billboards cause visual clutter along roadways. Limiting these types of signs will retain the rural agricultural vistas of the City of Arabi and Crisp County.



Planting landscaped tree islands in paved parking areas provides shade and mitigates any heat island effect. It also will provide shady places for employees to enjoy lunch and break times.

Interstate Gateway

Description

Located near the city's eastern corporate limits, the character area is centered on exit 92 off Interstate 75. Currently, it consists of low-density commercial development, a mobile home park, RV campground and significant undeveloped acreage. The land is relatively flat, there are no sidewalks. The interstate maintains a high traffic volume.

Vision

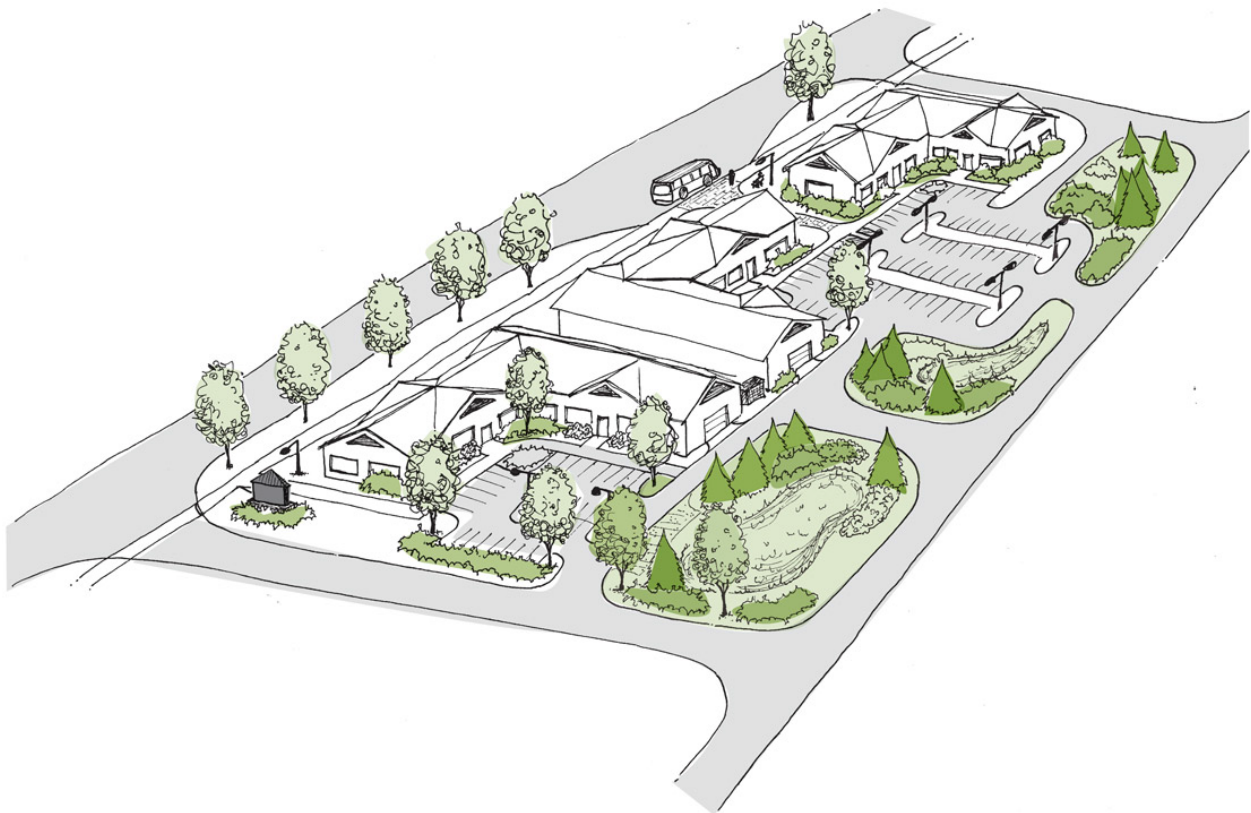
A node catering to the commercial needs of interstate traffic (overnight accommodations, food, fuel, rest area, truck stop, tourist retail, etc.) and generating commercial employment opportunities for residents.

Primary Land Use

Commercial/Warehousing/Transportation/Industrial

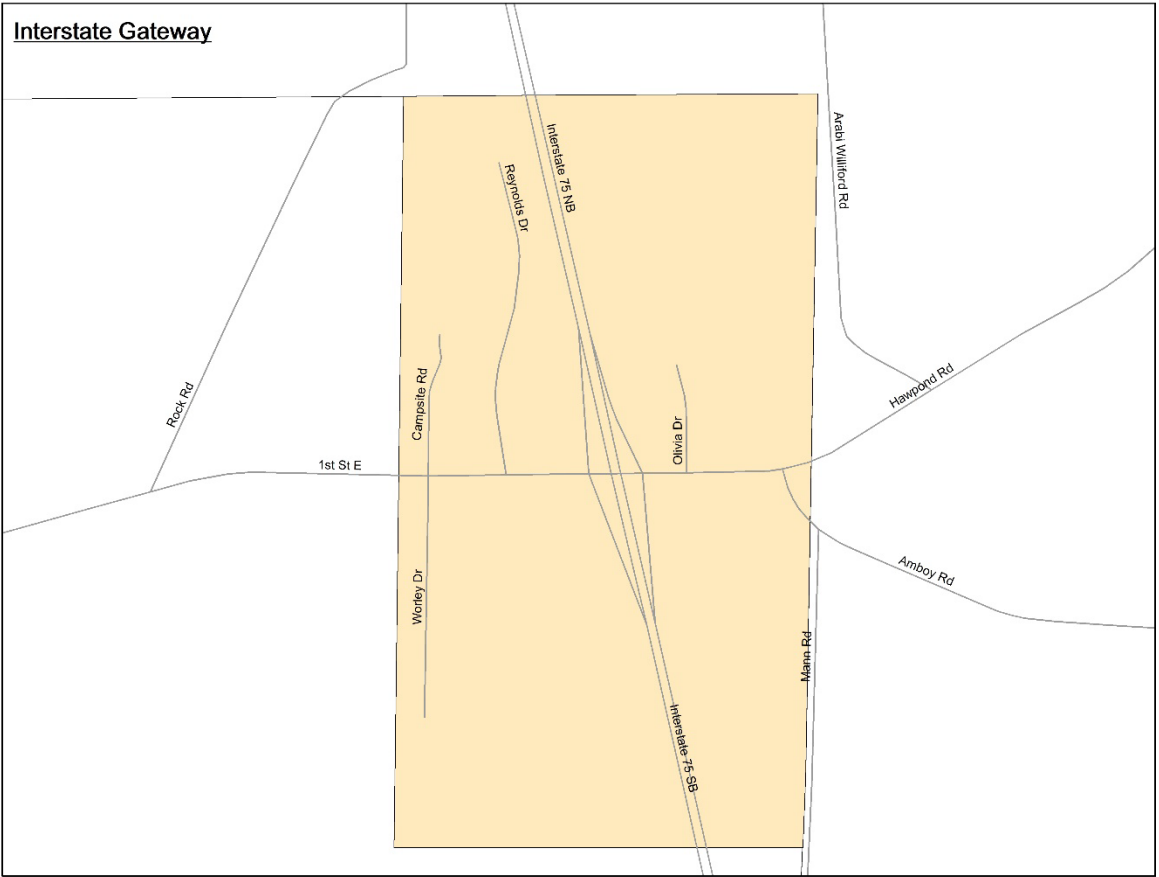
Development Patterns

- Encourage high-density development
- Shared parking arrangements to reduce overall parking needs



Shared parking arrangements allow for reduced amounts of asphalt needed in parking areas. This will reduce stormwater runoff from the site and any heat island effect from the asphalt.

Source: New Designs for Growth Guidebook, [New Designs for Growth :: GuideBook :: Planning with Green Infrastructure](#)



Low-Density Residential

Description

This area is located near the geographic center of the city. It is comprised mostly of small lots, many less than an acre. The city's largest number, with most units dating to the 1960s-1970s, is concentrated here. Brick and masonry are the most common structural types; the city's largest number of mobile homes is found here as well. There is a significant incidence of substandard housing and areas of significant yard debris. Vacant warehouse-type buildings are located near the southwest boundary. There is a mix of grid-type and curvilinear paved streets devoid of sidewalk.

Vision

Redevelopment as the city's primary residential area

Primary Land Use

Residential single-family/ Neighborhood service

Development Patterns

- Residential development offering a mix of housing types (conventionally constructed single family and manufactured housing)
- Redevelop sites of abandoned warehouse facilities for residential development
- New residential development that offers additional housing choice
- Infill development



Duplexes have been housing types used in America for a century. They can be designed so that the only difference between the home's multi-family use is the presence of 2 front doors.

Source: Discovering and Developing Missing Middle Housing, AARP



This home is actually a 4 unit apartment. With parking and amenities at the rear it appears as a single-family residence.

Source: Discovering and Developing Missing Middle Housing, AARP



Adaptive re-use of historic agricultural buildings preserves a community's identify while providing unique retail, residential, or event space.

Source: Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse, Historic England

Rural

Description

Covering most of the city, this character area consists overwhelmingly of open/cultivated land or woodland. Open space and farmland typify these areas. A few homes are situated on large lots. The land is relatively flat.

Vision

The vision for this area is to retain its rural, open space character with emphasis on preserving agriculture and woodland acreage.

Primary Land Use

Agriculture/ Agribusiness/ Forest/ Limited residential

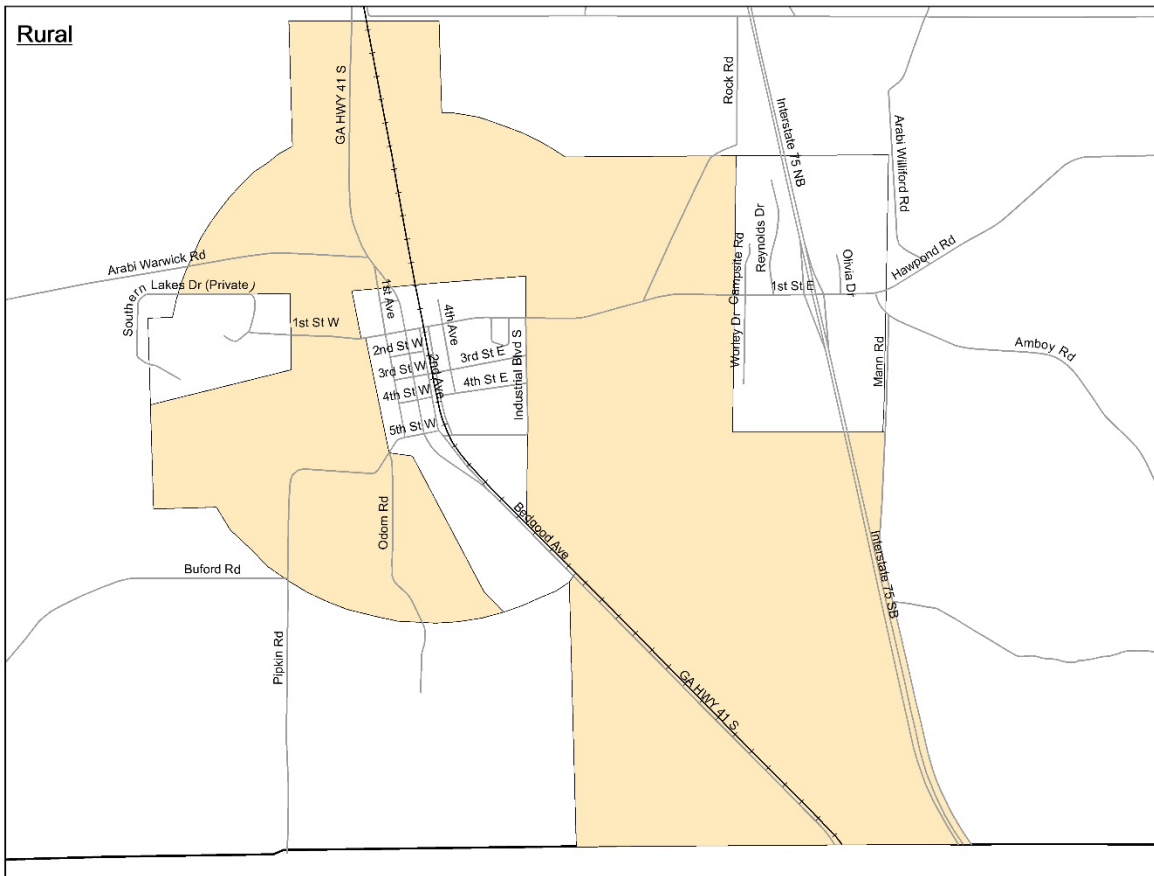
Development Patterns

- Retaining significant site features (view corridors, farmland, etc.) as amenities that shape identity and character
- Clustering development to preserve open space within the development site



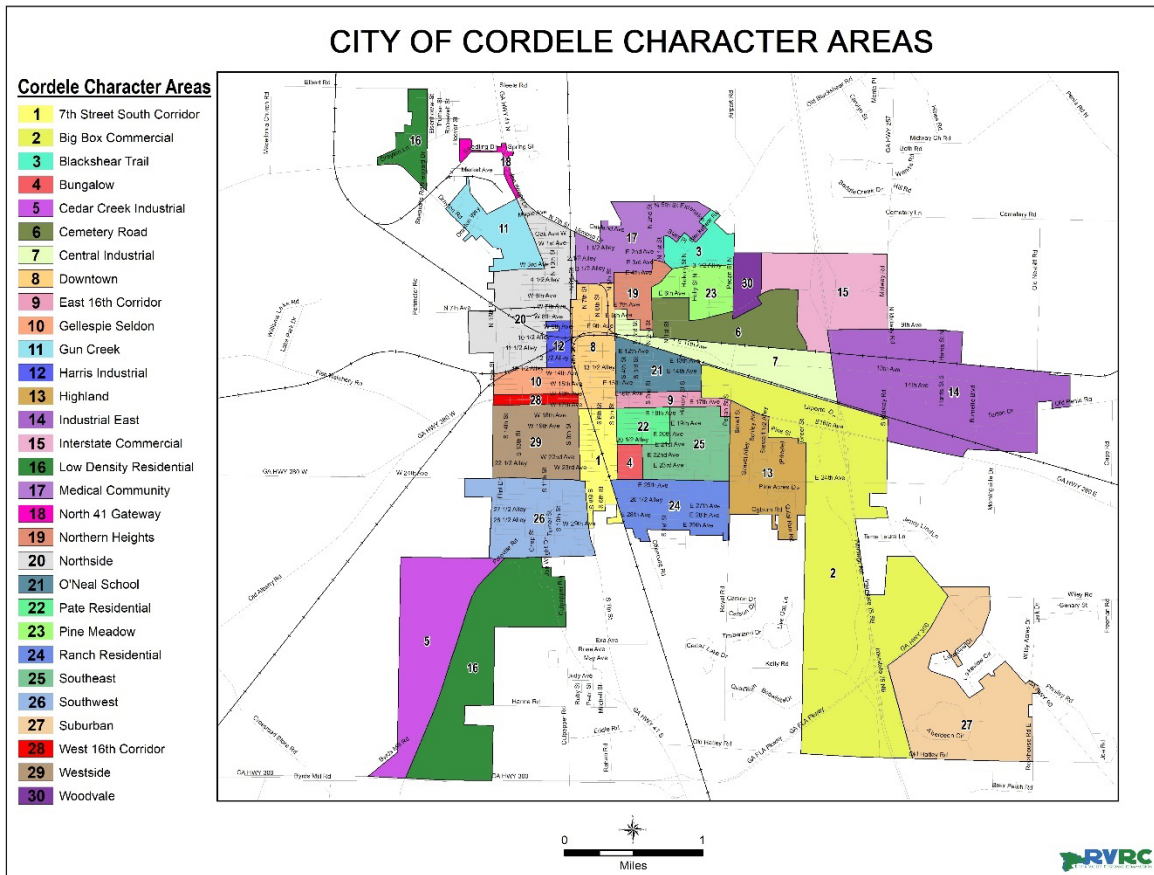
Development on the edge of town can include walking paths to help transition between residential development and agricultural open space.

Source: EPA



Retaining significant site features such as scenic view corridors and agricultural land—the amenities that shape the identity and character of Arabi not only improves the quality of life, it is also good for business bringing in heritage and cultural tourists.

CITY OF CORDELE CHARACTER AREAS



7th Street South Corridor

Description

This character area extends the length of the southern segment of the city's main, north-south thoroughfare. Aged, low-density, commercial buildings sit in a state of deterioration close to the street. There is potential for infill development along the corridor, but surroundings are not conducive to new investment despite the presence of more recently constructed government offices. On the southern half of the corridor street side operations of a cardboard recycler are inadequately screened, blighted mobile homes are visible and used appliances are left by the street side. Sidewalks parallel both sides of the street. The few trees present are located in the southern half of the corridor.

Vision

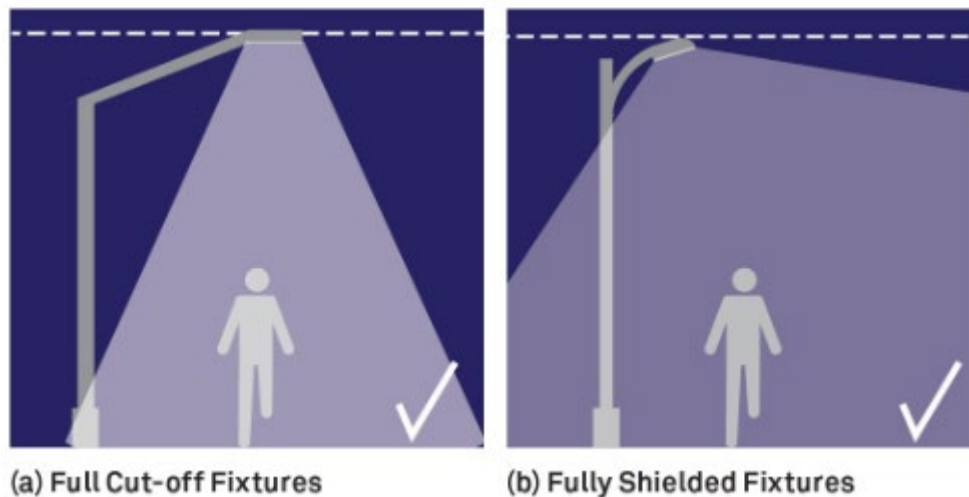
The vision for this area is an invigorated commercial corridor catering primarily to retail and service needs of the community.

Primary Land Use

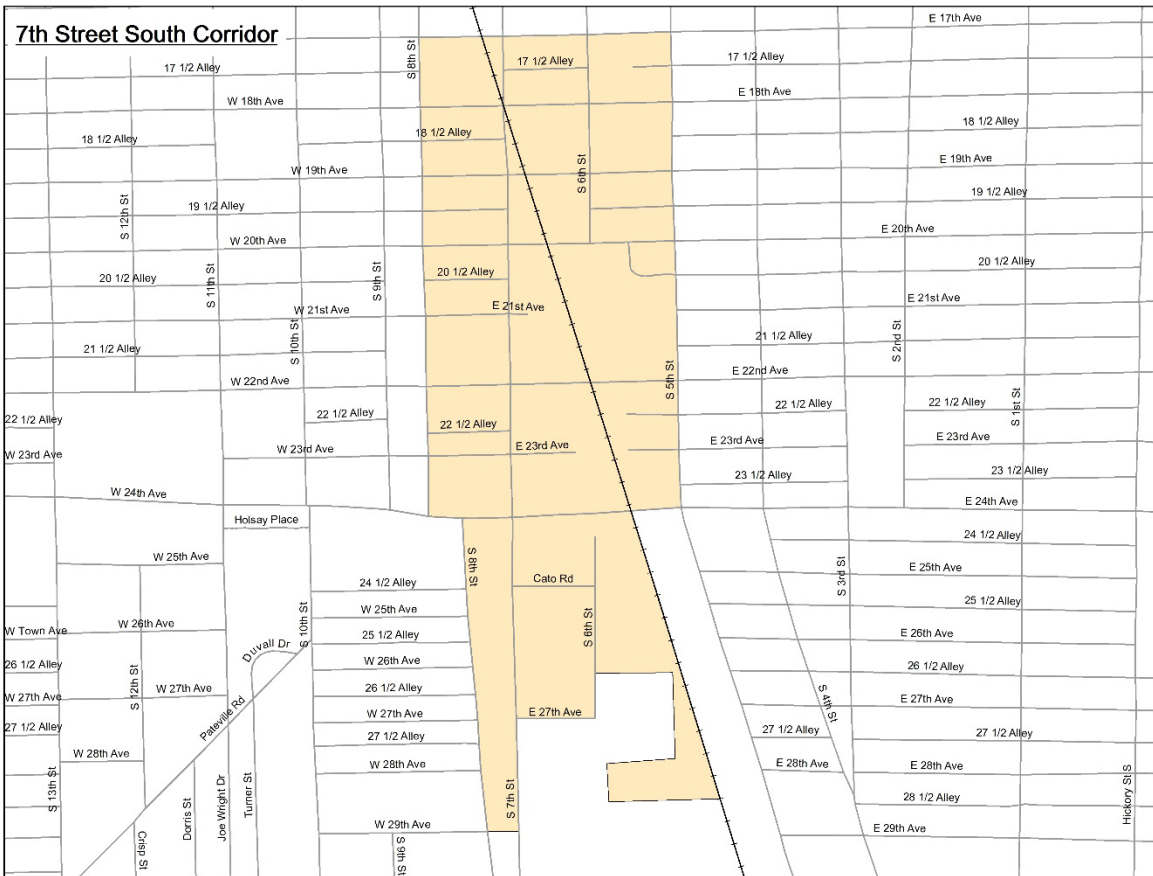
Small businesses/ Light industrial

Development Patterns

- Rehabilitation of structures
- Complementary development (infill) of sites currently vacant
- Enhanced street lighting
- Off-street (shared) parking
- Signage regulations
- Corridor signage
- Landscaping/streetscape improvements



Better street lighting deters crime and provides a sense of safety residents. Focusing lighting from the light poles and fixtures directly onto the street minimize glare and light pollution. Using shielded and cut-off fixtures with energy-efficient bulbs also reduce light pollution and are more cost-effective.



Big Box Commercial

Description

The area is comprised primarily of large square-footage retail and service establishments with large asphalt parking lots located along the eastern third of 16th Avenue (U.S. 280) and extending south along 1-75 between exits 99 and 101. Businesses in this area satisfy the majority of retail trade needs of the community and some surrounding counties (grocery stores, dry goods, eating places, miscellaneous) and overnight accommodations, food and fuel needs of interstate traffic. The only pedestrian amenities are sidewalks along both sides of 16th Avenue west of 1-75. A turn lane facilitates automobile access to business establishments along 16th Avenue. Sixteenth Avenue is "built out"; the 1-75 segment has significant development potential. There are few trees, landscaping or green space in the area.

Vision

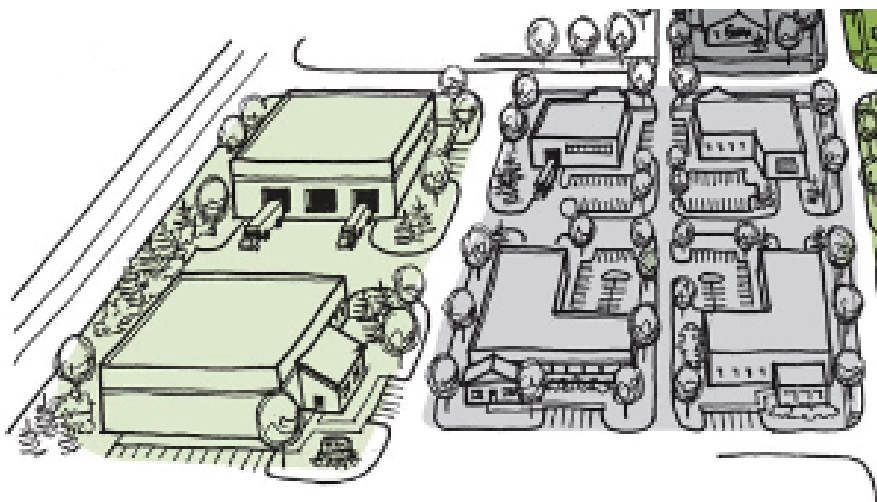
The vision for this area is to expand the community's role as a sub-regional commercial center and resting place for the traveling public, and to enhance the visual appearance of development with aesthetic harmony.

Primary Land Use

Retail ("Big Box," retail outlet, strip mall, walking mall)/ Service/ Restaurants/ Hotels/motels/ Small commercial establishments

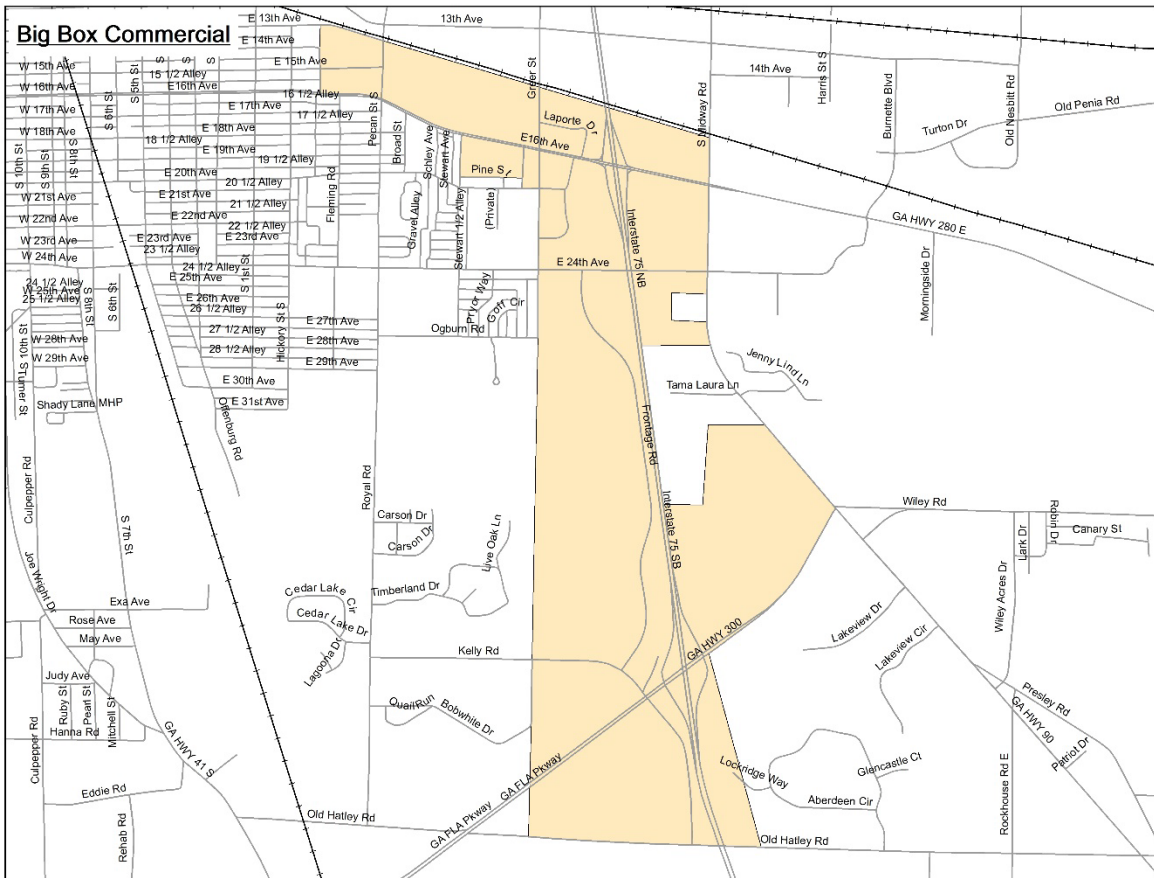
Development Patterns

- Gateway signage
- Landscaping
- Development and signage regulation to present progressive community image
- Interconnectivity between developments
- Infill development
- Green parking development
- "Self-contained" service entries
- Buffered views of the rear of Big Boxes
- Preserve existing Big Box developments as active retail centers
- Big Box development facilitating economic expansion, not mere relocation
- Adaptive reuse of vacant or partially occupied strip malls



Screened loading docks and parking areas buffer the negative impacts of higher intensity uses like commercial and retail from lower intensity land use residential areas. Landscaping buffers also help industrial and commercial development more readily fit in rural areas where uninterrupted viewsheds and agricultural fields are important features.

Source: New Designs for Growth Guidebook, [New Designs for Growth :: GuideBook :: Planning with Green Infrastructure](#)



Installing attractive gateway and wayfinding signage helps visitors easily find important locations in the community and shows the pride residents have in their hometown.

Blackshear Trail

Description

Located on the city's northeast corporate limits, Blackshear Trail is roughly bounded by the Cordele City Limits on the north and east, E. 3rd Avenue on the south, and N. 1st Street on the west. Blackshear Trail Road is a collector street that dissects the area on the diagonal. The area consists of medical and assisted living facilities, a few single-family units, multi-family housing, a church and a school. The large, grassed acreage around Blackshear Trail Elementary School gives the area a feeling of openness. Buildings vary in size, height, and orientation to the street. Large parking areas are visible from the street. With the exception of a few, scattered mid-century brick Ranch-style houses, most buildings are of relatively new construction. There are not any sidewalks; traffic volume is heavy along Blackshear Trail. There are no definitive landscape features. The land is flat with trees on the periphery.

Vision

The vision for this area is increased connectivity to adjacent neighborhoods and retail options. Improving the appearance of the streetscape, utilizing traffic calming devices on high traffic volume roads, and introducing pedestrian amenities such as crossing lanes and sidewalks are priorities for this area. Adaptive reuse of vacant buildings may be needed in the future to keep the area from suffering the negative effects of blight.

Primary Land Use

Multi-family residential/ Educational/community/ Assisted living/medical/ Religious

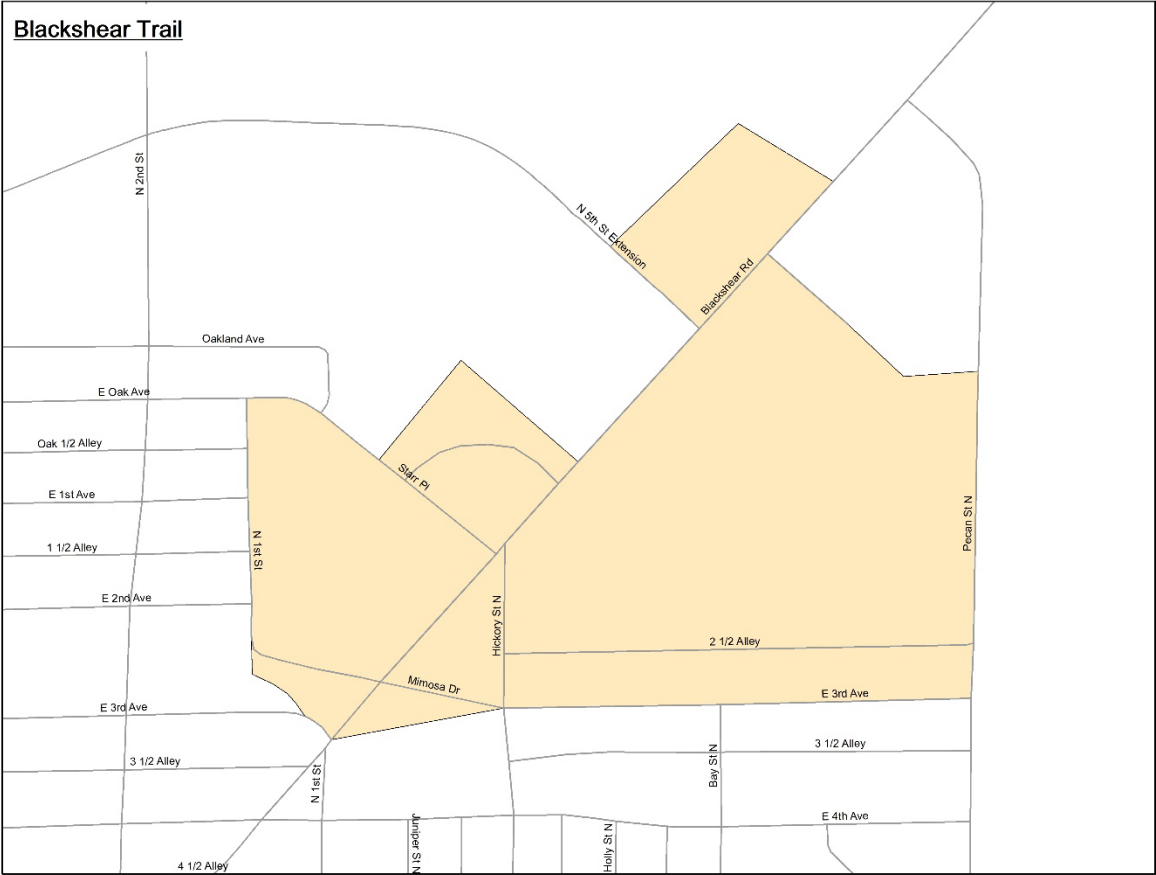
Development Patterns

- Streetscape enhancements
- Sidewalk construction



Sidewalk construction and streetscape enhancements will allow for a variety of transportation alternatives on roads with high traffic volume. Crosswalks placed at appropriate locations and signage will alert drivers to the presence of pedestrians and bicyclists and provide safety for all route users.

Blackshear Trail



Bungalow

Description

This character area is bound by E. 21st Avenue to the north, S. 3rd Street to the east, E. 24th Avenue to the south, and S. 5th Street to the west. Streets in this residential neighborhood are mostly narrow and set in a grid pattern. Most residences were constructed in the early to mid-twentieth century and have long, low, Bungalow floor plans with low pitched roofs. Many of these are in fair to deteriorating condition. Houses are one-story with uniform setbacks. The land is flat with minimal tree cover. There are no sidewalks.

Vision

The vision for this area is preservation of a locally unique architectural style and house type.

Primary Land Use

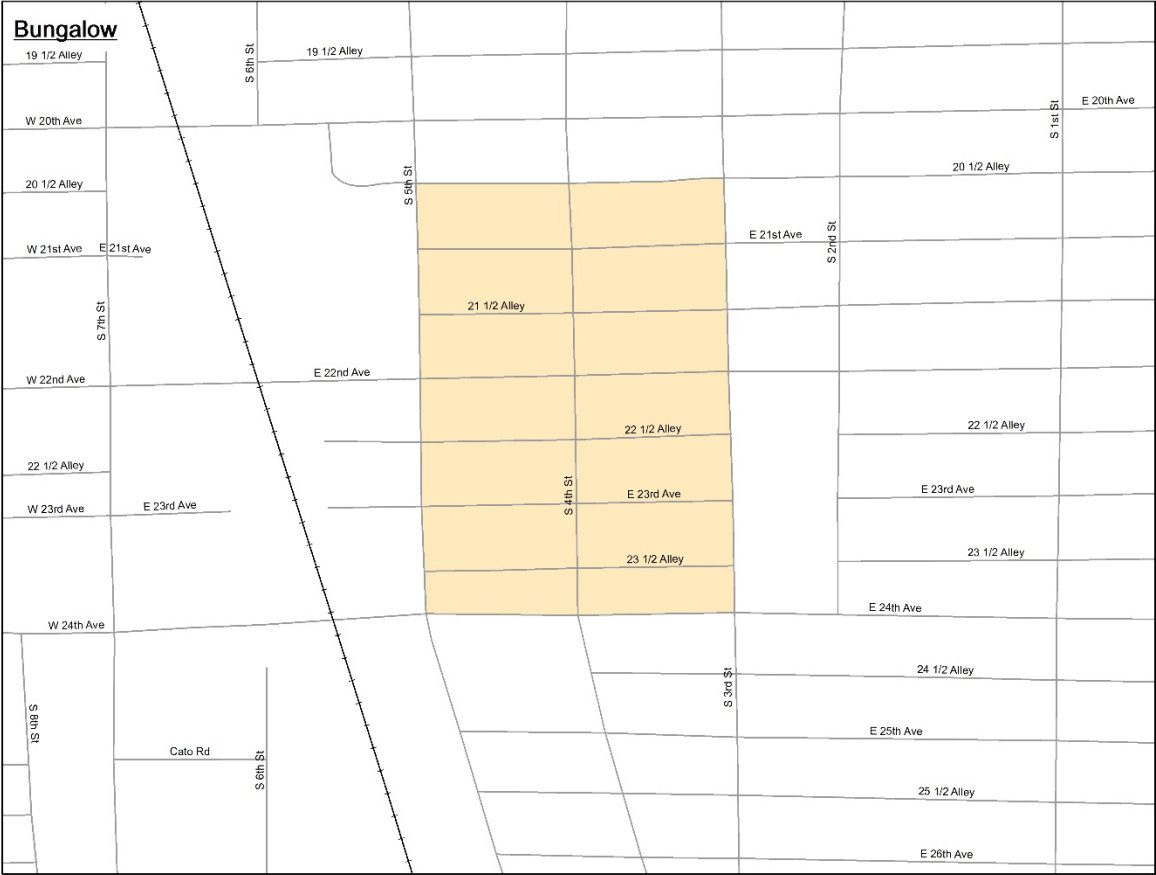
Residential

Development Patterns

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably priced homes
- New development that reflects traditional neighborhood design Infill development on vacant or under-utilized sites



Missing Middle Housing types provide options and affordable prices in residential areas. Duplexes, Triplexes, and Cottage Courtyards can be retrofitted into existing single-family neighborhoods without sacrificing the pace, lifestyle, and views that are character defining features of the area.



Cedar Creek Industrial

Description

This character area is shared with Cordele on the city's southwest corporate limits. The unincorporated portion is currently undeveloped, primarily agricultural in character. Many characteristics make this area attractive for industrial development; topography, soils, location, accessible via four lane and rail, proximity to utilities.

Vision

Because of numerous attributes conducive to such development, this area is envisioned as a preplanned industrial park.

Primary Land Use

Industrial/Warehousing

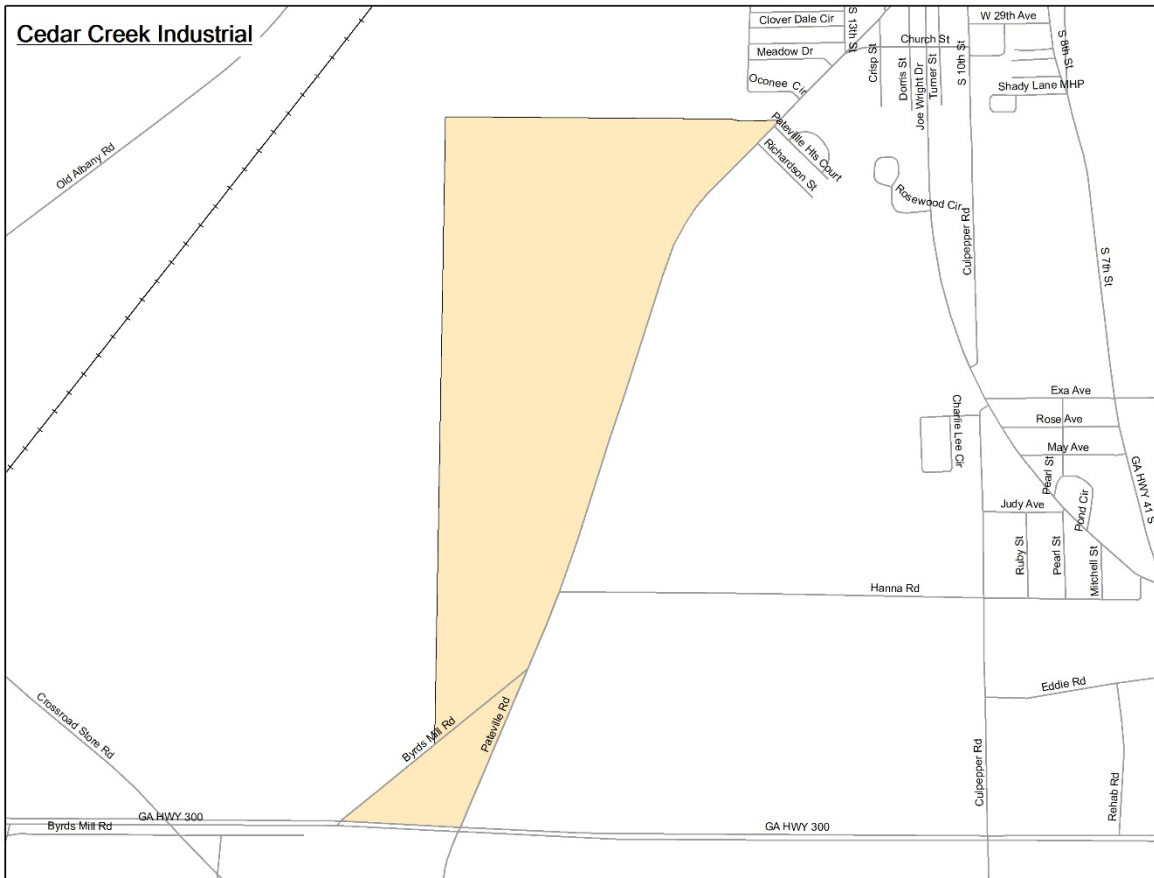
Development Patterns

- Locate new industry close to town, to make jobs accessible to residents by way of transit, walking, or bicycling.
- Improve Industrial Park signage.
- Restrict the number and size of signs and billboards.
- Landscape parking areas to minimize visual impact from adjacent roadway(s).
- Locate parking to the rear or side of buildings to minimize visibility from surrounding roadway(s).
- Allow for shared parking arrangements.
- Limit large expanses of asphalt parking.
- Encourage the use of pervious surfaces for parking areas.
- Require landscaped tree islands and medians to break up large expanses of paved parking.



Planting landscaped tree islands in paved parking areas provides shade and mitigates any heat island effect.

Source: New Designs for Growth Guidebook, [New Designs for Growth :: GuideBook :: Planning with Green Infrastructure](#)



Connecting destinations throughout the community with alternative transportation options like sidewalks, trails, bike routes, or transit improves quality of life and insures that even those residents without access to automobiles can still make a decent wage.

Cemetery Road

Description

This area is bordered by E. 8th Avenue (Cemetery Road) on the north, N. Greer Street to the east, Georgia Southwestern Railroad to the south, and N. 2nd street to the west. It is characterized by a large municipal cemetery and large ball field complex. The large acreages consumed by the cemetery and recreation site limit through-streets to a minimum. There is low pedestrian access and no sidewalks.

Vision

The vision for this area is to remain a park-like, open-air space with few viewshed intrusions. Attractive, visual buffers should be maintained to separate the cemetery from the adjoining railroad.

Primary Land Use

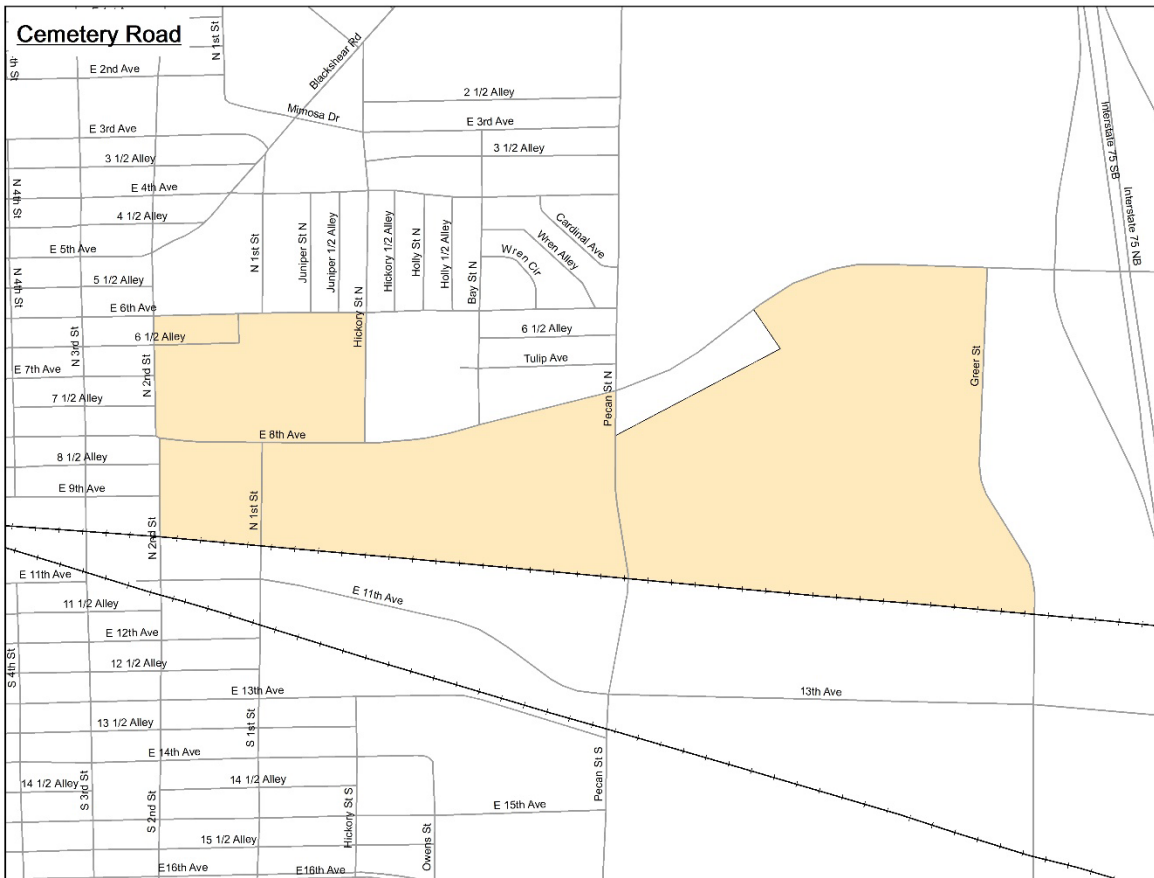
Cemetery/ Church/funerary/ Recreation

Development Patterns

- Restrictions on the number and size of signs and billboards
- Landscaping enhancements



Connecting the ball field complex to the rest of Cordele with sidewalks and/or trails will allow residents with no access to automobiles the opportunity to participate in recreational sports. This type of activity will improve community health outcomes and camaraderie among residents.



Central Industrial

Description

This character area is located in east-central Cordele, on both sides of East 11th Avenue. The area is bounded to the north and south by Georgia Southwestern and CSX Railroads, respectively, to the west by N. Fifth Street and to the east by I-75. Development is concentrated in the western half and consists of medium-to-large, older (some vacant) industrial buildings (both masonry and metal-sided), small service facilities, maintenance facilities of the city and the board of education and a commercial waste hauler. Service and maintenance establishments have materials stored on-site which are visible through commercial/industrial wire fencing. Development in the east half of the area is currently limited to a church, three, free-standing commercial establishments and two apartment complexes. The area is a narrow strip of land between two railroads and adjacent to an interstate, making it most attractive for industrial development.

Vision

The vision consists of increased economic activity in the area through adaptively reusing vacant industrial facilities and attracting new industrial investment, all with complimentary aesthetic enhancements.

Primary Land Use

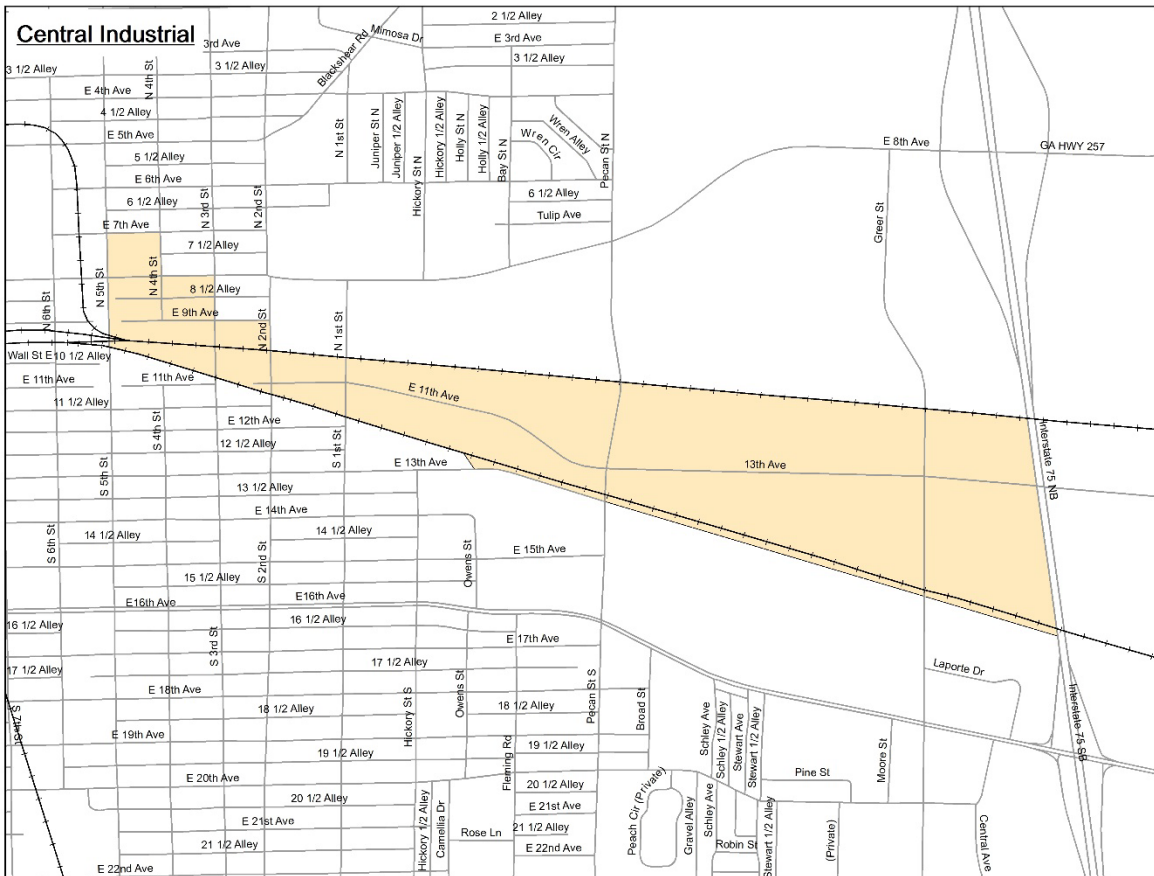
Industry/ Transportation/ Services

Development Patterns

- Restrictions on the number and size of signs and billboards
- Screened fencing
- Use of landscape enhancements
- Street and rail spur development



Screening materials stored on site will deter theft, but also provide a buffer between high and low-density land uses.



Downtown

Description

The Downtown Character Area is bounded on the north by a local service line of the Norfolk Southern Railroad, 5th Street on the East, 17th Avenue on the south and 8th Street on the west. Most of the area within these boundaries overlaps the Downtown Commercial National Register Historic District. Freight trains intersect here on three active railroads, frequently interrupting automobile traffic. One of the rail lines accommodates a short-line tourism passenger train, the SAM Shortline. Streets are set in a tight grid pattern, which dates to the city's founding in 1888. A number of one-story brick warehouses, both attached and freestanding, remain along the railroad lines. A large one-story brick warehouse-type building that housed an ice plant is still intact. One building remains from a cottonseed oil mill. The old city waterworks, dating from 1914, with water tower and accompanying pump house are relatively rare examples of such structures. These facilities have been abandoned for many years. Within the downtown core are numerous one- and two-story attached brick commercial buildings constructed during the late 19th and early 20th centuries. These buildings exemplify stylistic treatments of early 20th century commercial architecture, featuring design elements of the Beaux-Arts, Italianate, Victorian Commercial, and Classical Revival architectural styles, cast terra cotta ornamentation, and decorative brickwork. Many of the buildings exhibit physical deterioration. Building density is high with buildings constructed on lot lines and sharing party walls. There are several vacant buildings, but few undeveloped lots. Occupied buildings in the geographic core currently house commercial establishments, retail stores, civic organizations, and residential uses. Light industrial warehouses and smaller one-story historic commercial buildings are found near the northernmost boundary. The limited tree cover and green space present are confined to the area's northern and eastern boundaries. Although sidewalks are a common feature, pedestrian crossings are limited to the main thoroughfare traversing the full north-south length of the area. On-street parking is common; there are few parking lots.

Vision

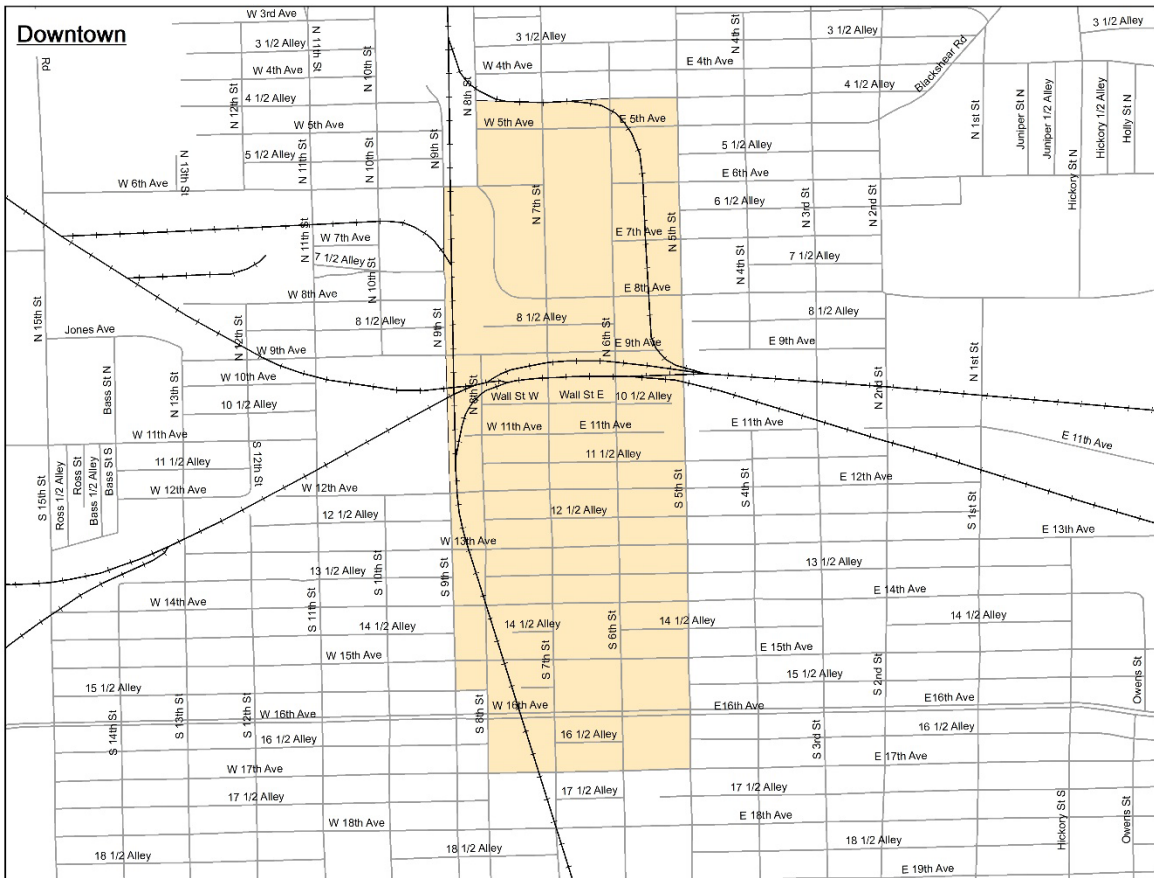
The vision for the area is restoration of economic vitality and preservation of historic integrity of the community's original commercial core.

Primary Land Use

Mixed use (residential/commercial)/ Retail and service businesses/ Higher education/ Civic institutions/
Cultural institutions

Development Patterns

- Increased retail activity
- Eliminate blight
- Preservation of historic buildings
- Additional parking that complements area character
- Increased opportunities for downtown living (loft apartments)
- Additional and improved sidewalk
- Additional street lighting on side streets



Revitalization of historic commercial cores and installation of amenities like period street lights, landscaping, and benches give downtowns an inviting atmosphere that brings in tourists and residents alike to shop.

East 16th Corridor

Description

16th Avenue east consists of a series of small, strip mall shopping centers interspersed with older single, free-standing retail and service establishments. Each individual business is typically small, single story with a relatively high floor-area ratio. There are some vacant store fronts in the strip malls. The potential for infill development is limited because the build-out rate is so high. Sidewalks front the entire corridor. This is a very economically active area and among the most heavily traveled routes for both local and transient traffic.

Vision

The vision for this area is the promotion of an attractive commercial center for residents and the public traveling this U. S. highway. These opportunities should entice travel westward into the downtown core.

Primary Land Use

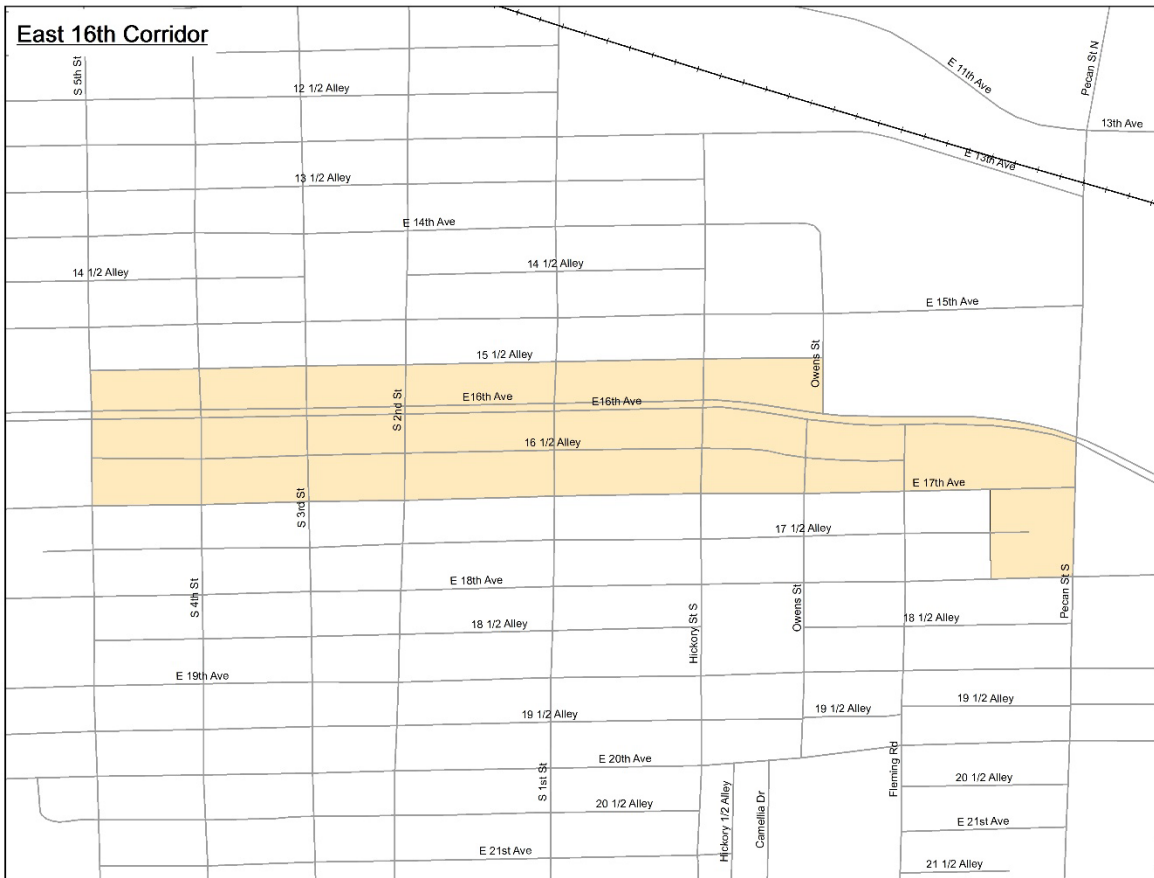
Commercial/ Retail Business

Development Patterns

- Sidewalk improvements
- Aesthetic harmony in future development
- Restrictions on the number and size of signs and billboards
- Landscaping of parking areas to minimize visual impact from off-site
- Location of parking at rear or side of buildings to minimize visibility from the street
- Shared parking arrangements that reduce overall parking needs
- Parking lots that incorporate pervious surfaces for stormwater management
- Reuse of existing vacant or underutilized structures



Aesthetic improvements such as landscaping and new lighting will deter unlawful activities and encourage new users to visit the area.



Redevelopment of existing but underutilized commercial centers can bring much needed retail opportunities for small business start ups without taxing water, sewer, and transportation infrastructure.

Gillespie-Selden

Description

The Gillespie-Selden Character Area overlaps the boundaries of the Gillespie-Selden National Register Historic District. It was listed in 2004 and is one of three National Register Historic Districts in the city. This character area is roughly bound by 16 Avenue, 15l Street, 13* Avenue and 11 Street. It consists mostly of small single-family dwellings, churches, and the historic Gillespie-Selden Institute. The Gillespie-Selden Institute is a complex of buildings, located at the corner of 15th Avenue and 12th Street, including the President's Home (1925), Founder's Home (1941), girl's dormitory (1929), Gillespie Memorial Hospital (1937), Administration Building (1937) and Selden Cottage (1949). The President's Home is brick and features Craftsman style detailing, while the dormitory, hospital and Administration Building are brick with Colonial Revival features. The Founder's House, also known as Dr. Clark's House after founder Dr. Augustus S. Clark, is a Colonial Revival style house. Selden Cottage is a brick building with no academic style. Dwellings are early 20th century construction with variations in form. Most are in poor physical condition. The neighborhood was founded in the early 1890's by African Americans who worked for the railroad. Most of the residences are late 19 and early 20 century one-story wood framed buildings with minimal stylistic detailing and uniform setbacks. Wood clapboard and synthetic siding are the main exterior sheathing materials on conventionally constructed housing, the dominant housing type, though concrete masonry housing and mobile homes are also present. Most houses are brightly colored and graffiti is present in the neighborhood. Mobile homes are present and a high incidence of substandard housing contributes to a large number of vacant structures. The land is flat with mature trees. Streets are in a tight grid pattern with complimentary alleys. There are no sidewalks.

Vision

The vision for the area is to restore and preserve features that contributed to the neighborhood listing on the National Register of Historic Places: Late 19th and early 20th century one-story wood-framed buildings with minimal stylistic detailing and uniform setbacks; the Gillespie-Selden Institute complex of buildings (President's Home, Founder's Home, girl's dormitory, Gillespie Memorial Hospital, Administration Building and Selden Cottage), churches, corner stores, mature hardwood trees, grass lawns and foundation plantings.

Primary Land Use

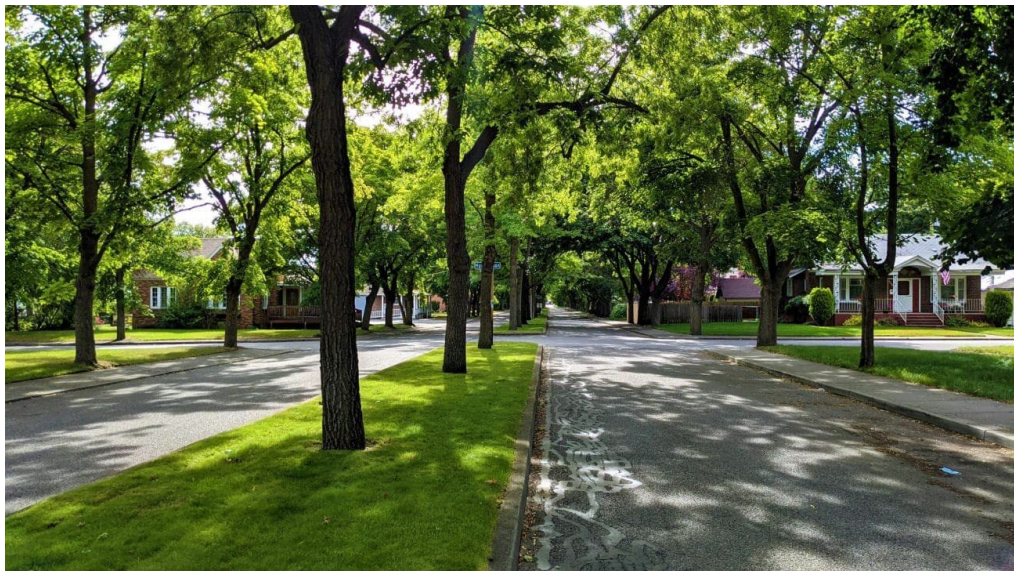
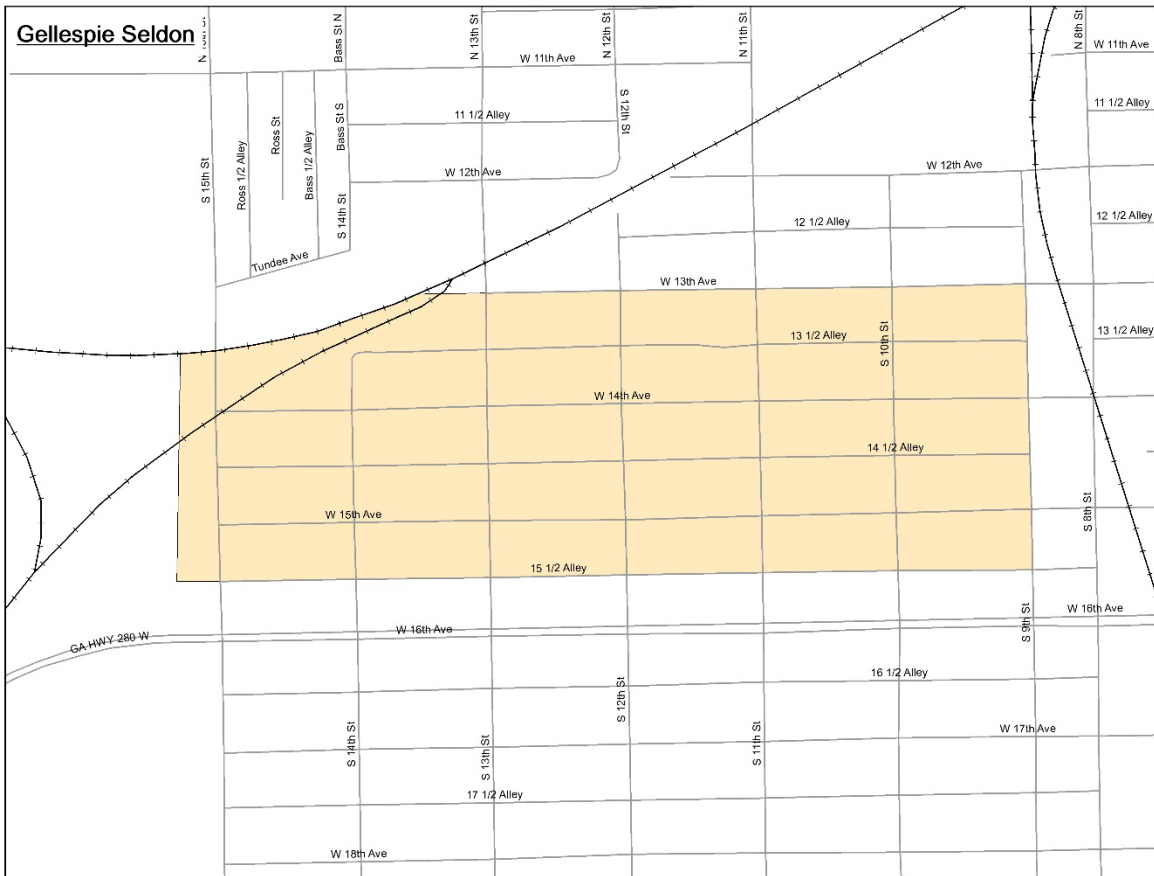
Single-family residential/ Neighborhood businesses/ Home occupations/ Churches

Development Patterns

- Housing rehabilitation
- Demolition and clearance of dilapidated, abandoned structures
- Complementary redevelopment (infill) of currently vacant and cleared sites
- Street signage denoting historic district
- Preserve existing recreation facilities and supplement with active and passive parks
- Sidewalk construction
- Placement of streetlights and street furniture (historically sensitive)
- Preserve alleys
- Promote neighborhood stores and services
- Maintain tree canopy



Signage identifying significant historic areas can instill neighborhood pride and sense of place.



Gillespie-Seldon is located within walking distance of downtown Cordele. With a well-connected sidewalk grid, residents will be able to access needs and amenities in the downtown area safely without having to walk in the street.

Gum Creek

Description

Gum Creek is a mixed-use area located near the city's northwest corner; bounded on the north by industrial properties, on the east by W. 11th Street, on the south by W. 3rd Avenue, on the west by roadway-frontage residential/corporate limits. Bisected by and consisting primarily of wooded floodplain, there is limited acreage suitable for development. These areas are located along the northern boundary and the southeast corner between a cemetery and residential neighborhood.

Vision

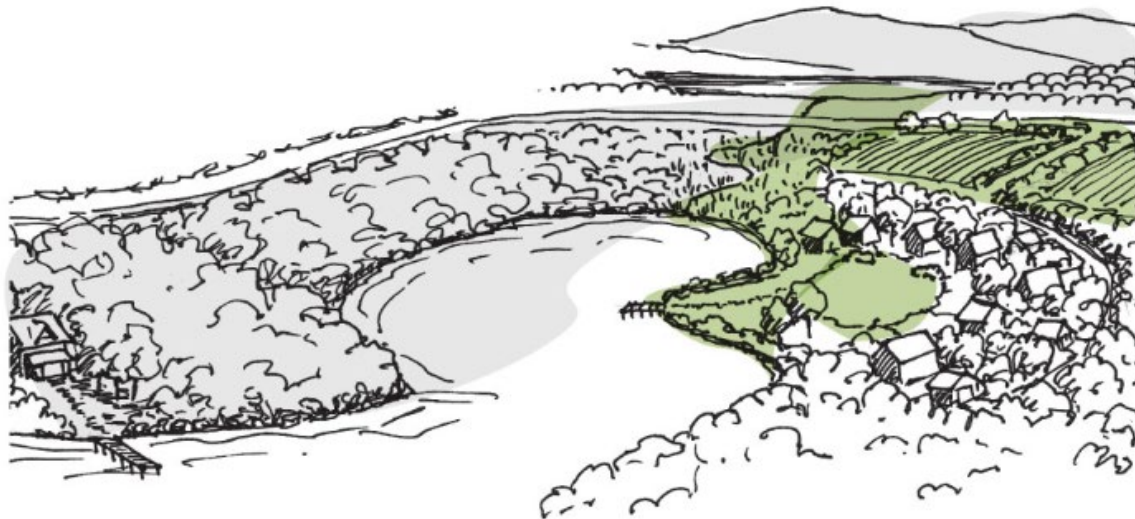
Very limited development is envisioned because of the scarcity of developable acreage and the potential for flooding and adverse impacts on the floodplain.

Primary Land Use

Residential/ Cemetery/ Church

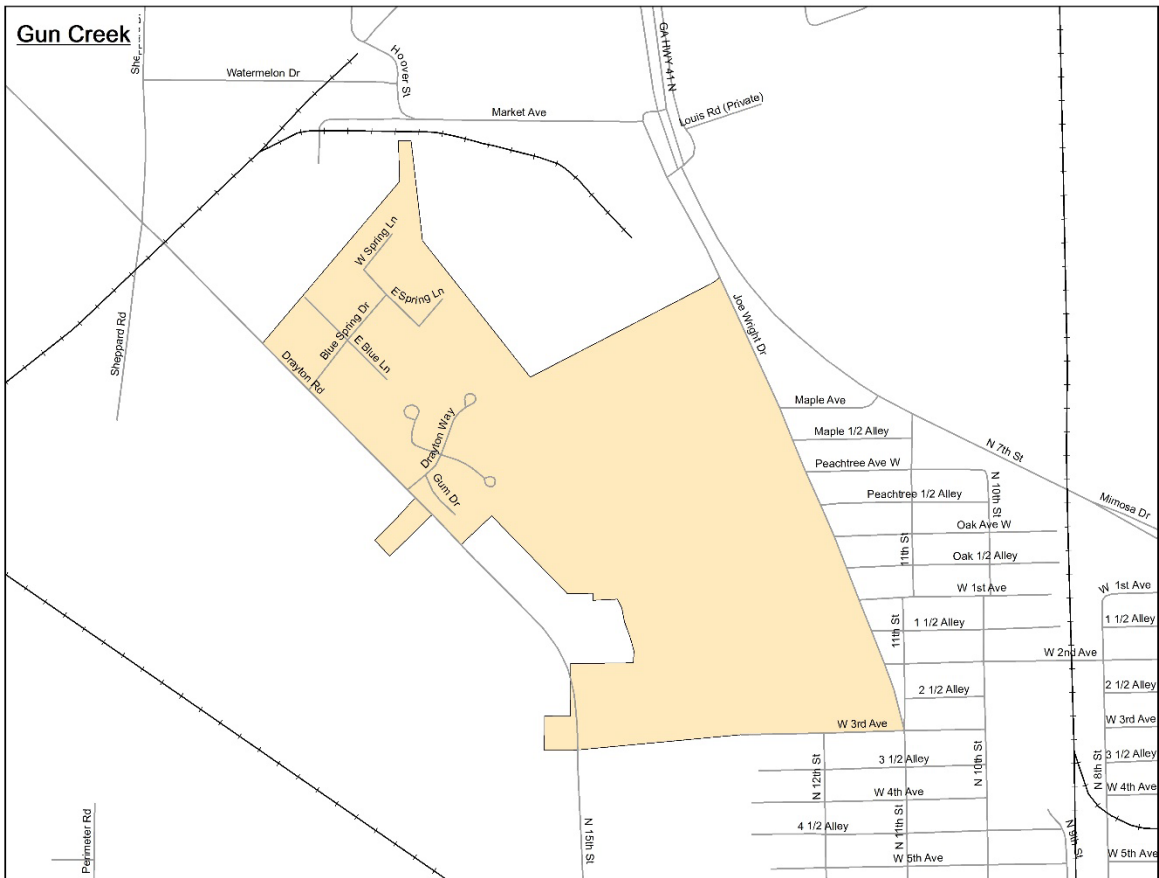
Development Patterns

- Clustered development
- Preservation of environmentally sensitive area by setting it aside as public park or greenbelt



The example above shows a building sited so it will not obstruct the scenic view. Using low-impact development techniques such as clustered neighborhood development preserves environmentally sensitive areas and protects ecosystems and wildlife habitats.

Source: New Designs for Growth Guidebook, [New Designs for Growth :: GuideBook :: Planning with Green Infrastructure](#)



Harris Industrial

Description

Located in the city's northwest quadrant, this character area is bordered on the north by W. 8th Avenue, N.9th Street on the east, W. 13th Avenue on the south, and N. 11th Street on the west. The area is anchored by a single industry with two, tall, metal industrial buildings, one located between two converging railroad lines supported by adjoining, smaller buildings also of metal construction. These are flanked on the south by two, small, unrelated, commercial, metal-sided buildings and on the north by the city's original water tower and an electrical substation. The area abuts Downtown on the east and residential neighborhoods comprised of single-family housing on the other three sides.

Vision

Maintain a well-established local industry easily accessible to residents of surrounding neighborhoods via foot, bicycle or transit. Encourage enhanced views of the industrial site at the surrounding residential street level.

Primary Land Use

Industrial/ Commercial

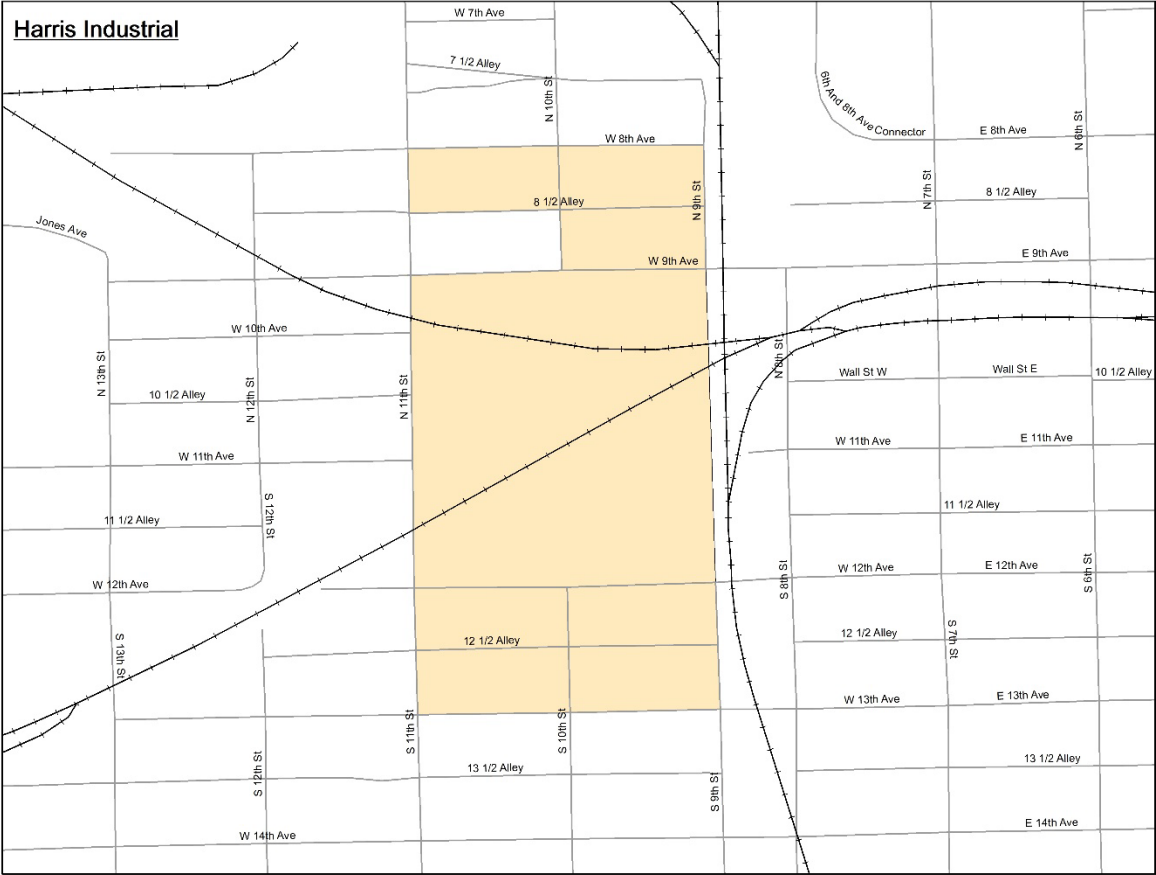
Development Patterns

- Restrictions on the number and size of signs
- Parking lots that incorporate on-site stormwater mitigation or retention features
- Landscaping/screening/visual buffers to soften industrial view from surrounding residential neighborhoods
- Off-Street Parking lot



Rain gardens are a low-maintenance way to collect and filter stormwater runoff. They can be constructed in yards, along streets and sidewalks, and in parking areas.

Source: *New Designs for Growth Guidebook*, [New Designs for Growth :: GuideBook :: Planning with Green Infrastructure](#)



Highland

Description

The Highland is located in southeast Cordele. It is bound on the north by E. 16th Avenue and Pine Street, Greer Street on the east, Ogburn Road on the south, and Pecan Street to the west. The area consists mostly of modest mid-twentieth century Ranch-type split-level housing, and various types of contemporary infill, including multi-family housing. Many of the infill houses have been constructed since 1980-85. Single-family dwellings are one- to one-and-a-half stories with uniform setbacks. A middle school is in the southwest corner. Street patterns vary; most are curvilinear and open up small, scattered pockets of green space. There are no sidewalks. The land is mostly flat with some mature trees and a thin tree canopy.

Vision

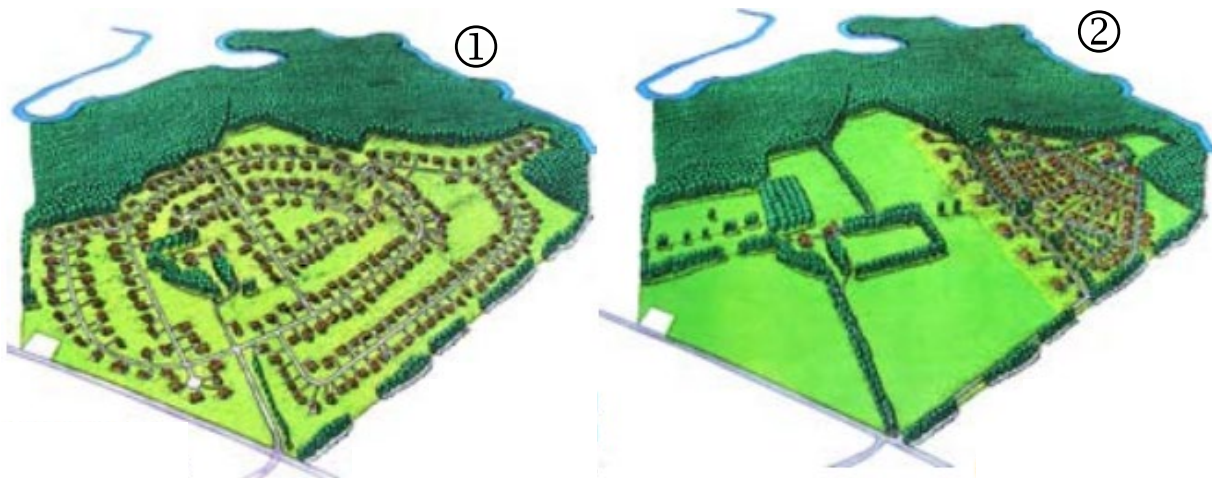
The vision for this area is to maintain its residential character and small-scale neighborhood amenities.

Primary Land Use

Residential, mostly single-family

Development Patterns

- Conservation subdivision

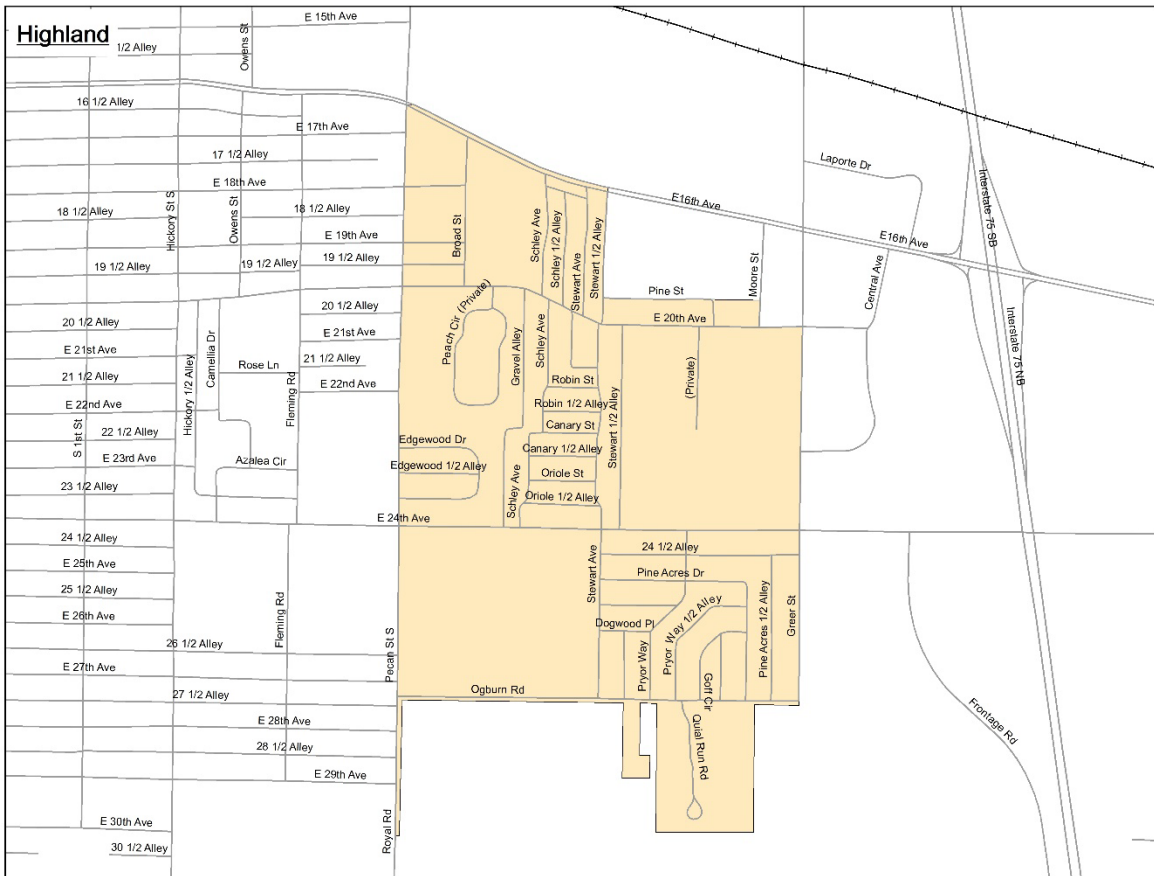


Example 1: A proposed conventional subdivision site plan.

Example 2: A conservation subdivision plan for the same site.

Conservation subdivisions are a design technique that allows the preservation of undivided land to be used as communal open space for residents.

Source: Conservation Subdivision Handbook, NC State University



Industrial East

Description

This area is shared with Cordele on the eastern extremity of the municipal limits. The county area is bounded on the north and south by railroads. Although there is some development, the county's unincorporated share is primarily in agricultural production or woodland but prime for industrial use because of location.

Vision

The vision for this area is to have sufficient sites, acreage, and amenities to make the community an attractive location for a wide variety of industrial prospects, bringing diverse employment opportunities to residents, including further development as an inland port.

Primary Land Use

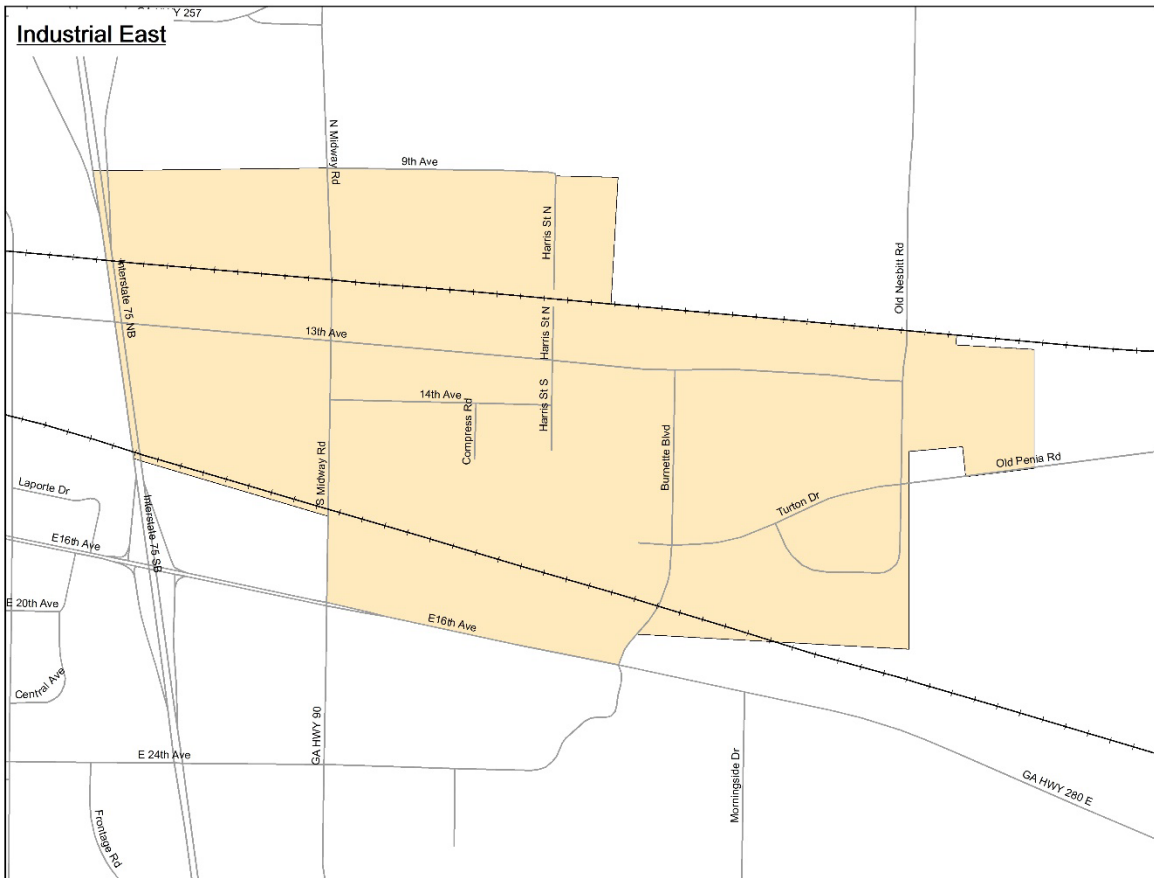
Industrial/ Light Industrial/ Transportation

Development Patterns

- Restrict the number and size of signs and billboards.
- Require parking lots to incorporate on-site stormwater management BMPs.
- Require landscaped tree islands and medians to break up large expanses of paved parking.
- Encourage infill development.
- Encourage utility, roadway, and rail spur extensions/development.



Large canopy trees break up a large expanse of asphalt parking and will provide shade cooling temperatures in area.



Billboard clutter is distracting to drivers and hides the natural beauty of the area.

Interstate Commercial

Description

This area is shared with the county on the city's northeast boundary centered on exit 102 of I-75. Predominantly undeveloped, the only development consists of two small, commercial establishments near the character area's eastern boundary.

Vision

The vision for this area is commercial development catering to the needs of the public traveling I-75 and visiting the community.

Primary Land Use

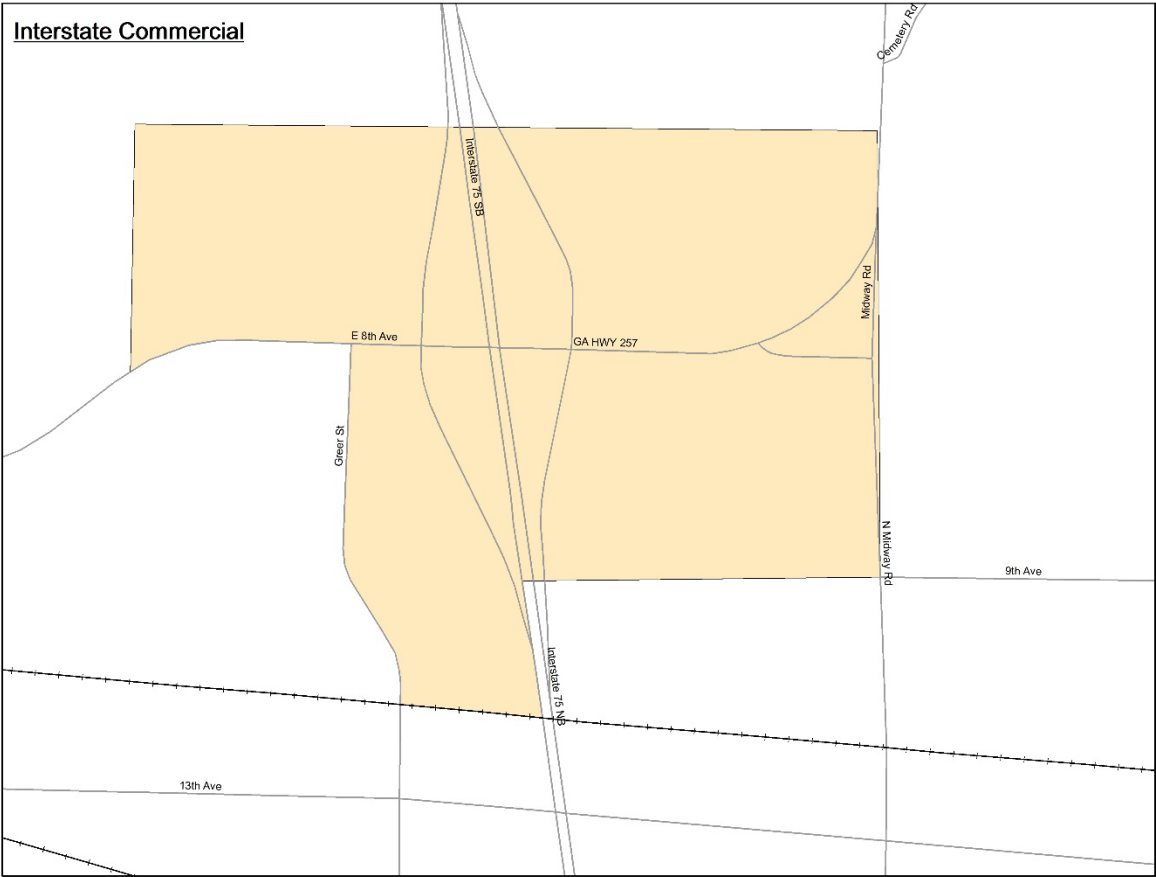
Commercial

Development Patterns

- High-density commercial development
- Gateway signage
- Development and signage regulation to present progressive community image
- Restrictions on the number and size of signs and billboards
- Interconnectivity between developments
- Green parking
- "Self-contained" service entries, avoiding interference with other businesses
- Landscaping of parking areas to minimize visual impact from adjacent roadways and uses
- Location of parking at rear or side of buildings, where appropriate, to minimize visibility from adjacent roadways
- Buffered views of the rear of any Big Boxes



Coordinated gateway and wayfinding signage helps visitors and residents locate important sites and events in the community. It also lets visitors know that residents care about the appearance of the community.



Locating parking behind stores encourages a better pedestrian experience in the streetscape and allows for sharing of parking infrastructure between multiple businesses.

Medical Community

Description

Anchored by Crisp Regional Hospital, the area is also home to the joint EMS/E-911 complex, pharmacies, doctor's and dentist's offices, two nursing homes and medical/health service agencies interspersed among older, deteriorating housing. The current hospital replaced one constructed on an adjoining site in the 1950s currently being used as medical offices. The recreation department is housed in a new facility on the area's northern extremity. The more recent of these medical-related developments either replaced existing residences with larger, modern brick buildings and parking areas, or converted to office use the early to mid-20th century single-family houses common throughout the area. Wood clapboard is the main residential sheathing material with limited brick and synthetic sidings also present. The houses are one-story with uniform setbacks. The topography is flat, the street network is in a grid pattern and mature trees grace the neighborhood. There are no sidewalks. The medical-related developments have increased the traffic volume above residential street levels.

Vision

The vision for this area is expansion of the medical services provided the community and region while remaining sensitive to and maintaining as much of the residential character of the area as possible. The historic residential character should not be abandoned in favor of a medical/ institutional character.

Primary Land Use

Residential/ Medical/ Health care related commercial

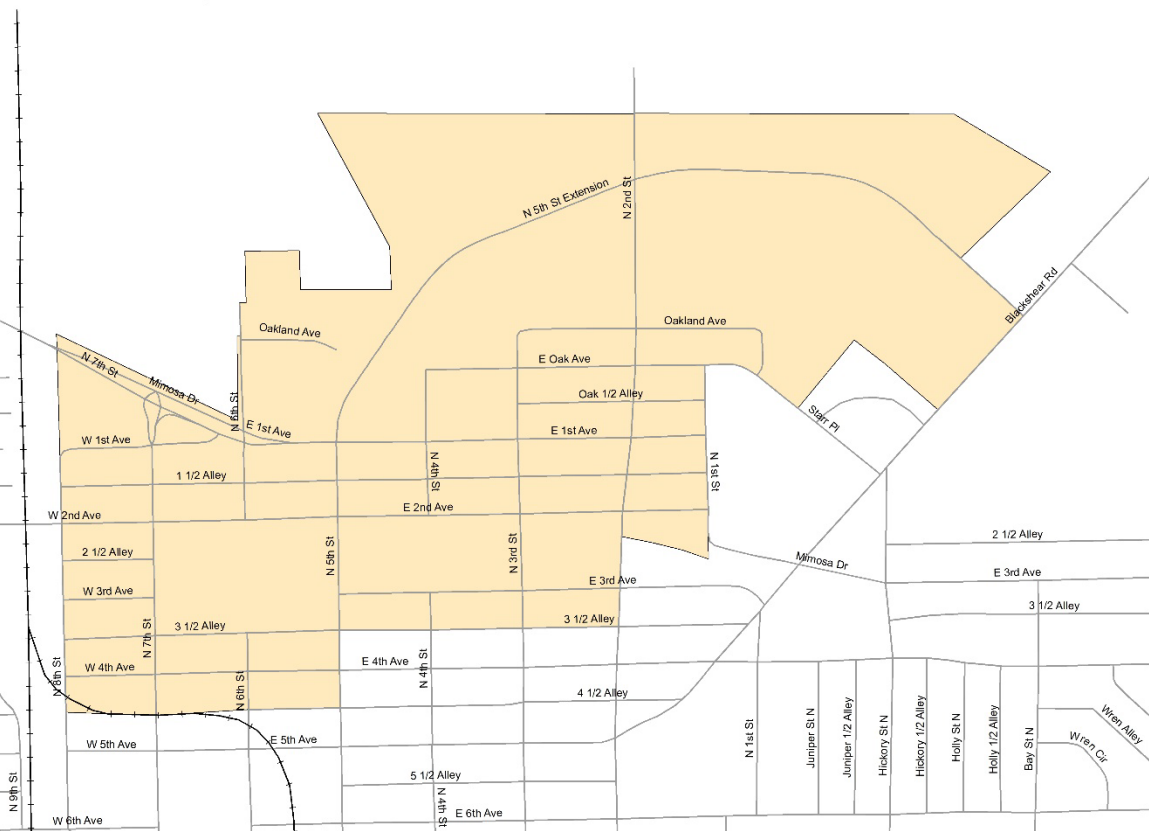
Development Patterns

- Housing rehabilitation
- Homes, small businesses, services, and institutions grouped together in attractive mixed use centers that serve the community
- Infill development
- New development matching character of surrounding neighborhood
- New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood
- Retention of affordably priced housing
- Landscaping of parking areas to minimize visual impact from off-site
- Location of parking at rear or side of buildings to minimize visibility from the street
- Use of landscaping to break up expanses of paved parking
- Shared parking arrangements that reduce overall parking needs
- Green parking
- Infill development
- Reuse of existing vacant or underutilized structures (e.g., commercial centers, office spaces, warehouses) to accommodate new facilities



Landscaping of parking areas minimizes the visual impact from neighboring properties and positively impacts heat island effects.

Medical Community



Mixed-use centers can be infilled on vacant parcels creating a walkable, pedestrian-friendly neighborhood.

North 41 Gateway

Description

This city's portion of this character area consists primarily of roadway, a divided four lane, extending to the city's northwest corporate limits. Land uses within the incorporated area consist primarily of auto- and forestry-related services, limited retail and light industrial with numerous blighting influences. The character area extends into the surrounding unincorporated area where it is, "...comprised of mixed land uses; residential, limited retail, service, light industrial, and a state farmers market with numerous blighting influences. There is a mixture of older (1940- 1950) site-built and manufactured housing, all single-family, single-story on small lots; most residences show signs of deterioration. Tree-shaded residential lots are common. Half of the residential streets are in a grid pattern (Omar Heights), the balance (Meadow Park) are more curvilinear. Though streets are paved, drainage deficiencies are contributing to blight. There are not any sidewalks in the area. Automobile repair (in county and city), automobile salvage and forestry-related service (in city) establishments have numerous vehicles either sitting on the roadside or easily visible from U.S. 41. Vacant, dilapidated motor courts and commercial buildings sit on opposite sides of the highway. A makeshift flea market also sits at roadside.

Vision

The vision for this area is restoring economic vitality and mixed-use development centered on multi-seasonal agricultural markets and potential of expanded commerce at the farmers market, and making this an attractive entranceway.

Primary Land Use

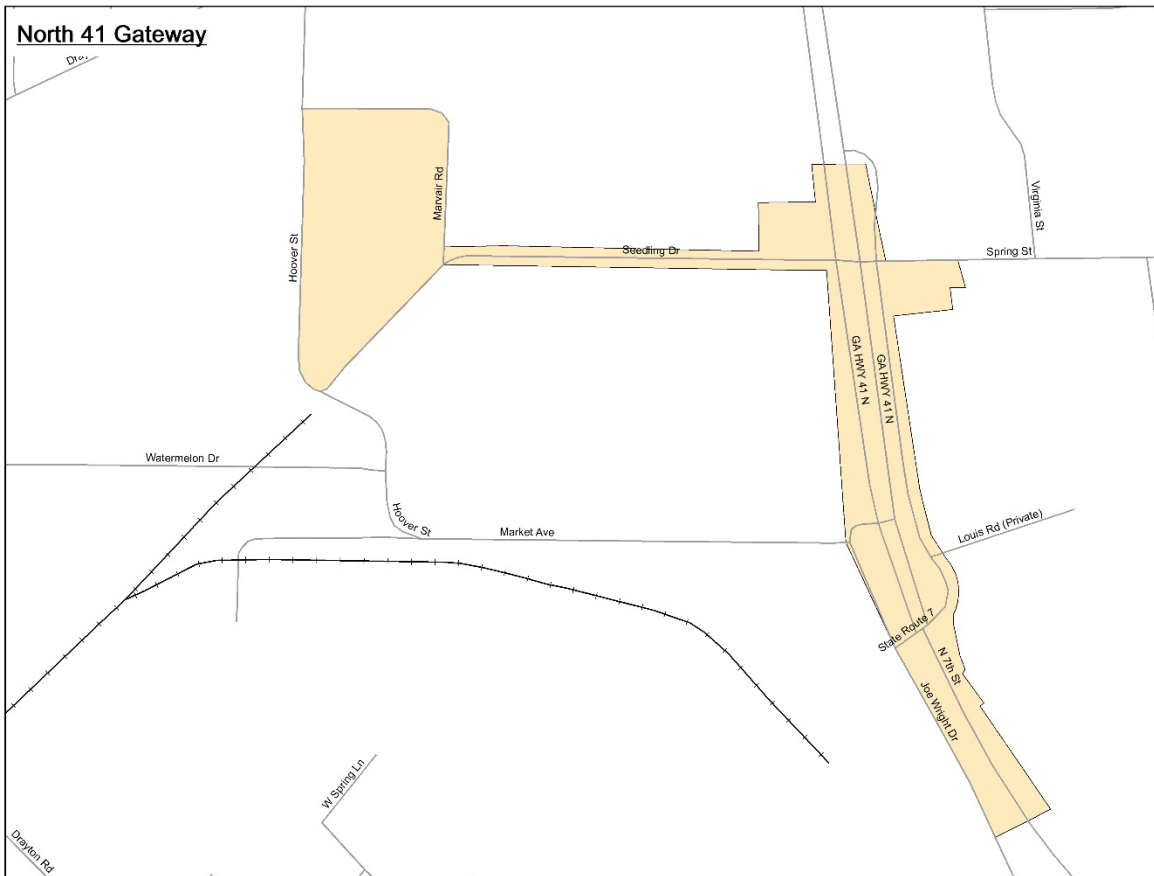
Commercial/ Residential/ Light Industrial

Development Patterns

- Redevelopment that converts deteriorated, vacant or abandoned structures/sites from blighted conditions to economic productivity
- Infill development
- Redevelopment of residential sections of area
- Restrictions on the number and size of signs and billboards
- Housing rehabilitation
- Stormwater management



A bioswale like the photograph above is more than just a landscaped ditch. The swale should incorporate soil with a good percolation rate as well as native plants to remove pollutants.



Elliott's Walk in Columbus, GA is a new development for low- and moderate-income homeowners. Each home has historic architectural features such as front porches, gable roofs, and horizontal siding.

Northern Heights

Description

Northern Heights is a residential neighborhood bounded by E. 3rd Avenue to north, N. 2nd Street to the east, E. 9th Avenue to the south, and N. 5th Street to the west. Most of the houses are in fair condition, but substandard housing is present. Dwellings date from early- to mid-20th century, and most exhibit Craftsman or Colonial Revival stylistic elements. Wood clapboard is the main sheathing material, although stone and brick are also present. The majority of houses are one story, but several have one-and-a-half story Bungalow floor plans. Streets in this traditional residential neighborhood are set in a grid pattern. The land is flat with mature trees. There are no sidewalks.

Vision

The vision for this area is restoration and preservation of residential character, retention of the tree canopy and addition of pedestrian facilities.

Primary Land Use

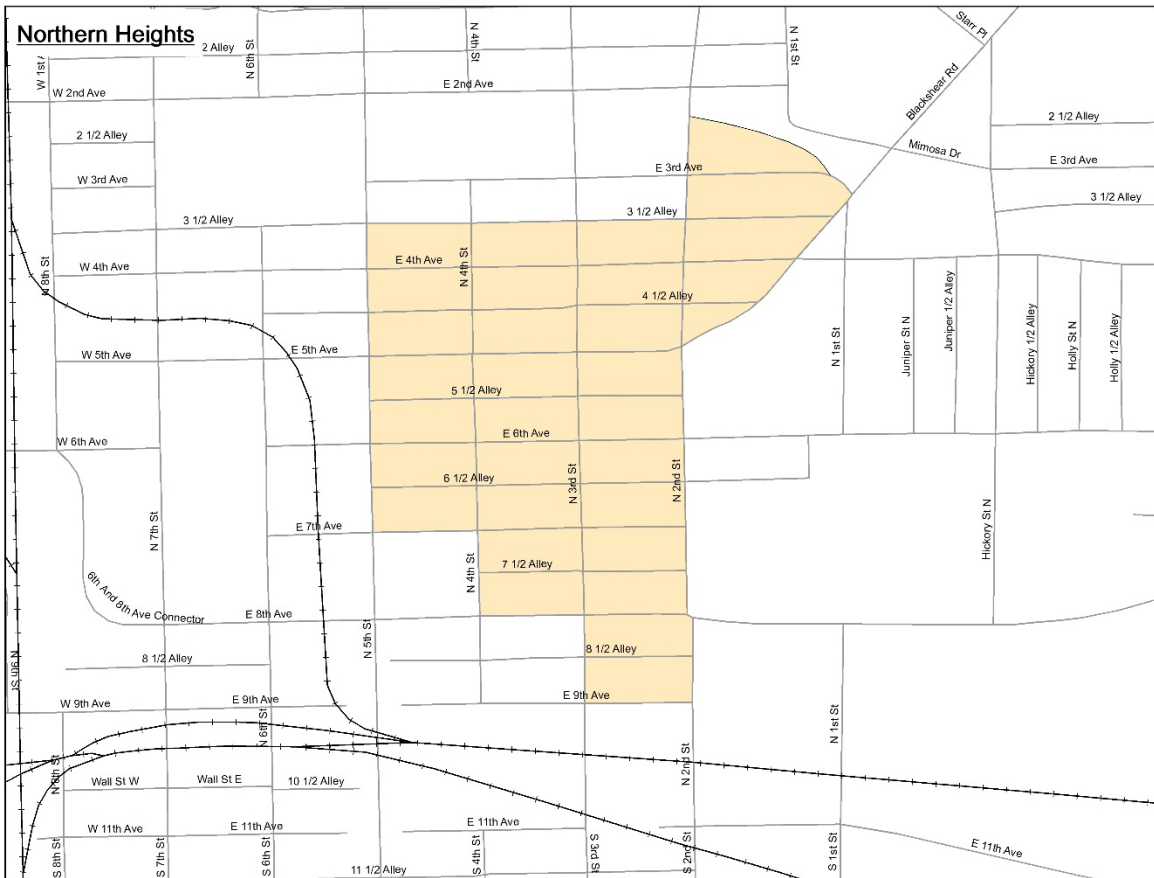
Residential, primarily single-family/ Existing neighborhood businesses

Development Patterns

- Housing rehabilitation
- Upgrade alleyways
- Maintain existing street grid pattern
- Sidewalk construction



Newly constructed home at 932 Ash Street. Part of Historic Macon's Beall's Hill neighborhood stabilization project.



Pedestrian and bike trails provide connectivity throughout the community as well as opportunities for residents to live healthy lifestyles.

Northside

Description

Streets in this residential neighborhood in the northwest corner of the city are set in a grid pattern. Most residences were constructed in early- to mid-twentieth century and are in poor condition. Houses are single story with uniform setbacks. Dilapidated housing, vacant housing and vacant lots are evident. Mobile and manufactured homes are distributed throughout the area at varying orientations to the streets, among older stick-built housing. The land is flat, and residential blocks have a good tree canopy. Streets are narrow with no sidewalks. This area includes four large sites with three agribusinesses, which are not compatible with the surrounding residential area. Land use, large land area and height of buildings conflict with neighborhood scale. One of the agri-businesses/two sites is essentially abandoned; all four sites are significant blighting influences in the neighborhood. The land surrounding three of these sites is open with very little vegetation.

Vision

The vision for this area is revitalization of the residential areas and conversion of the conflicting land uses to residential development.

Primary Land Use

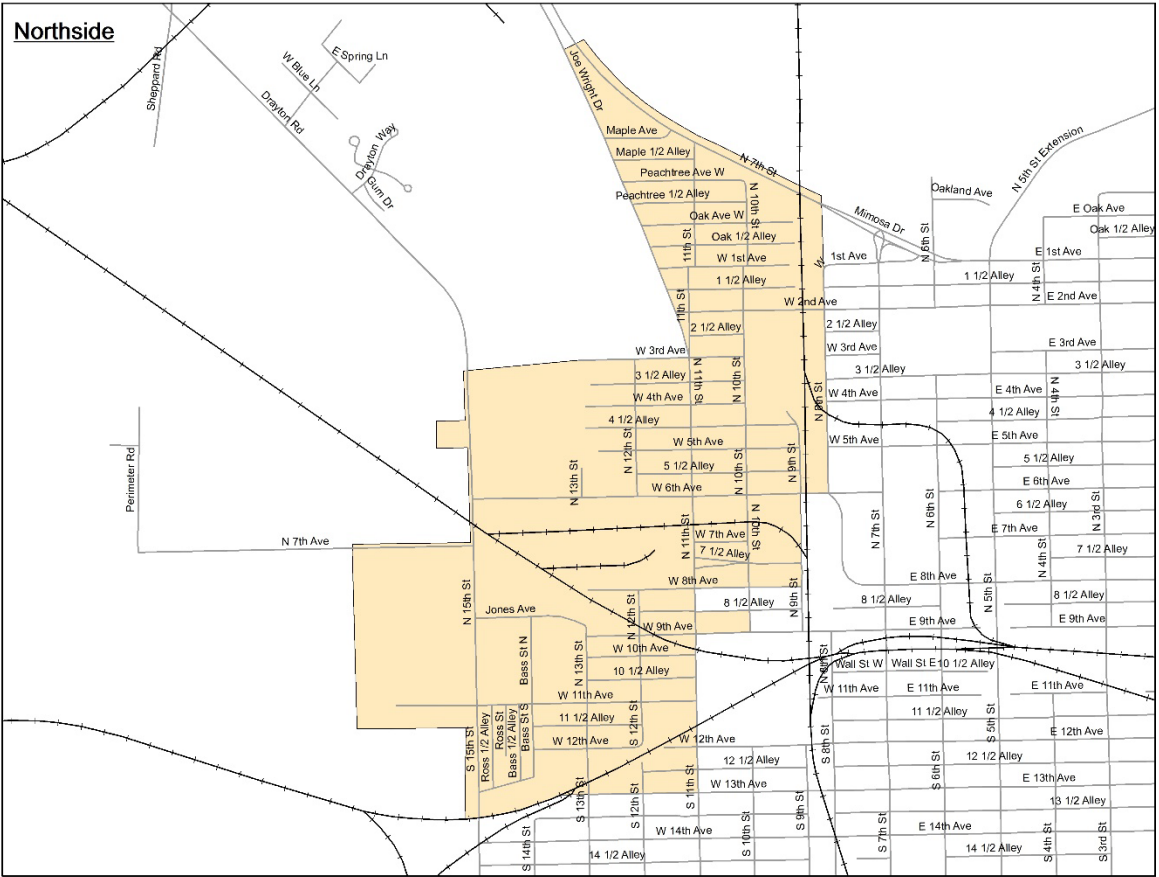
Residential/ Neighborhood commercial

Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill development
- Retrofit with pedestrian improvements and bicycle access to create connectivity
- New residential development matching typical densities of older center of community
- Distribution of affordably priced homes
- New residential development that matches the mix of housing types and styles of older, closer-. In neighborhoods of the community.
- New development that reflects traditional neighborhood design principles, such as small lots, uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses



Former industrial sites can be adaptively re-used for commercial, office, or residential purposes allowing communities to preserve their heritage while promoting unique places.



O'Neal School

Description

The O'Neal School Character Area is located east of downtown Cordele and contains historic residences, two commercial buildings and several community landmark buildings constructed between 1887 and 1954. It is roughly bounded by the Seaboard Coastline Railroad, Owens Street, 16th Avenue and 6th Street. This neighborhood is currently listed on the National Register of Historic Places and is currently the community's only locally designated historic district. Dwellings are predominantly single-family Italianate, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical Revival, English Vernacular Revival and Craftsman architectural styles. The houses are one to two stories and feature wood, brick or stone facades and decorative elements. The larger high-style houses were built during the late-19th and early-20th centuries and are located on 12th, 13th, 14th and 15th Avenues. The more modest houses were constructed during the early- to mid-20th century and are located along the borders of the neighborhood on 11th Avenue and 16th Avenue. The houses of the district share common setbacks and many still retain their historic outbuildings. It is a twenty-five-block neighborhood with streets set into a grid pattern. The land is flat with a mature, moderate tree canopy. All residences appear to be occupied. Historic, rusticated granite curbs are present. Sidewalks and street parking are pedestrian-oriented features.

Vision

The vision is preservation of the characteristics that warranted listing the neighborhood on the National Register of Historic Places and local designation as a historic district. Design guidelines should be enforced to preserve and enhance these characteristics.

Primary Land Use

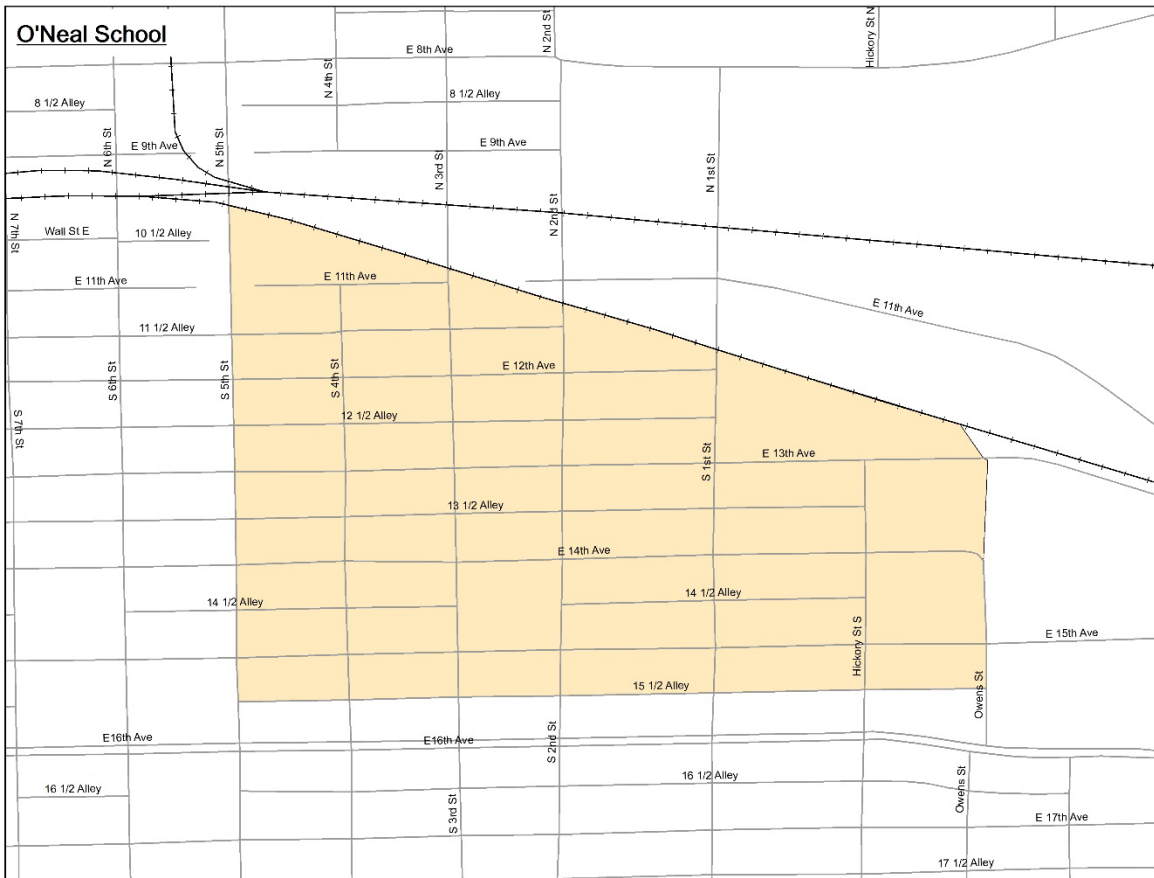
Residential, single-family/ School/ Churches

Development Patterns

- Housing rehabilitation
- Accessory housing
- In-fill or replacement housing that matches the current mix of architectural styles, structure, size, placement, etc.



Example of rehab of historic duplex.



Accessory Dwelling Units like this can be used for guests, as an office, or to house an elderly or disabled relative.

Pate Residential

Description

This character area is bound by E. 17th Avenue on the north, S. 1st Street on the east, E. 21st Avenue on the south, and S. 5th Street on the west. Streets in this residential neighborhood are narrow and set in a grid pattern. Most dwellings were constructed during the mid-twentieth century and exemplify the Minimal Traditional house type that became popular immediately after World War II. Notable secondary architectural characteristics include gabled front entryways with stoops, roof dormer windows, and gabled roofs. Some Ranch type dwellings and early twentieth century cottages are found on the peripheries of this character area. A small number of newer contemporary infill houses are present, and they blend well with older dwellings and neighborhood surroundings. Houses are single-family, one story with uniform setbacks. There is one church. The land is flat with mature trees and substantial tree canopy. There are no sidewalks.

Vision

The vision for this area is to maintain its neighborhood character and promote residential infill for single-family housing where appropriate.

Primary Land Use

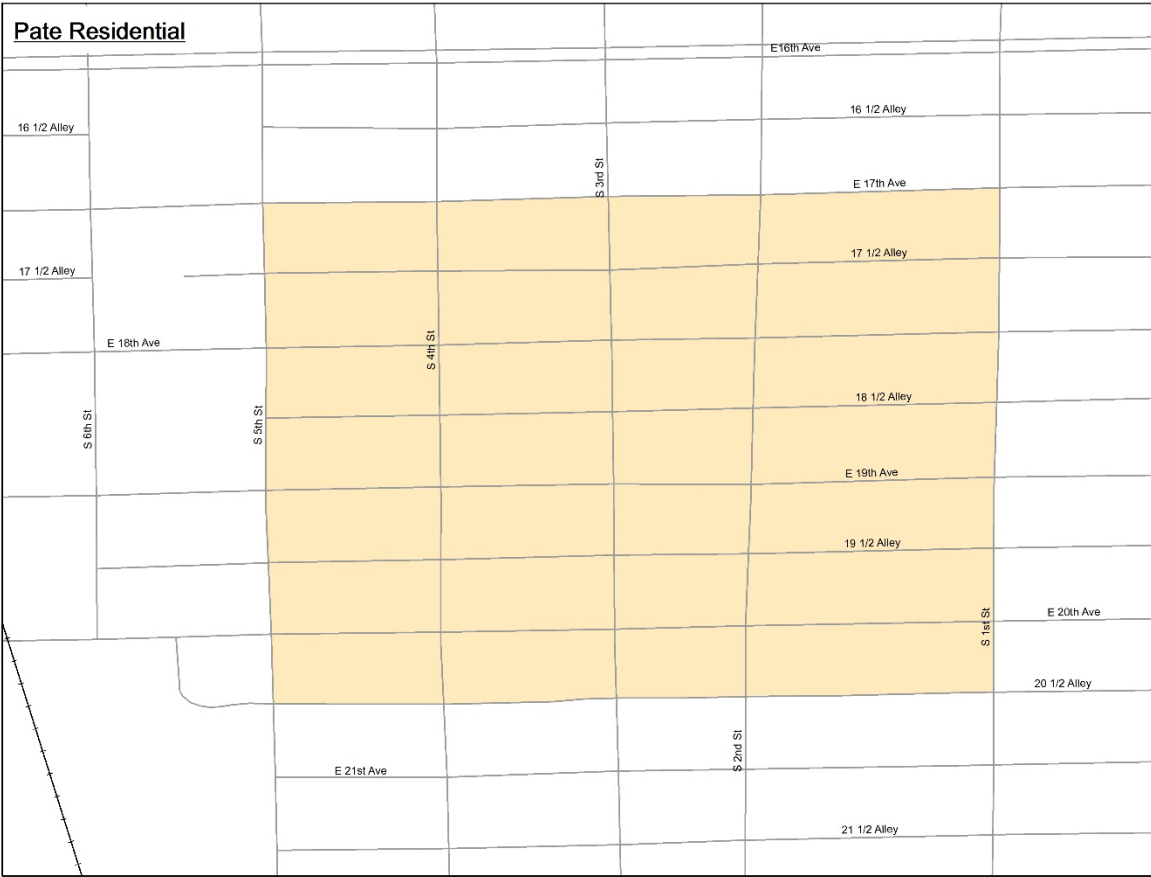
Residential

Development Patterns

- Accessory housing
- Affordably priced housing
- Compatible infill development
- New development that reflects traditional neighborhood design principles, such as
- Smaller lots, orientation to street, mix of housing types
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity



Courtyard apartments can fit in single-family residential neighborhoods and provide affordable housing options without sacrificing the pace and lifestyle of the area.



Pine Meadow

Description

Pine Meadow is a neighborhood in northeast Cordele, bounded roughly by E. 3rd Avenue on the north, N. Pecan Street on the east, E. 8th Avenue on the south, and N. 2nd Street on the west. Most interior streets are oriented north-south in a loose grid configuration. The neighborhood consists mainly of mid-20th century brick Ranch style houses interspersed with novelty-siding houses built circa 1965-1975. All dwellings are one-story with uniform setbacks. The land is flat with mature trees. There are no sidewalks.

Vision

The vision for this area is to maintain Ranch style architectural character, with the addition of pedestrian amenities for connectivity to adjacent neighborhoods.

Primary Land Use

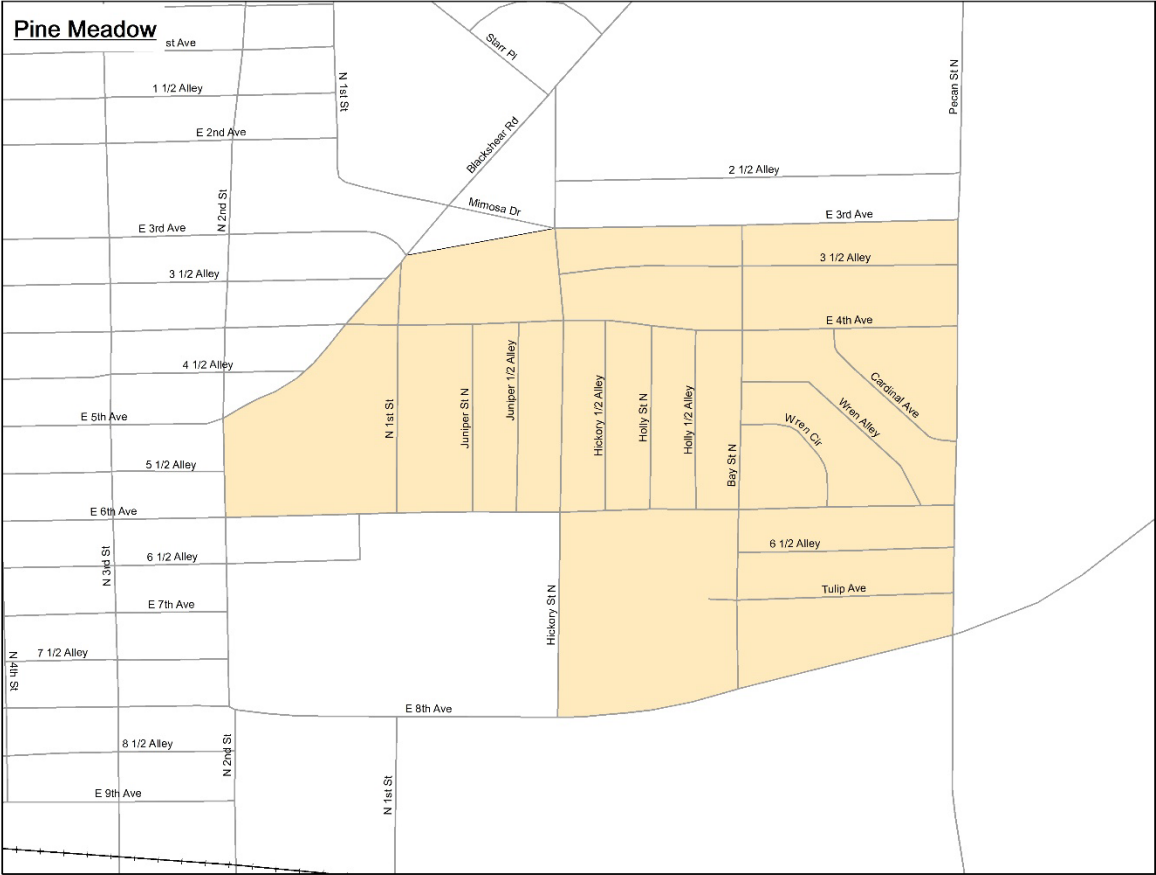
Residential, single-family

Development Patterns

- Housing rehabilitation
- Sidewalk development



Sidewalks provide connection within a community, opportunities to exercise, and opportunities to socialize creating a more cohesive community network.



Ranch Residential

Description

This character area is bound by W. 24th Avenue to the north, Pecan Street on the east, the City Limits to the South, and the railroad tracks to the west. The area includes a cohesive collection of mid- to late-twentieth century brick Ranch-type houses. Dwellings have long, low rectangular forms with secondary characteristics such as hipped roofs with wide overhanging eaves, recessed entryways with stoops, and large, rectangular, front-facing picture windows. Contemporary infill houses are infrequently present. Streets in this residential neighborhood are narrow and set in a loose grid pattern. The land is gently rolling with a moderate tree canopy. There are no sidewalks.

Vision

The vision for this area is to maintain its neighborhood character and promote residential infill development for single-family housing where appropriate. Listing of this neighborhood on the National Register of Historic Places is encouraged if examples of ranch housing are significant and sufficiently consistent.

Primary Land Use

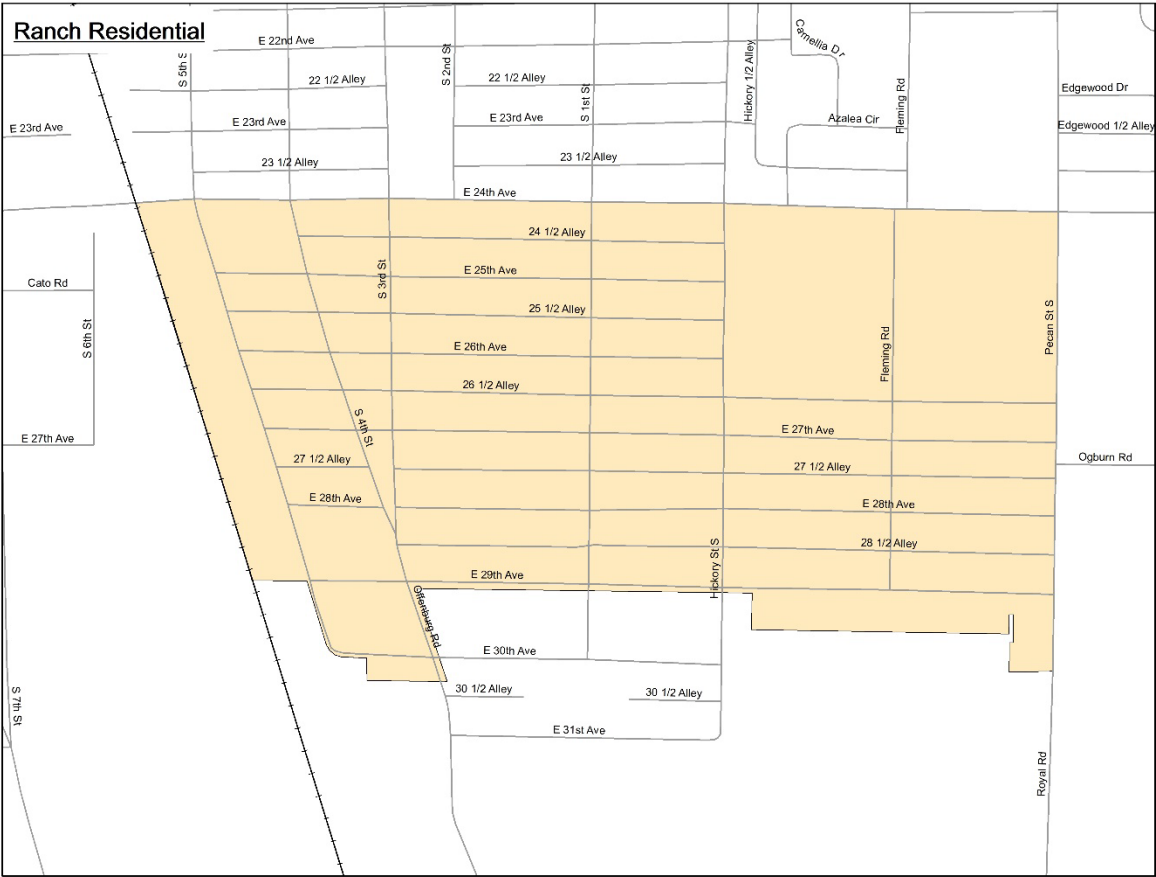
Residential

Development Patterns

- Compatible infill development
- Parks and green space where appropriate



Parks and green space provide places for residents to enjoy the natural world. These spaces provide mental, physical, and social benefits for people of all ages.



Southeast

Description

This character area is roughly bordered by E.17th Avenue and E. 21st Avenue to the north, S. Pecan Street to the east, W.24th Avenue to the south, and S. 3rd Street and S. 1st street to the west. Most dwellings were constructed in the early- to mid-twentieth century and are in reasonably good condition. Notable examples of several mid-twentieth century architectural styles are found in this area, specifically Ranch House types. Many of these dwellings have front-facing gabled rooms projecting from the main facade. Dwellings are mostly one story with uniform setbacks, although some examples of later twentieth century split level dwellings are present. Most residences have the same orientation to the street. The land is flat with a thick pine tree canopy. Streets are narrow and are typically set in a grid pattern throughout the neighborhood. There are no sidewalks.

Vision

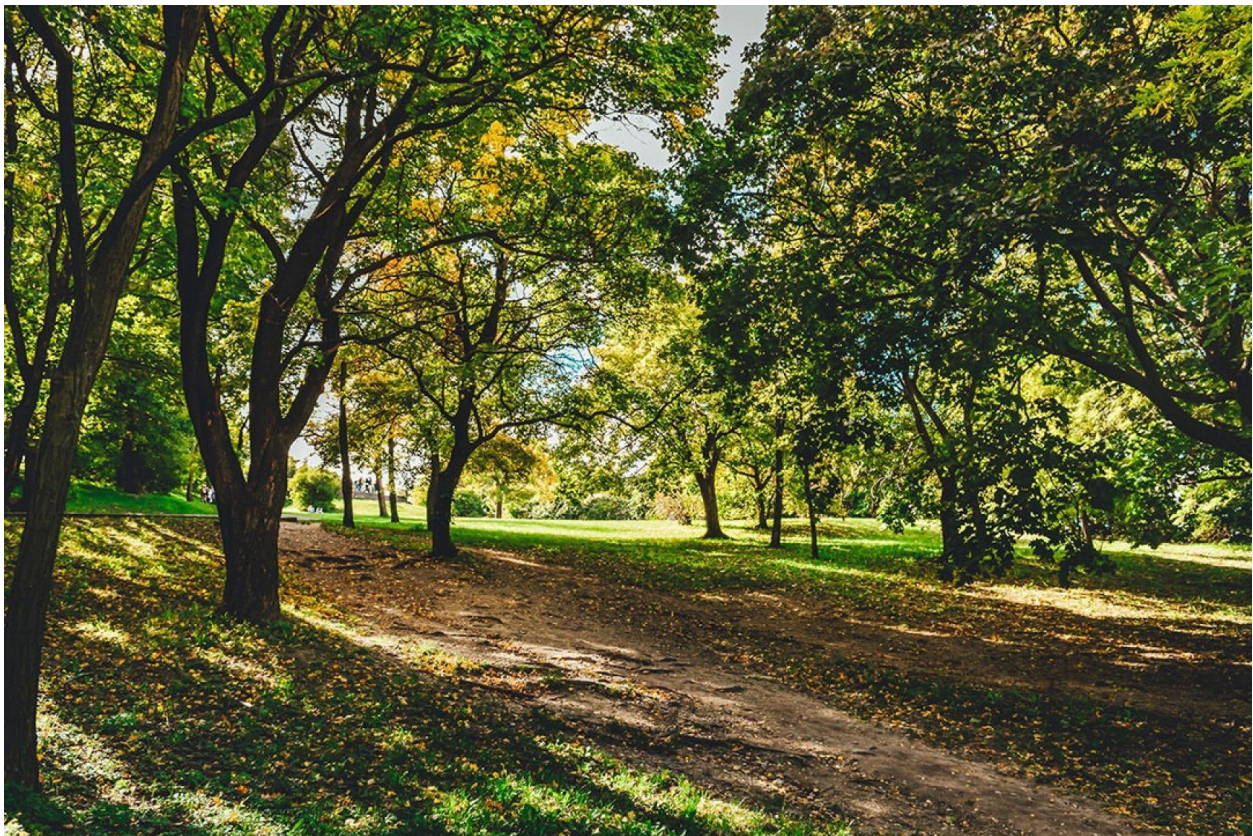
The vision for this area is to maintain its residential character and traditional neighborhood design.

Primary Land Use

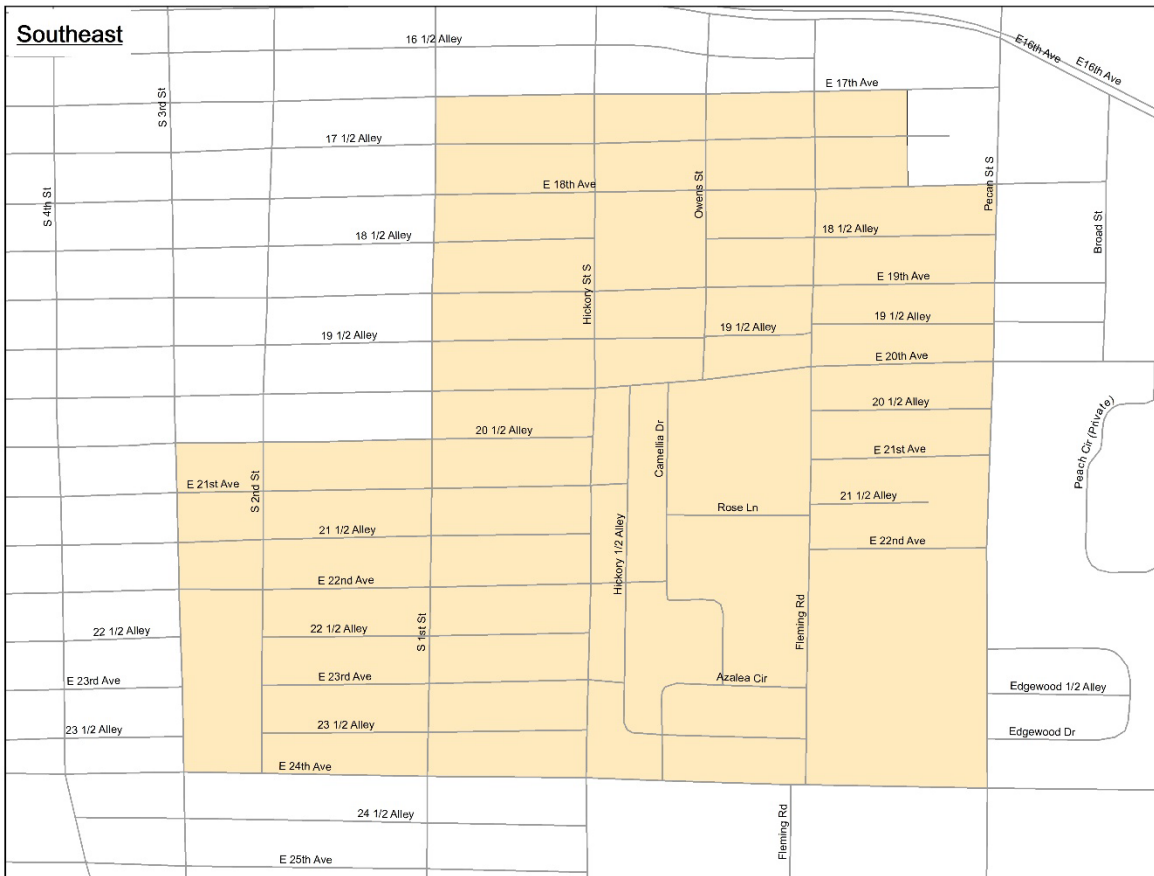
Residential, single-family

Development Patterns

- Compatible infill development
- Parks and green space where appropriate



Open spaces allow people a chance to interact with each other more often and gives them a place to breathe fresh air which helps to reduce stress and improve concentration.



Southwest

Description

This character area sits astride the Cordele-Crisp jurisdictional boundary in the southwest corner of Cordele's built area, south of 24th Avenue. The neighborhood consists mostly of modest mid- 20th century Ranch-style houses, interspersed with streets of mobile homes, concrete masonry dwellings, and wooden clapboard structures. The southernmost end of the area contains mobile home parks. Streets are linear but do form tight interconnected grid patterns. Setbacks are inconsistent with the exception of a cluster of Ranch houses bounded roughly by W. 25th Avenue, S. 8th Street, W. 28th Avenue, and S. 10th Street. Alleys are present. Houses in the neighborhood are not well maintained and a considerable number are vacant. The land is flat with inconsistent tree canopy. There are no sidewalks.

Vision

The vision for this area is revitalization of neighborhood features to create a pedestrian friendly environment and promote neighborhood safety. Streetscape improvements and greater connectivity to adjacent neighborhoods and retail options are keys in promoting this type of environment.

Primary Land Use

Residential/ Neighborhood commercial

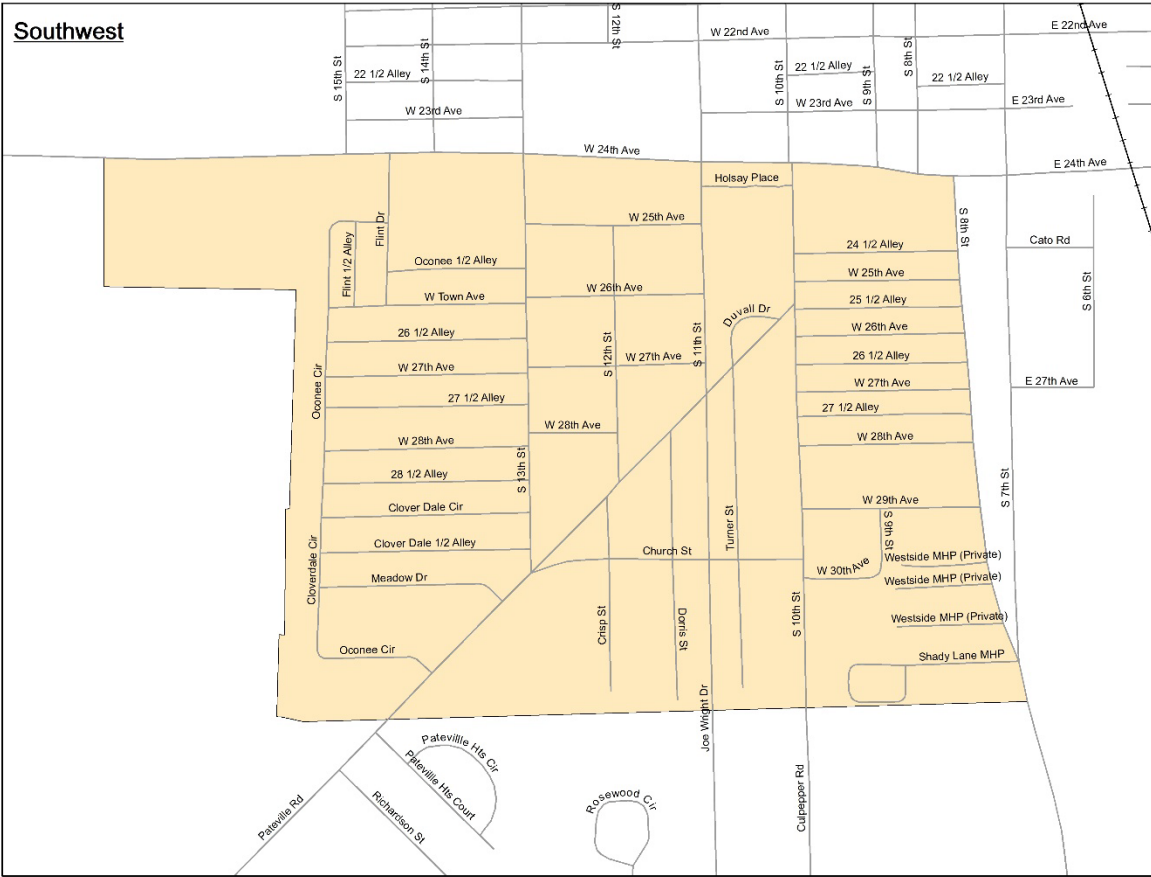
Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill
- Retrofit with pedestrian improvements and bicycle access to create connectivity
- Distribution of affordably priced homes
- New development that reflects traditional neighborhood design principles, such as small lots, uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses



Retrofitting areas with pedestrian amenities and bicycle access improves the overall quality of life for residents of all ages.

Southwest



Suburban

Description

Located in the southeast corner of the corporate limits, the area is bounded on the northwest by Ga. Hwy 300, bounded generally on the northeast by Ga. Hwy 90, on the east by Rockhouse Road E., in the south by Old Hatley Road, and on the west by 1-75. Built as a country club development around a lake and golf course the area consists primarily of single-family one-story, two-story and split-level contemporary housing constructed after 1990. Setbacks are uniform, irregular, curvilinear streets result in some irregular shaped lots, opening up pockets of green space. The land is gently rolling with mature trees. There are no sidewalks.

Vision

The vision for this area is densely developed residential subdivisions with access to retail and commercial options.

Primary Land Use

Residential

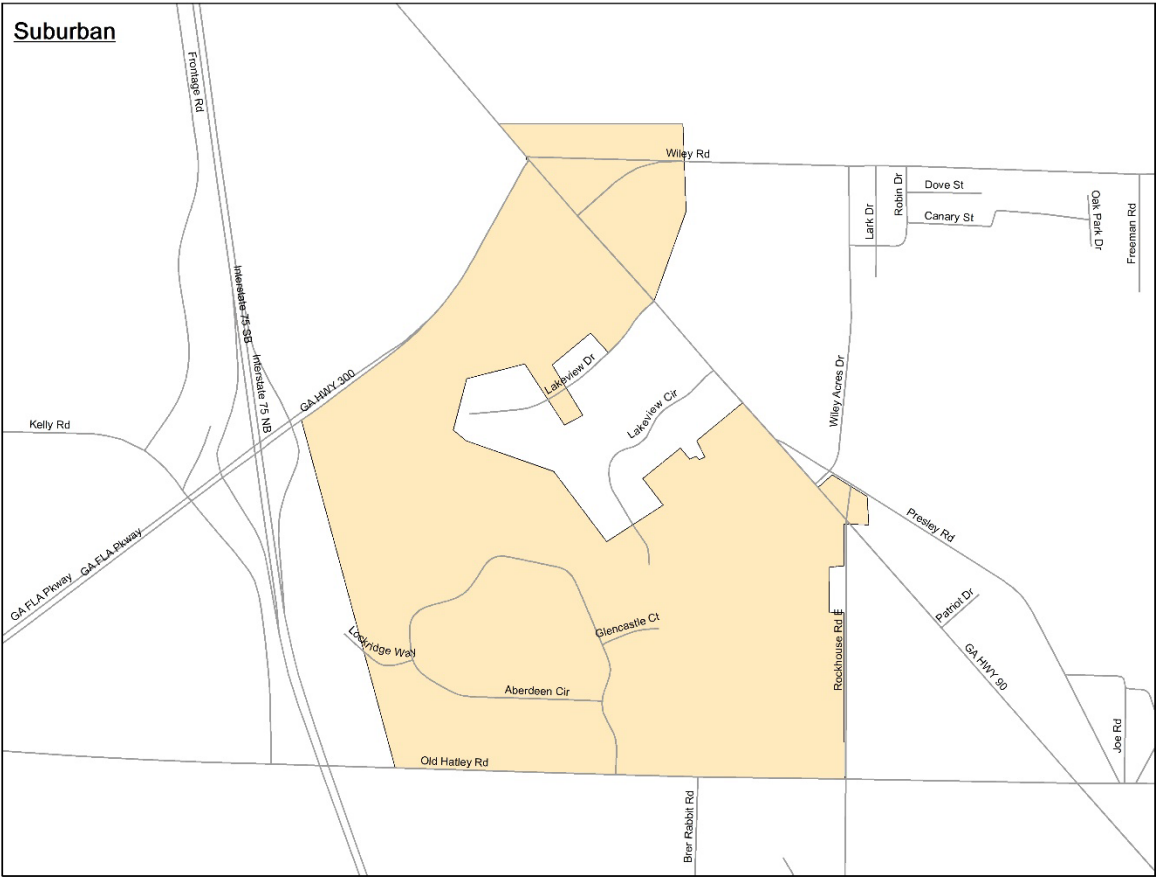
Development Patterns

- Distribution of affordably priced homes



Triplexes are one of many housing types identified as “the missing middle” that provide affordable options for homeowners.

Suburban



West 16th Corridor

Description

This corridor consists primarily of scattered, low-density, single-story commercial development, though single-family housing is present along the western extremity. Churches and the National Register listed Gillespie-Selden Institute also front this U. S. highway. The area is characterized by some large, vacant, blighted structures and presents an overall picture of economic distress. There is significant potential for infill development, but the surroundings are not conducive to new investment. This commercial corridor is a high traffic area and constitutes the main west entrance to the city.

Vision

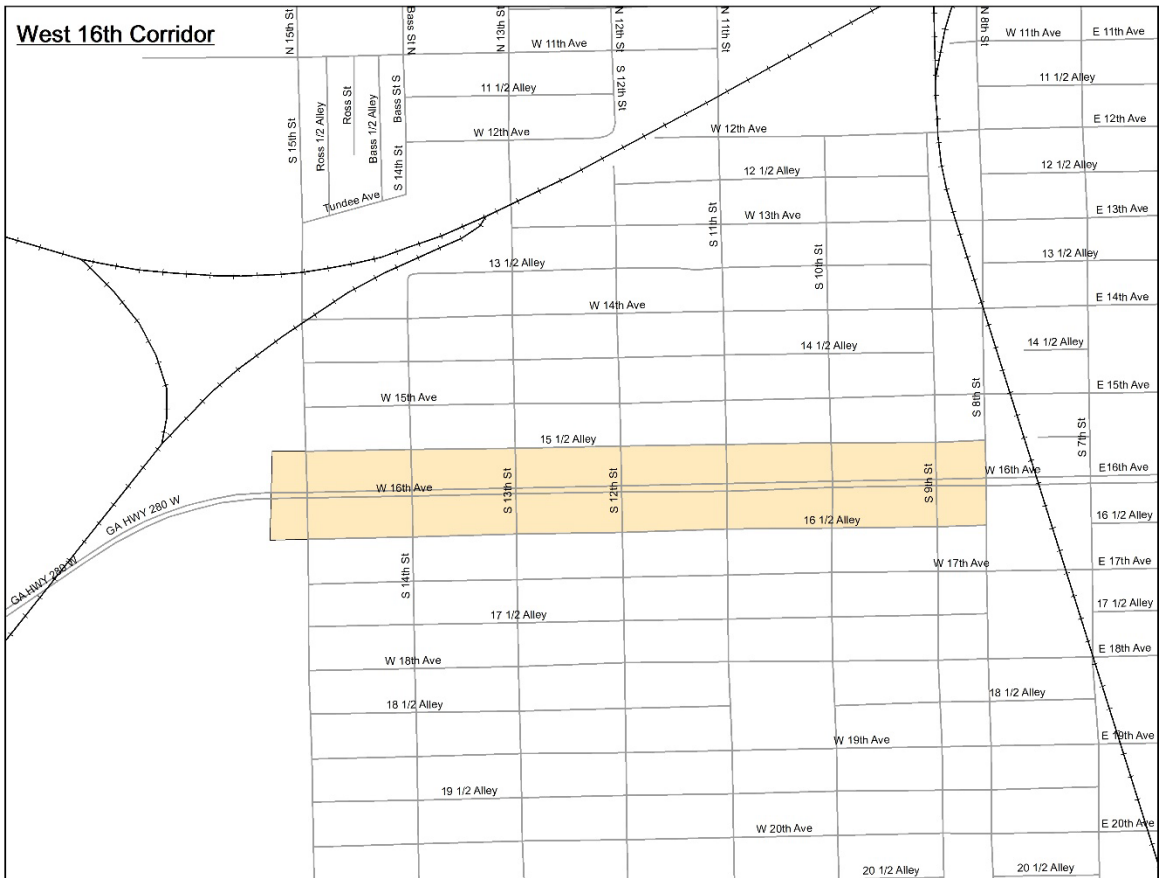
The vision for this area is a lively, attractive neighborhood center with retail and service options. Access to these amenities should be pedestrian friendly. Reuse and redevelopment of existing buildings will be encouraged to blend new business ventures with existing homes and businesses.

Primary Land Use

Neighborhood commercial/ Religious/ Civic/ Educational

Development Patterns

- Revitalization of existing structures to capture more market activity and serve as community focal points
- Addition of commercial enterprises on appropriate infill sites to serve surrounding neighborhoods
- Restrictions on the number and size of signs and billboards
- Improvement of sidewalk and street appearance
- Redevelopment of older commercial facilities
- Infill
- Facilities for bicycles
- Landscaped buffers
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Location of parking at rear or side of buildings to minimize visibility from the street
- Shared parking arrangements that reduce overall parking needs
- Parking lots that incorporate on-site stormwater mitigation features, such as pervious pavements
- Greyfield redevelopment that converts vacant or under-utilized commercial areas



Redevelopment of existing but underutilized commercial centers can bring much needed retail opportunities for small business start ups without taxing water, sewer, and transportation infrastructure.

Westside

Description

The neighborhood consists primarily of small, early 20th century clapboard houses, interspersed with modest, mid-twentieth century brick Ranch houses. Most of the clapboard houses display no academic style, but a few contain Craftsman or Colonial Revival style elements. Most have not been well-maintained; all are one-story with uniform setbacks. The land is flat with mature trees. The street network is in a tight grid pattern; there are no sidewalks.

Vision

The vision for this area is to maintain its residential characteristics. Pedestrian amenities are needed to facilitate connectivity.

Primary Land Use

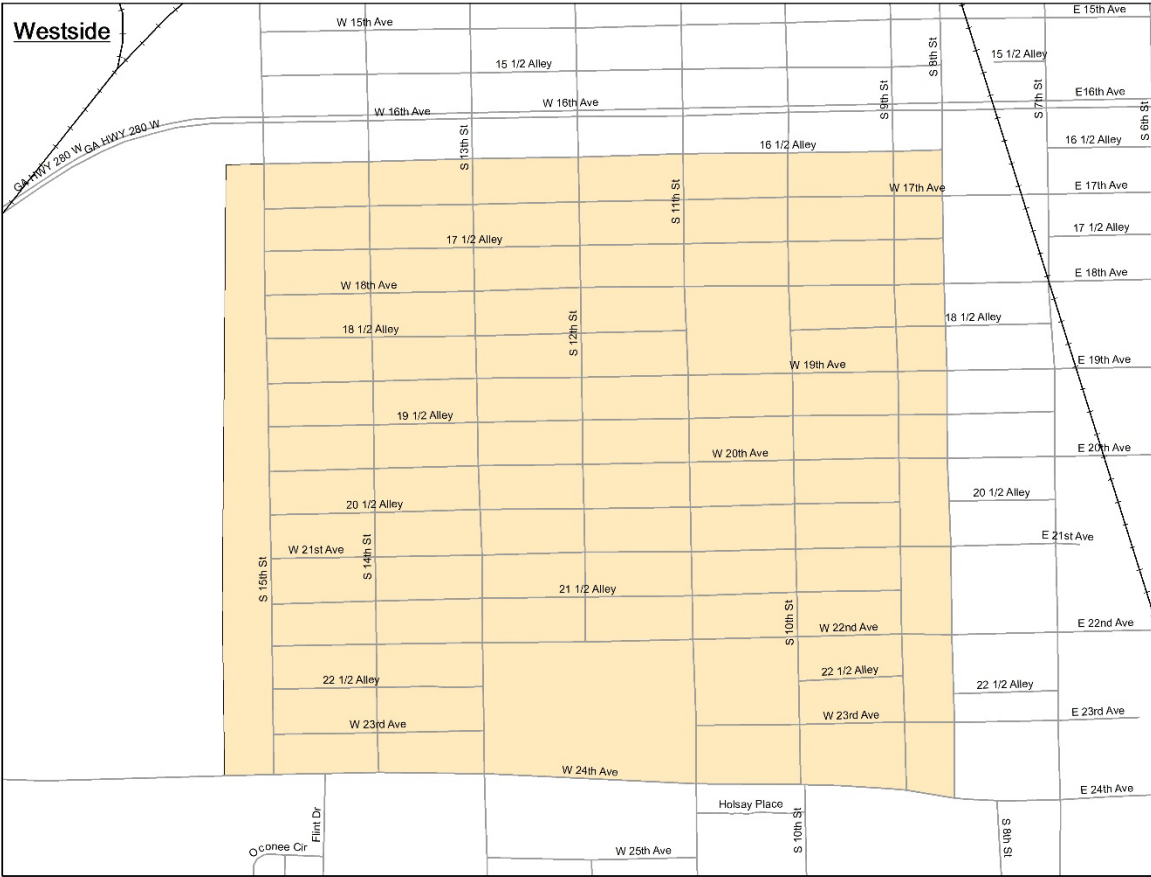
Residential

Development Patterns

- New development matching typical densities
- Infill development
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably priced homes throughout locality
- New residential development that matches the mix of housing types and styles
- New development that reflects traditional neighborhood design principles; smaller lots, orientation to street, mix of housing types, pedestrian access neighborhood
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Infill development on vacant or under-utilized sites



Examples of how to promote walkability and connectivity within the neighborhood.



Woodvale

Description

Woodvale is a character area shared with Cordele on the city's northeast corporate limits. Development consists of modern, single-story apartments. A majority of the area is undeveloped (unincorporated) acreage under active management as a pecan grove.

Vision

The vision for the area is expansion of multi-family housing with pedestrian and bicycle access to the nearby county recreation complex.

Primary Land Use

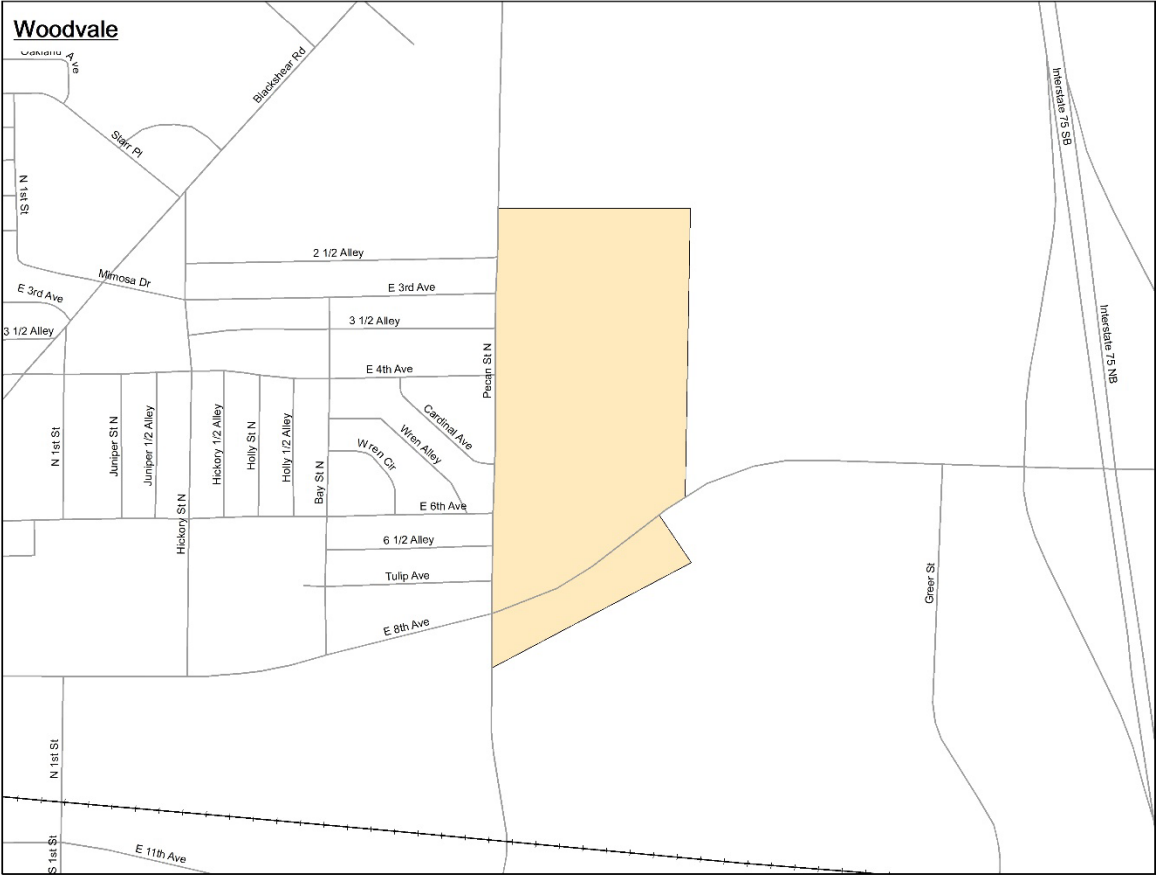
Residential, multi-family

Development Patterns

- Ensure availability of affordably priced homes.
- Ensure residential development that offers a mix of housing types.
- Improve vehicle access.
- Improve pedestrian access to allow better connectivity.



Duplexes are one of many housing types identified as “the missing middle” that provide affordable options for homeowners.



REPORT OF ACCOMPLISHMENTS 2020 – 2024

Crisp County

| Crisp County Report of Accomplishments FY 2020-2024 | | | | |
|--|-----------------|---|---------------------------------|--------------------------|
| Project Activity | Complete | Underway to be Completed ... WHEN? | Postponed Until ... WHY? | Cancelled WHY? |
| Facilitate broad community efforts to fund and implement programs addressing social/economic issues; youth/ public involvement | X | | | |
| Create land bank authority to facilitate neighborhood redevelopment for affordable housing choice (new construction, rehabilitation, infill, eliminate blight), and facilitate public service delivery, economic development, etc. | X | | | |
| Pursue funding assistance to address substandard housing and/or utility service deficiencies | X | | | |
| Maintain small acreage requirements as an incentive for housing development | X | | | |
| Construct new health department facility | | | | Unable to Secure Funding |
| Harden (storm-resistant) emergency response and other critical public facilities as funding comes available | | | | Unable to Secure Funding |
| Research options and offer incentives to attract and retain emergency responders | X | | | |
| Enhance enforcement of public nuisance and litter ordinances | X | | | |
| Incentivize emergency responders to take conversational Spanish classes | | X 2025 | | |
| Recreation services enhancements: resurface running track, tennis courts, basketball court, et.al. | X | | | |

| Project Activity | Complete | Underway to be Completed ... WHEN? | Postponed Until ... WHY? | Cancelled WHY? |
|---|-----------------|---|---------------------------------|----------------------------|
| Continue discussions toward consolidating select city/county services | | X 2029 | | |
| Utilize county web site to promote GED classes, volunteerism, tutoring, mentoring, encourage preparation for likely hazard events, community calendar - possibly initiate use of social media | X | | | |
| Facilitate the availability of enhanced broadband services via state/federal broadband initiative(s), appropriate local code(s)/ordinance(s) development, etc. | X | | | |
| Participate in any FEMA floodplain buyout program | X | | | |
| New E-911 Center | X | | | |
| New Fire Station | X | | | |
| Monitor service delivery infrastructure closely for emergent needs | X | | | |
| Economic Development | | | | |
| Plan and pursue funding assistance needed for land acquisition, access (road, rail) and/or utility service upgrades/extension necessary to facilitate future economic/industrial development | X | | | |
| Develop and implement aesthetic/design standards for industrial parks/areas | | X | | |
| Pursue assistance to enhance business incubator and entrepreneurial support services for small business start-ups | X | | | |
| Maintain and enhance resources and services available through the revolving loan fund | X | | | |
| Pursue assistance needed to sustain continued development of the state-designated inland port (Cordele Intermodal Terminal) | X | | | |
| Pursue state designations as an Enterprise Zone and/or Opportunity Zone | X | | | |
| Collect, compile and map existing natural and cultural resource information | | | | Lack of Funding/Staff Time |
| Maintain Existing Industry program | X | | | |
| Identify likely brownfield sites; pursue funding to reclaim brownfields | | X 2025 | | |

| Project Activity | Complete | Underway to be Completed ... WHEN? | Postponed Until ... WHY? | Cancelled WHY? |
|--|---|------------------------------------|--|-----------------|
| Transportation | | | | |
| Continue working with SAM Shortline Railroad Excursion Authority to identify/implement tourist-related enhancements | X Provided in-kind labor for all activities of SAM Shortline in Cordele and at the State Park. | | | |
| Road Paving: Crossroads Store Rd | X | | | |
| Road widening: Arabi-Warwick Rd | X | | | |
| Intersection improvements: SR257/Farmers Market Rd U. S. 41/Rockhouse Rd SR33/Arabi-Warwick Rd | | X 2026 | | |
| Bridge replacements | X | | | |
| Continue road resurfacing/striping activities | X | | | |
| Maintain transit service subsidy | X | | | |
| Construct new airport terminal, develop all-weather capacity, runway extensions | | | 2025 Lack of Funding | |
| Long Range | | | | |
| Identify options for public/community wastewater collection and treatment service in Lake Blackshear and other densely populated areas | | | | Lack of Funding |
| Identify options for maxed-out jail facility/site | | X 2024 | | |
| Road Paving: North section of Williford Crossing Road Airport Rd between Tremont and Blackshear | X | | | |
| Enhance county entranceways | | | 2028 GDOT Regulations and Lack of Funding | |
| Improvements for industrial truck traffic and accessibility: Floyd Road Coney Road Cannon Road Fenn Rd | | | 2024 GDOT Funding Limitations | |
| Identify Cordele bypass route | | X 2028 | | |
| Extend Ga 300 from GA 90 to U. S. 280 E. | | | | GDOT |
| Pursue establishment of a regional industrial park | | X 2027 | | |

| | | | | |
|---|---|-----------|--|--|
| Widen U. S. 280 from two to four lanes | | X 2025 | | |
| Request GDOT designation of U.S.280 as bike route linking Crisp and Sumter Counties | X | | | |

City of Arabi

| City of Arabi Report of Accomplishments FY 2019-2024 | | | | |
|--|----------|--------------------------|-----------|--------------------------------|
| Project Activity | Complete | Underway | Postponed | Cancelled |
| Facilitate broad community efforts to fund and implement programs addressing social issues; poverty/youth/public involvement | | | | Lack of Funding |
| Pursue funding assistance to address substandard housing and/or related utility service deficiencies | | | | Lack of Funding |
| Continue replacement of aging water meters | | 2026/2028 | | |
| Pursue funding assistance for improvements to aged water system | | 2026/2028 | | |
| Install electronic well controls | | 2025/2027 | | |
| Road resurfacing and striping | | 2025/2028 | | |
| Pursue assistance for stormwater infrastructure needs (Pipkin Rd., et al.) | | | | Lack of Funding |
| Maintain emergency response vehicles, facilities and equipment | | 2027/2029 | | |
| Maintain public services agreements with Crisp County (police, fire, E-911) | | 2025/2026/2027/2028/2029 | | |
| Adopt wetlands and groundwater protection ordinances | | | | Lack of Funding |
| Pursue/install security cameras to supplement sheriff patrols | | | | Lack of Funding |
| Monitor service delivery infrastructure closely for emergent needs | | 2025/2026/2027/2028/2029 | | |
| Investigate options for public/community wastewater collection and treatment system, pursue development | | 2025/2026 | | |
| Remind adjoining cities of Arabi's interest in natural gas service | | | | Council has changed priorities |
| Maintain/enhance revolving loan fund for business development/expansion | | 2025/2027/2029 | | |
| Utilize website for economic promotion | | 2026/2027 | | |
| Pursue funding assistance for downtown streetscape enhancements (streetlamps, sidewalk, etc.) | X | | | |
| Plan for developing the depot into a museum, displaying railroad antiques, works of local artists, etc. | X | | | |
| Facilitate the availability of enhanced broadband services via state/federal broadband initiatives, appropriate local codes/ordinances development, etc. | | 2025/2026/2027 | | |
| Widen Arabi-Warwick Rd. | X | | | |

City of Cordele

| City of Cordele Report of Accomplishments FY 2019 - 2024 | | | | |
|--|----------|---|--------------------------|----------------|
| Project Activity | Complete | Underway to be Completed ... WHEN? | Postponed Until ... WHY? | Cancelled WHY? |
| Facilitate broad community efforts to fund and implement programs addressing social/economic issues; poverty/youth/public involvement | | X This is an on-going project. The hiring of a Community Advancement Manager has been beneficial in implementing this project. | | |
| Continue homebuyer and homeowner education workshops | X | | | |
| Create land bank authority to facilitate neighborhood redevelopment for affordable housing choice (new construction, rehabilitation, infill, eliminate blight), and facilitate public service delivery, economic development | X | | | |
| Maintain certification in Georgia Initiative for Community Housing | X | | | |
| Expand Westside redevelopment initiative, including possibly developing an urban redevelopment plan for 16 th Avenue W | X | | | |
| Pursue funding assistance to address substandard housing and/or related utility service deficiencies | | X The city hired a Community Advancement Manager to assist with this project. | | |
| Continue implementation of the Gillespie-Selden Urban Redevelopment Plan; housing, public services, etc. | X | | | |

| Project Activity | Complete | Underway to be Completed WHEN? | Postponed Until WHY? | Cancelled WHY? |
|--|-----------------|--|---|--|
| Support, when possible, foundation efforts to renovate Gillespie-Selden Institute complex | X | | | |
| Use website to promote volunteerism, tutoring, encourage preparation for likely hazard events, community calendar - possibly initiate use of alternative electronic media to facilitate communications | | X Redesign of the website is underway with an implementation date of December 2024. | | |
| Continue discussions toward consolidating select city/county services | | | | X City and County will abide by services established for each respective entity in the Service Delivery Strategy. |
| Add staff to enhance ordinance enforcement: public nuisances, litter, unsafe buildings and premises | X | | | |
| Continue inspections of county projects (water and sanitary sewer) to be assumed by the city | X | | | |
| Continue progressing toward fully developed GIS of all utility systems | | X TBD | | |
| Develop in-house capability to operate and maintain GIS databases and other applications of technology | | X Need staff to implement. | | |
| Continue efforts to resolve extensive infiltration, inflow and obstruction of sanitary sewer collection lines | | X Received ARPA Grant for the project. Estimated Completion Date – Fall 2026 | | |
| Implement any EPD-required stormwater management improvements in “Big Ditch”, Malcolm, Sanders and Gum Creek corridors once received | | | X Funding Needed for this project. | |

| Project Activity | Complete | Underway to be Completed WHEN? | Postponed Until WHY? | Cancelled WHY? |
|--|-----------------|---|---------------------------------------|---|
| Plan, prioritize and address community facilities/ infrastructure replacement and improvement needs (water, sanitary/storm sewer, transportation, natural gas) | | | X Funding Needed for this project. | |
| Assess potential for converting vacant public buildings for use as a domestic violence-homeless shelter/ multicultural center/heritage museum | | | | X There has not been any discussion regarding this project. |
| Participate in any FEMA floodplain buyout program involving any of a dozen recurrent flooding sites | | | | X There has not been any discussion regarding this project. |
| Harden (storm-resistant) emergency response and other critical public facilities as funding comes available | | X This is an on-going project. | | |
| Incentivize emergency responders to take classes in conversational Spanish | | | | X There has been no discussion regarding this project. Now that the new Fire Chief is aware of this project, one option is to pursue an interpreter. |
| Continue community policing and educate police personnel on expanded program | X | | | |
| Streetscape enhancements at various locations: 16 th Ave., 7 th Street, 11 th Street (Joe Wright Dr.), et al. | | X Funding for this project has been programmed in SPLOST and TSPLOST. Engineering Phase – late 2024 or early 2025 | | |

| Project Activity | Complete | Underway to be Completed WHEN? | Postponed Until WHY? | Cancelled WHY? |
|---|-----------------|--|-----------------------------|-----------------------|
| Facilitate the availability of enhanced broadband services via state/federal broadband initiative(s), appropriate local code(s)/ordinance(s) development, etc. | | X The State of Georgia is currently implementing a Broadband initiative in rural areas of the state. | | |
| Continue use of comprehensive plan in the review of zoning/rezoning requests | X | | | |
| Fund/provide continuing education for appointed members of various city boards | | X Board members will be enrolled in classes when they become available on an as needed basis. | | |
| Monitor service delivery infrastructure closely for emergent needs | X | | | |
| Economic Development | | | | |
| Pursue sources of assistance to facilitate implementation of the 7 th Street Corridor Urban Redevelopment Plan (and possible 16 th Avenue URP) | | X This is an on-going project. The hiring of the Community Advancement Manager will help with implementation of this project. | | |
| Plan and pursue funding assistance needed for land acquisition, access (road, rail) and/or utility service upgrades/extension necessary to promote future economic/industrial development | | X As needed. | | |
| Maintain and enhance resources and services available through the revolving loan fund | X | | | |

| Project Activity | Complete | Underway to be Completed WHEN? | Postponed Until WHY? | Cancelled WHY? |
|---|-----------------|---|-----------------------------|---|
| Develop and implement aesthetic/design standards for industrial parks/areas | | X This is an on-going project. | | |
| Work with SAM Shortline Railroad Excursion Authority to identify and implement tourist-related enhancements, including Quiet City designation | X | | | The Quiet City designation was abandoned. Funds were redirected to the Railroad Platform. |
| Consolidate the city's historic/cultural resource survey data | | | | X There has not been any discussion regarding this project. |
| Pursue funding assistance to enhance any business incubator and entrepreneurial support services needs for small business start-ups | | X This is an on-going project. The hiring of the Community Advancement Manager is beneficial to implementing this project. | | |
| Maintain existing industry program | X | | | |
| Pursue assistance needed to sustain continued development of the state-designated inland port - (Cordele Intermodal Terminal) | | | Port Not Operational | |
| Pursue state designations as Enterprise Zone and/or Opportunity Zone | | | | X Need staff to pursue these designations |
| <i>Identify</i> likely brownfield sites; pursue <u>funding</u> to reclaim brownfields | | | | X Need staff to pursue these designations |

| Transportation | | | | |
|--|----------|---|--|---|
| Project Activity | Complete | Underway to be Completed WHEN? | Postponed Until WHY? | Cancelled WHY? |
| Street and bridge maintenance program | | X This is an on-going project. | | |
| Widen Pecan Street with bike/pedestrian improvements between 16 th & 24 th Avenues | | | | X Need to pursue funding through GDOT, TSPLOST, or SPLOST. |
| Pedestrian and bicycle improvements: Sidewalk along Pecan Street from 8 th to 16 th Aves 8 th , 13 th Streets sidewalk Bicycle route designation and signage Other sites TBD | | | Other projects on hold until funding can be secured through GDOT, TSPLOST, or SPLOST | |
| Improve RR grade crossings | | | Coordination required with RR Companies | |
| 11 th St. improvements to accommodate truck traffic | | X Funding for this project has been programmed in SPLOST and TSPLOST. Engineering Phase – late 2024 or early 2025 | | |
| Construct sidewalk/widen 11th Street from 16th Avenue to the north city limits | | X Funding for this project has been programmed in SPLOST and TSPLOST. Engineering Phase – late 2024 or early 2025 | | |

| Long Range | | | | |
|--|----------|---|----------------------|---|
| Project Activity | Complete | Underway to be Completed WHEN? | Postponed Until WHY? | Cancelled WHY? |
| Back-up generators for wells and lift stations | | X Grant awarded to purchase generators. The installation of the generator for the WWTP is scheduled to be completed in September 2024. | | |
| Construct new well and water tower | | | | X Project programmed in SPLOST. |
| Identify Cordele bypass route | | | | X Project requires coordination with GDOT. |
| Widen SR 300 to four lanes from I-75 to SR 90 | | | | X Project requires funding and coordination with GDOT. |
| Widen SR 90 (Midway Rd) to four lanes, SR 300-SR 257 | | | | X Project requires funding and coordination with GDOT. |
| Develop and equip GA. Hwy 90 fire station | | | | X Project programmed in SPLOST. |
| Pursue establishment of a regional industrial park | | | | X There has been no discussion regarding this project. |

COMMUNITY WORK PROGRAM 2025 – 2029

Crisp County

| Crisp County Community Work Program 2024-2029 | | | | | | | | |
|---|-------------|-----|-----|-----|-----|------------|------------------------------|--------------------------|
| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Review, revise and restructure ordinances and codes to ensure they are current and consistent with current county requirements. | X | X | X | X | X | \$500 | Special Service Tax District | Planning/ Zoning & Codes |
| Review and update zoning ordinance to reflect Comp Plan vision, check for inconsistencies in zoning classifications | X | | | | X | TBD | Special Service Tax District | Planning/ Zoning & Codes |
| Review future land use/zoning map, ordinances/codes, and adjust if needed to plan for desired housing densities, infill development, walkability, and neighborhood scaled retail and restaurants. | | X | | X | | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Review mandatory state codes for recent updates, as well as permissive state codes or other building codes that may be beneficial for the county to adopt and enforce (such as property maintenance, forest fire prevention codes, senior housing standards, green building codes, etc.). | X | X | X | X | X | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Develop Standard Operating Procedures for enforcement of nuisance ordinances, nuisance abatements, and code violations. | X | | | | | \$1,500 | Special Service Tax District | Planning/ Zoning & Codes |
| Implementation of an education/enforcement program. Provide code enforcement and property maintenance outreach initiatives in unincorporated areas. | X | X | X | X | X | \$1,000 | Special Service Tax District | Planning/ Zoning & Codes |
| Conduct public awareness outreach activities related to building and land use. | X | X | X | X | X | TBD | Special Service Tax District | Planning/ Zoning & Codes |
| Partner with neighboring jurisdictions on housing code enforcement, maintenance, and rehabilitation, and identify funding sources. | | X | | | | Staff Time | Staff Time | Planning/ Zoning & Codes |

| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
|--|-------------|-----|-----|-----|-----|------------|------------|---|
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Enforce building codes and land use ordinances to insure well-maintained housing throughout Crisp County. | X | X | X | X | X | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Conduct a blight study throughout Crisp County. | X | | X | | X | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Remove blighted properties throughout Crisp County. | | X | | X | | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Identify unincorporated residential neighborhoods where pedestrian connectivity is needed; develop plan to link neighborhoods or developments through sidewalk or greenway trail. | X | | X | | X | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Identify grant options for infrastructure, housing, commercial, etc. such as Community Development Block Grant/Community Home Improvement Program (CHIP). | X | X | X | X | X | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Identify areas where public infrastructure is needed to support residential and commercial development | X | X | X | X | X | Staff Time | Staff Time | Planning/Zon ing & Codes |
| Seek CDBG and CHIP Funding for infrastructure | X | X | X | X | X | Staff Time | Staff Time | Planning/ Zoning & Codes IDC |
| Identify desired core industries. As an example: automotive suppliers, logistics, distribution, warehousing, and/or technology centers, and develop marketing strategies to attract them to our community. | X | | X | | X | Staff Time | Staff Time | Planning/ Zoning & Codes IDC Chamber of Commerce |
| Identify suitable locations for commercial development consistent with the county's vision; seek out developers and business owners, especially to retain residents for local employment | X | | X | | X | Staff Time | Staff Time | IDC |
| Evaluate and if appropriate, adopt amendments to the current zoning ordinance and subdivision regulations for Mixed Use developments. | | X | | X | | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Encourage the development of pocket parks, trails, and green space within new subdivisions. | X | X | X | X | X | Staff Time | Staff Time | Planning/ Zoning & Codes |

| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
|--|-------------|-----|-----|-----|-----|------------|------------------------------|---|
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Participate in any FEMA floodplain buyout program | X | X | X | X | X | TBD | FEMA | Planning/ Zoning & Codes |
| Prepare housing assessment countywide of workforce, senior, multifamily, country-club type, conservation, and other types of housing to meet all community needs, and develop recommendations for planning, zoning, and future land use to accommodate these varied housing types. Implement following recommendations and any new initiatives identified as a result of the assessment. | | | | | | TBD | TBD | Planning/ Zoning & Codes |
| Consult Georgia Association of Zoning Administrators (GAZA) for assistance on updates to local codes and ordinances to benefit agricultural producers and ensure preservation of working farms. | X | X | X | X | X | \$1,200 | Special Service Tax District | Planning/ Zoning & Codes |
| Maintain small acreage requirements as an incentive for housing development | X | X | X | X | X | Staff Time | Staff Time | Planning/ Zoning & Codes |
| Develop a coordinated and comprehensive economic development strategy for all of Crisp County | | | | | | TBD | TBD | Cordele, Arabi, Crisp County IDC Chamber of Commerce |
| Resurface Williford Crossing from Turner County Line to Dooly County at Highway 215. Installing bridge and paving dirt portion of Williford Crossing. | | | X | | | TBD | SPLOST, TSPLOST ,LMIG | PW |
| Resurfacing and Widen Coney Road from 300 to Dooly County Line | X | | | | | TBD | TSPLOST | PW |
| Revise ordinances to focus development in specified areas | X | X | X | X | X | Staff Time | TBD | Planning & Zoning CCBOC |
| Enhance fire protection to lower ISO ratings. | X | X | X | X | X | Staff Time | TBD | Crisp County Fire Dept. |
| Continue to prioritize road resurfacing projects and resurface as funds are available. Continue road re-striping. | X | X | X | X | X | TBD | SPLOST, TSPLOST , | PW, CCBOC |

| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
|--|-------------|-----|-----|-----|-----|-----------|-------------------------------------|--------------------------------------|
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Identify options for Exit 104, 102, 99, 97 and 92 including extensions of water and sewer for continued growth | X | X | X | X | X | TBD | SPLOST, TSPLOST, LMIG | GDOT, PW, CCBOC, CITY OF CORDELE |
| Continue with bridge replacements for outdated and substandard structures | X | X | X | X | X | TBD | Low Impact Bridge Program | GDOT |
| Construct new airport terminal, runway extensions and additional T-Hangers | | X | X | | | TBD | SPLOST, FAA, GDOT | GDOT, PW, FAA |
| Enhance county entranceways | X | X | X | X | X | TBD | GDOT, LMIG | PW, GDOT |
| Improve Fenn Road for industrial truck traffic | X | | | | | \$4.9M | GDOT, General Fund, SPLOST, TSPLOST | PW |
| Improve and resurface Farmers Market Road | | | X | | | TBD | TSPLOST | PW |
| Improve Floyd Road, Coney Road, Cannon Road, Fenn Rd | X | X | X | X | | TBD | GDOT, SPLOST, TSPLOST | GDOT, PW |
| Identify options for Crisp County Jail | X | X | X | | | TBD | TBD | SHERIFF, CCBOC |
| Recreation enhancements to all parks, track, tennis courts and ball fields | X | X | X | X | X | \$1.8M | SPLOST | Recreation Dept. Dir. |
| Continue discussions with consolidation of select city/county services | X | X | X | X | X | TBD | Staff Time | County Admin. |
| Facilitate availability of enhanced broadband services | X | X | X | X | X | TBD | Staff Time | County Admin. |
| Build and staff a fire station in north Crisp County | | X | | | | TBD | SPLOST, Special Service District | Crisp County Fire Dept. |
| Pursue funding for workforce housing and infrastructure needs | X | X | X | | | TBD | Staff Time | County Admin. |
| Construct new health department facility | | | | | X | TBD | TBD | CCBOC |
| Harden emergency response and critical public facilities | X | X | X | X | X | TBD | Staff Time | PW, Sheriff, Crisp County Fire Dept. |
| Jail renovations | X | | | | | \$388,000 | SPLOST | Sheriff, Maintenance Dept. |

| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
|--|-------------|-----|-----|-----|-----|------------|----------------------------|-------------------------|
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Crisp County Courthouse Renovation | X | | | | | \$225,000 | SPLOST | Maintenance Dept. |
| Airport Runway Resurfacing | | | X | | | TBD | SPLOST , FAA, GDOT | GDOT |
| Airfield Drainage | | | X | | | \$90,000 | SPLOST , FAA, GDOT | GDOT |
| Airport mowing equipment replacement | | | | X | | \$100,000 | SPLOST | CCBOC |
| Senior Citizens Center remodel | X | | | | | \$100,000 | SPLOST | CCBOC |
| Recreation Center HVAC replacement | | | | X | | \$150,000 | SPLOST | Maintenance Dept. |
| 911 Phone Service replacement | X | | | | | \$505,000 | SPLOST | E-911 |
| EMS building remodel | X | | | | | \$120,000 | SPLOST | Maintenance Dept. |
| Replace two ambulances | X | | X | | X | TBD | SPLOST | EMS, CCBOC |
| Replace three firetrucks | | X | | X | X | \$1.5M | SPLOST | Crisp County Fire Dept. |
| Public Works shop expansion | | | | | | TBD | SPLOST | PW |
| Replace various equipment used by Public Works | X | X | X | X | X | TT | SPLOST | PW |
| Sheriff's Office patrol vehicle replacement yearly | X | X | X | X | X | TBD | SPLOST | Sheriff |
| Construction of new landfill cells | | | | | | TBD | SPLOST , GEFA | Landfill |
| Purchase of additional land for landfill cover dirt | X | | | | | \$375,000 | SPLOST | Landfill, CCBOC |
| Identify flooding mitigation sources and the root cause for flooding in Crisp County | X | X | | | | TBD | Grant Funds | USACE, CCBOC |
| Work with Propel Initiative | X | X | X | | | TBD | TBD | Community Leaders |
| Plan and pursue funding assistance needed for land acquisition, access (road, rail) and/or utility service upgrades/extension necessary to facilitate future economic/industrial development | X | X | X | X | X | Staff Time | USDA, EDA, DOT, HUD, ET AL | IDC |
| Pursue assistance needed to sustain continued development of the state-designated inland port (Cordele Intermodal Terminal) | X | X | X | X | X | TBD | USDOT BUILD, SPLOST | IDC |
| Continue to facilitate and maintain current industry growth | X | X | X | X | X | Staff Time | TBD | IDC |

| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
|---|-------------|-----|-----|-----|-----|------------|------------------------------|----------------------------------|
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Pursue grants for mitigation of natural disasters | X | X | X | X | X | Staff Time | Staff Time | EMA |
| Safety and operational improvements | X | X | X | X | X | Staff Time | SPLOST/T SPLOST | All County Directors |
| Support Master planning efforts for infrastructure needs. | X | X | X | X | X | Staff Time | Special Service Tax District | Planning & Zoning/ CCBOC |
| Incentivize emergency responders to take conversational Spanish classes | X | | | | | \$2,500/yr | General Fund | Department Directors |
| Develop and implement aesthetic/design standards for industrial parks/areas | | X | | X | | Staff Time | USDA, EDA, DOT, HUD | IDC |
| Identify likely brownfield sites; pursue <u>funding</u> to reclaim brownfields | X | | | | | Staff Time | Staff Time, EPA | Dir. Housing & Urban Advancement |
| Intersection improvements: SR257/Farmers Market Rd U. S. 41/Rockhouse Rd SR33/Arabi-Warwick Rd | | X | | X | | \$500,000 | DOT | DOT |
| Pursue establishment of a regional industrial park | | | | X | X | TBD | EDA SRTA | Board of Commissioners |
| Widen U. S. 280 from two to four lanes | X | X | X | X | | TBD | TIA II | Board of Commissioners |
| LONG RANGE | | | | | | | | |
| Create GIS infrastructure data for planning/zoning and utilize data in decision making. | X | X | X | X | X | TBD | TBD | Planning/ Zoning & Codes |
| Create and maintain the required NG911 GIS data layers such as: road centerline, site/structure address points, Municipal boundaries, PSAP boundaries, Public Safety boundaries, and provisioning boundaries. | X | X | X | X | X | TBD | TBD | E-911 |
| Identify Cordele bypass route | | | | X | | TBD | TBD | GDOT |
| Extend Ga 300 from GA 90 to U.S. 280 | | | | | X | TBD | TBD | GDOT |

City of Arabi

| Arabi Community Work Program 2024-2029 | | | | | | | | |
|--|-------------|-----|-----|-----|-----|--------------------|-------------------------|-------------------|
| Project Activity | Fiscal Year | | | | | Funding | | Responsible Party |
| | '25 | '26 | '27 | '28 | '29 | Amount | Source | |
| Establish fiber optic internet | X | X | | | | \$750,000 | Southern Fiberworks | City Council |
| Wastewater treatment plant and sewer improvements | X | X | | | | \$4.6M | ARPA Grant Funds | City Council |
| Road resurfacing and stripping | | | X | X | | \$150,000 | LMIG TIA | City Council |
| Enforce public nuisance ordinances | X | X | X | X | X | \$7,500 | Local Funds | City Council |
| Complete improvements to the I-75 exit | | X | X | | | TBD | FHWY GDOT TIA | GDOT |
| Continue replacement of aging water meters | | X | | X | | \$30,000-\$500,000 | DCA-CDBG USDA-HPG | City Council |
| Pursue funding assistance for improvements to aged water system | | X | | X | | TBD | USDA, CDBG, GEFA | City Council |
| Install electronic well controls | X | | X | | | \$10,000 | Enterprise Fund | City Council |
| Road resurfacing and striping | X | | | X | | \$20,000/yr | LMIG, TIA, Crisp PW | City Council |
| Maintain emergency response vehicles, facilities and equipment | | | X | | X | \$30,000 | General Fund | City Council |
| Maintain public services agreements with Crisp County (police, fire, E-911) | X | X | X | X | X | \$40K SO \$45 FD | General Fund | City Council |
| Monitor service delivery infrastructure closely for emergent needs | X | X | X | X | X | Staff Time | Staff Time | City Clerk |
| Investigate options for public/community wastewater collection and treatment system, pursue development | X | X | | | | TBD | GEFA USDA CDBG | City Council |
| Maintain/enhance revolving loan fund for business development/expansion | X | | X | | X | As needed | USDA-RBEG, DCA-EIP | City Council |
| Utilize website for economic promotion | | X | X | | | Staff Time | Staff Time | City Clerk |
| Facilitate the availability of enhanced broadband services via state/federal broadband initiatives, appropriate local codes/ordinances development, etc. | X | X | X | | | TBD | State/Fed Initiative(s) | City Council |

City of Cordele

| CORDELE COMMUNITY WORK PROGRAM 2024 - 2029 | | | | | |
|--|--|----------------------|--------------------------------|--------------------------|--------------|
| FISCAL YEAR | PROJECT DESCRIPTION | COST | FUNDING SOURCE | RESPONSIBLE PARTY | PLAN ELEMENT |
| FIRE DEPARTMENT | | | | | |
| 2025 | Pierce Enforcer Ascendant 107 Heavy Duty Ladder Truck | \$1,260,000 | SPLOST | Fire Dept. | TR |
| 2025-2026 | Fire Station and Training Center | \$1,000,000 | SPLOST | Fire Dept. | CF |
| 2025 | Purchase Vehicle | \$50,000 | SPLOST | Fire Dept. | TR |
| 2024 | Purchase Breathing Apparatus | \$54,000 | SPLOST | Fire Dept. | |
| UTILITY, CONTROL, & TREATMENT | | | | | |
| 2025-2026 | UV Disinfection | \$700,000 | SPLOST | U, C & T | CF |
| 2025-2026 | Transfer Switch | \$400,000 | SPLOST | U, C & T | CF |
| 2029 | Old Pond Rehab | TBD | TBD | U, C & T | CF |
| 2029 | Elevated Tank at Highway 90 | TBD | TBD | U, C & T | CF |
| 2029 | Well and Tank at Highway 280 | TBD | TBD | U, C & T | CF |
| 2026 | Pick Up Truck | TBD | TBD | U, C & T | TR |
| 2026 | Utility Cart | TBD | TBD | U, C & T | |
| 2025 | Back-up Generators for WWTP & Wells | \$487,419 | FEMA Grant | U, C & T | CF |
| 2029 | Renovations/Improvements to WWTP | TBD | TBD | U, C & T | CF |
| 2025-2026 | Lead Service Line Replacement | TBD | GEFA Grant | U, C & T | |
| 2026 | Sewer Improvements | \$10,000,000 | ARPA Grant | U, C, & T Public Wks. | CF |
| 2025-2026 | Continue progressing toward fully developed GIS of all utility systems | \$50,000 | General Fund | City Engineer | CF |
| 2025-2026 | Develop in-house capability to operate and maintain GIS databases and other applications of technology | Staff Time | General Fund | IT Engineer | CF |
| 2026 | Continue efforts to resolve extensive infiltration, inflow and obstruction of sanitary sewer collection lines | ≤\$1M/yr | USDA, HUD, DCA, SPLOST GEFA | Utilities Dir. | CF |
| 2027 | Implement any EPD-required stormwater management improvements in "Big Ditch", Malcolm, Sanders and Gum Creek corridors once received | Based on MS4 mandate | USDA, General Fund | Public Works Dir | CF |
| 2025-2027 | Plan, prioritize and address community facilities/ infrastructure replacement and improvement needs (water, sanitary/storm sewer, transportation, natural gas) | Staff Time | General Fund | City Manager | CF |

| POLICE DEPARTMENT | | | | | |
|-------------------|--|-----------------------------|--------------------------|-----------------------|----|
| 2025-2029 | Police Vehicles | \$2,018,100 | SPLOST | Police Dept. | CF |
| 2025-2029 | Police Vehicle Equipment | \$270,000 | SPLOST | Police Dept. | CF |
| 2025-2029 | Evidence System | \$90,000 | SPLOST | Police Dept. | CF |
| 2025-2029 | Training Complex | \$60,000 | SPLOST | Police Dept. | CF |
| PUBLIC WORKS | | | | | |
| 2025 | Purchase Various Equipment – Gas Department | \$40,200 | SPLOST | Public Wks. | TR |
| 2025-2026 | Purchase Backhoe (2) – Street Department | \$344,000 | SPLOST | Public Wks. | TR |
| 2025-2026 | Purchase Various Equipment – Shop | \$124,450 | SPLOST | Public Wks. | TR |
| 2025-2026 | Purchase Equipment (Various) – Cemetery & Parks | \$338,500 | SPLOST | Public Wks. | TR |
| 2025-2026 | Purchase Equipment & Furniture – Public Works Administration | \$12,000 | SPLOST | Public Wks. | TR |
| 2025 | Purchase Vehicle – Meter Control | \$42,000 | SPLOST | Public Wks. | TR |
| 2026 | Purchase Meters – Meter Control | \$18,000 | SPLOST | Public Wks. | TR |
| 2025-2029 | Road resurfacing and striping | | LMIG/TSPLOST | Public Wks. | TR |
| 2024-2025 | Streetscape enhancements at various locations: 16th Ave., 7th Street, 11th Street (Joe Wright Dr.), et al. | ≤\$1M | SPLOST DOT-TE | City Manager | TR |
| TRANSPORTATION | | | | | |
| 2024-2026 | Street and bridge maintenance program | \$100K/yr | LMIG, TIA | Public Works Dir. | TR |
| 2024-2027 | Pedestrian and bicycle improvements: Sidewalk along Pecan Street from 8 th to 16 th Aves 8 th , 13 th Streets sidewalk Bicycle route designation and signage Other sites TBD | \$250K \$300K +\$300K | DOT-TE DOT-SPLOST SPLOST | City Manager | TR |
| 3037-3039 | Improve RR grade crossings | \$230K ea. | DOT | Public Works Dir. | TR |
| 2024-2025 | 11 th St. improvements to accommodate truck traffic | \$500K | SPLOST | Public Works Dir. | TR |
| 2024-2025 | Construct sidewalk/widen 11th Street from 16th Avenue to the north city limits | \$300K | SPLOST | Public Works Dir. | TR |
| OTHER | | | | | |
| 2025-2027 | Improvements to Williams Field | \$211,000 | SPLOST | City Mgr. Public Wks. | CF |

| | | | | | |
|------------------------------|--|-------------|-----------------------|--|-------|
| 2025 | Improvements to Standard Field | \$25,000 | SPLOST | City Mgr. Public Wks. | CF |
| 2025-2029 | City Hall Renovation/ Addition | \$1,930,000 | SPLOST | City Comm. City Mgr. Departments | CF |
| 2025-2026 | Equipment (Various) | \$275,000 | SPLOST | City Mgr. Departments | CF |
| 2025-2028 | Install Sidewalks & Repave Joe Wrigh Drive from 16 th Avenue W to the State Farmers Market | \$2,800,000 | SPLOST/TSPLOST | City Mgr. Departments | TR |
| 2025-2026 | Install Mural on Water Tower | TBD | TBD | City Mgr. Main St. Mgr. | ED |
| 2029 | Improvements – State Farmers Market | TBD | TBD | GDAg | CF |
| 2025-2026 | Purchase Accounting Software | \$225,000 | SPLOST | Finance | CF |
| 2026-2027 | EV Charging Stations Downtown | TBD | TBD | Main St. Mgr. | TR |
| 2025-2026 | 11 th Avenue Sidewalk and curb & gutter between 7 th Street and 8 th Street to match sidewalk at ASU | \$86,000 | TSPLOST | City Mgr. Main St. Mgr. Public Wks. | TR |
| 2025-2026 | Facilitate broad community efforts to fund and implement programs addressing social/economic issues; poverty/youth/public involvement | \$100,000 | Grant/General fund | City Mgr. Com. Dev. Com. Adv. Mgr. | Other |
| 2026-2028 | Harden (storm-resistant) emergency response and other critical public facilities as funding comes available | \$2,500,000 | USDA/GEMA | City Mgr. Departments | CF |
| 2026 | Fund/provide continuing education for appointed members of various city boards | \$30,000 | General Fund | City Mgr. | Other |
| COMMUNITY DEVELOPMENT | | | | | |
| 2025 | Adopt Blighted Tax Ordinance | Staff Time | Staff Time | City Mgr. Com. Dev. Codes Com. Adv. Mgr. | ED |
| 2025 | Demolish – Boys & Girls Gym | | Grant/General Fund | City Mgr. Public Wks. | CF |
| 2025 | Develop Design Guidelines | Staff Time | Staff Time | City Mgr. Com. Dev. Codes Com. Adv. Mgr. | ED |

| | | | | | |
|-----------------------------|---|----------------------|---|---|----|
| 2025 | Update Zoning Ordinances | Staff Time | Staff Time | Com. Dev. Codes Com. Adv. Mgr. | LU |
| 2025-2029 | Work with builders to construct new homes and identify contractors to renovate current housing stock | Staff Time | Developers | Com. Adv. Mgr. Land Bank | H |
| 2025 | Apply for funding for housing rehabilitation | Staff Time | CDBG/CHIP | Com. Dev. Com. Adv. Mgr. | H |
| 2026-2028 | Pursue funding assistance to address substandard housing and/or related utility service deficiencies | \$500- \$800K/yr. | DCA-CDBG, CHIP, USDA- HPG, SWGU | City Manager | |
| 2024 | Use website to promote volunteerism, tutoring, encourage preparation for likely hazard events, community | Staff Time | General Fund | IT Manager | |
| 2024 | Facilitate the availability of enhanced broadband services via state/federal broadband initiative(s), appropriate local code(s)/ordinance(s) development, etc. | TBD | State/Fed Initiative(s) | City Manager | |
| ECONOMIC DEVELOPMENT | | | | | |
| 2026-2029 | Pursue sources of assistance to facilitate implementation of the 7 th Street Corridor Urban Redevelopment Plan (and possible 16 th Avenue URP) | >\$2M total | Private capital, SBA, RLF, Facade Grants, et al | Director DDA | |
| 2025 | Plan and pursue funding assistance needed for land acquisition, access (road, rail) and/or utility service upgrades/extension necessary to promote future economic/industrial development | Staff Time | USDA, EDA, USDOT-BUILD, SRTA, HUD | Exec. Dir IDC | |
| 2025-2027 | Develop and implement aesthetic/design standards for industrial parks/areas | \$5K | IDC | Exec. Dir IDC | |
| 2026 | Pursue funding assistance to enhance any business incubator and entrepreneurial support services needs for small business start-ups | ±\$75K | USDA, Banks, et al | Chamber of Commerce, SWGU | |
| 2026 | Pursue assistance needed to sustain continued development of the state-designated inland port - (Cordele Intermodal Terminal) | TBD | USDOT-BUILD/ GaDOT/SRTA/ SPLOST/TSPLOS T | City/County | |

| | | | | | |
|-----------|---|------------|------------|---|---|
| 2025 | Create Beautification Program – Yard of the Month, Quarter, etc. | Staff Time | TBD | City Mgr. Com. Dev. Com. Adv. Mgr. | H |
| 2025-2026 | Develop Policies for Tiny Homes | Staff Time | Staff Time | Com. Dev. Com. Adv. Mgr. | H |
| 2025-2026 | Develop Policy to incorporate art into public places | Staff Time | Staff Time | Com. Dev. Com. Adv. Mgr. | |

Plan Element Identification: B – Broadband Services; CF – Community Facilities; ED – Economic Development; H – Housing; LU – Land Use; TR – Transportation

APPENDIX A: ACRONYMS

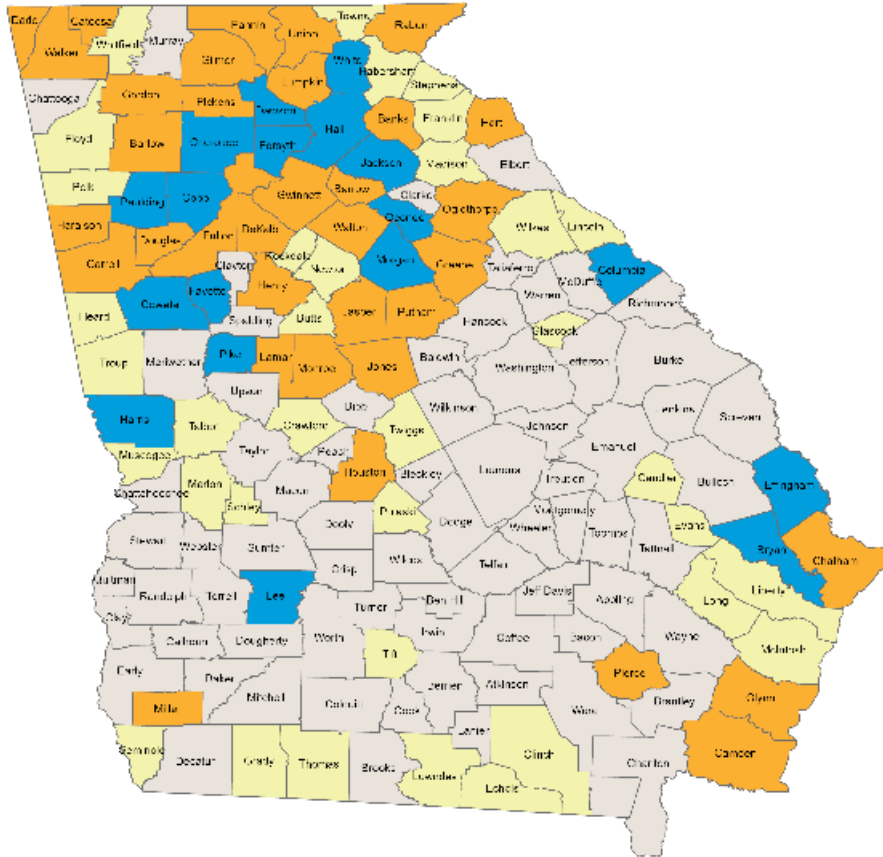
| | |
|----------|---|
| ACCG | Association of County Commissioners of Georgia |
| ACOE | Army Corps of Engineers |
| ACUB | Army Compatibility Use Buffer |
| ADA | Americans with Disabilities Act |
| ADT | Average Daily Traffic |
| ADRC | Aging and Disability Resource Connection |
| BMP | Best Management Practice |
| BOE | Board of Education |
| BRAG | Bicycle Ride Across Georgia |
| CDBG | Community Development Block Grant |
| CMS | Centers for Medicare Services |
| COC | Chamber of Commerce |
| CSU | Columbus State University |
| CVB | Convention and Visitors Bureau |
| CVIOG | Carl Vinson Institute of Government (UGA) |
| DAS | Division of Aging Services |
| DCA | Georgia Department of Community Affairs |
| Dev | Auth Development Authority |
| DFACS | Department of Family and Children Services |
| DHS | Department of Human Services |
| DNR | Georgia Department of Natural Resources |
| DOD | U.S. Department of Defense |
| DOJ | U.S. Department of Justice |
| EDA | U.S. Economic Development Administration |
| EPA | U.S. Environmental Protection Agency |
| EPD | Georgia Environmental Protection Division |
| Ext Svc | Cooperative Extension Service |
| FAA | Federal Aviation Administration |
| Fam Conn | Family Connections |
| FEMA | Federal Emergency Management Agency |
| FHWA | Federal Highway Administration |
| FTA | Federal Transit Administration |
| GA Acad | Georgia Academy for Economic Development |
| GA Cons | Georgia Conservancy |
| GDAg | Georgia Department of Agriculture |
| GDEcD | Georgia Department of Economic and Community Development |
| GDOT | Georgia Department of Transportation |
| GEFA | Georgia Environmental Finance Authority |
| GEMA | Georgia Emergency Management Agency |
| GEPA | Georgia Environmental Policy Act |
| GICH | Georgia Initiative for Community Housing |
| GA Tech | Georgia Institute of Technology |
| GMA | Georgia Municipal Association |
| GA Pwr | Georgia Power |
| GARC | Georgia Association of Regional Commissions |
| GA RWA | Georgia Rural Water Association |
| GTC | Georgia Transmission Corporation |
| GOHS | Governor's Office of Highway Safety |
| GOWD | Governor's Office of Workforce Development |
| HD | Health Department |
| Housing | Housing Authority |
| HPD | Georgia Historic Preservation Division (State Historic Preservation Office) |
| HUD | U.S. Department of Housing and Urban Development |





| | |
|---------|---|
| ITOS | Information Technology Outreach Services |
| JARC | Job Access Reverse Commute |
| KAB | Keep America Beautiful |
| LAP | Local Administered Project |
| LCRTA | Lower Chattahoochee Regional Transit Authority |
| LMIG | Local Mitigation and Improvement Grant |
| LWCF | Georgia Land and Water Conservation Fund |
| MS | Main Street Program |
| OLDCC | Office of Local Defense Community Compatibility |
| OneGA | One Georgia Fund |
| MS4 | Municipal Separate Storm Sewer System |
| NEPA | National Environmental Policy Act |
| NPO | Non-Profit Organization |
| NRCS | Natural Resources Conservation Services |
| RCDI | Rural Community Development Integration |
| RCI | Rosalyn Carter Institute |
| REPI | Readiness and Environmental Protection Initiative |
| RVRC | River Valley Regional Commission |
| RVRCAAA | River Valley Regional Commission Area Agency on Aging |
| SBA | Small Business Administration |
| SBDC | Small Business Development Center |
| SRTS | Safe Routes to School |
| SWGGA | United Southwest Georgia United (Empowerment Zone) |
| TE | Transportation Enhancement Program |
| TIA | Transportation Investment Act (I & II) |
| TPL | Trust for Public Land |
| UGA | University of Georgia |
| USDA | U.S. Department of Agriculture |
| USGS | U.S. Geological Survey |
| WIOA Bd | Workforce Investment Opportunity Act Board |

APPENDIX B: COMMUNITY MAPS

Job Tax Credit Tier Map

2024 Job Tax Credit Tiers

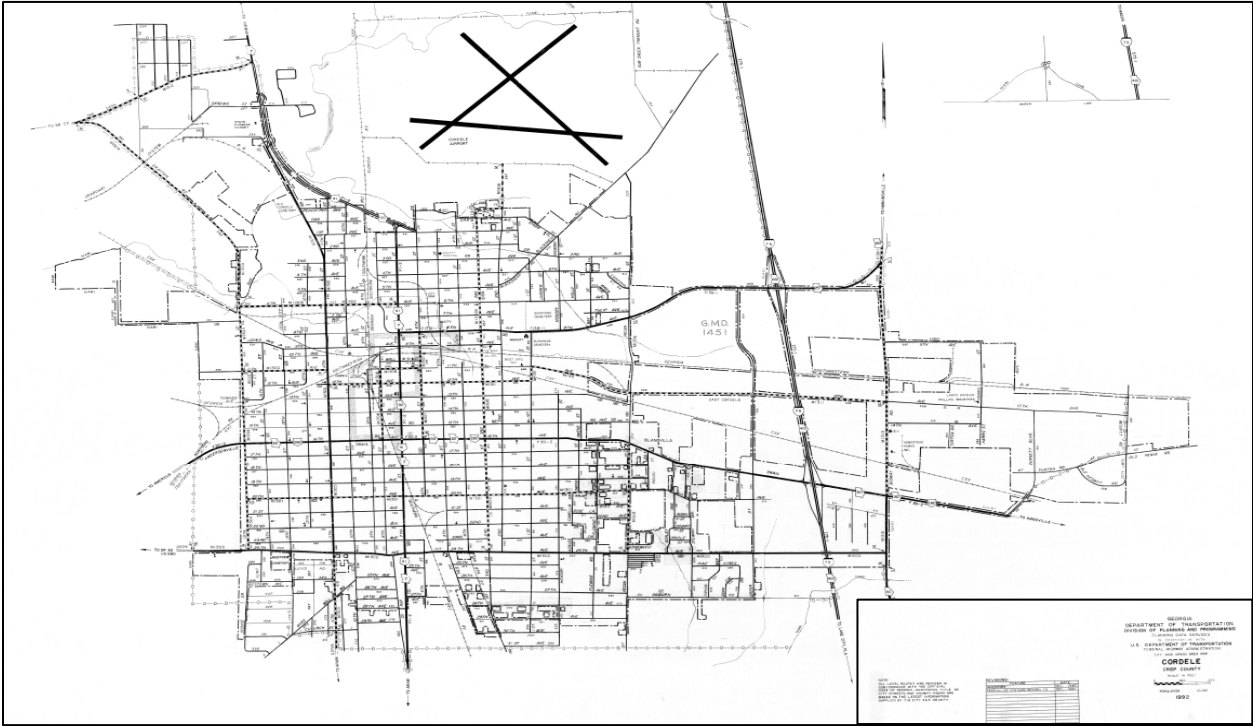


| | | |
|---|---------------|-------------|
|  | Tier 1 | 71 Counties |
|  | Tier 2 | 35 Counties |
|  | Tier 3 | 35 Counties |
|  | Tier 4 | 18 Counties |

For more information on Tax Credits:
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>

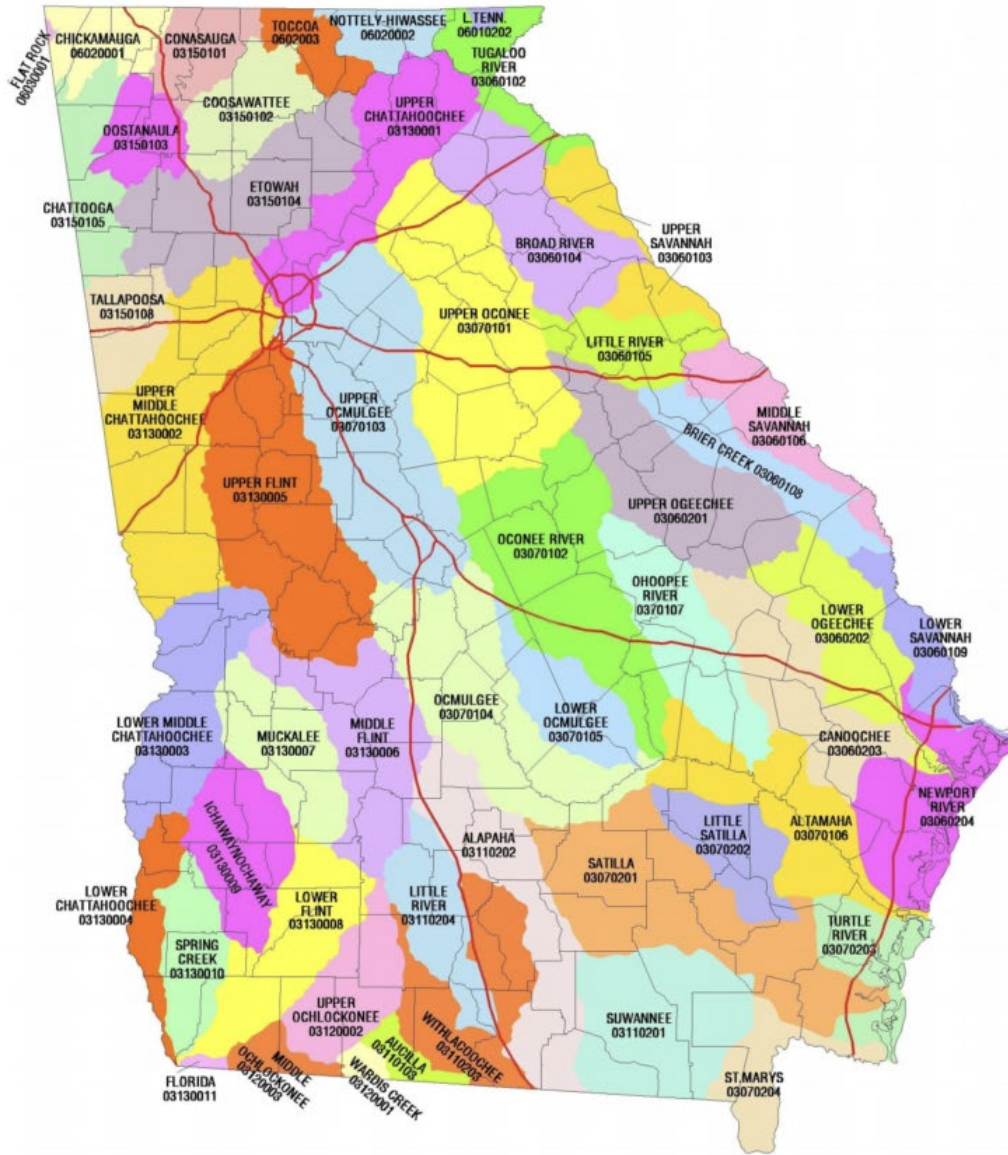


Cordele Transportation System Map



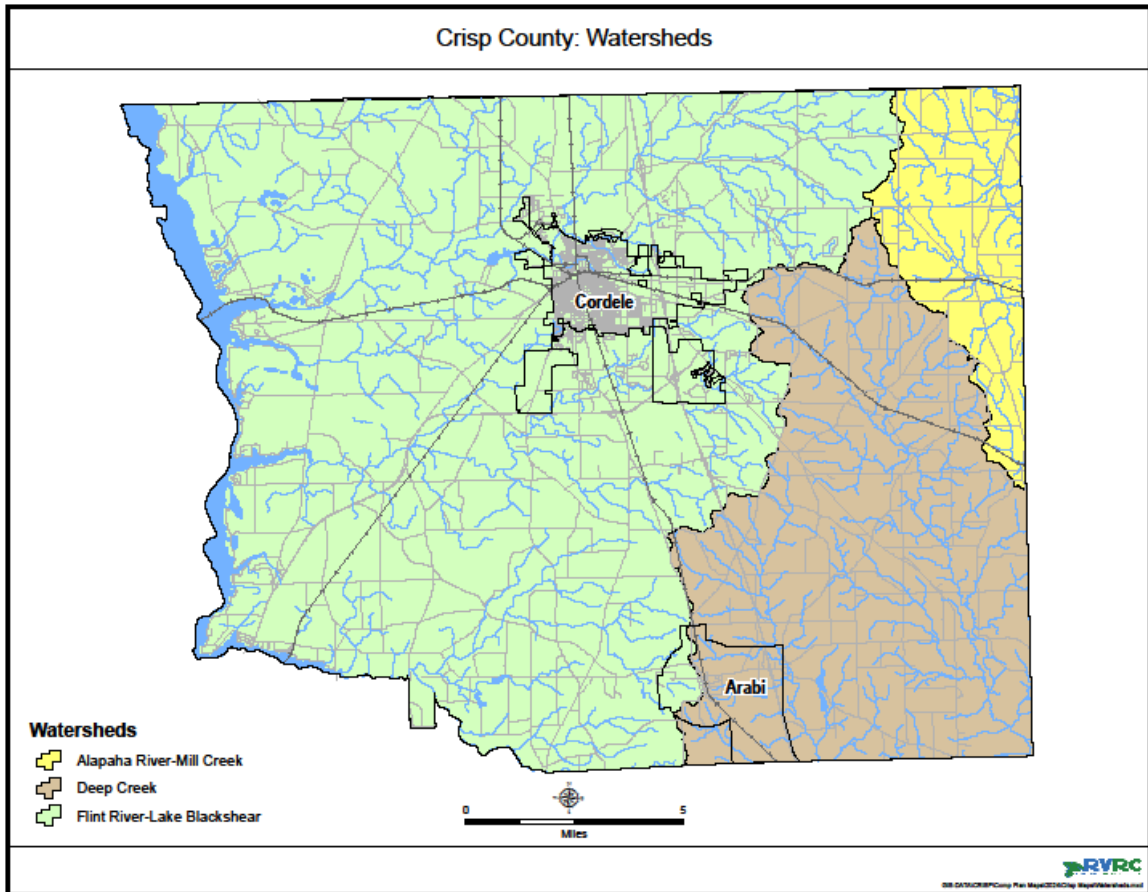
State Watershed Map

Georgia's 52 Major Watersheds

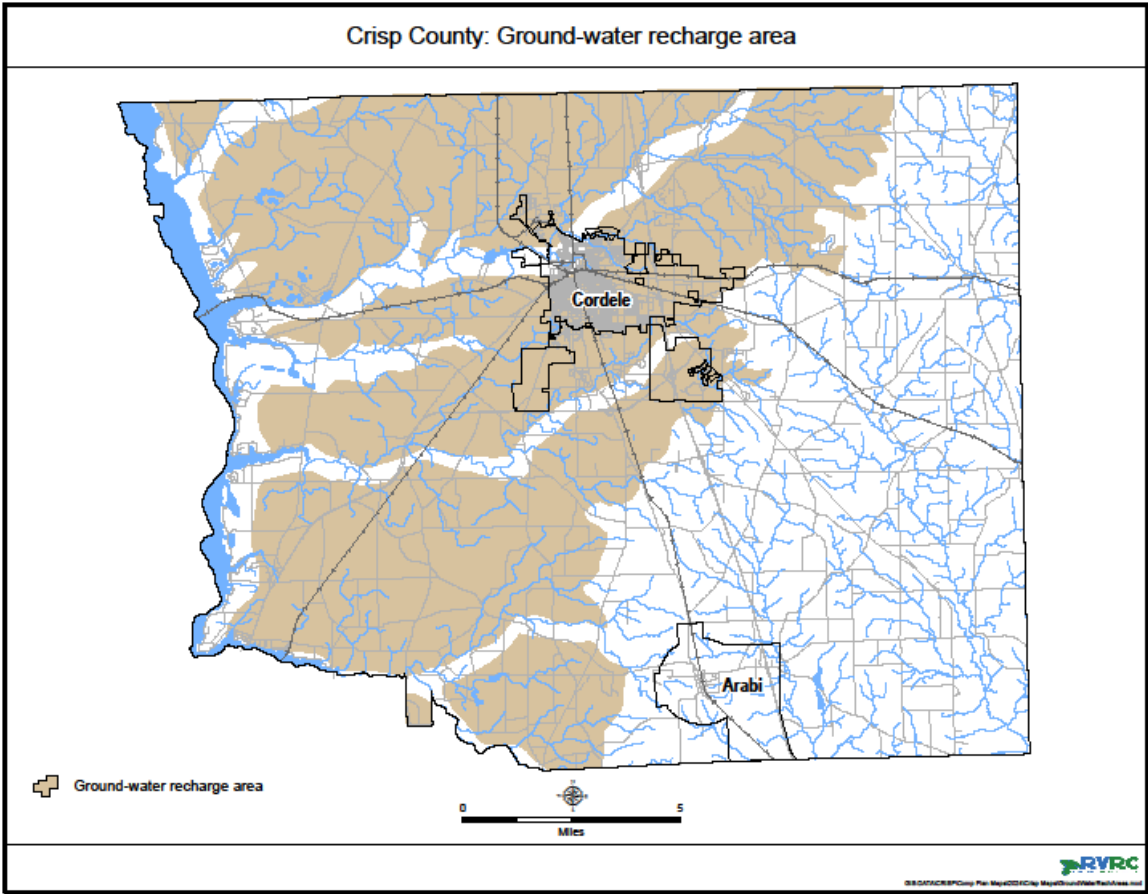


Map by the Geologic Survey Branch, Environmental Protection Division
Provided to the Georgia Water Management Campaign
Watershed boundaries from United States Geological Survey 8 digit Hydrologic Cataloging Units
Watershed names from Water Protection Branch, Environmental Protection Division
Cover: Georgia's 14 major river basins

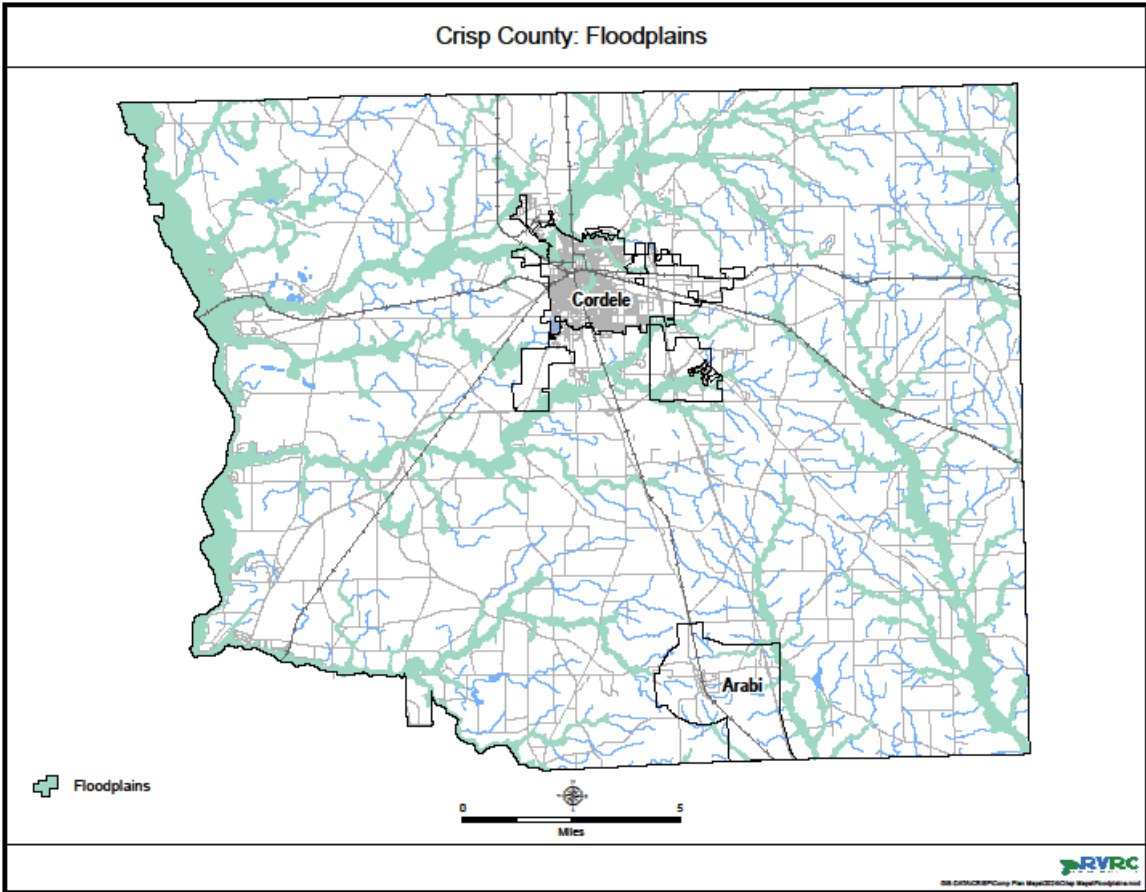
Water Supply Watersheds Map



Groundwater Recharge Area Map



Floodplain Map



State Soil Provinces Map

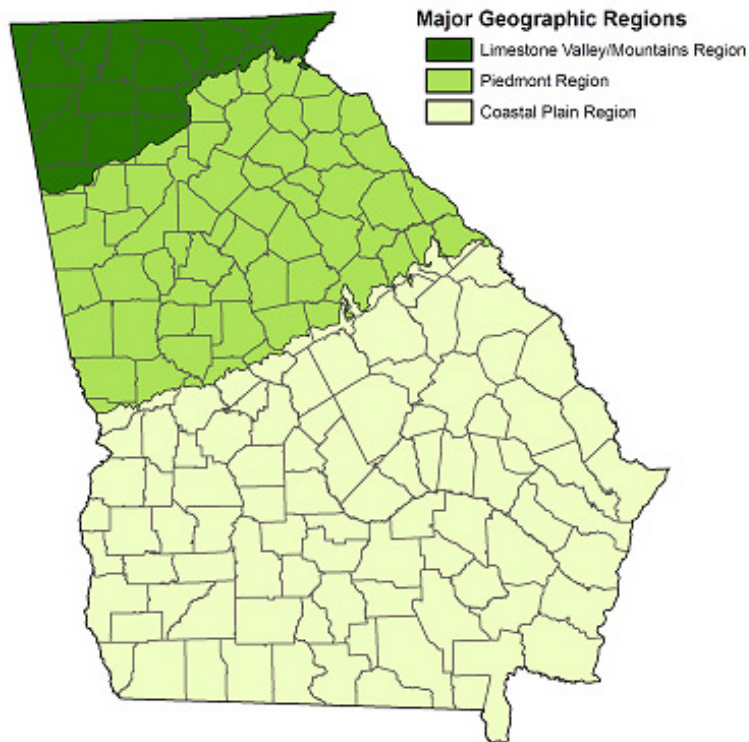


Figure 2. The three major geographic regions of Georgia.

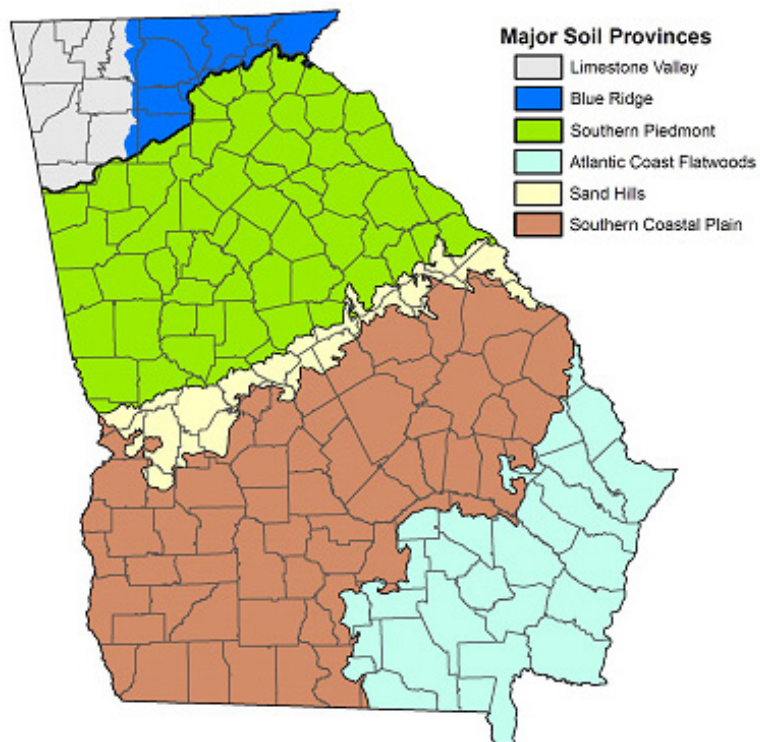
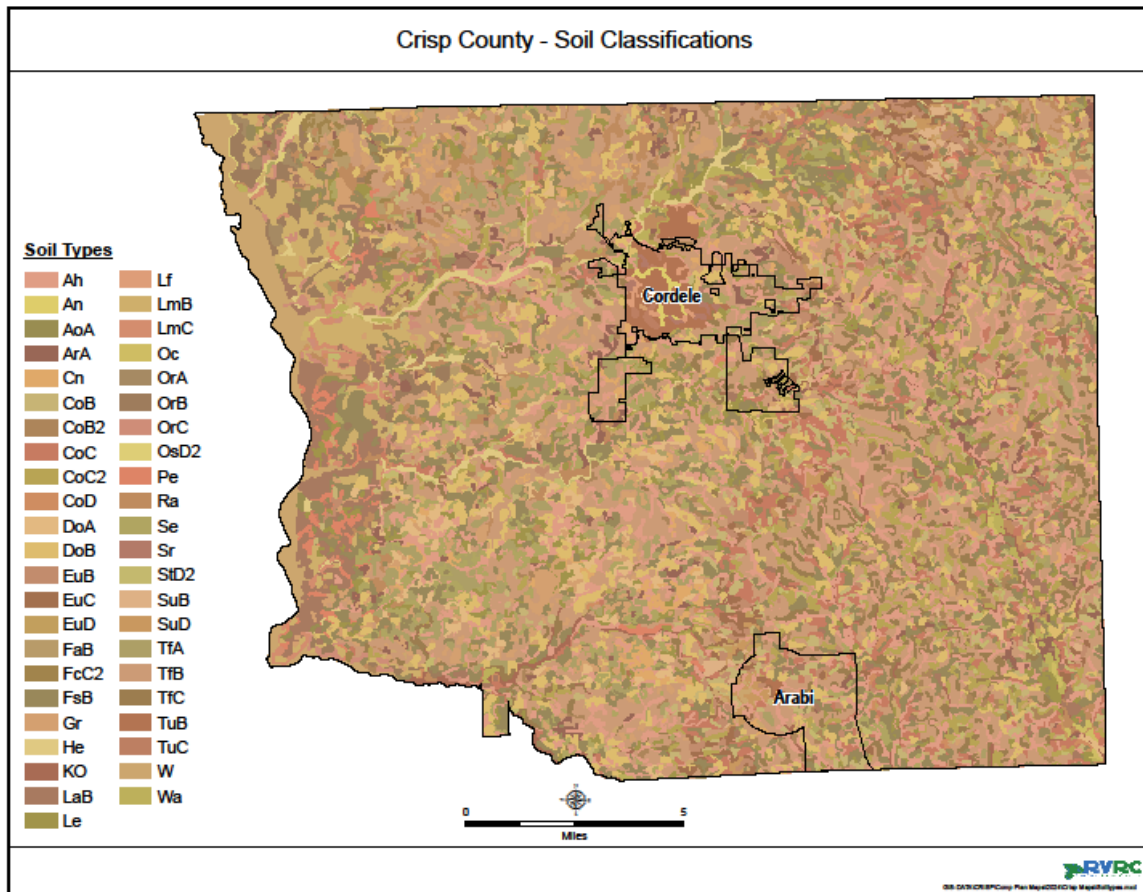
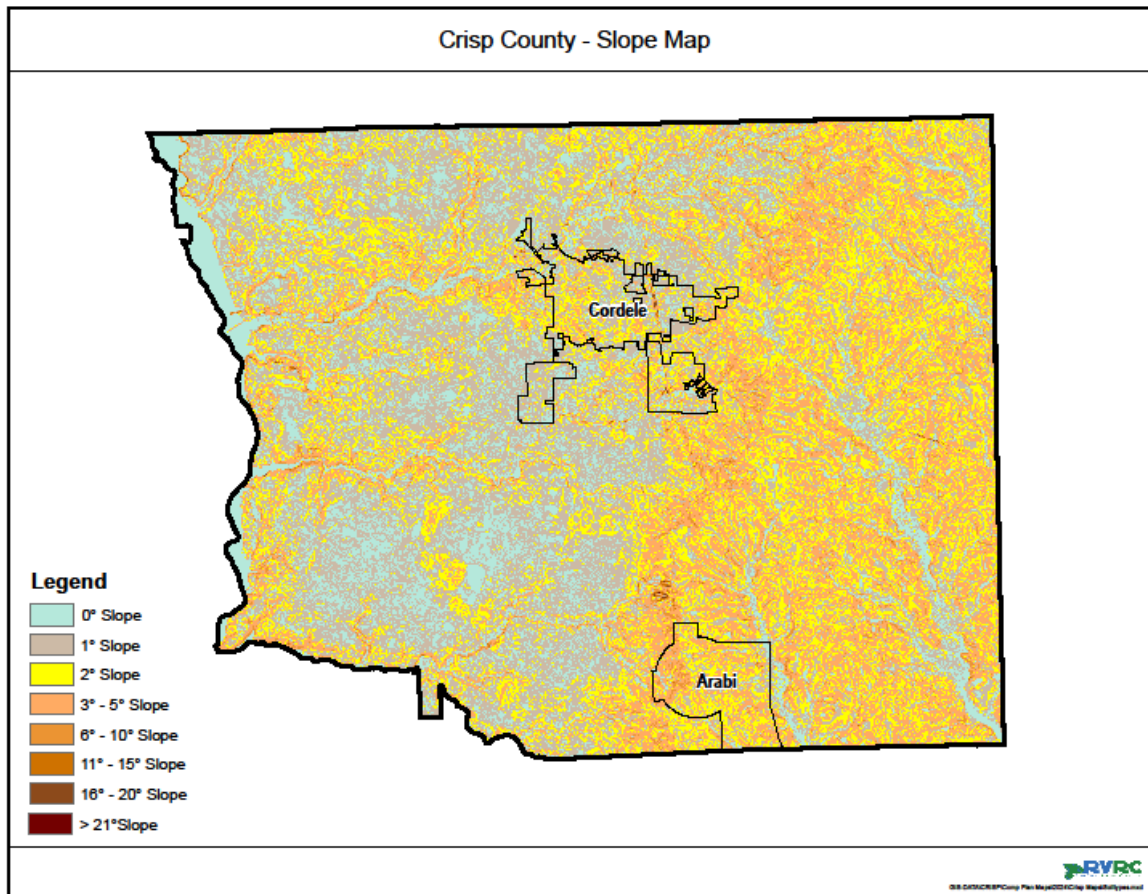


Figure 3. The six soil provinces in Georgia.

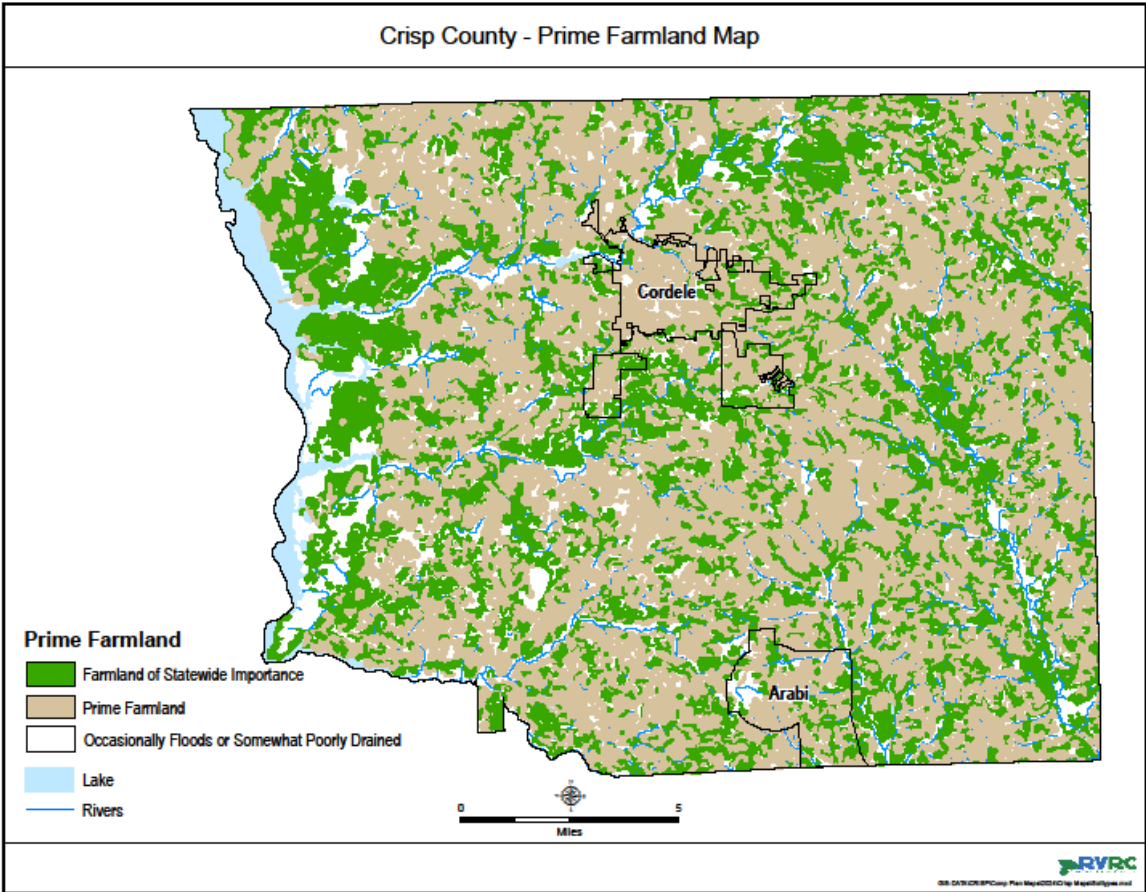
Soils Map



Slopes Map




Prime Agriculture and Forestland Map




APPENDIX C: STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS RESULTS

Unincorporated Crisp County SWOT



| | |
|--|---|
| <p style="text-align: center; font-size: 48pt; font-weight: bold; color: white;">S</p> | <p>Small town atmosphere Safe community with great public safety and fire departments Access to I-75 Access to railroads Education system Local leadership Parks and recreation Historic downtowns Historic neighborhoods Lots of undeveloped land to support growth Water and sewer services Skilled Workforce Tourism Industry Agriculture Career opportunities FAMILY AND CHURCH FAMILY Needs work on all the above High speed internet The people Lake Blackshear</p> |
| <p style="text-align: center; font-size: 48pt; font-weight: bold; color: white;">W</p> | <p>Poor business atmosphere Outdated downtown area Lack of city and county management and planning. Crime Overall lack of civic pride Poverty Trash Lack of entertainment/activities for youth Cost of living Quality of teachers The apathy of the citizens. No sense of pride in the community. Who cares if I throw trash on the ground. Lack of jobs and lack of work force Not a lot of good paying jobs Lack of quality law enforcement Need more grocery stores. More shopping stores More sit-down restaurants. Recreation center hours not easily available Poor health care options Lack of quality employees to hire Lack of accountability from public officials Trashed neighborhoods unsightly property junked cars Lack of housing for young families Lack of unity Appearance of our community School system No county ordinances on unsafe buildings and homes No growth plan for industry Lack of family-oriented activities Downtown appearance</p> |

| | |
|---|---|
| | <p>Quality of west side housing. Housing codes not being enforced No offered advantages to attract new businesses Lack of Leadership No proactive/progressive plan for improvement Old buildings and houses that need to be cleaned up Nothing stands out anymore farmer's market going down Lack of law enforcement presence on the west side Lack of quality internet service in rural areas Conditions of dirt roads Unsafe environment No affordable housing for middle-class/working-class people No trash dumpsters for county Roads are not driver friendly</p> |
|  | <p>Make it much easier for businesses to be able to come in and thrive. Tax credits for renovation of old buildings downtown. Loosen restrictions on businesses coming in to make it more attractive for investment. Consolidation of City and County seems imperative for continued success and growth The CRIME. Too much gang violence/ shooting Better higher paying jobs More sit-down places to eat that are not fast food to enjoy with family Railroad overpasses need to increase. Essential to have one on Hwy 280 near 7th St. Downtown area revitalization Bring in a good grocery store - Publix, Kroger, Ingles, etc. Clean the community. Getting rid of abandon buildings, cleaning trash along roadways etc. it is just dirty looking everywhere. I would like to see our population take more pride in the cleanliness of our city. Everything suffers when a city appears in such disarray. Better housing options More jobs Get more industry back Have greater community involvement! Increase educational opportunities for students and citizens Parks and Recreation City code to encourage residential in-fill. Attract new businesses to stimulate the economy. Location of elementary school Access to health care Better pay for teachers and law enforcement More opportunities all around from employment to kid friendly things to do More shopping near lake area Improving public schools Better volunteer choices Leadership A long-term growth plan Have something safe for our teens to do. Bowling alley, skating rink etc. Water/sewer for county subdivisions Trash dumpsters for county so we wouldn't have our roads dumped on Citizen's training & information forums for the masses, build a civic center The opportunity for growth (leadership)/change of mindset Focus on education instead of a turf field. Make Downtown more attractive to new businesses, clean up the area. Poverty Have better housing, have stronger presence from developing skills from the vocational institutions</p> |

| | |
|---|--|
| | <p>Over taxation of lake property of senior citizens</p> <p>Landfill Management</p> <p>Provide better attention to roadways. There are a lot of paved and/or dirt roads within Crisp County that are neglected. Most paved roads in the county have pothole fill after pothole fill and that just acts like a bandaid.</p> |
|  | <p>Youth leaving and/or not returning</p> <p>Lack of career opportunities</p> <p>Lack of local entertainment</p> <p>Lack of access to Internet/Broadband</p> <p>Lack of housing choices</p> <p>Blighted/unkept properties</p> <p>Condition of the roads (potholes, pavement issues, unpaved roads, etc.)</p> <p>Drug abuse or other crime</p> <p>Quality of School</p> <p>Loss of agricultural land and natural resources to new development</p> <p>Lack of public water and sewer</p> <p>Lack of better paying jobs</p> <p>Crime</p> <p>Need more local businesses of all kinds</p> <p>Lack of Leadership</p> <p>Abandon and dilapidated houses, abandon cars</p> <p>Lack of mental resources</p> <p>We need Georgia power to buy Crisp County power so they will invest and send industry to the county.</p> |


Arabi SWOT

| | |
|---|--|
| <p style="font-size: 48pt; text-align: center; color: white;">S</p> | <p>Small town atmosphere</p> <p>Access to I-75</p> <p>Agriculture</p> <p>Lots of undeveloped land to support growth</p> <p>Access to railroads</p> <p>Safe community with great public safety and fire departments</p> <p>Education system</p> <p>Historic downtowns</p> <p>Historic neighborhoods</p> <p>Water and sewer services</p> <p>Skilled Workforce</p> <p>Tourism</p> <p>Industry</p> <p>Career opportunities</p> <p>Local leadership</p> <p>Parks and recreation</p> <p>Small town atmosphere</p> |
| <p style="font-size: 48pt; text-align: center; color: white;">W</p> | <p>Though open to evolution, we do not expand in a way that's inviting to outsiders.</p> <p>Lack of community support for small businesses.</p> <p>Uneven and jarring train crossings.</p> <p>Lack of care for the public safety sector.</p> <p>Garbage pickup, litter from garbage trucks.</p> <p>Lack of quality grocery store (like Krogers),</p> <p>The crime.</p> <p>The school system.</p> <p>The lack of community.</p> <p>There are not many places you can eat or shop.</p> <p>There is nothing for the kids to do in the community.</p> <p>The lack of businesses.</p> <p>Lack of entertainment options.</p> <p>Low pay for employees.</p> <p>Not a lot of bigger farmers markets.</p> <p>Conditions of dirt roads and paved roads.</p> <p>Property taxes.</p> |
| | <p>Be more open to suggestions and critiques.</p> <p>Bring downtown back to life. Restore its buildings. Put atmosphere back in downtown.</p> <p>Have better support from the community and more diverse offerings downtown</p> <p>The Littering problem</p> <p>More support for the public safety sector</p> |

| | |
|---|---|
|  | <p>The school system</p> <p>I would add a lot of things to do for kids and family</p> <p>More things for people to do.</p> <p>How dirty the schools are</p> <p>Increase shopping and dining options</p> <p>Higher pay for workers</p> |
|  | <p>Drug abuse or other crime</p> <p>Youth leaving and/or not returning</p> <p>Lack of career opportunities</p> <p>Condition of the roads (potholes, pavement issues, unpaved roads, etc.)</p> <p>Lack of local entertainment</p> <p>Lack of housing choices</p> <p>Blighted/unkept properties</p> <p>Lack of access to Internet/Broadband</p> <p>Quality of School</p> <p>Lack of public water and sewer</p> <p>Loss of agricultural land and natural resources to new development</p> <p>Drug abuse or other crime</p> <p>Youth leaving and/or not returning</p> |

Cordele SWOT

| | |
|--|--|
| <p style="text-align: center; font-size: 48pt; font-weight: bold;">S</p> | <p>Access to I-75 Small town atmosphere Agriculture Lots of undeveloped land to support growth Access to railroads Parks and recreation Education system Safe community with great public safety and fire departments Water and sewer services Historic downtowns Skilled Workforce Career opportunities Industry Historic neighborhoods Tourism Local leadership Community work and helping others, Billy Hancock is always supportive to the communities Power company does an excellent job I-75 and Hwy 280 intersection Veterans State Park Access to I-75</p> |
| <p style="text-align: center; font-size: 48pt; font-weight: bold;">W</p> | <p>Cleanliness Support school aged activities and increase youth recreation facilities Increased Educational Opportunities Increase safety by decreasing the crime rate Housing for homeless Incentives for local and small businesses Increase job opportunities/businesses within the community to attract workers More affordable housing for families (3-4 bedrooms) and apartments for residents and to attract workers Improved public transportation More grocery stores, increase shopping and retail Access to subspecialized healthcare and additional support Walkable spaces, revitalized downtown More daycare facilities More restaurants Less gas stations More outreach and support for the different communities and age ranges Clean up blight (general garbage and dilapidated buildings) and beautification, better infrastructure Repurpose or remove vacant buildings Developing a welcoming environment for visitors/tourists (to capitalize on the I-75 location) Trash removal More community events Sidewalks, better roads, better buildings, park areas Programs for adults and kids with Special Needs, A.D.H.D. and Autism. Lights in subdivisions Communication, working together</p> |
| <p style="text-align: center; font-size: 48pt; font-weight: bold;">O</p> | <p>It needs to be cleaned up and buildings that are abandoned torn down. Keep public facilities in good repair and require owners to keep property in good repair Increase better opportunities Lower the crime rate in the city. More housing for the less fortunate, and help the homeless people Higher paying job opportunities Bring in more jobs Places to shop Restaurants Revitalize downtown as the cultural and financial center of the community Clean it up Bring in business to all the abandoned buildings on 16th Ave or demolish them so something new could go there</p> |

| | |
|---|--|
| | <p>Improve education. Improve infrastructure Improve government services Remove or reduce blight Less trash Access to youth programs More modernization of city life Lack of involvement by the citizens. Not supporting the community organizations Make the ways of transportation safer and more accessible Lack of tradition Focus more on taking care of alleyways, trash, etc. Road & Railroad system</p> |
|  | <p>Youth leaving and/or not returning Lack of career opportunities Lack of local entertainment Lack of access to Internet/Broadband Lack of housing choices Blighted/unkept properties Condition of the roads (potholes, pavement issues, unpaved roads, etc.) Drug abuse or other crime Quality of School Loss of agricultural land and natural resources to new development Lack of public water and sewer Streets raising the kids Most of our teachers are exceptional but the administration and education board DO NOT SUPPORT the teachers as they should. Policy that does not support local businesses No work force. Overpriced utility bills Trash everywhere Potholes Elected officials No health insurance for ones under 65 No dining and shopping choices</p> |

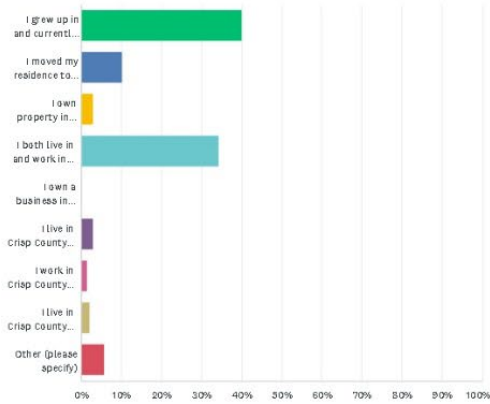
APPENDIX D: SURVEY RESULTS

Crisp County Survey Results

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q1 Please choose the option that best describes your association with Crisp County.

Answered: 137 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| I grew up in and currently reside in Crisp County | 40.15% | 55 |
| I moved my residence to Crisp County | 10.22% | 14 |
| I own property in Crisp County | 2.92% | 4 |
| I both live in and work in Crisp County | 34.31% | 47 |
| I own a business in Crisp County, but I live elsewhere | 0.00% | 0 |
| I live in Crisp County, and I own a business in Crisp County | 2.92% | 4 |
| I work in Crisp County but live elsewhere | 1.46% | 2 |
| I live in Crisp County but work elsewhere | 2.19% | 3 |
| Other (please specify) | 5.84% | 8 |
| TOTAL | | 137 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

1 / 61

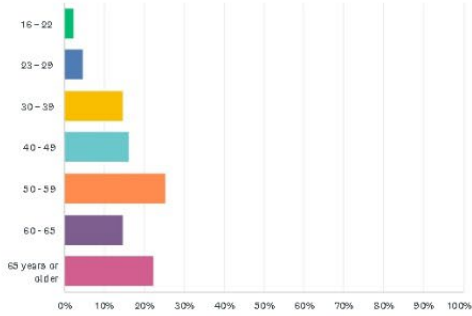
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|---|---|---------------------|
| 1 | Born, reared, reside, work and own property in Crisp. | 2/13/2024 3:18 PM |
| 2 | I grew up in Crisp County, moved away to pursue education and training, and will return following the end of my training. | 2/6/2024 6:09 PM |
| 3 | In Crisp County High School and currently live in Crisp County. | 1/25/2024 12:03 AM |
| 4 | I live in the city limits | 1/3/2024 9:01 PM |
| 5 | Na | 11/28/2023 11:38 AM |
| 6 | I work in Crisp County but reside in Cordele City Limits | 11/22/2023 7:54 AM |
| 7 | both 1, and 4 | 11/20/2023 3:49 PM |
| 8 | Retired | 11/18/2023 9:05 PM |

2 / 61

Q2 What is your age?

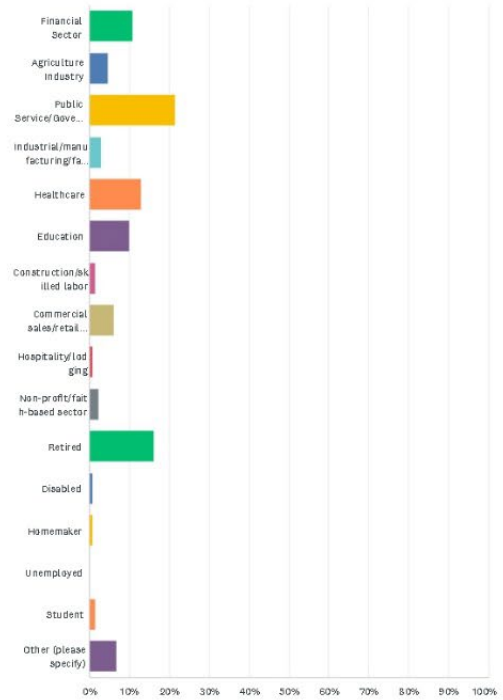
Answered: 130 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|------------|
| 16 - 22 | 2.31% | 3 |
| 23 - 29 | 4.62% | 6 |
| 30 - 39 | 14.62% | 19 |
| 40 - 49 | 16.15% | 21 |
| 50 - 59 | 25.38% | 33 |
| 60 - 65 | 14.62% | 19 |
| 65 years or older | 22.31% | 29 |
| TOTAL | | 130 |

Q3 Please choose or identify the most appropriate description of your occupational status or type from the following.

Answered: 130 Skipped: 2



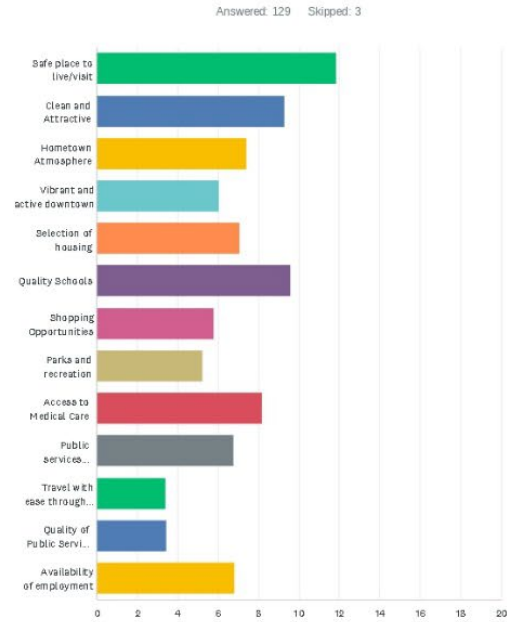
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| Financial Sector | 10.77% | 14 |
| Agriculture Industry | 4.62% | 6 |
| Public Service/Government | 21.54% | 28 |
| Industrial/manufacturing/fabrication | 3.08% | 4 |
| Healthcare | 13.08% | 17 |
| Education | 10.00% | 13 |
| Construction/skilled labor | 1.54% | 2 |
| Commercial sales/retail/customer service | 6.15% | 8 |
| Hospitality/lodging | 0.77% | 1 |
| Non-profit/faith-based sector | 2.31% | 3 |
| Retired | 16.15% | 21 |
| Disabled | 0.77% | 1 |
| Homemaker | 0.77% | 1 |
| Unemployed | 0.00% | 0 |
| Student | 1.54% | 2 |
| Other (please specify) | 6.92% | 9 |
| TOTAL | | 130 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | Real Estate | 2/16/2024 5:40 AM |
| 2 | Real Estate Professional/Landlord/Developer | 2/15/2024 9:58 AM |
| 3 | Real Estate | 2/15/2024 9:24 AM |
| 4 | Pastor | 2/6/2024 10:05 PM |
| 5 | Coaching services | 2/2/2024 8:10 PM |
| 6 | Registered Veterinary Technologist | 12/27/2023 8:36 PM |
| 7 | Administrative | 11/27/2023 4:15 PM |
| 8 | Realtor sales | 11/15/2023 9:56 PM |
| 9 | Realtor Full-time | 11/15/2023 3:57 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q4 Rank the importance of the following to you in Cordele, Arabi, and Crisp County. (#1 should be the most important and # 13 should be the least important.)



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Safe place to live/visit | 67.44% 87 | 9.30% 12 | 7.75% 10 | 6.20% 8 | 1.55% 2 | 1.55% 2 | 0.78% 1 | 0.78% 1 | 0.00% 0 | 1.55% 2 | 1.55% 2 |
| Clean and Attractive | 6.98% 9 | 26.36% 34 | 14.73% 19 | 8.53% 11 | 11.63% 15 | 7.75% 10 | 2.33% 3 | 7.75% 10 | 5.43% 7 | 2.33% 3 | 0.78% 1 |
| Hometown Atmosphere | 7.75% 10 | 6.98% 9 | 9.30% 12 | 7.75% 10 | 4.65% 6 | 10.85% 14 | 12.40% 16 | 11.63% 15 | 8.53% 11 | 4.65% 6 | 4.65% 6 |
| Vibrant and active downtown | 0.00% 0 | 0.78% 1 | 3.88% 5 | 10.85% 14 | 7.75% 10 | 13.95% 18 | 10.85% 14 | 6.98% 9 | 11.63% 15 | 9.30% 12 | 9.30% 12 |
| Selection of housing | 0.78% 1 | 3.88% 5 | 10.08% 13 | 5.43% 7 | 18.60% 24 | 7.75% 10 | 11.63% 15 | 11.63% 15 | 12.40% 16 | 4.65% 6 | 5.43% 7 |
| Quality Schools | 6.20% 8 | 19.38% 25 | 20.16% 26 | 15.50% 20 | 8.53% 11 | 13.95% 18 | 4.65% 6 | 3.10% 4 | 1.55% 2 | 3.10% 4 | 2.33% 3 |
| Shopping Opportunities | 0.78% 1 | 0.78% 1 | 3.10% 4 | 3.10% 4 | 6.98% 9 | 6.20% 8 | 20.93% 27 | 13.18% 17 | 13.95% 18 | 9.30% 12 | 10.85% 14 |
| Parks and recreation | 0.00% 0 | 1.55% 2 | 1.55% 2 | 5.43% 7 | 3.10% 4 | 7.75% 10 | 9.30% 12 | 17.05% 22 | 7.75% 10 | 18.60% 24 | 14.73% 19 |
| Access to Medical Care | 1.55% 2 | 11.63% 15 | 12.40% 16 | 15.50% 20 | 12.40% 16 | 9.30% 12 | 7.75% 10 | 6.98% 9 | 10.08% 13 | 3.10% 4 | 5.43% 7 |
| Public services (library, fire, law enforcement) | 3.10% 4 | 10.08% 13 | 5.43% 7 | 5.43% 7 | 7.75% 10 | 10.08% 13 | 6.98% 9 | 8.53% 11 | 6.98% 9 | 18.60% 24 | 11.63% 15 |
| Travel with ease throughout the city (railroad overpasses) | 0.00% 0 | 0.78% 1 | 1.55% 2 | 2.33% 3 | 3.10% 4 | 0.00% 0 | 3.10% 4 | 0.78% 1 | 11.63% 15 | 10.85% 14 | 21.71% 28 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 0.00% 0 | 0.78% 1 | 3.10% 4 | 3.10% 4 | 3.10% 4 | 2.33% 3 | 3.10% 4 | 5.43% 7 | 5.43% 7 | 7.75% 10 | 7.75% 10 |
| Availability of employment | 5.43% 7 | 7.75% 10 | 6.98% 9 | 10.85% 14 | 10.85% 14 | 8.53% 11 | 6.20% 8 | 6.20% 8 | 4.65% 6 | 6.20% 8 | 3.88% 5 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q5 What are your 3 favorite things about Crisp County?

Answered: 111 Skipped: 21

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | Lake Blackshear Friendly people Not congested | 2/16/2024 5:49 AM |
| 2 | Rural Atmosphere | 2/15/2024 10:00 AM |
| 3 | Friendly People Lake Blackshear Strong Chamber of Commerce | 2/15/2024 9:29 AM |
| 4 | Small Good Location | 2/13/2024 1:06 AM |
| 5 | The people The location to other areas The small town atmosphere | 2/12/2024 4:40 PM |
| 6 | My home, close to work, nice people. | 2/12/2024 2:27 PM |
| 7 | Friendliness, easy access to items needed, close to family | 2/12/2024 10:50 AM |
| 8 | Friendly people, availability of places to worship, strong medical community | 2/10/2024 10:54 AM |
| 9 | NOTHING | 2/9/2024 1:30 PM |
| 10 | My hometown, my family lives here, hospital family | 2/9/2024 8:00 AM |
| 11 | 1. my family lives here. 2. lose by to larger cities but far enough away from the hustle and bustle. 3. | 2/8/2024 3:22 PM |
| 12 | the people Small town Atmosphere the lake | 2/8/2024 3:11 PM |
| 13 | Size, quite county community, county government is more organized and intelligent than the city | 2/8/2024 3:06 PM |
| 14 | Can move around the area with ease. Has hospital and medical facilities. Good School System. | 2/8/2024 2:57 PM |
| 15 | CCSO are good Easy of access to places Lake | 2/8/2024 2:40 PM |
| 16 | Lake Blackshear, Quality Hospital and medical staff, Easy access to interstate. | 2/8/2024 9:15 AM |
| 17 | Most residents, Lake Blackshear, Easy access to I-75 | 2/8/2024 8:55 AM |
| 18 | Small town atmosphere The caring community Watermelon | 2/8/2024 8:50 AM |
| 19 | Access to I-75 Lake Blackshear Nice people | 2/7/2024 4:46 PM |
| 20 | Access to Lake Blackshear Simplicity of life Close to I-75 | 2/7/2024 4:10 PM |
| 21 | Strong Ag community, Excellent private school, It is home | 2/7/2024 11:25 AM |
| 22 | 1. It's hometown atmosphere 2. Safe place to raise a family 3. It's State Park | 2/7/2024 8:42 AM |
| 23 | Lake Blackshear, sports facilities, my hometown | 2/6/2024 10:07 PM |
| 24 | Low traffic. Good healthcare. | 2/6/2024 5:50 PM |
| 25 | Small, | 2/6/2024 4:41 PM |
| 26 | weather, availability of land, community | 2/6/2024 4:29 PM |
| 27 | Watermelons. Can't think of two more. | 2/6/2024 12:19 PM |
| 28 | Lake— rural area Climate | 2/6/2024 11:38 AM |
| 29 | Fresh vegetables farmer's market | 2/6/2024 11:35 AM |
| 30 | People, church, health care | 2/6/2024 11:06 AM |
| 31 | Not much right now. taxes too high, no help for seniors, rental properties pathetic or too | 2/6/2024 10:50 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|---------------------|
| | high..these are not favorites,just stating facts!! | |
| 32 | 1) The People, 2) Recreational opportunities, 3) Proximity to other larger cities | 2/6/2024 6:43 AM |
| 33 | Church / Smalltown atmosphere / Location | 2/5/2024 11:45 PM |
| 34 | Smaller town feeling, 75 runs thru the edge of town. Closeness of Lake Blacksher | 2/5/2024 1:52 PM |
| 35 | People, lake, quality of public education opportunity | 2/5/2024 12:09 PM |
| 36 | Less traffic, nothing else | 2/5/2024 11:32 AM |
| 37 | Lake Blackshear, | 2/5/2024 11:28 AM |
| 38 | 1.Where you know people and have connections with them. 2. It doesn't take too long to go across town. 3. | 2/5/2024 11:01 AM |
| 39 | Lake Blackshear People Location in the State | 2/5/2024 9:55 AM |
| 40 | Accessibility to and from I-75, hospitality, and opportunities to maximize economical growth and well-being of citizens and community | 2/5/2024 9:51 AM |
| 41 | EASY OF GETTING AROUND, LOCATION, NATURAL RESORCES AVAIL | 2/5/2024 9:31 AM |
| 42 | transportation hub, Lake Blackshear, watermelons | 2/5/2024 9:27 AM |
| 43 | low crime, good schools and location | 2/5/2024 9:09 AM |
| 44 | Honest law enforcement, | 2/5/2024 8:57 AM |
| 45 | Lake Blackshear Availability of jobs Hospital | 2/5/2024 8:46 AM |
| 46 | 1)Community of Christian Conservatives 2)World Class hunting, fishing and other recreational activities 3)Friendly neighbors | 2/5/2024 8:46 AM |
| 47 | Lake Blackshear. Restaurants, but need more choices. Easy access | 2/5/2024 8:34 AM |
| 48 | Location People State park | 2/5/2024 8:32 AM |
| 49 | I feel safe Lake Blackshear Small town atmosphere | 2/5/2024 7:29 AM |
| 50 | Lake Blackshear | 2/2/2024 8:12 PM |
| 51 | 1. Community feel/rallying together in difficult times 2. Low cost of living 3. Healthcare employment opportunities | 1/31/2024 3:43 PM |
| 52 | The Lake Living in the County away from the City Small Business and County Employees | 1/26/2024 10:02 AM |
| 53 | Lake blackshear,sheiffs dept, hospital | 1/25/2024 4:56 PM |
| 54 | The friends I have China one The country side | 1/24/2024 4:58 PM |
| 55 | Location, Crisp Regional Pediatrics, Cordele Police Department | 1/2/2024 5:28 PM |
| 56 | It doesnt take long to get anywhere. Not too small but no too big. | 1/2/2024 4:55 PM |
| 57 | That's its only 45 mins from Albany, 30 mins from Tifton and 45 mins from Albany | 1/2/2024 4:41 PM |
| 58 | Hometown, country atmosphere, farming | 1/2/2024 4:24 PM |
| 59 | It's home Teaching in a community I grew up in Small town. Quick and easy trips to town | 1/2/2024 4:15 PM |
| 60 | Small town | 1/1/2024 11:15 AM |
| 61 | Crisp County Power, Lake Blackshear, Pancho's at the Lake | 12/29/2023 7:03 AM |
| 62 | Agriculture town Small population | 12/27/2023 8:39 PM |
| 63 | People, small town atmosphere, community cohesiveness | 12/20/2023 11:29 AM |
| 64 | Small town, lake Blackshear | 12/18/2023 10:24 AM |
| 65 | Access is to 75 The lake Rural living | 12/16/2023 2:58 PM |
| 66 | Family,God, civic | 12/8/2023 11:28 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|---|---------------------|
| 67 | Lake Blackshear, good transportation infrastructure,small town atmosphere. | 11/30/2023 7:45 AM |
| 68 | Small hometown feel Lake Blackshear Access to 75 | 11/29/2023 4:11 PM |
| 69 | Lake Blackshear | 11/27/2023 4:18 PM |
| 70 | 1. Hometown 2. small town atmosphere 3. everyone knows everyone | 11/21/2023 2:12 PM |
| 71 | Small community Rural community Family in area | 11/21/2023 12:55 PM |
| 72 | Lake Blackshear Family Power commission | 11/21/2023 12:32 PM |
| 73 | Citizens, small town atmosphere, Opportunities | 11/21/2023 12:21 PM |
| 74 | people, access to healthy food and recreational activities, good hospital | 11/21/2023 7:59 AM |
| 75 | Small town Easy roads Dirt roads | 11/21/2023 2:05 AM |
| 76 | Leaving, the on ramp to I 75, gas pumps to feel up vehicle to get on road to leave | 11/20/2023 11:25 PM |
| 77 | A safe place to live and raise a family with economic opportunities | 11/20/2023 6:24 PM |
| 78 | law enforcement quite in the county food | 11/20/2023 5:34 PM |
| 79 | Hometown feeling, Lake Blackshear, Train depot | 11/20/2023 4:04 PM |
| 80 | Small town atmosphere, schools and rural community living | 11/20/2023 3:57 PM |
| 81 | Its Home Knowing your neighbor Ga veterans Park | 11/20/2023 3:48 PM |
| 82 | Small town feel, recreation, and community | 11/20/2023 3:40 PM |
| 83 | Family is here, proximity to I-75, CCPC | 11/20/2023 3:33 PM |
| 84 | HOSPITAL, LAKE BLACKSHEAR, ROADS | 11/20/2023 3:20 PM |
| 85 | proximity, medical care, hometown folks | 11/20/2023 3:18 PM |
| 86 | Location to 75, Lake Blackshear and our hospital | 11/20/2023 1:33 PM |
| 87 | Lake Blackshear Manufacturing base Interstate 75 | 11/20/2023 9:56 AM |
| 88 | Lake Blackshear Park Access to Interstate Hometown Atmosphere | 11/18/2023 12:19 AM |
| 89 | Lake Center to towns I shop in | 11/17/2023 6:15 PM |
| 90 | Watermelons rural community | 11/17/2023 11:46 AM |
| 91 | Lake People Home | 11/16/2023 6:37 PM |
| 92 | Recreation Hometown Feel State Proximity | 11/16/2023 4:44 PM |
| 93 | Sory no answer | 11/16/2023 4:41 PM |
| 94 | State park until they shut down the motel | 11/16/2023 3:57 PM |
| 95 | Lake Blackshear I-75 Access | 11/16/2023 2:48 PM |
| 96 | 1) Hometown community 2) Convenient proximity to travel to larger cities but reside in a more quiet rural area 3)School systems, leadership cares about the children and people of the community. | 11/16/2023 2:44 PM |
| 97 | 1) the lake 2) family atmosphere 3) community | 11/16/2023 11:21 AM |
| 98 | small town atmosphere Nice people Cost of living | 11/16/2023 10:46 AM |
| 99 | Christ Episcopal Church Lake Blackshear Small town atmosphere | 11/16/2023 9:36 AM |
| 100 | Small town atmosphere, easy commute, Recreation department | 11/16/2023 7:51 AM |
| 101 | It's friendly and everyone knows each, great place to live and raise a family, have the lake and a great deal of outside activities | 11/16/2023 6:06 AM |
| 102 | Small hometown, home owned power utility plant, variety of churches | 11/15/2023 10:02 PM |
| 103 | the lake, close friends , safety | 11/15/2023 10:01 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|---|--------------------|
| 104 | The people, no traffic, and the small town atmosphere | 11/15/2023 9:55 PM |
| 105 | Small town, close community, lake | 11/15/2023 9:46 PM |
| 106 | Rural Fairly Clean I-75 Location | 11/15/2023 8:26 PM |
| 107 | Family Lake Blackshear Crisp Academy | 11/15/2023 6:20 PM |
| 108 | First responders Churches Watermelon speedway | 11/15/2023 5:03 PM |
| 109 | Access to I-75 (location). Recreation in the area (hunting/fishing). Potential to develop community around the Lake Blackshear. | 11/15/2023 4:32 PM |
| 110 | Crisp Regional I-75 Lake Blackshear | 11/15/2023 4:04 PM |
| 111 | Nice/friendly people State Park Small town | 11/15/2023 4:01 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q6 What are your 3 least favorite things about Crisp County?

Answered: 117 Skipped: 15

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Poor business atmosphere Outdated downtown area Lack of city and county management and planning. | 2/18/2024 5:52 AM |
| 2 | Crime, local politics, overall lack of civic pride | 2/15/2024 10:00 AM |
| 3 | Poverty Trash Lack of Leadership | 2/15/2024 9:30 AM |
| 4 | Crime Level | 2/13/2024 1:09 AM |
| 5 | Trash Lack of entertainment/activities for youth Dining and Food quality | 2/12/2024 4:41 PM |
| 6 | Crime, lack of shopping, cost of living | 2/12/2024 2:27 PM |
| 7 | Quality of teachers (nepotism), trains, no big chain restaurants | 2/12/2024 10:51 AM |
| 8 | The crime, the poverty level, the crumbling downtown area | 2/10/2024 10:56 AM |
| 9 | EVERY THING | 2/9/2024 1:30 PM |
| 10 | Crime, trains, no places to eat | 2/9/2024 8:00 AM |
| 11 | 1. The apathy of the citizens, seems to be no sense of pride in the community, who cares if I throw trash on the ground. 2. Lack of jobs and lack of work force. 3. Seems we prefer to build govt housing for the masses but show no concern to improve the welfare of the citizens. | 2/8/2024 3:26 PM |
| 12 | crime school system Not a lot of good paying jobs | 2/8/2024 3:13 PM |
| 13 | Visually trashy, lack of quality law enforcement, low pay overall | 2/8/2024 3:08 PM |
| 14 | Need more grocery stores. More shopping stores. More sit down restaurants. | 2/8/2024 2:59 PM |
| 15 | Cordele police dept ran poorly Crime in the city Lack of restraunts | 2/8/2024 2:41 PM |
| 16 | Crime and poverty in Cordele, Recreation center hours not easily available, Not a pretty town | 2/8/2024 9:16 AM |
| 17 | Crime, lack of opportunities for young people, No quality restaurants or entertainment | 2/8/2024 8:56 AM |
| 18 | No Grocery Stores - Publix No Department Stores - Lack of shopping to stay local Poverty | 2/8/2024 8:51 AM |
| 19 | Apathy in all facets of government Lack of cleanliness Lack of opportunities for children. | 2/7/2024 4:47 PM |
| 20 | It is full of buildings which are falling down. The city looks dirty. Poor impression to visitors. Too many guns and drugs. The chairman of our City Commision is too full of drama. Again leaving a poor impression. | 2/7/2024 4:14 PM |
| 21 | Public School System, To much power in the Crisp Co Power Commission, To much power in the Hospital Board | 2/7/2024 11:26 AM |
| 22 | 1. Lack of restaurants 2. Lack of quality shopping 3. Too many trains! | 2/7/2024 8:43 AM |
| 23 | Government officials, lack of leadership and the county is trashy | 2/6/2024 10:08 PM |
| 24 | No good shopping | 2/6/2024 5:51 PM |
| 25 | Crime, racism, nothing to do for the youth | 2/6/2024 4:41 PM |
| 26 | poor health care options, lack of shopping especially a quality grocery store, lack of quality employees to hire | 2/6/2024 4:30 PM |
| 27 | Lack of accountability from public officials, lack of good paying jobs unless it's an industrial plant and if you have that goodbye personal life, and the fact that everyone has to joke about it because they can't see that it's not prosperous. | 2/6/2024 12:21 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|--------------------|
| 28 | Trash People not wanting to work No jobs | 2/6/2024 11:39 AM |
| 29 | Trashed neighbor hoods unsightly property junked cars | 2/6/2024 11:37 AM |
| 30 | quality of Cordele government, inability to attract industry and jobs, too many governments in a small area | 2/6/2024 11:07 AM |
| 31 | Crime, grocery store, restaurants | 2/6/2024 10:42 AM |
| 32 | 1) Crime, 2) Lack of community pride, 3) lack of housing for young families | 2/6/2024 6:46 AM |
| 33 | Lack of unity / Appearance of our community / School system | 2/5/2024 11:46 PM |
| 34 | CRIME Lack of shopping and nice restaurants Trains running N - S AND E -W w/out more overhead passes | 2/5/2024 1:55 PM |
| 35 | trash, lack of visionary leadership (city and county), unwillingness to attack problems | 2/5/2024 12:12 PM |
| 36 | No jobs, no adequate housing, poor medical care. | 2/5/2024 11:33 AM |
| 37 | 1. We don't have a decent grocery store. 2. Want more restaurants to sit down and eat at. 3. | 2/5/2024 11:03 AM |
| 38 | Crime neglected property lack job opportunities. | 2/5/2024 9:57 AM |
| 39 | Lack of housing and resources, jobs, and shopping areas | 2/5/2024 9:51 AM |
| 40 | CITY GOVERNMENT, COUNTY GOVERNMENT, SCHOOL SYSTEM | 2/5/2024 9:33 AM |
| 41 | lack of housing, lack of parenting, litter | 2/5/2024 9:30 AM |
| 42 | no county ordinances on unsafe buildings and homes, trash problem with no repercussions, no growth plan for industry | 2/5/2024 9:11 AM |
| 43 | Lack of family oriented activities; poor commission leadership; low income | 2/5/2024 8:58 AM |
| 44 | Crime Too much public housing Downtown appearance | 2/5/2024 8:47 AM |
| 45 | 1) crime 2) litter 3) political conflict | 2/5/2024 8:47 AM |
| 46 | Quality of west side housing. Crime. Grocery shopping options | 2/5/2024 8:36 AM |
| 47 | Litter Housing codes not being enforced Title loan businesses | 2/5/2024 8:33 AM |
| 48 | No place for the youth to go and have fun other than outside of the county, no good restaurant options other than outside the county, no shopping options. | 2/5/2024 8:16 AM |
| 49 | Trash Lack of restaurants Lack of things for kids to do | 2/5/2024 7:30 AM |
| 50 | Having come from outside the state, I only recently moved here. I have met wonderful people throughout the area and for that am so grateful. No matter where I have been I have always felt safe. I wish there were more local businesses. There are very few choices for support local merchants. Where are the farm and vegetable stands in this area? In the watermelon capital I could not find local melons anywhere. Why aren't we supporting local farmers and vice versa. I would love to see more restaurants. The franchised establishments are run down and dirty stores. I wish there were more choices especially if they are locally run. Far bigger is that I find Cordele is just plain depressing. I am sure the downtown was once vibrant. It's gone now. Abandoned buildings and homes to be addressed if the city is to survive. I am hopeful for bright future. | 2/2/2024 8:49 PM |
| 51 | 1. Lack of growth in population and economy due to lack of career opportunity 2. No offered advantages to attract new businesses 3. Poverty level | 1/31/2024 3:49 PM |
| 52 | Lack of Leadership Trash/Unkempt/no pride in our community No proactive/progressive plan for improvement | 1/26/2024 10:04 AM |
| 53 | Crime, public housing and old buildings and houses that need to be cleaned up | 1/25/2024 4:57 PM |
| 54 | The people No fun things to do Not many diverse shopping places | 1/24/2024 4:58 PM |
| 55 | Nothing stands out anymore farmer's market going down | 1/6/2024 10:28 PM |
| 56 | Crime, trashy places in town (going to the Elementary school), and railroads | 1/2/2024 5:28 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|---------------------|
| 57 | Crime, local government, lack of entertainment | 1/2/2024 5:03 PM |
| 58 | No good restaurants. Nothing fun to do. Doctors aren't that good. | 1/2/2024 4:56 PM |
| 59 | City government and county are not merged, low poverty, high crime, not much law enforcement in the city | 1/2/2024 4:42 PM |
| 60 | Crime, appearance, opportunity | 1/2/2024 4:24 PM |
| 61 | Lack of law enforcement presence on the west side of Grocery store choices | 1/2/2024 4:16 PM |
| 62 | No activities, no good dining options | 1/2/2024 4:07 PM |
| 63 | Grocery stores shopping | 1/1/2024 11:16 AM |
| 64 | Crime, no shopping, no good restaurants, trains, rude people | 12/29/2023 7:04 AM |
| 65 | Lack of sit down restaurants Lack of quality grocery stores It is getting very unsafe. | 12/27/2023 8:41 PM |
| 66 | Dilapidated unkept property, lack of quality internet service in rural areas, lack of choices in dining establishments | 12/20/2023 11:32 AM |
| 67 | Gangs, high crime, lack of employment | 12/18/2023 10:25 AM |
| 68 | Crime increasing in Cordele Public schools need some improvement | 12/16/2023 2:59 PM |
| 69 | Property taxes, crime, conditions of dirt roads | 12/15/2023 8:14 PM |
| 70 | Crime, drugs, not enough to do | 12/8/2023 11:29 AM |
| 71 | Crime, roads, need more eating places | 11/30/2023 9:51 AM |
| 72 | Blight, crime, lack of employment opportunities to keep educated people here. | 11/30/2023 7:46 AM |
| 73 | Crime rate No grocery stores | 11/29/2023 4:11 PM |
| 74 | City Government, All the litter within the city and county, not enough opportunity for our young people for great jobs | 11/27/2023 4:19 PM |
| 75 | 1. crime 2. employment opportunities 3. No where to shop for clothing or grocery | 11/21/2023 2:13 PM |
| 76 | Dilapidated houses Trash on sides roadways especially at local interstate exits making it look bad in community. Lack of business and community pride cleaning up and making a good clean impression. For our community. | 11/21/2023 12:56 PM |
| 77 | Shopping lack Few nice restaurants Poverty | 11/21/2023 12:33 PM |
| 78 | crime, blight, poor housing for lower incomes | 11/21/2023 8:00 AM |
| 79 | Crime Politics Lack of work ethic from citizens | 11/21/2023 2:06 AM |
| 80 | The commissioners, the crooked law, the whole county | 11/20/2023 11:26 PM |
| 81 | Initial appearance, lack of a long term growth plan, ?? | 11/20/2023 6:27 PM |
| 82 | violence not many restaurants to choose from rudeness | 11/20/2023 5:34 PM |
| 83 | Nothing for youth to do, no places to shop, unsafe environment | 11/20/2023 4:05 PM |
| 84 | Crime, not many choices to eat/shop, politics | 11/20/2023 3:58 PM |
| 85 | School System Health Care System Crime | 11/20/2023 3:49 PM |
| 86 | Politics, vision/leadership of boards/commissions, crime | 11/20/2023 3:41 PM |
| 87 | No affordable housing for middle-class/working-class people (we have a lot of low-income and high-income housing), crime, high gov't-assisted population so cannot attract restaurants, business, etc. | 11/20/2023 3:33 PM |
| 88 | NO TRASH DUMPSTERS FOR COUNTY, NO SHOPPING, CRIME | 11/20/2023 3:21 PM |
| 89 | crime, grocery shopping, restaurants | 11/20/2023 3:18 PM |
| 90 | Crime rate, lack of unity in community leaders, littering in town | 11/20/2023 1:34 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|---|---------------------|
| 91 | Crime Too many able-bodied citizens choosing not to work Too much subsidized housing | 11/20/2023 9:58 AM |
| 92 | Downtown is not full of businesses Roads are not driver friendly So many abandoned buildings | 11/18/2023 8:27 AM |
| 93 | Lack of family style recreation/entertainment Lack of unity among citizens | 11/18/2023 12:20 AM |
| 94 | Lack of opportunities Lack of restaurants Lack of housing choices | 11/17/2023 6:16 PM |
| 95 | Crime housing shortage dilapidated houses | 11/17/2023 11:48 AM |
| 96 | Hometown, Variety, Access to travel | 11/16/2023 9:18 PM |
| 97 | Crime Poverty Gnats | 11/16/2023 6:37 PM |
| 98 | Josh Deriso School System Trashy town | 11/16/2023 4:45 PM |
| 99 | Selection of restaurants, politics (no growth), no quality family oriented activities | 11/16/2023 4:43 PM |
| 100 | Not many good places to eat | 11/16/2023 3:57 PM |
| 101 | If you aren't "from Cordele"... School System Medical Care is lacking | 11/16/2023 2:49 PM |
| 102 | 1) Very minimum downtown activity, revitalize this please! 2)Future generations leaving the community 3) | 11/16/2023 2:46 PM |
| 103 | 1) not as safe as it once was 2) although improving, the choice, or lack of restaurants 3) some areas are not welcoming, especially for visitors and potentially new community members | 11/16/2023 11:25 AM |
| 104 | litter lack of shopping poverty | 11/16/2023 10:46 AM |
| 105 | Huge percentage of citizens on welfare. Extensive low educational levels . Poverty | 11/16/2023 9:41 AM |
| 106 | Road maintenance, Crime Rate, lack of work ethic | 11/16/2023 7:52 AM |
| 107 | Crime, trash around the town, lack of skilled work force | 11/16/2023 6:08 AM |
| 108 | lack of civic center entertainment, better chain restaurants aka Longhorn, Outback , Olive Garden | 11/15/2023 10:04 PM |
| 109 | Crime, poor work ethics, no decent restaurants | 11/15/2023 10:03 PM |
| 110 | The people, the lack of opportunity, the lack of things to do | 11/15/2023 9:56 PM |
| 111 | Run down buildings/houses, trash, no decent grocery store | 11/15/2023 9:50 PM |
| 112 | Poor Landfill hours and travel after rainfall event Grocery shopping limitations Limited Personal Shopping Opportunities | 11/15/2023 8:28 PM |
| 113 | Crime City commission Abandon, buildings, and houses | 11/15/2023 6:21 PM |
| 114 | Drugs/ overdoses Abandoned property/ homes Road way care/ maintenance | 11/15/2023 5:05 PM |
| 115 | 1) Cordele does not have the appearance of a thriving town (lack of nice housing, missing downtown area, appearance of 16th Street and historical homes is not welcoming/liviting). 2) There doesn't appear to be an overall plan to develop the city (empty strip malls/store fronts, no grocery store, lack of code enforcement to maintain homes around the city). 3) School system needs improving. | 11/15/2023 4:38 PM |
| 116 | Crime Poverty Lack of work ethic /drive for improvement | 11/15/2023 4:08 PM |
| 117 | Litter Employment opportunities Drug trade | 11/15/2023 4:02 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q7 What is the "one thing" you would change about Crisp County?

Answered: 115 Skipped: 17

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | Would make it much easier for businesses to be able to come in and thrive. Maybe tax credits for renovation of old buildings downtown. Loosen restrictions on businesses coming in to make it more attractive for investment. | 2/16/2024 5:58 AM |
| 2 | Consolidation of City and County seems imperative for continued success and growth | 2/15/2024 10:01 AM |
| 3 | The Trash | 2/12/2024 4:42 PM |
| 4 | Opportunities | 2/12/2024 2:28 PM |
| 5 | The CRIME. Too much gang violence/shooting | 2/12/2024 10:55 AM |
| 6 | The crime rate | 2/10/2024 11:01 AM |
| 7 | BETTER HIGHER PAYING JOBS | 2/9/2024 1:30 PM |
| 8 | No places to eat | 2/9/2024 8:01 AM |
| 9 | Hold the elected officials accountable for their actions. They work for the citizens, not for their personal agendas or personal gain. | 2/8/2024 3:28 PM |
| 10 | high crime activity | 2/8/2024 3:13 PM |
| 11 | Our hospital administration are hanging on to fat incomes while paying low wages. | 2/8/2024 3:10 PM |
| 12 | More sit down places to eat that are not fast food to enjoy with family | 2/8/2024 2:41 PM |
| 13 | Railroad overpasses need to increase. Essential to have one on Hwy 280 near 7th st! | 2/8/2024 9:17 AM |
| 14 | Downtown area revitalization | 2/8/2024 8:56 AM |
| 15 | Bring in a good grocery store - Publix, Kroger, Ingles, etc. | 2/8/2024 8:51 AM |
| 16 | I wish the community was clean. Getting rid of abandon buildings, cleaning trash along roadways etc it is just dirty looking everywhere. | 2/7/2024 4:49 PM |
| 17 | I would like to see our population take more pride in the cleanliness of our city. Everything suffers when a city appears in such disarray. | 2/7/2024 4:17 PM |
| 18 | Sale the Power Grid to Ga Power | 2/7/2024 11:26 AM |
| 19 | Get rid of the separate commissions (City & County) and elect a mayor to lead the city & county. | 2/7/2024 8:45 AM |
| 20 | Government officials | 2/6/2024 10:08 PM |
| 21 | Better housing options | 2/6/2024 5:51 PM |
| 22 | More jobs | 2/6/2024 4:56 PM |
| 23 | Bringing more jobs | 2/6/2024 4:41 PM |
| 24 | more white collar/professional job opportunities | 2/6/2024 4:31 PM |
| 25 | Every single person in office | 2/6/2024 12:21 PM |
| 26 | Get more industry back | 2/6/2024 11:39 AM |
| 27 | A lot of leaders | 2/6/2024 11:38 AM |
| 28 | Combine all three county and city governments | 2/6/2024 11:07 AM |
| 29 | Get rid of current city, county and school boards. put people in regret who actually live here and | 2/6/2024 10:52 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|--------------------|
| | care about cordele...school board members should not be on there UNLESS they CURRENTLY have children in the school system...private schools dont count... | |
| 30 | The city government leadership makes Cordele look terrible | 2/6/2024 10:43 AM |
| 31 | To reduce crime | 2/6/2024 6:47 AM |
| 32 | Consolidation of City and County governments | 2/5/2024 11:46 PM |
| 33 | Get rid of the gangs / crime. | 2/5/2024 1:56 PM |
| 34 | clean up city and county roadways | 2/5/2024 12:13 PM |
| 35 | Crime | 2/5/2024 11:34 AM |
| 36 | I WOULD SELL THE POWER COMMISSION TO GEORGIA POWER SO WHEN AN INDUSTRY CAME TO GEORGIA CRISP COUNTY WOULD BE AN IDEAL PLACE TO START A BUSINESS. | 2/5/2024 10:18 AM |
| 37 | Have greater community involvement! | 2/5/2024 9:58 AM |
| 38 | Increase educational opportunities for students and citizens | 2/5/2024 9:52 AM |
| 39 | consolidate the city and county | 2/5/2024 9:31 AM |
| 40 | consolidation of services with the city of Cordele and ordinances for unsafe buildings and premises | 2/5/2024 9:12 AM |
| 41 | Parks and Recreation | 2/5/2024 8:59 AM |
| 42 | City code to encourage residential in-fill. | 2/5/2024 8:49 AM |
| 43 | Job opportunities to retain our family members | 2/5/2024 8:48 AM |
| 44 | Recruit quality grocery | 2/5/2024 8:37 AM |
| 45 | Litter | 2/5/2024 8:33 AM |
| 46 | I would put a fun center here for our kids because they need a positive environment and positive influence. | 2/5/2024 8:17 AM |
| 47 | Restaurants | 2/5/2024 7:30 AM |
| 48 | It's dirty and ugly and unkept. Abandoned homes and businesses | 2/2/2024 8:49 PM |
| 49 | Make more of an effort to attract new businesses and stimulate the economy. This would in turn attract people to our community | 1/31/2024 3:50 PM |
| 50 | Consolidate Governemnt and put a moratorium on public housing. | 1/26/2024 10:05 AM |
| 51 | Consolidated government and services | 1/25/2024 4:58 PM |
| 52 | The stores and restaurants we need more diverse ones | 1/24/2024 4:59 PM |
| 53 | Crime | 1/6/2024 10:29 PM |
| 54 | Chairman | 1/3/2024 11:37 AM |
| 55 | Location of elementary school | 1/2/2024 5:29 PM |
| 56 | Those in charge | 1/2/2024 5:03 PM |
| 57 | Access to health care | 1/2/2024 4:56 PM |
| 58 | Better pay for teachers and law enforcement | 1/2/2024 4:42 PM |
| 59 | More opportunities all around from employment to kid friendly things to do | 1/2/2024 4:25 PM |
| 60 | Unsure | 1/2/2024 4:16 PM |
| 61 | Grocery stores more shopping near lake area | 1/1/2024 11:16 AM |
| 62 | Crime | 12/29/2023 7:05 AM |
| 63 | Better restaurants | 12/27/2023 8:41 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|---|---------------------|
| 64 | Leadership in city government beginning with the office of chairman | 12/20/2023 11:37 AM |
| 65 | Gangs | 12/18/2023 10:25 AM |
| 66 | Improving public schools | 12/16/2023 3:00 PM |
| 67 | Crime | 12/15/2023 8:14 PM |
| 68 | Better volunteer choices | 12/8/2023 11:30 AM |
| 69 | More eating places (Longhorn, Outback, Olive Garden ,etc) | 11/30/2023 9:51 AM |
| 70 | Increase employment opportunities | 11/30/2023 7:46 AM |
| 71 | City and County Government combined | 11/29/2023 4:11 PM |
| 72 | more opportunities | 11/27/2023 4:30 PM |
| 73 | Leadership | 11/27/2023 4:19 PM |
| 74 | 1. Crime rate | 11/21/2023 2:13 PM |
| 75 | Cleanliness | 11/21/2023 12:57 PM |
| 76 | Better grocery | 11/21/2023 12:34 PM |
| 77 | Better clean community | 11/21/2023 12:21 PM |
| 78 | employment opportunities | 11/21/2023 8:01 AM |
| 79 | Better jobs | 11/21/2023 2:06 AM |
| 80 | The city officials all of them every race start over with all of them | 11/20/2023 11:27 PM |
| 81 | A long term growth plan | 11/20/2023 6:28 PM |
| 82 | violence with juveniles | 11/20/2023 5:34 PM |
| 83 | Have something safe for our teens to do. Bowling alley, skating rink etc | 11/20/2023 4:05 PM |
| 84 | The Sheriff | 11/20/2023 3:58 PM |
| 85 | The crime problem | 11/20/2023 3:51 PM |
| 86 | Improve overall image of the community | 11/20/2023 3:41 PM |
| 87 | Water/sewer for county subdivisions | 11/20/2023 3:34 PM |
| 88 | TRASH DUMPSTERS FOR COUNTY SO WE WOULDNT HAVE OUR ROADS DUMPED ON | 11/20/2023 3:21 PM |
| 89 | shopping | 11/20/2023 3:18 PM |
| 90 | Crime rate | 11/20/2023 1:34 PM |
| 91 | Cordele city leadership. | 11/20/2023 9:59 AM |
| 92 | Hometown restaurants | 11/18/2023 8:28 AM |
| 93 | Citizen's training & infomation forums for the masses, build a civic center | 11/18/2023 12:22 AM |
| 94 | Consolidate government | 11/17/2023 11:48 AM |
| 95 | Resistance to change | 11/16/2023 9:18 PM |
| 96 | One taxable form of govt | 11/16/2023 4:47 PM |
| 97 | The opportunity for growth (leadership)/change of mindset | 11/16/2023 4:46 PM |
| 98 | A place to gather for kids | 11/16/2023 3:58 PM |
| 99 | Focus on education instead of a turf field. | 11/16/2023 2:49 PM |
| 100 | Make Downtown more attractive to new businesses, clean up the area. Catch up with other rural communities in GA capitalizing on their Downtown. | 11/16/2023 2:47 PM |
| 101 | I wish our community was more welcoming to outsiders and growth. | 11/16/2023 11:32 AM |

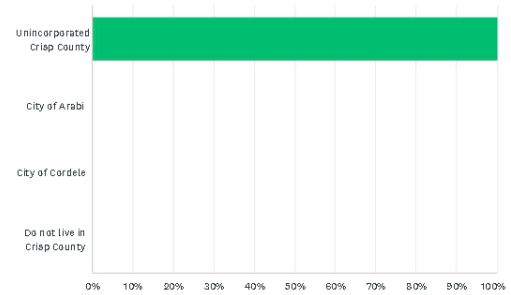
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|--|---------------------|
| 102 | poverty | 11/16/2023 10:46 AM |
| 103 | Reduce welfare | 11/16/2023 9:43 AM |
| 104 | Improve education system, students need to be held accountable | 11/16/2023 7:55 AM |
| 105 | Have better housing, have stronger presents from developing skills from the vocational institutions | 11/16/2023 6:13 AM |
| 106 | overtaxation of lake property tosenior citizens | 11/15/2023 10:07 PM |
| 107 | Workforce | 11/15/2023 10:03 PM |
| 108 | More things for younger people to do | 11/15/2023 9:56 PM |
| 109 | Run down properties | 11/15/2023 9:51 PM |
| 110 | Landfill Management | 11/15/2023 8:28 PM |
| 111 | Have Georgia Power buy out Crisp county Power | 11/15/2023 6:22 PM |
| 112 | Provide better attention to roadways that are less frequently seen by people that matter. There are a lot of paved and/or dirt roads within crisp county that are neglected. Most paved roads in the county have pot hole fill after pot hole fill and that just acts like a bandaid. The roads like how I describe do nothing but cause more wear and tear on the communities daily driving vehicles. The same vehicles that people use to make their living. Just some food for thought. | 11/15/2023 5:08 PM |
| 113 | Appearance of Cordele. Tons of empty/run down buildings and homes. | 11/15/2023 4:40 PM |
| 114 | I would make people believe in what a great place this is! . . . To look forward with aspiration and optimism. | 11/15/2023 4:10 PM |
| 115 | Leadership (lack thereof) | 11/15/2023 4:03 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q8 Where do you live?

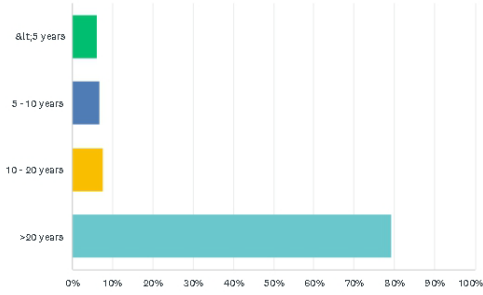
Answered: 132 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|------------|
| Unincorporated Crisp County | 100.00% | 132 |
| City of Arabi | 0.00% | 0 |
| City of Cordele | 0.00% | 0 |
| Do not live in Crisp County | 0.00% | 0 |
| TOTAL | | 132 |

Q9 How long have you and/or your family been a Crisp County resident?

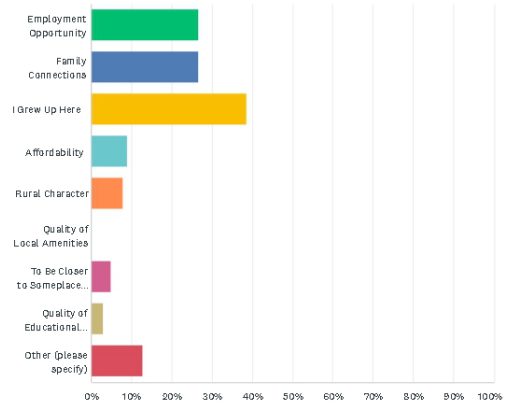
Answered: 130 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| <5 years | 6.15% | 8 |
| 5 - 10 years | 6.92% | 9 |
| 10 - 20 years | 7.69% | 10 |
| >20 years | 79.23% | 103 |
| TOTAL | | 130 |

Q10 If you moved to Crisp County from somewhere else, please indicate which of the reasons explain your move. (Select all that apply.)

Answered: 101 Skipped: 31



| ANSWER CHOICES | RESPONSES | |
|--------------------------------|-----------|----|
| Employment Opportunity | 26.73% | 27 |
| Family Connections | 26.73% | 27 |
| I Grew Up Here | 38.61% | 39 |
| Affordability | 8.91% | 9 |
| Rural Character | 7.92% | 8 |
| Quality of Local Amenities | 0.00% | 0 |
| To Be Closer to Someplace Else | 4.95% | 5 |
| Quality of Educational System | 2.97% | 3 |
| Other (please specify) | 12.87% | 13 |
| Total Respondents: 101 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

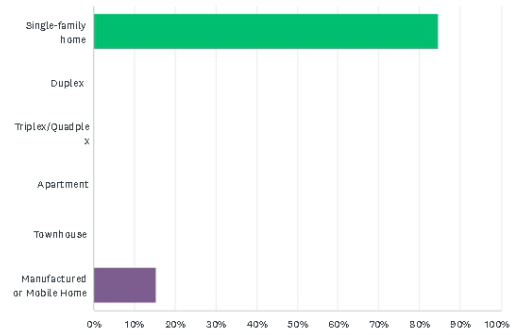
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|---------------------|
| 1 | NA | 2/9/2024 1:31 PM |
| 2 | I moved to Crisp County when my parents accepted jobs in Crisp. | 2/8/2024 3:30 PM |
| 3 | Left ex-husband's hometown moved here because I worked here already. | 2/5/2024 1:58 PM |
| 4 | Lake Blackshear housing. | 2/5/2024 8:49 AM |
| 5 | Family purchased a business | 2/5/2024 8:49 AM |
| 6 | Passing of my father & inheritance of family homeplace | 1/2/2024 4:26 PM |
| 7 | moved in with fiancé | 11/20/2023 5:35 PM |
| 8 | Housing on Lake Blackshear | 11/20/2023 10:00 AM |
| 9 | To semi retire and be near family | 11/18/2023 8:29 AM |
| 10 | Opportunity to purchase and build a home | 11/16/2023 4:47 PM |
| 11 | Lake | 11/16/2023 3:58 PM |
| 12 | Lake Blackshear from Albany | 11/15/2023 10:08 PM |
| 13 | Married a hometown fellow | 11/15/2023 4:04 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q11 What kind of home do you live in? (Select only one)

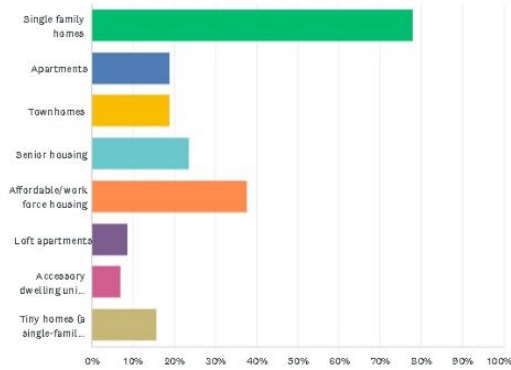
Answered: 130 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|------------|
| Single-family home | 84.62% | 110 |
| Duplex | 0.00% | 0 |
| Triplex/Quadplex | 0.00% | 0 |
| Apartment | 0.00% | 0 |
| Townhouse | 0.00% | 0 |
| Manufactured or Mobile Home | 15.38% | 20 |
| TOTAL | | 130 |

Q12 What type of housing would you like to see more of in the future?
(select all that apply)

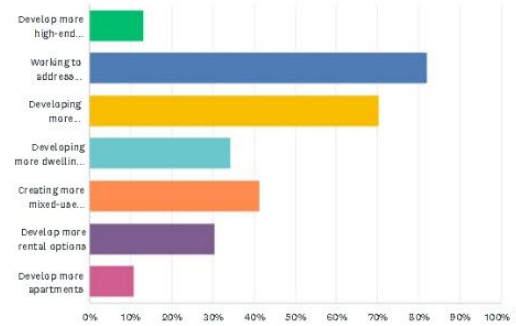
Answered: 127 Skipped: 5



| ANSWER CHOICES | RESPONSES |
|--|-----------|
| Single family homes | 77.95% 99 |
| Apartments | 18.90% 24 |
| Townhomes | 18.90% 24 |
| Senior housing | 23.62% 30 |
| Affordable/workforce housing | 37.80% 48 |
| Loft apartments | 8.66% 11 |
| Accessory dwelling units (a small house that shares a single-family lot with a larger house) | 7.09% 9 |
| Tiny homes (a single-family home 400sqft or less, excluding lots) | 15.75% 20 |
| Total Respondents: 127 | |

Q13 What should our top 3 priorities regarding housing be? (Choose Top Three)

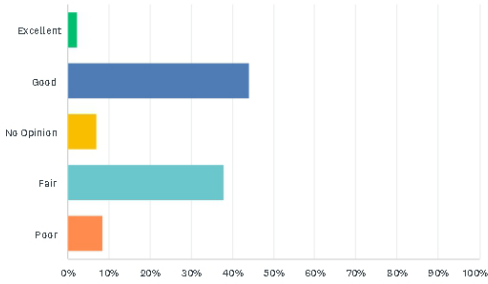
Answered: 128 Skipped: 4



| ANSWER CHOICES | RESPONSES |
|---|------------|
| Develop more high-end housing (> \$300,000) | 13.28% 17 |
| Working to address dilapidated/vacant properties | 82.03% 105 |
| Developing more single-family housing (< \$180,000) | 70.31% 90 |
| Developing more dwelling options for seniors | 34.38% 44 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 41.41% 53 |
| Develop more rental options | 30.47% 39 |
| Develop more apartments | 10.94% 14 |
| Total Respondents: 128 | |

Q14 How would you rate the overall quality of life in Crisp County?

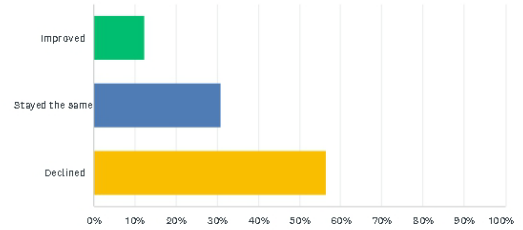
Answered: 129 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Excellent | 2.33% | 3 |
| Good | 44.19% | 57 |
| No Opinion | 6.98% | 9 |
| Fair | 37.98% | 49 |
| Poor | 8.53% | 11 |
| TOTAL | | 129 |

Q15 Over the last 10 years, do you believe that the quality of life has...?

Answered: 129 Skipped: 3

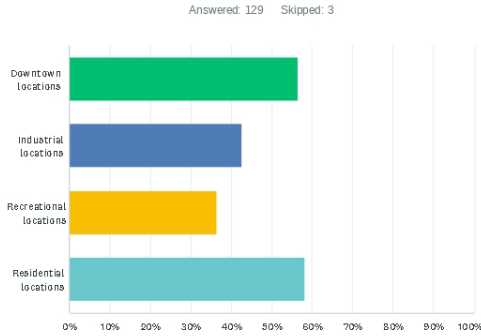


| ANSWER CHOICES | RESPONSES | |
|-----------------|-----------|-----|
| Improved | 12.40% | 16 |
| Stayed the same | 31.01% | 40 |
| Declined | 56.59% | 73 |
| TOTAL | | 129 |

**Q16 Our top 2 priorities in regard to revitalization efforts should be...
(Check 2)**

Q17 What are our community's greatest needs?

Answered: 112 Skipped: 20



| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|----|
| Downtown locations | 56.59% | 73 |
| Industrial locations | 42.64% | 55 |
| Recreational locations | 36.43% | 47 |
| Residential locations | 58.14% | 75 |
| Total Respondents: 129 | | |

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Good management! The potential is here. Probably need to consolidate city and county government. | 2/18/2024 6:04 AM |
| 2 | Break the cycle of poverty | 2/15/2024 10:31 AM |
| 3 | Housing and job growth. Redevelopment of the State Park convention/conference center/Retreat | 2/15/2024 10:03 AM |
| 4 | A workforce that desires to work. | 2/12/2024 4:52 PM |
| 5 | Employment opportunities | 2/12/2024 2:30 PM |
| 6 | More law enforcement patrolling high crime times and areas. Another overpass. | 2/12/2024 10:56 AM |
| 7 | Improved educational levels | 2/10/2024 11:07 AM |
| 8 | BETTER JOBS | 2/9/2024 1:33 PM |
| 9 | Cleaning up downtown because it has so much potential and history, breaking down on crime, more eating places, revamping these buildings and facilities that have nothing in them. | 2/9/2024 8:09 AM |
| 10 | Jobs/job training. help people become more employable. Industry to provide more jobs. | 2/8/2024 3:34 PM |
| 11 | Good paying jobs | 2/8/2024 3:16 PM |
| 12 | Well rounded health care that will only be solved by becoming a part of a larger organization. We have no ENT, cardiovascular, ophthalmology etc. | 2/8/2024 3:14 PM |
| 13 | More jobs. Better education. Better housing. | 2/8/2024 3:07 PM |
| 14 | More public safety to fight crime Sit down places to eat (not fast food) Things to do example bowling alley and other things etc | 2/8/2024 2:46 PM |
| 15 | Overpass on Hwy 280 near 7th St, increased law enforcement in Cordele. | 2/8/2024 9:20 AM |
| 16 | Too many to list - better schools, opportunities for young people to help broaden their minds past the local culture of gangs and menial jobs, after school opportunities, recreational activities, mentor programs for male children to assist in the great number of households with no father figure, decent places to go for social outlets (restaurants, sports bars, nice clean theatre) | 2/8/2024 9:04 AM |
| 17 | Grocery Stores | 2/8/2024 8:52 AM |
| 18 | Jobs, a clean community, more activities for families such as water park or splash pad. Updating all the playgrounds. | 2/7/2024 4:52 PM |
| 19 | Our community needs to be good enough for anyone who moves here to want to stay, raise their kids and have good quality schools and activities. All of the people in our city who move here for employment still live in other cities because of lack of opportunity for their family. I'd like major improvements to recreation department we need an indoor pool for senior citizens, development of Williams field. It is an eyesore but could easily be a jewel. I'd love to see more housing in the 250,000 to 300,000 range. | 2/7/2024 4:26 PM |
| 20 | Good Restaurants | 2/7/2024 11:30 AM |
| 21 | Our greatest needs are innovation through economic development, effective and intellectually sound leadership, improvement to our educational system by providing 21st century opportunities for our students so that they can compete in our changing world, and improvements to the quality of life for all citizens through better housing, healthcare, and overall hometown experience, such as restaurants, shopping and worthwhile community events, such as concerts and summer programs to get teenagers off the streets. | 2/7/2024 9:07 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|--------------------|
| 22 | Better restaurants that have good employees, better customer service all around and better leadership from The top and a clean up the county campaign | 2/6/2024 10:12 PM |
| 23 | More industry. More affordable housing. | 2/6/2024 5:53 PM |
| 24 | Affordable housing and jobs | 2/6/2024 4:58 PM |
| 25 | More things for the youth affordable housing, help for single parents who work | 2/6/2024 4:43 PM |
| 26 | More things to do. Give us an arcade or a rock climbing gym/trampoline park. Update parks that look good from afar but falling apart close up (rec department). Cater to younger crowd and incentivize them to stay instead of leaving first opportunity they get. We do not need more fast food and gas stations for the love of Christ and all things holy. Every single decision made seems to bring outside people in, but pays no attention to the ACTUAL residents. What's the point in bringing in tourists when the residents aren't heard because county and city officials are selfish and pretend like the world revolves around them. The only people that prosper in this county are those who either own half the town or move into the town after acquiring money outside of town. (Because decent business opportunities are based quid pro quos) | 2/6/2024 12:29 PM |
| 27 | Work force | 2/6/2024 11:42 AM |
| 28 | Better shopping and groceries | 2/6/2024 11:41 AM |
| 29 | A single government that functions as it should; a competent, capable and willing work force. | 2/6/2024 11:10 AM |
| 30 | People who care and not in it for just the money or prestige.. | 2/6/2024 10:56 AM |
| 31 | Jobs and housing | 2/6/2024 10:46 AM |
| 32 | Affordable housing in a safe community with a vibrant small business sector | 2/6/2024 6:51 AM |
| 33 | Less dependency upon public housing | 2/5/2024 11:49 PM |
| 34 | Safe, affordable housing for middle to low-income families and elderly. | 2/5/2024 2:03 PM |
| 35 | affordable housing, jobs that pay a living wage | 2/5/2024 12:18 PM |
| 36 | Housing, employment, shopping, healthcare. | 2/5/2024 11:37 AM |
| 37 | Poverty and housing Safety | 2/5/2024 11:11 AM |
| 38 | LEADERSHIP | 2/5/2024 10:21 AM |
| 39 | working together for greater good | 2/5/2024 10:04 AM |
| 40 | Accessible housing, educational resources for schools, colleges, and workforce, increase businesses and employability, recreational activities | 2/5/2024 9:58 AM |
| 41 | transportation, Lake Blackshear, ag resources | 2/5/2024 9:34 AM |
| 42 | a bypass connecting 280, 300 and I-75, overall strategy to enforce, educate and clean up trash on streets and roads, more industrial jobs | 2/5/2024 9:16 AM |
| 43 | Parks and recreation and better income jobs | 2/5/2024 9:02 AM |
| 44 | Downtown appearance/streetscape. | 2/5/2024 8:52 AM |
| 45 | Jobs | 2/5/2024 8:52 AM |
| 46 | Shopping options Increase income through industrial recruitment More good dining options | 2/5/2024 8:40 AM |
| 47 | Concern for meeting the needs of our youth they are our next community that we leave behind. | 2/5/2024 8:19 AM |
| 48 | Unity in government | 2/5/2024 7:33 AM |
| 49 | BUSINESSES | 2/2/2024 8:52 PM |
| 50 | Growth | 1/31/2024 3:56 PM |
| 51 | Strong progressive Leadership. Strong Industry leaders that will help relocate complimentary and residual businesses to our community. | 1/26/2024 10:10 AM |
| 52 | Eliminate crime and public housing | 1/25/2024 5:00 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|---------------------|
| 53 | Good workers and better market opportunities | 1/24/2024 5:01 PM |
| 54 | Clean up drugs better neighborhoods better restaurants | 1/6/2024 10:41 PM |
| 55 | Clean the abandoned areas ~ homes~ businesses. Fix the trash issue. | 1/3/2024 11:40 AM |
| 56 | Clean up the city of abandoned cars and homes | 1/2/2024 5:36 PM |
| 57 | More options for restaurants. More activities for the young people | 1/2/2024 4:58 PM |
| 58 | A city government that doesnt fight like 4 year Olds. Better pay for officers in the city and more funding | 1/2/2024 4:45 PM |
| 59 | Job opportunities & overall more active things to bring to the community to lessen crime | 1/2/2024 4:28 PM |
| 60 | Housing grocery | 1/1/2024 11:19 AM |
| 61 | We need people who are polite to work in restaurants and stores that want to start up in crisp co. We have new businesses pop up but soon crash because there are no people here with any work ethic. | 12/29/2023 7:12 AM |
| 62 | Less racism! | 12/27/2023 8:46 PM |
| 63 | Educated workforce, communication and transparency within and between governmental agencies | 12/20/2023 11:43 AM |
| 64 | Improve quality of life issues. Elderly should not have to barricade themselves inside or worry about bullets going through their walls | 12/18/2023 10:27 AM |
| 65 | School curriculum improvement | 12/16/2023 3:03 PM |
| 66 | More job opportunities and reduced crimes | 12/15/2023 8:21 PM |
| 67 | God in the schools and government | 12/8/2023 11:33 AM |
| 68 | Employment opportunities that anchor our children to the county. Quality of life opportunities that bring people here instead of driving them away. | 11/30/2023 7:51 AM |
| 69 | Places to eat Grocery Stores Recreation for youth | 11/29/2023 4:15 PM |
| 70 | great paying jobs | 11/27/2023 4:22 PM |
| 71 | housing | 11/21/2023 2:16 PM |
| 72 | Working employees | 11/21/2023 1:00 PM |
| 73 | Employment Grocery quality Restaurant quality | 11/21/2023 12:37 PM |
| 74 | housing, law enforcement | 11/21/2023 8:04 AM |
| 75 | More activities for the youth More restaurants | 11/21/2023 2:08 AM |
| 76 | New restaurants and family activities | 11/20/2023 11:30 PM |
| 77 | Jobs, housing, good government | 11/20/2023 6:35 PM |
| 78 | better environments for juveniles | 11/20/2023 5:36 PM |
| 79 | places to be active and entertained. These types of places would also create places to work. | 11/20/2023 4:08 PM |
| 80 | Places for children | 11/20/2023 4:00 PM |
| 81 | Educated and willing work force | 11/20/2023 3:54 PM |
| 82 | Leadership to address crime and willingness to work together on commissions | 11/20/2023 3:44 PM |
| 83 | Middle-class/working class housing, quality public schools | 11/20/2023 3:37 PM |
| 84 | MORE EFFORTS ON CRIME - TRASH DUMPSTERS FOR COUNTY RESIDENTS THE SMALL TRASH CANS ARENT HELPING WITH TRASH ON ROADS - SHOPPING | 11/20/2023 3:24 PM |
| 85 | grocery stores and restaurants | 11/20/2023 3:20 PM |
| 86 | Better city officials that are truly in office for the greater good of everyone | 11/20/2023 1:37 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

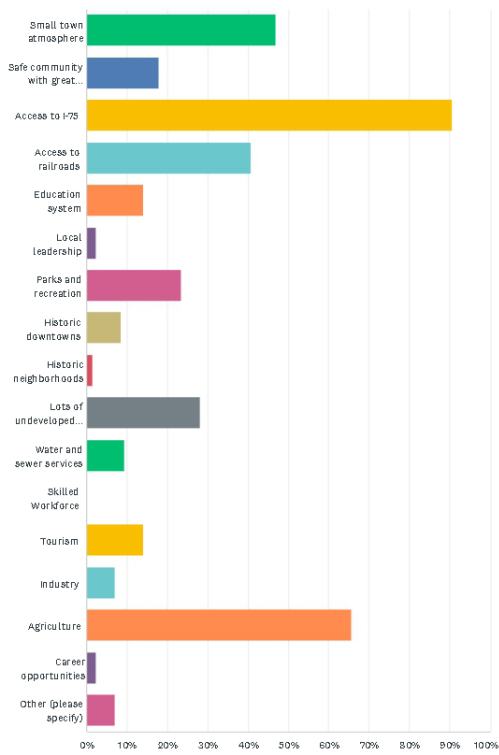
| | | |
|-----|---|---------------------|
| 87 | Clean-up of dilapidated residential properties. | 11/20/2023 10:06 AM |
| 88 | Overall Safety, road repairs, cleanup of residential and business areas | 11/18/2023 8:33 AM |
| 89 | Outreach programs for the homeless Positive programs for children & youths and young adults | 11/18/2023 12:27 AM |
| 90 | Business opportunities | 11/17/2023 6:17 PM |
| 91 | Education jobs crime decrease | 11/17/2023 11:51 AM |
| 92 | Industrial development, crime in the city, strategic planning | 11/16/2023 9:20 PM |
| 93 | City leadership Truckstops | 11/16/2023 4:53 PM |
| 94 | Opportunities for children, adequate grocery stores, mindset/mental health resources, shopping opportunities | 11/16/2023 4:52 PM |
| 95 | Jobs | 11/16/2023 3:59 PM |
| 96 | Stop fighting in City Council meetings and CCBOE meetings. Affordable housing, not government housing, but homes people can purchase at an affordable range. Gang activity and shootings - this starts at home. The Sheriff's office and Police Dept. can only enforce what happens. The community is dirty and areas are in severe distress. Dilapidated homes are a real issue. | 11/16/2023 2:56 PM |
| 97 | Downtown and more recreation opportunities for younger children. | 11/16/2023 2:49 PM |
| 98 | More activities for the kids, young adults, and families. | 11/16/2023 11:40 AM |
| 99 | address educational issues and poverty | 11/16/2023 10:48 AM |
| 100 | Massive education of the young and adult populations in all basic areas, including history and business | 11/16/2023 9:58 AM |
| 101 | Manufacturing jobs, kids entertainment | 11/16/2023 7:59 AM |
| 102 | It's people | 11/16/2023 6:15 AM |
| 103 | New industry | 11/15/2023 10:10 PM |
| 104 | Stronger leadership, no more free handouts, better wages for law enforcement | 11/15/2023 10:08 PM |
| 105 | More employment options that would bring positive growth and well paying jobs to the community. | 11/15/2023 10:03 PM |
| 106 | Helping children do better within the schools system and providing support activities to help with that. | 11/15/2023 9:59 PM |
| 107 | More family competitive shopping for variety of goods and family type dine in restaurants | 11/15/2023 8:33 PM |
| 108 | Jobs and education | 11/15/2023 6:26 PM |
| 109 | Better roadways, more entertainment options, better programs to get kids off the streets | 11/15/2023 5:13 PM |
| 110 | Better schools, better shopping, more job opportunities. Give people a reason to want to be here. | 11/15/2023 4:45 PM |
| 111 | Quality workforce! Housing for people to move here. A Publix or similar grocery store | 11/15/2023 4:14 PM |
| 112 | Forward thinking leadership Housing has been an issue prior to Covid and interest rate increases | 11/15/2023 4:09 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q18 What do you feel are the greatest strengths of your community?
(Select all that apply.)

Answered: 128 Skipped: 4

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



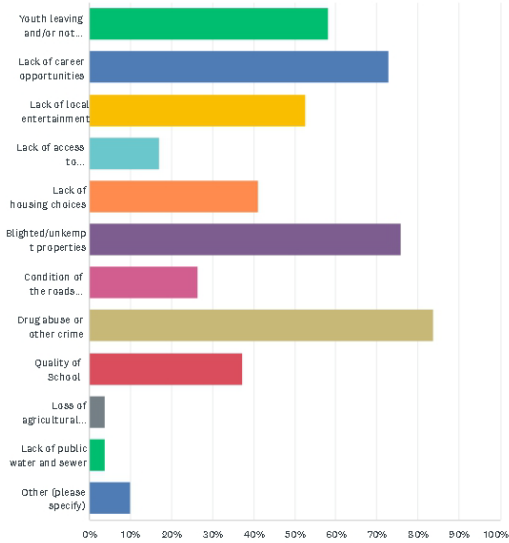
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| ANSWER CHOICES | RESPONSES |
|--|------------|
| Small town atmosphere | 46.88% 60 |
| Safe community with great public safety and fire departments | 17.97% 23 |
| Access to I-75 | 90.63% 116 |
| Access to railroads | 40.63% 52 |
| Education system | 14.06% 18 |
| Local leadership | 2.34% 3 |
| Parks and recreation | 23.44% 30 |
| Historic downtowns | 8.59% 11 |
| Historic neighborhoods | 1.56% 2 |
| Lots of undeveloped land to support growth | 28.13% 36 |
| Water and sewer services | 9.38% 12 |
| Skilled Workforce | 0.00% 0 |
| Tourism | 14.06% 18 |
| Industry | 7.03% 9 |
| Agriculture | 65.63% 84 |
| Career opportunities | 2.34% 3 |
| Other (please specify) | 7.03% 9 |
| Total Respondents: 128 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---------------------------------|---------------------|
| 1 | FAMILY AND CHURCH FAMILY | 2/9/2024 1:34 PM |
| 2 | Needs work on all the above | 2/6/2024 11:41 AM |
| 3 | High speed internet | 2/5/2024 11:50 PM |
| 4 | Our People | 2/5/2024 12:20 PM |
| 5 | Lake blacksheary | 2/5/2024 11:39 AM |
| 6 | Lake Blackshear | 2/2/2024 8:53 PM |
| 7 | None this town is ran by crooks | 11/20/2023 11:31 PM |
| 8 | Lake Blackshear | 11/20/2023 10:08 AM |
| 9 | Lake Blackshear | 11/16/2023 2:57 PM |

Q19 What do you feel is a threat to your community? (Select all that apply.)

Answered: 129 Skipped: 3

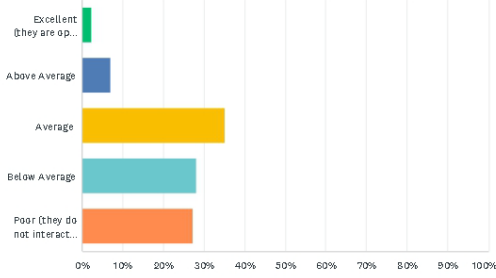


| ANSWER CHOICES | RESPONSES |
|---|------------|
| Youth leaving and/or not returning | 58.14% 75 |
| Lack of career opportunities | 72.87% 94 |
| Lack of local entertainment | 52.71% 68 |
| Lack of access to Internet/Broadband | 17.05% 22 |
| Lack of housing choices | 41.09% 53 |
| Blighted/unempt properties | 75.97% 98 |
| Condition of the roads (potholes, pavement issues, unpaved roads, etc.) | 26.36% 34 |
| Drug abuse or other crime | 83.72% 108 |
| Quality of School | 37.21% 48 |
| Loss of agricultural land and natural resources to new development | 3.88% 5 |
| Lack of public water and sewer | 3.88% 5 |
| Other (please specify) | 10.08% 13 |
| Total Respondents: 129 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|--|---------------------|
| 1 | LACK OF BETTER PAYING JOBS | 2/9/2024 1:35 PM |
| 2 | City and County Commissioners | 2/7/2024 9:09 AM |
| 3 | Judgement. Lots of unnecessary assumptions because people's perspective is tainted from mass media and the local representatives are playing with each others pockets instead of actually representing their constituents. | 2/6/2024 12:31 PM |
| 4 | Crime | 2/5/2024 11:53 AM |
| 5 | Need more local businesses of all kinds | 2/2/2024 8:54 PM |
| 6 | Lack of Leadership | 1/26/2024 10:12 AM |
| 7 | Local city government dischord | 12/20/2023 11:47 AM |
| 8 | The crooked law and city officials | 11/20/2023 11:31 PM |
| 9 | Poor leadership with elected officials | 11/20/2023 3:46 PM |
| 10 | Radical new city commissioners | 11/20/2023 10:09 AM |
| 11 | Abandon and dilapidated houses, abandon cars | 11/18/2023 12:30 AM |
| 12 | Lack of mental resources | 11/16/2023 4:56 PM |
| 13 | We need Georgia power to but Crisp county power so they will invest and send industry to the courty. | 11/15/2023 6:32 PM |

Q20 How well do you rate your local government regarding openness and communication with the public?

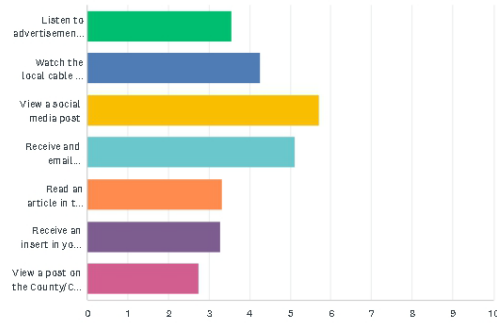
Answered: 128 Skipped: 4



| ANSWER CHOICES | RESPONSES | |
|---|-----------|------------|
| Excellent (they are open to requests and responsive to needs) | 2.34% | 3 |
| Above Average | 7.03% | 9 |
| Average | 35.16% | 45 |
| Below Average | 28.13% | 36 |
| Poor (they do not interact well with the public and I feel they don't listen) | 27.34% | 35 |
| TOTAL | | 128 |

Q21 Please rank your preferred methods of receiving information regarding community events, meetings, or issues. (#1 should be the most important and #7 should be the least important.)

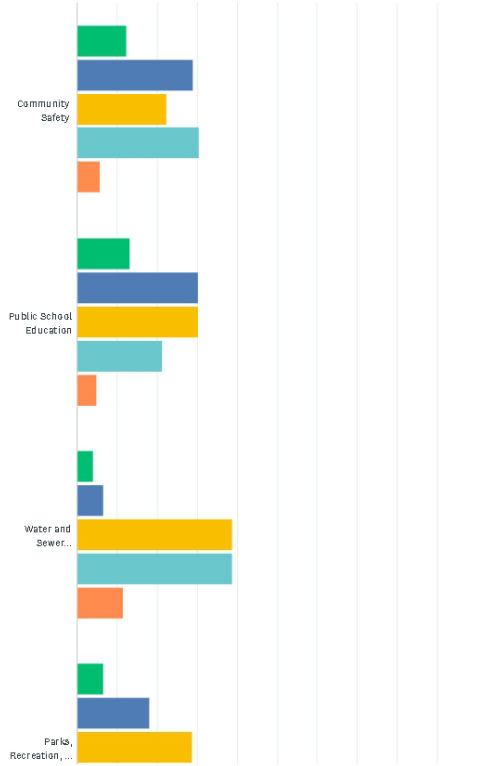
Answered: 121 Skipped: 11



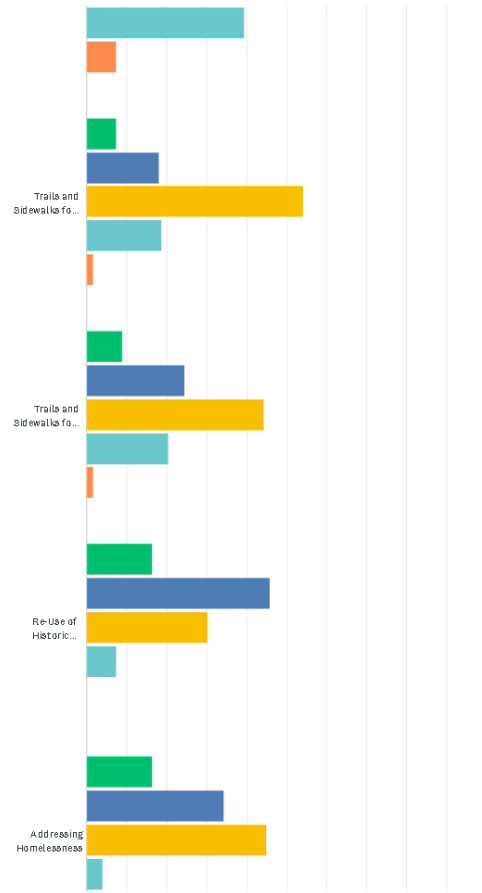
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | TOTAL | SCORE |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Listen to advertisements and announcements on a local radio station | 9.09% 11 | 11.57% 14 | 12.40% 15 | 11.57% 14 | 23.97% 29 | 12.40% 15 | 19.01% 23 | 121 | 3.57 |
| Watch the local cable TV station | 14.88% 18 | 13.22% 16 | 20.66% 25 | 17.36% 21 | 9.09% 11 | 18.18% 22 | 6.61% 8 | 121 | 4.26 |
| View a social media post | 42.15% 51 | 25.62% 31 | 14.88% 18 | 6.61% 8 | 3.31% 4 | 4.13% 5 | 3.31% 4 | 121 | 5.71 |
| Receive and email newsletter | 21.49% 26 | 26.45% 32 | 15.70% 19 | 22.31% 27 | 8.26% 10 | 4.13% 5 | 1.65% 2 | 121 | 5.12 |
| Read an article in the local newspaper | 5.79% 7 | 5.79% 7 | 11.57% 14 | 14.88% 18 | 30.58% 37 | 16.53% 20 | 14.88% 18 | 121 | 3.32 |
| Receive an insert in your utility bill | 5.79% 7 | 9.09% 11 | 11.57% 14 | 14.05% 17 | 16.53% 20 | 26.45% 32 | 16.53% 20 | 121 | 3.28 |
| View a post on the County/City website | 0.83% 1 | 8.26% 10 | 13.22% 16 | 13.22% 16 | 8.26% 10 | 18.18% 22 | 38.02% 46 | 121 | 2.74 |

Q22 Please rate your satisfaction with each of these aspects of local government infrastructure and services in your community.

Answered: 122 Skipped: 10

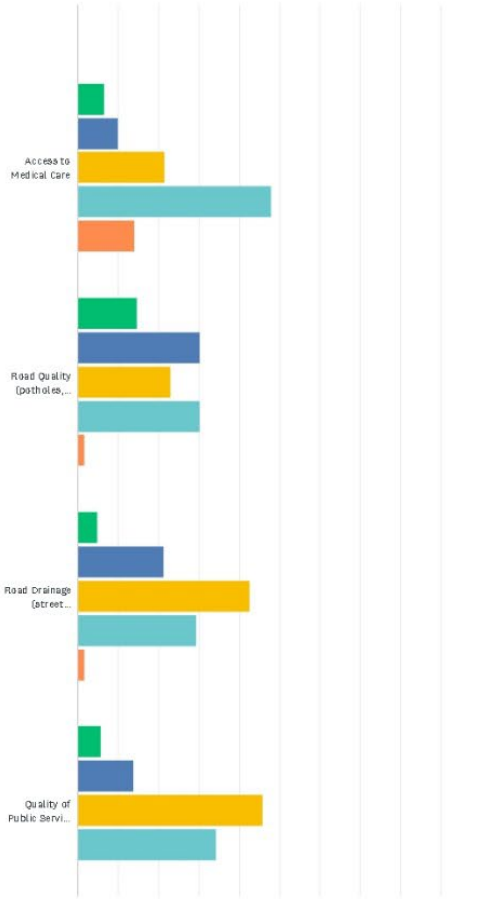


41 / 59



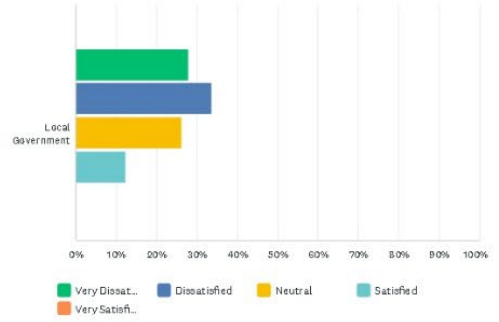
42 / 59

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



43 / 59

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



44 / 59

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | VERY DISSATISFIED | DISSATISFIED | NEUTRAL | SATISFIED | VERY SATISFIED | TOTAL | WEIGHTED AVERAGE |
|---|-------------------|--------------|--------------|--------------|----------------|-------|------------------|
| Community Safety | 12.40% 15 | 28.93% 35 | 22.31% 27 | 30.58% 37 | 5.79% 7 | 121 | 2.88 |
| Public School Education | 13.11% 16 | 30.33% 37 | 30.33% 37 | 21.31% 26 | 4.92% 6 | 122 | 2.75 |
| Water and Sewer Infrastructure | 4.13% 5 | 6.61% 8 | 38.84% 47 | 38.84% 47 | 11.57% 14 | 121 | 3.47 |
| Parks, Recreation, and Open Space | 6.56% 8 | 18.03% 22 | 28.69% 35 | 39.34% 48 | 7.38% 9 | 122 | 3.23 |
| Trails and Sidewalks for Transportation | 7.38% 9 | 18.03% 22 | 54.10% 66 | 18.85% 23 | 1.64% 2 | 122 | 2.89 |
| Trails and Sidewalks for Recreation | 9.02% 11 | 24.59% 30 | 44.26% 54 | 20.49% 25 | 1.64% 2 | 122 | 2.81 |
| Re-Use of Historic Buildings | 16.39% 20 | 45.90% 56 | 30.33% 37 | 7.38% 9 | 0.00% 0 | 122 | 2.29 |
| Addressing Homelessness | 16.39% 20 | 34.43% 42 | 45.08% 55 | 4.10% 5 | 0.00% 0 | 122 | 2.37 |
| Access to Medical Care | 6.61% 8 | 9.92% 12 | 21.49% 26 | 47.93% 58 | 14.05% 17 | 121 | 3.53 |
| Road Quality (potholes, pavement issues, unpaved roads, etc.) | 14.75% 18 | 30.33% 37 | 22.95% 28 | 30.33% 37 | 1.64% 2 | 122 | 2.74 |
| Road Drainage (street flooding, etc.) | 4.92% 6 | 21.31% 26 | 42.62% 52 | 29.51% 36 | 1.64% 2 | 122 | 3.02 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 5.74% 7 | 13.93% 17 | 45.90% 56 | 34.43% 42 | 0.00% 0 | 122 | 3.09 |
| Local Government | 27.87% 34 | 33.61% 41 | 26.23% 32 | 12.30% 15 | 0.00% 0 | 122 | 2.23 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---------------------|
| 1 | too divided | 2/8/2024 3:22 PM |
| 2 | City officials need to resolve issues | 2/5/2024 8:43 AM |
| 3 | Chairman has no respect for people of CORDELE or Crisp County | 1/3/2024 11:45 AM |
| 4 | Disharmony publicly displayed by city commissioners | 11/18/2023 12:37 AM |
| 5 | County or city? | 11/16/2023 6:45 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q23 Please share any additional comments regarding your satisfaction with local government infrastructure and services in your community.

Answered: 27 Skipped: 105

| # | RESPONSES | DATE |
|----|---|---------------------|
| 1 | If Crisp County wants to grow, they need to do everything possible to make it attractive for businesses to come in and work with the local business owners that are willing to invest in our community. | 2/16/2024 6:13 AM |
| 2 | None | 2/10/2024 11:14 AM |
| 3 | Cannon Road needs to be widened and sidewalks from the local neighborhood to Veterans State Park would increase value and safety for children and families! | 2/8/2024 9:25 AM |
| 4 | Perhaps combining local governments into one entity would improve our county and city. Providing a more cohesive government. | 2/7/2024 4:56 PM |
| 5 | We have a beautiful post office but vines were growing all over it this summer. This was just due to apathy. There seems to be apathy with Chamber of Commerce, apathy regarding cleaning up the debris on the roadsides, and lack of support for our school system. I wonder if combining city and county governments would be feasible? | 2/7/2024 4:34 PM |
| 6 | Just go ahead and catch up with the rest of the world and decriminalize marijuana for the city county like other areas in Georgia. Help end the stigma of people trying to better their lives. | 2/6/2024 12:33 PM |
| 7 | Dissatisfaction with local government centers on the City of Cordele | 2/6/2024 11:15 AM |
| 8 | WHAT WE HAVE NOW IS RACIALLY MOTIVATED AND DOES NOTHING FOR THE GENERAL PUBLIC OVER ALL. | 2/5/2024 10:25 AM |
| 9 | The city chairman has created disruption and chaos. | 2/5/2024 8:58 AM |
| 10 | The city commission's behavior is chaotic and embarrassing. Mainly referring to Josh Deriso and Royce Reeves. | 1/31/2024 4:11 PM |
| 11 | Trash pickup issue needs to be addressed and remedied, soon. | 1/3/2024 11:45 AM |
| 12 | Communication | 1/2/2024 4:32 PM |
| 13 | Educated racist people do not foster development, only make excuses and use race hate as their excuse for being incompetent | 12/18/2023 10:31 AM |
| 14 | Our City Commission Chairman is a joke | 11/29/2023 4:26 PM |
| 15 | Satisfied with county. Very unsatisfied with city | 11/21/2023 12:42 PM |
| 16 | Fire all of them | 11/20/2023 11:33 PM |
| 17 | The post office needs to be handicapped accessible. | 11/20/2023 4:12 PM |
| 18 | Crisp County Power should look into the program to provide internet to rural communities that Turner County has done. | 11/20/2023 4:03 PM |
| 19 | The Sheriff's department does a good job at being visible and doing a good job | 11/20/2023 4:02 PM |
| 20 | They don't get along with each other so therefore they are not help to the citizens | 11/20/2023 3:28 PM |
| 21 | Not happy with radical new city commissioners. Not happy with some commissioners pretending to live in the community and getting elected anyway. | 11/20/2023 10:14 AM |
| 22 | Too much time spent by city commissioners on personal vendetta and petty politics | 11/18/2023 12:37 AM |
| 23 | Our Sheriff's Department does a great job. The City Police Dept does not appear to be as diligent. | 11/16/2023 9:24 PM |

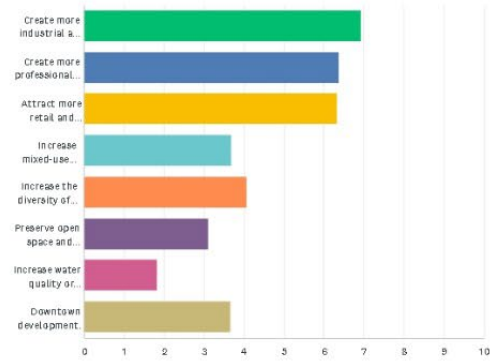
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|---------------------|
| 24 | When you ask about local government it should be broken out into which group you are talking about. They are not the same. | 11/16/2023 3:01 PM |
| 25 | Public schools are struggling and people are leaving to go to private schools. Our public schools are not safe for kids | 11/16/2023 10:49 AM |
| 26 | DFaCS Far too aggressive in qualifying able bodied people for welfare. | 11/16/2023 10:19 AM |
| 27 | Our city commission is a joke to the city. County commission needs new blood. | 11/15/2023 6:37 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q24 Rank the importance of the following to you for how you want your community to grow. (#1 should be the most important and #12 should be the least important.)

Answered: 109 Skipped: 23



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Create more industrial and manufacturing jobs. | 51.38% 56 | 21.10% 23 | 11.01% 12 | 9.17% 10 | 2.75% 3 | 2.75% 3 | 0.92% 1 | 0.92% 1 | 109 | 6.93 |
| Create more professional and office jobs. | 13.76% 15 | 43.12% 47 | 22.94% 25 | 11.01% 12 | 6.42% 7 | 1.83% 2 | 0.92% 1 | 0.00% 0 | 109 | 6.38 |
| Attract more retail and restaurants. | 23.85% 26 | 19.27% 21 | 35.78% 39 | 12.84% 14 | 5.50% 6 | 0.92% 1 | 1.83% 2 | 0.00% 0 | 109 | 6.33 |
| Increase mixed-use neighborhoods. | 2.75% 3 | 1.83% 2 | 6.42% 7 | 21.10% 23 | 21.10% 23 | 22.94% 25 | 11.93% 13 | 11.93% 13 | 109 | 3.68 |
| Increase the diversity of home types and price-points to include more multi-family, condominiums, apartments, cottage-size single-family, accessory dwelling units, tiny homes. | 3.67% 4 | 7.34% 8 | 11.01% 12 | 14.68% 16 | 25.69% 28 | 15.60% 17 | 15.60% 17 | 6.42% 7 | 109 | 4.07 |
| Preserve open space and protect environmentally sensitive areas through land development regulations and establishing public parks. | 0.92% 1 | 2.75% 3 | 3.67% 4 | 8.26% 9 | 15.60% 17 | 27.52% 30 | 34.86% 38 | 6.42% 7 | 109 | 3.11 |
| Increase water quality or pressure. | 0.00% 0 | 0.00% 0 | 0.92% 1 | 3.67% 4 | 3.67% 4 | 12.84% 14 | 28.44% 31 | 50.46% 55 | 109 | 1.84 |
| Downtown development. | 3.67% 4 | 4.59% 5 | 8.26% 9 | 19.27% 21 | 19.27% 21 | 15.60% 17 | 5.50% 6 | 23.85% 26 | 109 | 3.66 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

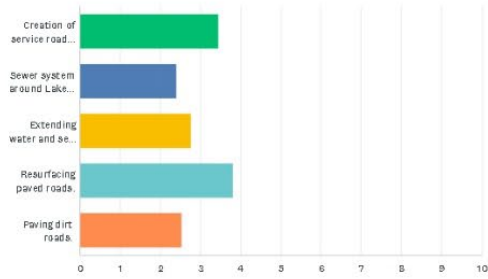
Q25 Please describe any other ways that you want your community to grow.

Answered: 13 Skipped: 119

| # | RESPONSES | DATE |
|----|---|---------------------|
| 1 | Support rebuilding State Park. It is very important to the lake area which is a major tax base for the county. | 2/16/2024 6:19 AM |
| 2 | Elect a mayor! | 2/7/2024 9:14 AM |
| 3 | Everyone here is obese because we only have two and half (half because jacks is a write off at this point) gyms | 2/6/2024 12:35 PM |
| 4 | GET THE LANDLORDS TO MAKE REAL ESTATE PRICES MORE REASONABLE FOR PURCHASES OR RENTALS | 2/5/2024 10:26 AM |
| 5 | Increase environmental initiatives (recycling, solar panels), Increase financial literacy and technology education, partnerships with governmental organizations, | 2/5/2024 10:17 AM |
| 6 | More businesses and recreation | 2/5/2024 9:08 AM |
| 7 | Quality jobs, educational opportunities, medical care, and senior care. | 2/5/2024 8:59 AM |
| 8 | If you get the work force more willing and able to work a lot of problems will fix their self | 11/20/2023 4:06 PM |
| 9 | More workforce housing. Another grocery store. | 11/20/2023 10:16 AM |
| 10 | Landlord ordinances for the upkeep of their properties. | 11/18/2023 12:41 AM |
| 11 | The Resort at Lake Blackshear needs a plan and support. | 11/16/2023 3:02 PM |
| 12 | Require work and education to receive welfare | 11/16/2023 10:24 AM |
| 13 | We need people to want to live here! Housing and grocery store options are a great need. | 11/15/2023 4:26 PM |

Q26 Rank the importance of the following forward-thinking future projects in order of importance. (#1 should be the most important and #5 should be the least important.)

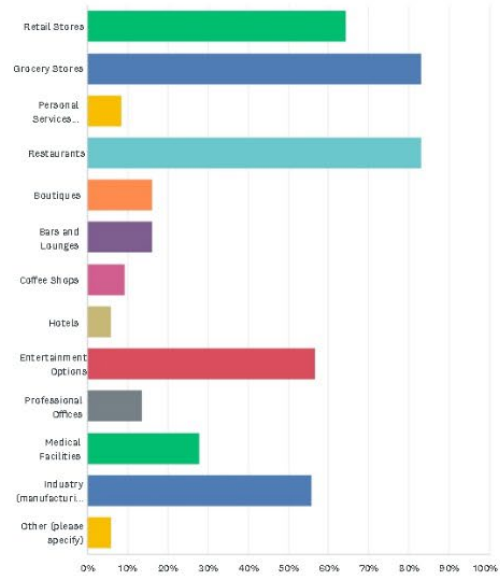
Answered: 110 Skipped: 22



| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|---|--------|--------|--------|--------|--------|-------|-------|
| Creation of service roads along I-75 (an example is Frontage Road). | 33.64% | 13.64% | 27.27% | 15.45% | 10.00% | 110 | 3.45 |
| Sewer system around Lake Blackshear. | 4.55% | 20.00% | 15.45% | 32.73% | 27.27% | 110 | 2.42 |
| Extending water and sewer services into the county. | 13.64% | 16.36% | 23.64% | 26.36% | 20.00% | 110 | 2.77 |
| Resurfacing paved roads. | 37.27% | 28.18% | 16.36% | 15.45% | 2.73% | 110 | 3.82 |
| Paving dirt roads. | 10.91% | 21.82% | 17.27% | 10.00% | 40.00% | 110 | 2.54 |

Q27 What types of businesses would you like to see more of in your community? (Select all that apply.)

Answered: 118 Skipped: 14



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

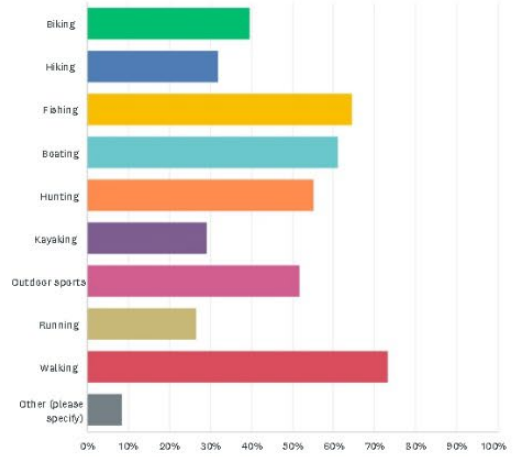
| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| Retail Stores | 64.41% | 76 |
| Grocery Stores | 83.05% | 98 |
| Personal Services (salon, barber shop, etc.) | 8.47% | 10 |
| Restaurants | 83.05% | 98 |
| Boutiques | 16.10% | 19 |
| Bars and Lounges | 16.10% | 19 |
| Coffee Shops | 9.32% | 11 |
| Hotels | 5.93% | 7 |
| Entertainment Options | 56.78% | 67 |
| Professional Offices | 13.56% | 16 |
| Medical Facilities | 27.97% | 33 |
| Industry (manufacturing/warehouses) | 55.93% | 66 |
| Other (please specify) | 5.93% | 7 |
| Total Respondents: 118 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---------------------|
| 1 | Hotel at the State Park | 2/15/2024 10:37 AM |
| 2 | Skating rink, bowling alley, | 2/6/2024 4:46 PM |
| 3 | things to keep folks out of trouble. Not clubs or bar and gitties. Things catered to 4-18 year olds. The kids don't feel seen here. Speaking from experience. The last thing done for good reason was the skatepark (which needs lights and updated lounging opportunities. Drug deals and prostitution happen there which leads to people avoiding coming alone. | 2/6/2024 12:38 PM |
| 4 | Eye doctor, trades such as plumbing, roofing companies | 11/20/2023 3:46 PM |
| 5 | Natural Health retail supplies and services | 11/18/2023 12:46 AM |
| 6 | Skilled repair services | 11/16/2023 10:42 AM |
| 7 | No more Gas stations | 11/16/2023 8:06 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q28 What outdoor recreational activities are important to you? (Select all that apply.)

Answered: 116 Skipped: 16



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

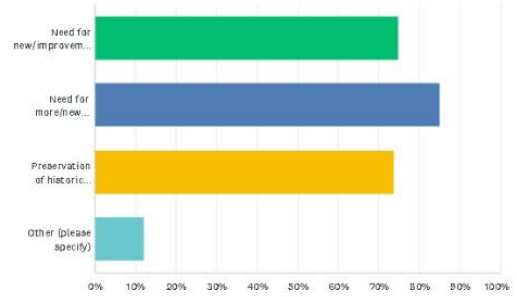
| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|----|
| Biking | 39.66% | 46 |
| Hiking | 31.90% | 37 |
| Fishing | 64.66% | 75 |
| Boating | 61.21% | 71 |
| Hunting | 55.17% | 64 |
| Kayaking | 29.31% | 34 |
| Outdoor sports | 51.72% | 60 |
| Running | 26.72% | 31 |
| Walking | 73.28% | 85 |
| Other (please specify) | 8.62% | 10 |
| Total Respondents: 116 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|------------------------|---------------------|
| 1 | racing | 2/12/2024 11:01 AM |
| 2 | Swimming | 2/7/2024 4:58 PM |
| 3 | Swimming | 2/7/2024 4:36 PM |
| 4 | Gardening | 2/5/2024 10:19 AM |
| 5 | Pickleball | 1/26/2024 10:19 AM |
| 6 | Horseback riding | 12/18/2023 10:33 AM |
| 7 | Golf | 11/21/2023 12:44 PM |
| 8 | Tennis | 11/16/2023 6:48 PM |
| 9 | Golf | 11/16/2023 6:21 AM |
| 10 | Shooting range | 11/15/2023 6:41 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q29 Our top 3 priorities with regard to cultural amenities should be... (Check 3.)

Answered: 107 Skipped: 25



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Need for new/improvement of parks and recreation areas. | 74.77% 80 |
| Need for more/new entertainment options. | 85.05% 91 |
| Preservation of historic sites and resources. | 73.83% 79 |
| Other (please specify) | 12.15% 13 |
| Total Respondents: 107 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | Cleaning up properties and removing failing properties | 2/12/2024 4:57 PM |
| 2 | More development around Lake Blackshear including restaurants ,an amphitheatre, nice playground for children | 2/7/2024 4:39 PM |
| 3 | Grocery stores and shopping | 2/7/2024 9:18 AM |
| 4 | Take down the civil war statue and replace it with someone important like cordelia Hawkins or buster brown. Folks can be mad but as a white male I see supporting a statue that has no purpose other than a reminder that the confederates lost so their daughter got them participation trophy's scattered everywhere. | 2/6/2024 12:42 PM |
| 5 | Affordable housing | 2/6/2024 6:59 AM |
| 6 | Improvement of downtown | 2/5/2024 10:21 AM |
| 7 | More community events | 2/2/2024 8:59 PM |
| 8 | after school arts programs/lessons | 1/26/2024 10:20 AM |

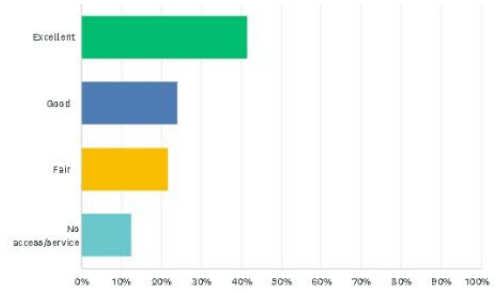
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|---------------------|
| 9 | Improvement of Veterans State Park amenities. | 11/20/2023 10:19 AM |
| 10 | A civic center | 11/18/2023 12:47 AM |
| 11 | Family outing places such as skating bowling or Dave n busters | 11/16/2023 5:05 PM |
| 12 | Preserve/ repair the downtown district. make it available and more affordable for new businesses to move into the area. | 11/15/2023 5:23 PM |
| 13 | Country Club or fitness facility with a indoor pool | 11/15/2023 4:44 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q30 What is the quality of your Internet service?

Answered: 120 Skipped: 12



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|-----|
| Excellent | 41.67% | 50 |
| Good | 24.17% | 29 |
| Fair | 21.67% | 26 |
| No access/service | 12.50% | 15 |
| TOTAL | | 120 |

Q31 What should our top 3 priorities regarding workforce housing be?
(Choose Top Three.)

Answered: 0 Skipped: 132

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Develop more high-end housing (> \$300,000) | 0.00% 0 |
| Working to address dilapidated/vacant properties | 0.00% 0 |
| Developing more single-family housing (< \$180,000) | 0.00% 0 |
| Developing more dwelling options for seniors | 0.00% 0 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 0.00% 0 |
| Develop more rental options | 0.00% 0 |
| Develop more apartments | 0.00% 0 |
| Total Respondents: 0 | |

City of Arabi Survey Results

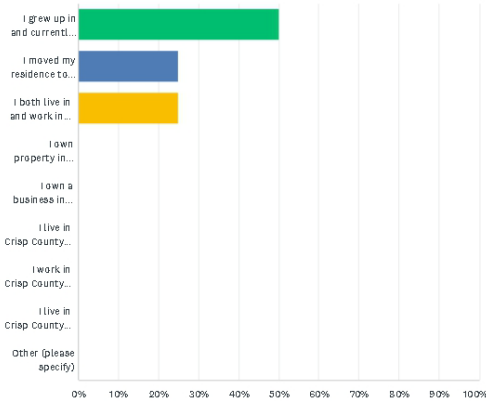
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q1 Please choose the option that best describes your association with Crisp County.

There are no responses.

Answered: 16 Skipped: 0

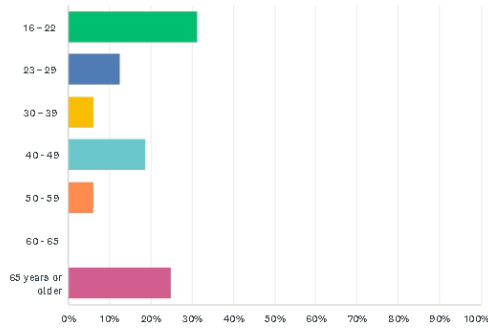


| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----------|
| I grew up in and currently reside in Crisp County | 50.00% | 8 |
| I moved my residence to Crisp County | 25.00% | 4 |
| I both live in and work in Crisp County | 25.00% | 4 |
| I own property in Crisp County | 0.00% | 0 |
| I own a business in Crisp County, but I live elsewhere | 0.00% | 0 |
| I live in Crisp County, and I own a business in Crisp County | 0.00% | 0 |
| I work in Crisp County but live elsewhere | 0.00% | 0 |
| I live in Crisp County but work elsewhere | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 16 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

Q2 What is your age?

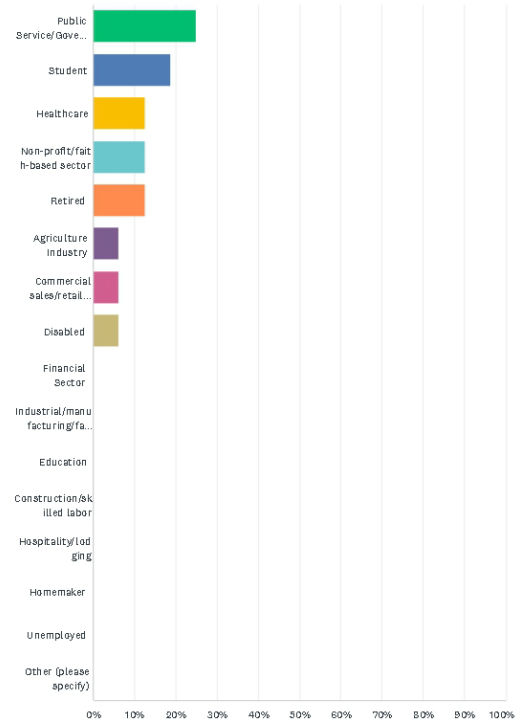
Answered: 16 Skipped: 0



| ANSWER CHOICES | RESPONSES | Count |
|-------------------|-----------|-----------|
| 16 - 22 | 31.25% | 5 |
| 23 - 29 | 12.50% | 2 |
| 30 - 39 | 6.25% | 1 |
| 40 - 49 | 18.75% | 3 |
| 50 - 59 | 6.25% | 1 |
| 60 - 65 | 0.00% | 0 |
| 65 years or older | 25.00% | 4 |
| TOTAL | | 16 |

Q3 Please choose or identify the most appropriate description of your occupational status or type from the following.

Answered: 16 Skipped: 0

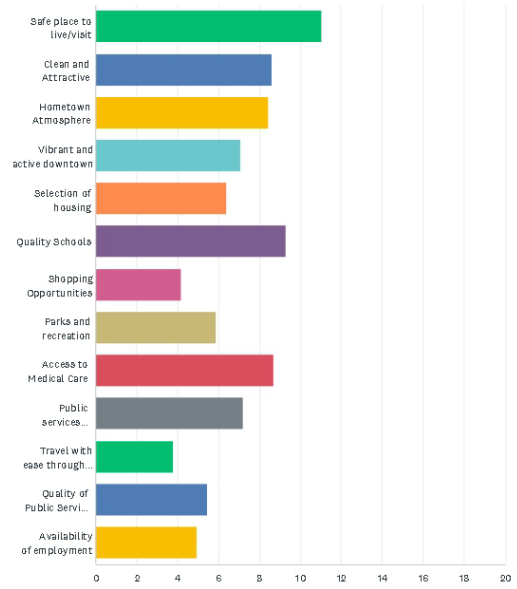


| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----------|
| Public Service/Government | 25.00% | 4 |
| Student | 18.75% | 3 |
| Healthcare | 12.50% | 2 |
| Non-profit/faith-based sector | 12.50% | 2 |
| Retired | 12.50% | 2 |
| Agriculture Industry | 6.25% | 1 |
| Commercial sales/retail/customer service | 6.25% | 1 |
| Disabled | 6.25% | 1 |
| Financial Sector | 0.00% | 0 |
| Industrial/manufacturing/fabrication | 0.00% | 0 |
| Education | 0.00% | 0 |
| Construction/skilled labor | 0.00% | 0 |
| Hospitality/lodging | 0.00% | 0 |
| Homemaker | 0.00% | 0 |
| Unemployed | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 16 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q4 Rank the importance of the following to you in Cordele, Arabi, and Crisp County. (#1 should be the most important and # 13 should be the least important.)

Answered: 16 Skipped: 0



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Safe place to live/visit | 56.25% 9 | 12.50% 2 | 12.50% 2 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 6.25% 1 | 6.25% 1 | 0.00% 0 | 6.25% 1 |
| Clean and Attractive | 18.75% 3 | 6.25% 1 | 0.00% 0 | 6.25% 1 | 18.75% 3 | 25.00% 4 | 0.00% 0 | 12.50% 2 | 6.25% 1 | 0.00% 0 | 0.00% 0 |
| Hometown Atmosphere | 6.25% 1 | 12.50% 2 | 12.50% 2 | 12.50% 2 | 6.25% 1 | 12.50% 2 | 6.25% 1 | 12.50% 2 | 6.25% 1 | 6.25% 1 | 6.25% 1 |
| Vibrant and active downtown | 0.00% 0 | 0.00% 0 | 12.50% 2 | 31.25% 5 | 6.25% 1 | 0.00% 0 | 0.00% 0 | 6.25% 1 | 6.25% 1 | 25.00% 4 | 6.25% 1 |
| Selection of housing | 0.00% 0 | 6.25% 1 | 6.25% 1 | 0.00% 0 | 12.50% 2 | 18.75% 3 | 12.50% 2 | 6.25% 1 | 6.25% 1 | 0.00% 0 | 18.75% 3 |
| Quality Schools | 6.25% 1 | 31.25% 5 | 12.50% 2 | 12.50% 2 | 0.00% 0 | 12.50% 2 | 12.50% 2 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 |
| Shopping Opportunities | 0.00% 0 | 6.25% 1 | 0.00% 0 | 0.00% 0 | 6.25% 1 | 0.00% 0 | 12.50% 2 | 6.25% 1 | 6.25% 1 | 6.25% 1 | 12.50% 2 |
| Parks and recreation | 0.00% 0 | 0.00% 0 | 6.25% 1 | 0.00% 0 | 12.50% 2 | 0.00% 0 | 12.50% 2 | 25.00% 4 | 12.50% 2 | 18.75% 3 | 6.25% 1 |
| Access to Medical Care | 0.00% 0 | 12.50% 2 | 18.75% 3 | 25.00% 4 | 12.50% 2 | 6.25% 1 | 0.00% 0 | 0.00% 0 | 12.50% 2 | 6.25% 1 | 0.00% 0 |
| Public services (library, fire, law enforcement) | 6.25% 1 | 6.25% 1 | 12.50% 2 | 0.00% 0 | 0.00% 0 | 12.50% 2 | 18.75% 3 | 6.25% 1 | 12.50% 2 | 18.75% 3 | 6.25% 1 |
| Travel with ease throughout the city (railroad overpasses) | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 12.50% 2 | 12.50% 2 | 6.25% 1 | 12.50% 2 | 31.25% 5 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 0.00% 0 | 0.00% 0 | 0.00% 0 | 6.25% 1 | 25.00% 4 | 6.25% 1 | 6.25% 1 | 6.25% 1 | 6.25% 1 | 6.25% 1 | 6.25% 1 |
| Availability of employment | 6.25% 1 | 6.25% 1 | 6.25% 1 | 6.25% 1 | 0.00% 0 | 6.25% 1 | 6.25% 1 | 0.00% 0 | 12.50% 2 | 0.00% 0 | 0.00% 0 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q5 What are your 3 favorite things about Crisp County?

Answered: 13 Skipped: 3

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Nothing | 2/9/2024 9:37 AM |
| 2 | Familiarity, close-knit, openness to evolving | 2/9/2024 8:17 AM |
| 3 | Schools, proximity to interstate, small town family feel | 2/8/2024 11:03 AM |
| 4 | Georgia Veterans State Park, Small Town Atmosphere, | 2/8/2024 9:00 AM |
| 5 | The people , atmosphere and lifestyle | 2/6/2024 10:05 AM |
| 6 | Tremendous Sheriff Department, Great Chamber, SAM Shortline | 2/5/2024 1:33 PM |
| 7 | It's my home, it's consistent, it has a lot of potential | 2/5/2024 11:50 AM |
| 8 | It's rural. It's beautiful, it's home. | 1/29/2024 1:46 PM |
| 9 | when they do christmas lights when they use to do the block party | 1/29/2024 10:37 AM |
| 10 | small owned businesses the lake some restaurants | 1/27/2024 11:52 AM |
| 11 | Small town That's all everything else sucks | 1/26/2024 1:09 PM |
| 12 | Easy travel, fairly safe, tight community | 1/18/2024 8:32 AM |
| 13 | Just about everything you need close by, most folks are so friendly, small town feel | 1/4/2024 11:09 AM |

Q6 What are your 3 least favorite things about Crisp County?

Answered: 12 Skipped: 4

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Though open to evolution, we do not expand in a way that's inviting to outsiders. We don't need another gas station. | 2/9/2024 8:18 AM |
| 2 | community leadership resistance to growth in all sectors, lack of community support for small businesses, uneven and jarring train crossings | 2/8/2024 11:07 AM |
| 3 | The local government. Lack of care for the public safety sector. | 2/6/2024 10:07 AM |
| 4 | Garbage pickup, lack of quality grocery store (like Krogers), litter from garbage trucks | 2/5/2024 1:35 PM |
| 5 | The crime, the school system, and the lack of community | 2/5/2024 11:51 AM |
| 6 | The city of Cordele. The Cordele commissioners. The crime rate of Cordele. I love Arabi and the unincorporated areas there clean and nice. | 1/29/2024 1:47 PM |
| 7 | there are not many place you can eat or shop there is nothing for the kids to do in the community | 1/29/2024 10:42 AM |
| 8 | no activities for kids no fancy restaurants environment | 1/27/2024 11:53 AM |
| 9 | The idiots running the City of Cordele Crime The lack of business | 1/26/2024 1:10 PM |
| 10 | Crime, dining out choices, entertainment options | 1/18/2024 8:33 AM |
| 11 | Low pay for employees, no Aldi, not a lot of bigger farmers markets | 1/4/2024 11:10 AM |
| 12 | Conditions of dirt roads and paved roads Property taxes Crime rate | 12/15/2023 7:22 PM |

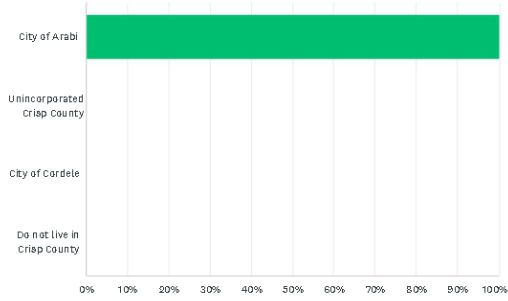
Q7 What is the "one thing" you would change about Crisp County?

Answered: 13 Skipped: 3

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | I would not "change" anything. Just be more open to suggestions and critiques. One suggestion would be bring downtown back to life. Restore its buildings. Put atmosphere back in downtown. | 2/9/2024 8:20 AM |
| 2 | have better support from the community and more diverse offerings down town | 2/8/2024 11:08 AM |
| 3 | The Littering problem | 2/8/2024 9:01 AM |
| 4 | More support for the public safety sector | 2/6/2024 10:07 AM |
| 5 | I have no idea | 2/5/2024 1:35 PM |
| 6 | The school system | 2/5/2024 11:51 AM |
| 7 | I would have the Sheriffs office take over the Cordele PD | 1/29/2024 1:47 PM |
| 8 | I would add a lot of thing to do for kids and family | 1/29/2024 10:45 AM |
| 9 | the community as a whole. include more things for people to do and add more restaurants, shopping places etc. | 1/27/2024 11:54 AM |
| 10 | The idiots running the city | 1/26/2024 1:11 PM |
| 11 | hoe dirty the schools are | 1/25/2024 8:45 AM |
| 12 | Increase shopping and dining options | 1/18/2024 8:34 AM |
| 13 | Higher pay for workers | 1/4/2024 11:10 AM |

Q8 Where do you live?

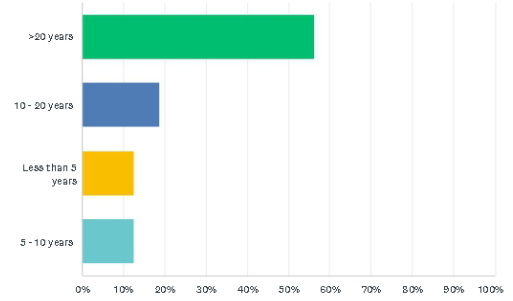
Answered: 16 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|----|
| City of Arabi | 100.00% | 16 |
| Unincorporated Crisp County | 0.00% | 0 |
| City of Cordele | 0.00% | 0 |
| Do not live in Crisp County | 0.00% | 0 |
| TOTAL | | 16 |

Q9 How long have you and/or your family been a Crisp County resident?

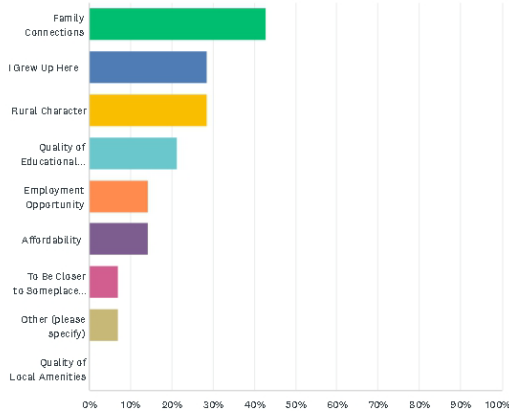
Answered: 16 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|----|
| >20 years | 56.25% | 9 |
| 10 - 20 years | 18.75% | 3 |
| Less than 5 years | 12.50% | 2 |
| 5 - 10 years | 12.50% | 2 |
| TOTAL | | 16 |

Q10 If you moved to Crisp County from somewhere else, please indicate which of the reasons explain your move. (Select all that apply.)

Answered: 14 Skipped: 2

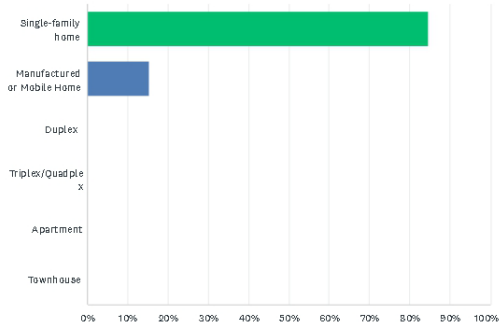


| ANSWER CHOICES | RESPONSES |
|--------------------------------|-----------|
| Family Connections | 42.86% 6 |
| I Grew Up Here | 28.57% 4 |
| Rural Character | 28.57% 4 |
| Quality of Educational System | 21.43% 3 |
| Employment Opportunity | 14.29% 2 |
| Affordability | 14.29% 2 |
| To Be Closer to Someplace Else | 7.14% 1 |
| Other (please specify) | 7.14% 1 |
| Quality of Local Amenities | 0.00% 0 |
| Total Respondents: 14 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

Q11 What kind of home do you live in? (Select only one)

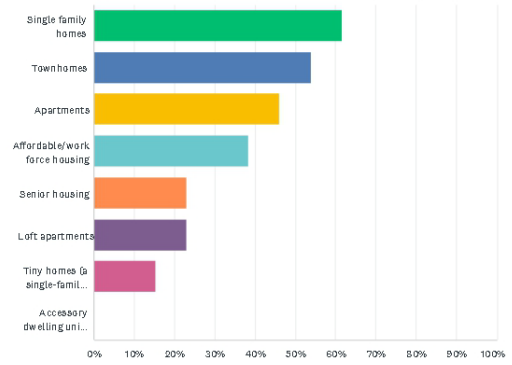
Answered: 13 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|-----------|
| Single-family home | 84.62% | 11 |
| Manufactured or Mobile Home | 15.38% | 2 |
| Duplex | 0.00% | 0 |
| Triplex/Quadplex | 0.00% | 0 |
| Apartment | 0.00% | 0 |
| Townhouse | 0.00% | 0 |
| TOTAL | | 13 |

Q12 What type of housing would you like to see more of in the future? (select all that apply)

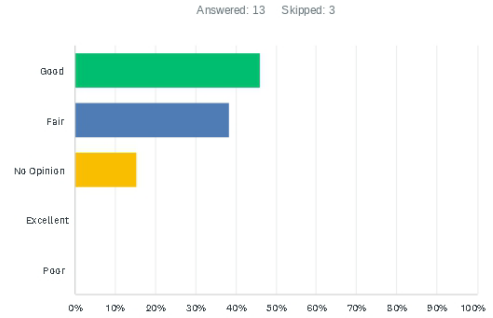
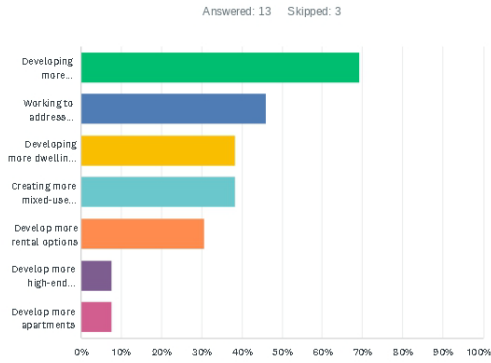
Answered: 13 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Single family homes | 61.54% | 8 |
| Townhomes | 53.85% | 7 |
| Apartments | 46.15% | 6 |
| Affordable/workforce housing | 38.46% | 5 |
| Senior housing | 23.08% | 3 |
| Loft apartments | 23.08% | 3 |
| Tiny homes (a single-family home 400sqft or less, excluding lots) | 15.38% | 2 |
| Accessory dwelling units (a small house that shares a single-family lot with a larger house) | 0.00% | 0 |
| Total Respondents: 13 | | |

Q13 What should our top 3 priorities regarding housing be? (Choose Top Three)

Q14 How would you rate the overall quality of life in Crisp County?

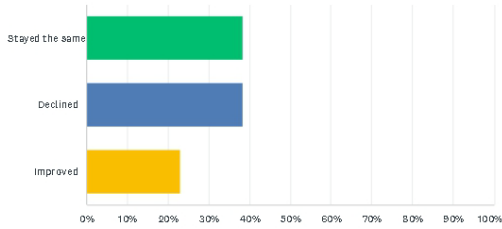


| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Developing more single-family housing (< \$180,000) | 69.23% 9 |
| Working to address dilapidated/vacant properties | 46.15% 6 |
| Developing more dwelling options for seniors | 38.46% 5 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 38.46% 5 |
| Develop more rental options | 30.77% 4 |
| Develop more high-end housing (> \$300,000) | 7.69% 1 |
| Develop more apartments | 7.69% 1 |
| Total Respondents: 13 | |

| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Good | 46.15% 6 |
| Fair | 38.46% 5 |
| No Opinion | 15.38% 2 |
| Excellent | 0.00% 0 |
| Poor | 0.00% 0 |
| TOTAL | 13 |

Q15 Over the last 10 years, do you believe that the quality of life has...?

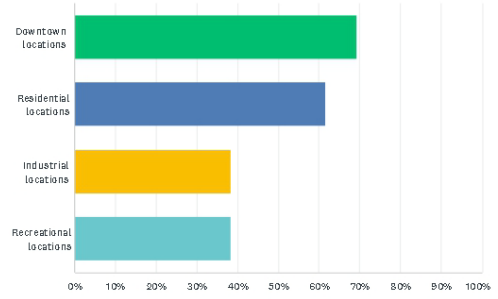
Answered: 13 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|-----------------|-----------|-----------|
| Stayed the same | 38.46% | 5 |
| Declined | 38.46% | 5 |
| Improved | 23.08% | 3 |
| TOTAL | | 13 |

Q16 Our top 2 priorities in regard to revitalization efforts should be... (Check 2)

Answered: 13 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|------------------------------|-----------|---|
| Downtown locations | 69.23% | 9 |
| Residential locations | 61.54% | 8 |
| Industrial locations | 38.46% | 5 |
| Recreational locations | 38.46% | 5 |
| Total Respondents: 13 | | |

Q17 What are our community's greatest needs?

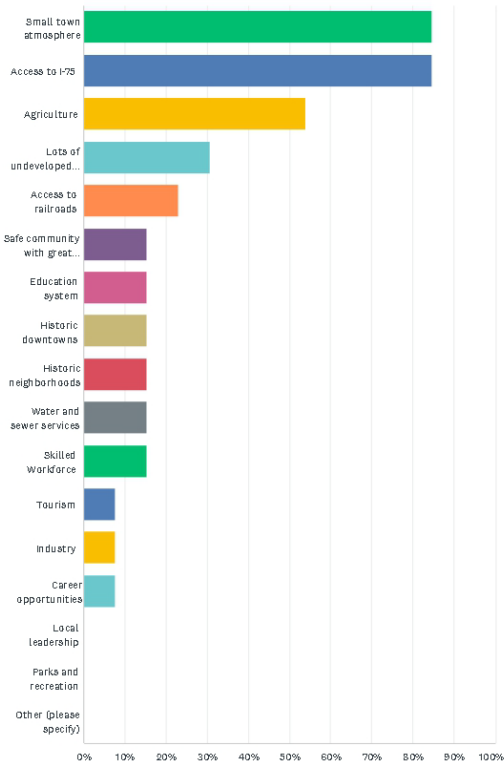
Answered: 12 Skipped: 4

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | More opportunities, more shopping (different restaurants, fast food/drink, miscellaneous), breathe life back in our downtown, and remove/cleanup/restore any unclaimed and dilapidated property | 2/9/2024 8:28 AM |
| 2 | affordable day care options, | 2/8/2024 11:11 AM |
| 3 | Need more industries, more shopping, grocery stores | 2/8/2024 9:04 AM |
| 4 | More small business. Better funding to public safety | 2/6/2024 10:10 AM |
| 5 | Better wages to attract more upper class people. | 2/5/2024 1:39 PM |
| 6 | Revitalization | 2/5/2024 11:53 AM |
| 7 | We need to consolidate government | 1/29/2024 1:49 PM |
| 8 | places for kids to play more food option | 1/29/2024 10:55 AM |
| 9 | workers & a mayor | 1/27/2024 11:56 AM |
| 10 | Better down town New businesses and restaurants New city commission | 1/26/2024 1:14 PM |
| 11 | Dog parks, child parks, post office that is open all day, clean & improved roads/ditches, employment opportunities | 1/4/2024 12:05 PM |
| 12 | Good paying jobs Good quality housing options for low income | 12/15/2023 7:35 PM |

Q18 What do you feel are the greatest strengths of your community?
(Select all that apply.)

Answered: 13 Skipped: 3

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

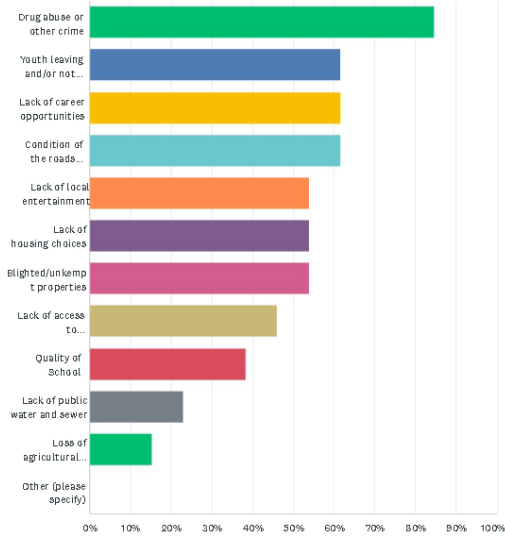


Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| ANSWER CHOICES | RESPONSES | |
|--|------------------------|------|
| Small town atmosphere | 84.62% | 11 |
| Access to I-75 | 84.62% | 11 |
| Agriculture | 53.85% | 7 |
| Lots of undeveloped land to support growth | 30.77% | 4 |
| Access to railroads | 23.08% | 3 |
| Safe community with great public safety and fire departments | 15.38% | 2 |
| Education system | 15.38% | 2 |
| Historic downtowns | 15.38% | 2 |
| Historic neighborhoods | 15.38% | 2 |
| Water and sewer services | 15.38% | 2 |
| Skilled Workforce | 15.38% | 2 |
| Tourism | 7.69% | 1 |
| Industry | 7.69% | 1 |
| Career opportunities | 7.69% | 1 |
| Local leadership | 0.00% | 0 |
| Parks and recreation | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 13 | | |
| # | OTHER (PLEASE SPECIFY) | DATE |
| There are no responses. | | |

Q19 What do you feel is a threat to your community? (Select all that apply.)

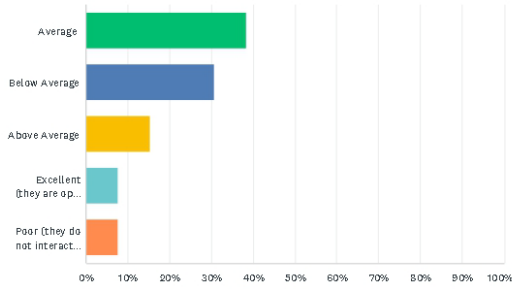
Answered: 13 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|---|-------------------------|
| Drug abuse or other crime | 84.62% 11 |
| Youth leaving and/or not returning | 61.54% 8 |
| Lack of career opportunities | 61.54% 8 |
| Condition of the roads (potholes, pavement issues, unpaved roads, etc.) | 61.54% 8 |
| Lack of local entertainment | 53.85% 7 |
| Lack of housing choices | 53.85% 7 |
| Blighted/unkempt properties | 53.85% 7 |
| Lack of access to Internet/Broadband | 46.15% 6 |
| Quality of School | 38.46% 5 |
| Lack of public water and sewer | 23.08% 3 |
| Loss of agricultural land and natural resources to new development | 15.38% 2 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 13 | |
| # | OTHER (PLEASE SPECIFY) |
| | There are no responses. |
| DATE | |

Q20 How well do you rate your local government regarding openness and communication with the public?

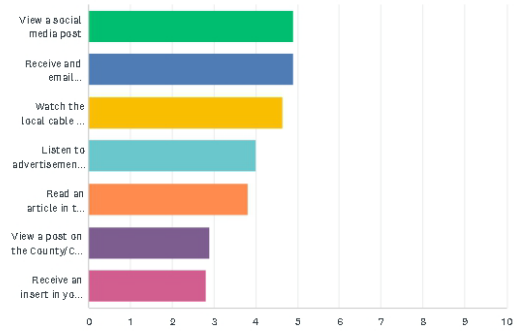
Answered: 13 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Average | 38.46% 5 |
| Below Average | 30.77% 4 |
| Above Average | 15.38% 2 |
| Excellent (they are open to requests and responsive to needs) | 7.69% 1 |
| Poor (they do not interact well with the public and I feel they don't listen) | 7.69% 1 |
| TOTAL | 13 |

Q21 Please rank your preferred methods of receiving information regarding community events, meetings, or issues. (#1 should be the most important and #7 should be the least important.)

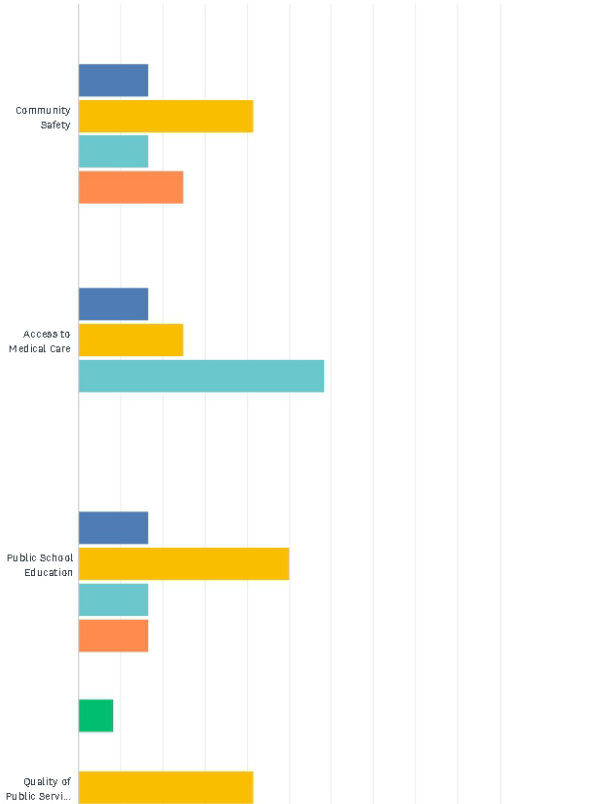
Answered: 11 Skipped: 5



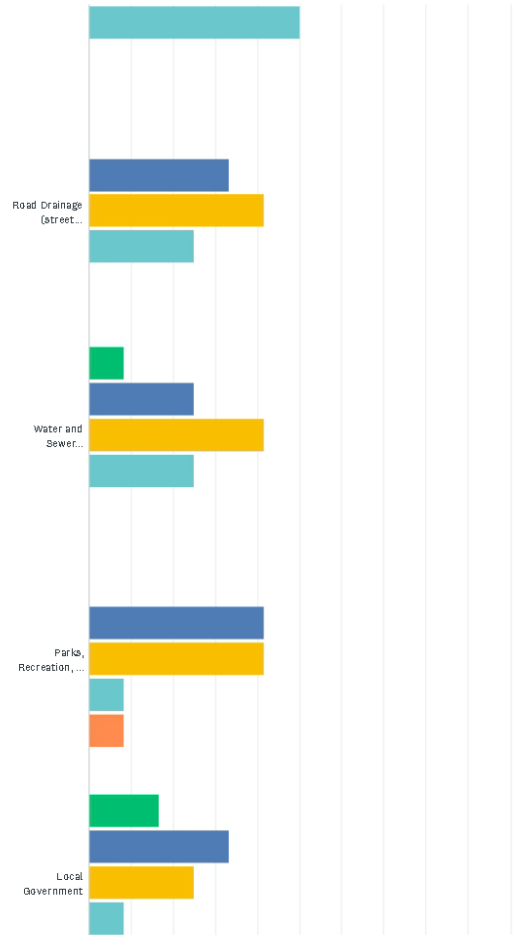
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | TOTAL | SCORE |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------|-------|
| View a social media post | 27.27% 3 | 0.00% 0 | 45.45% 5 | 9.09% 1 | 9.09% 1 | 0.00% 0 | 9.09% 1 | 11 | 4.91 |
| Receive and email newsletter | 18.18% 2 | 18.18% 2 | 18.18% 2 | 36.36% 4 | 0.00% 0 | 9.09% 1 | 0.00% 0 | 11 | 4.91 |
| Watch the local cable TV station | 0.00% 0 | 45.45% 5 | 9.09% 1 | 27.27% 3 | 9.09% 1 | 0.00% 0 | 9.09% 1 | 11 | 4.64 |
| Listen to advertisements and announcements on a local radio station | 45.45% 5 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 27.27% 3 | 27.27% 3 | 11 | 4.00 |
| Read an article in the local newspaper | 9.09% 1 | 18.18% 2 | 0.00% 0 | 9.09% 1 | 54.55% 6 | 0.00% 0 | 9.09% 1 | 11 | 3.82 |
| View a post on the County/City website | 0.00% 0 | 18.18% 2 | 9.09% 1 | 9.09% 1 | 9.09% 1 | 18.18% 2 | 36.36% 4 | 11 | 2.91 |
| Receive an insert in your utility bill | 0.00% 0 | 0.00% 0 | 18.18% 2 | 9.09% 1 | 18.18% 2 | 45.45% 5 | 9.09% 1 | 11 | 2.82 |

Q22 Please rate your satisfaction with each of these aspects of local government infrastructure and services in your community.

Answered: 12 Skipped: 4

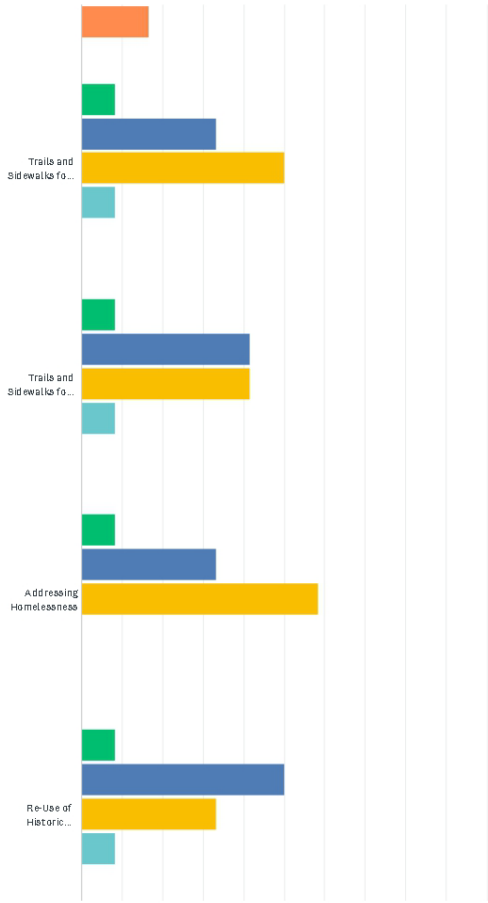


29 / 45



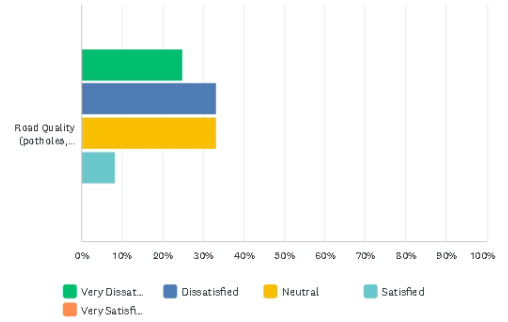
30 / 45

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



31 / 45

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



32 / 45

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | VERY DISSATISFIED | DISSATISFIED | NEUTRAL | SATISFIED | VERY SATISFIED | TOTAL | WEIGHTED AVERAGE |
|---|-------------------|--------------|-------------|-------------|----------------|-------|------------------|
| Community Safety | 0.00% 0 | 16.67% 2 | 41.67% 5 | 16.67% 2 | 25.00% 3 | 12 | 3.50 |
| Access to Medical Care | 0.00% 0 | 16.67% 2 | 25.00% 3 | 58.33% 7 | 0.00% 0 | 12 | 3.42 |
| Public School Education | 0.00% 0 | 16.67% 2 | 50.00% 6 | 16.67% 2 | 16.67% 2 | 12 | 3.33 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 8.33% 1 | 0.00% 0 | 41.67% 5 | 50.00% 6 | 0.00% 0 | 12 | 3.33 |
| Road Drainage (street flooding, etc.) | 0.00% 0 | 33.33% 4 | 41.67% 5 | 25.00% 3 | 0.00% 0 | 12 | 2.92 |
| Water and Sewer Infrastructure | 8.33% 1 | 25.00% 3 | 41.67% 5 | 25.00% 3 | 0.00% 0 | 12 | 2.83 |
| Parks, Recreation, and Open Space | 0.00% 0 | 41.67% 5 | 41.67% 5 | 8.33% 1 | 8.33% 1 | 12 | 2.83 |
| Local Government | 16.67% 2 | 33.33% 4 | 25.00% 3 | 8.33% 1 | 16.67% 2 | 12 | 2.75 |
| Trails and Sidewalks for Transportation | 8.33% 1 | 33.33% 4 | 50.00% 6 | 8.33% 1 | 0.00% 0 | 12 | 2.58 |
| Trails and Sidewalks for Recreation | 8.33% 1 | 41.67% 5 | 41.67% 5 | 8.33% 1 | 0.00% 0 | 12 | 2.50 |
| Addressing Homelessness | 8.33% 1 | 33.33% 4 | 58.33% 7 | 0.00% 0 | 0.00% 0 | 12 | 2.50 |
| Re-Use of Historic Buildings | 8.33% 1 | 50.00% 6 | 33.33% 4 | 8.33% 1 | 0.00% 0 | 12 | 2.42 |
| Road Quality (potholes, pavement issues, unpaved roads, etc.) | 25.00% 3 | 33.33% 4 | 33.33% 4 | 8.33% 1 | 0.00% 0 | 12 | 2.25 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

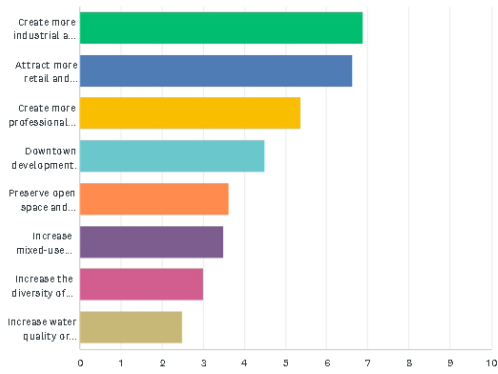
Q23 Please share any additional comments regarding your satisfaction with local government infrastructure and services in your community.

Answered: 0 Skipped: 16

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q24 Rank the importance of the following to you for how you want your community to grow. (#1 should be the most important and #12 should be the least important.)

Answered: 8 Skipped: 8



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------|-------|
| Create more industrial and manufacturing jobs. | 62.50% 5 | 12.50% 1 | 12.50% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 12.50% 1 | 0.00% 0 | 8 | 6.88 |
| Attract more retail and restaurants. | 25.00% 2 | 12.50% 1 | 62.50% 5 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 8 | 6.63 |
| Create more professional and office jobs. | 0.00% 0 | 50.00% 4 | 0.00% 0 | 25.00% 2 | 12.50% 1 | 0.00% 0 | 0.00% 0 | 12.50% 1 | 8 | 5.38 |
| Downtown development. | 12.50% 1 | 12.50% 1 | 0.00% 0 | 37.50% 3 | 12.50% 1 | 0.00% 0 | 0.00% 0 | 25.00% 2 | 8 | 4.50 |
| Preserve open space and protect environmentally sensitive areas through land development regulations and establishing public parks. | 0.00% 0 | 12.50% 1 | 12.50% 1 | 0.00% 0 | 0.00% 0 | 50.00% 4 | 25.00% 2 | 0.00% 0 | 8 | 3.63 |
| Increase mixed-use neighborhoods. | 0.00% 0 | 0.00% 0 | 12.50% 1 | 25.00% 2 | 12.50% 1 | 25.00% 2 | 0.00% 0 | 25.00% 2 | 8 | 3.50 |
| Increase the diversity of home types and price-points to include more multi-family, condominiums, apartments, cottage-size single-family, accessory dwelling units, tiny homes. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 12.50% 1 | 37.50% 3 | 12.50% 1 | 12.50% 1 | 25.00% 2 | 8 | 3.00 |
| Increase water quality or pressure. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 25.00% 2 | 12.50% 1 | 50.00% 4 | 12.50% 1 | 8 | 2.50 |

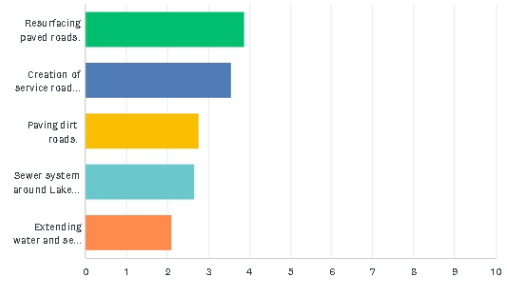
Q25 Please describe any other ways that you want your community to grow.

Answered: 0 Skipped: 16

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q26 Rank the importance of the following forward-thinking future projects in order of importance. (#1 should be the most important and #5 should be the least important.)

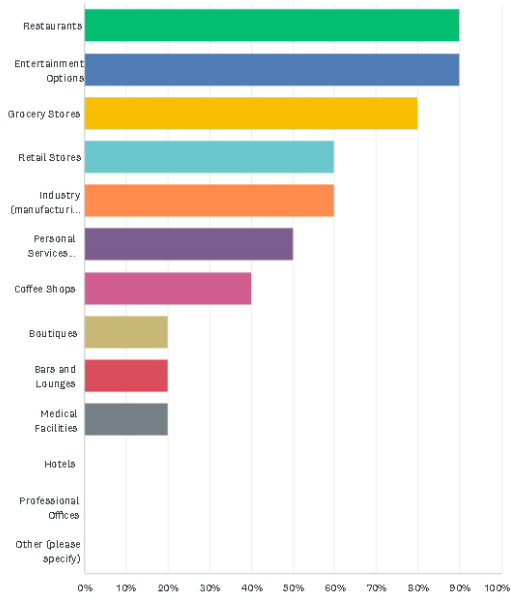
Answered: 9 Skipped: 7



| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|---|-------------|-------------|-------------|-------------|-------------|-------|-------|
| Resurfacing paved roads. | 33.33% 3 | 33.33% 3 | 22.22% 2 | 11.11% 1 | 0.00% 0 | 9 | 3.89 |
| Creation of service roads along I-75 (an example is Frontage Road). | 33.33% 3 | 22.22% 2 | 11.11% 1 | 33.33% 3 | 0.00% 0 | 9 | 3.56 |
| Paving dirt roads. | 22.22% 2 | 22.22% 2 | 0.00% 0 | 22.22% 2 | 33.33% 3 | 9 | 2.78 |
| Sewer system around Lake Blackshear. | 11.11% 1 | 22.22% 2 | 22.22% 2 | 11.11% 1 | 33.33% 3 | 9 | 2.67 |
| Extending water and sewer services into the county. | 0.00% 0 | 0.00% 0 | 44.44% 4 | 22.22% 2 | 33.33% 3 | 9 | 2.11 |

Q27 What types of businesses would you like to see more of in your community? (Select all that apply.)

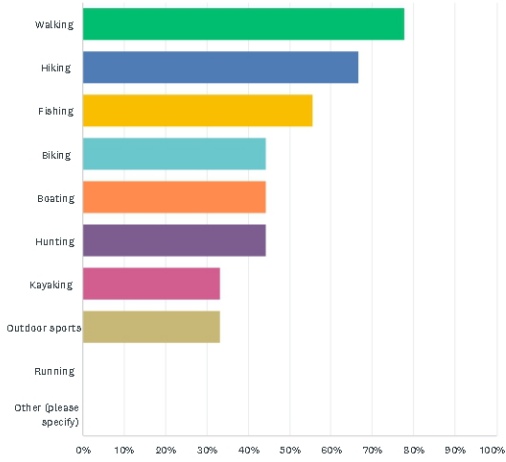
Answered: 10 Skipped: 6



| ANSWER CHOICES | RESPONSES |
|--|-----------------------------|
| Restaurants | 90.00% 9 |
| Entertainment Options | 90.00% 9 |
| Grocery Stores | 80.00% 8 |
| Retail Stores | 60.00% 6 |
| Industry (manufacturing/warehouses) | 60.00% 6 |
| Personal Services (salon, barber shop, etc.) | 50.00% 5 |
| Coffee Shops | 40.00% 4 |
| Boutiques | 20.00% 2 |
| Bars and Lounges | 20.00% 2 |
| Medical Facilities | 20.00% 2 |
| Hotels | 0.00% 0 |
| Professional Offices | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 10 | |
| # | OTHER (PLEASE SPECIFY) DATE |
| There are no responses. | |

Q28 What outdoor recreational activities are important to you? (Select all that apply.)

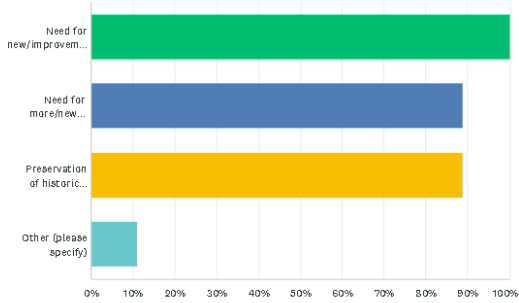
Answered: 9 Skipped: 7



| ANSWER CHOICES | RESPONSES |
|-------------------------|-----------------------------|
| Walking | 77.78% 7 |
| Hiking | 66.67% 6 |
| Fishing | 55.56% 5 |
| Biking | 44.44% 4 |
| Boating | 44.44% 4 |
| Hunting | 44.44% 4 |
| Kayaking | 33.33% 3 |
| Outdoor sports | 33.33% 3 |
| Running | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 9 | |
| # | OTHER (PLEASE SPECIFY) DATE |
| There are no responses. | |

Q29 Our top 3 priorities with regard to cultural amenities should be...
(Check 3.)

Answered: 9 Skipped: 7

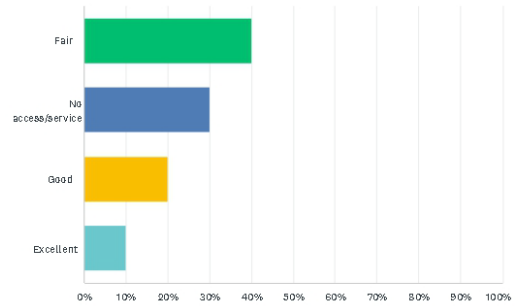


| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Need for new/improvement of parks and recreation areas. | 100.00% 9 |
| Need for more/new entertainment options. | 88.89% 8 |
| Preservation of historic sites and resources. | 88.89% 8 |
| Other (please specify) | 11.11% 1 |
| Total Respondents: 9 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|--|-------------------|
| 1 | develop downtown with incentives to businesses | 2/8/2024 11:17 AM |

Q30 What is the quality of your Internet service?

Answered: 10 Skipped: 6



| ANSWER CHOICES | RESPONSES |
|-------------------|-----------|
| Fair | 40.00% 4 |
| No access/service | 30.00% 3 |
| Good | 20.00% 2 |
| Excellent | 10.00% 1 |
| TOTAL | 10 |

Q31 What should our top 3 priorities regarding workforce housing be?
(Choose Top Three.)

Answered: 0 Skipped: 16

▲ No matching responses.

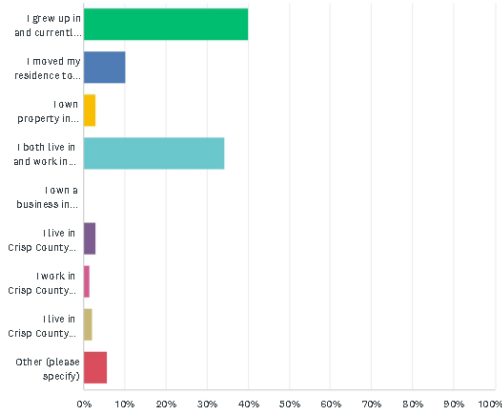
| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Develop more high-end housing (> \$300,000) | 0.00% 0 |
| Working to address dilapidated/vacant properties | 0.00% 0 |
| Developing more single-family housing (< \$180,000) | 0.00% 0 |
| Developing more dwelling options for seniors | 0.00% 0 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 0.00% 0 |
| Develop more rental options | 0.00% 0 |
| Develop more apartments | 0.00% 0 |
| Total Respondents: 0 | |

City of Cordele Survey Results

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q1 Please choose the option that best describes your association with Crisp County.

Answered: 137 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| I grew up in and currently reside in Crisp County | 40.15% | 55 |
| I moved my residence to Crisp County | 10.22% | 14 |
| I own property in Crisp County | 2.92% | 4 |
| I both live in and work in Crisp County | 34.31% | 47 |
| I own a business in Crisp County, but I live elsewhere | 0.00% | 0 |
| I live in Crisp County, and I own a business in Crisp County | 2.92% | 4 |
| I work in Crisp County but live elsewhere | 1.46% | 2 |
| I live in Crisp County but work elsewhere | 2.19% | 3 |
| Other (please specify) | 5.84% | 8 |
| TOTAL | | 137 |

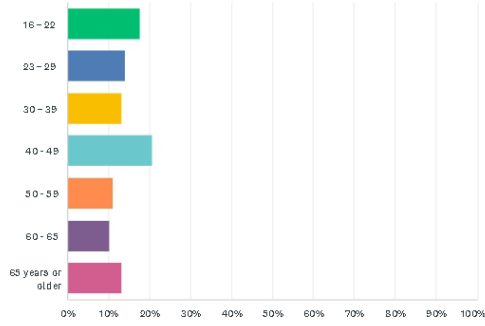
| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|---|---|---------------------|
| 1 | Born, reared, reside, work and own property in Crisp. | 2/13/2024 3:18 PM |
| 2 | I grew up in Crisp County, moved away to pursue education and training, and will return following the end of my training. | 2/6/2024 6:09 PM |
| 3 | In Crisp County High School and currently live in Crisp County. | 1/25/2024 12:03 AM |
| 4 | I live in the city limits | 1/3/2024 9:01 PM |
| 5 | Na | 11/28/2023 11:38 AM |
| 6 | I work in Crisp County but reside in Cordele City Limits | 11/22/2023 7:54 AM |
| 7 | both 1 and 4 | 11/20/2023 3:49 PM |
| 8 | Retired | 11/18/2023 9:05 PM |

Q2 What is your age?

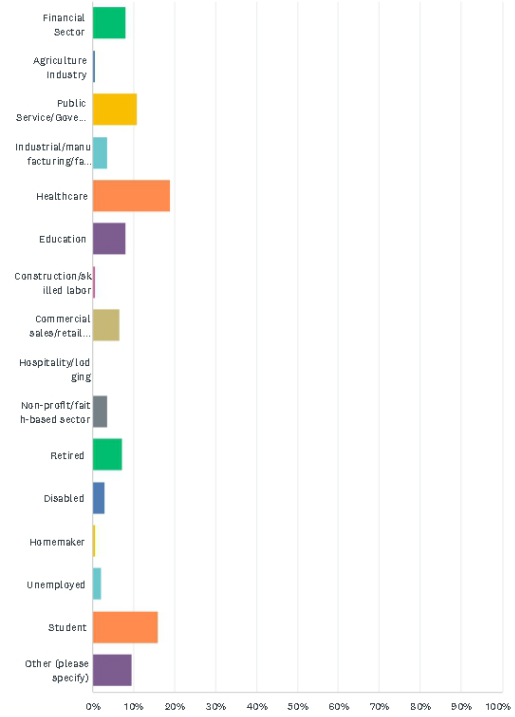
Answered: 136 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|------------|
| 16 - 22 | 17.65% | 24 |
| 23 - 29 | 13.97% | 19 |
| 30 - 39 | 13.24% | 18 |
| 40 - 49 | 20.59% | 28 |
| 50 - 59 | 11.03% | 15 |
| 60 - 65 | 10.29% | 14 |
| 65 years or older | 13.24% | 18 |
| TOTAL | | 136 |

Q3 Please choose or identify the most appropriate description of your occupational status or type from the following.

Answered: 137 Skipped: 0



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

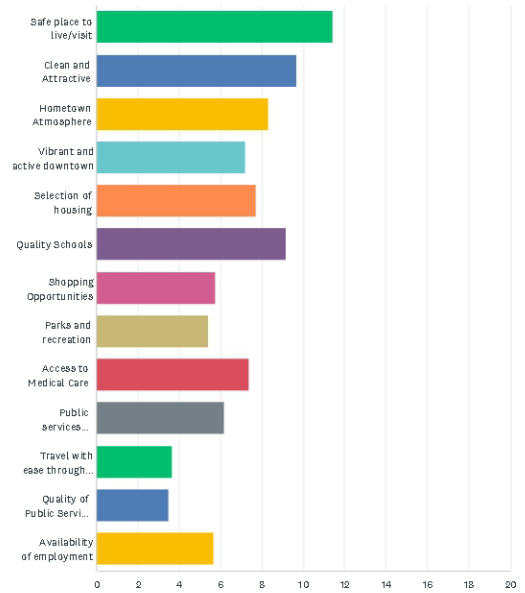
| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| Financial Sector | 8.03% | 11 |
| Agriculture Industry | 0.73% | 1 |
| Public Service/Government | 10.95% | 15 |
| Industrial/manufacturing/fabrication | 3.65% | 5 |
| Healthcare | 18.98% | 26 |
| Education | 8.03% | 11 |
| Construction/skilled labor | 0.73% | 1 |
| Commercial sales/retail/customer service | 6.57% | 9 |
| Hospitality/lodging | 0.00% | 0 |
| Non-profit/faith-based sector | 3.65% | 5 |
| Retired | 7.30% | 10 |
| Disabled | 2.92% | 4 |
| Homemaker | 0.73% | 1 |
| Unemployed | 2.19% | 3 |
| Student | 16.06% | 22 |
| Other (please specify) | 9.49% | 13 |
| TOTAL | | 137 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|--|---------------------|
| 1 | Pet stylist | 2/6/2024 3:05 PM |
| 2 | IT | 2/6/2024 12:55 PM |
| 3 | Engineering | 2/6/2024 12:16 PM |
| 4 | Power distribution | 2/6/2024 11:48 AM |
| 5 | Bookkeeper | 2/5/2024 9:33 AM |
| 6 | public works | 2/5/2024 8:09 AM |
| 7 | Minister | 2/5/2024 7:47 AM |
| 8 | Student/retail | 1/24/2024 7:35 PM |
| 9 | E911 Dispatcher | 11/22/2023 11:37 AM |
| 10 | Banker | 11/21/2023 9:14 AM |
| 11 | Lawyer | 11/16/2023 10:11 AM |
| 12 | Service | 11/16/2023 9:16 AM |
| 13 | previous in healthcare-presently retired | 11/15/2023 5:46 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q4 Rank the importance of the following to you in Cordele, Arabi, and Crisp County. (#1 should be the most important and # 13 should be the least important.)

Answered: 137 Skipped: 0



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Safe place to live/visit | 59.12% 81 | 16.79% 23 | 5.84% 8 | 3.65% 5 | 2.92% 4 | 2.19% 3 | 1.46% 2 | 0.73% 1 | 0.00% 0 | 0.00% 0 | 1.46% 2 |
| Clean and Attractive | 13.14% 18 | 22.63% 31 | 17.52% 24 | 10.22% 14 | 6.57% 9 | 5.84% 8 | 8.03% 11 | 2.92% 4 | 4.38% 6 | 3.65% 5 | 2.19% 3 |
| Hometown Atmosphere | 10.22% 14 | 8.03% 11 | 18.25% 25 | 9.49% 13 | 9.49% 13 | 8.03% 11 | 5.11% 7 | 8.03% 11 | 4.38% 6 | 7.30% 10 | 2.19% 3 |
| Vibrant and active downtown | 0.73% 1 | 3.65% 5 | 5.84% 8 | 19.71% 27 | 12.41% 17 | 8.76% 12 | 8.76% 12 | 8.76% 12 | 10.95% 15 | 4.38% 6 | 8.76% 12 |
| Selection of housing | 0.73% 1 | 10.22% 14 | 5.84% 8 | 10.22% 14 | 18.98% 26 | 10.95% 15 | 8.03% 11 | 10.22% 14 | 10.22% 14 | 5.84% 8 | 5.84% 8 |
| Quality Schools | 4.38% 6 | 15.33% 21 | 17.52% 24 | 12.41% 17 | 12.41% 17 | 16.06% 22 | 8.76% 12 | 3.65% 5 | 1.46% 2 | 4.38% 6 | 2.19% 3 |
| Shopping Opportunities | 0.00% 0 | 2.19% 3 | 2.92% 4 | 1.46% 2 | 7.30% 10 | 10.95% 15 | 23.36% 32 | 6.57% 9 | 13.14% 18 | 8.03% 11 | 8.76% 12 |
| Parks and recreation | 0.73% 1 | 0.73% 1 | 1.46% 2 | 2.92% 4 | 1.46% 2 | 8.76% 12 | 10.22% 14 | 25.55% 35 | 12.41% 17 | 14.60% 20 | 10.22% 14 |
| Access to Medical Care | 2.19% 3 | 7.30% 10 | 8.76% 12 | 10.95% 15 | 8.76% 12 | 12.41% 17 | 6.57% 9 | 7.30% 10 | 20.44% 28 | 5.84% 8 | 5.11% 7 |
| Public services (library, fire, law enforcement) | 3.65% 5 | 2.92% 4 | 3.65% 5 | 10.22% 14 | 8.03% 11 | 4.38% 6 | 5.84% 8 | 10.22% 14 | 9.49% 13 | 22.63% 31 | 10.22% 14 |
| Travel with ease throughout the city (railroad overpasses) | 0.73% 1 | 2.19% 3 | 1.46% 2 | 2.19% 3 | 0.73% 1 | 0.73% 1 | 2.92% 4 | 4.38% 6 | 5.11% 7 | 14.60% 20 | 32.85% 45 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 0.00% 0 | 1.46% 2 | 2.19% 3 | 0.73% 1 | 4.38% 6 | 2.19% 3 | 6.57% 9 | 5.11% 7 | 7.30% 10 | 4.38% 6 | 5.11% 7 |
| Availability of employment | 4.38% 6 | 6.57% 9 | 8.76% 12 | 5.84% 8 | 6.57% 9 | 8.76% 12 | 4.38% 6 | 6.57% 9 | 0.73% 1 | 4.38% 6 | 5.11% 7 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q5 What are your 3 favorite things about Crisp County?

Answered: 120 Skipped: 17

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Affordable. Mostly quiet (minus trains). Easy to navigate. | 2/14/2024 3:07 PM |
| 2 | Lake, Family lives here and community | 2/12/2024 11:43 PM |
| 3 | The people The teachers Caring police & sheriff department | 2/11/2024 2:33 PM |
| 4 | not too big not too small, hometown atmosphere, not too far from bigger cities | 2/9/2024 11:49 PM |
| 5 | -Lake blackshear -increase in all sectors of locally owned businesses -Agriculture/farming industry presence | 2/9/2024 12:44 PM |
| 6 | Chamber of Commerce, Monica Simmons, Community involvement, Our Medical Doctors, hospitals, Sheriffs Department, School system | 2/9/2024 11:04 AM |
| 7 | Hometown Carterburgers Rec fields | 2/9/2024 9:09 AM |
| 8 | Smalltown Atmosphere,Easy Access,and kindness of most people. | 2/9/2024 8:25 AM |
| 9 | I have no favorite things about Crisp County | 2/8/2024 10:38 PM |
| 10 | Lake Blackshear, State Park, Sam's Short Line, easy access to I-75 | 2/8/2024 7:36 PM |
| 11 | 1. Small town 2. Quiet 3. Nice people | 2/8/2024 4:53 PM |
| 12 | Family, Friends, atmosphere | 2/8/2024 4:41 PM |
| 13 | THE PEOPLE FIND A JOB ANYWHERE ATOMOSPHERE | 2/8/2024 4:32 PM |
| 14 | n/a | 2/8/2024 2:58 PM |
| 15 | Small town, the lake, hospital | 2/8/2024 2:50 PM |
| 16 | N/A ? | 2/8/2024 2:30 PM |
| 17 | Lake blackshear, beside interstate, smokies | 2/8/2024 2:11 PM |
| 18 | Family. Everyone knows each other. Everything close by for shopping etc | 2/8/2024 9:14 AM |
| 19 | Fishing hunting outdoors | 2/7/2024 11:13 AM |
| 20 | N/A | 2/7/2024 11:06 AM |
| 21 | Nothing | 2/6/2024 11:17 PM |
| 22 | Honestly the southern living, hospitality and great education | 2/6/2024 9:33 PM |
| 23 | Nothing | 2/6/2024 6:34 PM |
| 24 | Excellent Community Members Untapped opportunities for financial and personal growth Slow pace of life | 2/6/2024 6:12 PM |
| 25 | Location, small town, agriculture community | 2/6/2024 5:19 PM |
| 26 | Athletics its home small community | 2/6/2024 5:07 PM |
| 27 | Location. Power grid home | 2/6/2024 3:47 PM |
| 28 | I grew up here. It's my home town My family is here | 2/6/2024 3:10 PM |
| 29 | Access to I 75 Nice hospital Small town | 2/6/2024 2:47 PM |
| 30 | Hard to come up with 3 | 2/6/2024 2:28 PM |
| 31 | School system Location of business are all close Roads are on a grid system | 2/6/2024 1:01 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|--------------------|
| 32 | Small town environment, downtown development is trying their hardest, law enforcement | 2/6/2024 12:19 PM |
| 33 | The river recreation, recreational ball fields , festivals at the park. | 2/6/2024 12:18 PM |
| 34 | Lake blackshear Pine hills countryclub The state park | 2/6/2024 11:54 AM |
| 35 | Lake | 2/6/2024 11:49 AM |
| 36 | some of the people church area I stay in | 2/6/2024 11:31 AM |
| 37 | Nothing but it still exists | 2/6/2024 11:24 AM |
| 38 | The school system, | 2/6/2024 10:42 AM |
| 39 | The City Chairman and his push for equality and fairness throughout the city, community members who are holding elected and public officials accountable to the things happening in the city of Cordele, and the will of the people to push through such bad leadership in the city, county, school system, and law enforcement agencies. | 2/6/2024 10:14 AM |
| 40 | Access to larger cities, access to Lake Blackshear, active churches | 2/5/2024 9:25 PM |
| 41 | Rural small town feel Access to interstate | 2/5/2024 5:40 PM |
| 42 | Family and friends live here, The State Park and Lake offer recreation opportunities, I am familiar with the community. | 2/5/2024 11:59 AM |
| 43 | Veterans State Park; locally owned restaurants; active Chamber of Commerce; local activities and festivals | 2/5/2024 11:49 AM |
| 44 | Lake Blackshear Know a lot of people Family is here | 2/5/2024 11:32 AM |
| 45 | Small town atmosphere..don't really have another favorite. | 2/5/2024 9:29 AM |
| 46 | Quiet atmosphere on the east side of town | 2/5/2024 9:29 AM |
| 47 | The people, the small town atmosphere, ease of access to other areas without having to live in a city | 2/5/2024 8:46 AM |
| 48 | near I-75, local farm food, ??? | 2/5/2024 8:16 AM |
| 49 | Close to interstate. Mostly friendly small town. Some nice local businesses. | 2/5/2024 8:13 AM |
| 50 | 1. Quiet 2. Location near I-75 3. Close to my hometown | 2/5/2024 8:01 AM |
| 51 | Small town Great Sheriff Close to interstate travel | 2/5/2024 7:49 AM |
| 52 | Volunteer for the sick and shut in | 2/1/2024 4:49 PM |
| 53 | Community, Organizations, Family | 1/30/2024 8:28 PM |
| 54 | everything is close within just a few minutes of driving the people here have interesting personalities FFA extracurricular | 1/29/2024 11:35 AM |
| 55 | Everyone knows everyone, school system, not too far from bigger cities | 1/27/2024 6:46 AM |
| 56 | 1. Healthcare Places 2. Library 3. Parades | 1/26/2024 2:00 PM |
| 57 | 1) buildings 2) cleaning 3) Make more stuff like stores, living places, and work stuff | 1/26/2024 9:58 AM |
| 58 | Chick F il A, the highway so you can go to funner places, library. | 1/25/2024 8:29 PM |
| 59 | 1. the public library 2. Chick fil a 3. coffee shops | 1/25/2024 4:49 PM |
| 60 | people cookout wendy's | 1/25/2024 3:00 PM |
| 61 | I loved crisp County | 1/25/2024 12:51 PM |
| 62 | Police/Ems/fire department Lake Blackshear The dirt roads | 1/25/2024 12:08 PM |
| 63 | Empire Dance and Performing arts, it has a cool downtown, and the residential areas feel welcoming. | 1/25/2024 10:36 AM |
| 64 | The school system we have great teachers and Great Sports , and it feels like a home. | 1/25/2024 10:31 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|---------------------|
| 65 | Church Where I live Teams in Crisp County High | 1/25/2024 10:18 AM |
| 66 | not too big of a city, has more places now, people can be nice | 1/25/2024 8:27 AM |
| 67 | nothing | 1/25/2024 8:11 AM |
| 68 | nothing | 1/25/2024 8:06 AM |
| 69 | some people are friendly, spending time with my cousins, shopping | 1/25/2024 2:20 AM |
| 70 | Don't have any | 1/25/2024 12:06 AM |
| 71 | Walmart Citizens Parks | 1/24/2024 8:25 PM |
| 72 | How diverse the school is. | 1/24/2024 7:38 PM |
| 73 | Sports Parks Agriculture | 1/24/2024 6:11 PM |
| 74 | Lake Blackshear, the close proximity of all the fast food restaurants to the high school, and the fact that something new like starbucks came to our small town because nothing here is fun anymore .) | 1/24/2024 5:31 PM |
| 75 | My Job My Home and My dog | 1/24/2024 4:58 PM |
| 76 | the lake, the food, and the land | 1/24/2024 4:58 PM |
| 77 | Location, community atmosphere, lake | 1/24/2024 11:11 AM |
| 78 | I'm from Cordele, Ga, nice environment, & I have family here | 1/12/2024 6:42 PM |
| 79 | Small town, family, friends | 1/12/2024 6:41 PM |
| 80 | Location, lake Access, pool room hot dogs | 1/6/2024 7:51 AM |
| 81 | There are none | 1/3/2024 9:03 PM |
| 82 | small town friendly people my neighborhood is quite | 1/3/2024 8:30 PM |
| 83 | Work, Blackshear Lake, Walmart | 1/3/2024 6:52 AM |
| 84 | Small town, friendly people, easy access to interstate 75, hwy 280, 300, and 41. | 12/13/2023 7:43 PM |
| 85 | Small town feel, Friendly/caring people, ease of getting around town | 12/4/2023 3:40 PM |
| 86 | Know almost everyone. Lots of hunting land. Access to 75 | 11/29/2023 5:41 PM |
| 87 | People, hometown, friendliness | 11/28/2023 2:11 PM |
| 88 | N/a | 11/26/2023 8:13 AM |
| 89 | Law enforcement schools hometown atmosphere | 11/22/2023 1:26 PM |
| 90 | The small town atmosphere. Where everyone knows everybody. Watermelon Capital The new developments | 11/22/2023 11:43 AM |
| 91 | Walking Track, Car Wash and Lake Blackshear | 11/22/2023 8:03 AM |
| 92 | 1. Small town atmosphere 2. Closeness to larger towns for shopping , etc 3. Recreation opportunities nearby | 11/21/2023 2:38 PM |
| 93 | everyone knows everyone, watermelons | 11/21/2023 1:01 PM |
| 94 | My house, the Sheriffs office and that everyone knows each other | 11/21/2023 11:18 AM |
| 95 | hometown atmosphere, lake Blackshear, and Pool Room | 11/21/2023 9:51 AM |
| 96 | Family, heritage, Agriculture | 11/20/2023 5:15 PM |
| 97 | Everyone knows everyone, my church family, watermelons | 11/20/2023 3:59 PM |
| 98 | size, access to Interstate 75, public school system | 11/20/2023 3:54 PM |
| 99 | my home location related to work, people that I have the pleasure to work with, support of my employer | 11/20/2023 3:30 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|--|---------------------|
| 100 | Friendly small hometown, access to interstate 75, Lake Blackshear | 11/18/2023 9:25 PM |
| 101 | Small community environment mainly | 11/17/2023 9:15 PM |
| 102 | Lake, state park, location | 11/17/2023 7:38 PM |
| 103 | The lake, the watermelons, watermelon festival activities | 11/17/2023 7:26 PM |
| 104 | History, state park, location | 11/17/2023 5:55 PM |
| 105 | School system Affordability Location | 11/17/2023 2:16 PM |
| 106 | Lake Blackshear, hometown atmosphere, & Crisp County Schools | 11/17/2023 9:45 AM |
| 107 | The lake, the people, the weather | 11/17/2023 7:40 AM |
| 108 | Peaceful, Easy access to highway, less hectic life | 11/16/2023 8:48 PM |
| 109 | Nothing | 11/16/2023 8:18 PM |
| 110 | Veterans State Park Lake Blackshear Family | 11/16/2023 11:53 AM |
| 111 | Small, friendly, close-knit | 11/16/2023 11:11 AM |
| 112 | 1. Some loving people 2. The lake and other amenities 3. The schools | 11/16/2023 10:16 AM |
| 113 | Location, Lake Blackshear, people | 11/16/2023 9:20 AM |
| 114 | Community Support...The cost of living compared to other cities. | 11/15/2023 9:39 PM |
| 115 | 1. Safe 2. Hometown feel 3. Great Schools | 11/15/2023 9:20 PM |
| 116 | my church, close location to bigger towns, farming community | 11/15/2023 8:36 PM |
| 117 | Small, lay back, friendly | 11/15/2023 7:50 PM |
| 118 | Small community, retirement place, boring | 11/15/2023 7:09 PM |
| 119 | Friendliness of the community Ease of getting from point A to point B Closeness of Lake Blackshear | 11/15/2023 5:57 PM |
| 120 | Small town Good people Food | 11/15/2023 4:39 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q6 What are your 3 least favorite things about Crisp County?

Answered: 125 Skipped: 12

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Dirty, ran down, violence | 2/15/2024 6:35 PM |
| 2 | Poverty rate. Blighted communities. Local politics. | 2/14/2024 3:08 PM |
| 3 | Crime, employment opportunities and bad local leadership | 2/12/2024 11:46 PM |
| 4 | Crumbling downtown buildings Lack an adequate, caring work force Unkempt public places (parks etc) | 2/11/2024 2:36 PM |
| 5 | not many good paying jobs, not enough city gatherings (ex Food Truck Fridays), quality of the schools should be improved | 2/9/2024 11:51 PM |
| 6 | -Crime in the city of Cordele -non-existence of a downtown atmosphere -lack of leadership from city government officials | 2/9/2024 12:51 PM |
| 7 | un-kept areas, choice of restaurants, shopping places | 2/9/2024 11:05 AM |
| 8 | City commission chairman Division among race Trains | 2/9/2024 9:10 AM |
| 9 | Lack of shopping access, | 2/9/2024 8:27 AM |
| 10 | The lack of community, the lack of businesses, and the blight | 2/8/2024 10:39 PM |
| 11 | The People RUNNING IT!!! NO GROWTH - every other city is prospering and Growing around us!, No nice Grocery Stores, No Restaurants because of not allowing a liquor license until so many years - STUPID people running Cordele and not allowing any business to come in. First thing we have riding through our town is NEW PROJECTS going up. Our historical district is falling down, and from what I read, that is the CITIES responsibility to upkeep. Our hospital is HORRIBLE! I went first hand and have heard numerous nightmares and warned to Not Go There! Cordele is a DYING CITY!!! Any board members and commissioners ought to be ashamed! | 2/8/2024 7:47 PM |
| 12 | Do not sweep streets, crime, high taxes | 2/8/2024 7:37 PM |
| 13 | 1. Lack of shopping Centers 2. No Recreation 3. Selection of Restaurants | 2/8/2024 4:53 PM |
| 14 | Trains, Trash, crime | 2/8/2024 4:42 PM |
| 15 | THE HOUSING PRICES NOT ENOUGH PLACES TO EAT/SHOP CRIME | 2/8/2024 4:33 PM |
| 16 | no where to really shop no good place to eat nothing for kids to do | 2/8/2024 3:34 PM |
| 17 | Amount of unemployment, crime, lack of options | 2/8/2024 2:52 PM |
| 18 | Jobs, Places To Go, & Leadership | 2/8/2024 2:30 PM |
| 19 | Cleanliness and building falling apart, not much for kids, transportation | 2/8/2024 2:14 PM |
| 20 | Nothing for the kids. Nothing for family entertainment. Nothing for the kids. | 2/8/2024 9:14 AM |
| 21 | Eating places Employment opportunities Doesn't grow | 2/7/2024 11:14 AM |
| 22 | No assistance from city officials Crime Lack of jobs good paying | 2/7/2024 11:07 AM |
| 23 | Racism, property, unfaimes | 2/6/2024 11:19 PM |
| 24 | Crime gangs and nothing for the kids | 2/6/2024 9:33 PM |
| 25 | No good restaurants no good paying jobs and last but not least nothing for the kids to do too much violence goin on unsolved murders | 2/6/2024 6:36 PM |
| 26 | Local politics and governance in disarray Local policy is not pro business Parks and rec need | 2/6/2024 6:13 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| id | comment | timestamp |
|----|--|-------------------|
| | improvement | |
| 27 | trash everywhere, no decent grocery store, crime is too high | 2/6/2024 5:20 PM |
| 28 | Punks on streets shopping crime | 2/6/2024 5:08 PM |
| 29 | City commission, taxes, crime | 2/6/2024 3:47 PM |
| 30 | We are stuck in the stone ages. There is Absolutely NOTHING for our children to do. Unless you have money, you're at the bottom of the totem pole and your opinions do not matter. | 2/6/2024 3:12 PM |
| 31 | Absolutely an issue.... the choices of eating establishments is very poor Downtown area is embarrassing and look at the city council representatives Nothing recreation wise for any young adult to do in this. Everyone goes out of town for everything | 2/6/2024 2:51 PM |
| 32 | The people in power do not want this town to thrive they want to control it to line there pockets | 2/6/2024 2:29 PM |
| 33 | Lack of strong and sensible leadership Crime and safety issues "Good old boy" system | 2/6/2024 1:03 PM |
| 34 | Generational Welfare families who are constantly breaking the law, Open drug sales on the street corners, People unwilling to work and be productive citizens due to the fact they make more money having welfare babies. | 2/6/2024 12:27 PM |
| 35 | Whole town looks trashy, not the safest, and city politicians. | 2/6/2024 12:20 PM |
| 36 | Getting my vehicles broken into The juvenile justice system And the city commission | 2/6/2024 11:55 AM |
| 37 | some people stores restaurant | 2/6/2024 11:32 AM |
| 38 | Crime overlay overcharged on the light bill in water bill when the commission are pocketing the money made from the community | 2/6/2024 11:27 AM |
| 39 | To start the lack of support for black owned businesses and the lack of activities for the children there should be no reason to have to drive 30 min to enjoy time with your family. The lack of outreach to help the children find more productive things to do rather than stand around selling drugs and getting pregnant. The police response to anything the black community tries to do for the youth the sheriff and police should try to work with the community to try and build a better relationship rather than fight against everything they try to do. Instead of bringing more unnecessary gas stations and fast food restaurants we need a youth center and better housing options. The lack of decent quality job opportunities, there should be no reason people should have to drive 30min to 1 hr for ample work to be able to take care of their families. | 2/6/2024 10:52 AM |
| 40 | Crime safety | 2/6/2024 10:44 AM |
| 41 | Sheriff Billy Hancock and his crooked politics, Commissioners Royce Reeves and his poor leadership and drug habits, and the crime that's happening as a result of poor leadership and crooked politics. | 2/6/2024 10:15 AM |
| 42 | City Commissioners and Government, trash and appearance of town and no one enforces or cares , no quality downtown area. | 2/5/2024 9:26 PM |
| 43 | Lack of growth plan Trash Over commercialization without a plan. | 2/5/2024 5:40 PM |
| 44 | Litter, limited shopping opportunities for basic needs, abandoned buildings throughout Cordele. | 2/5/2024 12:02 PM |
| 45 | Continuing division between black and white residents; Poor quality and deteriorated housing in West Cordele; not enough arts or sports activities in school system or for adults (theatre, chorus, band, swimming, gymnastics, track) and failure to advertise existing programs; | 2/5/2024 11:56 AM |
| 46 | Crime Way city commission is being run Trash on highways | 2/5/2024 11:32 AM |
| 47 | * | 2/5/2024 9:36 AM |
| 48 | Literally zero places to shop No quality good restaurants Crime and drugs | 2/5/2024 9:30 AM |
| 49 | Not enough restaurants Not enough clothing stores Gang violence | 2/5/2024 9:29 AM |
| 50 | lack of restaurants and shopping, crime/poverty, lack of a coherent goal or plan for improvement | 2/5/2024 8:47 AM |
| 51 | Crisp Co/CITY-trash, government \$\$\$ waste, no restuarants | 2/5/2024 8:16 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|--------------------|
| 52 | Lack of shopping, restaurants, and grocery stores. Trains abundance of trains. No family attractions bowling etc. | 2/5/2024 8:16 AM |
| 53 | 1. Lack of resources (shopping, restuarants, etc.) 2. Division among city/county leaders 3. Lack of social scene | 2/5/2024 8:02 AM |
| 54 | Poverty The downtown area The leadership | 2/5/2024 7:50 AM |
| 55 | Stop begging city of Cordele for funding to get my house fixed they help who they want to help sad but true 😞 | 2/1/2024 4:51 PM |
| 56 | Access to youth programs, crime, cost of living (making living homes worth) | 1/30/2024 8:29 PM |
| 57 | Roads/railroads Trash can situation How the school staff is treated | 1/30/2024 11:06 AM |
| 58 | Much harder to get jobs compared to up state Lack of much entertainment Multi grade buses | 1/29/2024 11:37 AM |
| 59 | Need better housing, too many abandoned building that could be put to use for housing or recreation, too many gas stations, title pawn places need more activities for kids, need an Applebees | 1/27/2024 6:48 AM |
| 60 | 1. Less fun places for teens 2. bad transportation for school 3. not many entertainment places | 1/26/2024 2:01 PM |
| 61 | 1). people does not care enough 2). trashy (not clean) 3). people behavior | 1/26/2024 10:03 AM |
| 62 | Everything. | 1/25/2024 8:29 PM |
| 63 | 1. food and teachers at school 2. lack of things downtown 3. not lots of places to shop or eat | 1/25/2024 4:50 PM |
| 64 | fights school roads | 1/25/2024 3:01 PM |
| 65 | Wonderful | 1/25/2024 12:51 PM |
| 66 | The schools The roads Most of the people | 1/25/2024 12:08 PM |
| 67 | There are a lot of sketchy areas, a lot of public areas have been left unattended, and there is little access to entertainment. | 1/25/2024 10:37 AM |
| 68 | They overlook tennis its the most over look sport here and if they just help us out our tennis team could be great but they used all they resources for football. That's great but show sum support and money threw all the sports. The food here is not all that WE NEED BETTER FOOD. | 1/25/2024 10:35 AM |
| 69 | How work doesnt say when u r shutting down your restrant Not active Not lit | 1/25/2024 10:19 AM |
| 70 | not much to do, not the most best buildings and roads, not many new food places | 1/25/2024 8:28 AM |
| 71 | nothing | 1/25/2024 8:11 AM |
| 72 | everything | 1/25/2024 8:07 AM |
| 73 | violence,no privacy,no recreations for kids to stay active to stay out of trouble. | 1/25/2024 2:23 AM |
| 74 | The school systems setup, and rules. How the police seem not to care to much about potential murders. Everywhere smells like weed, and there are drug addicts everywhere. | 1/25/2024 12:08 AM |
| 75 | Crime Schools Uncleanliness | 1/24/2024 8:25 PM |
| 76 | The violence, the school is more focused on football than anything else, there's no where for people to hang out really, you'll have to go out of town just to roller skate/bowl. | 1/24/2024 7:41 PM |
| 77 | Not safe Gangs Political leaders | 1/24/2024 6:12 PM |
| 78 | the fact that there is only hotels, restaurants, and gas stations and no fun things for kids, our terrible school system, and the racist and ignorant teachers involved in our school system | 1/24/2024 5:34 PM |
| 79 | Schools could be better, train traffic, not enough businesses | 1/24/2024 5:01 PM |
| 80 | not enough things to do, community isn't active at all, there's not a mall that has things for us, so we have to travel | 1/24/2024 5:00 PM |
| 81 | Unsafe, Nothing to do, and no where good to eat | 1/24/2024 4:58 PM |
| 82 | Lack of workforce housing, lack of workforce, lack of respect by city commission chairman to | 1/24/2024 11:12 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| others | | |
|--------|---|---------------------|
| 83 | Crime, no shopping nothing for the kids | 1/12/2024 6:42 PM |
| 84 | Boring, no activities, & no eating place | 1/12/2024 6:42 PM |
| 85 | Crime, city commission, taxes | 1/6/2024 7:51 AM |
| 86 | Nothing to do | 1/3/2024 9:03 PM |
| 87 | garbage and yard clipping pick up on curb the west side is nasty and ran down | 1/3/2024 8:36 PM |
| 88 | Lack of businesses. We need sit down restaurants/ things to do | 1/3/2024 4:15 PM |
| 89 | Crime, run down on west side and not enough restaurants or shops. | 12/13/2023 7:45 PM |
| 90 | Lack of good public education, Town looks trashy (litter everywhere), seems to be no direction that the city is going. | 12/4/2023 3:41 PM |
| 91 | Not enough restaurants. Nothing really to do. Crime | 11/29/2023 5:41 PM |
| 92 | Lack of merchandising and eatery selections | 11/28/2023 2:11 PM |
| 93 | Violence, not enough housing, no attractions | 11/26/2023 8:13 AM |
| 94 | Housing job opportunities No recreation for children | 11/22/2023 1:26 PM |
| 95 | The old abandon buildings through out town No new business down 16th Ave or a7th St. Having to leave town to go get nice things or nice meal | 11/22/2023 11:45 AM |
| 96 | Railroad, Restaurant and Stores | 11/22/2023 8:04 AM |
| 97 | 1. Crime 2. Urban blight 3. Lack of new industry | 11/21/2023 2:38 PM |
| 98 | no place to shop or eat, run down places | 11/21/2023 1:02 PM |
| 99 | No place to shop or eat or distraction | 11/21/2023 11:19 AM |
| 100 | crime, customer service industry is terrible in this city especially at the restaurants (the few we have to choose from), my family would rather go out of town to dine or shop, lack of things to do, shop, and dine. Big turn off for this city, the further down 280 W you go in the city looks terrible and unappealing to visitors, looks bad for us, and lastly the amount of abandoned building that need to be torn down. | 11/21/2023 9:54 AM |
| 101 | Weak school system, misuse of public funds, no growth or opportunities | 11/20/2023 5:16 PM |
| 102 | no where to shop, no grocery stores, not many good restaurants | 11/20/2023 4:00 PM |
| 103 | crime, lack of good employment opportunities, division | 11/20/2023 3:54 PM |
| 104 | no downtown, dirty (city), no restaurants | 11/20/2023 3:31 PM |
| 105 | Crime, Grocery store, limited shopping | 11/18/2023 9:28 PM |
| 106 | Trash everywhere, lack of downtown revitalization, trains | 11/17/2023 10:36 PM |
| 107 | Crime rate, all the empty buildings/older homes sitting vacant falling apart, not many restaurants/fast food options | 11/17/2023 9:17 PM |
| 108 | Downtown, wasted space, lack of shopping | 11/17/2023 7:38 PM |
| 109 | Lack of shopping, lack of growth, wasted space downtown | 11/17/2023 7:27 PM |
| 110 | Crime, lack of shopping, poor downtown area | 11/17/2023 5:55 PM |
| 111 | Crime Rate Lack of Change/Innovation Lack of entertainment based businesses for students | 11/17/2023 2:17 PM |
| 112 | Downtown or somewhere nearby needs an amphitheater or well thought out place for large groups to gather to enjoy concerts or festivals. Downtown needs to build very nice studio apartments or other style housing that brings safe, nice, young and old professional housing above storefronts Require owners to update their buildings to be attractive and safe structures with historical charm and integrity creating a uniform group of attractive storefronts, buildings-sidewalks- landscaping- more murals & interesting historical landmarks or fine art displays or seasonal community recognized celebrations for individuals or teams or businesses- | 11/17/2023 10:07 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|---|---|---------------------|
| something to be proud of & city themed DECOR for holidays or city celebrations, more outdoor activities/events that attract citizens and tourists. The unattractive storefronts, empty run down buildings, run down homes, lack of landscaping or well maintained areas. The neglected buildings, litter that is visible to everyone driving through town on the most traveled roads- 16th or 24th avenue/280' main street... is not a great way to welcome visitors to our area. We need to utilize the lake better! Concerts, festivals, ski events, kayaking tours, historical elements, Christmas lights like Callaway Gardens, or something fun that EVERYONE can enjoy. | | |
| 113 | Lack of restaurants, downtown area, lack of things to do other than lake | 11/17/2023 7:41 AM |
| 114 | Not lot of activities, quality education, | 11/16/2023 8:50 PM |
| 115 | Unclean/unkept, unsafe, lack of diverse employment opportunity | 11/16/2023 2:44 PM |
| 116 | Cleanliness Dilapidated downtown Crime | 11/16/2023 11:54 AM |
| 117 | Drugs, crime, railroads | 11/16/2023 11:11 AM |
| 118 | 1. The residents of the county and the county commission treat the City of Cordele like a stepchild despite utilizing its services. 2. The stranglehold of the power commission 3. Crisp Academy | 11/16/2023 10:17 AM |
| 119 | Trash, government disconnect, lake of quality housing | 11/16/2023 9:21 AM |
| 120 | Poor housing choice, the crime rate, no where family atmosphere you can enjoy | 11/15/2023 9:39 PM |
| 121 | attitude of being homegrown people are better than someone who moves to Cordele, racial tension created by city commission chairman, no quality grocery stores | 11/15/2023 8:39 PM |
| 122 | Not enough stores, not enough community involvement, not enough jobs | 11/15/2023 7:51 PM |
| 123 | Division of town black and white, housing, parks | 11/15/2023 7:10 PM |
| 124 | 1. Trash around the entire town/county (alley debris) with individual ownership accountability upkeep. It seems zoning laws are not being enforced or we are lacking zoning guidelines, etc. 2. Restaurant variety/selection. 3. Lack of more quality grocery stores! One decent one would suffice! | 11/15/2023 6:05 PM |
| 125 | Crime Lack of city leadership No vision downtown | 11/15/2023 4:39 PM |

Q7 What is the "one thing" you would change about Crisp County?

Answered: 127 Skipped: 10

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | The way the city is ran. It needs to be cleaned up and buildings that are abandoned torn down. | 2/15/2024 6:36 PM |
| 2 | Leadership. | 2/14/2024 3:09 PM |
| 3 | Entitlement attitude | 2/12/2024 11:50 PM |
| 4 | Keep public facilities in good repair and require owners to keep their property in good repair and safe!!!! | 2/11/2024 2:38 PM |
| 5 | increase better opportunities | 2/9/2024 11:52 PM |
| 6 | Lowering the crime rate in the city. | 2/9/2024 12:53 PM |
| 7 | More housing for the less for, and help the homeless people | 2/9/2024 11:06 AM |
| 8 | City commission chairman | 2/9/2024 9:10 AM |
| 9 | I am not from Crisp County but I dont have any complaints. | 2/9/2024 8:29 AM |
| 10 | All the elected officials | 2/8/2024 10:39 PM |
| 11 | The people running it! Get them OUT!! CLEAN HOUSE!! No one new could do any worse, and Cordele might have a chance to survive. Wake Up People! | 2/8/2024 7:49 PM |
| 12 | 1. Bringing people together of different races | 2/8/2024 4:54 PM |
| 13 | More housing, and higher paying job opportunities | 2/8/2024 4:42 PM |
| 14 | BRING IN MORE JOBS | 2/8/2024 4:33 PM |
| 15 | place to shop | 2/8/2024 3:35 PM |
| 16 | Crime | 2/8/2024 2:53 PM |
| 17 | Leadership | 2/8/2024 2:31 PM |
| 18 | More opportunities to build Crisp County for children and adults | 2/8/2024 2:21 PM |
| 19 | More restaurants. | 2/8/2024 9:14 AM |
| 20 | Better business moving in | 2/7/2024 11:14 AM |
| 21 | The elected officials | 2/7/2024 11:07 AM |
| 22 | Court system | 2/6/2024 11:20 PM |
| 23 | I would change living conditions | 2/6/2024 9:34 PM |
| 24 | To make it a safe place to live without violence and everybody get along no matter the color | 2/6/2024 6:37 PM |
| 25 | Revitalize downtown as the cultural and financial center of the community | 2/6/2024 6:14 PM |
| 26 | clean it up | 2/6/2024 5:20 PM |
| 27 | Get rid of city chairman immediately | 2/6/2024 5:08 PM |
| 28 | Law enforcement | 2/6/2024 3:48 PM |
| 29 | The closed mindedness of our higher ups. How are we supposed to support and grow if we stuck in the 50's. It's 2024. Open your eyes | 2/6/2024 3:16 PM |
| 30 | The poverty level and citizens define our community standards and no one wants to come here or stay here after high school. | 2/6/2024 2:52 PM |

| | | |
|----|--|--------------------|
| 31 | From Mayberry to a city with things to do for people of all ages | 2/6/2024 2:30 PM |
| 32 | Have a strong city council that listens to all citizens and does not make the news for drama | 2/6/2024 1:03 PM |
| 33 | Get out of the Empowerment status. No working class people want to move into and raise their Children in a designated poverty stricken area. That's why most young adults move out and people seeking a welfare hub move in to this community. All about government programs and drawing federal money into this area, welfare programs have destroyed our work force. | 2/6/2024 12:36 PM |
| 34 | City politicians. It is an absolute joke and an embarrassment every time there is a city commission meeting. They act like children | 2/6/2024 12:21 PM |
| 35 | Bring in business to all the abandoned buildings on 16th Ave or demolish them so something new could go there | 2/6/2024 11:57 AM |
| 36 | Shopping | 2/6/2024 11:49 AM |
| 37 | City commissioners | 2/6/2024 11:48 AM |
| 38 | thing to do for youth | 2/6/2024 11:33 AM |
| 39 | The commissioners on the board | 2/6/2024 11:28 AM |
| 40 | The leadership we need more progressive leadership not people who are stuck in the old ways. Times are changing and Crisp County needs to keep up with the world and the changes to try and hold on to our citizens and make the community stronger. | 2/6/2024 10:53 AM |
| 41 | Crime | 2/6/2024 10:44 AM |
| 42 | The level of influence that White people have over the city, with black people being the majority. Our city is being controlled by out of touch elderly white people with no experience working and living amongst black people and who are systematically racist and biased. I would change the level of cover up for the theft of city monies, and misappropriation of funds. I would remove Mark Crenshaw, James Nance, Vesta Shephard, Isaac Owens, Royce Reeves, Wesley Rainey, and Angela Redding from public office and have them all investigated. | 2/6/2024 10:18 AM |
| 43 | Consolidate city and county government | 2/5/2024 9:27 PM |
| 44 | Improve education, improve infrastructure and government services, remove or reduce blight, proactive government and community leaders willing to facilitate the needed changes. | 2/5/2024 12:07 PM |
| 45 | Open doors and build bridges between races. | 2/5/2024 11:58 AM |
| 46 | Less trash | 2/5/2024 11:32 AM |
| 47 | Lack of involvement by the citizens. Not supporting the community organizations when they try new events. | 2/5/2024 9:37 AM |
| 48 | Bring in more things to do and places to shop. | 2/5/2024 9:30 AM |
| 49 | Stop bringing gas station to the city, we have enough. Bring some restaurants to these empty buildings | 2/5/2024 9:30 AM |
| 50 | the downtown | 2/5/2024 8:47 AM |
| 51 | Add more variety grocery stores. | 2/5/2024 8:17 AM |
| 52 | would clean up the trash everywhere | 2/5/2024 8:16 AM |
| 53 | More modernization of city life | 2/5/2024 8:03 AM |
| 54 | Make it an appealing place to live | 2/5/2024 7:51 AM |
| 55 | Leadership | 2/1/2024 4:53 PM |
| 56 | Access to youth programs. | 1/30/2024 8:30 PM |
| 57 | Definitely make the ways of transportation more safe and assessable | 1/30/2024 11:07 AM |
| 58 | Lower the age of hiring for specifically fast food and retail jobs | 1/29/2024 11:38 AM |
| 59 | Better homes | 1/27/2024 6:48 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

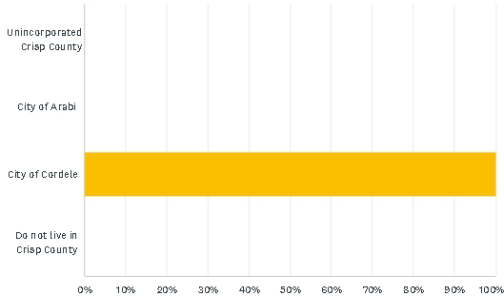
| | | |
|----|---|--------------------|
| 60 | Put more fun places for teens and kids o have more fun. | 1/26/2024 2:02 PM |
| 61 | This lifestyle for other generations | 1/26/2024 10:03 AM |
| 62 | Needs a skating rink, more fun things to do. | 1/25/2024 8:29 PM |
| 63 | The school system needs to straighten its priorities. Instead of all these new buildings, what we really need is better food and teachers. | 1/25/2024 4:52 PM |
| 64 | everything | 1/25/2024 3:01 PM |
| 65 | Wonderful | 1/25/2024 12:52 PM |
| 66 | The schools | 1/25/2024 12:09 PM |
| 67 | I would keep up downtown Cordele and make sure it's clean and a safe place to go to because it's really nice. | 1/25/2024 10:39 AM |
| 68 | I would change the tennis team fund it make it better cause its kids each day go there everyday play they best to get overlooked and embrased. | 1/25/2024 10:36 AM |
| 69 | The activities | 1/25/2024 10:19 AM |
| 70 | the buildings/ look | 1/25/2024 8:29 AM |
| 71 | nothing | 1/25/2024 8:11 AM |
| 72 | everything | 1/25/2024 8:07 AM |
| 73 | taking away all guns. | 1/25/2024 2:23 AM |
| 74 | The school system | 1/25/2024 12:09 AM |
| 75 | Make more parks for walking so people can get exercise without going to the gym | 1/24/2024 8:26 PM |
| 76 | The violence | 1/24/2024 7:42 PM |
| 77 | The leaders | 1/24/2024 6:12 PM |
| 78 | almost everything from the schools to the teachers to the fact that there isn't anything fun like a bowling alley or something | 1/24/2024 5:36 PM |
| 79 | Trains | 1/24/2024 5:01 PM |
| 80 | I would change the amount of things we don't have. I moved here 4 years ago and i've never really had anything to do in the community I think we need more shops, so we can get kids off the streets and into building or places doing fun things | 1/24/2024 5:01 PM |
| 81 | Safety | 1/24/2024 4:58 PM |
| 82 | Perspective by residents of their community | 1/24/2024 11:13 AM |
| 83 | Things for the kids to do | 1/12/2024 6:42 PM |
| 84 | Better eating places | 1/12/2024 6:42 PM |
| 85 | City commission | 1/6/2024 7:51 AM |
| 86 | Entertainment | 1/3/2024 9:03 PM |
| 87 | clean the town more jobs better housing and activities for the youth | 1/3/2024 8:41 PM |
| 88 | City council. | 1/3/2024 4:15 PM |
| 89 | Atmosphere | 1/3/2024 6:53 AM |
| 90 | Bring in more higher paying jobs. | 12/13/2023 7:45 PM |
| 91 | Better public education | 12/4/2023 3:41 PM |
| 92 | Add a dominos or good restaurant | 11/29/2023 5:41 PM |
| 93 | People on the board | 11/26/2023 8:14 AM |
| 94 | The city commissioner's attitude towards what the community needs | 11/22/2023 1:31 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|--|---------------------|
| 95 | The City Commissioners and Chairman | 11/22/2023 11:45 AM |
| 96 | Health Insurance and Medicaid to others that isn't older than 65 | 11/22/2023 8:05 AM |
| 97 | Make county and city governments work together (if you think they do now you're crazy) | 11/21/2023 2:39 PM |
| 98 | more places to eat and shop | 11/21/2023 1:03 PM |
| 99 | The buildings that are in the downtown area that have been let go | 11/21/2023 11:19 AM |
| 100 | We need to clean up the city, make it really nice, add more shops, and dining. TAKE CARE OF COUNTY EMPLOYEES BETTER. THEY NEED UP TO DATE EQUIPMENT AND SAFER WORKING ENVIRONMENT. | 11/21/2023 9:57 AM |
| 101 | The number of homeless people. | 11/21/2023 3:40 AM |
| 102 | more shops and restaurants | 11/20/2023 4:00 PM |
| 103 | less crime for better jobs | 11/20/2023 3:54 PM |
| 104 | everyone work together for common good | 11/20/2023 3:32 PM |
| 105 | clean up the trash around town | 11/18/2023 9:29 PM |
| 106 | Need more shopping and restaurants | 11/17/2023 10:36 PM |
| 107 | Telling the turtons and pearls to lower their rent in hopes to get a variety of business' or food places | 11/17/2023 9:19 PM |
| 108 | Downtown | 11/17/2023 7:38 PM |
| 109 | Businesses | 11/17/2023 7:27 PM |
| 110 | Lack of tradition | 11/17/2023 5:55 PM |
| 111 | The political representatives | 11/17/2023 2:17 PM |
| 112 | A more attractive and active downtown. | 11/17/2023 10:08 AM |
| 113 | Clean it up | 11/17/2023 7:42 AM |
| 114 | Make it safer | 11/16/2023 8:51 PM |
| 115 | Jobs Schools | 11/16/2023 8:19 PM |
| 116 | The city should focus more on taking care of alleyways, trash, etc. | 11/16/2023 2:44 PM |
| 117 | Road & Railroad system | 11/16/2023 11:54 AM |
| 118 | More employment opportunities | 11/16/2023 11:12 AM |
| 119 | Be open to change necessary to support education and children. County folks too often gripe about taxes while benefitting from services. Not all, not always, but too much. | 11/16/2023 10:19 AM |
| 120 | Consolidate | 11/16/2023 9:21 AM |
| 121 | Official seating for EVERYTHING. We need a mayor | 11/15/2023 9:41 PM |
| 122 | Need a quality grocery store | 11/15/2023 9:23 PM |
| 123 | I would love to see a new city commission chairman who cares about Cordele and all the people who live here. | 11/15/2023 8:40 PM |
| 124 | Add more businesses | 11/15/2023 7:52 PM |
| 125 | City Commission | 11/15/2023 7:10 PM |
| 126 | Upgrade overall shopping environment/dining experience. | 11/15/2023 6:07 PM |
| 127 | Willingness to grow | 11/15/2023 4:40 PM |

Q8 Where do you live?

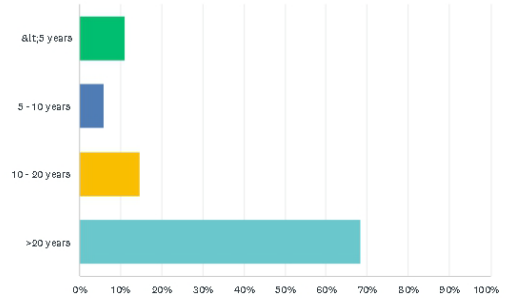
Answered: 137 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|------------|
| Unincorporated Crisp County | 0.00% | 0 |
| City of Arabi | 0.00% | 0 |
| City of Cordele | 100.00% | 137 |
| Do not live in Crisp County | 0.00% | 0 |
| TOTAL | | 137 |

Q9 How long have you and/or your family been a Crisp County resident?

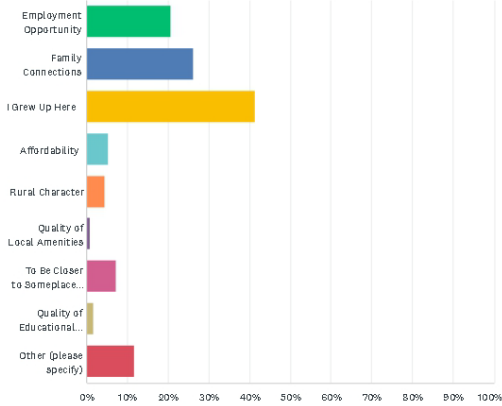
Answered: 136 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| <5 years | 11.03% | 15 |
| 5 - 10 years | 5.88% | 8 |
| 10 - 20 years | 14.71% | 20 |
| >20 years | 68.38% | 93 |
| TOTAL | | 136 |

Q10 If you moved to Crisp County from somewhere else, please indicate which of the reasons explain your move. (Select all that apply.)

Answered: 111 Skipped: 26



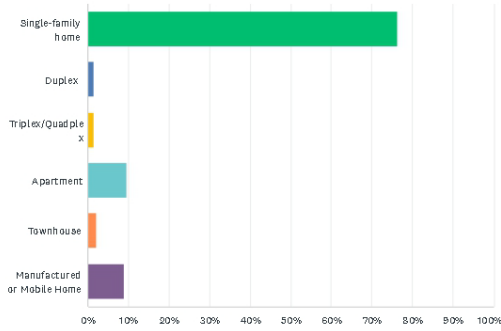
| ANSWER CHOICES | RESPONSES | |
|--------------------------------|-----------|----|
| Employment Opportunity | 20.72% | 23 |
| Family Connections | 26.13% | 29 |
| I Grew Up Here | 41.44% | 46 |
| Affordability | 5.41% | 6 |
| Rural Character | 4.50% | 5 |
| Quality of Local Amenities | 0.90% | 1 |
| To Be Closer to Someplace Else | 7.21% | 8 |
| Quality of Educational System | 1.80% | 2 |
| Other (please specify) | 11.71% | 13 |
| Total Respondents: 111 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

| | | |
|----|--|--------------------|
| 1 | I married someone from here. | 2/15/2024 6:37 PM |
| 2 | Small town enviroment, I could keep up with my children , was a job transfer for me in 1974, centrally located | 2/9/2024 11:09 AM |
| 3 | To live on Lake Blackshear | 2/8/2024 7:51 PM |
| 4 | I wouldn't move here | 2/8/2024 2:32 PM |
| 5 | I was broke and moved back and then I got stuck. This place sucks | 2/6/2024 3:17 PM |
| 6 | Married a resident of Cordele | 2/5/2024 9:28 PM |
| 7 | Family connections in Albany | 2/5/2024 11:59 AM |
| 8 | SPORTS | 1/25/2024 10:37 AM |
| 9 | Had to take care of a family member, but stayed after they passed. | 11/21/2023 9:58 AM |
| 10 | Retirement | 11/21/2023 3:41 AM |
| 11 | NA | 11/20/2023 3:55 PM |
| 12 | Lake | 11/17/2023 7:43 AM |
| 13 | The crime rate was 10x worst where I moved from | 11/15/2023 9:42 PM |

Q11 What kind of home do you live in? (Select only one)

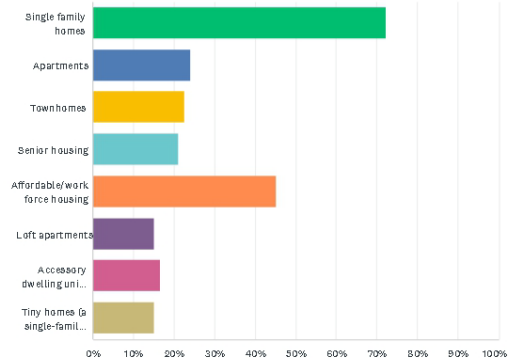
Answered: 135 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|------------|
| Single-family home | 76.30% | 103 |
| Duplex | 1.48% | 2 |
| Triplex/Quadplex | 1.48% | 2 |
| Apartment | 9.63% | 13 |
| Townhouse | 2.22% | 3 |
| Manufactured or Mobile Home | 8.89% | 12 |
| TOTAL | | 135 |

Q12 What type of housing would you like to see more of in the future? (select all that apply)

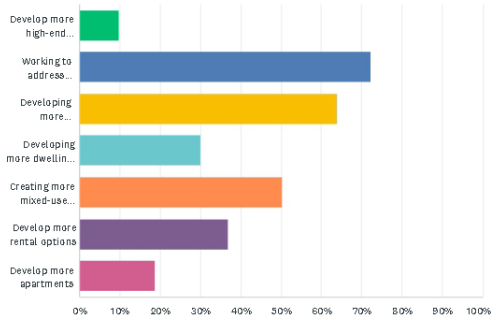
Answered: 133 Skipped: 4



| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| Single family homes | 72.18% | 96 |
| Apartments | 24.06% | 32 |
| Townhomes | 22.56% | 30 |
| Senior housing | 21.05% | 28 |
| Affordable/workforce housing | 45.11% | 60 |
| Loft apartments | 15.04% | 20 |
| Accessory dwelling units (a small house that shares a single-family lot with a larger house) | 16.54% | 22 |
| Tiny homes (a single-family home 400sqft or less, excluding lofts) | 15.04% | 20 |
| Total Respondents: 133 | | |

Q13 What should our top 3 priorities regarding housing be? (Choose Top Three)

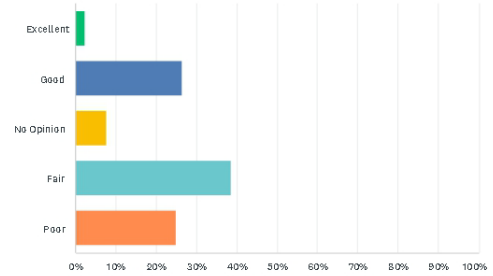
Answered: 133 Skipped: 4



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Develop more high-end housing (> \$300,000) | 9.77% 13 |
| Working to address dilapidated/vacant properties | 72.18% 96 |
| Developing more single-family housing (< \$180,000) | 63.91% 85 |
| Developing more dwelling options for seniors | 30.08% 40 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 50.38% 67 |
| Develop more rental options | 36.84% 49 |
| Develop more apartments | 18.80% 25 |
| Total Respondents: 133 | |

Q14 How would you rate the overall quality of life in Crisp County?

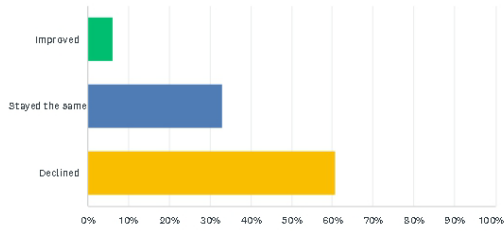
Answered: 132 Skipped: 5



| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Excellent | 2.27% 3 |
| Good | 26.52% 35 |
| No Opinion | 7.58% 10 |
| Fair | 38.64% 51 |
| Poor | 25.00% 33 |
| TOTAL | 132 |

Q15 Over the last 10 years, do you believe that the quality of life has...?

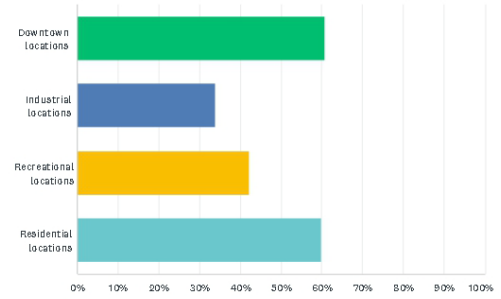
Answered: 130 Skipped: 7



| ANSWER CHOICES | RESPONSES | |
|-----------------|-----------|------------|
| Improved | 6.15% | 8 |
| Stayed the same | 33.08% | 43 |
| Declined | 60.77% | 79 |
| TOTAL | | 130 |

Q16 Our top 2 priorities in regard to revitalization efforts should be... (Check 2)

Answered: 130 Skipped: 7



| ANSWER CHOICES | RESPONSES | |
|-------------------------------|-----------|----|
| Downtown locations | 60.77% | 79 |
| Industrial locations | 33.85% | 44 |
| Recreational locations | 42.31% | 55 |
| Residential locations | 60.00% | 78 |
| Total Respondents: 130 | | |

Q17 What are our community's greatest needs?

Answered: 117 Skipped: 20

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | Cleanliness ,more things for youth to do to stay out of trouble, and GET RID OF THE PEOPLE IN OFFICE THAT DOES NOT WANT TO SEE THE CITY GROW | 2/15/2024 6:41 PM |
| 2 | N/A | 2/14/2024 3:11 PM |
| 3 | Education | 2/12/2024 11:56 PM |
| 4 | Teamwork across the board to make a safer place to live | 2/11/2024 2:43 PM |
| 5 | to become united, to support the school aged students better, to provide better education and opportunities | 2/9/2024 11:54 PM |
| 6 | Improve the quality of life by decreasing the crime rate in a proactive manner, which will then create a safe environment for all facets of livelihood. | 2/9/2024 12:58 PM |
| 7 | Housing for homeless, recreation for our youth, More qualified personnel to know how to make decisions about our county and city | 2/9/2024 11:19 AM |
| 8 | A new city commission chairman | 2/9/2024 9:12 AM |
| 9 | More jobs and a livable wage. | 2/9/2024 8:31 AM |
| 10 | Businesses that attract workers that get paid decent wages. | 2/8/2024 10:42 PM |
| 11 | GROWTH with Businesses and Job opportunities. | 2/8/2024 7:54 PM |
| 12 | Recreation facilities for the youth | 2/8/2024 4:57 PM |
| 13 | more housing for families (3-4 bedrooms), more apartments that are also affordable, higher paying jobs | 2/8/2024 4:47 PM |
| 14 | MORE HOUSING MORE JOBS | 2/8/2024 4:35 PM |
| 15 | we need someone better to make better choses for us | 2/8/2024 3:38 PM |
| 16 | n/a | 2/8/2024 3:01 PM |
| 17 | People who will work | 2/8/2024 2:56 PM |
| 18 | Someone to support and meet the people's needs and not their own. | 2/8/2024 2:37 PM |
| 19 | Transportation and housing | 2/8/2024 2:25 PM |
| 20 | More business | 2/7/2024 11:16 AM |
| 21 | Housing,Jobs, grocery stores | 2/6/2024 11:23 PM |
| 22 | Better leadership | 2/6/2024 9:37 PM |
| 23 | To improve on creating more places for our youths to attend to help guide them from the streets of violence to be successful as they grow up | 2/6/2024 6:43 PM |
| 24 | Walkable spaces, revitalized downtown, pro business policies, access to subspecialized health care, improved public transportation, additional support and incentives for local and small businesses | 2/6/2024 6:17 PM |
| 25 | progressive unbiased leadership | 2/6/2024 5:23 PM |
| 26 | Revival | 2/6/2024 5:11 PM |
| 27 | Law enforcement Fair representation on city commission with 2 white wards. 2 black black wards 1 at large | 2/6/2024 3:50 PM |

| | | |
|----|--|-------------------|
| 28 | Love, Support, Willingness. If our medical care or our school don't give a damn, no one else will. This city is shameful | 2/6/2024 3:21 PM |
| 29 | Restaurants Better workforce Instead of approving Medicaid for able working bodies, allow it to go to those in medical need and have the able bodies go to work and help provide reduced daycare. Our options for daycare need improving | 2/6/2024 2:56 PM |
| 30 | Our city is slowly dying because the commissioners cant stop infighting to focus on bring life back to this city. Look at the recent changes to food truck fees as an example of them not helping businesses thrive. A majority of people travel to surrounding city's and put their money to those economies instead of Cordele because w have nothing to offer but loan companies motels and gas stations. We needs arcades malls skating rinks things for the youth an art park a community center that is not faith based. I could go on for days. Bottom line people do not want to live here because we have nothing to offer. | 2/6/2024 2:38 PM |
| 31 | Strong leadership, better career opportunities (outside of agriculture and industrial), lessen the racial divide | 2/6/2024 1:08 PM |
| 32 | 1. Places to work 2. Reduce welfare programs and benefits that allow people to do nothing but have babies use drugs and get into trouble, all of these things cost working people money, and places those people in a bondage that they normally cannot recover from or break out of. Very sad life for them also. | 2/6/2024 12:48 PM |
| 33 | A heavier focus on the safety of our neighborhoods and preventing crime. We need more industries to come to Cordele, but we do not have the work force to support it. Also, if a company showed interest in developing in Cordele and watch a commission meeting it would heavily deter them. | 2/6/2024 12:28 PM |
| 34 | Progress new business more restaurants less GAS STATIONS | 2/6/2024 12:04 PM |
| 35 | Shopping | 2/6/2024 11:53 AM |
| 36 | youth thing to do | 2/6/2024 11:35 AM |
| 37 | Stop taking from the community and provide more to improve the community and stop cheating people on utilities and the people don't have the resources to get by and being forced from home do to over rated raises in the utility | 2/6/2024 11:33 AM |
| 38 | More outreach and support for the different communities and age ranges | 2/6/2024 10:57 AM |
| 39 | Everything | 2/6/2024 10:49 AM |
| 40 | A total makeover. From the people we hire to serve the public down to administrative workers. There needs to be a more intentional approach to how we rear and educate our children. There needs to be access to quality grocery stores on the Westside of Cordele. There needs to be more appealing and realistic approaches to public housing on the Westside (No More Fences). There needs to be an audit from the last 15 years to see how we got in this financial position. | 2/6/2024 10:22 AM |
| 41 | To clean it up, get City Commission to look for opportunities that will benefit the citizens and not create divisions. | 2/5/2024 9:31 PM |
| 42 | Education, infrastructure and government service delivery, blight cleanup (general garbage and delapidated buildings), more shopping opportunities for basic needs, downtown revitalization, repurpose or remove vacant buildings, attract more industry to provide good jobs. | 2/5/2024 12:18 PM |
| 43 | School system improvement - more programs, higher academic achievement, economic development to recruit businesses and support local businesses that provide Department of Labor Good Jobs; improved housing options for workforce and the elderly (Private developers will meet the need for houses costing \$300k or more) | 2/5/2024 12:11 PM |
| 44 | Skilled workforce Better run govt | 2/5/2024 11:35 AM |
| 45 | Developing a welcoming environment for visitors/tourists (to capitalize on the I-75 location) and better housing options to attract workers. | 2/5/2024 9:50 AM |
| 46 | Something to do. | 2/5/2024 9:40 AM |
| 47 | Jobs, housing, shopping, and recreation | 2/5/2024 9:33 AM |
| 48 | Overall fixing up | 2/5/2024 9:33 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|--------------------|
| 49 | trash removal, lower taxes | 2/5/2024 8:20 AM |
| 50 | Need more businesses. | 2/5/2024 8:20 AM |
| 51 | Leadership that works together to improve the quality of our communities | 2/5/2024 7:56 AM |
| 52 | Access to youth programs. | 1/30/2024 8:31 PM |
| 53 | Sufficient jobs and housing options along with a better way to help out our homeless | 1/30/2024 11:12 AM |
| 54 | Better housing, better restaurants, recreational options for our youth | 1/27/2024 6:51 AM |
| 55 | Better transportation and opportunities. | 1/26/2024 2:04 PM |
| 56 | food stamps and money stimulus checks | 1/26/2024 10:06 AM |
| 57 | Everything. | 1/25/2024 8:31 PM |
| 58 | We really need better schools and more shopping opportunities. There are hardly any stores, which causes people to have to drive for a while just to go get clothes or something simple. | 1/25/2024 4:55 PM |
| 59 | Wonderful | 1/25/2024 12:53 PM |
| 60 | Better restaurants, More places to shop more like mall that well get more people coming to cordele which means more money. All the old building on 16 change into something. Funding for Crisp county highschool it needs to be bigger | 1/25/2024 10:43 AM |
| 61 | We need more access to recreational buildings/ areas. | 1/25/2024 10:41 AM |
| 62 | More events arcades | 1/25/2024 10:22 AM |
| 63 | sidewalks, better roads, better buildings, park areas | 1/25/2024 8:32 AM |
| 64 | nothing | 1/25/2024 8:11 AM |
| 65 | i dont know | 1/25/2024 8:09 AM |
| 66 | recreation centers a programs for Adults an kids with Special Needs A.D.H.D an that has Autism. | 1/25/2024 2:40 AM |
| 67 | It needs to be safer for kids. | 1/25/2024 12:13 AM |
| 68 | Higher budget for the school School buses Better housing More houses Parks More shopping outlets | 1/24/2024 8:30 PM |
| 69 | A sense of unity and safety and also more things to get into other than violence/drugs | 1/24/2024 7:45 PM |
| 70 | Stop the stuff that goes on in the downtown area (you know what I mean) and make this a better place for these kids growing up here. | 1/24/2024 6:16 PM |
| 71 | fun things to do, better teachers, better principals | 1/24/2024 5:39 PM |
| 72 | Access to better education, more employment opportunities, affordable housing | 1/24/2024 5:05 PM |
| 73 | we have to many people that don't work, and a poor education system | 1/24/2024 5:04 PM |
| 74 | Workforce housing | 1/24/2024 11:15 AM |
| 75 | Something for the kids | 1/12/2024 7:06 PM |
| 76 | Lights in my subdivisions | 1/12/2024 6:45 PM |
| 77 | Law enforcement | 1/9/2024 7:54 AM |
| 78 | Apartments, housing affordable housing | 1/3/2024 9:05 PM |
| 79 | clean this city by enforcement of codes jobs and housing each city commissioner report code violation they live in there ward | 1/3/2024 8:53 PM |
| 80 | Variety! Need to let things come here | 1/3/2024 4:17 PM |
| 81 | Jobs, housing, restaurants and recreation. | 12/13/2023 7:48 PM |
| 82 | Clearing dilapidated houses | 12/4/2023 3:43 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|-----|---|---------------------|
| 83 | Food and housing | 11/29/2023 5:43 PM |
| 84 | Recreational and hospitality industry options | 11/28/2023 2:13 PM |
| 85 | Health care, Housing, & attractions | 11/26/2023 8:17 AM |
| 86 | Dilapidated buildings and recreational places for children | 11/22/2023 1:34 PM |
| 87 | Need to improve better lights, cameras for safety, more businesses that will promote more terrorist and locals to buy more locally and generate money into the community, need to have safe and educational places for our youth to want to do more, more food places, new downtown developments, tore down the abandon buildings and put more walking parks and exercise gum park (beside Lake Blackshear). Lower the taxes on property so we can have new businesses, improve the youth building like (ball park,rec dept.,etc). | 11/22/2023 11:59 AM |
| 88 | Everything | 11/22/2023 8:07 AM |
| 89 | Real leaders! | 11/21/2023 2:43 PM |
| 90 | educate children to make them able to go into the workforce and not on government assistance | 11/21/2023 1:05 PM |
| 91 | Programs for kids | 11/21/2023 11:22 AM |
| 92 | commerce, we need badly more restaurants, shopping, and dining options. Stop making it so difficult for business owners or franchisers to come in for liquor license. Our town looks terrible with all these popup lottery and tobacco shops. We need Kroger's, Publix, chillis, Applebee's, stuff like that. We are a big enough city to have that. We need more shops than city trends or Belk's that has now turned into an outlet. Stop making rent building so expensive | 11/21/2023 10:10 AM |
| 93 | Housing needs, availability to reside somewhere for a low rate of income | 11/21/2023 9:19 AM |
| 94 | 1. Help with the homeless. 2. Having guidelines / fines for unkept property in the city. (i.e. Accumulated trash in the alleys). | 11/21/2023 3:52 AM |
| 95 | High quality job opportunities, lower crime rates, better education system | 11/20/2023 5:24 PM |
| 96 | educate the young people to become effective worker and not be on welfare | 11/20/2023 4:03 PM |
| 97 | Better job opportunities and public transportation for those who cannot afford vehicles. Shelters or governmental boarding facilities to help people transition from unemployment to stability. | 11/20/2023 3:58 PM |
| 98 | downtown, business growth, a CITY COMMISSION that is not the joke of Georgia, restaurants | 11/20/2023 3:34 PM |
| 99 | Better education | 11/18/2023 9:37 PM |
| 100 | Make the school system better, improve the crime/drug rate, clean up the vacant housing around town, bring in business/ restaurants | 11/17/2023 9:26 PM |
| 101 | Business opportunity | 11/17/2023 7:39 PM |
| 102 | Employment opportunities | 11/17/2023 7:29 PM |
| 103 | Community parks and recreation | 11/17/2023 5:56 PM |
| 104 | A diverse and knowledgeable mayor to enforce needed aspects of Cordele in order to improve the overall well being and longevity of the city. | 11/17/2023 2:21 PM |
| 105 | An active, hospitable, well-informed & WELL TRAINED & managed group of leaders working TOGETHER for the betterment of our city. All positions serving the public or governmental agencies, or boards should be held to their annual plans and reports, evaluations in their role based on job descriptions, duties and responsibilities outlined for all officials serving the city and county government and general public. More money should be allocated to create or supplement roles such as communications- website design and social media communications- community event planners, recruiters, project managers, ambassadors, and liaisons for interrelated roles and responsibilities. | 11/17/2023 10:24 AM |
| 106 | Transportation, Employment | 11/16/2023 8:54 PM |
| 107 | Alot | 11/16/2023 8:21 PM |
| 108 | Industry, Safety, Revitalization | 11/16/2023 11:56 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

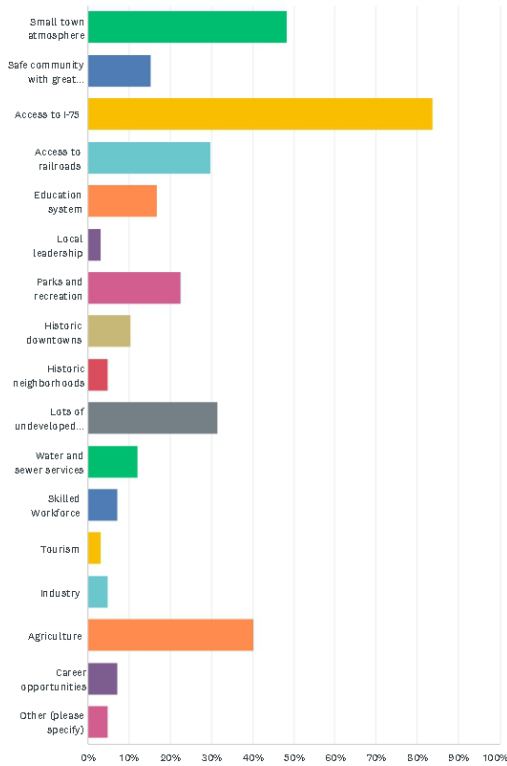
| | | |
|-----|--|---------------------|
| 109 | More police | 11/16/2023 11:13 AM |
| 110 | Poverty, single parent homes, supporting the public schools | 11/16/2023 10:21 AM |
| 111 | Communication, working together | 11/16/2023 9:24 AM |
| 112 | Mayor, family oriented restaurants, shopping mall, plants for more jobs | 11/15/2023 9:44 PM |
| 113 | Adequate housing is the greatest need along with improved school system. | 11/15/2023 8:44 PM |
| 114 | More jobs, so young people can stay here instead of moving away for jobs | 11/15/2023 7:55 PM |
| 115 | Shopping centers | 11/15/2023 7:12 PM |
| 116 | Family support assistance/education to reach the parents to help our children graduate from high school, as well as to help decrease out STD rate, family violence, which is deplorable. E Great education is power! | 11/15/2023 6:17 PM |
| 117 | Don't be afraid of change and growth downtown | 11/15/2023 4:41 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q18 What do you feel are the greatest strengths of your community?
(Select all that apply.)

Answered: 124 Skipped: 13

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

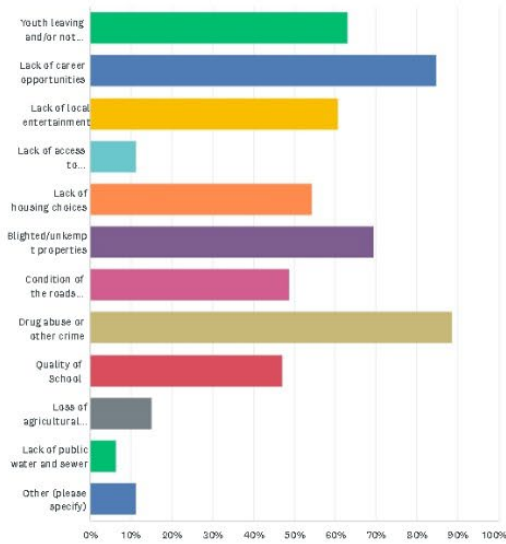


Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| ANSWER CHOICES | RESPONSES | |
|--|---|-------------------|
| Small town atmosphere | 48.39% | 60 |
| Safe community with great public safety and fire departments | 15.32% | 19 |
| Access to I-75 | 83.87% | 104 |
| Access to railroads | 29.84% | 37 |
| Education system | 16.94% | 21 |
| Local leadership | 3.23% | 4 |
| Parks and recreation | 22.58% | 28 |
| Historic downtowns | 10.48% | 13 |
| Historic neighborhoods | 4.84% | 6 |
| Lots of undeveloped land to support growth | 31.45% | 39 |
| Water and sewer services | 12.10% | 15 |
| Skilled Workforce | 7.26% | 9 |
| Tourism | 3.23% | 4 |
| Industry | 4.84% | 6 |
| Agriculture | 40.32% | 50 |
| Career opportunities | 7.26% | 9 |
| Other (please specify) | 4.84% | 6 |
| Total Respondents: 124 | | |
| # | OTHER (PLEASE SPECIFY) | DATE |
| 1 | community work and helping others, Billy Hancock is always supportive to our communities and Crisp County | 2/9/2024 11:25 AM |
| 2 | Healthcare access | 2/9/2024 9:12 AM |
| 3 | None of these to me. The strengths are all weak. | 2/8/2024 2:40 PM |
| 4 | Power company does an excellent job | 2/6/2024 12:29 PM |
| 5 | There are no advantages. Racism is at an all time high and there needs to be federal intervention. | 2/6/2024 10:23 AM |
| 6 | I-75 and Hwy 280 intersection; Veterans State Park | 2/5/2024 12:15 PM |

Q19 What do you feel is a threat to your community? (Select all that apply.)

Answered: 125 Skipped: 12

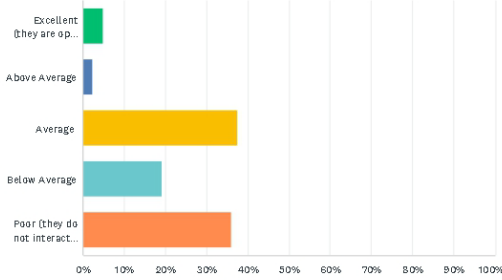


| ANSWER CHOICES | RESPONSES |
|---|------------|
| Youth leaving and/or not returning | 63.20% 79 |
| Lack of career opportunities | 84.80% 106 |
| Lack of local entertainment | 60.80% 76 |
| Lack of access to Internet/Broadband | 11.20% 14 |
| Lack of housing choices | 54.40% 68 |
| Blighted/unkempt properties | 69.60% 87 |
| Condition of the roads (potholes, pavement issues, unpaved roads, etc.) | 48.80% 61 |
| Drug abuse or other crime | 88.80% 111 |
| Quality of School | 47.20% 59 |
| Loss of agricultural land and natural resources to new development | 15.20% 19 |
| Lack of public water and sewer | 6.40% 8 |
| Other (please specify) | 11.20% 14 |
| Total Respondents: 125 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|--|---------------------|
| 1 | streets raising the kids | 2/15/2024 6:43 PM |
| 2 | Most of our teachers are exceptional but the administration and education board DO NOT SUPPORT the teachers as they should. | 2/11/2024 2:49 PM |
| 3 | The people Running Crisp County! | 2/8/2024 7:55 PM |
| 4 | Policy that does not support local businesses | 2/6/2024 6:18 PM |
| 5 | City council is an embarrassment as a whole | 2/6/2024 1:09 PM |
| 6 | No work force. | 2/6/2024 12:50 PM |
| 7 | Over priced utility bills | 2/6/2024 11:34 AM |
| 8 | Sheriff Billy Hancock, Commissioners Reeves, Rainey, Owens, and Shephard, City Manager Redding, City Attorney Coleman, and many other bad dealers. | 2/6/2024 10:24 AM |
| 9 | trash everywhere | 2/5/2024 8:21 AM |
| 10 | Everything. | 1/25/2024 8:32 PM |
| 11 | pot holes | 1/25/2024 8:11 AM |
| 12 | Elected officials | 12/4/2023 3:54 PM |
| 13 | No health insurance for ones under 65 | 11/22/2023 8:09 AM |
| 14 | NO DINING AND SHOPPING CHOICES | 11/21/2023 10:15 AM |

Q20 How well do you rate your local government regarding openness and communication with the public?

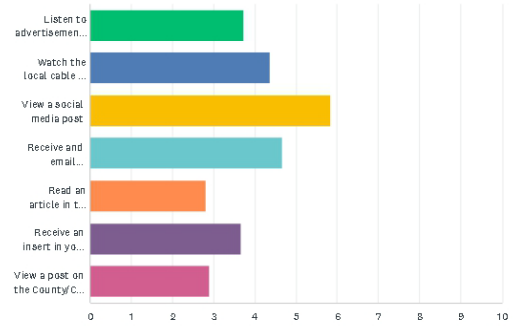
Answered: 125 Skipped: 12



| ANSWER CHOICES | RESPONSES |
|---|------------|
| Excellent (they are open to requests and responsive to needs) | 4.80% 6 |
| Above Average | 2.40% 3 |
| Average | 37.60% 47 |
| Below Average | 19.20% 24 |
| Poor (they do not interact well with the public and I feel they don't listen) | 36.00% 45 |
| TOTAL | 125 |

Q21 Please rank your preferred methods of receiving information regarding community events, meetings, or issues. (#1 should be the most important and #7 should be the least important.)

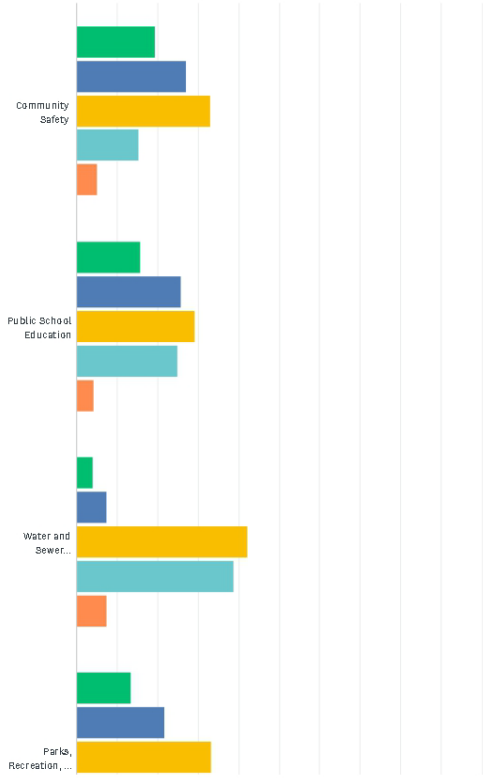
Answered: 114 Skipped: 23



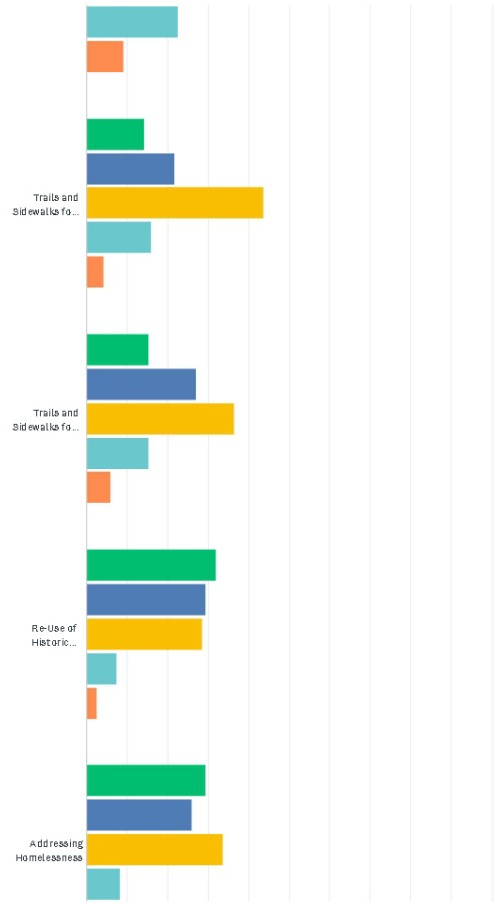
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | TOTAL | SCORE |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Listen to advertisements and announcements on a local radio station | 12.28% 14 | 8.77% 10 | 15.79% 18 | 15.79% 18 | 14.91% 17 | 14.91% 17 | 17.54% 20 | 114 | 3.73 |
| Watch the local cable TV station | 11.40% 13 | 23.68% 27 | 13.16% 15 | 19.30% 22 | 14.91% 17 | 10.53% 12 | 7.02% 8 | 114 | 4.38 |
| View a social media post | 46.49% 53 | 18.42% 21 | 21.05% 24 | 7.02% 8 | 3.51% 4 | 0.88% 1 | 2.63% 3 | 114 | 5.84 |
| Receive and email newsletter | 11.40% 13 | 27.19% 31 | 16.67% 19 | 21.93% 25 | 12.28% 14 | 7.02% 8 | 3.51% 4 | 114 | 4.68 |
| Read an article in the local newspaper | 1.75% 2 | 2.63% 3 | 7.02% 8 | 16.67% 19 | 24.56% 28 | 29.82% 34 | 17.54% 20 | 114 | 2.81 |
| Receive an insert in your utility bill | 11.40% 13 | 13.16% 15 | 12.28% 14 | 10.53% 12 | 15.79% 18 | 20.18% 23 | 16.67% 19 | 114 | 3.67 |
| View a post on the County/City website | 5.26% 6 | 6.14% 7 | 14.04% 16 | 8.77% 10 | 14.04% 16 | 16.67% 19 | 35.09% 40 | 114 | 2.89 |

Q22 Please rate your satisfaction with each of these aspects of local government infrastructure and services in your community.

Answered: 121 Skipped: 16

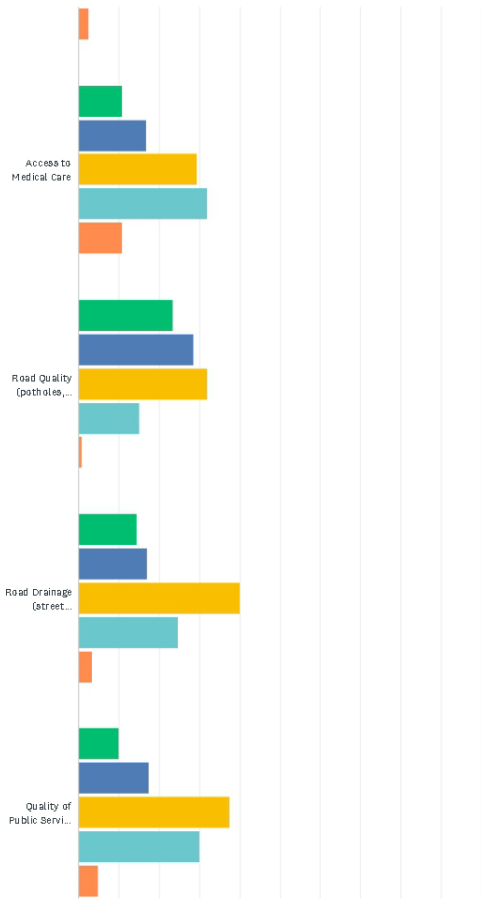


43 / 61



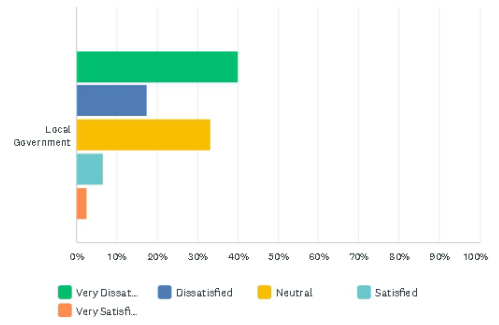
44 / 61

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



45 / 61

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey



46 / 61

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | VERY DISSATISFIED | DISSATISFIED | NEUTRAL | SATISFIED | VERY SATISFIED | TOTAL | WEIGHTED AVERAGE |
|---|-------------------|--------------|--------------|--------------|----------------|-------|------------------|
| Community Safety | 19.49% 23 | 27.12% 32 | 33.05% 39 | 15.25% 18 | 5.08% 6 | 118 | 2.59 |
| Public School Education | 15.83% 19 | 25.83% 31 | 29.17% 35 | 25.00% 30 | 4.17% 5 | 120 | 2.76 |
| Water and Sewer Infrastructure | 4.13% 5 | 7.44% 9 | 42.15% 51 | 38.84% 47 | 7.44% 9 | 121 | 3.38 |
| Parks, Recreation, and Open Space | 13.33% 16 | 21.67% 26 | 33.33% 40 | 22.50% 27 | 9.17% 11 | 120 | 2.92 |
| Trails and Sidewalks for Transportation | 14.29% 17 | 21.85% 26 | 43.70% 52 | 15.97% 19 | 4.20% 5 | 119 | 2.74 |
| Trails and Sidewalks for Recreation | 15.25% 18 | 27.12% 32 | 36.44% 43 | 15.25% 18 | 5.93% 7 | 118 | 2.69 |
| Re-Use of Historic Buildings | 31.93% 38 | 29.41% 35 | 28.57% 34 | 7.56% 9 | 2.52% 3 | 119 | 2.19 |
| Addressing Homelessness | 29.41% 35 | 26.05% 31 | 33.61% 40 | 8.40% 10 | 2.52% 3 | 119 | 2.29 |
| Access to Medical Care | 10.92% 13 | 16.81% 20 | 29.41% 35 | 31.93% 38 | 10.92% 13 | 119 | 3.15 |
| Road Quality (potholes, pavement issues, unpaved roads, etc.) | 23.53% 28 | 28.57% 34 | 31.93% 38 | 15.13% 18 | 0.84% 1 | 119 | 2.41 |
| Road Drainage (street flooding, etc.) | 14.53% 17 | 17.09% 20 | 40.17% 47 | 24.79% 29 | 3.42% 4 | 117 | 2.85 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 10.00% 12 | 17.50% 21 | 37.50% 45 | 30.00% 36 | 5.00% 6 | 120 | 3.02 |
| Local Government | 40.00% 48 | 17.50% 21 | 33.33% 40 | 6.67% 8 | 2.50% 3 | 120 | 2.14 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---------------------|
| 1 | Dissatisfied with City Government, County Gov't is ok | 2/6/2024 5:27 PM |
| 2 | When I say community safety is an issue I am not blaming the PD or SO for that. Simply an observation | 2/6/2024 12:31 PM |
| 3 | It is a shame that commission cant conduct business for arguing | 11/21/2023 1:07 PM |
| 4 | LOCAL GOVERNMENT NEED TO MEET THE NEEDS OF THE PEOPLE AND NOT THEMSELVES | 11/21/2023 10:32 AM |
| 5 | city commission in leadership disarray | 11/20/2023 3:40 PM |
| 6 | City Government needs over hauled-a disgrace to everyone. | 11/15/2023 6:30 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q23 Please share any additional comments regarding your satisfaction with local government infrastructure and services in your community.

Answered: 24 Skipped: 113

| # | RESPONSES | DATE |
|----|---|---------------------|
| 1 | CLEAN HOUSE and replace with someone who has EXPERIENCE and wants to Thrive & Grow | 2/8/2024 8:00 PM |
| 2 | Dissatisfied with City Government, County Gov't is ok | 2/6/2024 5:27 PM |
| 3 | I have watched the cordele commissioners meetings live on social media. It's an utter joke I wouldn't allow any of them to manage a lemonade stand must less a CITY. | 2/6/2024 2:44 PM |
| 4 | Nobody in the local government appears to care about the citizens or community, and is a constant embarrassment as they are on the news for drama instead of solving problems | 2/6/2024 1:13 PM |
| 5 | City limb pick up should be done in the alley way not curbside. Chlorine and fluoride are both carcinogenic (caused cancer) we need an alternative water treatment that is safer. | 2/6/2024 1:04 PM |
| 6 | Put more time and effort into our youth and making our community stronger | 2/6/2024 11:02 AM |
| 7 | There is no satisfaction. | 2/6/2024 10:25 AM |
| 8 | Need to combine city and county. | 2/5/2024 9:34 PM |
| 9 | The perception of our local city government is one of lack of coordination and continuous in-fighting, neither of which is conducive to long-term development, improvement goals or effectively addressing challenges. | 2/5/2024 9:59 AM |
| 10 | nothing | 1/25/2024 8:12 AM |
| 11 | I feel like Crisp County will be a better place if there were low income houses for single parents with low income instead of keep going up on peoples rent and to make it a safe place to live. And open up a homeless shelter for the homeless peoples. | 1/25/2024 2:56 AM |
| 12 | I really dont have any problem with any government unless they mess with me or my family | 1/24/2024 8:37 PM |
| 13 | Local government listens to the wrong thing and I just don't agree with them on most things. (It's my opinion) | 1/24/2024 6:20 PM |
| 14 | the city manager and commissioner make very important decisions before getting the citizens input and having the opportunity to vote on them | 1/3/2024 9:09 PM |
| 15 | Jobs jobs jobs an affordable housing ASAP | 1/3/2024 9:08 PM |
| 16 | need to get rid of city commissioners and start over | 11/21/2023 1:07 PM |
| 17 | THERE IS NO SATISFACTION. LOCAL GOVERNMENT NEEDS TO MEET THE NEEDS OF THE PEOPLE LIKE I STATED BEFORE. | 11/21/2023 10:32 AM |
| 18 | it is embarrassing that our city council cant handle business for fussing with each other. | 11/20/2023 4:07 PM |
| 19 | County Government no issues, City of Cordele leadership is a public embarrassment related directly to the Chairperson | 11/20/2023 3:40 PM |
| 20 | We need training on etiquette and expected professional behavior regarding all civic and socially responsible leaders. More opportunities or required events bringing all of our key leaders together for reporting purposes. Everyone needs to communicate more often and more respectfully. There are a lot of misunderstandings that can be resolved with good consistent communication. | 11/17/2023 10:35 AM |
| 21 | City government is utterly disfunctional. Workers are good. | 11/16/2023 10:23 AM |
| 22 | A joke | 11/16/2023 9:30 AM |

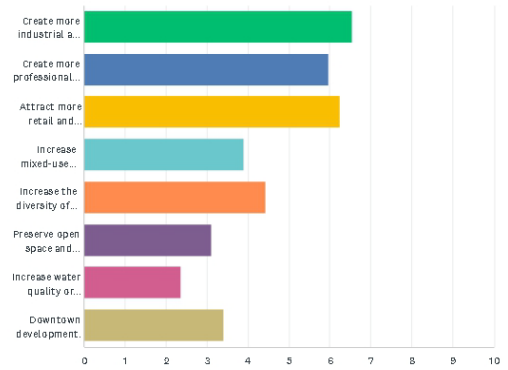
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|--------------------|
| 23 | Feel like the county is not open to growth | 11/15/2023 8:00 PM |
| 24 | Am not sure why we are spending millions of dollars on a sports complex entities when our youth graduation rate and overall education is where the attention is needed. | 11/15/2023 6:30 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q24 Rank the importance of the following to you for how you want your community to grow. (#1 should be the most important and #12 should be the least important.)

Answered: 106 Skipped: 31



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Create more industrial and manufacturing jobs. | 39.62% 42 | 23.58% 25 | 13.21% 14 | 11.32% 12 | 4.72% 5 | 3.77% 4 | 1.89% 2 | 1.89% 2 | 106 | 6.54 |
| Create more professional and office jobs. | 12.26% 13 | 33.96% 36 | 22.64% 24 | 15.09% 16 | 7.55% 8 | 4.72% 5 | 2.83% 3 | 0.94% 1 | 106 | 5.98 |
| Attract more retail and restaurants. | 22.64% 24 | 17.92% 19 | 37.74% 40 | 12.26% 13 | 5.66% 6 | 0.94% 1 | 1.89% 2 | 0.94% 1 | 106 | 6.25 |
| Increase mixed-use neighborhoods. | 0.94% 1 | 4.72% 5 | 6.60% 7 | 22.64% 24 | 30.19% 32 | 15.09% 16 | 11.32% 12 | 8.49% 9 | 106 | 3.91 |
| Increase the diversity of home types and price-points to include more multi-family, condominiums, apartments, cottage-size single-family, accessory dwelling units, tiny homes. | 9.43% 10 | 7.55% 8 | 8.49% 9 | 16.04% 17 | 27.36% 29 | 16.04% 17 | 11.32% 12 | 3.77% 4 | 106 | 4.43 |
| Preserve open space and protect environmentally sensitive areas through land development regulations and establishing public parks. | 2.83% 3 | 2.83% 3 | 3.77% 4 | 5.66% 6 | 12.26% 13 | 34.91% 37 | 26.42% 28 | 11.32% 12 | 106 | 3.11 |
| Increase water quality or pressure. | 4.72% 5 | 2.83% 3 | 0.00% 0 | 4.72% 5 | 4.72% 5 | 8.49% 9 | 35.85% 38 | 38.68% 41 | 106 | 2.36 |
| Downtown development. | 7.55% 8 | 6.60% 7 | 7.55% 8 | 12.26% 13 | 7.55% 8 | 16.04% 17 | 8.49% 9 | 33.96% 36 | 106 | 3.42 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q25 Please describe any other ways that you want your community to grow.

Answered: 22 Skipped: 115

| # | RESPONSES | DATE |
|----|---|---------------------|
| 1 | unity | 2/10/2024 12:00 AM |
| 2 | Plan more activities with the youth that's our future. | 2/6/2024 9:42 PM |
| 3 | Stop building section 8 housing it only develops a more welfare friendly community, a community wont grow if people won't work, but idle people will destroy a community faster than it can be built. That is what has happened around here, too many dead beats!! | 2/6/2024 1:16 PM |
| 4 | Increase in family activities | 2/6/2024 11:04 AM |
| 5 | A Small business Incubator to efficiently support small business start up and attract outside industries. | 2/6/2024 10:26 AM |
| 6 | The industry (industrial, manufacturing, professional, office, retail, restaurant, etc.) is not as important as the wage paid for the position. All businesses with jobs that will contribute to moving the area median income from \$47k to \$71k (State of GA amount) should be sought and welcomed. | 2/5/2024 12:30 PM |
| 7 | Cordele has such potential. We have a huge untapped economic resource in the thousands who stop by off of I-75 but we have limited shopping and a less than attractive initial presentation and no comprehensive plan to draw them or keep them in the community or downtown area. Moreover, finding good housing options (we have plenty of public housing and expensive lake real estate) to attract families is very difficult and stalls community development. | 2/5/2024 10:03 AM |
| 8 | I purchased land and then realized I could own a tiny home. The tiny home cost was 70k and still not good enough or approved. Sold the land. | 2/5/2024 9:39 AM |
| 9 | Create something for our youth | 2/1/2024 5:04 PM |
| 10 | I love to see community to be much stronger 🙌 | 1/25/2024 12:55 PM |
| 11 | Bring more places to eat shopping center maybe even a mall. | 1/25/2024 10:45 AM |
| 12 | nothing | 1/25/2024 8:13 AM |
| 13 | take away gun rights,an all the gang violence,we need real doctors here in the doctor offices an the hospital so they will make sure you get the proper care an the proper medication. And that specializes in everything that an know what they are doing. An not have these different doctors that is out of country come in that has a internal medicine degree. And there patients an the student does not know anything about that has an intern students comes in the room while seeing the patient | 1/25/2024 3:20 AM |
| 14 | More job opportunities, and houses are being taken care of better. | 1/25/2024 12:19 AM |
| 15 | better paying jobs | 1/3/2024 9:15 PM |
| 16 | Affordable housing | 1/3/2024 9:09 PM |
| 17 | The community will not grow until our school system improves. This is an improvement on education and safety in the school. At this point, I feel, that anyone new coming into our community only has one choice: send their kids to private school at Crisp Academy, Fullington or Tift Area. | 12/4/2023 4:00 PM |
| 18 | have businesses work with schools to train children for those jobs when they get out of school | 11/21/2023 1:08 PM |
| 19 | NUMBER ONE AT THE TOP. WE NEED MORE PLACES TO HAVE ENTERTAINMENT, SHOPS, DINING!!!! | 11/21/2023 10:34 AM |

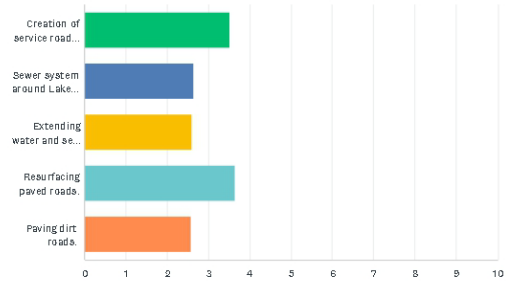
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|---------------------|
| 20 | Unify our community! Highlight special people making a difference, serving, volunteering, publicly commemorate and highlight their accomplishments and contributions- encouraging more people to do the same. | 11/17/2023 10:38 AM |
| 21 | Consolidate Sell the power company to GA power | 11/16/2023 9:32 AM |
| 22 | No other comments | 11/15/2023 8:01 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q26 Rank the importance of the following forward-thinking future projects in order of importance. (#1 should be the most important and #5 should be the least important.)

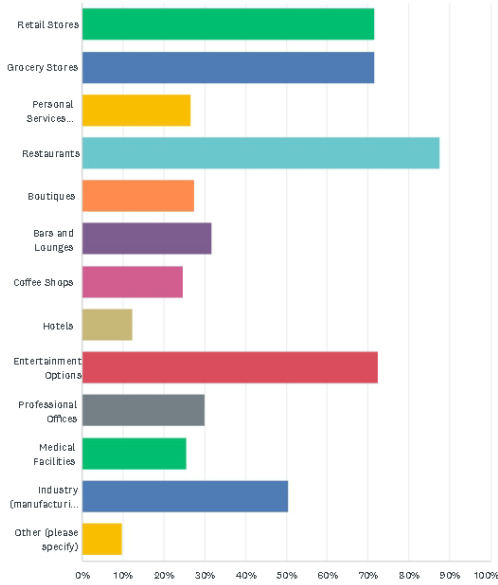
Answered: 96 Skipped: 41



| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|---|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Creation of service roads along I-75 (an example is Frontage Road). | 31.25% 30 | 22.92% 22 | 23.96% 23 | 9.38% 9 | 12.50% 12 | 96 | 3.51 |
| Sewer system around Lake Blackshear. | 7.29% 7 | 20.83% 20 | 22.92% 22 | 27.08% 26 | 21.88% 21 | 96 | 2.65 |
| Extending water and sewer services into the county. | 10.42% 10 | 13.54% 13 | 23.96% 23 | 30.21% 29 | 21.88% 21 | 96 | 2.60 |
| Resurfacing paved roads. | 36.46% 35 | 26.04% 25 | 10.42% 10 | 19.79% 19 | 7.29% 7 | 96 | 3.65 |
| Paving dirt roads. | 14.58% 14 | 16.67% 16 | 18.75% 18 | 13.54% 13 | 36.46% 35 | 96 | 2.59 |

Q27 What types of businesses would you like to see more of in your community? (Select all that apply.)

Answered: 113 Skipped: 24

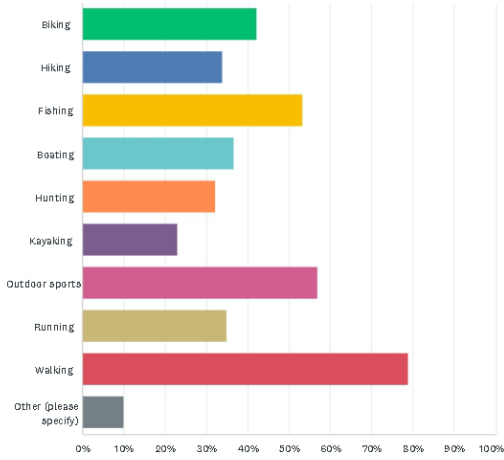


| ANSWER CHOICES | RESPONSES |
|--|-----------|
| Retail Stores | 71.68% 81 |
| Grocery Stores | 71.68% 81 |
| Personal Services (salon, barber shop, etc.) | 26.55% 30 |
| Restaurants | 87.61% 99 |
| Boutiques | 27.43% 31 |
| Bars and Lounges | 31.86% 36 |
| Coffee Shops | 24.78% 28 |
| Hotels | 12.39% 14 |
| Entertainment Options | 72.57% 82 |
| Professional Offices | 30.09% 34 |
| Medical Facilities | 25.66% 29 |
| Industry (manufacturing/warehouses) | 50.44% 57 |
| Other (please specify) | 9.73% 11 |
| Total Respondents: 113 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|---------------------|
| 1 | Youth programs | 2/15/2024 6:48 PM |
| 2 | help the homeless / | 2/9/2024 11:36 AM |
| 3 | Daycare | 2/6/2024 2:59 PM |
| 4 | Outdoor sports shops. We go out of town nearly every week end due to lack of options. We need car dealerships and mechanics. | 2/6/2024 1:20 PM |
| 5 | Any business that pays wages that will increase the median household income. | 2/5/2024 12:34 PM |
| 6 | Shopping Malls | 1/26/2024 2:07 PM |
| 7 | TENNIS CAMP | 1/25/2024 10:45 AM |
| 8 | a place for a mall, poppey's chicken, Ruby Tuesday, Long John Silver, bring back church's chicken, Golden Corral, Allied clothing store, an Shoney's restaurant | 1/25/2024 3:35 AM |
| 9 | Mall | 1/24/2024 8:39 PM |
| 10 | Something that will bring us money in the city versus us taking our money away like for kids to have some fun things to do. bowling, skating, arcade games, new eater diners like applebees, chilis, and etc. | 11/21/2023 9:33 AM |
| 11 | Conference Center at Lake | 11/17/2023 10:42 AM |

Q28 What outdoor recreational activities are important to you? (Select all that apply.)

Answered: 109 Skipped: 28



| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|----|
| Biking | 42.20% | 46 |
| Hiking | 33.94% | 37 |
| Fishing | 53.21% | 58 |
| Boating | 36.70% | 40 |
| Hunting | 32.11% | 35 |
| Kayaking | 22.94% | 25 |
| Outdoor sports | 56.88% | 62 |
| Running | 34.86% | 38 |
| Walking | 78.90% | 86 |
| Other (please specify) | 10.09% | 11 |

Total Respondents: 109

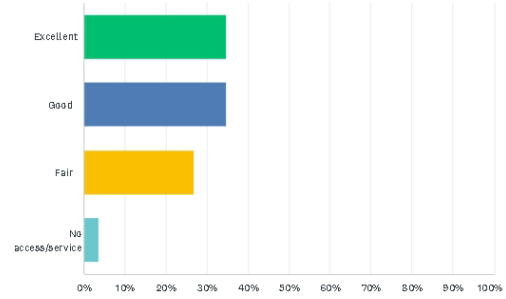
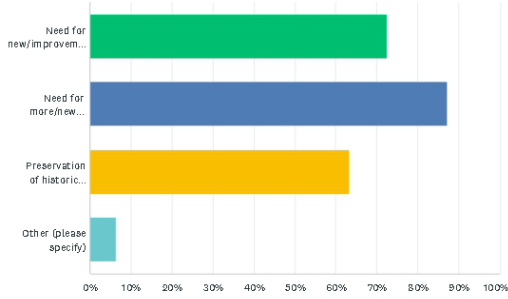
| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|---------------------|
| 1 | Sports | 2/15/2024 6:49 PM |
| 2 | swimming, tennis | 2/10/2024 12:01 AM |
| 3 | community work | 2/9/2024 11:37 AM |
| 4 | Golf | 2/8/2024 10:48 PM |
| 5 | Dancing | 2/8/2024 8:05 PM |
| 6 | Golfing | 2/6/2024 12:33 PM |
| 7 | Yard sales, festivals, parades, concerts, geocaching | 2/5/2024 12:37 PM |
| 8 | bike trail,community center,sports,bing back the skate-in-ring,bowling alley, | 1/25/2024 3:40 AM |
| 9 | Shooting | 12/4/2023 4:01 PM |
| 10 | Swimming | 11/26/2023 8:22 AM |
| 11 | Swimming | 11/17/2023 10:42 AM |

Q29 Our top 3 priorities with regard to cultural amenities should be...
(Check 3.)

Q30 What is the quality of your Internet service?

Answered: 109 Skipped: 28

Answered: 112 Skipped: 25



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Need for new/improvement of parks and recreation areas. | 72.48% 79 |
| Need for more/new entertainment options. | 87.16% 95 |
| Preservation of historic sites and resources. | 63.30% 69 |
| Other (please specify) | 6.42% 7 |
| Total Respondents: 109 | |

| ANSWER CHOICES | RESPONSES |
|-------------------|-----------|
| Excellent | 34.82% 39 |
| Good | 34.82% 39 |
| Fair | 26.79% 30 |
| No access/service | 3.57% 4 |
| TOTAL | 112 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---------------------|
| 1 | homeless | 2/9/2024 11:38 AM |
| 2 | There's only 3 options and question says to select 3? | 2/6/2024 12:33 PM |
| 3 | trick question - 3 choices, pick threee | 2/5/2024 8:29 AM |
| 4 | we need parks and walking tracks on the west side the land is there | 1/3/2024 9:21 PM |
| 5 | DINING AND SHOPPING | 11/21/2023 10:36 AM |
| 6 | Children activities | 11/20/2023 5:32 PM |
| 7 | restaraunts | 11/20/2023 3:43 PM |

Q31 What should our top 3 priorities regarding workforce housing be?
(Choose Top Three.)

Answered: 0 Skipped: 137

▲ No matching responses.

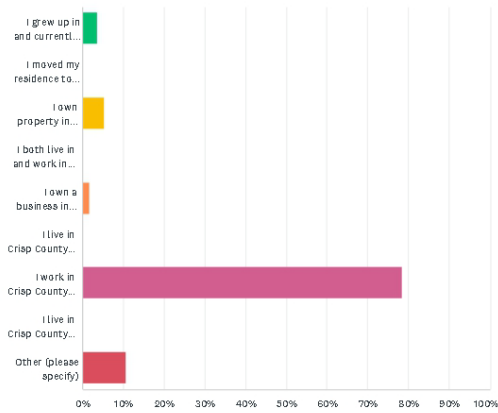
| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Develop more high-end housing (> \$300,000) | 0.00% 0 |
| Working to address dilapidated/vacant properties | 0.00% 0 |
| Developing more single-family housing (< \$180,000) | 0.00% 0 |
| Developing more dwelling options for seniors | 0.00% 0 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 0.00% 0 |
| Develop more rental options | 0.00% 0 |
| Develop more apartments | 0.00% 0 |
| Total Respondents: 0 | |

Non-Residents Survey Results

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q1 Please choose the option that best describes your association with Crisp County.

Answered: 56 Skipped: 0



| ANSWER CHOICES | RESPONSES |
|--|-----------|
| I grew up in and currently reside in Crisp County | 3.57% 2 |
| I moved my residence to Crisp County | 0.00% 0 |
| I own property in Crisp County | 5.36% 3 |
| I both live in and work in Crisp County | 0.00% 0 |
| I own a business in Crisp County, but I live elsewhere | 1.79% 1 |
| I live in Crisp County, and I own a business in Crisp County | 0.00% 0 |
| I work in Crisp County but live elsewhere | 78.57% 44 |
| I live in Crisp County but work elsewhere | 0.00% 0 |
| Other (please specify) | 10.71% 6 |
| TOTAL | 56 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|------|
|---|------------------------|------|

1 / 37

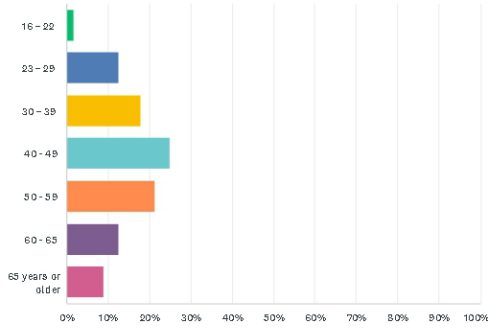
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|---|--|---------------------|
| 1 | My business covers Crisp County | 2/8/2024 8:51 AM |
| 2 | Lived here 20 yrs but have recently moved but I still work here | 1/26/2024 6:44 AM |
| 3 | Grew up and Provide Services. | 12/26/2023 2:22 PM |
| 4 | I patronize crisp county as a live on the border of it | 11/17/2023 9:43 PM |
| 5 | Live at Lake Blackshear Sumter side but shop in Cordele | 11/17/2023 11:09 AM |
| 6 | I grew up in Crisp County and work there but live in a different town. | 11/16/2023 10:04 AM |

2 / 37

Q2 What is your age?

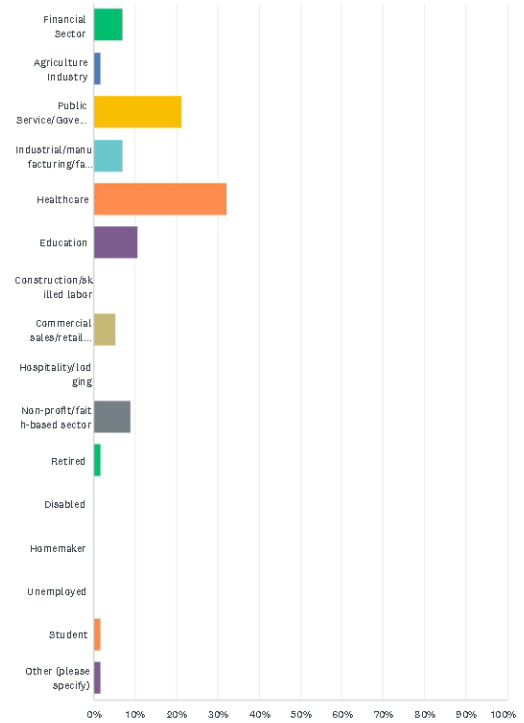
Answered: 56 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|-----------|
| 16 - 22 | 1.79% | 1 |
| 23 - 29 | 12.50% | 7 |
| 30 - 39 | 17.86% | 10 |
| 40 - 49 | 25.00% | 14 |
| 50 - 59 | 21.43% | 12 |
| 60 - 65 | 12.50% | 7 |
| 65 years or older | 8.93% | 5 |
| TOTAL | | 56 |

Q3 Please choose or identify the most appropriate description of your occupational status or type from the following.

Answered: 56 Skipped: 0



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

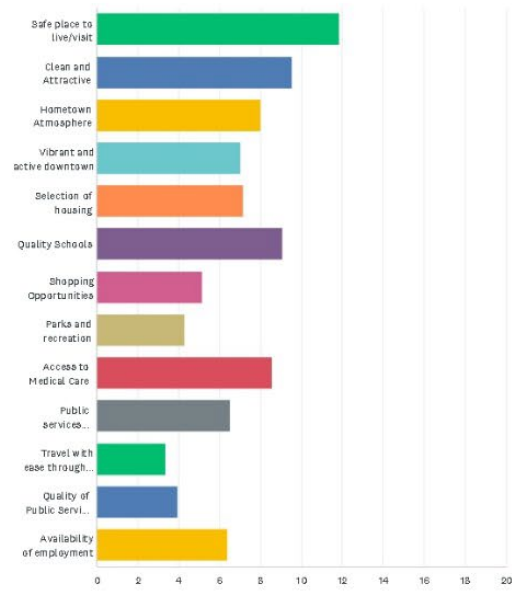
| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----------|
| Financial Sector | 7.14% | 4 |
| Agriculture Industry | 1.79% | 1 |
| Public Service/Government | 21.43% | 12 |
| Industrial/manufacturing/fabrication | 7.14% | 4 |
| Healthcare | 32.14% | 18 |
| Education | 10.71% | 6 |
| Construction/skilled labor | 0.00% | 0 |
| Commercial sales/retail/customer service | 5.36% | 3 |
| Hospitality/lodging | 0.00% | 0 |
| Non-profit/fait-h-based sector | 8.93% | 5 |
| Retired | 1.79% | 1 |
| Disabled | 0.00% | 0 |
| Homemaker | 0.00% | 0 |
| Unemployed | 0.00% | 0 |
| Student | 1.79% | 1 |
| Other (please specify) | 1.79% | 1 |
| TOTAL | | 56 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|------------------------|---------------------|
| 1 | BANKER | 11/21/2023 10:36 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q4 Rank the importance of the following to you in Cordele, Arabi, and Crisp County. (#1 should be the most important and # 13 should be the least important.)

Answered: 56 Skipped: 0



Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| Safe place to live/visit | 57.14% 32 | 21.43% 12 | 5.36% 3 | 7.14% 4 | 3.57% 2 | 0.00% 0 | 1.79% 1 | 0.00% 0 | 1.79% 1 | 0.00% 0 | 0.00% 0 |
| Clean and Attractive | 7.14% 4 | 25.00% 14 | 14.29% 8 | 8.93% 5 | 10.71% 6 | 12.50% 7 | 3.57% 2 | 8.93% 5 | 7.14% 4 | 0.00% 0 | 1.79% 1 |
| Hometown Atmosphere | 5.36% 3 | 8.93% 5 | 14.29% 8 | 16.07% 9 | 8.93% 5 | 10.71% 6 | 5.36% 3 | 3.57% 2 | 7.14% 4 | 5.36% 3 | 1.79% 1 |
| Vibrant and active downtown | 3.57% 2 | 1.79% 1 | 8.93% 5 | 12.50% 7 | 10.71% 6 | 10.71% 6 | 14.29% 8 | 3.57% 2 | 7.14% 4 | 10.71% 6 | 7.14% 4 |
| Selection of housing | 0.00% 0 | 1.79% 1 | 8.93% 5 | 14.29% 8 | 12.50% 7 | 8.93% 5 | 10.71% 6 | 21.43% 12 | 5.36% 3 | 7.14% 4 | 0.00% 0 |
| Quality Schools | 8.93% 5 | 14.29% 8 | 10.71% 6 | 10.71% 6 | 16.07% 9 | 10.71% 6 | 10.71% 6 | 8.93% 5 | 3.57% 2 | 1.79% 1 | 3.57% 2 |
| Shopping Opportunities | 1.79% 1 | 0.00% 0 | 3.57% 2 | 1.79% 1 | 3.57% 2 | 3.57% 2 | 21.43% 12 | 8.93% 5 | 14.29% 8 | 3.57% 2 | 17.86% 10 |
| Parks and recreation | 0.00% 0 | 0.00% 0 | 1.79% 1 | 1.79% 1 | 0.00% 0 | 3.57% 2 | 3.57% 2 | 10.71% 6 | 23.21% 13 | 23.21% 13 | 8.93% 5 |
| Access to Medical Care | 7.14% 4 | 16.07% 9 | 12.50% 7 | 7.14% 4 | 7.14% 4 | 12.50% 7 | 10.71% 6 | 7.14% 4 | 8.93% 5 | 7.14% 4 | 1.79% 1 |
| Public services (library, fire, law enforcement) | 3.57% 2 | 0.00% 0 | 7.14% 4 | 10.71% 6 | 12.50% 7 | 7.14% 4 | 5.36% 3 | 10.71% 6 | 5.36% 3 | 17.86% 10 | 12.50% 7 |
| Travel with ease throughout the city (railroad overpasses) | 0.00% 0 | 1.79% 1 | 0.00% 0 | 0.00% 0 | 3.57% 2 | 3.57% 2 | 1.79% 1 | 5.36% 3 | 5.36% 3 | 10.71% 6 | 25.00% 14 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 1.79% 1 | 0.00% 0 | 0.00% 0 | 1.79% 1 | 7.14% 4 | 1.79% 1 | 8.93% 5 | 7.14% 4 | 7.14% 4 | 5.36% 3 | 16.07% 9 |
| Availability of employment | 3.57% 2 | 8.93% 5 | 12.50% 7 | 7.14% 4 | 3.57% 2 | 14.29% 8 | 1.79% 1 | 3.57% 2 | 3.57% 2 | 7.14% 4 | 3.57% 2 |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q5 What are your 3 favorite things about Crisp County?

Answered: 43 Skipped: 13

| # | RESPONSES | DATE |
|----|---|---------------------|
| 1 | NICE PLACE TO WORK People are friendly & helpful | 2/15/2024 2:05 AM |
| 2 | nice town, friendly people, Crisp Hospital | 2/14/2024 4:26 PM |
| 3 | Small town atmosphere. Nice people. Located right on I75 | 2/14/2024 11:06 AM |
| 4 | Home town atmosphere Lake Blackshear Crisp Regional Hospital | 2/13/2024 6:15 PM |
| 5 | As a nurse in the community the relationship between nursing and law enforcement. Health care availability. Diversity in dining facilities. | 2/8/2024 3:06 PM |
| 6 | Watermelon festival | 2/8/2024 2:45 PM |
| 7 | My family is here, my church is here, and my job is here. Other than that, nothing. | 2/8/2024 2:40 PM |
| 8 | Watermelon Festival Downtown Crisp Veteran State Park | 2/8/2024 8:56 AM |
| 9 | Access to Hwy 75 Access to Hwy 41 | 2/6/2024 3:01 PM |
| 10 | Nothing | 2/6/2024 12:46 PM |
| 11 | Schools, support of friends, | 2/5/2024 1:41 PM |
| 12 | Small town feel, lower taxes, proximity to the lake and interstate | 2/5/2024 11:27 AM |
| 13 | That it is a small town. Location to major highway I-75. That it has a local hospital. | 2/5/2024 9:40 AM |
| 14 | Lake Blackshear Agriculture Easy access to interstate | 2/5/2024 9:24 AM |
| 15 | Hometown Atmosphere, Lake Blackshear | 2/5/2024 8:28 AM |
| 16 | good country people - small town feel still access & location - interstate farmers market | 2/5/2024 8:23 AM |
| 17 | Access to I-75, weather, people | 2/5/2024 8:09 AM |
| 18 | The people are the biggest asset of the county. I work with a wonderful group of people who do a great job helping others. I see great County leadership. Crisp reminds me of home. | 1/31/2024 3:04 PM |
| 19 | Lake and State Park | 1/30/2024 8:00 PM |
| 20 | Getting around town is easy. Lots of food options. Easy access to interstate. | 1/25/2024 3:33 PM |
| 21 | Rural, peaceful, access | 1/17/2024 4:16 PM |
| 22 | People | 1/11/2024 12:28 PM |
| 23 | Historic homes, Lake Blackshear, Community events | 1/3/2024 2:34 PM |
| 24 | Small town feel, business opportunities, ease of travel | 12/27/2023 6:01 AM |
| 25 | Family/Friends The Grass Open Land | 12/26/2023 2:30 PM |
| 26 | Employment close to home. Enjoy going to Lake Blackshear. Home Depot is close by. | 12/18/2023 3:00 PM |
| 27 | My place of business, my family is here, and I grew up here. | 12/18/2023 2:49 PM |
| 28 | Good hospital, good county government services, the rural areas are safe. | 12/4/2023 11:19 AM |
| 29 | Location to ease of access to the state of Georgia, Ag Community Lake | 11/27/2023 10:52 AM |
| 30 | I GREW UP HERE AS A CHILD I WORK HERE MY PARENTS STILL LIVE HERE | 11/21/2023 11:09 AM |
| 31 | Job,The lake, and hunting | 11/20/2023 10:46 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|---|---------------------|
| 32 | it's fun, clean and offers alot | 11/20/2023 4:02 PM |
| 33 | Can't think of any | 11/17/2023 9:46 PM |
| 34 | n/a | 11/17/2023 5:50 PM |
| 35 | Public safety, access to parks and wildlife, small community | 11/17/2023 11:13 AM |
| 36 | Restaurants, Schools | 11/17/2023 7:07 AM |
| 37 | No traffic, small town atmosphere, | 11/16/2023 4:06 PM |
| 38 | Lake, fair and ball complex | 11/16/2023 3:51 PM |
| 39 | The lake, ease of travel, crisp academy | 11/16/2023 3:07 PM |
| 40 | 1) Lake Blackshear 2)Resources to hunt, fish, and enjoy nature 3)Easy access/short travel time to other areas of GA | 11/16/2023 2:20 PM |
| 41 | School, Rec Dept, Land | 11/16/2023 10:05 AM |
| 42 | My extended family living there, Lake Blackshear, agriculture | 11/15/2023 5:12 PM |
| 43 | The hospital, the people, and the traffic (I'm originally from Warner Robins) | 11/15/2023 5:02 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q6 What are your 3 least favorite things about Crisp County?

Answered: 46 Skipped: 10

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | Need more housing options. Need more shopping options like grocery stores. Need more public transportation | 2/14/2024 11:07 AM |
| 2 | Lack of empathy for all, narcissistic people, lack of motivation to see everyone succeed. | 2/14/2024 2:27 AM |
| 3 | Train Poverty Lack of better sit down type chain restaurants | 2/13/2024 6:19 PM |
| 4 | Not enough overpasses over railroad tracks. Pot holes in the roads. | 2/8/2024 3:08 PM |
| 5 | Grocery store options Restaurant options | 2/8/2024 2:45 PM |
| 6 | No shopping or good restaurants, high crime, and no good paying jobs | 2/8/2024 2:41 PM |
| 7 | Employment Opportunities | 2/8/2024 8:57 AM |
| 8 | Bad roads Rail Road crossings | 2/6/2024 3:01 PM |
| 9 | Watermelon festival | 2/6/2024 12:46 PM |
| 10 | The way it looks | 2/6/2024 11:12 AM |
| 11 | Lack of shopping, lack of things to do for our family, Small town mindset of so many that holds us back | 2/5/2024 1:43 PM |
| 12 | Lack of clean streets and buildings, too many advertisements on the main drive through town, safety issues in and around town. | 2/5/2024 11:29 AM |
| 13 | Crime. Deteriorating downtown. Lack of leadership. | 2/5/2024 9:41 AM |
| 14 | Too much public housing centered to close to town. Downtown Buildings and houses need renovating/painted/upkeep. Overall town needs to be renovated, to look more appealing. The road development needs to be quicker in procedure. | 2/5/2024 9:26 AM |
| 15 | Infrastructure, Poor County Buildings, Lack of Services | 2/5/2024 8:29 AM |
| 16 | cleanliness (in city) poverty racial division | 2/5/2024 8:24 AM |
| 17 | Crime, lack of employment, | 2/5/2024 8:09 AM |
| 18 | Poverty issues. Lack of large employers and eating/shopping. | 1/31/2024 3:05 PM |
| 19 | Property tax too high at the lake. In town doesn't feel safe. | 1/30/2024 8:01 PM |
| 20 | Lack of growth especially being that it's right off 75. Downtown is horrible. | 1/28/2024 6:48 AM |
| 21 | The crime rate. Housing selection needs to be better. Old downtown is an eye sore. | 1/25/2024 3:33 PM |
| 22 | Humidity | 1/17/2024 4:17 PM |
| 23 | Housing , restaurants & shopping | 1/11/2024 12:29 PM |
| 24 | Lack of City planning, lack of housing, division | 1/9/2024 2:34 PM |
| 25 | Crime, housing options, economic development | 12/27/2023 6:02 AM |
| 26 | Public School System Educational Access and Employment Opportunities Lack of Resources | 12/26/2023 2:32 PM |
| 27 | No selection of Grocery Stores No selection of clothing stores No selection of arts and craft stores | 12/18/2023 3:01 PM |
| 28 | Crime, no where to shop, no where to eat. | 12/18/2023 2:50 PM |
| 29 | The City of Cordele is a stain on what Crisp County could be, the City of Cordele | 12/4/2023 11:21 AM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Government's lack of leadership continues to ruin our community, the Cordele Dispatch puts the City's poor leadership on the front page.

| | | |
|----|---|---------------------|
| 30 | Crime lack of concern for public education not clean looking | 11/27/2023 10:53 AM |
| 31 | CRIME- HOW IT HAS GOTTEN WORSE LACK OF CHOICES FOR SHOPPING/ RESTAURANTS | 11/21/2023 11:11 AM |
| 32 | Nothing really to do. No real good restaurants. Roads are in bad shape | 11/20/2023 10:49 PM |
| 33 | It can be loud, scary depending on what part of town you are in, and trains | 11/20/2023 4:03 PM |
| 34 | Cordele! No good grocery stores! Train Town is scary and dirty. | 11/17/2023 9:51 PM |
| 35 | Dead downtown, no shopping, too many gas stations | 11/17/2023 5:51 PM |
| 36 | Roadwork, litter, not enough law enforcement on Lake Blackshear during summer | 11/17/2023 11:14 AM |
| 37 | Town looks a little run down. Not a lot of choices for food Town feels like it should be much bigger, but is being held back | 11/17/2023 8:22 AM |
| 38 | No nice places to shop or eat. And crime | 11/17/2023 7:25 AM |
| 39 | Appearance, No family activities and no parks | 11/17/2023 7:07 AM |
| 40 | Limited dining options, limited shopping, limited grocery options. | 11/16/2023 4:07 PM |
| 41 | Drugs, city leaders and no job opportunities | 11/16/2023 3:52 PM |
| 42 | becoming dangerous, few shopping options, not many options for restaurants | 11/16/2023 3:10 PM |
| 43 | 1) Lack of affordable housing 2) Lack of attractiveness - buildings and roads need repair 3) Poverty- high welfare and public housing | 11/16/2023 2:20 PM |
| 44 | Train, Safeness, Grocery | 11/16/2023 10:07 AM |
| 45 | The housing blight throughout the city and failing infrastructure on the west side, job market, the hostile culture of the county commission. | 11/15/2023 5:14 PM |
| 46 | High crime rate, high poverty rate, lack of recreation and things for young people to do. | 11/15/2023 5:04 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q7 What is the "one thing" you would change about Crisp County?

Answered: 44 Skipped: 12

| # | RESPONSES | DATE |
|----|--|---------------------|
| 1 | Public transportation options | 2/14/2024 11:07 AM |
| 2 | More businesses to generate income from the interstate traffic. | 2/14/2024 2:28 AM |
| 3 | More educational programs and job opportunities for lower income people | 2/13/2024 6:21 PM |
| 4 | More over passes on railroad tracks. | 2/8/2024 3:08 PM |
| 5 | Grocery store options | 2/8/2024 2:45 PM |
| 6 | Our leaders, they do nothing for the people of the community | 2/8/2024 2:42 PM |
| 7 | More family activity opportunities | 2/8/2024 8:57 AM |
| 8 | More Youth and Young adult Entertainment | 2/6/2024 3:02 PM |
| 9 | The property | 2/6/2024 12:46 PM |
| 10 | Commissioners | 2/6/2024 11:12 AM |
| 11 | Have additional housing opportunities and things to do to attract young singles or young families to the area. | 2/5/2024 1:50 PM |
| 12 | Cleanliness of the city. Which will drive better business and safety along with improvement of business and local economy. | 2/5/2024 11:29 AM |
| 13 | Consolidate the City of Cordele and Crisp County government. | 2/5/2024 9:42 AM |
| 14 | More affordable housing in safe areas. | 2/5/2024 9:27 AM |
| 15 | Have a more proactive government to increase funding to infrastructure and services to attract more businesses. | 2/5/2024 8:30 AM |
| 16 | the class gap | 2/5/2024 8:25 AM |
| 17 | Job Opportunities for young people | 2/5/2024 8:10 AM |
| 18 | Address poverty issues. | 1/31/2024 3:06 PM |
| 19 | Fix up downtown area | 1/26/2024 6:49 AM |
| 20 | Build up what we already have. Use the old buildings instead of building new ones. | 1/25/2024 3:34 PM |
| 21 | All fine | 1/17/2024 4:17 PM |
| 22 | City government officials | 1/11/2024 12:30 PM |
| 23 | Division | 1/3/2024 2:35 PM |
| 24 | Housing opportunities | 12/27/2023 6:02 AM |
| 25 | It's Operational Framework | 12/26/2023 2:33 PM |
| 26 | Get a decent Grocery Store | 12/18/2023 3:02 PM |
| 27 | Get more places to eat. | 12/18/2023 2:51 PM |
| 28 | The City of Cordele's chairman. | 12/4/2023 11:22 AM |
| 29 | Highlight ag resources and promote and recognize agriculture in our community. | 11/27/2023 10:54 AM |
| 30 | MORE OPTIONS FOR RESTAURANTS | 11/21/2023 11:13 AM |
| 31 | Get rid of the land monopoly | 11/20/2023 10:51 PM |

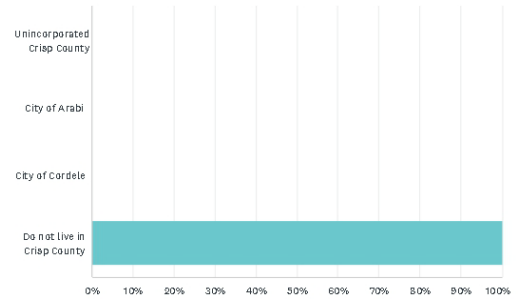
Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

| | | |
|----|--|---------------------|
| 32 | more overpasses | 11/20/2023 4:03 PM |
| 33 | Grocery stores | 11/17/2023 9:54 PM |
| 34 | Make downtown liveable and useful | 11/17/2023 5:52 PM |
| 35 | Greater law enforcement presence on the lake in summer. | 11/17/2023 11:15 AM |
| 36 | Try to find what is needed to cause a growth explosion. Try to find out why more businesses are not interested in locating here. This would be the perfect location between Warner Robbins and Tifton. | 11/17/2023 8:25 AM |
| 37 | The ability to grow | 11/17/2023 7:26 AM |
| 38 | Appearance | 11/17/2023 7:08 AM |
| 39 | Community being more community | 11/16/2023 3:56 PM |
| 40 | Need a Publix! | 11/16/2023 3:10 PM |
| 41 | architectural design/paint/pressure wash/ add vegetation to areas that lack attractiveness | 11/16/2023 2:24 PM |
| 42 | Trains | 11/16/2023 10:07 AM |
| 43 | I would remove dilapidated houses and redevelopment neighborhoods with single family homes through the LIHTC Program. | 11/15/2023 5:16 PM |
| 44 | I would focus all public efforts to clean up the north side of Cordele and improve the utilities and public works infrastructure in this area. | 11/15/2023 5:05 PM |

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Q8 Where do you live?

Answered: 56 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|-----------|
| Unincorporated Crisp County | 0.00% | 0 |
| City of Arabi | 0.00% | 0 |
| City of Cordele | 0.00% | 0 |
| Do not live in Crisp County | 100.00% | 56 |
| TOTAL | | 56 |

Q9 How long have you and/or your family been a Crisp County resident?

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|---|
| <5 years | 0.00% | 0 |
| 5 - 10 years | 0.00% | 0 |
| 10 - 20 years | 0.00% | 0 |
| >20 years | 0.00% | 0 |
| TOTAL | | 0 |

Q10 If you moved to Crisp County from somewhere else, please indicate which of the reasons explain your move. (Select all that apply.)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES | |
|--------------------------------|-----------|---|
| Employment Opportunity | 0.00% | 0 |
| Family Connections | 0.00% | 0 |
| I Grew Up Here | 0.00% | 0 |
| Affordability | 0.00% | 0 |
| Rural Character | 0.00% | 0 |
| Quality of Local Amenities | 0.00% | 0 |
| To Be Closer to Somewhere Else | 0.00% | 0 |
| Quality of Educational System | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 0 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|-------------------------|------------------------|------|
| There are no responses. | | |

Q11 What kind of home do you live in? (Select only one)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|----------|
| Single-family home | 0.00% | 0 |
| Duplex | 0.00% | 0 |
| Triplex/Quadplex | 0.00% | 0 |
| Apartment | 0.00% | 0 |
| Townhouse | 0.00% | 0 |
| Manufactured or Mobile Home | 0.00% | 0 |
| TOTAL | | 0 |

Q12 What type of housing would you like to see more of in the future?
(select all that apply)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Single family homes | 0.00% | 0 |
| Apartments | 0.00% | 0 |
| Townhomes | 0.00% | 0 |
| Senior housing | 0.00% | 0 |
| Affordable/workforce housing | 0.00% | 0 |
| Loft apartments | 0.00% | 0 |
| Accessory dwelling units (a small house that shares a single-family lot with a larger house) | 0.00% | 0 |
| Tiny homes (a single-family home 400sqft or less, excluding lofts) | 0.00% | 0 |
| Total Respondents: 0 | | |

Q13 What should our top 3 priorities regarding housing be? (Choose Top Three)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Develop more high-end housing (> \$300,000) | 0.00% 0 |
| Working to address dilapidated/vacant properties | 0.00% 0 |
| Developing more single-family housing (< \$180,000) | 0.00% 0 |
| Developing more dwelling options for seniors | 0.00% 0 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 0.00% 0 |
| Develop more rental options | 0.00% 0 |
| Develop more apartments | 0.00% 0 |
| Total Respondents: 0 | |

Q14 How would you rate the overall quality of life in Crisp County?

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Excellent | 0.00% 0 |
| Good | 0.00% 0 |
| No Opinion | 0.00% 0 |
| Fair | 0.00% 0 |
| Poor | 0.00% 0 |
| TOTAL | 0 |

Q15 Over the last 10 years, do you believe that the quality of life has...?

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES | |
|-----------------|-----------|----------|
| Improved | 0.00% | 0 |
| Stayed the same | 0.00% | 0 |
| Declined | 0.00% | 0 |
| TOTAL | | 0 |

Q16 Our top 2 priorities in regard to revitalization efforts should be...
(Check 2)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|---|
| Downtown locations | 0.00% | 0 |
| Industrial locations | 0.00% | 0 |
| Recreational locations | 0.00% | 0 |
| Residential locations | 0.00% | 0 |
| Total Respondents: 0 | | |

Q17 What are our community's greatest needs?

Answered: 0 Skipped: 56

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q18 What do you feel are the greatest strengths of your community?
(Select all that apply.)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|--|-----------|
| Small town atmosphere | 0.00% 0 |
| Safe community with great public safety and fire departments | 0.00% 0 |
| Access to I-75 | 0.00% 0 |
| Access to railroads | 0.00% 0 |
| Education system | 0.00% 0 |
| Local leadership | 0.00% 0 |
| Parks and recreation | 0.00% 0 |
| Historic downtowns | 0.00% 0 |
| Historic neighborhoods | 0.00% 0 |
| Lots of undeveloped land to support growth | 0.00% 0 |
| Water and sewer services | 0.00% 0 |
| Skilled Workforce | 0.00% 0 |
| Tourism | 0.00% 0 |
| Industry | 0.00% 0 |
| Agriculture | 0.00% 0 |
| Career opportunities | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 0 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q19 What do you feel is a threat to your community? (Select all that apply.)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|---|-----------------------------|
| Youth leaving and/or not returning | 0.00% 0 |
| Lack of career opportunities | 0.00% 0 |
| Lack of local entertainment | 0.00% 0 |
| Lack of access to Internet/Broadband | 0.00% 0 |
| Lack of housing choices | 0.00% 0 |
| Blighted/unkempt properties | 0.00% 0 |
| Condition of the roads (potholes, pavement issues, unpaved roads, etc.) | 0.00% 0 |
| Drug abuse or other crime | 0.00% 0 |
| Quality of School | 0.00% 0 |
| Loss of agricultural land and natural resources to new development | 0.00% 0 |
| Lack of public water and sewer | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 0 | |
| # | OTHER (PLEASE SPECIFY) DATE |
| There are no responses. | |

Q20 How well do you rate your local government regarding openness and communication with the public?

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Excellent (they are open to requests and responsive to needs) | 0.00% 0 |
| Above Average | 0.00% 0 |
| Average | 0.00% 0 |
| Below Average | 0.00% 0 |
| Poor (they do not interact well with the public and I feel they don't listen) | 0.00% 0 |
| TOTAL | 0 |

Q21 Please rank your preferred methods of receiving information regarding community events, meetings, or issues. (#1 should be the most important and #7 should be the least important.)

Answered: 0 Skipped: 56

▲ No matching responses.

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | TOTAL | SCORE |
|---|------------|------------|------------|------------|------------|------------|------------|-------|-------|
| Listen to advertisements and announcements on a local radio station | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Watch the local cable TV station | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| View a social media post | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Receive and email newsletter | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Read an article in the local newspaper | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Receive an insert in your utility bill | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| View a post on the County/City website | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |

Q22 Please rate your satisfaction with each of these aspects of local government infrastructure and services in your community.

Answered: 0 Skipped: 56

▲ No matching responses.

| | VERY DISSATISFIED | DISSATISFIED | NEUTRAL | SATISFIED | VERY SATISFIED | TOTAL | WEIGHTED AVERAGE |
|---|-------------------|--------------|------------|------------|----------------|-------|------------------|
| Community Safety | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Public School Education | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Water and Sewer Infrastructure | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Parks, Recreation, and Open Space | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Trails and Sidewalks for Transportation | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Trails and Sidewalks for Recreation | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Re-Use of Historic Buildings | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Addressing Homelessness | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Access to Medical Care | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Road Quality (potholes, pavement issues, unpaved roads, etc.) | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Road Drainage (street flooding, etc.) | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Quality of Public Service Buildings (libraries, senior centers, health departments, government offices, etc.) | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Local Government | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |

Q23 Please share any additional comments regarding your satisfaction with local government infrastructure and services in your community.

Answered: 0 Skipped: 56

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q24 Rank the importance of the following to you for how you want your community to grow. (#1 should be the most important and #12 should be the least important.)

Answered: 0 Skipped: 56

▲ No matching responses.

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|---|------------|------------|------------|------------|------------|------------|------------|------------|-------|-------|
| Create more industrial and manufacturing jobs. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Create more professional and office jobs. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Attract more retail and restaurants. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Increase mixed-use neighborhoods. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Increase the diversity of home types and price-points to include more multi-family, condominiums, apartments, cottage-size single-family, accessory dwelling units, tiny homes. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Preserve open space and protect environmentally sensitive areas through land development regulations and establishing public parks. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Increase water quality or pressure. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Downtown development. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |

Q25 Please describe any other ways that you want your community to grow.

Answered: 0 Skipped: 56

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q26 Rank the importance of the following forward-thinking future projects in order of importance. (#1 should be the most important and #5 should be the least important.)

Answered: 0 Skipped: 56

▲ No matching responses.

| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|---|------------|------------|------------|------------|------------|-------|-------|
| Creation of service roads along I-75 (an example is Frontage Road). | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Sewer system around Lake Blackshear. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Extending water and sewer services into the county. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Resurfacing paved roads. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |
| Paving dirt roads. | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0 | 0.00 |

Q27 What types of businesses would you like to see more of in your community? (Select all that apply.)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|--|-----------------------------|
| Retail Stores | 0.00% 0 |
| Grocery Stores | 0.00% 0 |
| Personal Services (salon, barber shop, etc.) | 0.00% 0 |
| Restaurants | 0.00% 0 |
| Boutiques | 0.00% 0 |
| Bars and Lounges | 0.00% 0 |
| Coffee Shops | 0.00% 0 |
| Hotels | 0.00% 0 |
| Entertainment Options | 0.00% 0 |
| Professional Offices | 0.00% 0 |
| Medical Facilities | 0.00% 0 |
| Industry (manufacturing/warehouses) | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 0 | |
| # | OTHER (PLEASE SPECIFY) DATE |
| There are no responses. | |

Q28 What outdoor recreational activities are important to you? (Select all that apply.)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|-------------------------|-----------------------------|
| Biking | 0.00% 0 |
| Hiking | 0.00% 0 |
| Fishing | 0.00% 0 |
| Boating | 0.00% 0 |
| Hunting | 0.00% 0 |
| Kayaking | 0.00% 0 |
| Outdoor sports | 0.00% 0 |
| Running | 0.00% 0 |
| Walking | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 0 | |
| # | OTHER (PLEASE SPECIFY) DATE |
| There are no responses. | |

Q29 Our top 3 priorities with regard to cultural amenities should be...
(Check 3.)

Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Need for new/improvement of parks and recreation areas. | 0.00% 0 |
| Need for more/new entertainment options. | 0.00% 0 |
| Preservation of historic sites and resources. | 0.00% 0 |
| Other (please specify) | 0.00% 0 |
| Total Respondents: 0 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|-------------------------|------|
| | There are no responses. | |

Q30 What is the quality of your Internet service?

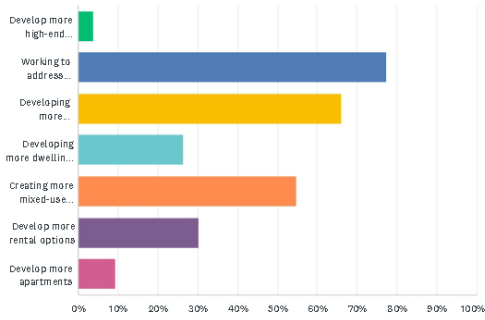
Answered: 0 Skipped: 56

▲ No matching responses.

| ANSWER CHOICES | RESPONSES |
|-------------------|-----------|
| Excellent | 0.00% 0 |
| Good | 0.00% 0 |
| Fair | 0.00% 0 |
| No access/service | 0.00% 0 |
| TOTAL | 0 |

Q31 What should our top 3 priorities regarding workforce housing be?
(Choose Top Three.)

Answered: 53 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Develop more high-end housing (> \$300,000) | 3.77% 2 |
| Working to address dilapidated/vacant properties | 77.36% 41 |
| Developing more single-family housing (< \$180,000) | 66.04% 35 |
| Developing more dwelling options for seniors | 26.42% 14 |
| Creating more mixed-use neighborhoods (walkable and pedestrian friendly neighborhoods that offers residence more chances to live, work, and shop in a single neighborhood and reduce dependence on a car to travel) | 54.72% 29 |
| Develop more rental options | 30.19% 16 |
| Develop more apartments | 9.43% 5 |
| Total Respondents: 53 | |

APPENDIX E: SUGGESTED IMPLEMENTATION MEASURES

| Supplemental Implementation Measures | | | | Action Recommendations | | |
|--|-------------|--|---------|------------------------|---------------|-----------------|
| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
| <i>Access Control Measures</i> | Regulations | Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector, often a strip mall environment. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also make movement easier and safer for pedestrians and bicyclists. | TR | | | |
| <i>Accessory Housing Units</i> | Initiatives | Permitting development of accessory housing units (garage apartments, granny flats, or similar secondary housing units located on the same lot with a single family residence) in key neighborhoods as means to bring affordable housing into all neighborhoods of the community. | H | ✓ | | ✓ |
| <i>Adaptive Use</i> | Initiatives | The conversion of a building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, a school building converted to condominiums, etc. | LU | ✓ | | ✓ |
| <i>Address Total Maximum Daily Loads (TMDLs)</i> | Initiatives | A Georgia EPD program identifying waterways in Georgia that do not meet water quality standards and providing ways to address non-point source pollution (i.e., runoff from agriculture, logging, lawns, roads, parking lots, and construction sites). | N&CR | | | |
| <i>Adequate Public Facilities Standards</i> | Planning | Controlling the timing and location of new development by coordinating development permits with availability of public facilities to serve the development. | CF&S | | | |
| <i>Adopt Level of Services Standards</i> | Regulations | A set of operating conditions describing the ability of a road network to handle traffic. Traffic engineers use this information to determine a roadway's ability to provide adequate capacity for the volume of traffic (number of vehicles) using the road. | TR | | | |
| <i>Agricultural Buffers (DCA Model Code 4-3)</i> | Regulations | Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them. | N&CR | | | |

Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|---------|--------------|---------------|-----------------|
| <i>Agricultural Land Use Regulations (DCA Model Code 4-1)</i> | Regulations | Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses. | N&CR | | | |
| <i>Agricultural Marketing</i> | Initiatives | Assisting local farmers in selling their products. This can include agri- tourism, farmers' markets, and similar activities. | ED | ✓ | | ✓ |
| <i>Agricultural Use Notice and Waiver (DCA Model Code 4-2)</i> | Regulations | Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects. | N&CR | | | |
| <i>Agricultural Zoning</i> | Regulations | Establishing zoning districts with very large minimum lot size requirements appropriate for agricultural uses in order to protect farmland and rural character and limit development of urban uses. | N&CR | | | |
| <i>Alternative Fuel Vehicles in Public Transit Fleets</i> | Initiatives | Alternative fuel engines for transit applications can offer progressively lower emission levels. | N&CR | | | |
| <i>Alternative Street Standards (DCA Model Code 2-5)</i> | Regulations | Providing for alternative street specifications that will reduce construction costs to developers, including minimized right-of-way widths, pavement widths, turnaround dimensions, intersection curb radii, addition of bicycle lanes, etc. | TR | | | |
| <i>Analyze Financial Impacts of Growth</i> | Planning | Using the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed. | CF&S | | | |
| <i>Analyzing Impacts of Land Use Decisions</i> | Planning | Analyzing impacts of community development patterns on economy, natural and cultural resources, facilities and services, housing and transportation. | LU | | | |
| <i>Analyzing Existing Industry in the Local Economy</i> | Planning | Analyzing local economy composition and industry contribution, to find whether the community depends on a few industries, how local businesses are performing, what opportunities exist for the local economy, and other information. | ED | | | |
| <i>Animal Feeding Operations Management (DCA Model Code 4-6)</i> | Regulations | Protects farming rights while fostering land use compatibility. | N&CR | | | |
| <i>Appropriate School Siting</i> | Planning | Locating schools in neighborhoods in order to allow children to walk to school, reduce transportation costs, serve existing neighborhoods, and use existing infrastructure. | CF&S | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|--|-------------|--|---------|--------------|---------------|-----------------|
| <i>Archaeological Sites Survey</i> | Planning | Collection and recording of information about archaeological sites. | N&CR | ✓ | ✓ | ✓ |
| <i>Assessing Impact of Annexation</i> | Planning | Annexation provides a method to assure the orderly provision of urban services to densely populated or developed areas located on the fringe of a municipality. | LU | | | |
| <i>Bicycle Facility Standards (DCA Model Code 2-6)</i> | Regulations | Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings. | TR | | | |
| <i>Bikeway Plan</i> | Planning | Providing connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe, and practical means of transportation throughout the community. | TR | ✓ | | ✓ |
| <i>Board-Up Program</i> | Regulations | Code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition. | H | | | |
| <i>Brownfield Site Remediation</i> | Initiatives | Clean-up of contaminated properties, which may involve removal, containment or on-site treatment. Remediation can be started by private property owners or by local governments. | ED | ✓ | | ✓ |
| <i>Business Improvement District (BID)</i> | Initiatives | A BID is similar to a community improvement district (see that recommendation). | ED | | | |
| <i>Business Incubator</i> | Initiatives | A shared facility to encourage new business formation by reducing start-up costs. | ED | | | ✓ |
| <i>Capital Availability for Business Formation</i> | Incentives | Strategies for addressing capital needs for new businesses. | ED | ✓ | ✓ | ✓ |
| <i>Capital Improvement Programs</i> | Investments | Long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (Also see capital improvements element.) | CF&S | | | ✓ |
| <i>Certified Local Government Program: Preservation through Local Planning</i> | Initiatives | Georgia Historic Preservation Division program offering certification to local governments that protect historic resources with a historic preservation ordinance and preservation commission. Certification carries eligibility for federal historic preservation grant funds, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities. | N&CR | | | |

Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|---------|--------------|---------------|-----------------|
| <i>Choosing Businesses to Recruit and Support</i> | Planning | Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community. | ED | ✓ | | ✓ |
| <i>Cluster Development (DCA Model Code 4-7)</i> | Regulations | Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property. | LU | ✓ | | ✓ |
| <i>Cluster Zoning</i> | Regulations | Cluster zoning has been defined as an innovative land use control device for grouping or “clustering” building to increase densities on some portion of the development area in order to open the remaining area to recreational and other purposes. | LU | | | |
| <i>Code Inspection and Enforcement</i> | Initiatives | Adopting codes and consistently enforcing them to ensure safety. | LU | | | |
| <i>Community Housing Partnership</i> | Initiatives | Create a partnership with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people. | H | | | |
| <i>Community Improvement District (CID)</i> | Initiatives | Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes. A CID is essentially the Georgia version of a business improvement district (BID). | ED | | | |
| <i>Community Visioning</i> | Planning | Defining a community's hopes and aspirations through intensive participation at public meetings. | Other | | | |
| <i>Compact Development</i> | Planning | Refers to the practice of developing land in a compact way rather than a sprawling fashion, and configuring buildings on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale. | LU | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|---------|--------------------------|--------------------------|--------------------------|
| <i>Conservation Easements</i> | Incentives | A mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property. | N&CR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Conservation Subdivision Ordinance</i> | Regulations | Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site. | N&CR | ✓ | ✓ | ✓ |
| <i>Context Sensitive Design (CSD) for Streets</i> | Planning | An approach to roadway planning, design, and operation that takes into account compatibility, livability, sense of place, urban design, cost and environmental impacts while meeting transportation goals of safety, efficiency, capacity and maintenance. | TR | | | |
| <i>Controlling Big Box Development</i> | Regulations | Zoning/regulation information to manage, limit and plan for large commercial “big box” development. | ED | | | ✓ |
| <i>Coordinated Development Review Process</i> | Planning | Coordinating development review, with all parties involved, to streamline process and decrease overall review time. | IGC | | | |
| <i>Core Economic Development Sales Team</i> | Initiatives | A team of citizens that markets the assets and advantages your community can offer to businesses who locate there. | ED | ✓ | | ✓ |
| <i>Corridor Map (DCA Model Code 6-7)</i> | Regulations | Designating where the construction and improvement of transportation facilities is expected, indicating the right-of-way of planned transportation facilities. | TR | | | |
| <i>Corridor Study</i> | Planning | Identifying and planning for improvement needs along a strip commercial corridor. The study typically involves key stakeholders (property owners, businesses, neighborhood leaders, service providers) to achieve consensus on improvements to be made along the corridor. | TR | | | |
| <i>Creative Design for Higher Density</i> | Planning | Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development. | LU | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|---------|--------------|---------------|-----------------|
| <i>Credit Counseling Programs for Housing</i> | Initiatives | Offering potential homebuyers and current homeowners credit counseling programs on topics such as pre-purchase counseling, mortgage default, post-occupancy counseling, and loan declinations. | H | | | |
| <i>Crime Prevention through Environmental Design (CPTED)</i> | Planning | A multi-disciplinary approach to reducing crime and increasing perceived safety. CPTED seeks to dissuade people from committing crimes by improving the physical environment. CPTED principles include the design and layout of buildings, streets, accesses and open space areas that promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance. | LU | | | ✓ |
| <i>Density Bonuses</i> | Incentives | Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing. | LU | | | |
| <i>Design Charette</i> | Planning | An intensive, multi-disciplinary, interactive and creative workshop process that enables discussion and teamwork among stakeholders (including architects, community groups, developers, and neighbors) in the development of ordinances or the design of particular projects. | Other | | | ✓ |
| <i>Design Review (DCA Model Code 5-2)</i> | Regulations | Reviewing architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character. | LU | ✓ | | ✓ |
| <i>Design Standards or Guidelines</i> | Regulations | Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses. | LU | | | ✓ |
| <i>Development Agreement (DCA Model Code 6-3)</i> | Regulations | Setting out regulations that will apply to a phased development in an agreement between a local government and a developer. | IGC | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Development Performance Standards (DCA Model Code 3-2)</i> | Regulations | Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site. | LU | | | |
| <i>Development Regulations for Highway Interchange Areas (DCA Model Code 6-2)</i> | Regulations | A partial-zoning scheme to guide future development surrounding highway interchanges. | TR | | | |
| <i>Downtown Specific Plans (DCA Model Code 5-1)</i> | Planning | A study and specific plan for downtown core areas that protect and enhance their unique character. | LU | | | |
| <i>Education/Marketing Campaign</i> | Initiatives | Educating stakeholders on the benefits of various growth management practices, in order to reduce potential opposition and dispel commonly held misconceptions. | Other | | | |
| <i>Effective Development Review</i> | Planning | A specified development review board reviews all proposed developments to guide the physical development of the community, while maintaining environmental quality. The board follows the community's vision as expressed in its comprehensive plan and development regulations. Development review and approval can also involve other decision-making bodies, such as the planning commission or the city council. | LU | | | |
| <i>Effective Public Involvement Process</i> | Planning | An effective public process includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process. An effective public involvement process contributes to the environmental, financial, and social sustainability of projects by improving project performance and sharing accountability for project outcomes. | Other | ✓ | | ✓ |
| <i>Enterprise Zones</i> | Initiatives | Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas. | ED | ✓ | ✓ | ✓ |
| <i>Environmental Court</i> | Regulations | A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities. | N&C R | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|----------|--------------|---------------|-----------------|
| <i>Environmental Impact Review (DCA Model Code 6-5)</i> | Regulations | An ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures. | N&C R | | | |
| <i>Environmental Planning Criteria</i> | Regulations | Establish local protection for such as water supply watersheds, groundwater recharge areas, wetlands, and certain protected mountains and rivers in accordance with Georgia DNR Rules | N&C R | ✓ | ✓ | ✓ |
| <i>Environmental Regulations (DCA Model Code 2-1)</i> | Regulations | DCA Model Code module, designed to be consistent with the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria. | N&C R | | | |
| <i>Environmental Site Assessments</i> | Planning | Three-phase process to identify potential brownfield sites in a community. Involves (1) developing an inventory of potential brownfields, (2) conducting site assessments, and (3) cleanup of contaminated properties. | N&C R | | | |
| <i>Establish an Urban Redevelopment Area (OCGA 36-61-1)</i> | Regulations | Using Georgia's Urban Redevelopment Act to rehabilitate, conserve or redevelop any defined geographical area (urban or rural) that is locally designated as a "slum area." Such an area may be characterized by deteriorated structures, defective or inadequate street layout, faulty lot layout, unsanitary or unsafe conditions, etc. The Act gives cities and counties the ability to undertake redevelopment efforts financed by tax exempt bonds that do not count towards the local government's general indebtedness cap. | H | ✓ | | ✓ |
| <i>Establish Mediation Processes or Informal Means to Resolve Conflicts with Other Local Governments</i> | Planning | Intervention into a dispute by a neutral third party, called a mediator, who is acceptable to all participants. The mediation process sets ground rules that promote fair play and principled debate. The goal of mediation is a "memorandum of agreement" signed by all parties. This is simply a written document specifying what will be done by each party to implement the solution to the dispute. | IGC | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-----------------|---|----------|--------------|---------------|-----------------|
| <i>Establish Processes for Joint Decision-Making About Facilities and Infrastructure</i> | Planning | Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure: - location and extension of public facilities (with the entities responsible for provision and maintenance of the public facilities) - siting of facilities with county-wide significance, such as water supply reservoirs, water and wastewater treatment facilities, solid waste disposal facilities, etc. | IGC | | | |
| <i>Evaluating Business Formation in Your Community</i> | Planning | Analysis of rate and causes of growth/decline in local businesses. | ED | | | |
| <i>Examining Regional, State, and National Industry Performance</i> | Planning | Identifies industries most likely to be growing in local economy, by learning more about local, regional and national economic trends. | ED | | | |
| <i>Existing Industry Program</i> | Initiatives | Addressing needs and problems of existing businesses to improve local environment for business retention and expansion. | ED | ✓ | ✓ | ✓ |
| <i>Farmland Protection</i> | Regulations | Strategies for keeping productive farmland in agricultural uses. | N&C R | | | |
| <i>Federal Programs Supporting Economic Development</i> | Planning | Identifying sources of federal technical and financial assistance for economic development. | ED | ✓ | ✓ | ✓ |
| <i>Financing Brownfield Redevelopment</i> | Investment s | Financing options for steps in the clean-up and redevelopment process. Includes innovative programs, such as grants, revolving or reduced interest loan funds, and tax incentives. | ED | | | |
| <i>Financing Infrastructure Improvements</i> | Initiatives | Evaluating various financing methods for creating new infrastructure. | CF&S | | | |
| <i>Fix It First Policy</i> | Initiatives | Making maintenance and reinvestment in existing infrastructure a priority over expansion, growth, and new purchase. | CF&S | ✓ | | ✓ |
| <i>Flexible Parking Standards</i> | Regulations | Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. | TR | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|---------|--------------|---------------|-----------------|
| <i>Flexible Street Design Standards</i> | Regulations | Revising street design requirements in local development regulations to adjust streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. | TR | | | |
| <i>Flexible Subdivision Regulations</i> | Regulations | Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards or encouraging greater use of discretionary site plan review for new subdivisions. | H | | | |
| <i>Form-Based Codes (DCA Model Code 5-6)</i> | Regulations | Builds on the idea that physical form is a community's most intrinsic and enduring characteristic, and encourages a certain physical outcome—the form of a community, block, or building—so that planners, citizens and developers can move from a shared physical vision to a built reality. Form-based codes are different from conventional codes based on use, process, performance or statistics, none of which envision or require any particular physical outcome. | LU | | | |
| <i>Gathering Community Opinions on Economic Development</i> | Planning | Input on types of businesses stakeholders support and want in the community. | ED | | | |
| <i>Georgia Historic Resource Survey</i> | Planning | Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community. | N&CR | | | ✓ |
| <i>Georgia Initiative for Community Housing</i> | Initiatives | DCA-sponsored three-year program of facilitated retreats and technical assistance focused on helping communities create and launch a locally based plan to meet their housing needs. | H | ✓ | | ✓ |
| <i>Georgia Programs Supporting Economic Development</i> | Planning | Identifying Georgia technical and financial assistance, research, professional development services, etc., for communities and economic development organizations. | ED | ✓ | ✓ | ✓ |
| <i>Georgia Register of Historic Places Nomination</i> | Planning | State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation. | N&CR | ✓ | | ✓ |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|----------|--------------|---------------|-----------------|
| <i>Heat Island Mitigation</i> | Initiatives | Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials. | N&C R | | | |
| <i>Higher Development Fees for Larger Lot Sizes</i> | Initiatives | Discouraging low-density developments by imposing higher fees for land-consuming developments. | H | | | |
| <i>Hillside Development Standards (DCA Model Code 2-7)</i> | Regulations | Standards for reasonable hillside use that complement natural and visual character of the community. Prevents development that will cause erosion, sedimentation, severe tree cutting or scarring. | N&C R | | | |
| <i>Historic Preservation (DCA Model Code 5-4)</i> | Regulations | DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value. | N&C R | | | |
| <i>Historic Preservation Ordinance</i> | Regulations | Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts. | N&C R | | | ✓ |
| <i>Historic Resources Design Standards</i> | Regulations | Georgia Historic Preservation Divisions' model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance. | N&C R | | | ✓ |
| <i>Home Business Use Regulations (DCA Model Code 3-3)</i> | Regulations | Protection of residential neighborhoods from inappropriate or disruptive home businesses. | ED | | | |
| <i>Homebuyer Education Programs</i> | Initiatives | Individual homebuyer counseling services intended to enable each household to make an informed decision about purchasing a home. | H | ✓ | | ✓ |
| <i>Homebuyer Fair</i> | Initiatives | An event bringing together local builders, real estate professionals, and lenders and potential homebuyers at one time and place. | H | | | |
| <i>Housing Assessment/Inventory</i> | Planning | An in-depth study of existing housing availability, condition and status in a locality, providing important information about communities' housing needs and the health of the housing market. | H | | | |
| <i>Housing for Low to Moderate-Income Households and Special Needs Populations</i> | Initiatives | Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers. | H | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|---------|--------------|---------------|-----------------|
| <i>Identify Areas of Coordination with Other Programs, Jurisdictions, Agencies and Organizations</i> | Planning | Local governments, within other planning or program jurisdictions, must ensure consistency regarding goals, objectives, plans and programs: - Governor's Greenspace Program - Coastal Management Program - Appalachian Regional Commission - Water Planning Districts - Transportation Requirements for Non-Attainment Areas | IGC | | | |
| <i>Identify Areas of Planning Coordination with Other Governments and Public Entities</i> | Planning | Local governments should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities: - Comprehensive plans of adjacent or potentially affected local governments - Annexation, municipal incorporation, and joint service delivery areas - Applicable portions of plans of school boards and other public entities related to the siting of new facilities that may require local government service support and affect land use patterns | IGC | | | |
| <i>Identifying Workforce Training Resources</i> | Planning | Finding training opportunities to match the need of the local workforce. These may be from formal educational programs, private providers, specialized workforce training (such as from a department of labor), or other sources. | ED | ✓ | ✓ | ✓ |
| <i>Improvements Required for Subdivisions (DCA Model Code 2-3)</i> | Regulations | Establishing minimum design requirements, standards, and specifications for improvements within subdivisions, including sidewalks, curbs and gutters, and street lighting improvements. | H | | | |
| <i>Incentive Zoning</i> | Regulations | Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing. | LU | | | ✓ |
| <i>Inclusive Land Use Regulations</i> | Regulations | Requiring developers to include a certain percentage of affordable homes in a market-rate home development. | H | | | |
| <i>Infill Development Program</i> | Regulations | A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects. | LU | ✓ | | ✓ |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Intergovernmental Service Agreement (DCA Model Code 7-5)</i> | Regulations | Provisions for cities and counties to share resources in the areas of planning, land use regulation, building inspection, and code enforcement. | IGC | | | |
| <i>Interim Development Regulations (DCA Model Code 6-8)</i> | Regulations | Tools to ensure that urban fringe lands can be developed at urban densities later, even if they might be developed in the “interim” for lower-density residential uses. | LU | | | |
| <i>Labor Market Information (LMI) Analysis</i> | Planning | Identifying industry sectors best suited to a community’s available workforce. | ED | | | |
| <i>Land Acquisition</i> | Initiatives | “Fee simple” purchase of land in order to permanently protect natural resources, open space or farmland. | N&C R | | | |
| <i>Land Assembly for Redevelopment</i> | Initiatives | Acquiring key land parcels where redevelopment is desired, then offering this land for sale to private developers, frequently at below-market value. | LU | | | |
| <i>Land Bank</i> | Initiatives | Public authority created to acquire, manage, and redevelop tax-foreclosed properties, with long-term interest of community and surrounding property owners in mind. Gives community opportunity to decide fate of tax-foreclosed property and stop spread of slum and blight. | ED | | | ✓ |
| <i>Land Trust</i> | Initiatives | Non-profit land trusts, working with communities, can help save valued areas (generally environmental resources) through voluntary land conservation. | N&C R | | | |
| <i>Land Use Guidance (Point) System (DCA Model Code 6-6)</i> | Regulations | A simple project rating system that can be used as a supplemental growth management tool. | LU | | | |
| <i>Land Use Intensity Districts (DCA Model Code 6-1)</i> | Regulations | Zoning-like districts designed to discourage new development that would create excessive costs or incompatibility with existing uses. | LU | | | |
| <i>Land Value Taxation</i> | Regulations | A property tax system based on the site-only value of the land, not taking into account improvements (buildings, etc.) on the land. This encourages efficient use of land, particularly in urban areas, and leads to infill and rehabilitation in existing neighborhoods. Land value taxation is similar to a split-rate property tax (see that recommendation). | LU | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Landscaping and Buffer Requirements (DCA Model Code 3-9)</i> | Regulations | Requiring planting areas to mask unattractive land uses, provide visual and sound barriers between incompatible adjacent uses, protect water and the environmental quality of rivers and streams. | N&C R | ✓ | | ✓ |
| <i>Landscaping Guidelines/Ordinance</i> | Regulations | May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character. | N&C R | ✓ | | ✓ |
| <i>Level of Service Standards</i> | Regulations | A rating system used to determine a facility's ability to provide adequate capacity and service. | CF&S | | | |
| <i>Local Parking Study</i> | Planning | A comprehensive study to determine where parking problems exist in the community, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review of local programs and policies affecting parking. | TR | | | |
| <i>Local Permit Requirement for Certain Types of Development (DCA Model Code 6-4)</i> | Regulations | Provisions for local governments to become the permitting authority for certain large developments that involve a greater than local impact. For example, a housing project with a large number of units, a subdivision with a large number of lots, or a commercial/industrial site developing on a significant amount of acreage. | LU | | | |
| <i>Lot Size Averaging</i> | Regulations | A flexible alternative to traditional minimum lot size standards that applies an "average" lot size standard for all lots within a development. | N&C R | | | |
| <i>Low Impact Development (LID)</i> | Planning | Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs. | N&C R | | | |
| <i>Major State Land Use Permits and Environmental Laws (DCA Model Code 2-4)</i> | Regulations | Ordinance providing for land uses and activities that require state permits (such as landfills, surface mines, groundwater and surface water withdrawals, etc.) to provide a copy of the permit to the local government. This provides information to local constituencies who may be concerned about compliance with a particular development. | N&C R | ✓ | ✓ | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Manufactured Home Compatibility Standards (DCA Model Code 4-4)</i> | Regulations | Ensuring architectural compatibility of manufactured homes with adjacent single-family residences and according to applicable federal and manufacturer's requirements. | H | ✓ | | ✓ |
| <i>Manufactured Home Park Regulations (DCA Model Code 4-5)</i> | Regulations | Regulating the appearance, layout, and location of mobile home parks, manufactured home parks, and recreational vehicle and travel trailer parks and campgrounds. | H | ✓ | ✓ | ✓ |
| <i>Matching Labor Needs and Training Resources</i> | Planning | Matching the training needs of local workforce with available resources. | ED | ✓ | | ✓ |
| <i>Matching Labor Needs with Workforce Availability</i> | Planning | Recruiting new businesses by identifying and marketing existing labor force qualifications. | ED | ✓ | | ✓ |
| <i>Maximum Block Length, Width and/or Perimeter</i> | Regulations | Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances walkable by pedestrians. | LU | | | |
| <i>Maximum Impervious Surface Coverage</i> | Regulations | Requiring that impervious surfaces not exceed a maximum percentage, calculated on the basis of the lot size. Important in water supply watersheds and other environmentally sensitive areas. | N&C R | | | |
| <i>Maximum Setback Requirement</i> | Regulations | Requiring the distance between the right-of-way and buildings to be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel. | LU | | | |
| <i>Minimum Building Frontage</i> | Regulations | Land use regulation designed to ensure that the development has a street "presence." Areas with buildings that frame the street are inviting to pedestrians. Building frontage is especially important in older urban areas and traditional neighborhoods. | LU | | | |
| <i>Minimum Density Requirement</i> | Regulations | Requiring the number of dwelling units or units of occupancy per acre to meet minimum requirements, encouraging compact development. | LU | | | |
| <i>Mixed Use Zoning</i> | Regulations | Zoning that allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible. | LU | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Mixed-Income Housing</i> | Regulations | Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix. | H | | | |
| <i>National Register of Historic Places Nomination</i> | Initiatives | National official list of cultural resources considered worthy of preservation, including districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Designation offers eligibility for preservation benefits and incentives, such as federal tax benefits and federal funding when available. | N&C R | ✓ | | ✓ |
| <i>Niche Marketing</i> | Initiatives | Marketing the community as a regional center for a particular purpose or attraction, such as commercial activity, tourism, education, medical services, arts, recreation, etc. | ED | ✓ | | ✓ |
| <i>On-Street Parking Enhancement</i> | Planning | Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking. | TR | | | |
| <i>Opportunity Zones</i> | Regulations | Building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas. | ED | ✓ | ✓ | ✓ |
| <i>Orderly Expansion of Water and Sewer Services</i> | Planning | Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision. | CF&S | ✓ | ✓ | ✓ |
| <i>Overlay Districts</i> | Regulations | A mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community. | LU | | | ✓ |
| <i>Parking Bank</i> | Initiatives | Central listing of available parking spaces, intended to inform long term parking users of available parking in their vicinity so that the most convenient parking areas are left for short-term users including visitors, customers and clients of businesses in the area. | TR | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Parking Management</i> | Initiatives | Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues. | TR | | | |
| <i>Performance Standards for Off-Site Impacts (DCA Model Code 3-1)</i> | Regulations | Regulating land uses that generate noise, odor, smoke, glare from outdoor lighting, or similar nuisances in order to minimize the impacts on neighboring land uses. | LU | | | |
| <i>Performance-Based Zoning</i> | Regulations | An alternative to traditional zoning, performance based zoning regulates land use based on a series of performance standards relating to specific impacts of a proposed development. Performance standards can, for example, limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment. | LU | | | |
| <i>Planned Unit Developments (DCA Model Code 3-8)</i> | Regulations | Revising land development regulations to encourage developers to propose planned mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards. | LU | ✓ | | ✓ |
| <i>Pocket Parks</i> | Initiatives | Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians. | N&C R | | | |
| <i>Precycling Programs</i> | Initiatives | Precycling is the prevention of waste while shopping, such as choosing products with less packaging or environmentally-friendly packaging, buying in bulk, and reusing shopping bags. | N&C R | | | |
| <i>Pre-Development Meeting</i> | Planning | Meeting between staff and developer prior to formal application in order to determine if proposal is likely to be approved, and to explain application review and approval process. | LU | ✓ | | |
| <i>Promoting Environmentally-Sensitive Site Design</i> | Planning | Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting. | N&C R | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|----------|--------------|---------------|-----------------|
| <i>Property Tax Exemption Programs</i> | Incentives | Exempting identified properties or geographic areas from portion of taxes in order to prevent gentrification, encourage redevelopment, and sustain in-town neighborhoods. | LU | | | |
| <i>Property Tax Exemption Programs to Encourage Multifamily and/or Mixed-Income Developments</i> | Incentives | Encourage multifamily and mixed-income developments and rehabilitations; increase overall supply of housing; preserve and protect buildings of historic and cultural significance; create workforce housing. | H | | | |
| <i>Public Nuisance Ordinance (DCA Model Code 3-6)</i> | Regulations | Protecting the health, safety, welfare, values, and aesthetics of properties by controlling nuisances such as, loud noises, stagnant water, abandoned vehicles, accumulation of junk and tall weeds and grass. | LU | ✓ | | ✓ |
| <i>Purchase of Development Rights</i> | Incentives | Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space. | N&C R | | | |
| <i>Redesigning Off-Street Parking Facilities</i> | Planning | Linking and redesigning adjacent but separate parking facilities to create more parking spaces and to simplify travel between adjacent businesses. | TR | | | |
| <i>Reducing Regulatory Barriers to Affordable Housing</i> | Regulations | Revising local development regulations to make it easier to develop affordable housing. | H | | | |
| <i>Reference to Major State Land Use Permits and Environmental Laws (DCA Model Code 2-4)</i> | Regulations | Ensures that the local government has a record of the state permit which provides information to local constituencies who may be concerned about compliance with a particular development. | N&C R | | | |
| <i>Regional Economic Assistance Projects (REAP)</i> | Initiatives | Georgia public-private financing mechanism for large-scale tourism-related projects that create jobs and enhance the local tax base. | ED | ✓ | | ✓ |
| <i>Regulations for Adverse Impacts on Abutting Properties (DCA Model Code 3-5)</i> | Regulations | Manages land uses that generate excess traffic, obnoxious odors and/or excessively loud noises that could have a significant impact on adjacent properties. | LU | | | |
| <i>Rehabilitation Codes</i> | Regulations | Building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas. | ED | ✓ | | ✓ |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|--|-----------------|---|----------|--------------|---------------|-----------------|
| <i>Residential Infill Development (DCA Model Code 3-10)</i> | Regulations | Ensuring that new residential infill development is compatible with its neighborhood. | H | ✓ | | ✓ |
| <i>Resource Inventory</i> | Planning | Comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation. | N&C R | | | |
| <i>Retrofitting Conventional Suburban Subdivisions</i> | Regulations | Redeveloping the suburbs to make them more livable and sustainable: providing more connectivity, pedestrian and bicycle accessibility, open space and amenities. | H | | | |
| <i>Right-of-Way Improvements</i> | Investment s | Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. | TR | ✓ | | ✓ |
| <i>Riparian Buffers</i> | Regulations | Requiring strips of land along banks of streams and rivers to be set aside from development to protect water quality. | N&C R | | | |
| <i>Rural/Suburban Arterial Corridor Overlay (DCA Model Code 4-9)</i> | Regulations | Establishing an amenity zone adjacent to arterial corridors to provide for sidewalks and other enhancements, and to manage development so as to avoid a strip commercial pattern. | TR | | | |
| <i>Scenic Byway Nomination</i> | Initiatives | Nominating segments of scenic rural highway for special protection measures. These measures may include litter control, sign regulations, design guidelines, land use controls or similar measures intended to maintain the attractiveness and rural character of the roadway. The protection measures are spelled out in a corridor management plan that must be approved by the state's DOT. Department of Transportation. (Also see scenic corridor overlay district.) | TR | | | |
| <i>Scenic Byway Nomination Georgia's Scenic Byways</i> | Initiatives | Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities. State and national programs are linked. | N&C R | ✓ | | |
| <i>Scenic Corridor Overlay District (DCA Model Code 4-8)</i> | Regulations | Protect scenic views by requiring land uses to complement rather than detract from scenic experience. (Also see scenic byway nomination.) | TR | | | |
| <i>Septic Area Development Regulations</i> | Regulations | Regulating to control the overall density of development that uses septic systems. | CF&S | | | |
| Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|---------|--------------|---------------|-----------------|
| <i>Septic System Installation Requirements</i> | Regulations | Mandating minimum specifications for septic system installation and procedures for choosing best location of system. | CF&S | ✓ | ✓ | ✓ |
| <i>Septic System Monitoring</i> | Initiatives | Educating property owners and enforcing minimum requirements for monitoring and maintenance of existing septic systems. | CF&S | | | |
| <i>Service Delivery Strategy</i> | Planning | Establishing a service delivery strategy, for the current and future provision of local services, that promotes effectiveness, cost efficiency, and funding equity. | IGC | | | |
| <i>Shared Parking</i> | Planning | By encouraging property owners to share their parking facilities, the amount of land needed to develop parking lots is greatly reduced. Shared parking works best in mixed use areas where adjacent buildings are used for different purposes and use parking spaces at different times of day. | TR | ✓ | | ✓ |
| <i>Sidewalk and Pedestrian Network Design</i> | Planning | An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan. | TR | ✓ | | ✓ |
| <i>Sign Regulations (DCA Model Code 3-7)</i> | Regulations | Controlling the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs. | LU | ✓ | | ✓ |
| <i>Site Plan Review</i> | Planning | A graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land. The purpose of the site plan review process is to determine compliance of a proposed development with applicable city/county ordinances in a concise, efficient manner. | LU | ✓ | | ✓ |
| <i>Smart Growth Audit</i> | Planning | Reviewing growth policies and implementation measures to identify impediments to achieving livable, mixed-use, walkable communities with open space and urban amenities. | LU | | | |
| <i>Special Purpose Local Option Sales Tax (SPLOST)</i> | Investments | Voter-approved sales tax levied by any county for the purpose of funding the building and maintenance of parks, schools, roads, and other public facilities. | CF&S | ✓ | ✓ | ✓ |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|----------|--------------|---------------|-----------------|
| <i>Split-Rate Property Tax</i> | Regulations | Taking the value of a property and splitting it into two parts, the value of the land and the value of the buildings/improvements, and charging a higher rate of taxation on the value of the land. This encourages efficient use of land, particularly in urban areas, and leads to rehabilitation and infill in existing neighborhoods. A split-rate property tax is a modified version of land value taxation (see that recommendation). | LU | | | |
| <i>Stormwater Management Ordinance</i> | Regulations | Mitigating the impact of urban development on watersheds, aquatic habitat, stream flow and geometry, and water quality. | N&C R | ✓ | ✓ | ✓ |
| <i>Strategic Location of Public Facilities</i> | Planning | Being intentional in locating public facilities to ensure that these facilities contribute to achieving the community's desired development patterns. | CF&S | | | |
| <i>Strategies for Re-Use of Greyfields</i> | Planning | Re-using sites such as abandoned shopping centers for transit-oriented, mixed-use development. | ED | | | |
| <i>Streamlined Development Permitting</i> | Planning | Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process. | LU | | | |
| <i>Subdivisions and Land Development (DCA Model Code 2-2)</i> | Regulations | Provides for the regulation of subdivision plats and land developments. There is probably no other regulation more important than subdivision regulations, because the resulting designs and patterns of land subdivision establish the geography and geometry of the community and in turn influence the entire character of the city or county. | H | | | |
| <i>Surveying the Local Workforce</i> | Planning | Gathering information on the composition, worker satisfaction, commuting patterns, etc., of the local labor force. | ED | | | |
| <i>Sustainable/Green Design for Development</i> | Planning | Creating environmentally-sound and resource-efficient buildings by using an integrated approach to design: promoting resource conservation, energy efficiency, renewable energy, and water conservation features; reducing operation and maintenance costs; and addressing issues such as historic preservation, access to public transportation and other community infrastructure systems. | N&C R | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|--|-------------|--|---------|--------------|---------------|-----------------|
| <i>Targeted Corridor Redevelopment</i> | Planning | Using public incentives or urban redevelopment powers to encourage revitalization of problem properties, such as declining shopping centers or abandoned "big box" stores, along a commercial strip corridor. | ED | | | |
| <i>Tax Allocation District (TAD)</i> | Initiatives | Establishing a redevelopment district (area with vacant commercial or residential properties, blighted conditions, and/or need for environmental remediation) to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development. | ED | | | |
| <i>Tracking Business Needs</i> | Planning | Collecting information on local economic conditions and local business needs. | ED | | | |
| <i>Traditional Neighborhood Development (TND) by Floating Districts</i> | Regulations | Enables building of new TND developments at particular locations proposed by a developer, provided these locations meet certain criteria specified in the ordinance. | LU | | | |
| <i>Traditional Neighborhood Development (TND) by Site Specific Requirements</i> | Regulations | Requires new TND developments at particular locations determined by the local government. | LU | | | |
| <i>Traditional Neighborhood Development (TND) by TND Ordinance</i> | Regulations | Land development regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another. | LU | | | |
| <i>Traffic Calming</i> | Planning | Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic calming improvements include bump-outs, pedestrian refuges, landscaped medians, raised crosswalks, narrower traffic lanes, and creation of on-street parking. | TR | | | ✓ |
| <i>Traffic Impact Studies (DCA Model Code 7-6)</i> | Planning | Enabling local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system. | TR | | | |
| Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|--|---------|--------------|---------------|-----------------|
| <i>Trails and Greenway Networks</i> | Planning | Trails and greenways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also by influencing economic and community development. | TR | ✓ | | |
| <i>Transferable Development Rights</i> | Incentives | Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated. Purchasing these additional development rights enables developers to build at higher density than would otherwise be allowed in the "receiving" areas. | LU | | | |
| <i>Transit-Oriented Development</i> | Planning | Transit-oriented development (TOD) results in mixed-use neighborhoods that support and benefit from their proximity to public transit. TODs can enhance economic development and promote more sustainable patterns of urban growth. | TR | | | |
| <i>Transportation Demand Management (TDM)</i> | Planning | Increasing the efficiency of the existing transportation system through programs like ride sharing, parking management, vanpooling, transit pass subsidies, congestion pricing, telecommuting and flextime. | TR | | | |
| <i>Transportation Enhancement Program</i> | Investments | Providing grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape improvements. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network. | TR | | | ✓ |
| <i>Urban Redevelopment/Down town Development (DCA Model Code 5-5)</i> | Regulations | Using Georgia's legal redevelopment tools to revitalize central business districts. | ED | | | |
| <i>Urban Service Areas</i> | Planning | Specifying areas where local governments will (and will not) provide future urban services, such as water supply or sewage treatment. This encourages higher density infill development within the urban service areas, while protecting the rural character of places outside the boundary. | CF&S | | | |
| <i>Using Public Transit as a Development Incentive</i> | Planning | Using public transit to organize the arrangement of higher density land uses, particularly multifamily developments, and to provide equitable access to jobs and amenities. | TR | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

| MEASURE | ACTION TYPE | DESCRIPTION | ELEMENT | CRISP COUNTY | CITY OF ARABI | CITY OF CORDELE |
|---|-------------|---|----------|--------------|---------------|-----------------|
| <i>Utility Relocation</i> | Initiatives | Relocating overhead utilities out of view either below ground or at the rear of lots, to improve the overall aesthetic appearance. | CF&S | | | |
| <i>Visualization Techniques</i> | Planning | Visualization techniques help draw citizens into the planning process. These tools take advantage of the human capacity to process visual information quickly and efficiently, allowing citizens to experience different alternatives that are difficult or impossible to visualize when presented in raw data form. Types of techniques include visual preference surveys, computer imaging, and interactive software that allows users to “paint” their own changes to an image during public meetings. | Other | | | |
| <i>Walkability</i> | Planning | Neighborhood design for walkability is concerned with the extent and size of the sidewalk network, its internal and external connectivity, and the attractiveness and security of the sidewalks and street crossings. | TR | | | |
| <i>Walkability Audit</i> | Initiatives | An assessment based on commonly used measurements such as connected street networks, high densities of intersections, few dead-ends, short block lengths, and mixed land uses in close proximity to each other. | TR | | | |
| <i>Water Resource Management</i> | Planning | Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services. | N&C R | | | |
| <i>Workforce Housing Masterplan</i> | Planning | A plan to provide affordable housing for communities’ workforce in order to encourage business growth and community diversity. | H | | | |
| <i>Plan Element Identification: CF&S – Community Facilities & Services; ED – Economic Development; H – Housing; IGC – Intergovernmental Coordination; LU – Land Use; N&CR – Natural & Cultural Resources; TR – Transportation</i> | | | | | | |

APPENDIX F: RETAIL MARKET POTENTIAL



Retail Market Potential

Crisp County, Georgia
Ring: 1 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Demographic Summary | 2023 | 2028 |
|-------------------------|----------|----------|
| Population | 285 | 271 |
| Population 18+ | 220 | 212 |
| Households | 89 | 86 |
| Median Household Income | \$49,105 | \$60,437 |

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Apparel (Adults) | | | |
| Bought Men's Clothing/12 Mo | 134 | 60.9% | 99 |
| Bought Women's Clothing/12 Mo | 114 | 51.8% | 100 |
| Bought Shoes/12 Mo | 160 | 72.7% | 98 |
| Bought Fine Jewelry/12 Mo | 47 | 21.4% | 104 |
| Bought Watch/12 Mo | 31 | 14.1% | 102 |
| Automobiles (Households) | | | |
| HH Owns or Leases Any Vehicle | 82 | 92.1% | 101 |
| HH Bought or Leased New Vehicle/12 Mo | 8 | 9.0% | 89 |
| Automotive Aftermarket (Adults) | | | |
| Bought Gasoline/6 Mo | 200 | 90.9% | 100 |
| Bought or Changed Motor Oil/12 Mo | 125 | 56.8% | 111 |
| Had Vehicle Tune-Up/12 Mo | 54 | 24.5% | 99 |
| Beverages (Adults) | | | |
| Drank Non-Diet (Regular) Cola/6 Mo | 94 | 42.7% | 116 |
| Drank Beer or Ale/6 Mo | 80 | 36.4% | 92 |
| Cameras (Adults) | | | |
| Own Digital Point and Shoot Camera/Camcorder | 20 | 9.1% | 83 |
| Own Digital SLR Camera or Camcorder | 18 | 8.2% | 76 |
| Printed Digital Photos/12 Mo | 53 | 24.1% | 89 |
| Cell Phones (Adults/Households) | | | |
| Bought Cell Phone/12 Mo | 83 | 37.7% | 108 |
| Have a Smartphone | 203 | 92.3% | 99 |
| Have Android Phone (Any Brand) Smartphone | 103 | 46.8% | 121 |
| Have Apple iPhone Smartphone | 102 | 46.4% | 82 |
| HH Owns 1 Cell Phone | 30 | 33.7% | 111 |
| HH Owns 2 Cell Phones | 34 | 38.2% | 98 |
| HH Owns 3+ Cell Phones | 24 | 27.0% | 94 |
| HH Has Cell Phone Only (No Landline Telephone) | 62 | 69.7% | 102 |
| Computers (Households) | | | |
| HH Owns Computer | 68 | 76.4% | 89 |
| HH Owns Desktop Computer | 33 | 37.1% | 93 |
| HH Owns Laptop or Notebook | 54 | 60.7% | 86 |
| HH Owns Apple/Mac Brand Computer | 13 | 14.6% | 60 |
| HH Owns PC/Non-Apple Brand Computer | 61 | 68.5% | 97 |
| HH Purchased Most Recent Home Computer at Store | 34 | 38.2% | 98 |
| HH Purchased Most Recent Home Computer Online | 20 | 22.5% | 82 |
| HH Spent \$1-499 on Most Recent Home Computer | 16 | 18.0% | 114 |
| HH Spent \$500-999 on Most Recent Home Computer | 17 | 19.1% | 94 |
| HH Spent \$1K-1499 on Most Recent Home Computer | 8 | 9.0% | 74 |
| HH Spent \$1500-1999 on Most Recent Home Computer | 4 | 4.5% | 98 |
| HH Spent \$2K+ on Most Recent Home Computer | 3 | 3.4% | 62 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 1 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|--|----------------------------------|-----------------------|-----|
| Convenience Stores (Adults) | | | |
| Shopped at C-Store/6 Mo | 155 | 70.5% | 110 |
| Bought Brewed Coffee at C-Store/30 Days | 30 | 13.6% | 113 |
| Bought Cigarettes at C-Store/30 Days | 22 | 10.0% | 164 |
| Bought Gas at C-Store/30 Days | 109 | 49.5% | 126 |
| Spent \$1-19 at C-Store/30 Days | 13 | 5.9% | 80 |
| Spent \$20-39 at C-Store/30 Days | 21 | 9.5% | 97 |
| Spent \$40-50 at C-Store/30 Days | 19 | 8.6% | 111 |
| Spent \$51-99 at C-Store/30 Days | 17 | 7.7% | 126 |
| Spent \$100+ at C-Store/30 Days | 57 | 25.9% | 124 |
| Entertainment (Adults) | | | |
| Attended Movie/6 Mo | 74 | 33.6% | 91 |
| Went to Live Theater/12 Mo | 11 | 5.0% | 73 |
| Went to Bar or Night Club/12 Mo | 28 | 12.7% | 78 |
| Dined Out/12 Mo | 114 | 51.8% | 99 |
| Gambled at Casino/12 Mo | 22 | 10.0% | 93 |
| Visited Theme Park/12 Mo | 24 | 10.9% | 94 |
| Viewed Movie (Video-on-Demand)/30 Days | 19 | 8.6% | 78 |
| Viewed TV Show (Video-on-Demand)/30 Days | 13 | 5.9% | 78 |
| Used Internet to Download Movie/30 Days | 11 | 5.0% | 83 |
| Downloaded Individual Song/6 Mo | 42 | 19.1% | 95 |
| Used Internet to Watch Movie/30 Days | 66 | 30.0% | 88 |
| Used Internet to Watch TV Program/30 Days | 42 | 19.1% | 86 |
| Played (Console) Video or Electronic Game/12 Mo | 33 | 15.0% | 117 |
| Played (Portable) Video or Electronic Game/12 Mo | 16 | 7.3% | 110 |
| Financial (Adults) | | | |
| Have 1st Home Mortgage | 72 | 32.7% | 86 |
| Used ATM or Cash Machine/12 Mo | 134 | 60.9% | 96 |
| Own Any Stock | 26 | 11.8% | 79 |
| Own U.S. Savings Bonds | 14 | 6.4% | 89 |
| Own Shares in Mutual Fund (Stocks) | 22 | 10.0% | 73 |
| Own Shares in Mutual Fund (Bonds) | 14 | 6.4% | 74 |
| Have Interest Checking Account | 79 | 35.9% | 91 |
| Have Non-Interest Checking Account | 83 | 37.7% | 99 |
| Have Savings Account | 149 | 67.7% | 92 |
| Have 401(k) Retirement Savings Plan | 43 | 19.5% | 80 |
| Own or Used Any Credit/Debit Card/12 Mo | 199 | 90.5% | 97 |
| Avg \$1-110 Monthly Credit Card Expenditures | 25 | 11.4% | 99 |
| Avg \$111-225 Monthly Credit Card Expenditures | 20 | 9.1% | 119 |
| Avg \$226-450 Monthly Credit Card Expenditures | 18 | 8.2% | 89 |
| Avg \$451-700 Monthly Credit Card Expenditures | 18 | 8.2% | 89 |
| Avg \$701-1000 Monthly Credit Card Expenditures | 16 | 7.3% | 89 |
| Avg \$1001-2000 Monthly Credit Card Expenditures | 16 | 7.3% | 62 |
| Avg \$2001+ Monthly Credit Card Expenditures | 15 | 6.8% | 62 |
| Did Banking Online/12 Mo | 114 | 51.8% | 88 |
| Did Banking by Mobile Device/12 Mo | 96 | 43.6% | 91 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 1 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults/HHs | Percent of Adults/HHs | MPI |
|---|-------------------------------|-----------------------|-----|
| Grocery (Adults) | | | |
| HH Used Bread/6 Mo | 84 | 94.4% | 100 |
| HH Used Chicken (Fresh or Frozen)/6 Mo | 61 | 68.5% | 98 |
| HH Used Turkey (Fresh or Frozen)/6 Mo | 13 | 14.6% | 99 |
| HH Used Fish or Seafood (Fresh or Frozen)/6 Mo | 51 | 57.3% | 95 |
| HH Used Fresh Fruit or Vegetables/6 Mo | 77 | 86.5% | 98 |
| HH Used Fresh Milk/6 Mo | 74 | 83.1% | 101 |
| HH Used Fish or Seafood (Fresh or Frozen)/6 Mo | 51 | 57.3% | 69 |
| Health (Adults) | | | |
| Exercise at Home 2+ Times/Wk | 93 | 42.3% | 86 |
| Exercise at Club 2+ Times/Wk | 22 | 10.0% | 85 |
| Visited Doctor/12 Mo | 171 | 77.7% | 97 |
| Used Vitamins or Dietary Supplements/6 Mo | 134 | 60.9% | 92 |
| Home (Households) | | | |
| HH Did Home Improvement/12 Mo | 33 | 37.1% | 94 |
| HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo | 22 | 24.7% | 81 |
| HH Purchased Low Ticket HH Furnishing/12 Mo | 20 | 22.5% | 92 |
| HH Purchased Big Ticket HH Furnishing/12 Mo | 23 | 25.8% | 91 |
| HH Bought Small Kitchen Appliance/12 Mo | 22 | 24.7% | 95 |
| HH Bought Large Kitchen Appliance/12 Mo | 14 | 15.7% | 97 |
| Insurance (Adults/Households) | | | |
| Currently Carry Life Insurance | 110 | 50.0% | 98 |
| Personally Carry Any Med/Hosp/Accident Insur | 183 | 83.2% | 97 |
| Homeowner Carries Home/Personal Property Insurance | 134 | 60.9% | 99 |
| Renter Carries Home/Pers Property Insurance | 25 | 11.4% | 95 |
| HH Has 1 Vehicle Covered w/Auto Insurance | 27 | 30.3% | 99 |
| HH Has 2 Vehicles Covered w/Auto Insurance | 28 | 31.5% | 96 |
| HH Has 3+ Vehicles Covered w/Auto Insurance | 25 | 28.1% | 106 |
| Pets (Households) | | | |
| HH Owns Cat | 27 | 30.3% | 131 |
| HH Owns Dog | 42 | 47.2% | 119 |
| Psychographics (Adults) | | | |
| Represents adults who "completely agree" with the statement: | | | |
| Am Interested in How to Help Env: 4-Agr Cmpl | 37 | 16.8% | 90 |
| Buying American Is Important: 4-Agr Cmpl | 82 | 37.3% | 116 |
| Buy Based on Quality Not Price: 4-Agr Cmpl | 29 | 13.2% | 88 |
| Buy on Credit Rather Than Wait: 4-Agr Cmpl | 24 | 10.9% | 86 |
| Only Use Coupons Brands Usually Buy: 4-Agr Cmpl | 25 | 11.4% | 103 |
| Will Pay More for Env Safe Prods: 4-Agr Cmpl | 22 | 10.0% | 82 |
| Buy Based on Price Not Brands: 4-Agr Cmpl | 65 | 29.5% | 109 |
| Am Interested in How to Help Env: 4-Agr Cmpl | 37 | 16.8% | 90 |
| Reading (Adults) | | | |
| Bought Digital Book/12 Mo | 35 | 15.9% | 84 |
| Bought Hardcover Book/12 Mo | 53 | 24.1% | 89 |
| Bought Paperback Book/12 Mo | 70 | 31.8% | 94 |
| Read Daily Newspaper (Paper Version) | 34 | 15.5% | 101 |
| Read Digital Newspaper/30 Days | 94 | 42.7% | 84 |
| Read Magazine (Paper/Electronic Vers)/6 Mo | 184 | 83.6% | 96 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 1 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Restaurants (Adults) | | | |
| Went to Family Restrnt/SteakHse/6 Mo | 146 | 66.4% | 100 |
| Went to Family Restrnt/SteakHse 4+ Times/30 Days | 48 | 21.8% | 106 |
| Spent \$101-200 at Family Restrnt/SteakHse/30 Days | 21 | 91.8% | 101 |
| Went to Fast Food/Drive-In Rest 9+ Times/30 Days | 93 | 42.3% | 109 |
| Ordered Eat-In Fast Food/6 Mo | 44 | 20.0% | 98 |
| Ordered Home Delivery Fast Food/6 Mo | 26 | 11.8% | 88 |
| Take-Out/Drive-Thru/Curbside Fast Food/6 Mo | 139 | 63.2% | 108 |
| Ordered Take-Out/Walk-In Fast Food/6 Mo | 41 | 18.6% | 83 |
| Television & Electronics (Adults/Households) | | | |
| Own Tablet | 119 | 54.1% | 92 |
| Own E-Reader | 26 | 11.8% | 82 |
| Own E-Reader/Tablet: Apple iPad | 66 | 30.0% | 80 |
| HH Owns Internet Connectable TV | 36 | 40.4% | 94 |
| Own Portable MP3 Player | 22 | 10.0% | 89 |
| HH Owns 1 TV | 14 | 15.7% | 86 |
| HH Owns 2 TVs | 25 | 28.1% | 99 |
| HH Owns 3 TVs | 22 | 24.7% | 108 |
| HH Owns 4+ TVs | 20 | 22.5% | 100 |
| HH Subscribes to Cable TV | 22 | 24.7% | 73 |
| HH Subscribes to Fiber Optic TV | 3 | 3.4% | 64 |
| HH Owns Portable GPS Device | 18 | 20.2% | 97 |
| HH Purchased Video Game System/12 Mo | 5 | 5.6% | 70 |
| HH Owns Internet Video Device for TV | 43 | 48.3% | 92 |
| Travel (Adults) | | | |
| Took Domestic Trip in Continental U.S./12 Mo | 110 | 50.0% | 93 |
| Took 3+ Domestic Non-Business Trips/12 Mo | 25 | 11.4% | 82 |
| Spent \$1-999 on Domestic Vacations/12 Mo | 28 | 12.7% | 93 |
| Spent \$1K-1499 on Domestic Vacations/12 Mo | 13 | 5.9% | 93 |
| Spent \$1500-1999 on Domestic Vacations/12 Mo | 6 | 2.7% | 71 |
| Spent \$2K-2999 on Domestic Vacations/12 Mo | 8 | 3.6% | 91 |
| Spent \$3K+ on Domestic Vacations/12 Mo | 9 | 4.1% | 62 |
| Used Intrnt Travel Site for Domestic Trip/12 Mo | 8 | 3.6% | 65 |
| Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs | 47 | 21.4% | 65 |
| Took 3+ Foreign Trips by Plane/3 Yrs | 8 | 3.6% | 50 |
| Spent \$1-999 on Foreign Vacations/12 Mo | 10 | 4.5% | 58 |
| Index: Spent \$1K-2999 on Foreign Vacations/12 Mo | 5 | 2.3% | 74 |
| Spent \$3K+ on Foreign Vacations/12 Mo | 6 | 2.7% | 64 |
| Used General Travel Site: Foreign Trip/3 Yrs | 8 | 3.6% | 57 |
| Spent Night at Hotel or Motel/12 Mo | 93 | 42.3% | 93 |
| Took Cruise of More Than One Day/3 Yrs | 15 | 6.8% | 67 |
| Member of Frequent Flyer Program | 37 | 16.8% | 61 |
| Member of Hotel Rewards Program | 48 | 21.8% | 76 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Demographic Summary | 2023 | 2028 |
|-------------------------|----------|----------|
| Population | 7,944 | 7,622 |
| Population 18+ | 6,095 | 5,892 |
| Households | 3,208 | 3,121 |
| Median Household Income | \$39,260 | \$44,957 |

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Apparel (Adults) | | | |
| Bought Men's Clothing/12 Mo | 3,600 | 59.1% | 96 |
| Bought Women's Clothing/12 Mo | 3,197 | 52.5% | 101 |
| Bought Shoes/12 Mo | 4,484 | 73.6% | 99 |
| Bought Fine Jewelry/12 Mo | 1,335 | 21.9% | 107 |
| Bought Watch/12 Mo | 918 | 15.1% | 109 |
| Automobiles (Households) | | | |
| HH Owns or Leases Any Vehicle | 2,844 | 88.7% | 97 |
| HH Bought or Leased New Vehicle/12 Mo | 257 | 8.0% | 79 |
| Automotive Aftermarket (Adults) | | | |
| Bought Gasoline/6 Mo | 5,500 | 90.2% | 100 |
| Bought or Changed Motor Oil/12 Mo | 3,380 | 55.5% | 108 |
| Had Vehicle Tune-Up/12 Mo | 1,533 | 25.2% | 102 |
| Beverages (Adults) | | | |
| Drank Non-Diet (Regular) Cola/6 Mo | 2,605 | 42.7% | 116 |
| Drank Beer or Ale/6 Mo | 2,180 | 35.8% | 90 |
| Cameras (Adults) | | | |
| Own Digital Point and Shoot Camera/Camcorder | 557 | 9.1% | 83 |
| Own Digital SLR Camera or Camcorder | 522 | 8.6% | 79 |
| Printed Digital Photos/12 Mo | 1,492 | 24.5% | 91 |
| Cell Phones (Adults/Households) | | | |
| Bought Cell Phone/12 Mo | 2,319 | 38.0% | 109 |
| Have a Smartphone | 5,704 | 93.6% | 100 |
| Have Android Phone (Any Brand) Smartphone | 2,801 | 46.0% | 119 |
| Have Apple iPhone Smartphone | 2,979 | 48.9% | 87 |
| HH Owns 1 Cell Phone | 1,102 | 34.4% | 113 |
| HH Owns 2 Cell Phones | 1,220 | 38.0% | 97 |
| HH Owns 3+ Cell Phones | 838 | 26.1% | 91 |
| HH Has Cell Phone Only (No Landline Telephone) | 2,233 | 69.6% | 102 |
| Computers (Households) | | | |
| HH Owns Computer | 2,534 | 79.0% | 92 |
| HH Owns Desktop Computer | 1,151 | 35.9% | 90 |
| HH Owns Laptop or Notebook | 2,020 | 63.0% | 89 |
| HH Owns Apple/Mac Brand Computer | 546 | 17.0% | 70 |
| HH Owns PC/Non-Apple Brand Computer | 2,230 | 69.5% | 98 |
| HH Purchased Most Recent Home Computer at Store | 1,200 | 37.4% | 96 |
| HH Purchased Most Recent Home Computer Online | 784 | 24.4% | 89 |
| HH Spent \$1-499 on Most Recent Home Computer | 575 | 17.9% | 113 |
| HH Spent \$500-999 on Most Recent Home Computer | 607 | 18.9% | 93 |
| HH Spent \$1K-1499 on Most Recent Home Computer | 297 | 9.3% | 77 |
| HH Spent \$1500-1999 on Most Recent Home Computer | 120 | 3.7% | 81 |
| HH Spent \$2K+ on Most Recent Home Computer | 119 | 3.7% | 69 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|--|----------------------------------|-----------------------|-----|
| Convenience Stores (Adults) | | | |
| Shopped at C-Store/6 Mo | 4,203 | 69.0% | 108 |
| Bought Brewed Coffee at C-Store/30 Days | 740 | 12.1% | 101 |
| Bought Cigarettes at C-Store/30 Days | 606 | 9.9% | 163 |
| Bought Gas at C-Store/30 Days | 2,863 | 47.0% | 119 |
| Spent \$1-19 at C-Store/30 Days | 385 | 6.3% | 86 |
| Spent \$20-39 at C-Store/30 Days | 578 | 9.5% | 96 |
| Spent \$40-50 at C-Store/30 Days | 506 | 8.3% | 107 |
| Spent \$51-99 at C-Store/30 Days | 423 | 6.9% | 113 |
| Spent \$100+ at C-Store/30 Days | 1,576 | 25.9% | 124 |
| Entertainment (Adults) | | | |
| Attended Movie/6 Mo | 2,068 | 33.9% | 92 |
| Went to Live Theater/12 Mo | 330 | 5.4% | 79 |
| Went to Bar or Night Club/12 Mo | 847 | 13.9% | 86 |
| Dined Out/12 Mo | 3,074 | 50.4% | 97 |
| Gambled at Casino/12 Mo | 643 | 10.5% | 98 |
| Visited Theme Park/12 Mo | 639 | 10.5% | 90 |
| Viewed Movie (Video-on-Demand)/30 Days | 541 | 8.9% | 80 |
| Viewed TV Show (Video-on-Demand)/30 Days | 364 | 6.0% | 79 |
| Used Internet to Download Movie/30 Days | 296 | 4.9% | 81 |
| Downloaded Individual Song/6 Mo | 1,254 | 20.6% | 102 |
| Used Internet to Watch Movie/30 Days | 1,864 | 30.6% | 90 |
| Used Internet to Watch TV Program/30 Days | 1,208 | 19.8% | 89 |
| Played (Console) Video or Electronic Game/12 Mo | 875 | 14.4% | 112 |
| Played (Portable) Video or Electronic Game/12 Mo | 417 | 6.8% | 103 |
| Financial (Adults) | | | |
| Have 1st Home Mortgage | 1,973 | 32.4% | 85 |
| Used ATM or Cash Machine/12 Mo | 3,705 | 60.8% | 96 |
| Own Any Stock | 683 | 11.2% | 75 |
| Own U.S. Savings Bonds | 335 | 5.5% | 77 |
| Own Shares in Mutual Fund (Stocks) | 614 | 10.1% | 73 |
| Own Shares in Mutual Fund (Bonds) | 398 | 6.5% | 76 |
| Have Interest Checking Account | 2,153 | 35.3% | 90 |
| Have Non-Interest Checking Account | 2,296 | 37.7% | 99 |
| Have Savings Account | 4,093 | 67.2% | 91 |
| Have 401(k) Retirement Savings Plan | 1,184 | 19.4% | 80 |
| Own or Used Any Credit/Debit Card/12 Mo | 5,557 | 91.2% | 98 |
| Avg \$1-110 Monthly Credit Card Expenditures | 788 | 12.9% | 113 |
| Avg \$111-225 Monthly Credit Card Expenditures | 546 | 9.0% | 117 |
| Avg \$226-450 Monthly Credit Card Expenditures | 492 | 8.1% | 87 |
| Avg \$451-700 Monthly Credit Card Expenditures | 481 | 7.9% | 86 |
| Avg \$701-1000 Monthly Credit Card Expenditures | 396 | 6.5% | 79 |
| Avg \$1001-2000 Monthly Credit Card Expenditures | 476 | 7.8% | 67 |
| Avg \$2001+ Monthly Credit Card Expenditures | 438 | 7.2% | 65 |
| Did Banking Online/12 Mo | 3,218 | 52.8% | 90 |
| Did Banking by Mobile Device/12 Mo | 2,697 | 44.2% | 92 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults/HHs | Percent of Adults/HHs | MPI |
|---|-------------------------------|-----------------------|-----|
| Grocery (Adults) | | | |
| HH Used Bread/6 Mo | 3,024 | 94.3% | 100 |
| HH Used Chicken (Fresh or Frozen)/6 Mo | 2,166 | 67.5% | 97 |
| HH Used Turkey (Fresh or Frozen)/6 Mo | 477 | 14.9% | 101 |
| HH Used Fish or Seafood (Fresh or Frozen)/6 Mo | 1,864 | 58.1% | 97 |
| HH Used Fresh Fruit or Vegetables/6 Mo | 2,759 | 86.0% | 97 |
| HH Used Fresh Milk/6 Mo | 2,638 | 82.2% | 100 |
| HH Used Fish or Seafood (Fresh or Frozen)/6 Mo | 1,864 | 58.1% | 77 |
| Health (Adults) | | | |
| Exercise at Home 2+ Times/Wk | 2,646 | 43.4% | 88 |
| Exercise at Club 2+ Times/Wk | 624 | 10.2% | 87 |
| Visited Doctor/12 Mo | 4,698 | 77.1% | 96 |
| Used Vitamins or Dietary Supplements/6 Mo | 3,782 | 62.1% | 94 |
| Home (Households) | | | |
| HH Did Home Improvement/12 Mo | 1,133 | 35.3% | 90 |
| HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo | 819 | 25.5% | 84 |
| HH Purchased Low Ticket HH Furnishing/12 Mo | 755 | 23.5% | 96 |
| HH Purchased Big Ticket HH Furnishing/12 Mo | 868 | 27.1% | 95 |
| HH Bought Small Kitchen Appliance/12 Mo | 831 | 25.9% | 99 |
| HH Bought Large Kitchen Appliance/12 Mo | 527 | 16.4% | 101 |
| Insurance (Adults/Households) | | | |
| Currently Carry Life Insurance | 3,117 | 51.1% | 100 |
| Personally Carry Any Med/Hosp/Accident Insur | 5,036 | 82.6% | 97 |
| Homeowner Carries Home/Personal Property Insurance | 3,503 | 57.5% | 93 |
| Renter Carries Home/Pers Property Insurance | 774 | 12.7% | 106 |
| HH Has 1 Vehicle Covered w/Auto Insurance | 1,076 | 33.5% | 110 |
| HH Has 2 Vehicles Covered w/Auto Insurance | 963 | 30.0% | 91 |
| HH Has 3+ Vehicles Covered w/Auto Insurance | 778 | 24.3% | 92 |
| Pets (Households) | | | |
| HH Owns Cat | 799 | 24.9% | 108 |
| HH Owns Dog | 1,262 | 39.3% | 100 |
| Psychographics (Adults) | | | |
| Represents adults who "completely agree" with the statement: | | | |
| Am Interested in How to Help Env: 4-Agr Cmpl | 1,049 | 17.2% | 93 |
| Buying American Is Important: 4-Agr Cmpl | 2,165 | 35.5% | 111 |
| Buy Based on Quality Not Price: 4-Agr Cmpl | 837 | 13.7% | 91 |
| Buy on Credit Rather Than Wait: 4-Agr Cmpl | 707 | 11.6% | 91 |
| Only Use Coupons Brands Usually Buy: 4-Agr Cmpl | 651 | 10.7% | 97 |
| Will Pay More for Env Safe Prods: 4-Agr Cmpl | 689 | 11.3% | 93 |
| Buy Based on Price Not Brands: 4-Agr Cmpl | 1,775 | 29.1% | 107 |
| Am Interested in How to Help Env: 4-Agr Cmpl | 1,049 | 17.2% | 93 |
| Reading (Adults) | | | |
| Bought Digital Book/12 Mo | 1,023 | 16.8% | 89 |
| Bought Hardcover Book/12 Mo | 1,569 | 25.7% | 95 |
| Bought Paperback Book/12 Mo | 1,985 | 32.6% | 96 |
| Read Daily Newspaper (Paper Version) | 1,031 | 16.9% | 110 |
| Read Digital Newspaper/30 Days | 2,723 | 44.7% | 88 |
| Read Magazine (Paper/Electronic Vers)/6 Mo | 5,190 | 85.2% | 98 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Restaurants (Adults) | | | |
| Went to Family Restrnt/SteakHse/6 Mo | 4,057 | 66.6% | 101 |
| Went to Family Restrnt/SteakHse 4+ Times/30 Days | 1,304 | 21.4% | 104 |
| Spent \$101-200 at Family Restrnt/SteakHse/30 Days | 534 | 91.5% | 101 |
| Went to Fast Food/Drive-In Rest 9+ Times/30 Days | 2,608 | 42.8% | 110 |
| Ordered Eat-In Fast Food/6 Mo | 1,250 | 20.5% | 100 |
| Ordered Home Delivery Fast Food/6 Mo | 764 | 12.5% | 94 |
| Take-Out/Drive-Thru/Curbside Fast Food/6 Mo | 3,720 | 61.0% | 104 |
| Ordered Take-Out/Walk-In Fast Food/6 Mo | 1,212 | 19.9% | 89 |
| Television & Electronics (Adults/Households) | | | |
| Own Tablet | 3,364 | 55.2% | 94 |
| Own E-Reader | 756 | 12.4% | 87 |
| Own E-Reader/Tablet: Apple iPad | 1,862 | 30.5% | 82 |
| HH Owns Internet Connectable TV | 1,316 | 41.0% | 95 |
| Own Portable MP3 Player | 622 | 10.2% | 91 |
| HH Owns 1 TV | 520 | 16.2% | 89 |
| HH Owns 2 TVs | 896 | 27.9% | 99 |
| HH Owns 3 TVs | 754 | 23.5% | 103 |
| HH Owns 4+ TVs | 747 | 23.3% | 103 |
| HH Subscribes to Cable TV | 941 | 29.3% | 86 |
| HH Subscribes to Fiber Optic TV | 114 | 3.6% | 68 |
| HH Owns Portable GPS Device | 598 | 18.6% | 90 |
| HH Purchased Video Game System/12 Mo | 219 | 6.8% | 85 |
| HH Owns Internet Video Device for TV | 1,581 | 49.3% | 94 |
| Travel (Adults) | | | |
| Took Domestic Trip in Continental U.S./12 Mo | 2,972 | 48.8% | 91 |
| Took 3+ Domestic Non-Business Trips/12 Mo | 689 | 11.3% | 81 |
| Spent \$1-999 on Domestic Vacations/12 Mo | 761 | 12.5% | 91 |
| Spent \$1K-1499 on Domestic Vacations/12 Mo | 342 | 5.6% | 88 |
| Spent \$1500-1999 on Domestic Vacations/12 Mo | 171 | 2.8% | 73 |
| Spent \$2K-2999 on Domestic Vacations/12 Mo | 211 | 3.5% | 87 |
| Spent \$3K+ on Domestic Vacations/12 Mo | 280 | 4.6% | 69 |
| Used Intrnt Travel Site for Domestic Trip/12 Mo | 243 | 4.0% | 72 |
| Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs | 1,430 | 23.5% | 71 |
| Took 3+ Foreign Trips by Plane/3 Yrs | 239 | 3.9% | 54 |
| Spent \$1-999 on Foreign Vacations/12 Mo | 307 | 5.0% | 65 |
| Index: Spent \$1K-2999 on Foreign Vacations/12 Mo | 114 | 1.9% | 61 |
| Spent \$3K+ on Foreign Vacations/12 Mo | 169 | 2.8% | 65 |
| Used General Travel Site: Foreign Trip/3 Yrs | 237 | 3.9% | 61 |
| Spent Night at Hotel or Motel/12 Mo | 2,596 | 42.6% | 94 |
| Took Cruise of More Than One Day/3 Yrs | 485 | 8.0% | 79 |
| Member of Frequent Flyer Program | 1,171 | 19.2% | 70 |
| Member of Hotel Rewards Program | 1,477 | 24.2% | 84 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 5 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Demographic Summary | 2023 | 2028 |
|-------------------------|----------|----------|
| Population | 13,653 | 13,159 |
| Population 18+ | 10,248 | 9,889 |
| Households | 5,608 | 5,478 |
| Median Household Income | \$36,046 | \$40,910 |

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Apparel (Adults) | | | |
| Bought Men's Clothing/12 Mo | 5,931 | 57.9% | 94 |
| Bought Women's Clothing/12 Mo | 5,422 | 52.9% | 102 |
| Bought Shoes/12 Mo | 7,526 | 73.4% | 99 |
| Bought Fine Jewelry/12 Mo | 2,302 | 22.5% | 110 |
| Bought Watch/12 Mo | 1,586 | 15.5% | 112 |
| Automobiles (Households) | | | |
| HH Owns or Leases Any Vehicle | 4,875 | 86.9% | 95 |
| HH Bought or Leased New Vehicle/12 Mo | 422 | 7.5% | 74 |
| Automotive Aftermarket (Adults) | | | |
| Bought Gasoline/6 Mo | 9,129 | 89.1% | 98 |
| Bought or Changed Motor Oil/12 Mo | 5,674 | 55.4% | 108 |
| Had Vehicle Tune-Up/12 Mo | 2,571 | 25.1% | 101 |
| Beverages (Adults) | | | |
| Drank Non-Diet (Regular) Cola/6 Mo | 4,554 | 44.4% | 120 |
| Drank Beer or Ale/6 Mo | 3,508 | 34.2% | 86 |
| Cameras (Adults) | | | |
| Own Digital Point and Shoot Camera/Camcorder | 881 | 8.6% | 78 |
| Own Digital SLR Camera or Camcorder | 797 | 7.8% | 72 |
| Printed Digital Photos/12 Mo | 2,389 | 23.3% | 86 |
| Cell Phones (Adults/Households) | | | |
| Bought Cell Phone/12 Mo | 3,987 | 38.9% | 111 |
| Have a Smartphone | 9,591 | 93.6% | 100 |
| Have Android Phone (Any Brand) Smartphone | 4,870 | 47.5% | 123 |
| Have Apple iPhone Smartphone | 4,861 | 47.4% | 84 |
| HH Owns 1 Cell Phone | 1,887 | 33.6% | 110 |
| HH Owns 2 Cell Phones | 2,126 | 37.9% | 97 |
| HH Owns 3+ Cell Phones | 1,506 | 26.9% | 93 |
| HH Has Cell Phone Only (No Landline Telephone) | 3,863 | 68.9% | 101 |
| Computers (Households) | | | |
| HH Owns Computer | 4,347 | 77.5% | 90 |
| HH Owns Desktop Computer | 1,972 | 35.2% | 88 |
| HH Owns Laptop or Notebook | 3,461 | 61.7% | 88 |
| HH Owns Apple/Mac Brand Computer | 891 | 15.9% | 66 |
| HH Owns PC/Non-Apple Brand Computer | 3,856 | 68.8% | 97 |
| HH Purchased Most Recent Home Computer at Store | 2,031 | 36.2% | 93 |
| HH Purchased Most Recent Home Computer Online | 1,321 | 23.6% | 86 |
| HH Spent \$1-499 on Most Recent Home Computer | 1,014 | 18.1% | 114 |
| HH Spent \$500-999 on Most Recent Home Computer | 995 | 17.7% | 87 |
| HH Spent \$1K-1499 on Most Recent Home Computer | 486 | 8.7% | 72 |
| HH Spent \$1500-1999 on Most Recent Home Computer | 183 | 3.3% | 71 |
| HH Spent \$2K+ on Most Recent Home Computer | 185 | 3.3% | 61 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 5 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|--|----------------------------------|-----------------------|-----|
| Convenience Stores (Adults) | | | |
| Shopped at C-Store/6 Mo | 7,086 | 69.1% | 108 |
| Bought Brewed Coffee at C-Store/30 Days | 1,235 | 12.1% | 100 |
| Bought Cigarettes at C-Store/30 Days | 1,066 | 10.4% | 170 |
| Bought Gas at C-Store/30 Days | 4,843 | 47.3% | 120 |
| Spent \$1-19 at C-Store/30 Days | 654 | 6.4% | 86 |
| Spent \$20-39 at C-Store/30 Days | 952 | 9.3% | 94 |
| Spent \$40-50 at C-Store/30 Days | 834 | 8.1% | 105 |
| Spent \$51-99 at C-Store/30 Days | 694 | 6.8% | 111 |
| Spent \$100+ at C-Store/30 Days | 2,751 | 26.8% | 128 |
| Entertainment (Adults) | | | |
| Attended Movie/6 Mo | 3,417 | 33.3% | 90 |
| Went to Live Theater/12 Mo | 507 | 4.9% | 72 |
| Went to Bar or Night Club/12 Mo | 1,380 | 13.5% | 83 |
| Dined Out/12 Mo | 4,905 | 47.9% | 92 |
| Gambled at Casino/12 Mo | 1,086 | 10.6% | 99 |
| Visited Theme Park/12 Mo | 1,064 | 10.4% | 89 |
| Viewed Movie (Video-on-Demand)/30 Days | 843 | 8.2% | 74 |
| Viewed TV Show (Video-on-Demand)/30 Days | 582 | 5.7% | 75 |
| Used Internet to Download Movie/30 Days | 487 | 4.8% | 79 |
| Downloaded Individual Song/6 Mo | 2,085 | 20.3% | 101 |
| Used Internet to Watch Movie/30 Days | 3,076 | 30.0% | 88 |
| Used Internet to Watch TV Program/30 Days | 1,926 | 18.8% | 85 |
| Played (Console) Video or Electronic Game/12 Mo | 1,432 | 14.0% | 109 |
| Played (Portable) Video or Electronic Game/12 Mo | 690 | 6.7% | 101 |
| Financial (Adults) | | | |
| Have 1st Home Mortgage | 3,131 | 30.6% | 80 |
| Used ATM or Cash Machine/12 Mo | 6,111 | 59.6% | 94 |
| Own Any Stock | 993 | 9.7% | 65 |
| Own U.S. Savings Bonds | 510 | 5.0% | 70 |
| Own Shares in Mutual Fund (Stocks) | 898 | 8.8% | 64 |
| Own Shares in Mutual Fund (Bonds) | 580 | 5.7% | 66 |
| Have Interest Checking Account | 3,403 | 33.2% | 84 |
| Have Non-Interest Checking Account | 3,810 | 37.2% | 98 |
| Have Savings Account | 6,739 | 65.8% | 89 |
| Have 401(k) Retirement Savings Plan | 1,870 | 18.2% | 75 |
| Own or Used Any Credit/Debit Card/12 Mo | 9,271 | 90.5% | 97 |
| Avg \$1-110 Monthly Credit Card Expenditures | 1,415 | 13.8% | 121 |
| Avg \$111-225 Monthly Credit Card Expenditures | 904 | 8.8% | 115 |
| Avg \$226-450 Monthly Credit Card Expenditures | 810 | 7.9% | 86 |
| Avg \$451-700 Monthly Credit Card Expenditures | 754 | 7.4% | 80 |
| Avg \$701-1000 Monthly Credit Card Expenditures | 602 | 5.9% | 72 |
| Avg \$1001-2000 Monthly Credit Card Expenditures | 738 | 7.2% | 61 |
| Avg \$2001+ Monthly Credit Card Expenditures | 640 | 6.2% | 57 |
| Did Banking Online/12 Mo | 5,195 | 50.7% | 86 |
| Did Banking by Mobile Device/12 Mo | 4,391 | 42.8% | 89 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 5 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults/HHs | Percent of Adults/HHs | MPI |
|---|-------------------------------|-----------------------|-----|
| Grocery (Adults) | | | |
| HH Used Bread/6 Mo | 5,314 | 94.8% | 100 |
| HH Used Chicken (Fresh or Frozen)/6 Mo | 3,756 | 67.0% | 96 |
| HH Used Turkey (Fresh or Frozen)/6 Mo | 851 | 15.2% | 103 |
| HH Used Fish or Seafood (Fresh or Frozen)/6 Mo | 3,256 | 58.1% | 96 |
| HH Used Fresh Fruit or Vegetables/6 Mo | 4,771 | 85.1% | 96 |
| HH Used Fresh Milk/6 Mo | 4,647 | 82.9% | 100 |
| HH Used Fish or Seafood (Fresh or Frozen)/6 Mo | 3,256 | 58.1% | 74 |
| Health (Adults) | | | |
| Exercise at Home 2+ Times/Wk | 4,299 | 41.9% | 85 |
| Exercise at Club 2+ Times/Wk | 969 | 9.5% | 81 |
| Visited Doctor/12 Mo | 7,773 | 75.8% | 95 |
| Used Vitamins or Dietary Supplements/6 Mo | 6,277 | 61.3% | 93 |
| Home (Households) | | | |
| HH Did Home Improvement/12 Mo | 1,911 | 34.1% | 87 |
| HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo | 1,323 | 23.6% | 77 |
| HH Purchased Low Ticket HH Furnishing/12 Mo | 1,307 | 23.3% | 95 |
| HH Purchased Big Ticket HH Furnishing/12 Mo | 1,496 | 26.7% | 94 |
| HH Bought Small Kitchen Appliance/12 Mo | 1,473 | 26.3% | 101 |
| HH Bought Large Kitchen Appliance/12 Mo | 944 | 16.8% | 103 |
| Insurance (Adults/Households) | | | |
| Currently Carry Life Insurance | 5,213 | 50.9% | 99 |
| Personally Carry Any Med/Hosp/Accident Insur | 8,321 | 81.2% | 95 |
| Homeowner Carries Home/Personal Property Insurance | 5,616 | 54.8% | 89 |
| Renter Carries Home/Pers Property Insurance | 1,325 | 12.9% | 108 |
| HH Has 1 Vehicle Covered w/Auto Insurance | 1,893 | 33.8% | 110 |
| HH Has 2 Vehicles Covered w/Auto Insurance | 1,606 | 28.6% | 87 |
| HH Has 3+ Vehicles Covered w/Auto Insurance | 1,344 | 24.0% | 91 |
| Pets (Households) | | | |
| HH Owns Cat | 1,396 | 24.9% | 108 |
| HH Owns Dog | 2,186 | 39.0% | 99 |
| Psychographics (Adults) | | | |
| Represents adults who "completely agree" with the statement: | | | |
| Am Interested in How to Help Env: 4-Agr Cmpl | 1,726 | 16.8% | 91 |
| Buying American Is Important: 4-Agr Cmpl | 3,662 | 35.7% | 111 |
| Buy Based on Quality Not Price: 4-Agr Cmpl | 1,448 | 14.1% | 94 |
| Buy on Credit Rather Than Wait: 4-Agr Cmpl | 1,199 | 11.7% | 92 |
| Only Use Coupons Brands Usually Buy: 4-Agr Cmpl | 1,064 | 10.4% | 94 |
| Will Pay More for Env Safe Prods: 4-Agr Cmpl | 1,149 | 11.2% | 92 |
| Buy Based on Price Not Brands: 4-Agr Cmpl | 3,045 | 29.7% | 109 |
| Am Interested in How to Help Env: 4-Agr Cmpl | 1,726 | 16.8% | 91 |
| Reading (Adults) | | | |
| Bought Digital Book/12 Mo | 1,668 | 16.3% | 86 |
| Bought Hardcover Book/12 Mo | 2,551 | 24.9% | 92 |
| Bought Paperback Book/12 Mo | 3,222 | 31.4% | 92 |
| Read Daily Newspaper (Paper Version) | 1,748 | 17.1% | 111 |
| Read Digital Newspaper/30 Days | 4,415 | 43.1% | 85 |
| Read Magazine (Paper/Electronic Vers)/6 Mo | 8,668 | 84.6% | 97 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023



Retail Market Potential

Crisp County, Georgia
Ring: 5 mile radius

Prepared by Esri
Latitude: 31.92289
Longitude: -83.76806

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Restaurants (Adults) | | | |
| Went to Family Restrnt/SteakHse/6 Mo | 6,780 | 66.2% | 100 |
| Went to Family Restrnt/SteakHse 4+ Times/30 Days | 2,215 | 21.6% | 105 |
| Spent \$101-200 at Family Restrnt/SteakHse/30 Days | 876 | 91.3% | 101 |
| Went to Fast Food/Drive-In Rest 9+ Times/30 Days | 4,489 | 43.8% | 113 |
| Ordered Eat-In Fast Food/6 Mo | 2,092 | 20.4% | 100 |
| Ordered Home Delivery Fast Food/6 Mo | 1,294 | 12.6% | 94 |
| Take-Out/Drive-Thru/Curbside Fast Food/6 Mo | 6,173 | 60.2% | 103 |
| Ordered Take-Out/Walk-In Fast Food/6 Mo | 2,014 | 19.7% | 88 |
| Television & Electronics (Adults/Households) | | | |
| Own Tablet | 5,555 | 54.2% | 92 |
| Own E-Reader | 1,186 | 11.6% | 81 |
| Own E-Reader/Tablet: Apple iPad | 2,924 | 28.5% | 77 |
| HH Owns Internet Connectable TV | 2,265 | 40.4% | 94 |
| Own Portable MP3 Player | 998 | 9.7% | 87 |
| HH Owns 1 TV | 870 | 15.5% | 85 |
| HH Owns 2 TVs | 1,537 | 27.4% | 97 |
| HH Owns 3 TVs | 1,321 | 23.6% | 103 |
| HH Owns 4+ TVs | 1,350 | 24.1% | 107 |
| HH Subscribes to Cable TV | 1,580 | 28.2% | 83 |
| HH Subscribes to Fiber Optic TV | 177 | 3.2% | 60 |
| HH Owns Portable GPS Device | 1,021 | 18.2% | 88 |
| HH Purchased Video Game System/12 Mo | 402 | 7.2% | 89 |
| HH Owns Internet Video Device for TV | 2,735 | 48.8% | 93 |
| Travel (Adults) | | | |
| Took Domestic Trip in Continental U.S./12 Mo | 4,759 | 46.4% | 86 |
| Took 3+ Domestic Non-Business Trips/12 Mo | 1,131 | 11.0% | 79 |
| Spent \$1-999 on Domestic Vacations/12 Mo | 1,217 | 11.9% | 87 |
| Spent \$1K-1499 on Domestic Vacations/12 Mo | 544 | 5.3% | 83 |
| Spent \$1500-1999 on Domestic Vacations/12 Mo | 279 | 2.7% | 71 |
| Spent \$2K-2999 on Domestic Vacations/12 Mo | 321 | 3.1% | 79 |
| Spent \$3K+ on Domestic Vacations/12 Mo | 432 | 4.2% | 64 |
| Used Intrnt Travel Site for Domestic Trip/12 Mo | 381 | 3.7% | 67 |
| Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs | 2,257 | 22.0% | 67 |
| Took 3+ Foreign Trips by Plane/3 Yrs | 348 | 3.4% | 47 |
| Spent \$1-999 on Foreign Vacations/12 Mo | 454 | 4.4% | 57 |
| Index: Spent \$1K-2999 on Foreign Vacations/12 Mo | 183 | 1.8% | 58 |
| Spent \$3K+ on Foreign Vacations/12 Mo | 256 | 2.5% | 59 |
| Used General Travel Site: Foreign Trip/3 Yrs | 351 | 3.4% | 54 |
| Spent Night at Hotel or Motel/12 Mo | 4,192 | 40.9% | 90 |
| Took Cruise of More Than One Day/3 Yrs | 800 | 7.8% | 77 |
| Member of Frequent Flyer Program | 1,753 | 17.1% | 62 |
| Member of Hotel Rewards Program | 2,339 | 22.8% | 79 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

August 10, 2023

APPENDIX G: STAKEHOLDERS

| Name | Organization |
|-------------------|--|
| Angela Redding | City Manager, City of Cordele |
| Audrey Butler | Cordele Housing Authority |
| Beth NeSmith | Cordele Housing Authority |
| Brenda Booth | Brenda Booth Real Estate |
| Brooke Huckaby | Mayor, City of Arabi |
| Clark Harrell | County Manager, Crisp County |
| Chris Hewitt | Crisp County Power |
| Christy Bozeman | GDEcD |
| D.W. Persall | Citizen |
| Dale Mitchell | Crisp County, Planning & Zoning Commission |
| Davantae Hunt | Citizen |
| David Moore | Citizen |
| Dravon McGill | Blackshear Place, Veterans Memorial State Park |
| Gene Ford | Citizen |
| Giavonte Riggins | Citizen |
| Grant Buckley | Crisp Industrial Development Council |
| Irene Cantrell | City of Cordele |
| Isaac H. Owens | City of Cordele |
| J.C. Clark | Crisp County, Planning & Zoning Commission |
| Jalon Heard | City of Cordele |
| Jerry Lott | Harris Equipment |
| Jessica Rivera | Citizen |
| Jimmy Mumphery | Crisp County |
| Joshua Deriso | Chairman City of Cordele |
| Katrisha Williams | Department of Public Health |
| Ken Partain | Crisp County, Planning & Zoning Commission |
| Kendra K. Lyons | Citizen |
| Lawanda Troutman | West Fraser |
| Lin Barnes | SWGA United |
| Lucky Taylor | Citizen |
| Marlene Kirball | Crisp County, Planning & Zoning Commission |
| Marshall Thomas | Citizen |
| Matashia Collier | Citizen |
| Maurice Hill | City of Cordele |
| Melinda Wells | Citizen |
| Mickey Dunnavant | Crisp County |

| Name | Phone |
|------------------------|------------------------------------|
| Monica Simmons | Chamber of Commerce |
| Randy West | UGA |
| Ricky Smarr | City of Cordele |
| Rosie Watkins | Citizen |
| Roy Wilson | Citizen |
| Ruby Jackson | Citizen |
| Steve Fulford | City of Cordele |
| Tim Powers | Planters Bank |
| Tina Rainey | Citizen |
| Vesta Beal Shephard | City Commissioner, City of Cordele |
| Wendy Peay | Citizen |
| Wesley Rainey | Rainey Funeral Home |
| Willie Mae Dexter | Citizen |

APPENDIX H: PUBLIC MEETING DOCUMENTATION

Mellie's Musing

Happy Fall Y'all

It's here, it is fall y'all! Southerners look forward to this time of year. It is an exciting time of year. This is harvest season, football season, the days are getting shorter, the holidays are coming, and the heat of summer has left. We have suffered through the brutality of summer and fall is our reward. Sweet Potato pies are a treat any time of year, but more so in the fall.



Melanie Sangster

My friend Mary makes the best sweet potato pie! It is so good that it must be eaten in tiny slivers so that a piece of this deliciousness lasts as long as possible. It is just too good to sit down and eat an entire piece, that would be a waste. Simply cut a sliver and enjoy it so that the enjoyment can be prolonged. Mary's sweet potato pie is amazing, you can't understand this until you have tasted it. Pam told me that it was good, and she was right. Mary puts her heart into her cooking, and the taste is proof. Her pie is the kind of special that can't be reproduced by anyone else, mass produced, or purchased. It is one of a kind special, just like the lady that makes this treat! It is southern cooking by a southern lady that I have the privilege of calling my friend.

We have a beautiful culture here. It is made up of amazing people, stories, and food. The language here is lovely to listen to although some have trouble understanding it. It drives them slap nuts to try and understand our sayings. If you have a mental image of slapping nuts, then you aren't from around here. That is okay, just tell us who your people are just in case we share kinfolk, and we will help you to understand our language. Maybe we will share a tiny sliver of sweet potato pie with you too.

It seems that people find many reasons to be divided these days. We forget that we share common threads with many people. Maybe it is a distant cousin, a taste for certain foods, or a common interest. We have more reasons to be united than divided. Where does division, anger, rage, and hatred come from? You probably know the answer to that question. Maybe we should all sit down together with a sliver of Mary's sweet potato pie and a desire to unite rather than divide. My friend Mary has the answer to peace, I told y'all that pie was amazing!

How Does It Feel to be 100 Years Old?



By Mary Jo Jeter

"EUNICE DAWSON DAY" was celebrated in Byronville, Georgia on October 22, 2023 by her beloved family members and faithful friends of the community. Some traveled miles and miles to be present to help Eunice celebrate her 100th birthday. Several weeks ago, Eunice said, "I can't wait to see what it feels like to be 100 years old!" What a statement! Not many people are able to say they have spent 100 years on this earth! Eunice's life journey began on October 21, 1923 when she was born to Arthur and Addie Dawson and placed in their loving arms. She learned the lessons of patience, honesty and hard work at their hands. She began her married life to Willie "Shack" Dawson at an early age. Their legacy includes one son, Eaven, two daughters, Addie Willie and Ella-ree, nine grandchildren, twelve great grandchildren and a number of great-great grandchildren, many of which live close by. With 100 years of unforgettable memories in her memory bank, she had much to share with me. Her first "real" job was for J. H. Page, my grandfather, and she said that set the foundation for her life's work. Eunice and I began our friendship during that time in the early 50s when she came almost every day to help my granddaddy and cook for him. As a child, I lived next door. I was under her feet in the kitchen and learned by watching her make his special sponge cake. On some days, she brought her daughters, Ella-ree "Tarza" and Addie "Lady" to play with my sister and me in the backyard. Sweet times! Our families' lives have been intertwined in a loving relationship for over 70 years and continue today. During Eunice's long and productive lifetime, she has had a stabilizing influence on her family, her church Byrom Chapel and community of Byronville. She said, "Byromville is special to me because of its people. I once knew just about everybody that lived here". Eunice has demonstrated in countless ways her dedication to the well-being of others through her years of service to Byronville Elementary School and Finchill Nursing home. She has given loving care to many elderly citizens living here and has earned the respect and affection of people from all walks of life. If anyone ever lived a good life, Eunice is that person. Nobody comes around her without being impacted positively by her kindness and gentleness. Eunice said that her family was very close and she cherishes the memories of her mother quilting and cooking. She said, "I guess that's why I have always cooked so well. I learned by watching my mama." When her parents opened the cafe on the corner of Main and Church Street, she stayed at home where she cooked the Boston butts and hams for barbecue that was sold at the cafe. She said she also made pineapple cakes that she served there, too. "I still love pineapple cake! It's always been my favorite!" The people of Byronville celebrated her 100th year milestone with a shower of birthday cards and a Birthday Parade by her house on Sunday afternoon, October 22. Eunice, who wore a sparkly 100th birthday tiara and sash, watched and waved from her decorated porch. The Lester and Dawson families used birthday banners, balloons and streamers and presented her with gifts and birthday cake. Through all of life's ups and downs, Eunice has shown courage and her loving heart. She can look back at her life and be proud because with her love of people, she has touched the lives of many. She is an inspiration to us all and we are so grateful to have her in our lives. What a legacy for us and the generation to come! So, how does it feel to be 100 years old? Her answer, "I just don't know how to explain it, but it feels good. I don't have any pains at all. The only thing is that my memory is not as good as it used to be! Maybe it will get better!"

CRISP COUGAR POP-UP MARKET & CAR SHOW
 SATURDAY NOVEMBER 18, 2023
 9:00AM-3:00PM

CRISP COUNTY HIGH SCHOOL PARKING LOT
 \$10 ENTRY FEE TO SHOW A CAR - ONE GRAND PRIZE

Are you the picture of health?

"Otolithical cancer often has no symptoms, so please get tested. I did!"
 Addie Chavis, Dr. Harlander
 67th National Colorectal Cancer Research Alliance

If you're over 50, get screened.

NOW ACCEPTING NEW PATIENTS

Connecting You to Exceptional Care.

Dr. Juan Velazquez,
 Family Medicine Physician

Accepting NEW and ALL patients. Schedule an appointment today!

110 E. 13th Avenue,
 Cordele, GA. 31015



229-273-0359

CareConnect Family Medicine, Cordele



Support Real Journalism.

Become a Subscriber!

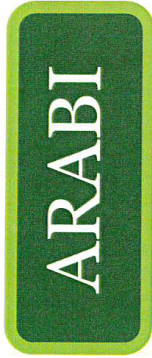
COMPREHENSIVE PLAN PUBLIC MEETING

Crisp County and the Cities of Arabi and Cordele will hold a joint public meeting on Wednesday, November 1, 2023, at 6:00 p.m. at the South Georgia Technical College Facility in Crisp County at 402 North Midway Road, Cordele, GA 31015.

The purpose of this meeting is to brief the community on the requirements for the Greater Crisp County Comprehensive Plan, notify the community of the schedule for process completion, and ways they can participate in the development and guidance of the document. Elements of the Comprehensive Plan to be discussed include Community Vision, Goals and Policies, Needs and Opportunities, Future Land Use Map, Report of Accomplishments from the last 5 years, and a new Community Work Program for the next 5 years.

Crisp County, Arabi, and Cordele are committed to providing all persons with equal access to services programs, activities, education, and employment opportunities regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language should contact the Crisp County Clerk, Monica Irwin at (229) 276-2672 for assistance.

For more information about the public meeting or the Comprehensive Plan, please contact Allison Slocum with River Valley Regional Commission at (706) 256-2910.



**Comprehensive Plan
Participants
November 1, 2023**

| Name | Contact Information | | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------------|---------------------------------|---------------------------------|--|-------------------------------------|
| | Email/Cell Phone No. | Email | Email | Text |
| D W Persall | darrispersall@jchoo.com | darrispersall@jchoo.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| CHARL HANRELL | charnell@CrispCounty.com | charnell@CrispCounty.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| McKay DUNNivant | McDUNNIVANT@CrispCounty.com | McDUNNIVANT@CrispCounty.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Angela Redding | angelaredding@cityofcordele.com | angelaredding@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vesta Beul Shepherd | mrs.vbs1952@gmail.com | mrs.vbs1952@gmail.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ISAAC H. OWENS | isaacowens@cityofcordele.com | isaacowens@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| IRENE S. Cantrell | icantrell@cityofcordele.com | icantrell@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Jethro Denise | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |



Why Plan?

A Guide for Citizens & Local Planners

1

What Is Planning?

- How a community shapes & guides growth & development
- **Science**
 - Use of technical data in environmental sciences, demography, & geography
- **Art**
 - Creative focus on the design of cities, neighborhoods, & buildings

2

Benefits of Planning

- Maintained & improved quality of life
- Clear vision for the future
- Protected private property rights
- Encouraged economic development
- Certainty of what, where, & how development occurs

3

Before You Plan, Ask Yourself...

- Who will prepare the plan?
- How long will the planning process last?
- What subject matter will be included?
- How much money will be budgeted?
- How will you involve all of the community's citizens?

4

During the Planning Process, Ask Yourself...

- What do you have?
- What do you want?
- How will you get it?

5

Six Criteria of an Effective Plan

- Based on a vision
- Meaningful citizen involvement
- Consistent
- Realistic
- Financially feasible
- Appropriate objectives, policies, & strategies

6

Implement Your Plan

- Planning is continuous
- Communities change
- Keep the direction, update the information



7



For More Information

- Mickey Dunnavant, Crisp County
 - (229) 276-2640
- Irene Cantrell, City of Cordele
 - (229) 276-2914
- Lindsay Sword, City of Arabi
 - (229) 273-5906
- Allison Slocum, River Valley Regional Commission
 - (706) 256-2910



8



Crisp-Cordele-Arabi Comp Plan Kick Off Meeting November 1, 2023
Participant Comment Notes

Clark Harrell: Came from a similar community, similar population, with four school systems pulling the community in four different directions. Challenge. Need a strategic plan with a vision of exits 101, 102, 104. I-75 is the economic engine. 65% of SPLOST revenue is generated by interstate traffic. A strategic plan with five- and ten-year goals would give the county manager something to work toward.

Isaac Owens: How successful was the last plan? How can the plan benefit a portion and not the rest? Separate entities that come together as one benefit each community in its own way.

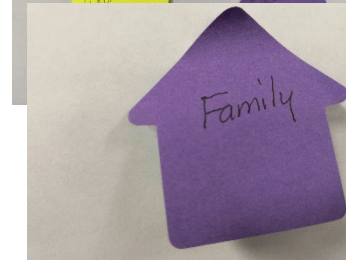
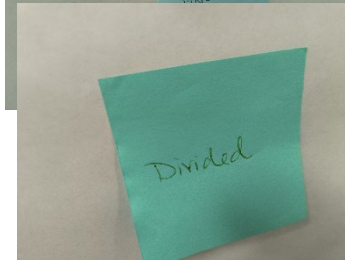
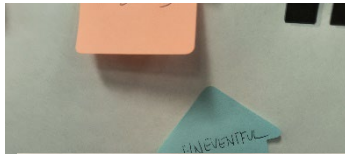
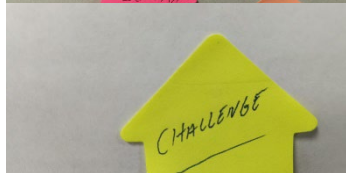
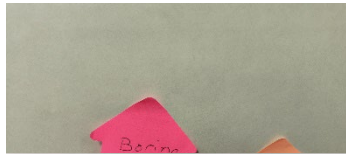
Angela Redding: Intergovernmental meetings were formerly held every other month, and then quarterly. Participants included local elected officials, state government, school superintendent, school system people and members of other community groups. Crisp is a PROPEL Community. (USDA & UGA Planning Rural Opportunities for Prosperity and Economic Leadership capacity building program. Through the PROPEL model, UGA faculty, staff and students work with government and business leaders and key community stakeholders to identify and execute a long-term vision for the community's economic future.)

Clark Harrell: Everything about Crisp and Cordele operates as a whole, such as the Chamber of Commerce, trying to move everything together, to do something that has never been done before to work together to move the community forward with a five-year and ten-year strategic plan.

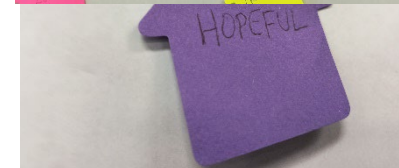
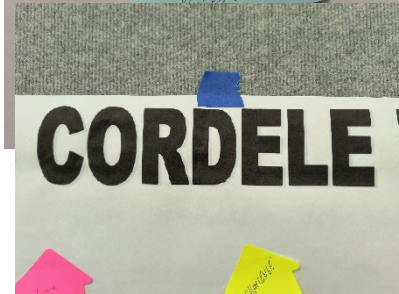
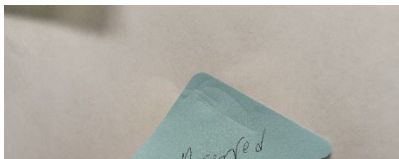
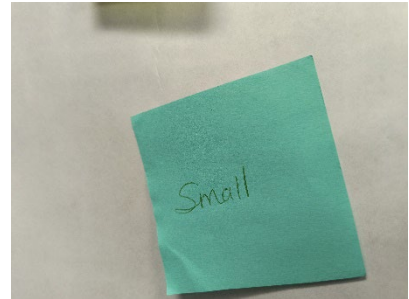
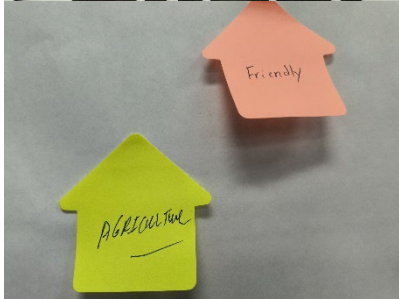
Isaac Owens: Many different parts of the community. If the parts are not tapped in those parts are not involved. Need to look beyond what has always worked.

Clark Harrell: We don't want a cookie-cutter plan. We want something with community input and with a community vision.

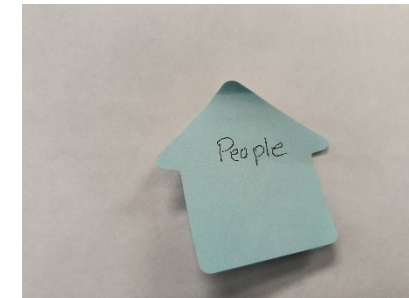
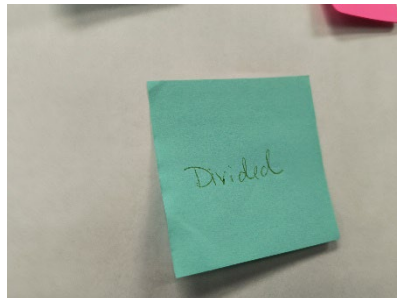
One Word to Describe Activity
Crisp

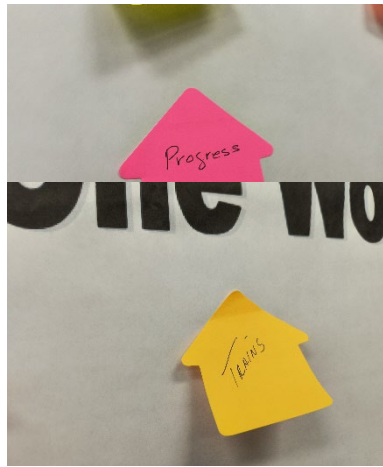
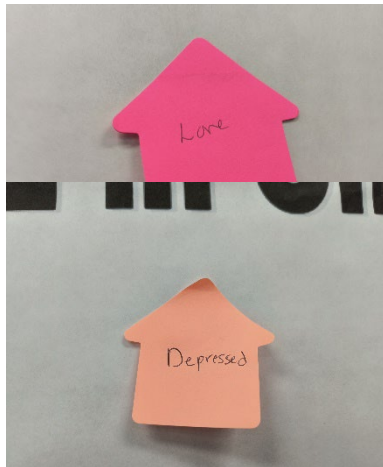


Arabi

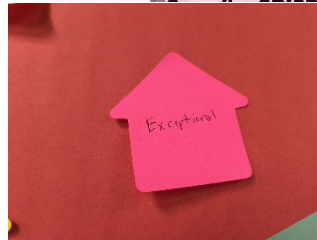
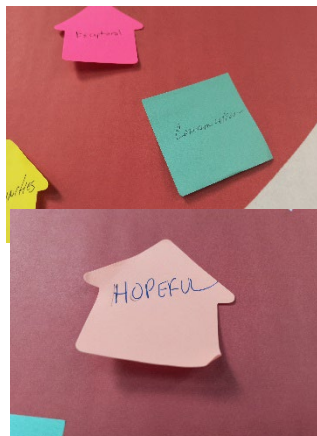
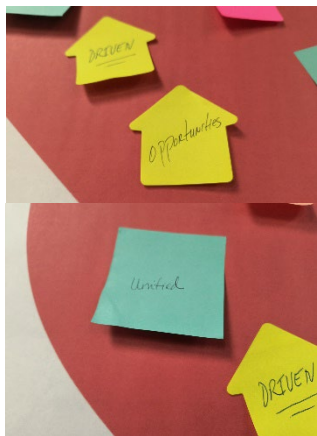


Cordele





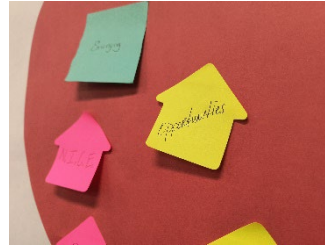
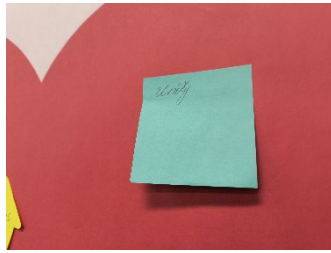
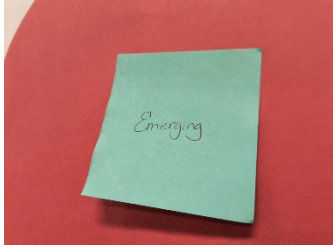
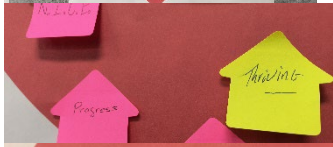
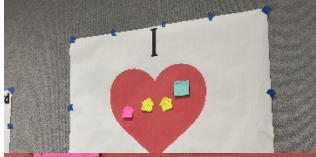
One Word for Future Activity
Crisp



Arabi

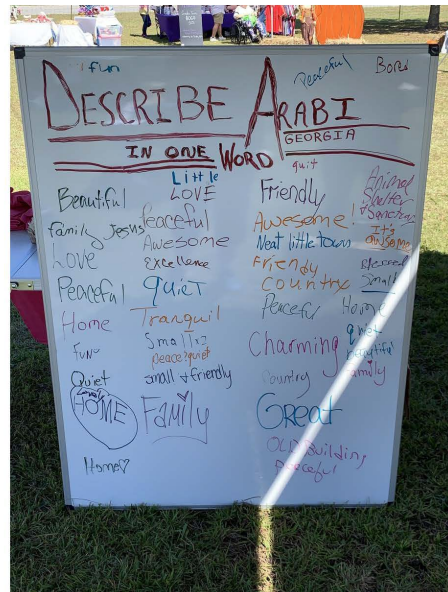
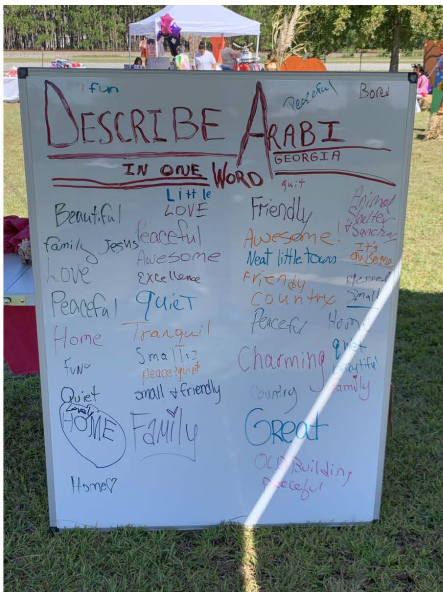
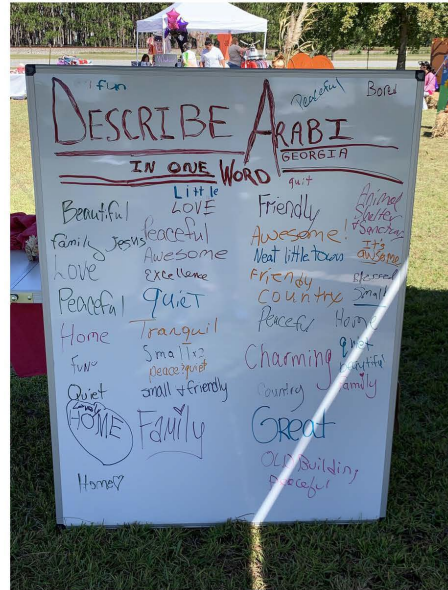
Uh oh. It looks like I skipped the future Arabi picture. Maybe the stickies are still stuck. Sorry!

Cordele



Arabi Harvest Jubilee Festival









City of Arabi

CORDELE
Gateway to South Georgia

Community Input Survey 2023

*Tell us what you think about
Crisp County, Arabi and Cordele!*

Crisp County, Arabi and Cordele are updating our joint comprehensive plan and need your input! Please answer a few questions to help develop the community's vision for a better, brighter future.

www.surveymonkey.com/r/Crisp_Community_Input





City of Arabi



Community Input Survey 2023



Crisp County, Arabi and Cordele are updating our joint comprehensive plan and need your input! Please answer a few questions to help develop the community's vision for a better, brighter future.



City of Arabi

CORDELE
Gateway to South Georgia

Community Input Survey 2023

*Tell us what you think about
Crisp County, Arabi and Cordele!*

Crisp County, Arabi and Cordele are updating our joint comprehensive plan and need your input! Please answer a few questions to help develop the community's vision for a better, brighter future.




Home | Crisp County

crispcounty.com

Local Links & News Employment Search

Your Government Public Safety & Justice Doing Business Live, Visit, Play


Crisp County Georgia



WELCOME TO CRISP COUNTY

CRISP COUNTY, ARABI AND CORDELE COMMUNITY INPUT SURVEY 2023

Crisp County, Arabi and Cordele are updating our joint comprehensive plan and need your input! Please answer a few questions to help develop the community's vision for a better, brighter future.



Looking for something?
Use the "How Do I..." menu below to browse frequently searched topics

[How Do I...](#)

The regular commission meeting day is the second Tuesday of each month at 9:00 a.m. in Room 305 of the Crisp County Government Center.

STAKEHOLDER GROUP MEETINGS

What is a stakeholder group?

A stakeholder group should be representative of the demographic diversity (race, income, etc.) of the area. Stakeholders should include individuals like local elected and appointed officials, key property owners, neighborhood leaders, chamber and other economic development professionals, community service providers, area residents, and others with strong opinions and a stake in the future development of the area.

MEETING #1: LAND USE

Date: Th. Feb. 22, 2024 / 5:30 – 6:30 PM

Location: SGTC—Cordele Campus

- Review Current Land Use Data and Maps
- Review of Current Needs and Opportunities from Survey Results
- Identify Community Policies, Goals, and Key Strategies
- Identify Stakeholders for Individual Interviews

MEETING #2: HOUSING

Date: Th. Feb. 29, 2024 / 5:30 – 6:30 PM

Location: SGTC—Cordele Campus

- Review Current Population and Housing Data
- Review of Current Needs and Opportunities from Survey Results
- Identify Community Policies, Goals, and Key Strategies
- Identify Stakeholders for Individual Interviews

MEETING #3: TRANSPORTATION

Date: Th. Mar. 7, 2024 / 5:30 – 6:30 PM

Location: SGTC—Cordele Campus

- Review Current Transportation Data
- Review of Current Needs and Opportunities from Survey Results
- Identify Community Policies, Goals, and Key Strategies
- Identify Stakeholders for Individual Interviews

MEETING #4: ECONOMIC DEVELOPMENT

Date: Th. Mar. 14, 2024 / 5:30 – 6:30 PM

Location: Cordele Community Clubhouse

- Review Economic Development Data
- Review of Current Needs and Opportunities from Survey Results
- Identify Community Policies, Goals, and Key Strategies
- Identify Stakeholders for Individual Interviews

MEETING #5: WRAP-UP MEETING

Date: Th. Mar. 21, 2024 / 5:30 – 6:30 PM

Location: Cordele Community Clubhouse

- Identify Community Policies, Goals, and Key Strategies
- Other Comp Plan Issues

MEETING #6: WRAP-UP MEETING

Date: Th. Mar. 28, 2024 / 5:30 – 6:30 PM

Location: Cordele Community Clubhouse

- Identify Community Policies, Goals, and Key Strategies
- Other Comp Plan Issues



Comprehensive Plan Update 2024
Stakeholder Meeting
February 22, 2024
South Georgia Technical College
402 N. Midway Road, Cordele

- I. Open and Introductions
- II. Overview of Meeting Goals
- III. RVRC Staff Presentation
- IV. Identify Community Goals and Policies (Group Work)
- V. Report Back to Main Group (Time Permitting)
- VI. Determine Next Meeting Date (Topic: Housing)
- VII. Identify Key Strategies

NOTES:



Comprehensive Plan
Stakeholder Meeting
February 22, 2024

Land Use

- Anything Involving the Development of Land
- Water/Sewer Infrastructure
- Zoning—What is Permitted Where
- Natural Resources
- Cultural Resources
- Parks & Recreational Resources
- Building Standards
- Etcetera

1

2

CHAPTER 110-12-6-.04: State Planning Goals

Land Use Goal: To ensure the land use planning throughout the state supports the efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.

Natural and Cultural Resources Goal: To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

CHAPTER 110-12-6-.04: Quality Community Goals

Efficient Land Use Goal:

- Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.

Policy:

- Encourage development or redevelopment of sites closer to the traditional core of the community.
- Design new development to minimize the amount of land consumed.
- Carefully plan expansion of public infrastructure; or maintain open space in agricultural, forestry, or conservation uses

3

4

CHAPTER 110-12-6-.04: Quality Community Goals

Resource Management:

- Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Policy:

- Promote energy efficiency and renewable energy generation; encourage green building construction and renovation.
- Utilize appropriate waste management techniques; foster water conservation and reuse.
- Set environmentally sensitive areas aside as green space or conservation reserves.

Definitions

Goal:

- A general **outcome** the community seeks to achieve in order to realize its vision of the future. Benchmarks, targets and indicators are used to measure progress in achieving desired outcomes. (Rouse and Piro, *The Comprehensive Plan*, 2022)
- A **desired state of affairs** to which planned effort is directed. *"Growing Smart Legislative Guidebook," American Planning Association, 1998.*

5

6

Goal

- How do you want Crisp, Cordele and Arabi to grow?
- What do you want to see in Crisp, Cordele, and Arabi in 20 years?

7

Definitions

Policy:

- A statement of principle or **criteria to direct decision-making** and operations. Effective policies have official standing bestowed by the governing body. (Rouse and Piro, The Comprehensive Plan, 2022)
- A **general rule for action** focused on a specific issue and derived from more general goals. "Growing Smart Legislative Guidebook," American Planning Association, 1998.

8

Policy

- In your community where would you want sidewalks?
- What destinations in your community would you want connected by pedestrian/bicycle paths/sidewalks?
- Where in your community would you like to see buildings with stores on the bottom and apartments on top?
- Do you want to protect your rural areas? How?
- Etcetera

9

Definitions

Action:

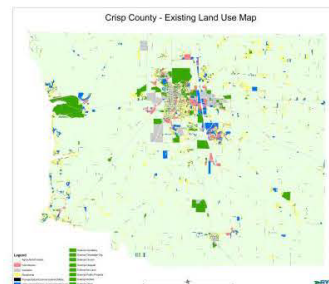
- A **task** carried out within a specified time frame as part of the strategy to achieve a goal or goals. (Rouse and Piro, The Comprehensive Plan, 2022)

10

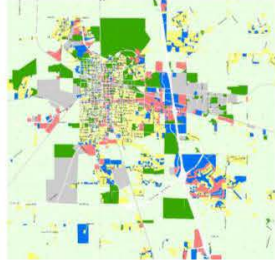
Action

- What tasks would help achieve the goals and follow the policies?

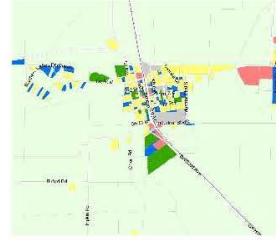
11



12



13



14



Allison Slocum
Assistant Director Planning and
Government Services
(706) 256-2910
aslocum@rivervalleyrc.org

15

Unincorporated Crisp County Land Use Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|---|--|
| Outdated downtown area | Tax credits for renovation of old buildings downtown. |
| Lack of city and county management and planning. | Downtown area revitalization |
| Trash | Have greater community involvement! |
| Lack of entertainment/activities for youth | Clean the community. Get rid of abandon buildings, clean trash along roadways etc. It is just dirty looking everywhere. |
| The apathy of the citizens. No sense of pride in the community. Who cares if I throw trash on the ground. | Have our population take more pride in the cleanliness of our city. Everything suffers when a city appears in such disarray. |
| Trashed neighbor hoods unsightly property junked cars | Parks and Recreation |
| Appearance of our community | City code to encourage residential in-fill. |
| No county ordinances on unsafe buildings and homes | Location of elementary school |
| Lack of family-oriented activities | More shopping near lake area |
| Downtown appearance | A long-term growth plan |
| Old buildings and houses that need to be cleaned up | Have something safe for our teens to do. Bowling alley, skating rink etc. |
| Lack of quality internet service in rural areas | Water/sewer for county subdivisions |
| Conditions of dirt roads | Trash dumpsters for county so we wouldn't have our roads dumped on |
| Blight | Make Downtown more attractive to new businesses, clean up the area. |
| Unsafe environment | Provide better attention to roadways. There are a lot of paved and/or dirt roads within crisp county that are neglected. Most paved roads in the county have pothole fill after pothole fill and that just acts like a band aid. |
| No trash dumpsters for the county | |
| Downtown is not full of businesses. So many abandoned buildings. | |
| Roads are not driver friendly | |

Arabi Land Use Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|---|--|
| Expand in a way that's inviting to outsiders-not another gas station. | Bring downtown back to life. Restore its buildings. Put atmosphere back in downtown. |
| Uneven and jarring train crossings | Have more diverse offerings downtown |
| Garbage pickup-litter from garbage trucks | The Littering problem |
| No activities for kids | Add a lot of things to do for kids and family |
| Conditions of dirt roads and paved roads | |

Cordele Land Use Needs and Opportunities

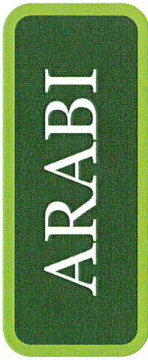
| NEEDS | OPPORTUNITIES |
|--|---|
| Blighted communities; cleanliness | It needs to be cleaned up and buildings that are abandoned torn down. |
| Crumbling downtown buildings | Keep public facilities in good repair and require owners to keep their property in good repair |
| Unkempt public places (parks etc.) | Revitalize downtown as the cultural and financial center of the community |
| Trash | Clean it up |
| No recreation for kids and family | Bring in business to all the abandoned buildings on 16th Ave or demolish them so something new could go there |
| No interest in sports | Improve infrastructure and government services |
| Community isn't active at all | The city should focus more on taking care of alleyways, trash, etc. |
| Garbage and yard clipping pick up on curb | |
| Seasonal community recognized celebrations for individuals or teams or businesses; city themed DECOR for holidays or city celebrations, more outdoor activities/events that attract citizens and tourists. | |
| Lack of downtown revitalization | |
| Creating attractive storefronts, buildings- sidewalks- landscaping- more murals & interesting historical landmarks or fine art displays or seasonal community recognized celebrations for individuals or teams or businesses | |
| Downtown needs to build very nice studio apartments or other style housing above storefronts | |



Comprehensive Plan Update 2024
Stakeholder Meeting
March 14, 2024
Cordele Community Club House
108 15th Ave E, Cordele, GA 31015

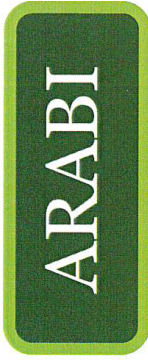
- I. Open and Introductions
- II. Overview of Meeting Goals
- III. RVRC Staff Presentation
- IV. Identify Community Goals and Policies (Group Work)
- V. Report Back to Main Group (Time Permitting)
- VI. Identify Key Strategies
- VII. Determine Next Meeting Date (Topic: Wrap-Up Meeting)

NOTES:



**Comprehensive Plan
Participants
February 29, 2024**

| Name | Contact Information | | Do you want to Receive Plan Updates and Meeting Notifications? | |
|-------------------|---------------------------------|--------------|--|-------------------------------------|
| | Email/Cell Phone No. | Email | Email | Text |
| Mickey DUNN AVANT | Mdunnavant@cityofcordele.com | 229-947-7558 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Maurice Hill | mauricehill@cityofcordele.com | 229-223-2911 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Jerry Loft | jerry.loft@harrisquip.com | 229-322-0289 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lucky Vaylor | lucky_vaylor90@hotmail.com | 229 406 3361 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| GENE FORD | LARYKNOST23@GMAIL.COM | 229-322-2318 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ricky Smarr | RICKSMARR@CITYOFCORDELE.COM | 229-417-8071 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dale Mitchell | Roachking52@gmail.com | 229 947 0040 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tim Powers | tpowers@bankplanters.com | 229-456-1812 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| BRENDA BOOTH | brendaboothhrealstate@gmail.com | 229-347-4722 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| A.C. Jank | elder.a.c.jank@gmail.com | 229-712-0596 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Marlene Kimball | Marlene.Kimball@C2I.com | 229-938-4727 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Marshall Thorne | mthorne133@att.net | (571)64-8872 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



Comprehensive Plan Participants February 29, 2024

| Name | Contact Information | | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------------|--|-------------------------------------|--|--------------------------|
| | Email/Cell Phone No. | Email | Email | Text |
| Ruby Jackson | Ruby Jackson B@ked mail.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rosie Watkins | Tele. & mail.com | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Matashia Collier | matashia1@hotmail.com 229-938-8609 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vesta Brew Shepherd | Mrs VBS K52 @ gmail. com 229 699 0515 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JALON HEARD | Jalonheard@CityofCordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Katisha Williams | Katisha.williams@dph.ga.gov 229 947 5375 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DANICA MCGILL | blackstonepikecounter@gmail | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lawanda Troutman | lawanda.troutman@westfraser.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Melinda wells | anipro1@yahoo.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kendra K. Lyons | 229 403 kendralyons@hotmail.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| IRENE Cambell | City irene cambell@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Angela Redding | angela.redding@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Comprehensive Plan Participants February 29, 2024

| Name | Contact Information Email/Cell Phone No. | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------|---|---|-------------------------------------|
| | | Email | Text |
| Jackie Paris | on file | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Audrey Butler | audrey@cordelehousing.com 278-3938 ext 2230 CHA | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beth NeSmith | beth@cordelehousing.com humbert@cordelehousing.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Larabee Hunt | 229-417-7447 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |

Goals, Policies, & Actions Planning Worksheet for _____

| | |
|---|---|
| Land Use | |
| Goal (What do we want to do?): | |
| Policy (What general rules will get us there?): | |
| Action (What tasks will get us there?): | |
| S Specific | What do you want to accomplish? |
| M Measurable | How can progress be measured? |
| A Achievable | Does the community have the skills required to achieve this? If not, who does (Federal, State, Local Partners)? Is the amount of effort required to accomplish this on par with what it will achieve? |
| R Relevant | Is this aligned with the goal and the overall intention of the element in the comprehensive plan? |
| T Time-Bound | What's the deadline? |

2/22/2024

Unincorporated Crisp County Housing Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|---|---|
| Lack of city and county management and planning. | Better housing options |
| Cost of living | City code to encourage residential in-fill. |
| Trashed neighbor hoods unsightly property junked cars | Location of elementary school |
| Lack of housing for young families | A long-term growth plan |
| Appearance of our community | Have better housing |
| No county ordinances on unsafe buildings and homes | |
| Quality of west side housing. | |
| Housing codes not being enforced | |
| No proactive/progressive plan for improvement | |
| Old buildings and houses that need to be cleaned up | |
| Blight | |
| No affordable housing for middle-class/working-class people | |

Arabi Housing Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|---|--|
| Expand in a way that's inviting to outsiders-not another gas station. | Have better support from the community and more diverse offerings downtown |
| | Bring downtown back to life. Restore its buildings. Put atmosphere back in downtown. |

Cordele Housing Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|--|--|
| Blighted communities; cleanliness | It needs to be cleaned up and buildings that are abandoned torn down. |
| Crumbling downtown buildings | Keep public facilities in good repair and require owners to keep their property in good repair |
| Lack of downtown revitalization | Increase better opportunities |
| Downtown needs to build very nice studio apartments or other style housing that brings safe, nice, young, and old professional housing above storefronts | More housing for the less fortunate, and help the homeless people |



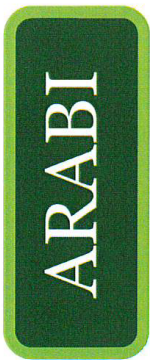
Comprehensive Plan Update 2024
Stakeholder Meeting
March 7, 2024
South Georgia Technical College
402 N. Midway Road, Cordele

- I. Open and Introductions
- II. Overview of Meeting Goals: Transportation
- III. RVRC Staff Presentation
- IV. Identify Community Goals and Policies (Group Work)
- V. Report Back to Main Group (Time Permitting)
- VI. Determine Next Meeting Date (Topic: Economic Development)
- VII. Identify Key Strategies

NOTES:

X

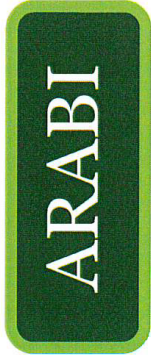
D



Comprehensive Plan Participants March 7, 2024

| Name | Contact Information Email/Cell Phone No. | Email | Do you want to Receive Plan Updates and Meeting Notifications? | Text |
|-------------------|---|-------------------------------------|---|--------------------------|
| Ster Fulford | sterfulford@cityofcordele.com 229-322-7461 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ricky Smartt | ricksmartt@cityofcordele.com 229-417-8071 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Simmy Mumphy | simmy@crispcounty.com 229-322-1989 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Grant Buckley | gbuckley@crispdc.com 229-273-9570 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Wesley Rainey | wesley@rainerfuneral.com 774-388-9778 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Chris Hewitt | chewitt@crispcountypower.com 229-273-3811 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Willie Mae Newton | wmnewton@att.net 229-659-0568 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dale McMill | fordking52@gmail.com 229-747-0090 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Maurice Hill | mauricehill@cityofcordele.com 229-417-8375 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JC Clark | blakej.c.clark@gmail.com 229-712-8596 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ken Peltain | kenpeltain04@gmail.com 229-886-8835 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ruby Jackson | rubyjackson23@hotmail.com 705-785-1888 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

2



Comprehensive Plan Participants March 7, 2024

| Name | Contact Information | | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------------|--|-------|---|-------------------------------------|
| | Email/Cell Phone No. | Email | Email | Text |
| Irene Sias Cantrell | 229 276 2914 irene.cantrell@cityofcordele | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Audrey Butler | 229-273-3938 ext 2230 audrey@cordelehousing.com | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| GiaVonte Riggins | giavonte@faircount.org 229 314 9618 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Matashia Collier | matashia19@hotmail.com 229- 938-8669 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Joshua Perise | "on file" 229-401-8174 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |



Comprehensive Plan Update 2024
Stakeholder Meeting
March 14, 2024
Cordele Community Clubhouse
108 15th Ave E, Cordele, GA 31015

- I. Open and Introductions
- II. Overview of Meeting Goals: Economic Development
- III. RVRC Staff Presentation
- IV. Identify Community Goals and Policies (Group Work)
- V. Report Back to Main Group (Time Permitting)
- VI. Determine Next Meeting Date
- VII. Identify Key Strategies

NOTES:



**Comprehensive Plan
Participants
March 14, 2024**

| Name | Contact Information Email/Cell Phone No. | Do you want to Receive Plan Updates and Meeting Notifications? | |
|------------------|--|---|-------------------------------------|
| | | Email | Text |
| Mickey DUNNIVANT | Mmunnivant@crispcounty.com | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Irene Cantrell | City of Cordele irene.cantrell@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ricky Swarr | City of Cordele rickswarr@cityofcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Christy Brennan | GA Dept Eo. chabrenan@ga.gov | <input type="checkbox"/> | <input type="checkbox"/> |
| Maurice Hill | City of Cordele mauricehill@cityofcordele.com | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dale Mitchell | Comp Co ZBA Roadking52@gmail.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| W.C. Clark | Edgerc.clark@gmail.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Monica Simmons | Chabrenan, monica@visitcordele.com | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Bruce Hurdley | brucehurdley@gmail.com 229-406-5543 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Amela Redding | | <input type="checkbox"/> | <input type="checkbox"/> |
| Wesley Raine | City of Cordele | <input type="checkbox"/> | <input type="checkbox"/> |
| Tina Loney | | <input type="checkbox"/> | <input type="checkbox"/> |



**Comprehensive Plan
Participants
March 14, 2024**

| Name | Contact Information | | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------------|-------------------------|-------|--|-------------------------------------|
| | Email/Cell Phone No. | Email | Email | Text |
| Willie Mae Dexter | wmdexter@att.net | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beth McSmith | beth@cordelehousing.com | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vesta Beal Shepherd | mrs.vbs1952@gmail.com | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Arast Buckley | jbuckley@crispdc.com | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Tom & Ann Brazier | 229-947-9819 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Tom Powers | 229-456-1812 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | <input type="checkbox"/> | <input type="checkbox"/> |

Unincorporated Crisp County Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|---|--|
| Poor business atmosphere | Make it much easier for businesses to be able to come in and thrive. |
| Outdated downtown area | Tax credits for renovation of old buildings downtown. |
| Lack of city and county management and planning. | Loosen restrictions on businesses coming in to make it more attractive for investment. |
| Crime | Consolidation of City and County seems imperative for continued success and growth |
| Overall lack of civic pride | Opportunities |
| Poverty | The CRIME. Too much gang violence/ shooting |
| Trash | Better higher paying jobs |
| Lack of entertainment/activities for youth | |
| Cost of living | More sit-down places to eat that are not fast food to enjoy with family |
| Quality of teachers | Railroad overpasses need to increase. Essential to have one on Hwy 280 near 7th St. |
| The apathy of the citizens. No sense of pride in the community. Who cares if I throw trash on the ground. | Downtown area revitalization |
| Lack of jobs and lack of work force | Bring in a good grocery store - Publix, Kroger, Ingles, etc. |
| Not a lot of good paying jobs | Clean the community. Get rid of abandon buildings, clean trash along roadways etc. It is just dirty looking everywhere. |
| Lack of quality law enforcement | Have our population take more pride in the cleanliness of our city. Everything suffers when a city appears in such disarray. |
| Need more grocery stores. | Sale the Power Grid to Ga Power |
| More shopping stores | Better housing options |
| More sit-down restaurants. | More jobs |
| Recreation center hours not easily available | Get more industry back |
| Poor health care options | I would sell the power commission to Georgia Power so when an industry came to Georgia Crisp County would be an ideal place to start a business. |
| Lack of quality employees to hire | Have greater community involvement! |
| Lack of accountability from public officials | Increase educational opportunities for students and citizens |
| Trashed neighbor hoods unsightly property junked cars | Parks and Recreation |
| Lack of housing for young families | City code to encourage residential in-fill. |
| Lack of unity | Attract new businesses to stimulate the economy. |
| Appearance of our community | Location of elementary school |
| School system | Access to health care |
| No county ordinances on unsafe buildings and homes | Better pay for teachers and law enforcement |
| No growth plan for industry | More opportunities all around from employment to kid friendly things to do |
| Lack of family-oriented activities | More shopping near lake area |
| Downtown appearance | Improve public schools |
| Quality of west side housing. | Better volunteer choices |
| Housing codes not being enforced | More opportunities |
| No offered advantages to attract new businesses | Leadership |
| Lack of Leadership | A long-term growth plan |
| No proactive/progrssive plan for improvement | Have something safe for our teens to do. Bowling alley, skating rink etc. |
| Old buildings and houses that need to be cleaned up | Water/sewer for county subdivisions |
| Nothing stands out anymore farmer's market going down | Trash dumpsters for county so we wouldn't have our roads dumped on |
| Lack of law enforcement presence on the west side | Citizen's training & information forums for the masses, build a civic center |
| No activities, no good dining options | The opportunity for growth (leadership)/change of mindset |
| Lack of quality internet service in rural areas | Focus on education instead of a turf field. |

| | |
|--|--|
| Gangs | Make Downtown more attractive to new businesses, clean up the area. |
| Conditions of dirt roads | Poverty |
| Blight | Have better housing |
| Violence | Have stronger presence for developing skills from the vocational institutions |
| Nothing for youth to do | Over taxation of lake property of senior citizens |
| Unsafe environment | Landfill Management |
| No affordable housing for middle-class/working-class people | Have Georgia Power buy out Crisp County Power |
| No trash dumpsters for the county | Provide better attention to roadways. There are a lot of paved and/or dirt roads within Crisp County that are neglected. Most paved roads in the county have pothole fill after pothole fill and that just acts like a band aid. |
| Downtown is not full of businesses. So many abandoned buildings. | |
| Roads are not driver friendly | |
| Lack of family style recreation/entertainment | |

Arabi Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|--|--|
| Expand in a way that's inviting to outsiders- not another gas station. | Be more open to suggestions and critiques. |
| Community leadership resistance to growth in all sectors | Have better support from the community and more diverse offerings downtown |
| Lack of community support for small businesses | The Littering problem |
| Uneven and jarring train crossings | More support for the public safety sector |
| Lack of care for the public safety sector | Bring downtown back to life. Restore its buildings. Put atmosphere back in downtown. |
| Garbage pickup-litter from garbage trucks | The school system |
| Lack of quality grocery store (like Kroger) | Add a lot of things to do for kids and family |
| The school system | Include more things for people to do and add more restaurants, shopping places etc. |
| Lack of community | The schools are dirty. Clean them up. |
| Not many places to eat or shop | Increase shopping and dining options |
| No activities for kids | Higher pay for workers |
| Lack of businesses | |
| Farmers Market | |
| Low pay for employees | |
| Conditions of dirt roads and paved roads | |
| Property taxes | |

Cordele Needs and Opportunities

| NEEDS | OPPORTUNITIES |
|---|---|
| Violence and crime | It needs to be cleaned up and buildings that are abandoned torn down. |
| Blighted communities; cleanliness | Keep public facilities in good repair and require owners to keep their property in good repair |
| Poverty rate, high unemployment rate | Increase better opportunities |
| Lack of employment opportunities | Lowering the crime rate in the city. |
| Crumbling downtown buildings | More housing for the less fortunate, and help the homeless people |
| Lack of adequate work force opportunities; Unkempt public places (parks etc.) | Higher paying job opportunities |
| Not enough city gatherings (ex. Food Truck Fridays) | Bring in more jobs |
| Improved schools and increase funding for activities | Places to shop. Restaurants |
| Lack of shopping access and other businesses | More opportunities to build Crisp County for children and adults |
| Lack of restaurant selection | Revitalize downtown as the cultural and financial center of the community |
| Train traffic Trash, crime | Clean it up |
| No recreation for kids and family | Bring in business to all the abandoned buildings on 16th Ave or demolish them so something new could go there |
| Roads/Railroads | Improve education, improve infrastructure and government services, remove, or reduce blight |
| No interest in sports | Less trash |
| Community isn't active at all | Lack of involvement by the citizens. Not supporting the community organizations when they try new events. |
| Garbage and yard clipping pick up on curb | More modernization of city life |
| No growth or opportunities | Access to youth programs. |
| Seasonal community recognized celebrations for individuals or teams or businesses; city themed DECOR for holidays or city celebrations, more outdoor activities/events that attract citizens and tourists. | Make the ways of transportation safer and more accessible |
| Lack of downtown revitalization | Lack of tradition |
| Creating a uniform group of attractive storefronts, buildings- sidewalks- landscaping- more murals & interesting historical landmarks or fine art displays or seasonal community recognized celebrations for individuals or teams or businesses | The city should focus more on taking care of alleyways, trash, etc. |
| Lack of Change/Innovation | Road & Railroad system |
| Downtown needs to build very nice studio apartments or other style housing that brings safe, nice, young, and old professional housing above storefronts | City needs to be cleaned up and buildings that are abandoned torn down. |
| Concerts, festivals, ski events, kayaking tours, historical elements, Christmas lights like Callaway Gardens, or something fun that EVERYONE can enjoy. | |



Comprehensive Plan Update 2024
Stakeholder Meeting
March 21, 2024
Cordele Community Clubhouse
108 15th Ave E, Cordele, GA 31015

- I. Open and Introductions
- II. RVRC Staff Presentation
- III. Review Community Goals and Policies: Land Use (Group Work)
- IV. Review Community Goals and Policies: Housing (Group Work)
- V. Report Back to Main Group (Time Permitting)
- VI. Identify Key Strategies

NOTES:



Comprehensive Plan Participants March 21, 2024

| Name | Contact Information Email/Cell Phone No. | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------------|---|---|-------------------------------------|
| | | Email | Text |
| Mickey Purnovan f | Mickpurnovan@CrispCounty.com 229-947-7558 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Grant Harraz | Grant@CrispCounty.com 229-276-2672 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Maurice Hill | MauriceHill@CityofCordele.com 229-417-8375 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Irene Cantrell | Irene.cantrell@CityofCordele.com 229 276 2914 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ken Parfitt | KenParfitt@gmail.com 229-886-8635 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| William MacDunton | WilliamMacDunton@AHS.net 229.659.0869 | <input type="checkbox"/> | <input type="checkbox"/> |
| Angela Redding | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vesta Beal Shepherd | 229 699 0515 08 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| DANND MOORE | 706.405.7411 | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |



Comprehensive Plan Update 2024
Stakeholder Meeting
March 21, 2024
Cordele Community Clubhouse
108 15th Ave E, Cordele, GA 31015

- I. Open and Introductions
- II. RVRC Staff Presentation
- III. Review Community Goals and Policies: Land Use (Group Work)
- IV. Review Community Goals and Policies: Housing (Group Work)
- V. Report Back to Main Group (Time Permitting)
- VI. Identify Key Strategies

NOTES:



Comprehensive Plan Participants March 21, 2024

| Name | Contact Information Email/Cell Phone No. | Do you want to Receive Plan Updates and Meeting Notifications? | |
|---------------------|---|---|-------------------------------------|
| | | Email | Text |
| Mickey Purnawan P | Mickypurnawan@CrispCounty.com 229-947-7558 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Charne Harraz | charne@crispcounty.com 229-276-2672 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Maurice Hill | mauricehill@cityofcordele.com 229-417-8375 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Irene Cantrell | irene.cantrell@cityofcordele.com 229 276 2914 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ken Partridge | kenpartridge@gmail.com 229-886-8635 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| William MacDunton | william@wmacdunton.com 229.659.0869 | <input type="checkbox"/> | <input type="checkbox"/> |
| Angela Redding | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vesta Beal Shepherd | 229 699 0515 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| DANIEL MOORE | 706.405.7411 | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |

FW: crisp survey promotions materials

Mickey Dunnivant <mdunnivant@crispcounty.com>

Mon 11/20/2023 10:07 AM

To:lawanda.troutman@westfraser.com <lawanda.troutman@westfraser.com>

📎 5 attachments (2 MB)

Crisp County Community Input Survey 2023 flyer for printing.pdf; QR_code_Crisp_Community_Input.png; Crisp County Community Input Survey 2023 flyer image.png; facebook promo crisp survey.png; instagram crisp survey promo.png;

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

Mrs. Troutman,

This is the survey links I spoke of, any help would be deeply appreciated.

Mickey

From: Allison Slocum <aslocum@rivervalleyrc.org>

Sent: Wednesday, November 15, 2023 11:28 AM

To: charrell@crispcounty.com; Mickey Dunnivant <mdunnivant@crispcounty.com>; Angela Redding <angelaredding@cityofcordele.com>; Joshua Deriso <joshuaderiso@cityofcordele.com>; Irene Cantrell (icantrell@cityofcordele.com) <icantrell@cityofcordele.com>; cityofarabi@gmail.com

Subject: FW: crisp survey promotions materials

Please find attached the links to the Crisp-Arabi-Cordele Comp Plan Survey. There is a QR code that can be copied and pasted into anything you have going out like utility bills, payroll notices, etc. There is a flyer with the QR code in a pdf format for printing and the image for including in the newspaper or elsewhere. There is also a Facebook promo and an Instagram promo.

Put these on your community's websites and social media. Let me know when that is done, so that I can take a screen shot for documentation in the plan. We will also be putting these on our website and social media pages.

Thank you.

Allison B. Slocum AICP

Historic Preservation Planner & Senior Planner

River Valley Regional Commission

710 Front Ave., Suite A

Columbus GA 31902

(706) 256-2910

www.rivervalleyrc.org

www.facebook.com/rivervalleyrc

www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

From: Camille Bielby <cbielby@rivervalleyrc.org>
Sent: Wednesday, November 15, 2023 10:56 AM
To: Allison Slocum <aslocum@rivervalleyrc.org>
Subject: crisp survey promotions materials

The URL below can be used on the City, County and Chamber websites, along with the intro text block and qr code image file.

https://www.surveymonkey.com/r/Crisp_Community_Input

Link Title: **Crisp County, Arabi and Cordele Community Input Survey 2023**

Intro text: Crisp County, Arabi and Cordele are updating our joint comprehensive plan and need your input! Please answer a few questions to help develop the community's vision for a better, brighter future.

The Instagram image can be used for an Instagram post along with the url in the bio.

The Facebook image can be used on Facebook pages with the url and intro paragraph in the description.

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

www.rivervalleyrc.org

www.facebook.com/rivervalleyrc

www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey

Mickey Dunnivant <mdunnivant@crispcounty.com>

Thu 1/25/2024 12:04 PM

To:lakeblackshearhoa@gmail.com <lakeblackshearhoa@gmail.com>;brad61wilson@gmail.com <brad61wilson@gmail.com>;smithpoppie81@yahoo.com <smithpoppie81@yahoo.com>;fbccordelega@gmail.com <fbccordelega@gmail.com>;larry@cordelefirst.com <larry@cordelefirst.com>;kwb1811@gmail.com <kwb1811@gmail.com>;leezads@att.net <leezads@att.net>;peniabaptistoffice@gmail.com <peniabaptistoffice@gmail.com>;roljjean@gmail.com <roljjean@gmail.com>;skipsusan@gmail.com <skipsusan@gmail.com>;cjackson@stella-jones.com <cjackson@stella-jones.com>;taspinwall@airxcs.com <taspinwall@airxcs.com>;hesterk@helenaindustries.com <hesterk@helenaindustries.com>;'Becky Fitzgibbons' <bfitzgibbons@crispcountypower.com>;regina.hayslip@bigtextrailers.com <regina.hayslip@bigtextrailers.com>;tony.wade@harrisequip.com <tony.wade@harrisequip.com>;dave.linseman@westfraser.com <dave.linseman@westfraser.com>;'Brooke Marshall' <bmarshall@crispregional.org>;randymaddox@griffinlumber.com <randymaddox@griffinlumber.com>;cordele@laborfinders.com <cordele@laborfinders.com>;Cc:monica@visitcordele.com <monica@visitcordele.com>

📎 2 attachments (414 KB)

Mickey Dunnivant.vcf; Crisp County Community Input Survey 2023 flyer image.png;

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

Good Morning,

Crisp County, Cordele, and Arabi are in the process of updating our [Greater Crisp Comprehensive Plan 2020-2024](#). As part of that process, we have created a [Crisp-Arabi-Cordele 2023 Comprehensive Plan Survey](#) and are asking for input from the public. Could you post the attachment near a time clock, entry way, or breakroom for your employee's to see *or* send this out to your membership email list and ask for their input? This feedback will be helpful for our community leaders with upgrading local infrastructure, making capital improvements, and guiding economic growth and land development. If you are the recipient of this email, you can take the survey by clicking on the link provided in this email or scan the QR code provided as attachment. Thank you for helping make our Community a Great Place to Live!

Mickey



Crisp County Comprehensive Plan meeting

Mickey Dunnivant <mdunnivant@crispcounty.com>

Wed 2/14/2024 10:22 AM

To:hfox@crisp.k12.ga.us <hfox@crisp.k12.ga.us>;zdbanks@valdosta.edu <zdbanks@valdosta.edu>;logosga@gmail.com <logosga@gmail.com>;sbutts@crispschools.org <sbutts@crispschools.org>;jcastro@crispschools.org <jcastro@crispschools.org>;robin@rftechnical.com <robin@rftechnical.com>;rwest@uga.edu <rwest@uga.edu>;Dale Mitchell <roadking52@gmail.com>;JC Clark <elderjclark@gmail.com>;Ken Partain <kenpart04@gmail.com>;Lucky Taylor <lucky_taylor906@hotmail.com>;Wendy Peavy <ciasouth2@gmail.com>;gonzalezr.jessica@ymail.com <gonzalezr.jessica@ymail.com>;toby.coleman@crispcounty.com <toby.coleman@crispcounty.com>;heathnrc@bellsouth.net <heathnrc@bellsouth.net>;joel@landbridgerealty.com <joel@landbridgerealty.com>;marlene.kimball@century21.com <marlene.kimball@century21.com>;amykmoore76@gmail.com <amykmoore76@gmail.com>;anewman@thecfamily.com <anewman@thecfamily.com>;buford.braxton@gmail.com <buford.braxton@gmail.com>
Cc:Allison Slocum <aslocum@rivervalleyrc.org>

3 attachments (34 KB)

Mickey Dunnivant.vcf; Stakeholder Meeting 1 pager.docx; QR_code_Crisp_Community_Input.png;

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

Good Afternoon,

Our community is in the early stages of updating its Comprehensive Plan. The 2019 Crisp County Joint Comprehensive Plan can be found here, <https://www.dca.ga.gov/node/2272> . This year we have developed a survey that we hope to get answered by as many people as possible. The feedback will be helpful for our community leaders in setting budgets, upgrading local infrastructure, capital improvements and guiding economic growth and land development. The link below will take you to the Crisp/Cordele/Arabi Comprehensive plan survey. I have also included an image of a QR code if you would rather scan it and take the survey on your phone. Your participation is extremely important as our Community's growth depends on it.....

www.surveymonkey.com/r/Crisp_Community_Input

If you can, please attend the Workshop that is being offered February 22nd at South Georgia Tech on Midway Rd in Cordele. The meeting starts at 1730hrs and should not last longer than one hour. I have attached a Stakeholder Meeting document that details the meetings. Your input is needed for our Community, I hope to see you all there.

If you have any questions, please call me at 229-276-2640 office or 229-947-7558 cell.

Mickey



Mickey Dunnavant
Planning & Zoning
(229) 276-2640 Work
(229) 947-7558 Mobile
mdunnavant@crispcounty.com
Crisp County Government Center
210 S 7th Street
Cordele, Ga. 31015
<http://www.crispcounty.com>

RE: Crisp County, Arabi, Cordele Comprehensive Plan Stakeholder Meeting: Housing

Allison Slocum <aslocum@rivervalleyrc.org>

Tue 2/27/2024 9:14 AM

To: David Moore <dmoore9813@hotmail.com>

It will be this Thursday February 29th.

Allison B. Slocum AICP
Historic Preservation Planner & Senior Planner
River Valley Regional Commission
710 Front Ave., Suite A
Columbus GA 31902
(706) 256-2910

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

From: David Moore <dmoore9813@hotmail.com>

Sent: Monday, February 26, 2024 7:11 PM

To: Allison Slocum <aslocum@rivervalleyrc.org>

Subject: Re: Crisp County, Arabi, Cordele Comprehensive Plan Stakeholder Meeting: Housing

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

Thanks Allison, what day (or date) is this meeting?

Sent from my mobile smartphone
Please excuse any typos.

On Feb 26, 2024, at 3:34 PM, Allison Slocum <aslocum@rivervalleyrc.org> wrote:

Thank you all for participating in last week's comprehensive plan stakeholder meeting regarding land use. Our next meeting will be at the same location, South Georgia Technical College Cordele Facility (402 N Midway Rd, Cordele, GA 31015) 5:30 PM – 6:30 PM. We will be creating goals and policies to guide the staff and local elected officials of Crisp County, Arabi, and Cordele with regards to the community's need for housing.

Please forward this email and invite anyone you think is interested in this issue and who would like to assist in crafting this housing strategy.

Thank you again for your assistance and help with this process.

Allison B. Slocum AICP
Historic Preservation Planner & Senior Planner
River Valley Regional Commission
710 Front Ave., Suite A
Columbus GA 31902
(706) 256-2910

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

Crisp County, Arabi, Cordele Comprehensive Plan Stakeholder Meeting: Housing

Allison Slocum <aslocum@rivervalleyrc.org>

Mon 2/26/2024 3:34 PM

To: Irene Cantrell (icantrell@cityofcordele.com) <icantrell@cityofcordele.com>; mauricehill@cityofcordele.com <mauricehill@cityofcordele.com>; Mickey Dunnivant <mdunnivant@crispcounty.com>; kenpart04@gmail.com <kenpart04@gmail.com>; RoadKing52@gmail.com <RoadKing52@gmail.com>; ElderJCClark@gmail.com <ElderJCClark@gmail.com>; Marlene.Kimball@dzi.com <Marlene.Kimball@dzi.com>; LinBarnes@aol.com <LinBarnes@aol.com>; ciasouth2@gmail.com <ciasouth2@gmail.com>; rrwest@uga.edu <rrwest@uga.edu>; dmoore9813@hotmail.com <dmoore9813@hotmail.com>; Angela Redding <angelaredding@cityofcordele.com> <angelaredding@cityofcordele.com> <angelaredding@cityofcordele.com>
Cc: charrell@crispcounty.com <charrell@crispcounty.com>; cityofarabi@gmail.com <cityofarabi@gmail.com>

Thank you all for participating in last week's comprehensive plan stakeholder meeting regarding land use. Our next meeting will be at the same location, South Georgia Technical College Cordele Facility (402 N Midway Rd, Cordele, GA 31015) 5:30 PM – 6:30 PM. We will be creating goals and policies to guide the staff and local elected officials of Crisp County, Arabi, and Cordele with regards to the community's need for housing.

Please forward this email and invite anyone you think is interested in this issue and who would like to assist in crafting this housing strategy.

Thank you again for your assistance and help with this process.

Allison B. Slocum AICP
Historic Preservation Planner & Senior Planner
River Valley Regional Commission
710 Front Ave., Suite A
Columbus GA 31902
(706) 256-2910

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

FW: Crisp-Arabi-Cordele Comprehensive Plan Meeting Th. March 28, 2024 at the Community Club House

Allison Slocum <aslocum@rivervalleyrc.org>

Tue 3/26/2024 2:54 PM

To:angelaredding@cityofcordele.com <angelaredding@cityofcordele.com>;audrey@cordelehousing.com <audrey@cordelehousing.com>;beth@cordelehousing.com <beth@cordelehousing.com>;brendaboothrealestate@gmail.com <brendaboothrealestate@gmail.com>;sbhuckaby@gmail.com <sbhuckaby@gmail.com>;charrell@crispcounty.com <charrell@crispcounty.com>;chewitt@crispcountypower.com <chewitt@crispcountypower.com>;cbozeman@georgia.org <cbozeman@georgia.org>;dorrispersall@yahoo.com <dorrispersall@yahoo.com>;RoadKing52@gmail.com <RoadKing52@gmail.com>;HuntDavontae5@gmail.com <HuntDavontae5@gmail.com>;Dmoore9813@hotmail.com <Dmoore9813@hotmail.com>;Blackshearplacecenter@gmail.com <Blackshearplacecenter@gmail.com>;Laryknoct23@gmail.com <Laryknoct23@gmail.com>;giavonte@faircourt.org <giavonte@faircourt.org>;gcbuckley@crispidc.com <gcbuckley@crispidc.com>;irenecantrell@cityofcordele.com <irenecantrell@cityofcordele.com>;isaacowens@cityofcordele.com <isaacowens@cityofcordele.com>;elderjclark@gmail.com <elderjclark@gmail.com>;JalonHeard@cityofcordele.com <JalonHeard@cityofcordele.com>

 4 attachments (210 KB)

Cordele Econ Dev Goals and Policies.docx; Cordele Transp Goals and Policies.docx; Crisp Econ Dev Goals and Policies.docx; Crisp Transp Goals and Policies.docx;

To All:

Thank you so much for participating in this process. We have 1 more night scheduled to wrap-up any odds and ends that haven't been completed yet. This Thursday we will review the Goals and Policies we've come up with for each community regarding Transportation and Economic Development and make any changes. I've attached the documents we will be working on so you can review them prior to the meeting.

We will meet at the **Cordele Community Club House** (108 15th Ave E, Cordele, GA 31015) from **5:30 – 6:30 p.m.**

See you on Thursday!

Allison B. Slocum AICP
Historic Preservation Planner & Senior Planner
River Valley Regional Commission
710 Front Ave., Suite A
Columbus GA 31902
(706) 256-2910

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

Crisp-Arabi-Cordele Comprehensive Plan Meeting Th. March 28, 2024 at the Community Club House

Monica Simmons <monica@visitcordele.com>

Tue 3/26/2024 3:37 PM

To:Anna Olsen <aolsen@hcrhcpa.com>;Ben Eavenson (beavenson@airxcs.com) <beavenson@airxcs.com>;Chip Wells (chipwells@wellshardware.net) <chipwells@wellshardware.net>;Dick Dowdy (dickdowdy3@gmail.com) <dickdowdy3@gmail.com>;Emily Vincent <emily@visitcordele.com>;Jeffrey Hester (jhester@colonybank.com) <jhester@colonybank.com>;Jeremy Register (jregister@aggeorgia.com) <jregister@aggeorgia.com>;Jerry Lott (jerry.lott@harrisequip.com) <jerry.lott@harrisequip.com>;Marlene Kimball (crisphomesales@gmail.com) <crisphomesales@gmail.com>;Monica Simmons <monica@visitcordele.com>;Rusty Slade (rslade@bankpfb.com) <rslade@bankpfb.com>;Tim Powers (tpowers@bankplanters.com) <tpowers@bankplanters.com>;Wesley Rainey (wesley@raineyfuneral.com) <wesley@raineyfuneral.com>;William Hurt (whurt@bankplanters.com) <whurt@bankplanters.com>;Alyse Wolf (Alyse_Wolf@ossoff.senate.gov) <Alyse_Wolf@ossoff.senate.gov>;Angela Redding (angelaredding@cityofcordele.com) <angelaredding@cityofcordele.com>;Beth NeSmith (beth@cordelehousing.com) <beth@cordelehousing.com>;Brooke Huckaby (sbhuckaby03@gmail.com) <sbhuckaby03@gmail.com>;Brooke Marshall (bmarshall@crispregonal.org) <bmarshall@crispregonal.org>;Charles White (Charles.White@mail.house.gov) <Charles.White@mail.house.gov>
Cc:Allison Slocum <aslocum@rivervalleyrc.org>

4 attachments (189 KB)

Cordele Econ Dev Goals and Policies.docx; Cordele Transp Goals and Policies.docx; Crisp Econ Dev Goals and Policies.docx; Crisp Transp Goals and Policies.docx;

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

FYI – Please review and attend if you can. This is the FINAL night.

Monica

Subject: FW: Crisp-Arabi-Cordele Comprehensive Plan Meeting Th. March 28, 2024 at the Community Club House

To All:

Thank you so much for participating in this process. We have 1 more night scheduled to wrap-up any odds and ends that haven't been completed yet. This Thursday we will review the Goals and Policies we've come up with for each community regarding Transportation and Economic Development and make any changes. I've attached the documents we will be working on so you can review them prior to the meeting.

We will meet at the **Cordele Community Club House** (108 15th Ave E, Cordele, GA 31015) from **5:30 – 6:30 p.m.**

See you on Thursday!

Allison B. Slocum AICP
Historic Preservation Planner & Senior Planner
River Valley Regional Commission
710 Front Ave., Suite A

Columbus GA 31902
(706) 256-2910

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.