

**Greater
Crisp
Comprehensive Plan
2015 - 2019**

Greater Crisp Comprehensive Plan
Crisp County - Arabi - Cordele
2015-2019

June, 2014

Crisp County Board of Commissioners

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Sam Farrow, Jr.

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Tom Patton, County Administrator

Arabi Mayor and City Council

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Cordele City Commission

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Assisted by:

River Valley Regional Commission

228 West Lamar Street 1428 Second Avenue
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RESOLUTION OF ADOPTION
GREATER CRISP COMPREHENSIVE PLAN 2015-2019

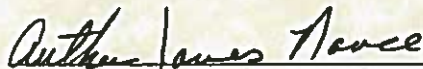
WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

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 been notified by appropriate cognizant authority that the County's most recent effort updating the local comprehensive plan jointly with the City of Cordele and the City of Arabi did adequately address 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 Crisp County Board of Commissioners that the Greater Crisp Comprehensive Plan 2015-2019 be adopted.

Duly considered and approved by the Crisp County Board of Commissioners in session this 10th day of June, 2014.



Authur James Nance, Chairman



Clark Henderson, Vice Chairman



Wallace Mathis, Commissioner



Larry Felton, Commissioner



Sam Farrow, Jr., Commissioner

Attest: 

Tom Patton, County Adm./Clerk

RESOLUTION OF ADOPTION
GREATER CRISP COMPREHENSIVE PLAN 2015-2019

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

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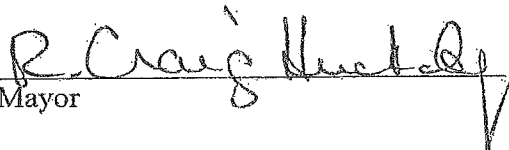
WHEREAS, the City has been notified by appropriate cognizant authority that the City's most recent effort updating the local comprehensive plan jointly with Crisp County and the City of Cordele did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community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

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Arabi City Council that the Greater Crisp Comprehensive Plan 2015-2019 be adopted.

Duly considered and approved by the Arabi City Council in session this 10th day of June, 2014.

ARABI CITY COUNCIL

ATTEST



Mayor



City Clerk

RESOLUTION OF ADOPTION
GREATER CRISP COMPREHENSIVE PLAN 2015-2019

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

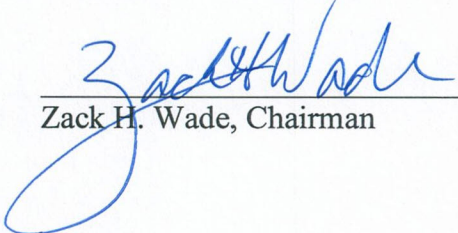
WHEREAS, the City has been notified by appropriate cognizant authority that the City's most recent effort updating the local comprehensive plan jointly with Crisp County and the City of Arabi did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community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

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Cordele City Commission that the Greater Crisp Comprehensive Plan 2015-2019 be adopted.

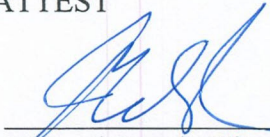
Duly considered and approved by the Cordele City Commission in session this 17th day of June, 2014.

CORDELE CITY COMMISSION

ATTEST



Zack H. Wade, Chairman



Edward Beach, City Clerk

INTRODUCTION

This is the third 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 with an effective date of January 1, 2013.

The required plan elements applicable to Crisp County, Arabi and Cordele are:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element
- Land Use Element

To facilitate plan development each jurisdiction compiled a list of stakeholders from whom it solicited and invited input directly. The steering committee consisted of elected officials, key local government staff, identified stakeholders and staff from the community's two primary economic development organizations. To facilitate plan implementation each jurisdiction has a separate, unique work program, although there are common work elements among the three.

One joint public hearing was held at the initiation of plan development to solicit public input and participation in plan development; a second was held after the draft had been made available for public review and comment. Attendance at public hearings was solicited via block ads published in the local newspaper of general circulation, and letters of invitation were sent directly to stakeholders either via USPO or e-mail. The County identified thirty-five stakeholders, Arabi twelve and Cordele ninety. The public hearings were supplemented with two "Listening Sessions" advertised and hosted by the chamber of commerce with a guest facilitator.

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BACKGROUND DATA

BACKGROUND DATA

The community's first decennial census was in 1910.¹ In its first half-century of existence Crisp grew by only 8%, an average increase of 270 per decade. Although 1910 and 1920 census data for Arabi and Cordele were not located for use here, it is apparent from the data that is presented there was significant growth within the community, and it all occurred in Cordele. During the last thirty years of the period Arabi and the rural (unincorporated) area each lost one-third of their populations, but Cordele recorded a 54% increase. Growth in the seat of county government was strong enough to counter losses elsewhere and provide a net increase for Crisp.

While total community population increased at a low level during the period, it was superior to the performance of any of the six adjoining counties, all of which were credited with population losses.² Four counties recorded a population spike in 1920, as did Crisp, but afterwards only one of the adjoining counties recorded a (one-time) population increase by 1960. Such factors 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) followed by the intersection of three railroads gave the community an economic advantage on area counties which proved critical to stabilizing and sustaining the local population. The presence of a strong, early-developed transportation network helped mitigate the adverse impacts of the Great Depression on the local economy in general, and destruction the boll weevil wrought on the agricultural (cotton) economy specifically.

Population Greater Crisp and Area Counties 1910 - 1960							
Jurisdiction	1910	1920	1930	1940	1950	1960	'10-'60
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	-
Municipal	-	-	7,332	8,317	9,838	10,912	-
Rural	-	-	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

All seven counties experienced growth during the half-century following 1960, and with few exceptions, each decade. In a reversal of the community's earlier trend the only significant population growth occurred in the rural area. Cordele netted a 5% increase, despite significant

¹ Jurisdictional boundaries of Crisp and its six adjoining counties have not changed since the 1910 Census, facilitating cross-county comparisons of population over time.

² See area map on page 12.

annexation and losses between 1980-1990 and 2000-2010. Arabi's 93% increase amounted to 283 additional residents. Population in the rural area increased 71% (4,850), accounting for 86% of the community's increase during the period.

Population							
Greater Crisp and Area Counties							
1960 - 2010							
Jurisdiction	1960	1970	1980	1990	2000	2010	'60-'10
Crisp	17,768	18,087	19,489	20,011	21,996	23,439	+32%
Cordele	10,609	10,733	10,914	10,321	11,608	11,147	+ 5%
Arabi	303	305	376	433	456	586	+93%
Municipal	10,912	11,038	11,290	10,754	12,064	11,733	+ 8%
Rural	6,856	7,049	8,199	9,257	9,932	11,706	+71%
Dooly	11,474	10,404	10,826	9,901	11,525	14,918	+30%
Lee	6,204	7,044	11,684	16,250	24,757	28,298	+356%
Sumter	24,652	26,931	29,360	30,228	33,200	32,819	+33%
Turner	8,439	8,790	9,510	8,703	9,504	8,930	+ 6%
Wilcox	7,905	6,998	7,682	7,008	8,577	9,255	+17%
Worth	16,682	14,770	18,064	19,745	21,967	21,679	+30%
Georgia	3.9M	4.6M	5.5M	6.5M	8.2M	9.7M	+149%

Source: U. S. Census,

The following table presents county population projections prepared by the Governor's Office of Planning and Budget. These projections were generated from 2010 Census data using the standard cohort component demographic methodology. This method relies on historical fertility, migration and age data. Local city and rural area projections are direct applications of their respective proportional distributions of the 2010 county total to each projection period.

Population Projections						
Greater Crisp and Area Counties						
2010 - 2030						
Jurisdiction	2010	2015	2020	2025	2030	'10-'30
Crisp	23,439	24,335	25,109	25,780	26,372	13%
Cordele	11,147	11,574	11,942	12,261	12,543	12%
Arabi	586	608	628	644	659	12%
Rural	11,706	12,153	12,539	12,875	13,170	13%
Dooly	14,918	16,111	17,242	18,398	19,542	31%
Lee	28,298	30,583	32,874	35,236	37,590	33%
Sumter	32,819	33,168	33,430	33,574	33,597	2%
Turner	8,930	9,030	9,080	9,090	9,080	2%
Wilcox	9,255	9,757	10,242	10,714	11,163	21%
Worth	21,679	22,258	22,700	22,936	22,960	6%
Georgia	9.7M	10.5M	11.3M	12.2M	13.2M	36%

Sources: County projections from Governor's Office of Planning and Budget, 2012 series. Cordele, Arabi and Rural projections are simple applications of their respective proportional distributions of the 2010 county total to each projection period - River Valley River Commission

The community maintains a high renter-occupied housing rate. The 2010 Census reported only one area county with a rate higher; one of only fourteen in the state. All fourteen counties are either in metropolitan areas, or have either a college(s) or military base in their jurisdiction; in many cases a combination of these three characteristics.

Housing Tenure and Vacancy Crisp and Area Counties 2010								
Tenure Characteristics	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
Occupied housing units	9,079	5,286	9,706	12,123	3,339	2,891	8,214	3.5M
Owner-occupied	58%	70%	76%	57%	66%	76%	71%	66%
Average hhld size	2.44	2.41	2.81	2.54	2.61	2.52	2.61	2.73
Renter-occupied	42%	30%	24%	43%	34%	24%	29%	34%
Average hhld size	2.65	2.54	2.9	2.56	2.47	2.46	2.64	2.63
Vacancy Rates								
Homeowner	3.1%	23%	2%	2.4%	1.8%	0.9%	1.2%	3.5%
Renter	10.1%	13.1%	7.3%	8.7%	12%	13.7%	8.1%	10.8%

Source: U.S. Census 2010

ECONOMIC DEVELOPMENT ELEMENT

The community has recorded significant improvement in educational attainment since 1980. The proportion of adults lacking a high school (HS) diploma (or GED) decreased from over one-half (54%) to one-quarter (24%), a thirty percentile improvement. Arabi was credited with the best performance, a thirty-eight percentile improvement, followed by the rural area at thirty-three.

At first glance the improvement in high school graduates (eight percentiles) appears lackluster, but closer examination reveals that once attaining that level there has been a propensity to at least initiate a post-secondary education. At the county level the increase in population earning at least some college credits (10% to 26% = sixteen percentiles) exceeded the improvement in attainment of the HS diploma (ten percentiles). Arabi and the rural area recorded improvements in “some college” of twenty-three and twenty percentiles, and improvements in HS graduation of eleven and three percentiles, respectively. Cordele was the exception to the overall trend; “some college” improved eleven percentiles and HS graduation improved fourteen percentiles. The rural area is credited with the highest proportion of college graduates.

Educational Attainment of Greater Crisp 1980-2010*																
Highest Level of Attainment	Crisp				Arabi				Cordele				Rural			
	'80	'90	'00	'10	'80	'90	'00	'10	'80	'90	'00	'10	'80	'90	'00	'10
< HS diploma	54%	44%	34%	24%	60%	46%	41%	22%	58%	49%	39%	33%	51%	38%	28%	18%
HS Grad/GED	26%	32%	35%	36%	25%	30%	39%	36%	20%	29%	33%	34%	34%	35%	35%	37%
Some College no degree	10%	14%	19%	26%	10%	15%	18%	33%	12%	12%	16%	23%	8%	17%	21%	28%
≥ Bachelor's Degree	9%	10%	13%	14%	5%	9%	1%	9%	11%	10%	12%	10%	8%	10%	15%	17%

* among resident population 25 years of age and older

Source: 1980-2000 U. S. Census data (SF3); 2010 is from 2008-2012 American Community Survey 5-Year Estimates Crisp, Arabi, Cordele

- Rural is balance of the county

Crisp compares relatively well with area counties in educational attainment. According to the most recent statistics, two of the six counties had a smaller proportion of residents lacking their HS diploma, two had a higher level of college participation, and two had a higher proportion of college graduates. In this last measure Crisp outperformed three area counties (Dooly, Wilcox and Worth) significantly.

Educational Attainment Crisp and Area Counties 2010*								
Highest Level of Attainment	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
< HS Diploma	24%	28%	16%	22%	28%	25%	27%	16%
HS Graduate	36%	43%	31%	35%	32%	43%	38%	29%
Some College	26%	20%	34%	23%	27%	23%	26%	28%
≥ Bachelor's Degree	14%	9%	19%	20%	12%	9%	9%	28%

* among resident population 25 years of age and older

Source: U.S. Department of Commerce, Census Bureau, American FactFinder, 2008-2012 American Community Survey 5-Year Estimates

The community does not compare well with area counties in retention of high school students. Despite recent improvement, review of the most recently published data reveals that Crisp has been credited with the highest high school dropout rate in five of the last seven school years.

Dropout Rates for Grades 9-12 ³								
Crisp and Area Counties								
Year	Crisp	Dooley	Lee	Sumter	Turner	Wilcox	Worth	Georgia
2010-2011	6.2% ¹	4.3%	4.7%	4.8%	5.6%	3.9%	5.0%	3.7%
2009-2010	6.1% ²	6.3%	4.6%	5.6%	3.2%	3.2%	6.9%	3.6%
2008-2009	7.1% ³	7.1%	4.7%	4.7%	3.3%	2.7%	6.0%	3.8%
2007-2008	5.7% ⁴	5.5%	6.0%	7.3%	5.6%	3.8%	6.7%	3.6%
2006-2007	7.3%	5.5%	5.1%	6.4%	6.7%	5.0%	7.2%	4.1%
2005-2006	8.8%	4.0%	4.0%	8.7%	5.3%	3.7%	8.3%	4.7%
2004-2005	8.9%	4.8%	4.8%	7.0%	6.5%	8.0%	7.3%	5.0%

¹ 73 students ² 75 students ³ 86 students ⁴ 69 students
Source: Georgia Department of Education

The 1960 Census was the last to classify Agriculture... as the largest local employment sector (1,189/20%) (next table). The decade that followed saw the number of local Ag jobs decrease by half (± 600), while employment in Manufacturing increased by an almost identical number. Mechanization continued to decrease the number of jobs on the farm to the point that Agriculture was combined with other, previously separate and even smaller sectors (Forestry, Fishing, Hunting and Mining) for census and economic reporting and analysis. By 2010 these industries, in aggregate, accounted for one of the smallest (5%) local employment sectors.

Unmatched in job sector growth during the 60s, the 1970 Census documented Manufacturing as the largest local employment sector, credited with an increase from 17% to 25% of local jobs. After peaking at 26% in 1980, Manufacturing began to decline numerically and proportionally. In 1990, it remained the largest sector (22%), fell to second (17%) in 2000 and in 2010 fell to third tied at 13% with, but with twenty-five fewer jobs than, Retail Trade. Educational, Health and Social Services was reported to be the largest industrial sector in 2000 (21%) and 2010 (22%). While these have been the three largest employment sectors in the local economy throughout the period studied, their aggregate share of jobs in the community has decreased; 58%, 52% and 48% in 1990, 2000 and 2010, respectively. Across the span of the two decades studied there has been a steady shift in employment by category. In 1990, the employment distribution was $\frac{1}{3}$ Goods and $\frac{2}{3}$ Services; in 2010, $\frac{1}{4}$ Goods and $\frac{3}{4}$ Services. The only other sectors experiencing any significant growth during this period were Arts/Food Services/Entertainment/ Recreation/Accommodations (up seven percentiles) and Professional/ Management/Scientific/Administration and Waste Management Services (up five percentiles), both of which are in the Services category.

The same three sectors are the major employers at the state level, each differing from their respective local levels by only 1-2 percentage points. The state has one additional sector with a

³ To comply with the No Child Left Behind Act's (NCLB) timeline for reporting information to the public, the process for identifying dropouts had to be adjusted to rely solely on the Student Record collection. Students are reported as dropouts if they leave school for one of the following reasons: Marriage, Expelled, Financial Hardship/Job, Incarcerated/Under Jurisdiction of Juvenile or Criminal Justice Authority, Low Grades/School Failure, Military, Adult Education/Postsecondary, Pregnant/Parent, Removed for Lack of Attendance, Serious Illness/Accident, and Unknown. The dropout rate calculation is the number of students with a withdrawal code corresponding to a dropout divided by the number of students that attended the school. The number of students that attended the school is based on any student reported in the Student Record and excludes no-shows. Note added by writer: There is no accounting for whether the student transferred to and enrolled in another school.

double-digit proportion; Professional, Management, Scientific, Administration and Waste Management Services. It is actually tied with Manufacturing as the third largest. While the community lags the state in proportional employment in that sector (Professional, Management....) by four percentage points, the recent trend suggests it may be the next to reach the double-digit employment level in the local economy. The other largest difference is in Agriculture, Forestry, Fishing and Mining. Local employment in this sector is about five times that of the state. Presence of an abundance of prime agricultural resources is expected to sustain a local employment level higher in this sector than the state.

Employment by Industry - Greater Crisp												
1990 – 2010*												
Category	Crisp			Arabi			Cordele			Rural		
	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
Employed Civilian Pop.	8068	8869	8371	211	177	172	3680	3859	3545	4177	4833	4654
Goods-Producing												
Agricultural, Forestry, Fishing Hunting, Mining	6%	4%	5%	9%	3%	3%	4%	3%	2%	7%	5%	7%
Construction	5%	7%	6%	7%	11%	2%	6%	8%	4%	5%	5%	7%
Manufacturing	22%	17%	13%	25%	30%	15%	21%	17%	15%	23%	17%	12%
<i>subtotal</i>	<i>33%</i>	<i>28%</i>	<i>24%</i>	<i>41%</i>	<i>44%</i>	<i>20%</i>	<i>31%</i>	<i>28%</i>	<i>21%</i>	<i>35%</i>	<i>27%</i>	<i>26%</i>
Service-Producing												
Wholesale Trade	5%	4%	4%	6%	1%	1%	4%	4%	2%	5%	4%	4%
Retail Trade	21%	14%	13%	35%	22%	22%	20%	11%	16%	20%	16%	11%
Transport., Warehousing, Utilities	6%	5%	6%	8%	3%	4%	7%	5%	7%	4%	5%	6%
Information	na	1%	<1%	na	0%	0%	na	1%	1%	%	1%	<1%
Finance, Insurance, Real Estate	3%	4%	5%	2%	2%	5%	3%	4%	3%	3%	5%	6%
Professional, Mgt., Scientific, Admin, Waste Mgt. Services	2%	4%	7%	1%	5%	4%	2%	3%	5%	3%	4%	9%
Educational, Health, Social Services	15%	21%	22%	5%	6%	19%	16%	24%	22%	15%	19%	22%
Arts, Food Services, Entertainment, Rec. Accommodation,	<1%	8%	8%	0%	9%	6%	<1%	9%	13%	<1%	7%	3%
Other Services	9%	5%	5%	3%	5%	3%	11%	5%	3%	8%	4%	7%
Public Administration	6%	7%	6%	<1%	4%	15%	6%	6%	6%	7%	8%	6%
<i>subtotal</i>	<i>67%</i>	<i>73%</i>	<i>76%</i>	<i>60%</i>	<i>57%</i>	<i>79%</i>	<i>69%</i>	<i>72%</i>	<i>78%</i>	<i>65%</i>	<i>73%</i>	<i>74%</i>

Source: 1990, 2000 U. S. Census data (SF3); 2010 DP3 2008-2012 American Community Survey 5-Year Estimates

Educational Services, Health Care and Social Assistance is also the largest industrial sector, by far, in all the surrounding economies, but with significant variations between counties. Contributing a double-digit proportion to all area job bases, Retail Trade varies between second or third largest throughout the area. In Dooly, Lee and Sumter Counties Manufacturing rounds out the top three job sectors while employment at Georgia Department of Corrections facilities in

Turner and Wilcox Counties elevates Public Administration to the third largest sector. A sister facility in Dooly also has a noticeable influence on Public Administration sector employment. Construction is Worth County's third major sector.

Employment by Industry Crisp and Area Counties 2010								
Industry	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
Civilian employed population 16 years and over	8,371	4,879	12,627	12,819	3,076	2,513	8,579	4,277,991
Goods-Producing								
Agriculture, forestry, fishing/ hunting, mining	5%	10%	2%	4%	4%	8%	5%	1%
Construction	6%	7%	5%	6%	8%	7%	9%	7%
Manufacturing	13%	13%	12%	13%	8%	9%	9%	11%
<i>subtotal</i>	24%	30%	19%	23%	20%	24%	23%	19%
Service-Producing								
Wholesale trade	4%	4%	3%	3%	3%	3%	4%	3%
Retail trade	13%	10%	14%	13%	12%	13%	11%	12%
Transportation, warehousing, utilities	6%	5%	5%	3%	6%	5%	7%	6%
Information	1%	0%	2%	2%	0%	1%	1%	3%
Finance and insurance, real estate, rental and leasing	5%	4%	5%	3%	7%	4%	5%	6%
Professional, scientific, management, administrative, waste management	7%	4%	9%	5%	7%	6%	5%	11%
Educational services, health care, social assistance	22%	20%	23%	29%	22%	25%	25%	21%
Arts, entertainment, recreation, accommodation and food services	8%	8%	5%	7%	8%	3%	8%	9%
Other services, except public administration	5%	4%	5%	7%	3%	3%	6%	5%
Public administration	6%	11%	9%	7%	13%	14%	7%	5%
<i>subtotal</i>	77%	70%	80%	79%	81%	77%	79%	81%

Source: U. S. Census, DP3, Select Economic Characteristics, 2008-2012 American Community Survey 5-Year Estimates

In the most recently published data Crisp has not been credited with the area's highest, or lowest, average weekly wage. All six surrounding counties have, on more than one occasion, been reported to have an average weekly wage higher than Crisp. Dating back to 2000 there have always been at least two counties recording a higher average weekly wage, and some years as many as five. Regardless of how the county has ranked in the area, for the past dozen years the

local average weekly wage has consistently been equivalent to 64%-65% of the statewide average.

Average Weekly Wages and State Rank					
Crisp and Area Counties					
Jurisdiction	2012/rank	2011/rank	2010/rank	2009/rank	2008
Crisp	\$582/95	\$561/105	\$550/104	\$537/106	\$531
Dooly	\$567/105	\$560/108	\$543/116	\$543/99	\$547
Lee	\$620/62	\$593/76	\$563/95	\$573/74	\$541
Sumter	\$565/109	\$565/102	\$561/99	\$557/87	\$553
Turner	\$541/128	\$527/133	\$531/125	\$503/143	\$468
Wilcox	\$711/34	\$610/66	\$521/131	\$493/150	\$489
Worth	\$580/97	\$560/109	\$564/94	\$555/92	\$544
Georgia average	\$890	\$867	\$844	\$824	\$819
Crisp % of GA	65%	65%	65%	65%	65%

rank: 1=highest

Source: Georgia Department of Labor

During the latest ten-year period for which annual data is available, the community's unemployment rate was consistently among the highest in the area. Although never credited with the highest rate, Crisp was consistently in the upper half of the range between the area's highest and lowest. A comparatively high rate was characteristic of the community even through the previous decade.

Annual Unemployment Rates										
Crisp and Area Counties										
2003-2012*										
Jurisdiction	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Crisp	5.6	5.4	6.4	5.8	5.9	7.8	12.0	13.6	13.4	12.3
Dooly	5.9	5.9	6.1	5.5	5.4	6.8	9.8	12.5	14.1	13.1
Lee	3.4	3.5	3.9	3.7	3.7	4.5	7.1	8.6	7.9	7.4
Sumter	5.5	5.8	6.7	6.2	7.3	7.7	12.8	13.8	13.2	12.8
Turner	6.3	5.4	6.5	5.8	6.8	8.2	13.9	13.0	11.1	9.6
Wilcox	6.4	5.5	6.6	6.0	6.0	8.3	11.8	12.6	13.0	12.3
Worth	4.8	5.0	5.4	5.1	5.5	6.7	9.9	10.7	9.8	8.8
Georgia	4.8	4.7	5.2	4.7	4.6	6.3	9.8	10.2	9.9	9.0

*2012 is the latest annual data available at this writing

Source: Georgia Department of Labor

The 2007/2008 recession began revealing itself on the street during the last quarter of 2007, late enough in the year that it did not have any significant impact on the annual unemployment rate. The first full year of the downturn (2008) was evident by the significant jump in area unemployment rates; averaging approximately 1.3 points higher than the previous five-year

average for each of the seven counties. During the period immediately preceding the recession period (2003-2007), the local unemployment rate averaged one point higher than the state. During the more recent five-year period (2008-2012) the local unemployment rate averaged three points higher than the state.

Occupational employment is generally descriptive of employee work skills, and is not related to location of the job. The most recent census data revealed the largest proportion of the local work force was employed in the Management, Business, Science and Arts sector (Employment by Occupation). This is particularly noteworthy because other data from the same census period (Median Earnings by Occupation) reported that to also be the community’s highest earnings sector.

The 2010 Census⁴ reported that after Dooly County the highest number of workers out-commuting went to Dougherty (258) and Houston (252) Counties. Among the state’s 159 counties these jurisdictions ranked 20th and 7th, respectively, in average weekly wages.⁵ The 510 who commuted to these two counties accounted for approximately 6% of the community’s civilian labor force at the time. Four area counties reported higher employment levels in this sector, but only one was credited with median earnings higher than Crisp. Local employment in the second largest sector, Sales and Office, was comparable to area counties, but local earnings in this sector were surpassed by all but one area county.

Employment by Occupation Crisp and Area Counties								
Occupation	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
Civilian employed population 16 years and over	8,371	4,879	12,627	12,819	3,076	2,513	8,579	4,277,991
Management, Business, Science, Arts	29%	23%	36%	32%	31%	31%	25%	35%
Service	16%	15%	11%	20%	19%	21%	19%	17%
Sales and Office	25%	28%	31%	21%	24%	18%	24%	25%
Natural Resources, Construction, Maintenance	10%	13%	10%	10%	12%	13%	16%	10%
Production, Transportation, Material Moving	21%	21%	12%	17%	14%	16%	15%	13%

Source: U. S. Census, DP3, Select Economic Characteristics, 2008-2012 American Community Survey 5-Year Estimates

⁴ U.S. Census 2006-2010 American Community Survey, five-year survey

⁵ Georgia Employment and Wages 2010 Averages, Georgia Department of Labor

Median Earnings by Occupation Crisp and Area Counties								
Occupation	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
Management, Business, Science, Arts	\$44,698	\$40,714	\$50,113	\$42,219	\$40,536	\$37,500	\$42,428	\$52,661
Service	\$14,363	\$17,024	\$16,234	\$16,430	\$19,459	\$17,109	\$18,780	\$16,992
Sales and Office	\$21,596	\$27,871	\$25,934	\$20,687	\$26,182	\$24,821	\$26,091	\$28,123
Natural Resources, Construction, Maintenance	\$29,375	\$26,684	\$38,646	\$21,408	\$11,768	\$24,738	\$28,921	\$29,936
Production, Transportation, Material Moving	\$26,696	\$22,689	\$34,932	\$20,524	\$21,680	\$26,411	\$27,465	\$27,240

Source: U. S. Census, DP3, Select Economic Characteristics, 2008-2012 American Community Survey 5-Year Estimates

The following table presents a point-in-time picture of the history of poverty in the community. Only one area county was credited with a higher family poverty rate (one percentile), and only one was credited with a higher poverty rate among female-headed households with no husband present. Crisp tied for the highest proportion of residents in poverty, recorded the significantly highest proportion of children below eighteen in poverty, tied for second among residents 18-64 years of age and was highest the proportion of people in families in poverty.

Income Below the Poverty Level 2010 ¹ Crisp and Area Counties								
Percentage of Families & People Whose Income in the Past 12 Months ² is Below Poverty Level	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
All Families	23%	22%	9%	24%	20%	22%	15%	13%
Married couple families	8%	15%	4%	10%	11%	8%	7%	6%
Families with female house- holder, no husband present	51%	40%	36%	47%	39%	58%	38%	34%
All people	31%	29%	11%	31%	23%	29%	22%	17%
Under 18 years	53%	42%	16%	45%	29%	45%	32%	24%
18 to 64 years	26%	26%	9%	27%	23%	25%	19%	16%
65 years and over	14%	18%	11%	18%	11%	17%	17%	11%
People in families	30%	27%	9%	29%	19%	26%	20%	15%
Unrelated 15 years of age and over	38%	38%	27%	37%	42%	42%	36%	28%

¹Source: U. S. Census, DP3, Select Economic Characteristics, 2008-2012 American Community Survey 5-Year Estimates

² from time of survey

Slightly more recent statistics reveal poverty conditions continue. Census estimates for 2011 indicate Crisp remains near the top in total population in poverty and leads the area in percentage of children in poverty.

Percentage of Population in Poverty Crisp and Area Counties								
Age Group	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
Total Population	32.5	32.4	12.7	28.9	28.2	32.8	26.7	19.2
<18 years old	45.9	40.2	18.0	41.3	43.9	40.1	37.0	26.6

Source: U. S. Census Bureau, Small Area Income and Poverty Estimates, 2011

Across the span of the decade studied local per capita income improved vis-à-vis the state, as measured in both dollars (\$7,791 v. \$7,564) and percentage growth (37% v. 25%). In fact, all area counties reportedly exceeded the state's growth rate, and all but one (Dooly) recorded a higher dollar increase than the state. Dooly was credited with the lowest dollar increase (\$5,987) and growth rate (31%). While Crisp exceeded Dooly's performance in both measures, it lagged all other area counties in both measures. Application of the national inflation rate during the period (28%) yields the community a 9% net increase in per capita income.

Per Capita Personal Income Crisp and Area Counties								
Jurisdiction	2002	2004	2006	2008	2010	2012	Change '02-'12	
							\$	%
Crisp	\$20,977	\$22,496	\$24,057	\$25,314	\$25,253	\$28,768	\$7,791	37%
Dooly	\$19,046	\$19,102	\$19,349	\$21,807	\$19,389	\$25,033	\$5,987	31%
Lee	\$25,670	\$27,939	\$31,679	\$36,591	\$39,603	\$43,950	\$18,280	71%
Sumter	\$22,072	\$24,079	\$25,843	\$27,470	\$27,252	\$30,914	\$8,042	40%
Turner	\$20,695	\$21,478	\$23,763	\$26,732	\$27,102	\$34,109	\$13,414	65%
Wilcox	\$20,268	\$21,434	\$21,028	\$24,305	\$22,596	\$29,632	\$9,364	46%
Worth	\$22,854	\$24,556	\$27,096	\$30,574	\$30,567	\$35,828	\$12,974	57%
Georgia	\$29,885	\$31,511	\$34,410	\$35,761	\$34,343	\$37,449	\$7,564	25%
Crisp % of GA.	70%	71%	70%	71%	74%	77%	-	-

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. Estimates for 2010 and 2012 reflect county population estimates available as of March, 2013.

Note-- All estimates are in current dollars (not adjusted for inflation).

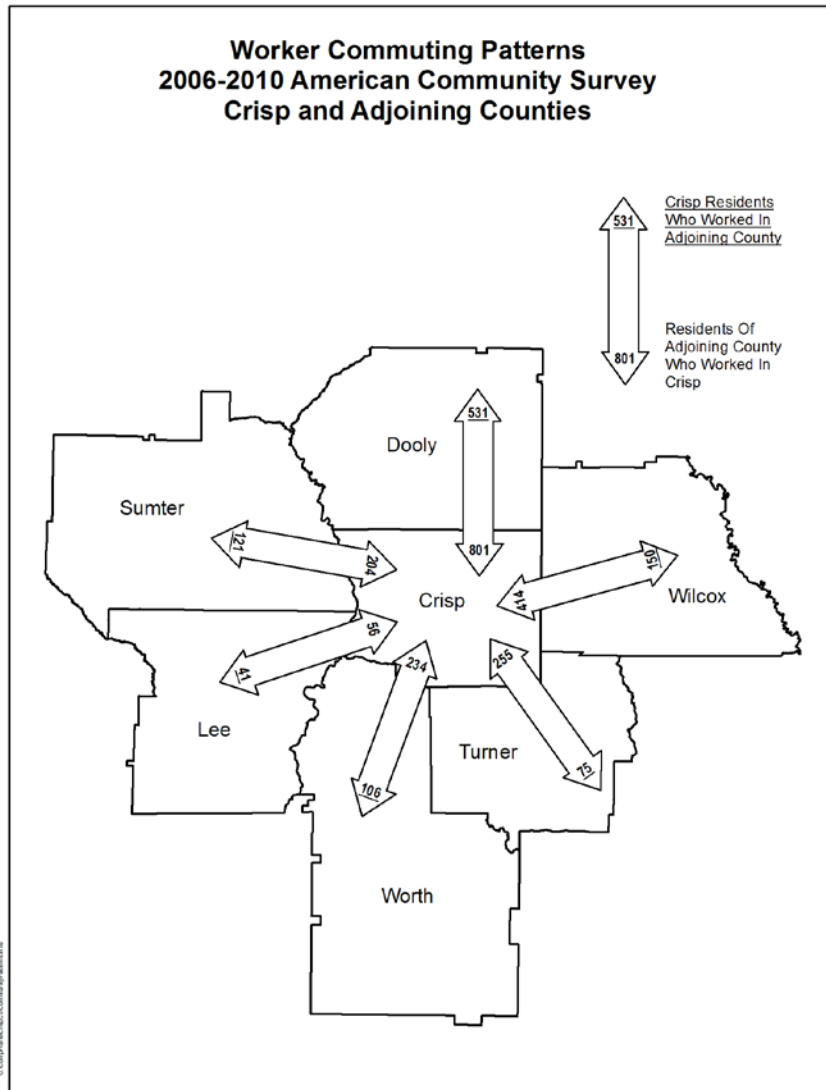
Source: Georgia Office of Planning and Budget

Crisp County is in the enviable position of having more jobs in the community than resident workers to fill them. Over the past four census periods residents of area counties commuting to their places of employment in Crisp County have exceeded the number of Crisp residents commuting to work in area counties by a ratio of 2:1; with great consistency in this ratio period-to-period (1980-1990-2000-1020). Crisp's greatest commuter interaction has consistently been with Dooly. Dooly's share of area in-commuting increased during this period; 33%, 37%, 34%

and 41%. Half of Crisp commuters travel to work in Dooly; 48%, 52%, 53% and 52%. Prior to its creation in 1905 the land that became Crisp County comprised the south “half” of Dooly County, and the population centers of Crisp and Dooly are the most proximate in the seven county area.

Area Worker Commuting Patterns							
In-Commuting from Area Counties				Out-Commuting to Area Counties			
1980	1990	2000	2010	1980	1990	2000	2010
1,041	1,517	1,883	1,964	535	632	980	1,208

Source: US Census 1980, 1990, 2000; 2010 is from 2006-2010 American Community Survey 2006-2010



ECONOMIC ASSESSMENT

ECONOMIC ASSESSMENT

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 (Darton 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

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

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 \$4,000 in annual tax savings per job for up to five years. This credit is available to businesses in:

- Manufacturing
- Telecommunications
- Broadcasting
- Warehousing & distribution
- Research & development
- Processing
- Tourism

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.

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.

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 age 18 to 39 who receive Supplemental Nutrition Assistance Program benefits

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.

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.

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.

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.

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.

GOALS AND NEEDS

GOALS AND NEEDS STATEMENT

GOAL #1

Be a community that supports and strengthens families to educate, train, motivate and discipline its members to contribute to the social well-being

- Need 1-1 reduce, and where possible eliminate, high rates of teen pregnancy and sexually transmitted diseases, gang and criminal activity, and abuse of prescribed and illicit drugs.
- Need 1-2 restoration of family values
- Need 1-3 stronger efforts to eliminate conditions that cause and contribute to child abuse/neglect, battered women and homelessness
- Need 1-4 to help those with prison records enter the workforce; overcome the barrier to housing and employment often resulting from a corrections record
- Need 1-5 extension of the federal Rural Empowerment Zone designation

GOAL #2

Develop and maintain the human and physical infrastructures capable of attracting and meeting the personnel/staffing needs of an expanding and diverse economic base

- Need 2-1 greater community focus on resolving issues contributing to truancy, juvenile delinquency and a disproportionately large at-risk population
- Need 2-2 greater community support for strong tutoring and mentoring programs to keep children in school through graduation, subsequent completion of a technical and/or college education and promotion of GED
- Need 2-3 a well-maintained and expanded utility infrastructure (water, sanitary sewer, storm sewer, natural gas, electrical) to meet the demand for an expanding industrial base
- Need 2-4 a seamless “skill track” that exposes young children to civic and work opportunities, exposes teens to a strong work ethic and work experiences for greater awareness of employment/career opportunities, and provides incentives and opportunities for college graduates to remain/return home to satisfying employment
- Need 2-5 the kinds and number of employment opportunities that enable workers to secure long-term employment and reduce, and to the degree possible eliminate, poverty in the community

GOAL #3

Maximize civic and governmental intercommunications across the community

- Need 3-1 scheduled, joint meetings of local elected bodies
- Need 3-2 additional opportunities for organized, scheduled constituent/government conversation
- Need 3-3 local, public entity websites maintained with current information
- Need 3-4 better use of the community calendar before scheduling civic/public events
- Need 3-5 greater public recognition and appreciation of community achievements, success

GOAL #4

Fulfill the community need for an ample supply of attractive, affordable housing

- Need 4-1 increased code enforcement activities addressing housing conditions and blighting influences, and help identify/secure assistance necessary to eliminate substandard housing
- Need 4-2 more affordable and diverse housing choices
- Need 4-3 address impediments to development of vacant lots in existing residential areas and encourage attractive residential development on the periphery of Cordele
- Need 4-4 promote homeownership and educate prospective first-time homeowners about residential financing and maintenance

GOAL #5

Development of a well-maintained, environmentally-responsible public service infrastructure that meets quality-of-life needs of the community

- Need 5-1 improved presence and security (facilities) and capabilities (personnel, equipment/ vehicles) in public and emergency services
- Need 5-2 relief from, assistance with, state and federal mandates
- Need 5-3 higher levels of communication, cooperation and coordination between our local governments, and communication between the public and private (civic) sectors
- Need 8-4 additional, dependable funding sources to finance public services improvements

GOAL #6

Seamless delivery of public services across jurisdictional boundaries

Need 6-1 greater cooperation between governing entities, including possible coordination/consolidation of at least some public services

Need 6-2 a clearer physical delineation of jurisdictional boundaries

GOAL#7

Restoration of the community's historic commercial core

Need 7-1 to provide incentives necessary to attract/facilitate redevelopment of our historic downtowns

Need 7-2 to support master plan development of a college campus for downtown Cordele

GOAL#8

A transportation infrastructure that enhances safe passage to, within and through the community

Need 8-1 physical infrastructure improvements to facilitate the safe flow of industrial truck traffic around the community's congested area

Need 8-2 redevelopment, facility and maintenance improvements to provide better and safer local traffic flow

Need 8-3 enhancements that make the community more inviting to tourists

Need 8-4 additional, dependable funding sources to finance transportation improvements

COMMUNITY WORK PROGRAMS

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**Crisp County
Community Work Program¹
FY 2015-2019**

Project Activity	Fiscal Year					Funding		Responsible Party
	'15	'16	'17	'18	'19	Amount	Source	
Facilitate broad community efforts to fund and implement programs addressing social/economic issues, youth/ public involvement ²	X	X	X	X	X	Varies by Issue	Numerous available to scores of collaborative partners	Crisp County Community Council (Ga Family Connections) Bd. of Education
Develop a prisoner reentry/acclimation program		X	X			Staff Time	General Fund	Cordele Judicial Dist. SWGau
Create land bank authority to facilitate neighborhood redevelopment for affordable housing choice (new construction, rehabilitation, infill, eliminate blight-coordinated with SWGU, Habitat), and facilitate public service delivery, economic development	X					-	General Fund	Board of Commissioners Cordele City Commission
Pursue funding assistance to address substandard housing and/or related utility service deficiencies supplemental to land bank activities	X	X	X	X	X	\$300-\$800K	DCA-CDBG USDA-RD	Board of Commissioners
Maintain small acreage requirements as an incentive for housing development	X	X	X	X	X	Staff Time	Staff Time	P&Z
Construct new health department facility		X	X			\$750K	DCA-CDBG SPLOST	Board of Commissioners
Harden (storm-resistant) emergency response and other critical public facilities		X		X		+\$250K	FEMA	County Administrator

¹ Development Strategy-Implementation Measures identified in the Character Area element of this Plan comprise the Land Use component of this Work Program.

² issues identified at public hearings - breakdown of the family/values, teen pregnancy, STD, truancy, school dropouts, juvenile delinquency, gang activity, crime, abuse of legal and illicit substances, child abuse/neglect, battered women, homeless, at-risk population (including disabled), poverty, chronic high unemployment, work skill/ethnic;
Current and prospective corrective actions - Teen Maze, 4-H, Junior Achievement, Leadership Crisp/Youth Leadership, Business Ethics in School Training (DOL), Jobs for Georgia Graduates (DOL), Healthy Communities, et al.

Research options and offer incentives to attract and retain emergency responders	X	X				Staff Time	Staff Time	County Administrator
Enhance enforcement of public nuisance and litter ordinances	X	X	X	X	X	Staff Time	Staff Time	County Administrator
Facilitate conversational Spanish classes for emergency responders	X	X	X	X	X	\$1K	General Fund	Department Directors
Recreation services expansion (4/5 field pinwheel, covered batting cages, soccer complex, arts appreciation) and existing facility enhancements		X			X	\$200K/yr	SPLOST General Fund	Leisure Services Director
Continue discussions toward consolidating select city/county services - scheduled meetings	X	X	X			Staff Time	Staff Time	Board of Commissioners
Utilize county web site to promote GED classes, volunteerism, tutoring, mentoring, community calendar - possibly initiate use of alternative electronic media	X	X	X	X	X	Staff Time	General Fund	County Clerk
Pursue funding assistance to address community facilities/infrastructure replacement and improvement needs (water, transportation, et al.)	X	X	X	X	X	As needed	Local Funds, USDA, GEFA et al	County Administrator
Pursue better telecommunications possibilities; cable television, fiber optics, internet, et al.	X	X	X			Staff Time	Staff Time	CCPC
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	X	X	X	X	Staff Time	USDA, EDA, DOT, HUD, et al	IDC
Develop and implement aesthetic/design standards for industrial areas						\$5K	IDC	Exec. Dir. IDC
Enhance business incubator and entrepreneurial support services for small business start-ups						\$75K	USDA, et al	Chamber of Commerce, SWGaU
Maintain and enhance resources and services available through the revolving loan fund	X	X	X	X	X	As needed	USDA-RBEG DCA-EIP	Board of Commissioners

Pursue funding assistance to assist with continued development of the inland port (Cordele Intermodal Terminal development)	X	X	X	X	X	(±\$12M)	USDOT TIGER SPLOST	IDC
Pursue designations as an Enterprise Zone and an Opportunity Zone		X	X			Staff Time	Staff Time	County Administrator
Collect, compile and map existing natural and cultural resource information			X			Staff Time	Staff Time	Planning Director
Finalize community's rebranding campaign for tourism promotion	X					Staff Time	Chamber of Commerce	Chamber of Commerce
Maintain Existing Industry program	X	X	X	X	X	Staff Time	Chamber of Commerce	Chamber of Commerce
Transportation								
Work with SAM Shortline Railroad Excursion Authority to identify and implement tourist-related enhancements	X	X	X	X	X	Staff Time	General Fund	County Administrator
Enhance county entranceways		X		X		\$200K ea.	DOT-Gateway General Fund	Public Works Dir.
Sidewalk along Pateville Rd. extending into Cordele		X				\$400K	DOT-TE	Public Works Dir.
Road Paving: Remainder of Floyd Rd Crossroads Store Rd North section of Williford Crossing Road Airport Rd between Tremont and Blackshear		X	X		X X	±\$250K/mile	LMIG/TIA	Public Works Dir.
Road widening: Drayton Rd Arabi-Warwick Rd Antioch Rd			X	X	X X	±\$160K/mile	LMIG/TIA	Public Works Dir.
Intersection improvements: SR 257/Midway Rd SR 257/Farmers Market Rd U. S. 41/Rockhouse Rd SR 33/Arabi-Warwick Rd SR 300/Old Hatley Rd (or signalize)	X		X	X X	X	±\$500K ea.	DOT	DOT

Improvements for truck traffic and accessibility: Floyd Road Coney Road Cannon Road Fenn Rd		X	X	X	X	±\$160K/ mile	SPLOST	Public Works Dir.
Bridge replacements	X	X	X	X	X	±\$150K/ yr	SPLOST LMIG/TIA	PW Director
Continue road resurfacing/stripping activities	X	X	X	X	X	±\$100K/yr	LMIG	PW Director
Maintain transit service subsidy	X	X	X	X	X	\$2K/yr	General Fund	Board of Commissioners
Construct new airport terminal, develop all-weather capacity, runway extensions		X				\$	SPLOST	Airport Manger
Long Range								
Identify options for public/community wastewater collection and treatment service in Lake Blackshear and other densely populated areas	long range		Staff Time	USDA, HUD	Board of Commissioners			
Identify options for maxed-out jail facility/site	long range		Staff Time	Staff Time	Sheriff			
Widen Arabi-Warwick Road	long range		unknown	LMIG/TIA	Board of Commissioners			
Identify Cordele bypass route	long range		unknown	DOT	Board of Commissioners City Commission			
Extend GA 300 from GA 90 to U. S. 280 E.	long range		unknown	unknown	Board of Commissioners			
Pursue establishment of a regional industrial park	long range		unknown	unknown	Board of Commissioners			
Widening U. S. 280 from two to four lanes	TIA/TSPLOST 2020-2022		unknown	unknown	Board of Commissioners			
Request DOT designation of U.S.280 as bike route linking Crisp with Sumter County	TIA/TSPLOST 2020-2022		unknown	unknown	Board of Commissioners			

**Arabi
Community Work Program¹
FY 2015-2019**

Project Activity	Fiscal Year					Funding		Responsible Party
	'15	'16	'17	'18	'19	Amount	Source	
Facilitate broad community efforts to fund and implement programs addressing social issues ²	X	X	X	X	X	Depends on nature of project	Numerous available to collaborative partners	City Council
Pursue funding assistance to address substandard housing and/or related utility service deficiencies	X			X		\$300-\$500K	DCA-CDBG USDA-HPG	City Council
Replace aging water meters		X		X		\$25K	USDA, GEFA	
Pursue funding assistance for improvements to aged water system		X		X		unknown	USDA, CDBG, GEFA	City Council
Install electronic well controls	X					\$10K	Enterprise Fund	City Council
Road resurfacing and striping	X		X		X	\$20K/yr	LMIG, TIA	City Council
Pursue assistance for stormwater infrastructure needs (Pipkin Rd., et al.)	X					\$12K	LMIG, TIA, Crisp PW	City Council
Maintain emergency response vehicles, facilities and equipment	X		X		X	\$30K ea.	General Fund	City Council
Maintain public service agreements with Crisp County (police, fire, E-911)	X	X	X	X	X	\$38K SO \$45 FD	General Fund	City Council
Adopt wetlands and groundwater protection ordinances		X				Staff Time	General Fund	City Council
Enhance enforcement of public nuisance, litter ordinance	X	X	X	X	X	Staff Time	General Fund	City Council

¹ Development Strategy-Implementation Measures identified in the Character Area element of this Plan comprise the Land Use component of this Work Program.

² breakdown of the family/values, teen pregnancy, STD, truancy, school dropouts, juvenile delinquency, gang activity, crime, abuse of legal and illicit substances, child abuse/neglect, battered women, homeless, at-risk population, poverty, chronic high unemployment, work skill/ethic

Pursue/install security cameras to supplement sheriff patrols	X	X				\$12K	USDA, General Fund	City Council
Repair/replace warning sirens	X	X				\$15K	General Fund	City Council
Resurface Odom Rd and 4 th Street	X					\$90K	LMIG, TIA	City Council
Economic Development								
Stress to DOT the importance of completing improvements to the I-75 exit so business can return	X	X	X	X	X	Staff Time	Staff Time	City Council
Investigate options for public/community wastewater collection and treatment system, begin development	X	X	X			Staff Time	General Fund	City Council
Pursue extension of natural gas service from Cordele or Ashburn	X	X	X	X	X	Staff Time	General Fund	City Council
Maintain/enhance revolving loan fund for business development/expansion	X	X	X	X	X	As needed	USDA-RBEG, DCA-EIP	City Council
Utilize web site for economic promotion	X	X	X	X	X	Staff Time	General Fund	City Clerk
Pursue funding assistance for downtown streetscape enhancements (street lamps, sidewalk, etc.)			X	X		\$250K	DOT-TE	City Council
Plan for developing the depot into a museum, displaying railroad antiques, works of local artists, etc.	X	X	X			Staff Time	General Fund Civic Involvement	City Council
Explore the provision of new services such as cable television, telecommunications, fiber optics, internet, etc.	X	X	X	X	X	Staff Time	Crisp County Power	City Council
Widen Arabi-Warwick Rd/East 1 st Street	long range					\$60K	LMIG, TIA, DOT	City Council

**Cordele
Community Work Program¹
FY 2015-2019**

Project Activity	Fiscal Year					Funding		Responsible Party
	'15	'16	'17	'18	'19	Amount	Source	
Facilitate broad community efforts to fund and implement programs addressing social/economic issues ² ; youth/public involvement	X	X	X	X	X	Varies by Issue	Numerous available to scores of collaborative partners	Crisp County Community Council (Ga Family Connections) Bd. of Education
Develop a prisoner reentry/acclimation program	X	X	X	X	X	Staff Time	General Fund	Cordele Judicial Dist., SWGU
Review the need/adopt housing rehabilitation code	X					Staff Time	General Fund	City Manager
Continue homebuyer and homeowner education workshops	X	X	X	X	X	\$5K/yr	HUD	SWGU
Create land bank authority to facilitate neighborhood redevelopment for affordable housing choice (new construction, rehabilitation, infill, eliminate blight-coordinated with SWGU, Habitat), and facilitate public service delivery, economic development	X					\$50K share of initial capital	Cordele Crisp County	City Commission Board of Commissioners
Sustain local (Georgia) Initiative for Community Housing	X	X	X	X	X	Staff Time	DCA, USDA, HUD	City Commission
Expand Westside redevelopment initiative		X	X	X	X	±\$7M	DCA, USDA, HUD	City Commission
Pursue funding assistance to address substandard housing and/or related utility service deficiencies supplemental to land bank activities	X	X	X	X	X	\$500-\$800K/yr.	DCA-CDBG, CHIP, USDA-HPG, SWGU	City Manager

¹ Development Strategy-Implementation Measures identified in the Character Area element of this plan comprise the Land Use component of this Work Program.

² breakdown of the family/values, teen pregnancy, STD, truancy, school dropouts, juvenile delinquency, gang activity, crime, abuse of legal and illicit substances, child abuse/neglect, battered women, homeless, at-risk population (including disabled), poverty, chronic high unemployment, work skill/ethic;
Current and prospective corrective actions - Teen Maze, 4-H, Junior Achievement, Leadership Crisp/Youth Leadership, Business Ethics in School Training (DOL), Jobs for Georgia Graduates (DOL), Healthy Communities, et al.

Implement Gillespie-Selden Urban Redevelopment Plan; housing, public services, etc.	X	X	X	X	X	>\$1M total	USDA, DCA, et al	Dir. Housing & Urban Advancement
Support, when possible, any foundation efforts to renovate Gillespie-Selden Institute complex	X	X	X	X	X	Staff Time	General Fund Grant Sources	City Commission
Prepare brochure identifying city departments and personnel contacts to help citizens and prospective businesses understand municipal services available	X					Staff Time	General Fund	City Manager
Use updated website to promote volunteerism, tutoring, encourage preparation for likely hazard events, community calendar - possibly initiate use of alternative electronic media to facilitate communications	X	X	X	X	X	Staff Time	General Fund	IT Manager
Continue discussions toward consolidating select city/county services - scheduled meetings	X	X	X	X	X	Staff Time	General Fund	City Commission
Add staff to enhance ordinance enforcement: public nuisances, litter, unsafe buildings and premises		X	X			\$35K ea.	General Fund	City Manager
Continue inspections of county projects (primarily water and sanitary sewer) that will eventually be turned over to the city	X	X	X	X	X	Staff Time	General Fund	Public Works Dir.
Continue progressing toward fully developed GIS of all utility systems	X	X	X			\$50K	General Fund	City Engineer
Develop in-house capability to operate and maintain GIS databases and other applications of technology		X	X	X		Staff Time	General Fund	IT Manager
Eliminate infiltration and inflow of sanitary sewer collection lines	X	X	X	X	X	\$1M	USDA, HUD, DCA, SPLOST et al	Public Works Dir.
Implement any EPD-required stormwater management improvements in "Big Ditch", Malcolm, Sanders and Gum Creek corridors once received		X			X	Based onMS4 mandate	USDA General Fund	Public Works Dir.
Plan, prioritize and address community facilities/ infrastructure replacement and improvement needs (water, sanitary/storm sewer, transportation, natural gas)	X					Staff Time	General Fund	City Manager
Assess potential for converting any of the vacant public buildings for use as a multicultural facility and/or domestic violence/homeless shelter	X					staff time	General Fund	Dir. Housing & Urban Advancement

Participate in any future FEMA floodplain buyout program			X			unknown	FEMA	Public Works Dir.
Harden (storm-resistant) emergency response and other critical public facilities		X		X		unknown	FEMA	Public Safety Dir.
Maintain conversational Spanish classes for emergency responders	X	X	X	X	X	\$1K total	General Fund	Public Safety Dir.
Continue community policing and educate police personnel on expanded program	X	X	X	X	X	staff time	General Fund	Police Chief
Streetscape enhancements as various locations; 16 th Ave., 7 th Street, 11 th Street (Joe Wright Dr.) et al.		X			X	\$1M	DOT-TE/ Gateway General Fund	City Manager
Pursue better telecommunications possibilities; cable television, fiber optics, internet, et al.	X	X	X	X	X	staff time	staff time	CCPC
Adopt wetlands and groundwater protection ordinances		X				staff time	General Fund	Dir. Housing & Urban Advancement
Continue use of comprehensive plan in the review of zoning/rezoning requests	X	X	X	X	X	staff time	General Fund	Dir. Housing & Urban Advancement
Fund/provide continuing education for appointed members of various city boards	X	X	X	X	X	\$3K/yr	General Fund	Dir. Housing & Urban Advancement
Survey city for likely brownfield sites; assess likely corrective actions and redevelopment opportunities		X				staff time	General Fund	Dir. Housing & Urban Advancement
Economic Development								
Implement 7 th Street Corridor Urban Redevelopment Plan; residential, public services, economic development, etc.	X	X	X	X	X	>\$2M total	Private capital, SBA, RLF, Facade Grants, et al	Director DDA
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	X	X	X	X	staff time	USDA, EDA, USDOT, HUD, et al	Exec. Dir IDC
Evaluate the most effective use of various economic development agencies currently sponsored by the city	X	X				staff time	General Fund	City Manager
Maintain and enhance resources and services available through the revolving loan fund	X	X	X	X	X	staff time (\$ as needed)	USDA-RBEG, DCA-EIP	City Manager
Develop and implement aesthetic/design standards for industrial areas		X	X			\$5K	IDC	Exec. Dir IDC

Work with SAM Shortline Railroad Excursion Authority to identify and implement tourist-related enhancements, including Quiet City designation	X	X	X			±\$300K	USDA-RDA Hotel/motel tax	MainStreet Manager DDA Dir. Tourism Board
Consolidate the city's historic/cultural resource survey data		X				staff time	General Fund	Dir. Housing & Urban Advancement
Pursue funding assistance to enhance any business incubator and entrepreneurial support services needs for small business start-ups	X	X	X	X	X	\$75K	USDA, et al	Chamber of Commerce, SWGU
Maintain existing industry program	X	X	X	X	X	staff time	Membership Dues, Cordele, Crisp	Chamber of Commerce
Support continued development of the state-designated inland port - (Cordele Intermodal Terminal development)	X	X	X	X	X	(±\$12M)	USDOT-TIGER GaDOT/SPLOST/ TSPLOST	IDC City/County
Pursue designations as Enterprise Zone and Opportunity Zone		X	X			staff time	General Fund	Dir. Housing & Urban Advancement
Transportation								
Street and bridge maintenance program	X	X	X	X	X	\$100K/yr.	LMIG, TIA	Public Works Dir.
Widen 8 th Ave. to four lanes from Pecan St to I-75	X					\$700K	DOT, SPLOST	Public Works Dir.
Widen Pecan Street with bike/pedestrian improvements between 16 th & 24 th Avenues	X					\$350K	DOT, SPLOST	Public Works Dir.
Pedestrian and bicycle improvements: Sidewalk along Pecan Street from 8 th to 16 th Aves 8 th , 10 th , 13 th Streets sidewalk Bicycle route designation and signage Other sites TBD		X				\$250K \$300K +\$300K	DOT-TE DOT-SRTS General Fund	City Manager
Operational improvements on 16 th Avenue (widen U.S. 280 from I-75 E. to Midway Rd)			X			\$4.7M	DOT	City Manager
SR 90 grade separation at Heart of GA RR			X			\$200K	DOT	City Manager
Improve RR grade crossings		X		X		\$200K ea.	DOT	Public Works Dir.
Long Range								
Identify Cordele bypass route	long range project		unknown		DOT		City Commission Board of Commissioners	
Widen SR 300 to four lanes from I-75 to SR 90	long range project		unknown		DOT		City Manager	

Widen SR 90 (Midway Rd) to four lanes, SR 300-SR 257 (Will this include grade separation @ RR)	long range project	unknown	DOT	City Manager
11 th St. improvements to accommodate truck traffic	long range project	unknown	DOT	City Manager
complete 11th Street sidewalks and widening from 16th Avenue to the north city limits	long range project	unknown	DOT	City Manager
Develop and equip GA. Hwy 90 fire station	long range project	unknown	SPLOST	Fire Chief
Pursue establishment of a regional industrial park	long range project	unknown	USDA, EDA, DOT, HUD	Exec. Dir. IDC

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2010-2014

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**Crisp County Short Term Work Program
Fiscal Year 2010-2014
Report of Accomplishments**

Project/Activity	Status
Support community efforts to implement programs addressing social issues	Completed - Serve as a Family Connections Partner, provide free office space, subsidize operating expenses, provide logistical and supplemental financial assistance upon request
Housing	
Maintain small acreage requirements as incentive for housing development	Completed for the period
Implement Georgia Initiative for Community Housing plan	Completed - Developed historic residential design guidelines, implementing housing rehabilitation program and received CDBG funding to make sanitary sewer improvements in GICH-targeted neighborhood; soon-to-create a land bank authority, a product of GICH initiative
Encourage/support revitalization of affordable housing; CHIP/CDBG, et. al.	Underway, current rehabilitation project (USDA-HP) to be completed 2014
Continue support of Habitat for Humanity	Completed for the period
Community Facilities and Services	
Enhance emergency response services, facilities and equipment	Completed for the period; additional fire station open weekdays, added one fire engine; E-911 recorder and dispatcher chairs replaced
Research possible incentives to attract and retain emergency responders	Completed for the period; E-911 system phone upgrades made, CAD installed
Enhance enforcement of public nuisance and litter ordinances	Not accomplished due to funding constraints - Maintained regular activity, rollover to 2015-2019
Investigate cost-efficiency of consolidating select city/county services	Underway - rollover to 2015-2017
Administrative Courthouse renovations	Completed for the period
Facilitate conversational Spanish classes for emergency responders	Not accomplished during period, lower priority, but rollover to 2015-2019
Pursue funding for enhancements to water system	Completed - Elevated storage tanks were cleaned
Investigate options for public/community wastewater collection and treatment service in Lake Blackshear and other densely populated areas	Not accomplished - Suspended indefinitely due to funding constraints, rescheduled as long-range project

Identify funding sources for stormwater infrastructure	Completed for the period with FY 2010 \$500K CDBG for storm drainage and street improvements-Omar Heights
Jail expansion	Completed
Radio system upgrade	Completed, complied with FCC mandate
Recreation services expansion and facility enhancements	Completed - Added: track/field prog., Sr. exercise and water aerobics classes, Zumba, tumbling, martial arts, pageant prep classes, swimming lessons, summer day camp, sports camps, open gym time, adopt-an-athlete program; youth ball complex infield renovation, youth ball complex bleacher shades, added signage at athletic field, renovated restrooms at Turner and Reid Parks
Implement alternative system of waste collection	Completed - Converted from collection sites to curbside 9/2013
Develop county entranceways	Not accomplished - Insufficient funding, rollover to 2015-2019
Support/facilitate prisoner reentry program	Not accomplished - requires significant interagency coordination; roll over to 2016-2017
Road Paving: Remainder of Floyd Rd Crossroads Store Rd North section of Williford Crossing Rd Airport Rd betwee Tremont and Blackshear	Not accomplished - Insufficient funding, rollover to 2016 Not accomplished - Regional Transportation Roundtable did not approve project (RV-012) for inclusion in TIA Investment List; rollover to 2017 Not accomplished - Insufficient funding, rollover to 2019 Not accomplished - Insufficient funding, rollover to 2019
Road widening: Drayton Rd Arabi-Warwick Rd Antioch Rd	Not accomplished - Delayed in favor of widening Old Hatley Rd for better traffic flow to/from new middle school. Drayton, Arabi-Warwick, Antioch Roads rescheduled for 2017-2019
Widening U. S. 280 from two to four lanes	Underway - Funding approved in July 2012, TIA referendum, anticipate construction 2020-2022 (280 W.)
Bike Routes near Lake Blackshear	Completed originally planned routes were officially designated and signage placed
Intersection improvements: SR 257/Midway Rd SR 257/Farmers Market Rd U. S. 41/Rockhouse Rd SR 33/Arabi-Warwick Rd SR 300/Old Hatley Rd (or signalize)	Not accomplished - Insufficient funding, rollover to 2017 Completed, realigned and improved Not accomplished - Insufficient funding, rollover to 2018 Not accomplished - Insufficient funding, rollover to 2019 Completed, signalized 2013
Improvements for truck traffic and accessibility: Floyd Road	All delayed in favor of widening Old Hatley Rd for better traffic flow to/from new middle school. Not accomplished - Insufficient funding, rollover to 2016

Coney Road Cannon Road Arabi-Warwick Rd Fenn Rd	Not accomplished - Insufficient funding, rollover to 2017 Not accomplished - Insufficient funding, rollover to 2018 Not accomplished - Rescheduled for long range project Not accomplished - Insufficient funding, rollover to 2019
Accessibility/safety improvements for: inland port site regional industrial park new school on Old Hatley Rd	Not accomplished - 2011 \$10M TIGER app. unsuccessful, rescheduled for 2015-2019 Not accomplished - Rescheduled for long range project Underway - Widening of Old Hatley Rd to be completed in 2014, turn lane has been installed
Bridge replacements	Not accomplished - Awaiting accumulation of sufficient TIA funding; rollover to 2015-2019
County road resurfacing	Completed 14 miles involving 13 roads
County road striping	Completed striping and replaced signage on 95 miles involving 17 county roads
Maintain transit service	Completed for period
Major renovation to health department (May, 2012, plan amendment)	Not accomplished - FY '12 CDBG application was not successful, some renovations were made; rollover to 2016-2017
Cordele bypass/truck routes	Not accomplished due to funding constraints; rescheduled for long-range implementation
Extend GA 300 from GA 90 to U. S. 280 E.	Not accomplished – Regional Transportation Roundtable did not approve project (RV-012) for inclusion in TIA Investment List; rescheduled for long-range implementation
Construct new airport terminal, develop all-weather capacity, runway extensions	Underway - Resurfaced apron, taxiway, and some runway; rollover completion to 2015-2016
Economic Development	
Utilize county web site to promote enrollment in GED classes	Not accomplished – overlooked during long transition between chief administrative officers; rollover to 2015- 2019
Promote volunteerism in tutoring and mentor programs on county web site	Not accomplished - overlooked during long transition between chief administrative officers; rollover to 2015- 2019
Consider implementing aesthetic standards for industrial park development	Not accomplished - Need has been discussed but no actions during period; rollover to 2015-2016
Support establishment and subsequent maintenance of a business incubator	Completed - supported existing SWGU incubator; rollover to 2015-2019
Maintain Existing Industry program	Completed for period
Support apprentice-retraining program for dislocated workers	Completed - Beyond WIA Workforce Investment Board membership there is no active role for local government involvement in this DOL program

Maintain and enhance revolving loan program	Completed for period
Pursue establishment of an inland port	Completed formal agreement in 2013
Pursue establishment of a regional industrial park	Not accomplished - lower priority in light of current industrial development activities; rescheduled for long-range implementation
Implement Community of Opportunity program	No longer applicable - State program no longer active
Pursue designations as an Enterprise Zone and an Opportunity Zone	Not accomplished – moved to lower priority in light of limited staff and recent economic development activity; rollover to 2016-2017
Revise the community’s marketing/branding campaign (Lake Blackshear/Farmer’s Market, etc)	Underway, will be finished 2014/2015 for new promotion
Support expansion of medical services	Completed - Approved bond financing for ER expansion, construction complete, expanded ER in service
Natural and Cultural Resources	
Collect, compile and map existing natural and cultural resource information	Not accomplished due to staffing limitations; rollover to 2017
Adopt applicable Part V Environmental Planning Criteria (pending state revisions)	Completed
Investigate potential for scenic byway designation	Not accomplished - Staffing limitations have prevented follow-through on interest, suspended indefinitely (though may be incorporated into rebranding and promotion)

**City of Arabi Short Term Work Program
Fiscal Year 2010-2014
Report of Accomplishments**

Project/Activity	Status
Support community efforts to implement programs addressing social issues	Not accomplished - The city has not received any such requests from Crisp Family Connections, and confronted with “depletion” of the economic base has not had resources to undertake any such programs. ¹
Housing	
Encourage/support new/revitalization of affordable housing	Not accomplished - Local economy did not support housing activity during this report period. ¹
Community Facilities and Services	
Identify sources of funding assistance for enhancements to water system	Completed FY 2009 CDBG replacing lengthy expanse of 40+ year-old ductile iron water main
Identify sources of funding assistance for stormwater infrastructure needs	Underway - Currently communicating with county and DOT
Road resurfacing	Completed Reynolds Drive and Odom Road
Enhance emergency response services, facilities and equipment	Completed - Replaced patrol vehicle per agreement with sheriff
Maintain public service agreements with Crisp County (police, fire, E-911)	Completed; renewed annually
Downtown Streetscape enhancements	Completed for period; Demolished/cleared debris from two sites downtown; made lot improvements on other sites;
Widen Arabi-Warwick Rd/East 1 st Street	Not accomplished - Insufficient funds, rescheduled for long-range implementation
Investigate options for public/community wastewater collection and treatment system	Underway - Had two discussions with engineer, awaiting cost estimate; rollover to 2015-2017
Enhance enforcement of public nuisance ordinance	Not accomplished - Sheriff will not include in annual contract for law enforcement service; rollover to 2015-2019
Enhance enforcement of litter ordinance	Not accomplished - Sheriff will not include in annual contract for law enforcement service; rollover to 2015-2019
Economic Development	
Maintain/enhance revolving loan fund for business development/expansion	Not accomplished - The default (2013) on a RLF loan by largest local employer essentially depleted city’s RLF assets. Returned reserves to DCA pursuant to departmental policy.
Target industry study	Not accomplished - Insufficient funding; in current economic environment cannot pursue independently - deleted from work program
Maintain Existing Industry program	Completed

Support county designation as an inland port	Completed formal agreement in 2013
Pursue designations as an Enterprise Zone and an Opportunity Zone	Not accomplished - Designation and administrative demands are overly burdensome for jurisdiction this small – deleted from work program.
Natural and Cultural Resources	
Adopt applicable Part V Environmental Planning Criteria (pending state revisions)	Not accomplished - Rescheduled for adoption in 2016 in compliance with RIR
Collect, compile and map existing natural and cultural resource information	Not accomplished - In absence of development pressure this has lost priority and is removed from the work program

¹ Only two, small, year-round retail employers remain. During this STWP the city has lost a motel (hotel/motel tax receipts), two convenience stores, prefabricated housing manufacturer, and pre-cast concrete industry, all of which paid business licenses and sales taxes).

**City of Cordele Short Term Work Program
Fiscal Year 2010-2014
Report of Accomplishments**

Project/Activity	Status
Support community efforts to implement programs addressing social issues	Completed for the period through support of Crisp County Community Council- Family Connections
Use city web page to encourage enrollment in GED classes, promote volunteerism in tutoring, mentoring and other community programs	Underway - Delayed pending major upgrade to website, new site will be launched April 2014 and such postings will be added
Support/facilitate prisoner reentry program	Underway -Accomplished through cooperation with Probation services & District Attorney's office
Investigate opportunities for establishing a foundation to help fund community projects	Underway - Ongoing through support of Crisp County Community Council
Housing	
continue system for review of substandard housing in order to provide data necessary for accomplishing development	Underway - The city has committed funding for extensive inventory/ assessment through resolution to create Land Bank Authority, awaiting county action to implement
Consider implementing rehabilitation codes for housing	Underway - Discussed at staff level, action rescheduled for 2015
Implement Georgia Initiative for Community Housing	Underway - Developed design guidelines for historic residential neighborhood; currently implementing a USDA Rural Housing Preservation Grant; implementing FY '13 CDBG for sanitary sewer improvements in residential neighborhood; applying (Feb '14) for Home Investment Partnership Program funding; current effort to create land bank is an extension of GICH
Pursue Westside redevelopment initiative	Underway - Initial focus of initiative is on the Gillespie-Selden residential historic neighborhood, geographic center of the Westside; design guidelines, HPG, FY '13 CDBG. Activities will expand into surrounding area
Encourage/support construction/revitalization of affordable housing	Underway; current effort to develop land bank authority is intended to facilitate, not just encourage revitalization.
Continue homebuyer and homeowner education workshops	Completed for the period and ongoing
Support Habitat for Humanity housing initiative	Completed for the period including demolition/clearance activities; HFH expected to be a partner in Land Bank activities
Community Facilities Services	
Investigate cost-efficiency of consolidating select city/county services	Underway - Initial discussions underway – examining costs

maintain active enforcement of city codes and ordinances	Completed for the period, additional staff has resulted in enhanced enforcement
actively enforce abandoned automobile ordinance	Completed for the period, additional staff has resulted in enhanced enforcement with initial focus on Westside
Pursue funding for additional staff to enhance ordinance enforcement: public nuisances, litter, unsafe buildings and premises	Completed for the period, additional staff has resulted in enhanced in enforcement
obtain certification for codes personnel	Completed for the period, Chief Codes Official has received certifications, Assistant is in the process
Pursue funding for enhancements to water and wastewater systems	Completed for the period; FY '11 CDBG application for sanitary sewer was not funded, FY '13 \$500K CDBG project for sanitary sewer is underway, committed 2012-17 SPLOST to fund enhancements
continue project identification and water main replacement programs	Underway, efforts to capture infrastructure with GPS; data will be used to identify/prioritize problem areas
prepare and monitor cost analysis of water rates	Completed, full cost study performed in FY '12, City Commission implemented findings
continue inspections of county projects (primarily water and sanitary sewer) that will eventually be turned over to the city	Completed for the period, Accomplished in-house with inspection team including certified engineer
continue maintaining GIS maps and databases for water, wastewater, and gas systems	Completed for the period; on-going as funding permits
train city personnel in computerized mapping and GIS	Completed for the period, two preliminary classes held, to continue as database expands and funding becomes available
continue upgrading and preparing GIS maps/databases of city cemeteries	Underway as we review software options to accommodate GIS database
continue assessing city-owned cemetery operations	Completed for the period, reviewed yearly in budget process
review cemetery ordinance and revise as necessary	Completed for the period, ordinance revision Dec. 2011, amended by Commission in 2012 & Rules/Regulations distributed to funeral homes, burial companies & with cemetery deeds
upgrade and enhance the use of technology throughout city departments	Completed for the period, upgrade of network server and email system in 2013 –implemented 3 yr lease program to keep up with technology changes on PCs and servers
implement EPD required program for backflow prevention on water system	Completed for the period, UCT department contract for database maintenance & with Codes dept. to make sure installed properly
explore equitable financing methods/fees for utility extensions	Completed for the period, through grant applications (CDBG, EIP, EDA); fees were structured in 2012 to address future infrastructure needs
conduct infiltration/inflow analysis of wastewater collection system	Completed for the period, being corrected via \$1.35 million in last 4 years on I&I rehabilitation/slip lining projects
actively pursue financial assistance from available state and federal grant/loan programs	Completed for the period, activity in water/sewer infrastructure, housing rehabilitation & downtown redevelopment
implement radio-read meters for water	Completed for the period, full implementation in 2012 –

and natural gas	reading device upgrade funded in FY '14 budget
continue cathodic protection for gas system	Completed for the period, yearly testing as required by EPD & PSC
upgrade natural gas system facilities and increase capacity of system	Completed for the period, refurbished Gas Peak Shaving Plant – purchased additional capacity when available – exploring increased capacities
Identify funding sources for stormwater infrastructure planning and development	Completed for the period, implemented stormwater utility & fee structure to cover mandated infrastructure, R&D, program reporting
evaluate "Big Ditch", Malcolm, Sanders, and Gum Creek corridors as elements in combined storm water management and recreation use	Completed for the period, Stormwater Management Plan submitted to EPD January 2014
continue current GEMA buyout program-floodplain areas	Completed for the period, program ended in 2009
Improve recreation facilities and expand recreation options	Completed for the period, renovation of Youth Ball Complex infields, addition of bleacher shades, restroom renovations, et al; added track and field, senior exercise, water aerobics, swim lessons, sports camps, tumbling, Zumba, et al
monitor police and fire department needs and make improvements as warranted	Completed for the period, fully-staffed PD in 2013; FD improved ISO rating from a 4 to a 3 in 2013
Research possible incentives to attract and retain emergency responders	Completed for the period, actively pursued by HR Department, PD/FD Training and Recruitment Officers
Enhance emergency response services, facilities and equipment	Completed for the period, County maintained service – City contributes monthly on provided services
Facilitate conversational Spanish classes for emergency responders	Completed for the period, in-house training implemented in Police Department – soon to include Fire Department
obtain national accreditation for police department	Not accomplished - Dropped from work program, cost outweighed benefit
continue the implementation of community policing and educate police personnel on expanded program	Completed for the period, active Citizens Police Academy established in 2012, hold meetings for Community Watch programs & in-house training for officers on subjects
maintain current ISO rating (4) through water system improvements and fire protection improvements	Completed for the period, improved ISO rating from 4 to 3 in 2013
plan for, construct, and equip new highway 90 fire station	Completed for the period, ISO inspection revealed project not a necessity – rescheduled for long range implementation
repair bridges and streets per Georgia DOT	Completed for the period, use LMIG and TSPLOST funds to keep up with repairs
continue street resurfacing program	Completed for the period, use LMIG and TSPLOST funds to keep up with repairs
establish and implement priority system for SPLOST-funded street improvements	Completed for the period, maintained by Street Dept. for use on SPLOST and LMIG projects
Streetscape enhancements	Underway, work in progress for Downtown area enhancements

Pursue funding for pedestrian and cyclist improvements throughout city	Underway, 2 Projects – 8 th , 10 th , 13 th Streets below 24 th Avenue, and Pecan Street from 8 th Avenue to 16 th Avenue
Cordele bypass/truck routes	Not accomplished due to funding constraints, rescheduled for long range implementation
Widen SR 300 to four lanes from I-75 to SR 90	Not accomplished - Large-scale state project rescheduled for long range implementation
Widen SR 90 (Midway Rd) to four lanes, SR 300-SR 257	Not accomplished - Large-scale state project rescheduled for long range implementation
Widen 8 th Ave. to four lanes, Pecan St-I-75	Underway, estimated completion March 2015
Operational improvements on 16 th Avenue	Underway, GDOT project slated for 2015 from i-75 to Midway Rd
SR 90 grade separation at Heart of GA RR	Not accomplished - Working with GDOT to have state project listed on future schedule
11 th St. improvements to accommodate truck traffic	Not accomplished - Large-scale state project (truck route) rescheduled for long range implementation
Improve grade crossings at RRs	Underway - Improvements made by RR; quiet community project to cease horn signaling at Midway Road & Greer Street in progress
Improve Frontage Rd. at intersection with SR 300 and north and south (including bridge) of intersection	Completed for the period, Improvements to Kelly/Frontage Road completed 2013
complete 11th Street sidewalks and widening from 16th Avenue to the north city limits	Not accomplished - Large-scale state project (truck route) rescheduled for long range implementation
continue downtown improvements and 12th Avenue store upgrades	Underway, in-progress with DDA/Mainstreet establishing Streetscape/Building Façade policies
review current personnel policies and procedures and make improvements as needed	Completed for the period, updates done as required/mandated – ongoing review of policies/procedures
obtain certification for human resources, city clerk, municipal court clerk, and other administrative staff	Underway - Being actively pursued by staff
explore the use of and implement recruitment incentives to attract and retain qualified employees	Not accomplished - Budget constraints have hampered these efforts, suspended indefinitely
prepare and implement emergency preparedness plan for city	Completed - Handled by County EMA with City participation, adopted 2010
Take advantage of viable options to harden emergency facilities	Underway - Part of Capital Projects Funding for Infrastructure
continue maintenance/upgrades of city facilities, including city hall, public works buildings, library, and the community clubhouse	Completed for the period, hired full-time maintenance person in 2013 to maintain/upgrade all city facilities
continue using inmate labor for city projects	Completed for the period, ongoing with 2 prison crews in use
update city web page	Completed for the period, planned launch date April '14
explore the provision of new services such as cable television, telecommunications, fiber optics, internet, etc.	Underway, in partnership with Crisp Power for fiber optic/internet services

Economic Development	
plan for land acquisition necessary to support future economic/industrial development	Completed for the period, Partnership with IDA to continue acquisitions (options for inland port expansion)
undertake water, gas and rail spur improvements to industrial park	Completed for the period, all these improvements have been completed from 2011-13 for Cedar Creek Industrial Park
monitor existing ordinances and make amendments if necessary to facilitate quality economic development	Underway, working on ordinance update to match new state adopted building codes, anticipate adoption 2014/15
continue pursuing railroad spur to Cedar Creek Industrial park	Completed for the period
continue working with state agencies to attract new industry to the city	Underway - Ongoing
continue central business district redevelopment efforts	Completed for the period, prepared/adopted urban redevelopment plan for CBD
evaluate the most effective use of various economic development agencies currently sponsored by the city	Underway - Ongoing, concern to explore all opportunities
continue monitoring state and federal financial assistance programs for economic and community development	Underway -Ongoing, work with state/federal agencies for funding
prepare brochure describing city departments and contacts within departments to aid citizens and prospective business in understanding services provided	Underway, currently in progress with the Chamber and County to offer package to prospective businesses, anticipate completion 2014
Maintain and enhance resources and services available through revolving loan fund	Completed for the period, three applications are currently under consideration
Consider implementing aesthetic/design standards for industrial areas	Not accomplished due to economic activity and limited staff - As industrial areas surround more of the city there is a movement of thought to implement such standards – rescheduled for 2016-2017
participate in SWGa Railroad Excursion Authority service enhancements	Completed for the period, advocated successfully for maintaining the excursion authority during state budget reductions
Support establishment and maintenance of a business incubator	Completed for the period, supported by the city with the Chamber taking active role to establish
Maintain existing industry program	Completed for the period, this remains an active chamber/ development authority program
Enhance revolving loan programs	Not accomplished - New DCA policy calling-in RLF balances has seriously and negatively hampered this activity
Pursue state designation as inland port	Completed for the period, the local site has been so designated by the state; the port is operating and increasing volume
Pursue establishment of a regional industrial park	Not accomplished due to limited staff and recent economic development activity - Large-scale project rescheduled for long range implementation

Implement Communities of Opportunity program	No longer applicable - State program no longer active
Pursue designations as Enterprise Zone and Opportunity Zone	Underway, Urban redevelopment plan adopted late 2013, OZ designation will be next step, rescheduled for 2016-2017
Natural and Cultural Resources	
continue planning for preservation and development of historic part of the CBD	Completed for the period, urban redevelopment plan adopted late 2013, preservation/development of CBD historic district was a major component
prepare and adopt environmental protection ordinances for wetlands and groundwater recharge areas (per revised state standards)	Not accomplished - Action suspended until 2016 when they will be adopted per Regional Important Resources plan
Consolidate historic/cultural resource survey data of city	Not accomplished - Currently a priority for our Housing & Urban Advancement Department, rescheduled for 2016
continuing education for historic preservation committee members	Underway - The city strives to send members for training when offered
Pursue additional local historic district designations and design guidelines	Completed for the period, both have been accomplished through the Gillespie-Selden NR Historic District and Design Guidelines, adopted January, 2013
Revise flood damage prevention ordinance in response to new digital floodplain maps	Completed - The revised maps were adopted, ordinance will be revised, as appropriate, 2014/2015
Land Use	
maintain land use databases for GIS	Completed for the period, in-house engineer working with Regional Commission to digitize zoning map & will publish on city's website
continue using comprehensive plan in the review of rezoning and annexation requests	Completed for the period, always a basis for evaluating rezoning/annexation requests
maintain housing inventory database for GIS	Underway, In-house engineer working on matching housing inventory with property tax records – map & parcel, anticipate completion 2015
encourage infill of vacant lots created by structure demolition	Underway, being addressed through creation of land bank authority that will address vacant lot issues and facilitate redevelopment

LAND USE - CHARACTER AREAS

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CHARACTER AREA DEFINITION

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas 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 characteristics 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 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 identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character 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. There 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; and
- 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 or 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.

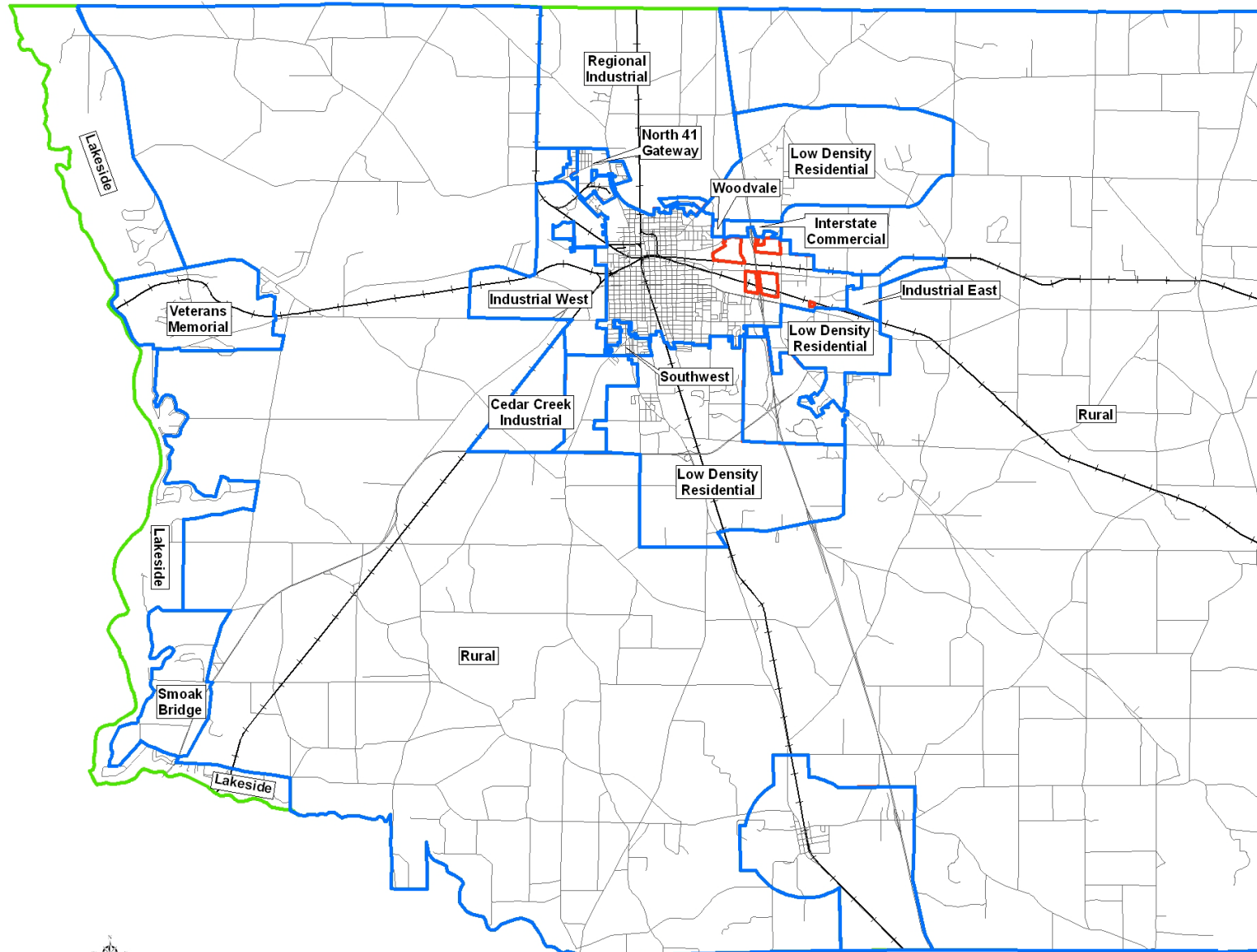
Current photographs or aerial images follow many of the character areas identified. Review of the text and the accompanying photo/image in conjunction help present a vision of both the desirable and undesirable characteristics of the area.

CRISP COUNTY
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A short list of Quality Community Objectives is included with each character area narrative. Definitions of these terms are on pages 123-124. An * is attached to each list as a reminder.

CRISP COUNTY CHARACTER AREAS



Explanatory Text Follows

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. A number of 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 pre-planned industrial park.

Primary Land Use

Industrial

Warehousing

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Regional Identity

Development Patterns

- New industry located close to town, making jobs accessible to residents by way of transit, walking, or bicycling.
- Industrial park signage
- Restrictions on number and size of signs and billboards
- Landscaped parking areas to minimize visual impact from surrounding roadway(s)
- Location of parking at rear or side of buildings to minimize visibility, where feasible, from surrounding roadway(s)
- Shared parking arrangements
- Limited expanses of asphalt parking
- Encourage the use of pervious surfaces for parking areas
- Tree islands to break up large expanses of paved parking.

Development Strategy-Implementation Measures

- Industrial park development standards
- Landscaping and buffer guidelines
- State and Federal programs supporting economic development
- Sign/billboard regulation
- Shared parking
- Stormwater management
- Covenants
- Interior roadway development



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

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking lots that incorporate on-site stormwater management BMPs
- Use of landscaped tree islands and medians to break up expanses of paved parking.
- Infill development
- Utility, roadway and rail spur extensions/development

Development Strategy-Implementation Measures

- Industrial recruitment program
- Target industry study
- Assistance with business capital formation
- State and federal programs promoting economic development
- Enterprise Zone
- Opportunity Zone
- Identifying workforce training resources
- Existing industry program
- Landscaping/buffer guidelines
- Signage regulations
- Shared parking
- Industrial park development standards
- Stormwater management program



INDUSTRIAL WEST

Description

This area is characterized by manufacturing, assembly, 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. At this writing the area is mostly undeveloped.

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

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking areas that incorporate on-site stormwater management BMPs
- Use of landscaping to break up large expanses of parking areas
- Infill development

Development Strategy-Implementation Measures

- Choosing Businesses to Recruit and Support
- Identifying Workforce Training Resources
- Agricultural Marketing
- Capital Availability for Business Development/Revolving Loan Fund(s)
- Core Economic Development Sales Team
- Existing Industry Program
- State and Federal Programs Supporting Economic Development
- Matching Labor Needs with Training Resources and Workforce Availability
- Enterprise and Opportunity Zone designations
- Landscaping Guidelines
- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Sign Regulations
- Processes for Joint Decision-Making about Facilities and Infrastructure
- Industrial Park Development Standards

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.

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

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Regional Identity

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 development
- "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 roadway(s)
- Buffered views of the rear of Big Boxes

Development Strategy-Implementation Measures

- State and Federal programs supporting economic development
- Structuring Big Box Development
- Sign Regulation
- Landscaping Guidelines
- Shared Parking
- Stormwater Management



Satellite Digital Globe, Overlay: Federal Lands, USGS, AEC, Geomapping, Astoria, OR overlaid, and through Union Community.

LAKESIDE

Description

Lakeside covers the majority of the community's western boundary. Tree-shaded roads connecting the northern and southern ends 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

Quality Community Objectives*

Environmental Protection

Heritage Preservation

Housing Opportunities

Sense of Place

Regional Identity

Development Patterns

- New development consistent with existing densities
- Bike Routes
- Maintain water features as amenity that shapes identity and character of the area
- Site plans, building design and landscaping that are sensitive to natural features of the area
- Preservation of tree canopy
- Public/community wastewater collection/treatment

Development Strategy-Implementation Measures

- Orderly Expansion of Water and development of Sanitary Sewer Services
- Septic System Installation Requirements
- Residential Infill
- Planned Unit Developments
- Public Nuisance Ordinance
- Bike Routes
- Right-of-Way Improvements
- Trails and Greenway Networks
- Zoning/Code enforcement



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 use of curvilinear street patterns to avoid wetlands and floodplains.

Vision

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

Primary Land Use

Residential

Neighborhood commercial

Quality Community Objectives*

Housing Opportunities

Development Patterns

- Distribution of affordably-priced homes
- Residential development that offers a mix of housing types primarily in low densities

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Landscaping Guideline
- Covenants
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Stormwater Management
- Orderly Expansion of Water and Sanitary Sewer Services
- Septic System Installation Requirements
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Site Plan Review
- Cluster Development
- Design Review
- Planned Unit Developments
- Public Nuisance Ordinance
- Sign Regulations

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) 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. 41y. 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 around multi-seasonal agricultural markets and expanded commerce at the farmers market, and making this an attractive entranceway.

Primary Land Use

Commercial

Residential

Light Industrial

Quality Community Objectives*

Appropriate Businesses

Employment Options

Environmental Protection

Housing Opportunities

Infill Development

Regional Identity

Sense of Place

Development Patterns

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

Development Strategy-Implementation Measures

- Agricultural Marketing/Agri-tourism
- Brownfield Site Remediation

- Capital Availability for Business Development/Revolving Loan Fund
- Existing Industry Program
- State and Federal Programs Supporting Economic Development
- Niche Marketing
- Regional Economic Assistance Projects promoting agri-tourism
- Enterprise and Opportunity Zones
- Rehabilitation Codes
- Landscaping guidelines
- Stormwater Management Program
- Fix It First Policy
- Georgia Initiative for Community Housing
- Homebuyer Education Programs
- Establish an Urban Redevelopment Area (OCGA 36-61-1)
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Adaptive Use
- Infill Development Program
- Public Nuisance enforcement
- Enhanced code enforcement
- Sign Regulations
- Right-of-Way Improvements
- Greyfield development





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

Warehousing

Bulk Storage of Industrial products

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Regional Cooperation
Regional Identity
Regional Solutions

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking that incorporates stormwater mitigation/retention features, such as (encouraging) pervious surfaces
- Planned landscaping to break up large expanses of paved parking to retain rural vistas
- Large tract development for major industrial employers
- Utility infrastructure development (water distribution, wastewater collection/treatment, enhanced road and railroad access, internet, enhanced airport facility)

Development Strategy-Implementation Measures

- Choosing Businesses to Recruit and Support
- Identifying Workforce Training Resources
- Capital Availability for Business Location/Revolving Loan Funds
- Core Economic Development Sales Team
- State and Federal Programs Supporting Economic Development
- Matching Labor Needs with Training Resources and Workforce Availability
- Enterprise and Opportunity Zones
- Archaeological Sites Survey and Resource Inventory
- Major State Land Use Permits and Environmental Laws
- Landscaping Guidelines
- Stormwater Management
- Planned, orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Pre-Development Meeting
- Site Plan Review
- Sign Regulations
- Zoning

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

Quality Community Objectives*

Appropriate Businesses
Employment Options
Environmental Protection
Heritage Preservation
Open Space Preservation
Regional Identity

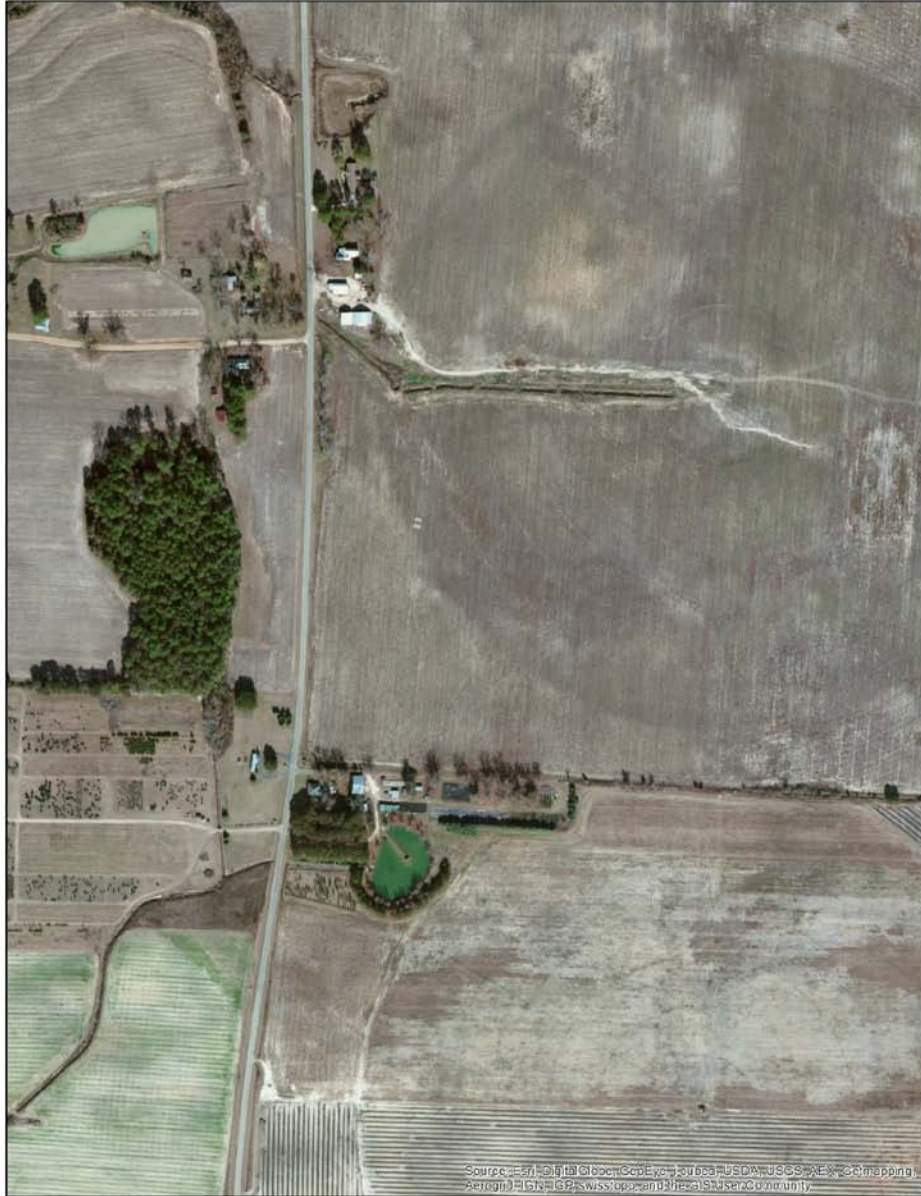
Development Patterns

- Distribution of affordably-priced homes throughout area
- Clustering development
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Limited development

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Major State Land Use Permits and Environmental Laws
- Total Maximum Daily Loads (TMDLs)
- Georgia and National Registers of Historic Places Nomination
- Scenic Byway Identification
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Orderly Expansion of Water and Sewer Services
- Septic System Installation Requirements
- Accessory Housing Units
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Site Plan Review

- Planned Unit Development
- Public Nuisance Ordinance
- Sign Regulations



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 Developments
Commercial-general and highway
Recreation

Quality Community Objectives*

Appropriate Businesses
Growth Preparedness
Housing Opportunities
Transportation Alternatives

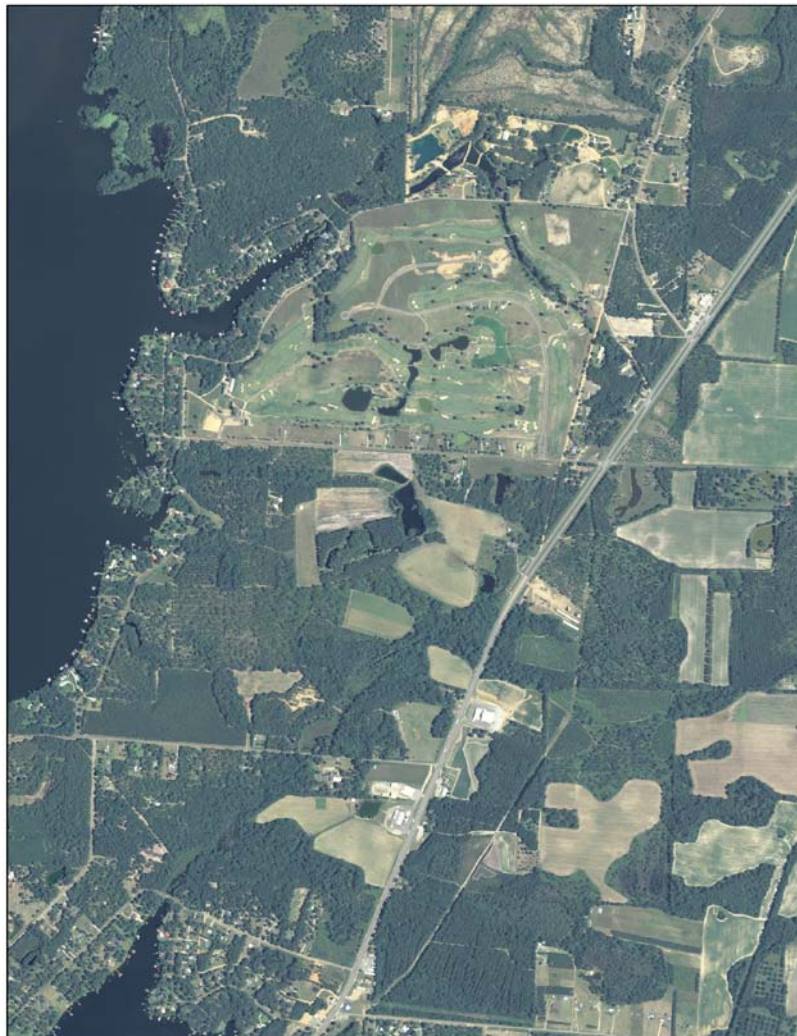
Development Patterns

- Addition of commercial establishments
- Homes, shops, small businesses grouped together as attractive mixed use centers that serve the adjacent neighborhoods. These centers are very pedestrian friendly, and include pleasant community gathering spaces
- Bike routes
- Restrictions on the number and size of signs and billboards
- Residential development that offers a mix of housing types and densities (though primarily single family homes, complemented with town homes, condominiums and apartments)
- Parking areas that incorporate on-site stormwater mitigation or retention features, such as (encouraging) pervious surfaces
- Use of landscaping to break up expanses of paved parking
- Retain parks and greenbelts.

Development Strategy-Implementation Measures

- Enterprise Zones
- Opportunity Zones
- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Total Maximum Daily Loads (TMDLs)
- Conservation Subdivision Ordinance

- Environmental Planning Criteria
- Landscaping/Buffer Requirements
- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Accessory Housing Units
- Pre-Development Meetings
- Site Plan Review
- Cluster Development
- Design Review
- Planned Unit Developments
- Public Nuisance Ordinance
- Sign Regulations
- Bike Routes
- Right-of-Way Improvements



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 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

Quality Community Objectives*

Appropriate Businesses

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill development
- 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

Development Strategy-Implementation Measures

- Infill development program
- Effective public involvement process
- Landscaping and buffer requirements

- Residential infill development
- Rehabilitation codes
- Enhanced code enforcement activity
- Urban redevelopment plan
- Manufactured home compatibility standards
- Manufactured home park regulations
- Storm water management
- Georgia Initiative for Community Housing

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)

Quality Community Objectives*

Appropriate Businesses
 Educational Opportunities
 Employment Options
 Environmental Protection
 Heritage Preservation
 Regional Cooperation
 Regional Identity
 Sense of Place

Development Patterns

- This is a state park, all development is controlled by the Georgia Department of Natural Resources

Development Strategy-Implementation Measures

- Regulation of land use on surrounding/adjoining properties
- Inclusion of state park in community branding/marketing campaign
- Niche Marketing
- Regional Economic Assistance Projects (REAP)



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

Quality Community Objectives*

Housing Opportunities

Transportation alternatives

Development Patterns

- Distribution of affordably priced housing
- Improved vehicle access
- Improved pedestrian access

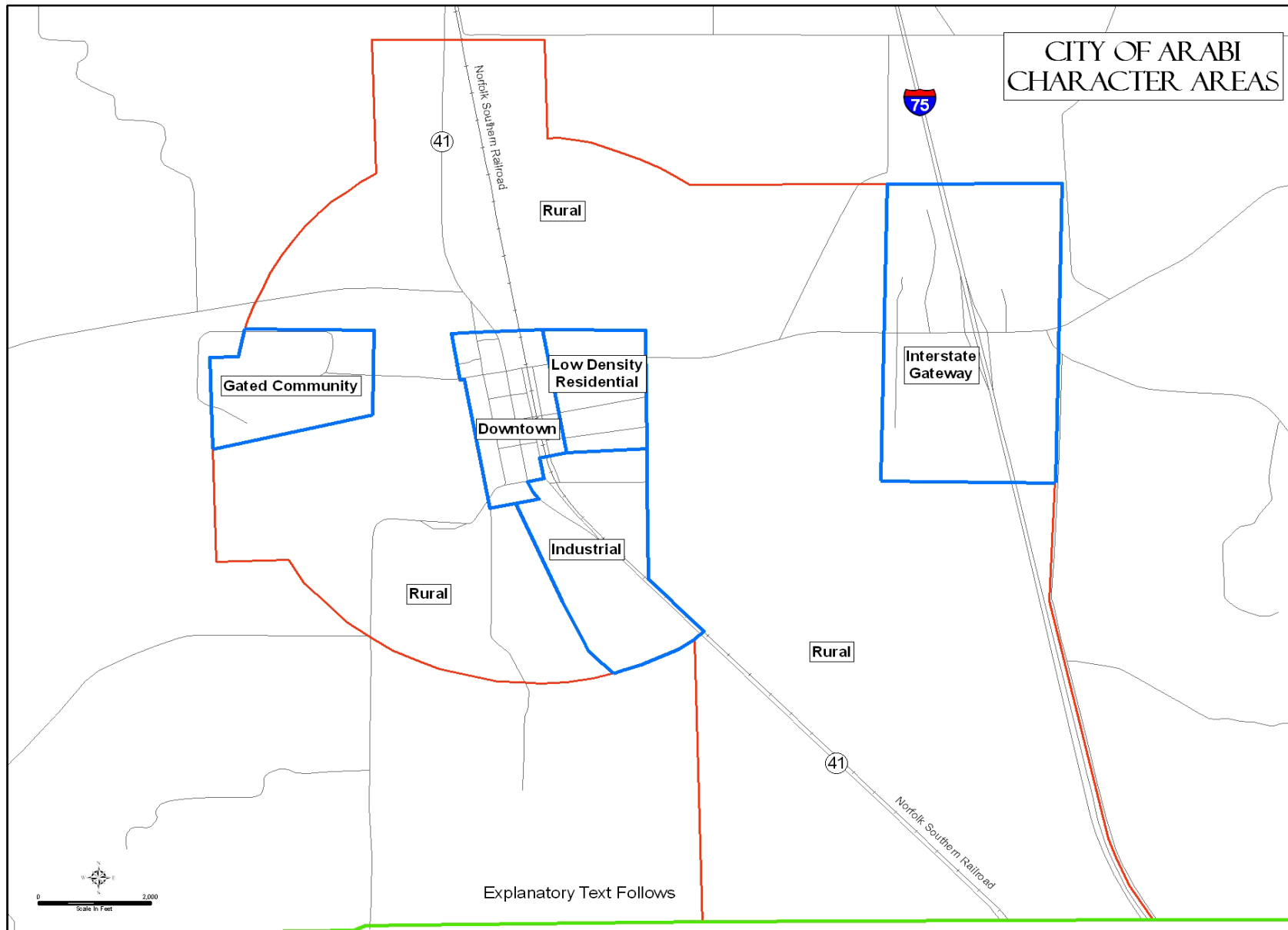
Development Strategy-Implementation Measures

- Street development
- Pedestrian and bicycle facilities

CITY OF ARABI
CHARACTER AREAS

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A short list of Quality Community Objectives is included with each character area narrative. Definitions of these terms are on pages 123-124. An * is attached to each list as a reminder.



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

Quality Community Objectives*

Infill Development
Sense of Place

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

Development Strategy-Implementation Measures

- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Zoning ordinance review



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

Quality Community Objectives*
Housing Opportunities

Development Patterns

- Single-family housing
- New housing opportunities

Development Strategy-Implementation Measures

- Covenants



INDUSTRIAL

Description

This area is characterized by manufacturing, assembly, 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

Quality Community Objectives*

Appropriate Businesses

Employment Options

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

Development Strategy-Implementation Measures

- Existing industry program
- Target industry study
- Assistance with business capital formation
- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Orderly Expansion of Water Services
- Identifying Workforce Training Resources
- Industrial Park Development Standards



INTERSTATE GATEWAY

Description

Located near the city's eastern corporate limits, the character area is centered around exit 92 of 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 local residents

Primary Land Use

Commercial
Warehousing
Transportation
Industrial

Quality Community Objectives*

Appropriate Businesses

Employment Options

Development Patterns

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

Development Strategy-Implementation Measures

- Existing industry program
- Assist with business capital formation
- Target business/industry study
- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Zoning ordinance review



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 and most recently constructed housing, 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. Open ditches provide drainage. Tree canopy is common, but not prevalent.

Vision

Redevelopment as the city's primary residential area

Primary Land Use

Residential single-family
Neighborhood service

Quality Community Objectives*

Housing Opportunities
Employment Options

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

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Environmental Planning Criteria
- Stormwater Management
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Manufactured Home Park Regulations



RURAL

Description

Covering the majority 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

Quality Community Objectives*

Environmental Protection

Open Space Preservation

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 Strategy-Implementation Measures

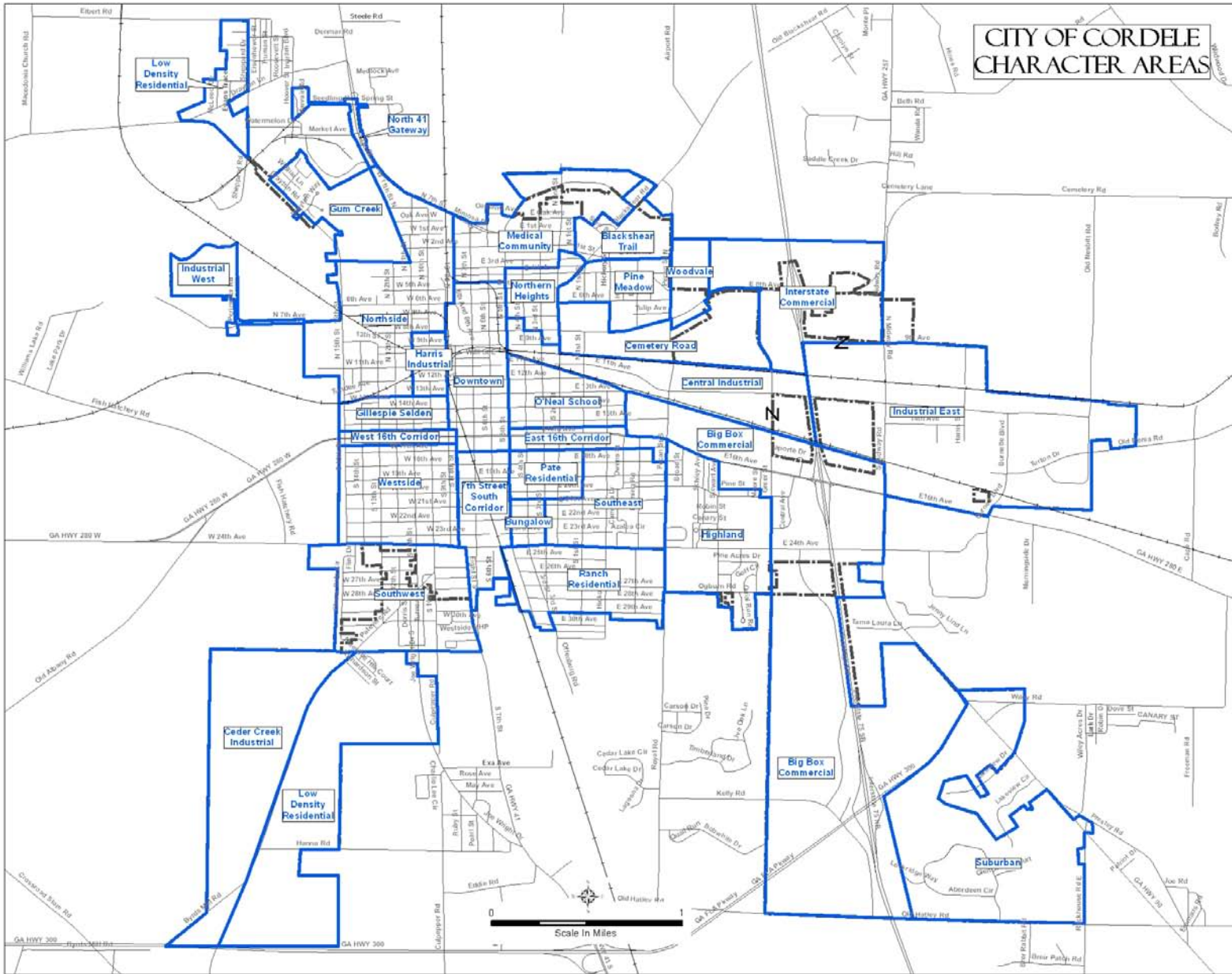
- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Major State Land Use Permits and Environmental Laws
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Septic System Installation Requirements
- Manufactured Home Park Regulations



CITY OF CORDELE
CHARACTER AREAS

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A short list of Quality Community Objectives is included with each character area narrative. Definitions of these terms are on pages 123-124. An * is attached to each list as a reminder.



Explanatory Text Follows

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 greenspace 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

Quality Community Objectives*

Appropriate Businesses

Employment Options Growth

Preparedness

Regional Identity

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

Development Strategy-Implementation Measures

- Design "neighborhood" feel into Big Box development
- Adaptive Reuse of Vacant Buildings
- Landscaping Guidelines

- Improved Pedestrian Amenities
- Sign Regulations
- Shared Parking
- Transportation Enhancement
- Design Charrette
- Public-private partnership to screen “eyesores”



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 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 in the future be needed to keep the area from suffering the negative effects of blight.

Primary Land Use

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

Quality Community Objectives*

Housing Opportunities
Infill Development
Employment Options
Appropriate Businesses
Sense of Place
Transportation Alternatives

Development Patterns

- Streetscape enhancements
- Sidewalk construction

Development Strategy-Implementation Measures

- Georgia Initiative for Community Housing
- Adaptive reuse
- Infill development program



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 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 set backs. 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

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Traditional Neighborhood

Transportation Alternatives

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

Development Strategy-Implementation Measures

- Accessory housing
- Residential infill development
- Sidewalk construction
- Right of way improvements
- Landscaping guidelines/ordinance
- Public nuisance ordinance



CEDAR CREEK INDUSTRIAL

Description

Although roadway, rail and utilities are present, this is an undeveloped, agricultural area in the southwest corner of the city. It is bounded to the north and west by Cordele's corporate limits, to the east by Pateville Road and to the south by GA. 300, a divided four lane highway. With the exception of a speculative industrial building located in the intersection of these two roads, the area is currently devoid of developed industrial sites. This character area extends beyond the city/county jurisdictional boundary.

Vision

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

Primary Land Use

Industrial

Warehousing

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Regional Identity

Development Patterns

- New industry located close to town, making jobs accessible to residents by way of transit, walking, or bicycling.
- Industrial park signage
- Restrictions on number and size of signs and billboards
- Landscaped parking areas to minimize visual impact from surrounding roadways
- Location of parking at rear or side of buildings to minimize visibility, where feasible, from surrounding roadway
- Shared parking arrangements
- Limited expanses of asphalt parking
- Parking lots with pervious surfaces
- Tree islands to break up large expanses of paved parking

Development Strategy-Implementation Measures

- Industrial park development standards
- Landscaping and buffer guidelines
- State and federal programs supporting economic development
- Sign/billboard regulation
- Shared parking
- Stormwater management
- Interior roadway improvements

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

Quality Community Objectives*

Heritage Preservation
Open Space Preservation
Sense of Place

Development Patterns

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

Development Strategy-Implementation Measures

- Landscaping guidelines
- Sign regulations
- Traffic calming devices
- Stormwater management



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

Quality Community Objectives*

Appropriate Businesses

Employment Options

Infill Development

Development Patterns

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

Development Strategy-Implementation Measures

- Existing industry program
- Business incubator
- Landscaping/buffer guidelines
- Sign regulations
- Shared parking
- Stormwater management
- Transportation enhancements



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

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Sense of Place
Transportation Alternatives
Educational Opportunities

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

Development Strategy-Implementation Measures

- Business incubator
- Federal programs supporting economic development
- Local designation as a historic district
- Historic Preservation Ordinance/Design guidelines
- Historic signage
- Landscaping Guidelines
- Capital Improvements Programs
- Special Purpose Local Option Sales Tax (SPLOST)
- Downtown component of 7th Street Corridor Urban Redevelopment Plan
- Infill Development Program
- Adaptive reuse of vacant or abandoned buildings
- Minimal Maintenance Ordinance
- Sign regulations
- Enhance Enforcement of Public Nuisance Ordinance
- Parking Study
- Additional streetscape improvements/Transportation Enhancement
- Design Charette / Master Plan
- Partnerships between existing and new businesses

- Revolving Loan Fund
- Redevelopment of SAM Depot block and surrounding area
- Viewing stand of railroad diamond
- Crime Prevention through Environmental Design



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

Quality Community Objectives*

Appropriate Businesses
Employment Options
Infill Development
Regional Identity

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

Development Strategy-Implementation Measures

- Landscaping/buffer guidelines
- Design guidelines (charrette)
- Shared parking
- Signage regulations
- Infill development program
- Transportation enhancement program
- Stormwater management
- Adaptive reuse



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, 15^l 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

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Sense of Place
Traditional Neighborhood
Transportation Alternatives

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

Development Strategy-Implementation Measures

- Historic / Cultural Resources Survey Update
- Designate as a local historic district
- Urban Redevelopment Plan
- Land Bank
- Landscaping Guidelines / Ordinance
- Sidewalk Construction
- Special Purpose Local Option Sales Tax (SPLOST)
- Stimulate Home Ownership
- Homeowner Education Programs
- Infill Development Program
- Stormwater management
- Transportation Enhancement
- Georgia Initiative for Community Housing
- Restore and preserve GSI campus
- Preserve single-family housing
- Neighborhood Preservation Commission
- Development guidelines
- Redevelopment Codes
- Crime Prevention through Environmental Design



GUM CREEK

Description

Gum Creek is a mixed use area located near the city's northwest corner; bounded on the north by various property boundaries, on the east by W. 11th Street, on the south by W. 3rd. Avenue, on the west by the 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 adverse impacts on floodplain.

Primary Land Use

Residential

Cemetery

Church

Quality Community Objectives*

Environmental Protection

Development Patterns

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

Development Strategy-Implementation Measures

- Update flood damage prevention ordinance in accordance with available digital floodplain mapping
- Stormwater management

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

Quality Community Objectives*

Appropriate Businesses

Employment Options

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

Development Strategy-Implementation Measures

- Existing industry program
- Landscaping guidelines
- Signage regulation
- Shared parking
- Stormwater management



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

Quality Community Objectives*

Housing Opportunities

Infill Development

Development Patterns

- Conservation subdivision

Development Strategy-Implementation Measures

- Residential infill development program
- Sidewalk construction
- Public nuisance ordinance
- Design standards or guidelines
- Traffic calming
- Stormwater management

INDUSTRIAL EAST

Description

This area is shared with the county on Cordele's eastern boundary. The municipal portion sits astride two rail lines and is bounded on the west by 1-75. Over half of the acreage is developed, primarily with large, metal-sided industrial buildings and large asphalt parking lots. The balance of the area is in woodland or agricultural production but prime for industrial use because of location and amenities. There is little pass-through traffic; interior streets are highly trafficked by large transport trucks and employee vehicles.

Vision

The vision for this area is one with 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

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking lots that incorporate on-site stormwater mitigation or retention features
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Infill development
- Utility, roadway and rail spur extensions/development

Development Strategy-Implementation Measures

- Industrial recruitment program
- Target industry study
- Assistance with business capital formation
- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Identifying workforce training resources
- Existing industry program
- Landscaping/buffer guidelines
- Signage regulations
- Shared parking
- Industrial park development standards
- Rehabilitation
- Stormwater management/green parking guidelines

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

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Regional Identity

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

Development Strategy-Implementation Measures

- State and federal programs supporting economic development
- Controlling Big Box development
- Sign regulation
- Landscaping guidelines
- Shared parking
- Stormwater management

LOW-DENSITY RESIDENTIAL

Description

These areas are located on the northwestern and southwestern corners of the city. They are characterized by either small concentrations of low-density residential development or agriculture/wooded acreage. There are variations in house types, set-back, and in some cases orientation to the street. Street patterns are linear, there are no sidewalks.

Vision

The vision is for low density residential development with openness/separation between buildings; limited multi-family development.

Primary Land Use

Residential

Quality Community Objectives*

Housing Opportunities

Development Patterns

- Distribution of affordably-priced homes
- New residential development that offers additional housing choice
- Residential development that offers a mix of housing types and densities (single family homes, town homes and apartments)

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Landscaping Guideline Covenants
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Site Plan Review
- Cluster Development
- Design Review
- Planned Unit Developments
- Public Nuisance Ordinance
- Sign Regulations



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

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Infill Development

Regional Identity

Traditional Neighborhood Development

Housing Options

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

Development Strategy-Implementation Measures

- Rehabilitation codes
- Infill development program
- Landscaping/buffer guidelines
- Design guidelines
- Stormwater management
- Adaptive reuse
- Design charrette
- Public nuisance ordinance
- Shared parking



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 around 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

Quality Community Objectives*

Appropriate Businesses
Employment Options
Environmental Protection
Housing Opportunities
Infill Development
Regional Identity
Sense of Place

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

Development Strategy-Implementation Measures

- Agricultural Marketing/Agri-tourism
- Brownfield Site Remediation
- Capital Availability for Business Development/Revolving Loan Fund
- Existing Industry Program
- State and Federal Programs Supporting Economic Development
- Niche Marketing
- Regional Economic Assistance Projects promoting agri-tourism
- Enterprise and Opportunity Zones
- Rehabilitation Codes
- Landscaping guidelines
- Stormwater Management Program
- Fix It First Policy
- Georgia Initiative for Community Housing
- Homebuyer Education Programs
- Establish an Urban Redevelopment Area (OCGA 36-61-1)
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Adaptive Use
- Infill Development Program
- Public Nuisance enforcement
- Enhanced code enforcement
- Sign Regulations
- Right-of-Way Improvements
- Greyfield development



NORTHERN HEIGHTS

Description

Northern Heights is a residential neighborhood bound 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

Quality Community Objectives*

Heritage Preservation Housing
Opportunities Infill Development
Traditional Neighborhood
Transportation Alternatives

Development Patterns

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

Development Strategy-Implementation Measures

- Housing rehabilitation
- Accessory Housing Units
- Public Nuisance Ordinance
- Residential Infill
- Site Plan Review
- Right of Way improvements
- Traffic Calming
- Landscape Guidelines
- Stormwater management

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

Quality Community Objectives*

Traditional Neighborhood

Transportation Alternatives

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

Development Strategy-Implementation Measures

- Adaptive reuse
- Crime prevention through environmental design
- Infill development
- Design charrette
- Landscaping and buffer requirements

- Rehabilitation codes
- Enhanced code enforcement activity
- Urban redevelopment plan
- Manufactured home compatibility standards
- Stormwater management



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

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Sense of Place
Traditional Neighborhood
Transportation Alternatives

Development Patterns

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

Development Strategy-Implementation Measures

- Accessory housing
- Residential infill development
- Public nuisance ordinance

- Traffic calming devices
- Stormwater management
- Sidewalks/maintenance
- Rehabilitation codes
- Historic signage
- Historic street lighting

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 set backs. 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

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Traditional Neighborhood

Transportation Alternatives

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

Development Strategy-Implementation Measures

- Residential infill
- Design standards / guidelines
- Public nuisance ordinance
- Landscaping ordinance / guidelines
- Right of way improvements
- Stormwater management

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

Quality Community Objectives*

Housing Opportunities

Infill Development

Traditional Neighborhood

Development Patterns

- Housing rehabilitation
- Sidewalk development

Development Strategy-Implementation Measures

- Residential infill
- Housing rehabilitation
- Sidewalk construction
- Public nuisance ordinance
- Homebuyer education programs
- Traffic calming
- Stormwater management

RANCH RESIDENTIAL

Description

This character area is bound by W. 24th Avenue to the north, Pecan Street on the south, 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

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Development Patterns

- Compatible infill development
- Parks and greenspace where appropriate

Development Strategy-Implementation Measures

- Landscaping guidelines/ordinance
- Overlay districts, such as a local or national historic district
- Historic resource survey
- Local historic district / national register designation
- Public nuisance ordinance
- Sidewalk construction
- Traffic calming
- Design charrette
- Residential infill development

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

Quality Community Objectives*

Infill Development

Appropriate Businesses

Sense of Place

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

Development Strategy-Implementation Measures

- Business incubator
- Niche marketing
- Existing industry program
- Landscaping guidelines
- Transportation enhancement program
- Sidewalk improvements
- Special purpose local option sales tax (SPLOST)
- Infill development
- Adaptive reuse of vacant buildings
- Sign regulations
- Design charrette
- Shared parking

- Public nuisance ordinance
- Revolving loan fund



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

Quality Community Objectives*

Heritage Preservation Housing
Opportunities Infill Development
Sense of Place
Traditional Neighborhood

Development Patterns

- Compatible infill development
- Parks and greenspace where appropriate

Development Strategy-Implementation Measures

- Landscaping guidelines
- Overlay districts, such as a local or national historic district
- Historic resource survey
- Public nuisance ordinance
- Sidewalk construction
- Traffic calming
- Design charrette
- Residential infill
- Accessory housing units



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

Quality Community Objectives*

Appropriate Businesses

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

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

Development Strategy-Implementation Measures

- Effective public involvement process
- Landscaping and buffer requirements
- Residential infill development
- Rehabilitation codes
- Enhanced code enforcement activity
- Urban redevelopment plan
- Manufactured home compatibility standards
- Manufactured home park regulations
- Storm water management
- Georgia Initiative for Community Housing



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. The area consists primarily of mid-century Ranch, split-level, and contemporary houses. Many are new, built within the past 20 years. Houses are single-family, one to one-and-a-half stories, with uniform setbacks. Streets are varied, curvilinear, 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

Quality Community Objectives*

Housing Opportunities

Development Patterns

- Distribution of affordably-priced homes

Development Strategy-Implementation Measures

- Accessory Housing Units
- Public Nuisance Ordinance
- Planned Unit Developments
- Site Plan Review
- Sidewalk construction

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

Quality Community Objectives*

Appropriate Businesses
Educational Opportunities
Employment Options
Heritage Preservation
Infill Development
Sense of Place

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

Development Strategy-Implementation Measures

- State and federal programs supporting economic development
- Business incubator
- Capital availability for business formation/revolving loan fund
- Regional economic assistance projects (REAP)
- Historic resource survey update
- Infill development program
- Design charrette
- Sign regulations
- Shared parking
- Transportation enhancement program
- Incentive zoning
- Storm water management
- Green parking areas
- Widen 16th Avenue



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.

Land Use

Residential

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Transportation Alternatives

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

Development Strategy-Implementation Measures

- Brownfield site remediation
- Historic resource survey
- Landscaping guidelines/ordinance
- Stormwater management ordinance
- Reassess utility infrastructure
- Georgia initiative for community housing
- Residential infill
- Public nuisance ordinance
- Sidewalk construction

WOODVALE

Description

Woodvale is a character area shared with the county on Cordele'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 and devoid of any road frontage.

Vision

The vision is of an area of modern, multi-family housing with pedestrian amenities.

Primary Land Use

Residential, multi-family

Quality Community Objectives*

Housing Opportunities

Transportation Alternatives

Development Patterns

- Distribution of affordably priced housing
- Improved vehicle access
- Improved pedestrian access

Development Strategy-Implementation Measures

- Street development
- Pedestrian and bicycle facilities

QUALITY COMMUNITY OBJECTIVES

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sanitary sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Housing Opportunities

A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Regional Identity

Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

Traditional Neighborhood

Traditional neighborhood development patterns should be encouraged, including use of more human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.