

**Greater  
Crisp  
Comprehensive Plan  
2020 - 2024**

RESOLUTION OF ADOPTION

GREATER CRISP COMPREHENSIVE PLAN 2020-2024

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

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


WHEREAS, Crisp County, working jointly with the City of Arabi and the City of Cordele, has updated the Greater Crisp Comprehensive Plan for the planning period 2020-2024, and

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

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Crisp County Board of Commissioners that the Greater Crisp Comprehensive Plan 2020-2024 be adopted.

SO RESOLVED, this 7<sup>th</sup> day of June, 2019.

CRISP COUNTY BOARD OF COMMISSIONERS

BY:   
Sam Farrow, Jr., Chairman

ATTEST:   
County Clerk

RESOLUTION OF ADOPTION

GREATER CRISP COMPREHENSIVE PLAN 2020-2024

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

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

WHEREAS, the City of Arabi, working jointly with Crisp County and the City of Cordele, has updated the Greater Crisp Comprehensive Plan for the planning period 2020-2024, and

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

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and Council of the City of Arabi that the Greater Crisp Comprehensive Plan 2020-2024 be adopted.

SO RESOLVED, this 11<sup>th</sup> day of June, 2019.

CITY OF ARABI

BY:   
R. Craig Huckaby, Mayor

ATTEST:   
City Clerk

RESOLUTION OF ADOPTION

GREATER CRISP COMPREHENSIVE PLAN 2020-2024

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

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

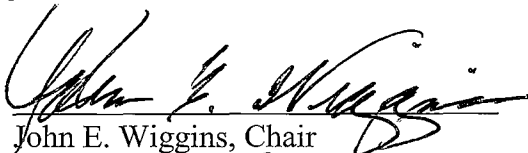
WHEREAS, the City of Cordele, working jointly with Crisp County and the City of Arabi, has updated the Greater Crisp Comprehensive Plan for the planning period 2020-2024, and

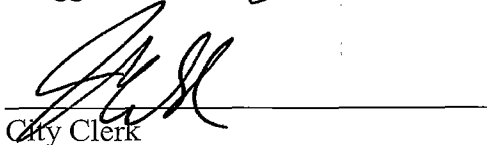
WHEREAS, the City of Cordele has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Cordele City Commission that the Greater Crisp Comprehensive Plan 2020-2024 be adopted.

SO RESOLVED, this 18<sup>th</sup> day of June, 2019.

CITY OF CORDELE

BY:   
John E. Wiggins, Chair

ATTEST:   
City Clerk

Greater Crisp Comprehensive Plan  
Crisp County - Arabi - Cordele  
2020-2024

June, 2019

Crisp County Board of Commissioners

Sam Farrow, Jr. , Chair  
J. R. Dowdy, III    Wallace Mathis  
Larry Felton    Authur James Nance  
Tom Patton, County Administrator

Arabi Mayor and City Council

R. Craig Huckaby, Mayor  
Lee Clark    Curtis Ezell  
Alan Raymond Douglas    Robert Southwell  
Lindsey Sword, City Clerk

Cordele City Commission

John E. Wiggins, Chairman  
Jeanie Bartee    Royce Reeves, Sr.  
Vesta Beal-Shephard    James Wesley Rainey  
Edward Beach, City Manager

Assisted by:  
River Valley Regional Commission  
228 West Lamar Street    710 Front Avenue  
Americus, Georgia 31709    Columbus, Georgia 31902

# ***SITE LOCATION MAP***



## INTRODUCTION

This is the fourth 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 October 1, 2018.

Required elements applicable to this planning document are:

- Community Goals
- Needs and Opportunities (Goals and Needs)
- Community Work Program
- Broadband Services
- Economic Development
- Land Use

Applicable regulations require an update to the Needs and Opportunities, Community Work Program and Land Use elements as adopted June, 2014, and addition of a Broadband Services element. The Broadband element was amended to the Minimum Standards by the state legislature in 2018. The update consisted of a review of these elements as adopted in 2014, with the Community Work Program (and related Report of Accomplishments) and the Broadband Services elements accounting for the overwhelming percentage of time and effort.

The minimal changes that occurred in the community over the short, intervening period were not deemed sufficient to warrant review of the Community Goals or Economic Development elements, or the Background Data included in the 2014 document. Like the immediately surrounding counties Crisp has declined in population (2010 Census/2017 estimates), but at half the number and rate compared to the neighbors. The local economy has flowed with that of the state and nation since 2014; the number unemployed and the unemployment rate have improved significantly, as have average weekly wages.



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 the “hearings” was solicited via block ads published in the local newspaper of general circulation. Additional outreach efforts for the first “hearing” included written invitations to key local parties and a segment on television news.

These “hearings” were preceded by an impromptu Town Hall meeting (completely independent of the comprehensive plan) called by the chairman of the Cordele City Commission, the stated purpose being to, “...share ideas, suggestions, and to begin to build an interwoven relationship for the benefit of current and future citizens, and for possible community development.” Greater Crisp County was invited to the open, public event hosted by the City of Cordele at the same location as the public “hearings” just a couple months later. Nearly one hundred residents, elected and appointed government officials and community organizers met to discuss some of the same issues and concerns identified previously in the comprehensive plan, and subsequently retained, among others, in the update.

Between the “hearings” were meetings with stakeholders and steering committee members. Stakeholders included residents active in community affairs and elected officials. Committee members included some stakeholders, key governmental administrators of each jurisdiction and economic developers, among the latter were the chief administrative officials of Cordele Main Street, the Cordele-Crisp Chamber of Commerce, Cordele-Crisp Industrial Development Council, the local affiliate of the Georgia Family Connection Partnership/Crisp County Community Council, Inc. and Southwest Georgia United. The latter of these is the non-profit administrative successor to the Southwest Georgia United Empowerment Zone, a federally-funded (1998-2009) community development, economic development and capacity-building entity, and more recently designated a Certified Financial Development Institution serving the state. The appendix documents community involvement and participants in chronological order.

## TABLE OF CONTENTS

Background Data	1
Economic Development	3
Economic Assessment	14
*Goals and Needs Statement	15
*Community Work Program Element 2020-2024	19
Crisp County	20
Arabi	24
Cordele	26
Reports of Accomplishments 2015-2019	30
Crisp County	31
Arabi	35
Cordele	37
*Land Use Element	42
Crisp County Character Areas	45
Future Development/Character Area Map	46
Character Area Narratives	47
Arabi Character Areas	68
Future Development/Character Area Map	69
Character Area Narratives	70
Cordele Character Areas	78
Future Development/Character Area Map	79
Character Area Narratives	80
*Broadband Services Element	126
Appendix	130

\*Update to the Greater Crisp County Comprehensive Plan 2015-2019 pursuant to the revised Minimum Standards and Procedures for Local Comprehensive Planning which took effect October 1, 2018. Broadband Services is a new element, added pursuant to the revised Minimum Standards.

## BACKGROUND DATA

The community’s first decennial census was in 1910.<sup>1</sup> 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.<sup>2</sup> 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.

<b>Population</b>							
<b>Greater Crisp and Area Counties</b>							
<b>1910 - 1960</b>							
<b>Jurisdiction</b>	<b>1910</b>	<b>1920</b>	<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>'10-'60</b>
<b>Crisp</b>	<b>16,423</b>	<b>18,914</b>	<b>17,343</b>	<b>17,540</b>	<b>17,663</b>	<b>17,768</b>	<b>+8%</b>
<b>Cordele</b>	-	-	<b>6,880</b>	<b>7,929</b>	<b>9,462</b>	<b>10,609</b>	-
<b>Arabi</b>	-	-	<b>452</b>	<b>388</b>	<b>376</b>	<b>303</b>	-
<b>Municipal</b>	-	-	<b>7,332</b>	<b>8,317</b>	<b>9,838</b>	<b>10,912</b>	-
<b>Rural</b>	-	-	<b>10,011</b>	<b>9,223</b>	<b>7,825</b>	<b>6,856</b>	-
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

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

<sup>2</sup> 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.

<b>Population Greater Crisp and Area Counties 1960 - 2010</b>							
<b>Jurisdiction</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>'60-'10</b>
<b>Crisp</b>	<b>17,768</b>	<b>18,087</b>	<b>19,489</b>	<b>20,011</b>	<b>21,996</b>	<b>23,439</b>	<b>+32%</b>
<b>Cordele</b>	<b>10,609</b>	<b>10,733</b>	<b>10,914</b>	<b>10,321</b>	<b>11,608</b>	<b>11,147</b>	<b>+ 5%</b>
<b>Arabi</b>	<b>303</b>	<b>305</b>	<b>376</b>	<b>433</b>	<b>456</b>	<b>586</b>	<b>+93%</b>
<b>Municipal</b>	<b>10,912</b>	<b>11,038</b>	<b>11,290</b>	<b>10,754</b>	<b>12,064</b>	<b>11,733</b>	<b>+ 8%</b>
<b>Rural</b>	<b>6,856</b>	<b>7,049</b>	<b>8,199</b>	<b>9,257</b>	<b>9,932</b>	<b>11,706</b>	<b>+71%</b>
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.

<b>Population Projections Greater Crisp and Area Counties 2010 - 2030</b>						
<b>Jurisdiction</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>'10-'30</b>
<b>Crisp</b>	<b>23,439</b>	<b>24,335</b>	<b>25,109</b>	<b>25,780</b>	<b>26,372</b>	<b>13%</b>
<b>Cordele</b>	<b>11,147</b>	<b>11,574</b>	<b>11,942</b>	<b>12,261</b>	<b>12,543</b>	<b>12%</b>
<b>Arabi</b>	<b>586</b>	<b>608</b>	<b>628</b>	<b>644</b>	<b>659</b>	<b>12%</b>
<b>Rural</b>	<b>11,706</b>	<b>12,153</b>	<b>12,539</b>	<b>12,875</b>	<b>13,170</b>	<b>13%</b>
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 <sup>3</sup>								
Crisp and Area Counties								
Year	Crisp	Dooley	Lee	Sumter	Turner	Wilcox	Worth	Georgia
2010-2011	6.2% <sup>1</sup>	4.3%	4.7%	4.8%	5.6%	3.9%	5.0%	3.7%
2009-2010	6.1% <sup>2</sup>	6.3%	4.6%	5.6%	3.2%	3.2%	6.9%	3.6%
2008-2009	7.1% <sup>3</sup>	7.1%	4.7%	4.7%	3.3%	2.7%	6.0%	3.8%
2007-2008	5.7% <sup>4</sup>	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%

<sup>1</sup> 73 students <sup>2</sup> 75 students <sup>3</sup> 86 students <sup>4</sup> 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 1/3 Goods and 2/3 Services; in 2010, 1/4 Goods and 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

<sup>3</sup> 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%
<b>Manufacturing</b>	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%
<b>Retail trade</b>	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%
<b>Educational services, health care, social assistance</b>	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 Census<sup>4</sup> 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 20<sup>th</sup> and 7<sup>th</sup>, respectively, in average weekly wages.<sup>5</sup> 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

<sup>4</sup> U.S. Census 2006-2010 American Community Survey, five-year survey

<sup>5</sup> 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 <sup>1</sup> Crisp and Area Counties								
Percentage of Families & People Whose Income in the Past 12 Months <sup>2</sup> 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 householder, 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%

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

<sup>2</sup> 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).

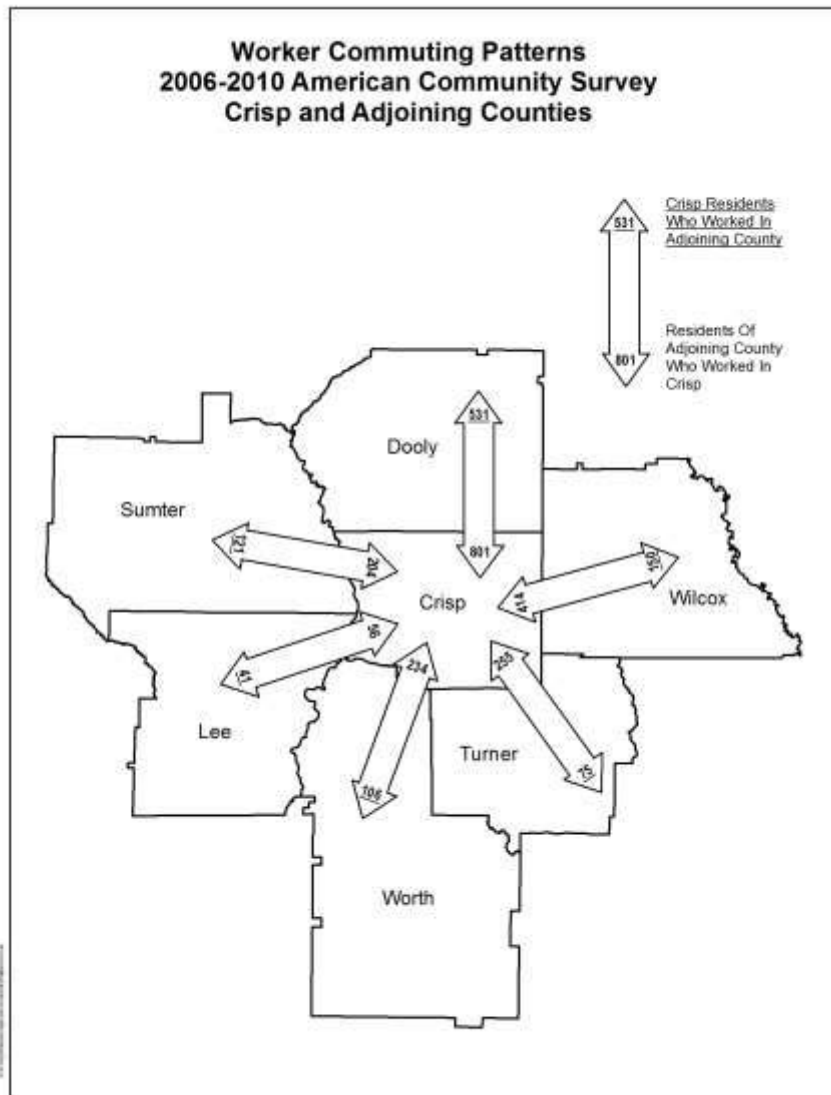
Source: Georgia Office of Planning and Budget

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

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 STATEMENT

## 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 disproportionately large at-risk populations
- Need 2-2      greater community support for strong tutoring and mentoring programs to keep children in school through graduation/GED, completion of a technical and/or college education and workforce ready upon employment
- 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 infill for 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 the college campus in downtown Cordele

Need 7-3      to add and support tourist-related functions for Downtown Cordele promoting rail tourism

## 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 areas

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, including pedestrian flow and accessibility

COMMUNITY WORK PROGRAM ELEMENT 2020-2024

Crisp County	20
Arabi	24
Cordele	26

**Crisp County  
Community Work Program<sup>1</sup>  
FY 2020-2024**

Project Activity	Fiscal Year					Funding		Responsible Party
	'20	'21	'22	'23	'24	Amount	Source	
Facilitate broad community efforts to fund and implement programs addressing social/economic issues; <sup>2</sup> youth/ public involvement	X	X	X	X	X	Varies by Issue	Numerous, depending on issue and “responsible party”	Crisp County Community Council (Family Connections) Board of Education
Create land bank authority to facilitate neighborhood redevelopment for affordable housing choice (new construction, rehabilitation, infill, eliminate blight), and facilitate public service delivery, economic development, etc.	X					TBD	General Fund	Board of Commissioners Cordele City Commission
Pursue funding assistance to address substandard housing and/or utility service deficiencies	X	X	X	X	X	\$300-\$800K	CDBG, CHIP USDA, SPLOST	County Administrator
Maintain small acreage requirements as an incentive for housing development	X	X	X	X	X	Staff Time	Staff Time	Planning Director
Construct new health department facility			X			\$750K	DCA-CDBG SPLOST	County Administrator
Harden (storm-resistant) emergency response and other critical public facilities as funding comes available	X	X	X	X	X	+\$250K	FEMA	County Administrator
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

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

<sup>2</sup> 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/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.

Incentivize emergency responders to take conversational Spanish classes	X	X	X	X	X	\$2,500 /yr.	General Fund	Department Directors
Recreation services enhancements: resurface running track, tennis courts, basketball court, et.al.		X				\$200K	SPLOST	Leisure Services Director
Continue discussions toward consolidating select city/county services	X	X	X	X	X	Staff Time	Staff Time	Board of Commissioners
Utilize county web site to promote GED classes, volunteerism, tutoring, mentoring, encourage preparation for likely hazard events, community calendar - possibly initiate use of social media	X	X	X	X	X	Staff Time	General Fund	County Clerk
Facilitate the availability of enhanced broadband services via state/federal broadband initiative(s), appropriate local code(s)/ordinance(s) development, etc.	X	X	X	X		TBD	State/Fed Initiative(s)	Board of Commissioners
Participate in any FEMA floodplain buyout program	X	X	X	X	X	TBD	FEMA	Planning Director
New E-911 Center			X			>\$200K	SPLOST	Sheriff
New Fire Station			X			\$300K	SPLOST	Fire Chief
Monitor service delivery infrastructure closely for emergent needs	X	X	X	X	X	Staff Time	Staff Time	County Administrator
<b>Economic Development</b>								
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 parks/areas		X				\$5K	IDC	Exec. Dir. IDC
Pursue assistance to enhance business incubator and entrepreneurial support services for small business start-ups		X		X		\$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 assistance needed to sustain continued development of the state-designated inland port (Cordele Intermodal Terminal)	X	X	X	X	X	TBD	USDOT BUILD SPLOST	IDC
Pursue state designations as an Enterprise Zone and/or 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
Maintain Existing Industry program	X	X	X	X	X	Staff Time	Chamber of	Chamber of

							Commerce	Commerce
Identify likely brownfield sites; pursue <u>funding</u> to reclaim brownfields	X	X				staff time	staff time EPA	Dir. Housing & Urban Advancement
Transportation								
Continue working with SAM Shortline Railroad Excursion Authority to identify/implement tourist-related enhancements	X	X	X	X	X	Staff Time	General Fund SPLOST	County Administrator
Road Paving: Crossroads Store Rd				X		±\$250K/ mile	LMIG/TIA	Public Works Dir.
Road widening: Arabi-Warwick Rd	X					±\$175K/ mile	LMIG/TIA	Public Works Dir.
Intersection improvements: SR 257/Farmers Market Rd U. S. 41/Rockhouse Rd SR 33/Arabi-Warwick Rd	X	X				±\$500K ea.	DOT	DOT
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			\$700K	SPLOST	Airport Manger
Long Range								
Identify options for public/community wastewater collection and treatment service in Lake Blackshear and other densely populated areas						>2024	Staff Time	USDA, HUD
Identify options for maxed-out jail facility/site						>2024	Staff Time	Staff Time
Road Paving: North section of Williford Crossing Road Airport Rd between Tremont and Blackshear						>2024	TBD	LMIG/TIA
Enhance county entranceways						>2024	±\$200K ea.	DOT-Gateway SPLOST
Improvements for industrial truck traffic and accessibility: Floyd Road Coney Road Cannon Road Fenn Rd						>2024	TBD	LMIG/TIA



Identify Cordele bypass route	>2024	TBD	DOT	Board of Commissioners City Commission
Extend Ga 300 from GA 90 to U. S. 280 E.	>2024	TBD	TIA II	Board of Commissioners
Pursue establishment of a regional industrial park	>2024	TBD	EDA SRTA	Board of Commissioners
Widen U. S. 280 from two to four lanes	>2024	TBD	TIA II	Board of Commissioners
Request DOT designation of U.S.280 as bike route linking Crisp and Sumter Counties	>2024	Staff Time	Staff Time	Board of Commissioners

**Arabi  
Community Work Program<sup>3</sup>  
FY 2020-2024**

Project Activity	Fiscal Year					Funding		Responsible Party
	'20	'21	'22	'23	'24	Amount	Source	
Facilitate broad community efforts to fund and implement programs addressing social issues; <sup>4</sup> poverty/youth/public involvement	X	X	X	X	X	Varies by Issue	Numerous, depending on issue and “responsible party”	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
Continue replacement of aging water meters	X	X	X	X	X	\$25K total	Enterprise Fund	City Council
Pursue funding assistance for improvements to aged water system		X				TBD	USDA, CDBG, GEFA	City Council
Install electronic well controls	X					\$10K	Enterprise Fund	City Council
Road resurfacing and striping		X		X		\$20K/yr	LMIG, TIA	City Council
Pursue assistance for stormwater infrastructure needs (Pipkin Rd., et al.)			X			\$20K	LMIG, TIA, Crisp PW	City Council
Maintain emergency response vehicles, facilities and equipment			X			\$30K ea.	General Fund	City Council
Maintain public service agreements with Crisp County (police, fire, E-911)	X	X	X	X	X	\$40K SO \$45 FD	General Fund	City Council
Adopt wetlands and groundwater protection ordinances	X					Staff Time	General Fund	City Council
Pursue/install security cameras to supplement sheriff patrols					X	\$18K	USDA, SPLOST General Fund	City Council
Monitor service delivery infrastructure closely	X	X	X	X	X	Staff Time	Staff Time	City Clerk

<sup>3</sup> Development Strategy-Implementation Measures identified in the Character Area element of this Plan comprise the Land Use component of this Work Program.

<sup>4</sup> 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. 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.

for emergent needs								
Economic Development								
Investigate options for public/community wastewater collection and treatment system, pursue development					X	TBD	GEFA USDA CDBG	City Council
Remind adjoining cities of Arabi's interest in natural gas service			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	Staff Time	City Clerk
Pursue funding assistance for downtown streetscape enhancements (street lamps, sidewalk, etc.)			X	X		\$50K	USDA	City Council
Plan for developing the depot into a museum, displaying railroad antiques, works of local artists, etc.	X	X	X			Staff Time	Staff Time	City Council
Facilitate the availability of enhanced broadband services via state/federal broadband initiative(s), appropriate local code(s)/ordinance(s) development, etc.	X	X	X	X		TBD	State/Fed Initiative(s)	City Council
Widen Arabi-Warwick Rd		X				\$150K	SPLOST	City Council

**Cordele  
Community Work Program<sup>5</sup>  
FY 2020-2024**

Project Activity	Fiscal Year					Funding		Responsible Party
	'20	'21	'22	'23	'24	Amount	Source	
Facilitate broad community efforts to fund and implement programs addressing social/economic issues; <sup>6</sup> poverty/youth/public involvement	X	X	X	X	X	Varies by Issue	Numerous, depending on issue and “responsible party”	Crisp County Community Council (Family Connections) Board of Education
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), and facilitate public service delivery, economic development	X					\$50K share of initial capital	Cordele Crisp County	City Commission Board of Commissioners
Maintain certification in Georgia Initiative for Community Housing	X	X	X	X	X	Staff Time	Staff Time Volunteers	City Commission
Expand Westside redevelopment initiative, including possibly developing an urban redevelopment plan for 16 <sup>th</sup> Avenue W			X	X		≤\$7M	DCA, USDA, HUD	City Commission
Pursue funding assistance to address substandard housing and/or related utility service deficiencies	X	X	X	X	X	\$500-\$800K/yr.	DCA-CDBG, CHIP, USDA-HPG, SWGU	City Manager
Continue implementation of the Gillespie-Selden Urban Redevelopment Plan; housing, public services, etc.	X	X	X	X	X	±\$1M total	USDA, DCA, et al	Dir. Housing & Urban Advancement

<sup>5</sup> Development Strategy-Implementation Measures identified in the Character Area element of this plan comprise the Land Use component of this Work Program.

<sup>6</sup> 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.

Support, when possible, foundation efforts to renovate Gillespie-Selden Institute complex	X	X	X	X	X	Staff Time	General Fund Grant Sources	City Commission
Use website to promote volunteerism, tutoring, encourage preparation for likely hazard events, community calendar - possibly initiate use of alternative electronic media to facilitate communications	X	X	X	X	X	Staff Time	General Fund	IT Manager
Continue discussions toward consolidating select city/county services	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 (water and sanitary sewer) to be assumed by the city	X	X	X	X	X	Staff Time	General Fund	Utilities Dir.
Continue progressing toward fully developed GIS of all utility systems	X	X	X	X	X	\$50K	General Fund	City Engineer
Develop in-house capability to operate and maintain GIS databases and other applications of technology	X					Staff Time	General Fund	IT Manager
Continue efforts to resolve extensive infiltration, inflow and obstruction of sanitary sewer collection lines	X	X	X	X	X	≤\$1M/yr.	USDA, HUD, DCA, SPLOST GEFA	Utilities 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	X	X	X	X	Staff Time	General Fund	City Manager
Assess potential for converting vacant public buildings for use as a domestic violence-homeless shelter/ multicultural center/heritage museum				X		staff time	SPLOST General Fund	Dir. Housing & Urban Advancement
Participate in any FEMA floodplain buyout program involving any of a dozen recurrent flooding sites	X	X	X	X	X	unknown	FEMA	Public Works Dir.
Harden (storm-resistant) emergency response and other critical public facilities as funding comes available	X	X	X	X	X	>250K	FEMA	Public Safety Dir.
Incentivize emergency responders to take classes in conversational Spanish	X	X	X	X	X	unknown	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 at various locations: 16 <sup>th</sup> Ave., 7 <sup>th</sup> Street, 11 <sup>th</sup> Street (Joe Wright Dr.), et al.				X	X	≤\$1M	SPLOST DOT-TE	City Manager
Facilitate the availability of enhanced broadband services via state/federal broadband initiative(s), appropriate local code(s)/ordinance(s) development, etc.	X	X	X	X		TBD	State/Fed Initiative(s)	City Manager
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
Monitor service delivery infrastructure closely for emergent needs	X	X	X	X	X	Staff Time	Staff Time	City Manager
Economic Development								
Pursue sources of assistance to facilitate implementation of the 7 <sup>th</sup> Street Corridor Urban Redevelopment Plan (and possible 16 <sup>th</sup> Avenue URP)	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-BUILD, SRTA, HUD	Exec. Dir IDC
Maintain and enhance resources and services available through the revolving loan fund			X			staff time (\$ as needed)	USDA-RBEG, DCA-EIP	City Manager
Develop and implement aesthetic/design standards for industrial parks/areas		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	X	X	±\$300K	SPLOST USDA-RDA Hotel/motel tax	Main Street Dir.
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, Banks, et al	Chamber of Commerce, SWGU
Maintain existing industry program	X	X	X	X	X	staff time	Membership Dues, Cordele, Crisp	Chamber of Commerce
Pursue assistance needed to sustain continued	X	X	X	X	X	TBD	USDOT-BUILD	IDC

development of the state-designated inland port - (Cordele Intermodal Terminal)							GaDOT/SRTA/ SPLOST/TSPLOST	City/County
Pursue state designations as Enterprise Zone and/or Opportunity Zone		X	X			staff time	General Fund	Dir. Housing & Urban Advancement
Identify likely brownfield sites; pursue <u>funding</u> to reclaim brownfields		X		X		staff time	<i>staff time</i> EPA	Dir. Housing & Urban Advancement
Transportation								
Street and bridge maintenance program	X	X	X	X	X	\$100K/yr.	LMIG, TIA	Public Works Dir.
Widen Pecan Street with bike/pedestrian improvements between 16 <sup>th</sup> & 24 <sup>th</sup> Avenues	X					\$500K	DOT, SPLOST	Public Works Dir.
Pedestrian and bicycle improvements: Sidewalk along Pecan Street from 8 <sup>th</sup> to 16 <sup>th</sup> Aves 8 <sup>th</sup> , 13 <sup>th</sup> Streets sidewalk Bicycle route designation and signage Other sites TBD	X		X			\$250K \$300K +\$300K	DOT-TE DOT- SPLOST SPLOST	City Manager
Improve RR grade crossings		X		X		\$230K ea.	DOT	Public Works Dir.
11 <sup>th</sup> St. improvements to accommodate truck traffic			X			\$500K	SPLOST	Public Works Dir.
Construct sidewalk/widen 11th Street from 16th Avenue to the north city limits			X			\$300K	SPLOST	Public Works Dir.
Long Range								
Back-up generators for wells and lift stations						>2024	\$100K	GEMA EMA Director
Construct new well and water tower						>2025		SPLOST, GEFA Utilities Dir.
Identify Cordele bypass route						>2024	unknown	DOT City Commission Board of Commissioners
Widen SR 300 to four lanes from I-75 to SR 90						>2024	unknown	TIA II City Manager
Widen SR 90 (Midway Rd) to four lanes, SR 300-SR 257						>2024	unknown	DOT City Manager
Develop and equip GA. Hwy 90 fire station						>2026	unknown	SPLOST Fire Chief
Pursue establishment of a regional industrial park						>2024	unknown	USDA, EDA, DOT, HUD Exec. Dir. IDC

REPORTS OF ACCOMPLISHMENTS 2015-2019

Crisp County	31
Arabi	35
Cordele	37



**Crisp County**  
**Report of Accomplishments**  
**FY 2015-2019**

Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ... WHY?	Not Accomplished WHY?
Facilitate broad community efforts to fund and implement programs addressing social/economic issues, youth/public involvement <sup>2</sup>	X			
Develop a prisoner reentry/acclimation program	X			
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			2020 Finalizing land bank mission and identifying funding source(s)	
Pursue funding assistance to address substandard housing and/or related utility service deficiencies supplemental to land bank activities	X			
Maintain small acreage requirements as an incentive for housing development	X			
Construct new health department facility			2022 funding	
Harden (storm-resistant) emergency response and other critical public facilities				Indefinitely due to funding
Research options and offer incentives to attract and retain emergency responders		2021		
Enhance enforcement of public nuisance and litter ordinances	X			

<sup>1</sup> Project activity may be completed for the period but part of a longer-term, continuing or ongoing effort carried over into the subsequent work program.

<sup>2</sup> 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/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.

<b>Project Activity</b>	<b>Complete <sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ... WHY?</b>	<b>Not Accomplished WHY?</b>
Facilitate conversational Spanish classes for emergency responders		2024		
Recreation services expansion (4/5 field pinwheel, covered batting cages, soccer complex, arts appreciation) and existing facility enhancements	X			
Continue discussions toward consolidating select city/county services - scheduled meetings		2024		
Utilize county web site to promote GED classes, volunteerism, tutoring, mentoring, community calendar - possibly initiate use of alternative electronic media		2024		
Pursue funding assistance to address community facilities/infrastructure replacement and improvement needs (water, transportation, et. al.)	X			
Pursue better telecommunications possibilities; cable television, fiber optics, internet, et.al.	X			
<b>Economic Development</b>				
Plan and pursue funding assistance needed for land acquisition, access (road, rail) and/or utility service upgrades/extension necessary to facilitate future economic/industrial development	X			
Develop and implement aesthetic/design standards for industrial areas		2021		
Enhance business incubator and entrepreneurial support services for small business start-ups	X			
Maintain and enhance resources and services available through the revolving loan fund	X			
Pursue funding assistance to assist with continued development of the inland port (Cordele Intermodal Terminal development)	X			
Pursue designations as an Enterprise Zone and an Opportunity Zone		2022		

Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ... WHY?	Not Accomplished WHY?
Collect, compile and map existing natural and cultural resource information			2023 funding/staff time	
Finalize community's rebranding campaign for tourism promotion	X			
Maintain Existing Industry Program	X			
Transportation				
Work with SAM Shortline Railroad Excursion Authority to identify and implement tourist-related enhancements	X			
Enhance county entranceways			Indefinitely DOT regulations and funding	
Sidewalk along Pateville Rd. extending into Cordele				TE cost overrun
Road Paving: Remainder of Floyd Rd Crossroads Store Rd North section of Williford Crossing Road Airport Rd between Tremont and Blackshear	X		funding delay until:  2023 >2024 >2024	
Road widening: Drayton Rd Arabi-Warwick Rd Antioch Rd	X  X	2020		
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		funding delay until:  2020 2021 2022	

Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ... WHY?	Not Accomplished WHY?
Improvements for truck traffic and accessibility: Floyd Road Coney Road Cannon Road Fenn Road			>2024 funding limitations	DOT
Bridge replacements	X			
Continue road resurfacing/striping activities	X			
Maintain transit service subsidy	X			
Construct new airport terminal, develop all-weather capacity, runway extensions			2022 funding	
Long Range				
Identify options for public/community wastewater collection and treatment service in Lake Blackshear and other densely populated areas			>2024	
Identify options for maxed-out jail facility/site			>2024	
Widen Arabi-Warwick Road			2020	
Identify Cordele bypass route			>2024	
Extend GA 300 from GA 90 to U. S. 280 E.			>2024	
Pursue establishment of a regional industrial park			>2024	
Widening U. S. 280 from two to four lanes			>2024	
Request DOT designation of U.S.280 as bike route linking Crisp with Sumter County			>2024	

**Arabi**  
**Report of Accomplishments - 2015-2019**

<b>Project Activity</b>	<b>Complete <sup>3</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ... WHY?</b>	<b>Not Accomplished WHY?</b>
Facilitate broad community efforts to fund and implement programs addressing social issues <sup>4</sup>	X			
Pursue funding assistance to address substandard housing and/or related utility service deficiencies			2023 delayed in favor of utility study	
Replace aging water meters	X			
Pursue funding assistance for improvements to aged water system			2021 delayed in favor of utility study	
Install electronic well controls			2020 funding limitations	
Road resurfacing and striping	X			
Pursue assistance for stormwater infrastructure needs (Pipkin Rd., et al.)			2022 funding limitations	
Maintain emergency response vehicles, facilities and equipment	X			
Maintain public service agreements with Crisp County (police, fire, E-911)	X			
Adopt wetlands and groundwater protection ordinances			2022 lost priority	
Enhance enforcement of public nuisance, litter ordinance	X			

<sup>3</sup> Project activity may be completed for the period but part of a longer-term, continuing or ongoing effort carried over into the subsequent work program.

<sup>4</sup> 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, poverty, chronic high unemployment, work skill/ethic

Pursue/install security cameras to supplement sheriff patrols			2024 cost prohibitive	
Repair/ <u>replace</u> warning sirens	<u>X</u>			
Resurface Odom Rd and 4 <sup>th</sup> Street	<u>X</u>			
Economic Development				
Stress to DOT the importance of completing improvements to the I-75 exit so business can return	<u>X</u>			
Investigate options for public/community wastewater collection and treatment system, begin development			2024 lacking community support	
Pursue extension of natural gas service from Cordele or Ashburn	<u>X</u>			
Maintain/enhance revolving loan fund for business development/expansion				no activity during period
Utilize web site for economic promotion	<u>X</u>			
Pursue funding assistance for downtown streetscape enhancements (street lamps, sidewalk, etc.)				lost priority during the period
Plan for developing the depot into a museum, displaying railroad antiques, works of local artists, etc.	<u>X</u>			
Explore the provision of new services such as cable television, telecommunications, fiber optics, internet, etc.	<u>X</u>			
Widen <i>Arabi-Warwick Rd</i> / <u>East 1<sup>st</sup> Street</u>	<u>X</u>		<i>2021 SPLOST funding limitations</i>	

<b>Cordele<sup>5</sup></b>				
<b>Report of Accomplishments - 2015-2019</b>				
<b>Project Activity</b>	<b>Complete<sup>6</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ... WHY?</b>	<b>Not Accomplished WHY?</b>
Facilitate broad community efforts to fund and implement programs addressing social/economic issues <sup>7</sup> ; youth/public involvement	X			
Develop a prisoner reentry/acclimation program	X			
Review the need/adopt housing rehabilitation code	X			
Continue homebuyer and homeowner education workshops	X			
Create land bank authority to facilitate neighborhood redevelopment for affordable housing choice (new construction, rehabilitation, infill, eliminate blight-coordinated with SWGU, Habitat), and facilitate public service delivery, economic development			±2020 pending county participation	
Sustain local (Georgia) Initiative for Community Housing	X			
Expand Westside redevelopment initiative	X			
Pursue funding assistance to address substandard housing and/or related utility service deficiencies supplemental to land bank activities			≥2020 conditioned on land bank	
Implement Gillespie-Selden Urban Redevelopment Plan; housing, public services, etc.	X			
Support, when possible, any foundation efforts to renovate Gillespie-Selden Institute complex		±2020		

<sup>5</sup> Development Strategy-Implementation Measures identified in the Character Area element of this Plan comprise the Land Use component of this Work Program.

<sup>6</sup> Project activity may be completed for the period but part of a longer-term, continuing or ongoing effort carried over into the subsequent work program.

<sup>7</sup> 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.

<b>Project Activity</b>	<b>Complete <sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ... WHY?</b>	<b>Not Accomplished WHY?</b>
Prepare brochure identifying city departments and personnel contacts to help citizens and prospective businesses understand municipal services available	X			
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			
Continue discussions toward <u>consolidating</u> select city/county services - scheduled meetings		≥2020		
Add staff to enhance ordinance enforcement: public nuisances, litter, unsafe buildings and premises	X			
Continue inspections of county projects (primarily water and sanitary sewer) that will eventually be turned over to the city	X			
Continue progressing toward fully developed GIS of all utility systems		2020		
Develop in-house capability to operate and maintain GIS databases and other applications of technology		2020		
Eliminate infiltration and inflow of sanitary sewer collection lines		forever ongoing		
Implement any EPD-required stormwater management improvements in "Big Ditch", Malcolm, Sanders and Gum Creek corridors once received		2024		
Plan, prioritize and address community facilities/ infrastructure replacement and improvement needs (water, sanitary/storm sewer, transportation, natural gas)	X			
Assess potential for converting any of the vacant public buildings for use as a multicultural facility and/or domestic violence/homeless shelter			Indefinitely funding limitations	
Participate in any future FEMA floodplain buyout program		2023		



<b>Project Activity</b>	<b>Complete <sup>1</sup></b>	<b>Underway, to be completed</b>	<b>Postponed until ... WHY?</b>	<b>Not Accomplished WHY?</b>
Harden (storm-resistant) emergency response and other critical public facilities		2020		
Maintain conversational Spanish classes for emergency responders			delayed by backup plan until ±2020	
Continue community policing and educate police personnel on expanded program	X			
Streetscape enhancements at various locations; 16 <sup>th</sup> Ave., 7 <sup>th</sup> Street, 11 <sup>th</sup> Street (Joe Wright Dr.) et al.		SPLOST ≥2023		
Pursue better telecommunications possibilities; cable television, broadband internet, et al.			±2020 State/Fed initiative(s)	
Adopt wetlands and groundwater protection ordinances	X			
Continue use of comprehensive plan in the review of zoning/rezoning requests	X			
Fund/provide continuing education for appointed members of various city boards	X			
Survey city for likely brownfield sites; assess likely corrective actions and redevelopment opportunities	X			
<b>Economic Development</b>				
Implement 7 <sup>th</sup> Street Corridor Urban Redevelopment Plan; residential, public services, economic development, etc.	X			
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			
Evaluate the most effective use of various economic development agencies currently sponsored by the city	X			
Maintain and enhance resources and services available through the revolving loan fund	X			
Develop and implement aesthetic/design standards for industrial areas		2021		

Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ... WHY?	Not Accomplished WHY?
Work with SAM Shortline Railroad Excursion Authority to identify and implement tourist-related enhancements, including Quiet City designation	X			
Consolidate the city's historic/cultural resource survey data		2023		
Pursue funding assistance to enhance any business incubator and entrepreneurial support services needs for small business start-ups	X			
Maintain existing industry program	X			
Support continued development of the state-designated inland port - (Cordele Intermodal Terminal development)	X			
Pursue STATE Enterprise Zone and Opportunity Zone designations			≥2021 focused on implementing existing plans	
<b>Transportation</b>				
Street and bridge maintenance program	X			
Widen 8 <sup>th</sup> Ave. to four lanes from Pecan St to I-75	X			
Widen Pecan Street with bike/pedestrian improvements between 16 <sup>th</sup> & 24 <sup>th</sup> Avenues		2020		
Pedestrian and bicycle improvements: <i>Sidewalk along Pecan Street from 8<sup>th</sup> to 16<sup>th</sup> Avenue</i> <i>8<sup>th</sup>, 10<sup>th</sup>, 13<sup>th</sup> Streets sidewalk</i> <i>Bicycle route designation and signage</i> <i>Other sites TBD</i>	X	2020	2022 TE cost overrun 2021 to finish sidewalk	
Operational improvements on 16 <sup>th</sup> Avenue (widen U.S. 280 from I-75 E. to Midway Rd)	X			
SR 90 grade separation at Heart of GA RR	X			
Improve RR grade crossings	X			
<b>Long Range</b>				
Backup generators for wells/lift stations			2026	
New well and water tower			2025	
Identify Cordele bypass route			>2024	

Widen SR 300 to four lanes from I-75 to SR 90	proposal not funded - >2024
Widen SR 90 (Midway Rd) to four lanes, SR 300-SR 257	>2024
11 <sup>th</sup> St. improvements to accommodate truck traffic	engineering underway - 2022
Complete 11th Street sidewalks and widening from 16th Avenue to the north city limits	engineering underway - 2022
Develop and equip GA. Hwy 90 fire station	>2026
Pursue establishment of a regional industrial park	>2024

## LAND USE ELEMENT - CHARACTER AREAS

Character Area Definition	43
Crisp County Character Areas	45
Future Development/Character Area Map	46
Character Area Narratives	47
Arabi Character Areas	68
Future Development/Character Area Map	69
Character Area Narratives	70
Cordele Character Areas	78
Future Development/Character Area Map	79
Character Area Narratives	80

## 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.

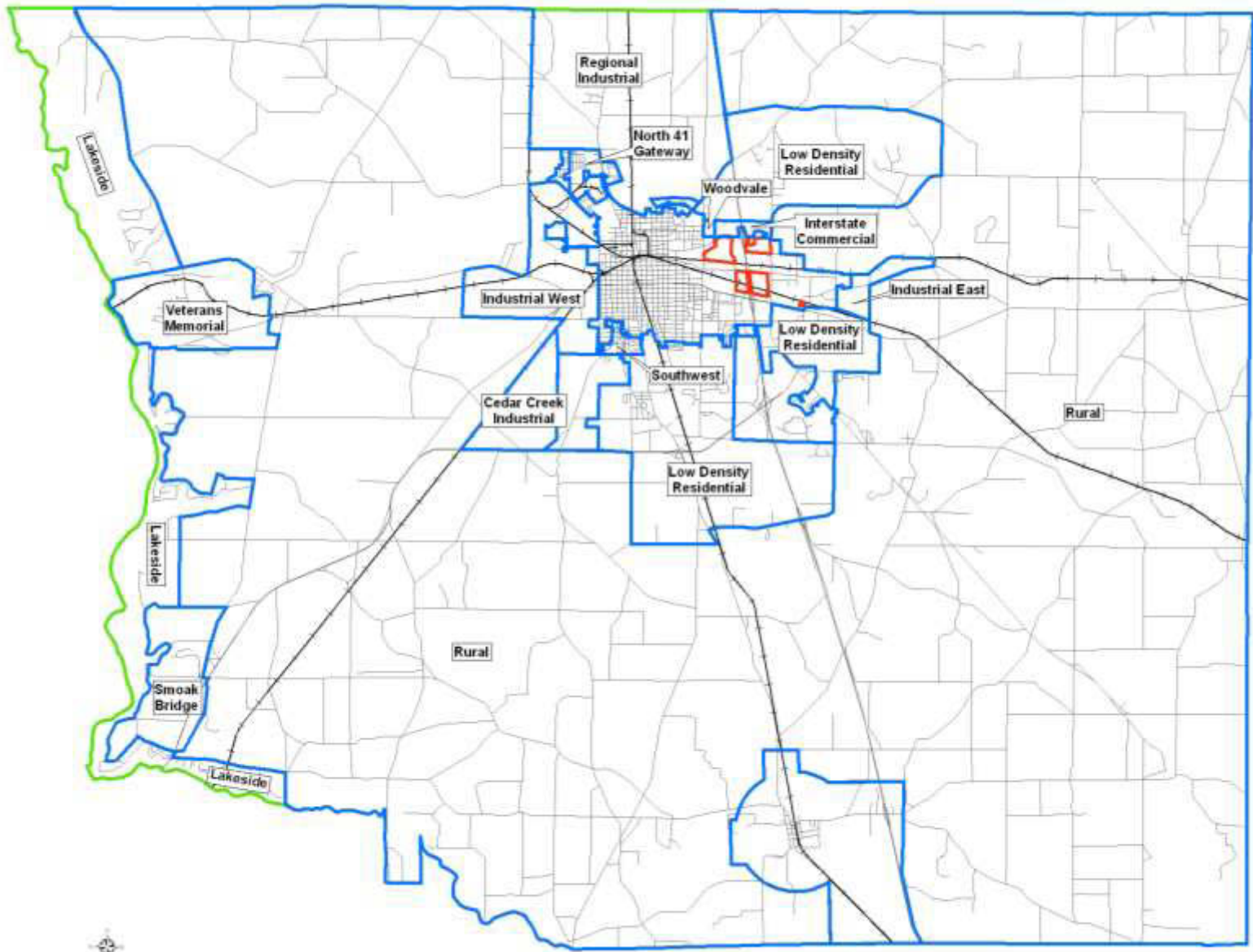
Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer 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  
CHARACTER AREAS

Future Development/Character Area Map	46
Cedar Creek Industrial	47
Industrial East	48
Industrial West	49
Interstate Commercial	51
Lakeside	53
Low-Density Residential	55
North 41 Gateway	56
Regional Industrial	59
Rural	60
Smoak Bridge	61
Southwest	63
Veterans Memorial	65
Woodvale	66

# 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

### 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



Cedar Creek Industrial

## INDUSTRIAL EAST

### Description

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

### Vision

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

### Primary Land Use

Industrial

Light Industrial

Transportation

### Development Patterns

- 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 East

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

### 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



Industrial West

## 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

### 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



Interstate Commercial

## 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

### 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



Lakeside



## 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

### 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



Low-Density Residential

## 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 on multi-seasonal agricultural markets and expanded commerce at the farmers market, and making this an attractive entranceway.

### Primary Land Use

Commercial

Residential

Light Industrial

### Development Patterns

- 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/agro-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 agro-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



North 41 Gateway

## 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

### 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



Regional Industrial

## RURAL

### Description

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

### Vision

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

### Primary Land Use

Residential, single-family

Agriculture

Forestry

Select commercial

Recreation

### Development Patterns

- 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



Rural

## 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

### 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





Smoak Bridge

## SOUTHWEST

### Description

This character area sits astride the Cordele-Crisp jurisdictional boundary in the southwest corner of Cordele's built area, south of 24<sup>th</sup> 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

### 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



Southwest

## VETERANS MEMORIAL

### Description

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

### Vision

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

### Primary Land Use

Recreation (complementary residential and commercial)

### Development 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)



Veterans Memorial

## WOODVALE

### Description

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

### Vision

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

### Primary Land Use

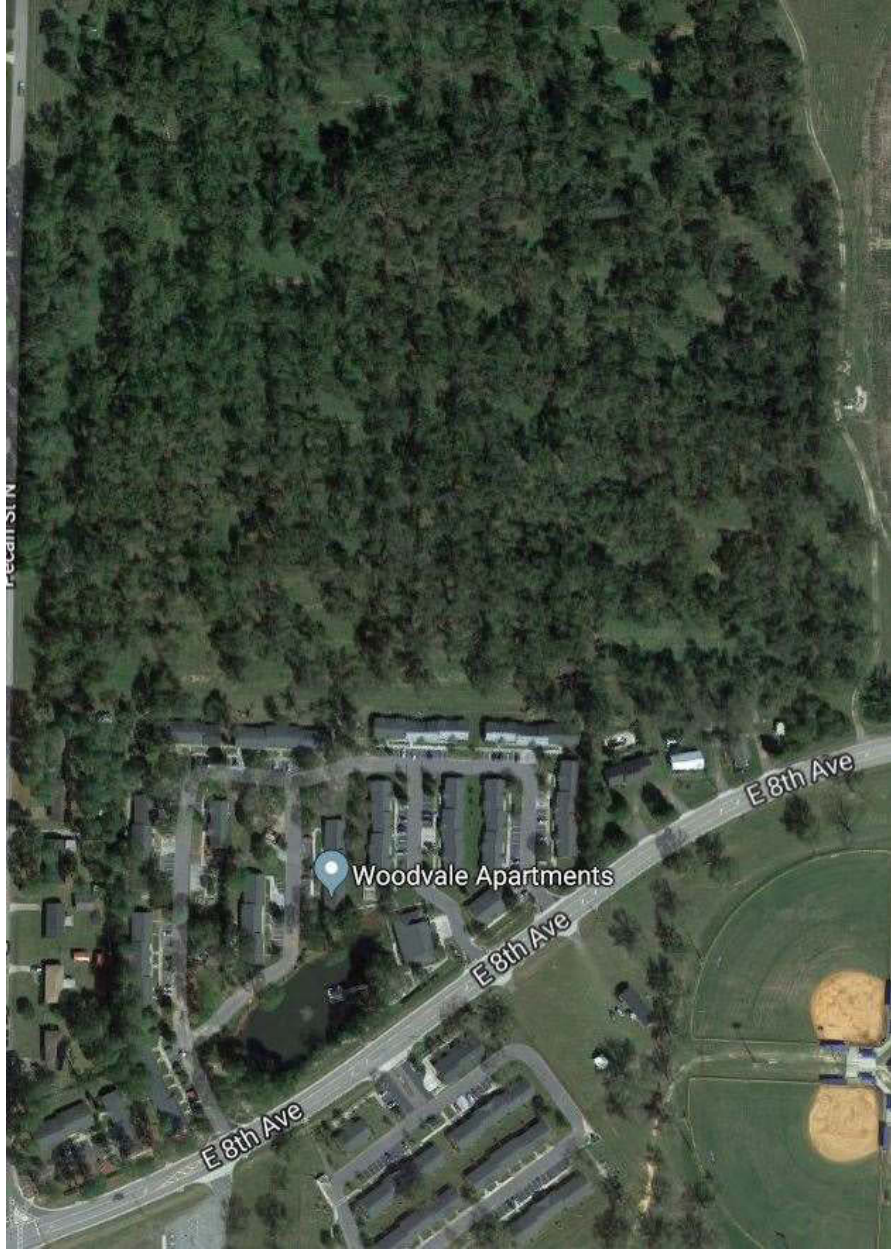
Residential, multi-family

### Development Patterns

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

### Development Strategy-Implementation Measures

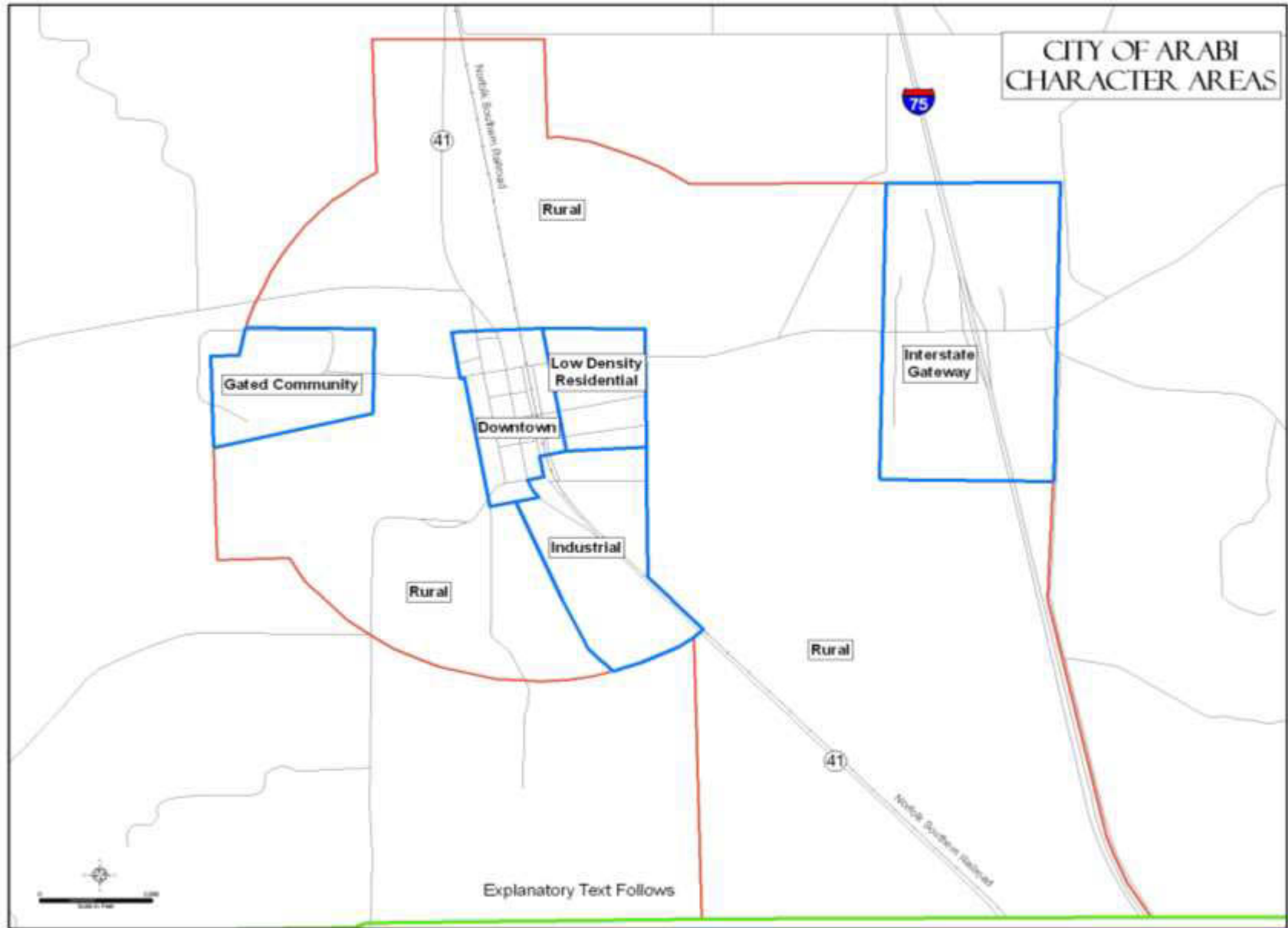
- Street development
- Pedestrian and bicycle facilities



Woodvale

CITY OF ARABI  
CHARACTER AREAS

Future Development/Character Area Map	69
Downtown	70
Gated Community	71
Industrial	72
Interstate Gateway	74
Low-Density Residential	75
Rural	76



## DOWNTOWN

### Description

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

### Vision

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

### Primary Land Use

Commercial

Residential

Civic

### Development Patterns

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

### Development Strategy-Implementation Measures

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





Downtown

## GATED COMMUNITY

### Description

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

### Vision

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

### Primary Land Use

Residential

Limited recreational

### Development Patterns

- Single-family housing
- New housing opportunities

## Development Strategy-Implementation Measures

- Covenants



Gated Community

## 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

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



Industrial

## INTERSTATE GATEWAY

### Description

Located near the city's eastern corporate limits, the character area is centered on 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

### 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



Interstate Gateway

## 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

### 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



Low-Density Residential

## 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

### 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

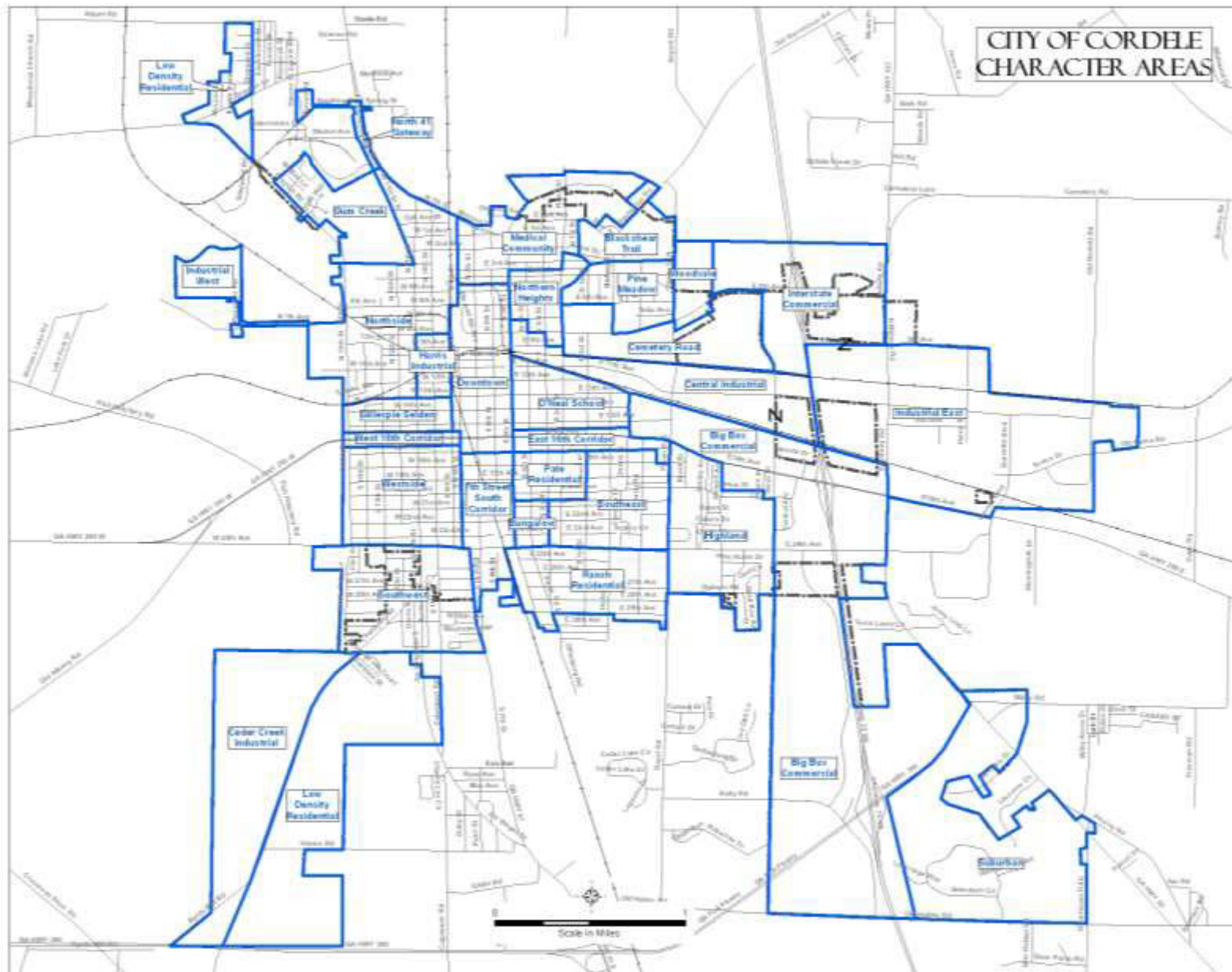


Rural

CITY OF CORDELE  
CHARACTER AREAS

Future Development/Character Area Map	79
Big Box Commercial	80
Blackshear Trail	81
Bungalow	82
Cedar Creek Industrial	84
Cemetery Road	85
Central Industrial	86
Downtown	87
East 16 <sup>th</sup> Avenue Corridor	90
Gillespie-Selden	92
Gum Creek	95
Harris Industrial	96
Highland	97
Industrial East	98
Industrial West	99
Interstate Commercial	101
Low-Density Residential	102
Medical Community	104
North 41 Gateway	105
Northern Heights	108
Northside	109
O’Neal School	111
Pate Residential	112
Pine Meadow	114
Ranch Residential	115
7 <sup>th</sup> Street South Corridor	116
Southeast	118
Southwest	119
Suburban	121
West 16 <sup>th</sup> Avenue Corridor	122
Westside	123
Woodvale	124





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 16<sup>th</sup> Avenue (U.S. 280), and extending south along I-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 16<sup>th</sup> Avenue west of I-75. A turn lane facilitates automobile access to business establishments along 16<sup>th</sup> Avenue. Sixteenth Avenue is "built out"; the I-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

### 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”



Big Box Commercial

### 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. 1<sup>st</sup> 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 be needed in the future to keep the area from suffering the negative effects of blight.

### Primary Land Use

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

### Development Patterns

- Streetscape enhancements
- Sidewalk construction

### Development Strategy- Implementation Measures

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



Blackshear Trail

## BUNGALOW

### Description

This character area is bound by E. 21<sup>st</sup> Avenue to the north, S. 3<sup>rd</sup> Street to the east, E. 24<sup>th</sup> Avenue to the south, and S. 5<sup>th</sup> 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 setbacks. The land is flat with minimal tree cover. There are no sidewalks.

### Vision

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

Primary Land Use  
Residential

Development Patterns

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

Development Strategy-Implementation Measures

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



Bungalow

## 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

### 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



Cedar Creek Industrial

## CEMETERY ROAD

### Description

This area is bordered by E. 8<sup>th</sup> Avenue (Cemetery Road) on the north, N. Greer Street to the east, Georgia Southwestern Railroad to the south, and N. 2<sup>nd</sup> 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 view shed intrusions. Attractive, visual buffers should be maintained to separate the cemetery from the adjoining railroad.

### Primary Land Use

Cemetery  
Church/funerary  
Recreation

### Development Patterns

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

### Development Strategy-Implementation Measures

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



Cemetery Road

### CENTRAL INDUSTRIAL

#### Description

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

#### Vision

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

#### Primary Land Use

Industry

Transportation

Services



### Development Patterns

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

### Development Strategy-Implementation Measures

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



Central Industrial

## DOWNTOWN

### Description

The Downtown Character Area is bounded on the north by a local service line of the Norfolk Southern Railroad, 5<sup>th</sup> Street on the East, 17<sup>th</sup> Avenue on the south and 8<sup>th</sup> 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 20<sup>th</sup> century commercial architecture, featuring design elements of the Beaux-Arts, Italianate, Victorian Commercial, and Classical Revival architectural styles, cast terra cotta ornamentation, and decorative brickwork. Many of the buildings exhibit physical deterioration. Building density is high with buildings constructed on lot lines and sharing party walls. There are several vacant buildings but few undeveloped lots. Occupied buildings in the geographic core currently house commercial establishments, retail stores, civic organizations, and residential uses. Light industrial warehouses and smaller one-story historic commercial buildings are found near the northernmost boundary. The limited tree cover and green space present are confined to the area's northern and eastern boundaries. Although sidewalks are a common feature, pedestrian crossings are limited to the main thoroughfare traversing the full north-south length of the area. On-street parking is common; there are few parking lots.

### Vision

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

### Primary Land Use

Mixed use (residential/commercial)

Retail and service businesses

Higher education

Civic institutions

Cultural institutions

### Development Patterns

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

### 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 7<sup>th</sup> 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



Downtown



Downtown

## EAST 16<sup>th</sup> CORRIDOR

### Description

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

### Vision

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

### Primary Land Use

Commercial  
Retail Business

### Development Patterns

- Sidewalk improvements
- Aesthetic harmony in future development
- Restrictions on the number and size of signs and billboards
- Landscaping of parking areas to minimize visual impact from off-site

- Location of parking at rear or side of buildings to minimize visibility from the street
- Shared parking arrangements that reduce overall parking needs
- Parking lots that incorporate pervious surfaces for stormwater management
- Reuse of existing vacant or underutilized structures

#### Development Strategy-Implementation Measures

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



East 16<sup>th</sup> Corridor



East 16<sup>th</sup> Corridor

## 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<sup>l</sup> 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 15<sup>th</sup> Avenue and 12<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> century one-story wood-framed buildings with minimal stylistic detailing and uniform setbacks; the Gillespie-Selden Institute complex of buildings (President's Home, Founder's Home, girl's dormitory, Gillespie Memorial Hospital, Administration Building and Selden Cottage), churches, corner stores, mature hardwood trees, grass lawns and foundation plantings.

### Primary Land Use

Single-family residential  
Neighborhood businesses  
Home occupations  
Churches

### Development Patterns

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

### 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



Gillespie-Selden



## GUM CREEK

### Description

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

### Vision

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

### Primary Land Use

Residential  
Cemetery  
Church

### Development Patterns

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

### Development Strategy-Implementation Measures

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



Gum Creek

## HARRIS INDUSTRIAL

### Description

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

### Vision

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

### Primary Land Use

Industrial

Commercial

### Development Patterns

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

### Development Strategy-

#### Implementation Measures

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



Harris Industrial

## HIGHLAND

### Description

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

### Vision

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

### Primary Land Use

Residential, mostly single-family

### Development Patterns

- Conservation subdivision

### Development Strategy-Implementation Measures

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



Highland

## 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

### 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



Industrial East

## 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

### 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



Industrial West

## INTERSTATE COMMERCIAL

### Description

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

### Vision

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

### Primary Land Use

Commercial

### Development Patterns

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

### Development Strategy-Implementation Measures

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



Interstate Commercial

### 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

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



Low-Density Residential

## MEDICAL COMMUNITY

### Description

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

### Vision

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

### Primary Land Use

Residential

Medical

Health care related commercial

### Development Patterns

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

### 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



Medical Community

### NORTH 41 GATEWAY

#### Description

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

### Vision

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

### Primary Land Use

Commercial

Residential

Light Industrial

### Development Patterns

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

### Development Strategy-Implementation Measures

- Agricultural marketing/agro-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 agro-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



North 41 Gateway

## NORTHERN HEIGHTS

### Description

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

### Vision

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

### Primary Land Use

Residential, primarily single-family  
Existing neighborhood businesses

### Development Patterns

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

### 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



Northern Heights

## NORTHSIDE

### Description

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

### Vision

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

### Primary Land Use

Residential

Neighborhood commercial

### Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill development
- Retrofit with pedestrian improvements and bicycle access to create connectivity
- New residential development matching typical densities of older center of community
- Distribution of affordably-priced homes
- New residential development that matches the mix of housing types and styles of older, closer-

- In neighborhoods of the community.
- New development that reflects traditional neighborhood design principles, such as small lots, uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses

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



Northside



## 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, 16<sup>th</sup> Avenue and 6<sup>th</sup> 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-19<sup>th</sup> and early-20<sup>th</sup> centuries and are located on 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> Avenues. The more modest houses were constructed during the early- to mid-20<sup>th</sup> century and are located along the borders of the neighborhood on 11<sup>th</sup> Avenue and 16<sup>th</sup> Avenue. The houses of the district share common setbacks and many still retain their historic outbuildings. It is a twenty-five block neighborhood with streets set into a grid pattern. The land is flat with a mature, moderate tree canopy. All residences appear to be occupied. Historic, rusticated granite curbs are present. Sidewalks and street parking are pedestrian-oriented features.

### Vision

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

### Primary Land Use

Residential, single-family  
School  
Churches

### Development Patterns

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

### 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



O'Neal School

## PATE RESIDENTIAL

### Description

This character area is bound by E. 17<sup>th</sup> Avenue on the north, S. 1<sup>st</sup> Street on the east, E. 21<sup>st</sup> Avenue on the south, and S. 5<sup>th</sup> Street on the west. Streets in this residential neighborhood are narrow and set in a grid pattern. Most dwellings were constructed during the mid-twentieth century and exemplify the Minimal Traditional house type that became popular immediately after World War II. Notable secondary architectural characteristics include gabled front entryways with stoops, roof dormer windows, and gabled roofs. Some Ranch type dwellings and early twentieth century cottages are found on the peripheries of this character area. A small number of newer contemporary infill houses are present, and they blend well with older dwellings and neighborhood surroundings. Houses are single-family, one story with uniform setbacks. There is

one church. The land is flat with mature trees and substantial tree canopy. There are no sidewalks.

### Vision

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

### Primary Land Use

Residential

### Development Patterns

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

### Development Strategy-Implementation Measures

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



Pate Residential

## PINE MEADOW

### Description

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

### Vision

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

### Primary Land Use

Residential, single-family

### Development Patterns

- Housing rehabilitation
- Sidewalk development

### Development Strategy-Implementation Measures

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



Pine Meadow

## RANCH RESIDENTIAL

### Description

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

### Vision

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

### Primary Land Use

Residential

### Development Patterns

- Compatible infill development
- Parks and 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



Ranch Residential

## 7<sup>th</sup> STREET SOUTH CORRIDOR

### Description

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

### Vision

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

### Primary Land Use

Small businesses

Light industrial

### Development Patterns

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

### 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



7<sup>th</sup> Street South Corridor

## SOUTHEAST

### Description

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

### Vision

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

### Primary Land Use

Residential, single-family

### Development Patterns

- Compatible infill development
- Parks and 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





Southeast

## SOUTHWEST

### Description

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

### Vision

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

## Primary Land Use

Residential

Neighborhood commercial

## Development Patterns

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

## 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



Southwest

## SUBURBAN

### Description

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

### Vision

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

### Primary Land Use

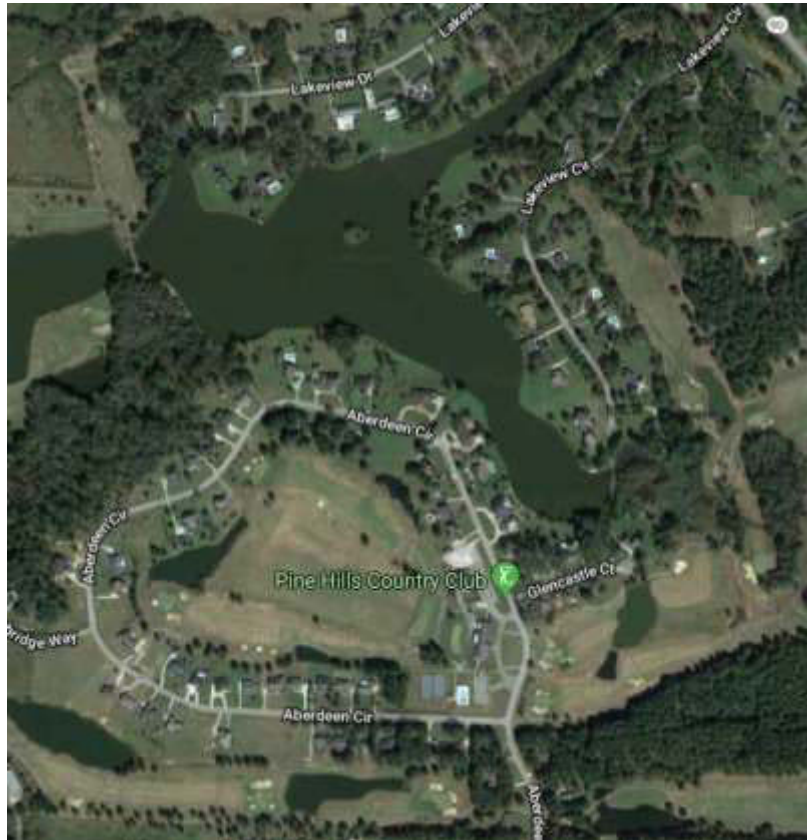
Residential

### Development Patterns

- Distribution of affordably-priced homes

### Development Strategy- Implementation Measures

- Accessory housing units
- Public nuisance ordinance
- Planned unit developments
- Site plan review
- Sidewalk construction



Suburban

## WEST 16<sup>th</sup> CORRIDOR

### Description

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

### Vision

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

### Primary Land Use

Neighborhood commercial

Religious

Civic

Educational

### Development Patterns

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

### 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 16<sup>th</sup> Avenue



West 16<sup>th</sup> Corridor

## 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

### 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



Westside

## 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

### Development Patterns

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

### Development Strategy-Implementation Measures

- Street development
- Pedestrian and bicycle facilities



Woodvale

BROADBAND INTERNET SERVICE ELEMENT

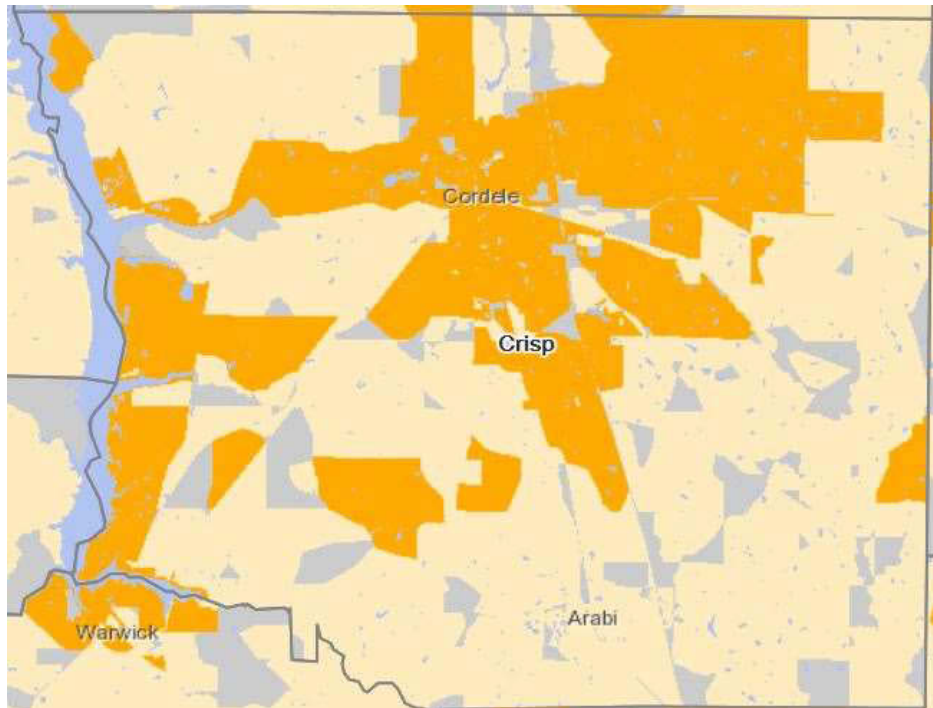


## Broadband Internet Service Element

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 16% ( $\pm 1.6$  million), residing predominantly in rural communities, do not have access to broadband service.<sup>1</sup> Recognizing the importance of broadband availability, the General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to extend broadband service to unserved areas, to hopefully enabling residents of those areas to participate fully in today's society and enjoy the economic, educational, cultural, and other benefits technology makes possible. The Georgia Broadband Deployment Initiative focuses on partnerships and collaboration among government at all levels and the private sector to deploy broadband services with minimum speeds of at least 25 Mbps for downloads and 3 Mbps for uploads. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and developing the initiative. The accompanying map is an attempt to identify areas of the county not currently served. Statistics (June, 2017 Federal Communications Commission) incorporated into the graphic are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up. Populated census blocks that did not meet this definition (25 Mbps/3 Mbps) are delineated as 'unserved'. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least 3 employees and \$150,000 annual sales.

The data used to create the map depict where broadband service is available to at least ONE consumer (residential and business) in a census block. The map presents every location in the census block as having service even if there is only one internet consumer in the census block. By this standard the graphic may very well over-estimate broadband coverage, particularly in areas with large census blocks.

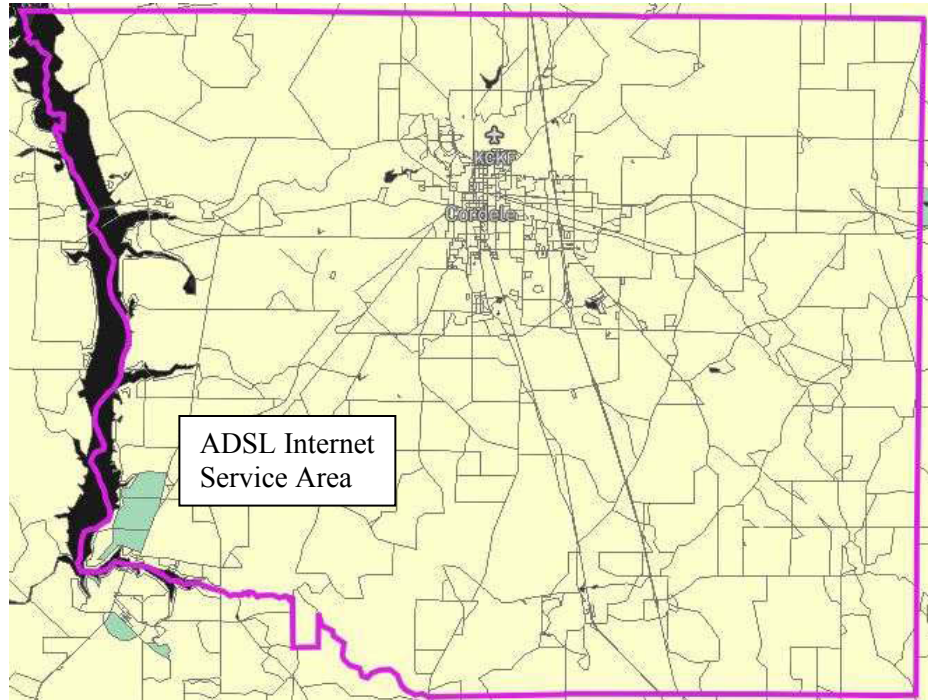


Map Source: Georgia Department of Community Affairs

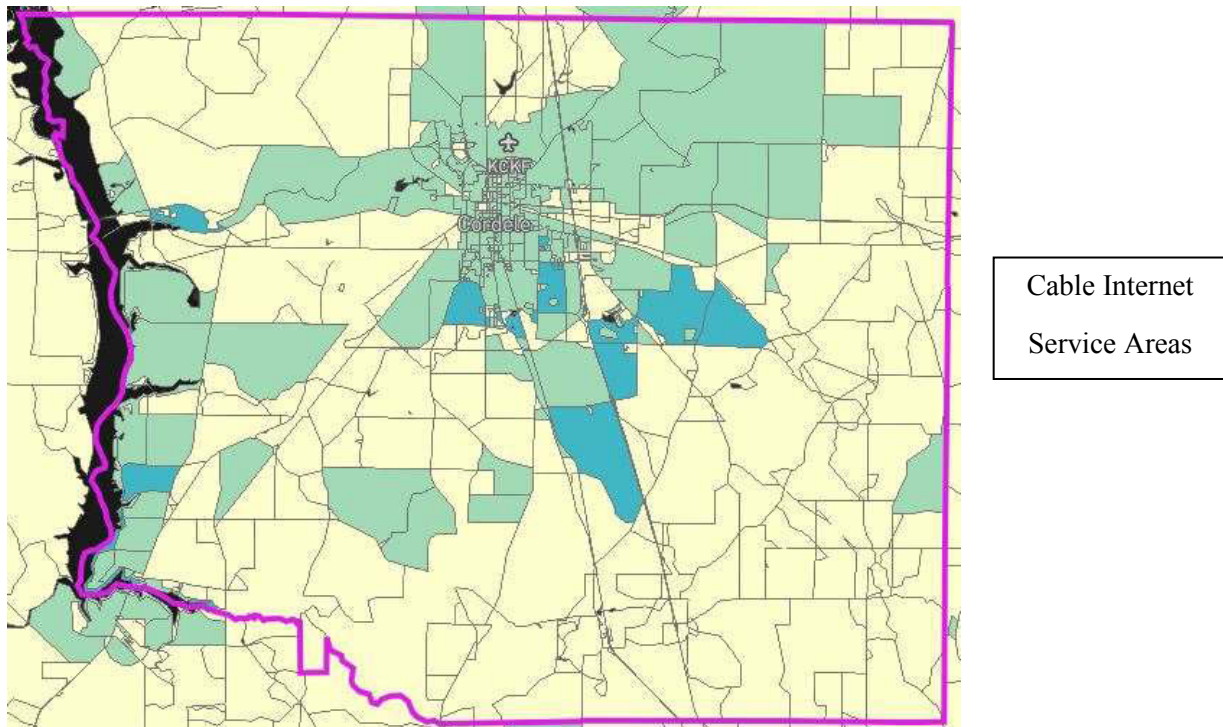
Legend: Served (orange), Unserved (yellow), Unpopulated (grey)

<sup>1</sup> 2014 data from the Georgia Broadband Initiative; as cited in 2018 Annual State IT Report, Georgia Technology Authority. Parenthesis added

Based on report filings to the Federal Communications Commission (FCC) by internet service providers (June, 2017, latest public release available at this writing), there is one provider of internet service via Asymmetric Digital Subscriber Lines in the extreme southwest corner of the county. ADSL is the transmission of data over copper telephone lines.



Latest data available from FCC reports indicates that in most parts of the county where cable internet service is available (map below) there is one primary provider, whereas in a half dozen or so scattered census blocks there are two internet providers using the cable television infrastructure to provide internet service. Although not mapped here, the FCC reports there is one provider of blanket internet service via communications satellites.



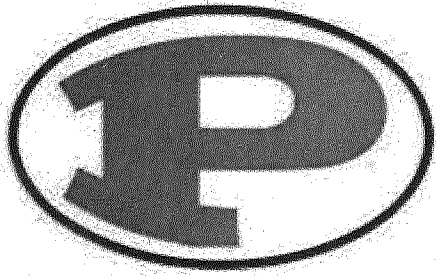
The 2017 FCC data does not report the presence of any fiber optics cable or fixed wireless internet services in the community. Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure, usually powered by electrical public utility mains.

By the time this latest data was released by the FCC a local entrepreneur had just begun installing fiber optic cable in Cordele, later expanding into some of the most remote, yet populated, area of the county. This new service is capable of connection speeds reportedly in excess of 100 Mbps, an exceptional internet speed even for most long-served urban areas.

Recognizing the increasing importance of this utility the community facilitated development of the new service with incentive financing from the county's revolving loan fund and with an ever-expanding request for service and customer base. The community should continue to facilitate expansion of internet services as anticipated state and/or federal incentive funding becomes available.

## APPENDIX

### Community Involvement



VS



Results from  
Crisp Academy's  
homecoming fight  
against Piedmont plus  
more area scores

**Sports — Page 1B**

# CORDELE DISPATCH

"It is better to light one small candle than to sit and curse the darkness."

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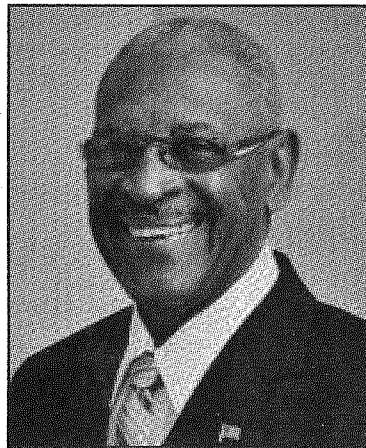
SATURDAY, OCTOBER 6, 2018

75 CENTS

## BRIEFLY

The Cordele Rotary Club is sponsoring a blood drive on Tuesday, October 9 for the American Red Cross. The blood drive will be held at the Cordele Community Clubhouse on 108 East 15th Avenue from 1:00 to 6:00 p.m.

## Wiggins calls for town hall



**Cordele City Commission Chair John Wiggins**

**By Gabe Jordan**  
Managing Editor

Immediately before adjourning Tuesday's meeting of the Cordele City Commission, Chairman John Wiggins announced that he plans to convene a town hall meeting on November 8 and urged all members of the community to attend.

"As the at-large elected official and as chairman of the Cordele City Commission, I am planning for a city-wide town hall meeting. Everyone who is a cit-

izen in the city of Cordele, the town of Arabi, [and] the county of Crisp is invited to attend. This includes individuals, local government, quasi-government, non-profits, faith-based, business owners, and other city organizations," Wiggins said.

"Many of us live, work, or own businesses in the city and use services provided by the city and county," Wiggins explained. "I have called upon a group of concerned citizens to assist with the planning, conducting, and the follow-up on the town hall meeting. This

is not a political event. The purpose of this town hall meeting is to share ideas, suggestions, and to begin to build an interwoven relationship for the benefit of current and future citizens, and for positive community development. I quote a familiar expression from the navy: All hands on deck."

Wiggins plans to hold the November 8 event at the Cordele-Crisp Community Clubhouse for the November 8 event. More information on the town hall will be published as it becomes available.

INSIDE

# The coronation of a queen



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# CORDELE DISPATCH

"It is better to light one small candle than to sit and curse the darkness."

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WEDNESDAY NOVEMBER 14, 2018

75 CENTS

**Bowen**  
**Willis H. 'Bill'**  
**Fowler**  
**Clark Henderson**  
**William Alfred**  
**Penn**  
**Mickey**  
**Whitehead**

## CONTENTS

<u>OBITUARIES</u>	2A
<u>LOCAL</u>	3A
<u>OPINION</u>	4A
<u>CHURCH</u>	5,6A
<u>FYI</u>	7A
<u>SPORTS</u>	1,2B
<u>CLASSIFIEDS</u>	3-6B

## Town hall reveals pros, cons of life in Crisp County

By Gabe Jordan  
 Managing Editor

It was orderly, polite, and informative. By and large, the people in attendance were reasonable and respectful.

Town hall meetings don't always go this well.

Nearly 100 Crisp County residents, elected officials, government staffers, and community organizers gathered at the Cordele-Crisp Community Clubhouse last Thursday to discuss a wide range of issues, including consolidation, hurricane recovery, public housing, and future plans and goals.

Panelists on hand to answer citizens' questions were City Manager Edward Beach, Sheriff Billy Hancock, Cordele

Police Chief Rob Rodriguez, Cordele-Crisp IDC Executive Director Grant Buckley, County Manager Tom Patton, and Cordele Housing Authority Director Beth NeSmith.

The issue of consolidation generated the widest range of differing responses from the panelists.

Beach and Patton pointed out that combining city and county governments into one entity is not always a quick fix for governments that are looking to save money without sacrificing services.

"We've not seen consolidation work that well in communities our size," Patton said. He pointed out that property taxes went up even in larger municipalities like Athens-Clark County.

Bech echoed the senti-

ment that long-serving former Cordele Commissioner often expressed when the issue of consolidation arose.

"If it was that great of an idea," Beach quoted Rivers as saying, "then everybody would already be doing it."

Law enforcement executives were more open to the idea.

Hancock noted that local governments can enter into agreements that allow for one government agency to provide services for multiple local governments. For instance, the city could contract with the county for the Sheriff's Office to provide law enforcement for both the city and county, or vice-versa.

Rodriguez said it might be worth it to at least explore consolidation, "so that we can

avoid the duplication of certain services."

Another topic of interest covered in the town hall included the city's implementation of its ordinance that provides for the demolition and destruction of unkempt or dilapidated structures.

A panelist said that the ordinance may provide a short-term cosmetic fix to the problem, but the costs involved can make that property undevelopable.

Bech suggested that a city-county joint land bank might be a possible solution. That would spread costs evenly among undeveloped properties.

City Commission Chairman John Wiggins, who convened the town hall, expressed thanks to those in attendance and said it was a positive experience.

# COUNTY

From Page 1

tance is needed, we are still working on public assistance," the sheriff noted in reference to area storm activities.

Hancock concluded his report by speaking briefly about positions within the EMA that they are hoping to fill with qualified applicants.

"If you know somebody that is looking for a good job and good retirement, we are the place. 911 needs dispatchers, jail needs detention officers, the road needs deputies," Hancock concluded.

Public Works Director Carl Gamble then updated the commissioners on some of the storm repair work. Gamble asked for patience from the community and stated the public works department is taking

and returning every call possible. In reference to the complaints about county roads, Gamble said that public works is making as much progress as the conditions have allowed over the last several days and that they will be working on many potholes as soon as conditions dry out to the point that they can be worked on. According to Gamble, the county had almost 14 inches of rain just in the month of December.

Other items of business from the meeting went as follows:

- Rick Lawson was re-appointed as the Board's County Attorney for 2019.

- Commissioners Wallace Mathis and Nance were appointed to the Board's seats on

the Crisp County Power Commission.

- A resolution was authorized by commissioners for a Rural Economic Development Loan for Crisp Regional.

- The board ratified the low bid award for roof replacements on Reginald Barry Center and Mental Health Center. The total project bid is \$37,050 to Certified Roofing & Gutters LLC of Atlanta.

## NOTICE OF PUBLIC HEARINGS

Crisp County, Arabi and Cordele are initiating a five-year update to their joint comprehensive plan adopted in June, 2014. The five-year update will address Needs and Opportunities, Land Use, addition of a Broadband Services element and development of a new five-year Work Program. Public input is needed to identify improvements and/or changes needed during this five-year timeframe to make the community an even better place to live. A hearing has been scheduled to brief the community on the plan development process, to obtain input on the planning process and opportunities for public participation. The hearing is scheduled for Thursday, January 17, 6:30 p.m. in the Community Clubhouse located at the intersection of 7<sup>th</sup> Street and 16<sup>th</sup> Avenue, Cordele. The public is encouraged to attend and participate throughout the process. Contact your local government's chief administrative office with questions.

### Crisp County Republican Party to Hold Mass Meetings and County Convention

On Saturday, March 9, 2019, at 9:00 am., the Crisp County Republican Party will convene Precinct Mass Meetings to elect Delegates and Alternates to the Crisp County Republican Party Convention at the Crisp County Ag Center Auditorium, 110 W 13th Avenue, Cordele, GA 31015. Registration will open at 8:30 am.

All Crisp County residents who are legally registered to vote on or before the date of the Precinct Mass Meetings, and who believe in the principles of the Republican Party are urged to participate in the process.

The Crisp County Republican Party Convention will convene at 10:00 am. on Saturday, March 9, 2019, at the Crisp County Ag Center Auditorium, 110 W 13th Avenue, Cordele, GA 31015 for the purpose of: (1) electing Delegates and Alternates to the 2nd Congressional District Convention(s); (2) electing Delegates and Alternates to the Georgia Republican State Convention; (3) adopting the Rules of the County Republican Party; (4) electing officers for the 2019-2021 term; and (5) conducting all other business as necessary. Delegates and Alternates will be required to pay a fee of \$20.00, which is to cover the cost of the County Convention.

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*Prostate Cancer is the second leading cause of cancer-related death in men in the U.S. According to the American Cancer Society, one of every six men will develop prostate cancer in his lifetime.*

*The good news is that over 90% of prostate cancers are now being diagnosed in the early stages, and with early detection, remission rates greatly improve. Since there are often no symptoms to indicate prostate cancer's early stages, most medical experts recommend annual prostate cancer screenings for men over age 50.*

**Crisp Regional Health Services is offering**

## PROSTATE SPECIFIC ANTIGEN (PSA)

**Fridays only January 4, 11, 18, 25**  
8:30 AM to 11:30 AM at the following:  
**Medical Office Building (Behind Hospital)**  
**Warwick Healthcare Center**  
Cost of the test is \$20

**Send a Bunch of Love**

- Roses
- Bouquets
- Fresh and silk Arrangements
- Wreaths
- Potted Plants
- Gift Baskets

*Time & Tide*

# Crisp Co. officials invite the public to comprehensive hearing



County meeting for comprehensive plan

By [Deneisha Pearson](#) | January 16, 2019 at 3:57 AM EST - Updated January 16 at 3:57 AM

CRISP CO., GA (WALB) - Crisp County officials are asking residents to come out and give input as they work on a plan to improve the quality of life in the area.

County workers say they've begun the process of their five year update for the comprehensive plan.



# Crisp Co. officials invite the public to comprehensive hearing

TV news story

<http://www.walb.com/2019/01/16/crisp-co-officials-invite-public-comprehensive-hearing/>

County meeting for comprehensive plan

By [Deneisha Pearson](#) | January 16, 2019 at 3:57 AM EST - Updated January 16 at 3:57 AM

CRISP CO., GA (WALB) - Crisp County officials are asking residents to come out and give input as they work on a plan to improve the quality of life in the area.

County workers say they've begun the process of their five year update for the comprehensive plan. It's a state requirement that all counties in Georgia are required to do.

The comprehensive plan is basically an outline on what the city and county expects to accomplish in 10 years. Right now, county and city leaders are at the five year midpoint. The plan is updated every five years.

County workers say they have two new areas they've done since they initiated the plan five years ago. Those areas are industrial development and broadband for rural areas. This Thursday, officials say they'll discuss a list of things including use of land within the county.

“[We plan to discuss] needs, job opportunities, training for jobs, family life issues,” said Tom Patton, Crisp County administrator.

The comprehensive plan meeting is open to the public. The meeting is Thursday at 6:30 p.m. at the community clubhouse in Cordele.

Greater Crisp Comprehensive Plan 2020-2024  
 Crisp County · Arabi · Cordele  
 First Hearing – Community Clubhouse  
 Thursday, January 17, 2019 – 6:30 p.m.

name	representing	telephone	e-mail
Mary L Beal	Community <sup>County of</sup> <del>County</del>	(912) 657-3146	mlbeal.mb@gmail.com
Helen Dean	Crisp Co CC	229 273-7203	maryhelen dean @ aol.com
Sherie LeVereTT	Crisp Co. BOC	229.276.2673	slevertt@crispcounty.com
Connie Youngblood	Crisp Co BOC	229-276-2640	plandept@crispcounty.com
Sam Farrow Jr	Crisp Co BOC	11 886-8592	
TOM PATTON	CRISP COUNTY BOC	229-276-2672	tom.patton@crispcounty.com
Grant Buckley	Cordele-Crisp IDC	229 273 9570	gbuckley@crispidc.com
CARL GAMBLE	CRISP Co. BOC	229-276-2650	cgamble@crispCounty.com
L: N BARNES	Gillespie Selden Int.	229-322-9229	L:NBARNES@AOL.com
Robert COOKE	SW GA United	229-273-8582	robert.cooke@swgau.org
Vesta Beal Shephard	City of Cordele, Commissioner	229 273 3803	mrs vbs 1952@gmail.com
Irene Sias Cantrell	City of Cordele	229 276 2914	irene <sup>city of</sup> cordele@cityofCordele.com cantrell
Beth Ne Smith	Cordele Housing Auth.	229-273-3938	beth@cordelehousing.com

## Gerald Mixon

---

**From:** Connie Youngblood <plandept@crispcounty.com>  
**Sent:** Tuesday, March 19, 2019 10:53 AM  
**To:** 'Wayne Taylor'; elderjcclark@gmail.com; 'Dale Mitchell'; 'Ray Eddie Cromer Jr'  
**Cc:** tom.patton@crispcounty.com; Gerald Mixon  
**Subject:** Stakeholders for the Comprehensive Plan

Dear Members,

For the past thirty years the county has been complying with the Georgia Planning Act which “requires” local governments to prepare and implement a comprehensive plan to be eligible for many state-issued grants, loans and permits. The grant programs are capitalized with the taxes we have sent to Atlanta and even Washington, to fund such projects as water systems, sewer systems, airport improvements and resurfacing county roads. The plan must address such topics as economic development, local needs and issues, a work program to address the needs and issues and land use. Because of your involvement with reviewing land uses allowed in the county we are asking for your input on the comprehensive plan we are presently updating. We are asking that you attend a meeting for that purpose next **Tuesday** morning, **March the 26<sup>th</sup> at 9:00** in the commissioner’s board room. There is nothing to prepare for prior to the meeting. We expect this informal meeting could easily last an hour.

Don’t hesitate to call me if you have any questions.

Please let me know if you will be able to attend this meeting.

Thank you,  
Connie Youngblood



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Greater Crisp Comprehensive Plan 2020-2024  
 Crisp County · Arabi · Cordele  
 Stakeholder Meeting – Government Center  
 Tuesday, March 26, 2019 – 9:00 a.m.

name	representing	telephone	e-mail
J.C. Clark	ZBOA	229-712-0596	Elder J.C. Clark@gmail.com
Dale Mitchell	ZBOA	229 947 0046	Roadking52@gmail.com
Wendy Peavy	ZBOA	229-401-8551	ciasouth2@gmail.com
RAY CROMER	ZBOA	850-728-3768	rayeddie.cromer@gmail.com
Tom PATTON	Crisp County Soc	229-276-2672	Tom.patton@crispcounty.com
CONNIE YOUNGBLOOD			
TOM PATTON			
GERALD MILAN			

Greater Crisp Comprehensive Plan 2020-2024  
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name	representing	telephone	e-mail
J.C. Clark	ZBOA	229-712-0596	Elder J.C. Clark@gmail.com
Dale Mitchell	ZBOA	229 947 0046	Roadking52@gmail.com
Wendy Peavy	ZBOA	229-401-8551	ciasouth2@gmail.com
RAY CROMER	ZBOA	850-728-3768	rayeddie.cromer@gmail.com
Tom PATTON	Crisp County Soc	229-276-2672	Tom.patton@crispcounty.com
CONNIE YOUNGBLOOD			
TOM PATTON			
GERALD MILAN			

## Gerald Mixon

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**From:** Irene Cantrell <icantrell@cityofcordele.com>  
**Sent:** Tuesday, March 19, 2019 3:15 PM  
**To:** Edward Beach; Gerald Mixon; Annie Ruth Rogers; Katrisha Williams; Lin Barnes; Mary Beal; Mary Helen Dean; Susan Leger-Boike  
**Subject:** Stakeholders for Comprehensive Plan Meeting

Good afternoon to all:

Please be advised that the **Cordele City Commission Chairman, John E. Wiggins**, invites all of the “Stakeholders For the Comprehensive Plan” to a meeting scheduled on Tuesday, March 26, 2019, at 2:00 p.m., in the Cordele City Hall Courtroom.

Please plan to attend this very important meeting.

*Irene Sias Cantrell*  
Housing & Urban Advancement Director  
**City of Cordele**  
P. O. Box 569 / 501 North 7<sup>th</sup> Street  
Cordele, GA 31010  
Ph. (229) 276-2914  
Fax (229) 276-2957



# LOCAL NEWS



Photo courtesy CCSO

The photo above shows the state of the room Berry trashed at the Lake Blackshear Resort on Monday.

While Deputies were en route, Crisp County E-911/Communications dispatched Crisp County Fire Rescue and Crisp County EMS due to the fire alarm there being activated.

Upon arriving on the scene, Deputies attempted to make entry into the villa. Berry barricaded himself inside the dwelling and refused to comply with verbal commands. Deputies breached the door and placed Berry into custody without further incident.

Crisp County Fire Rescue extinguished the fire. Crisp County EMS evaluated Berry for smoke inhalation. Berry was transported by a Deputy to Crisp Regional Hospital and then to the Crisp County Detention Center.

"I would like to thank Crisp County Fire Rescue, Crisp County EMS, and Georgia Department of Natural Resources for seamlessly working to ensure the safety of person and property," said Crisp County Sheriff Billy Hancock.

## ROCHELLE

From Page 1A

and it appears there were a lot of people who witnessed it," GBI Special Agent J.T. Ricketson said on Sunday.

Benjamin would have turned 19 on Tuesday.

## COLORECTAL CANCER PREVENTION: GET SCREENED

Colorectal cancer in the U.S.



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## Gastroenterology

Dr. Vithal Kusuma, M.D.

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(229)276.2185

### NOTICE OF PUBLIC HEARING

Crisp County, Arabi, and Cordele have updated their joint comprehensive plan addressing local needs and opportunities, land use, broadband services, and development of a five-year work program. A hearing has been scheduled to brief the community on plan contents, provide an opportunity for final public suggestions, additions, or revisions, and notify the community when the plan will be submitted for regional and state level reviews. The hearing is scheduled for Thursday, April 4 at 6:00 p.m. in the Community Clubhouse located at the intersection of 7th Street and 16th Avenue, Cordele. The public is encouraged the attend. Contact your local government's chief administrative office with questions.

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\*Must qualify for all Rebates & Discounts  
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Greater Crisp Comprehensive Plan 2020-2024  
 Crisp County · Arabi · Cordele  
 Second Hearing – Community Clubhouse  
 Thursday, April 4, 2019 – 6:00 p.m.

name	representing	telephone	e-mail
Connie Youngblood Tom PATTON	Crisp Co Bid Comm crispco BOC	276-2440 276-2672	plandept@crispcounty.com tom.patton@crispcounty.com
Edward Beach	City of Cordele	276-2906	edwardbeach@cityofcordele.com
Vesta Beal Shephard	City of Cordele	947-5325	Vesta Beal Shephard
Grant Buckley	Cordele-Crisp IDC	273-9570	gbuckley@crispidc.com
Irene Sias Cantrell	City of Cordele	276-2914	icantrell@cityofcordele.com
Larry Feltner	Crisp Co. Com	322-1769	