COLQUITT COUNTY BOARD OF COMMISSIONERS

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Post Office Box 517
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Phone 229-616-7400
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CHARLES H. CANNON, IV
County Administrator
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MELISSA E. LAWSON
County Clerk
229-616-7409

LESTER CASTELLOW
County Attorney
Post Office Box 190
Moultrie, Georgia 31776-0190
229-985-1213

February 18, 2020

Southwest Georgia Regional Commission
Post Office Box 346
181 E. Broad Street
Camilla, Georgia 31730

RE: Comprehensive Plan Update Submittal

Colquitt County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearing and have involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

Denver F. Braswell
Chairman
Colquitt County Board of Commissioners

Enclosures

CITY OF BERLIN
P.O BOX 188
283 LANGFORD STREET
BERLIN, GA 31722
PHONE (229) 324-2444
FAX (229) 324-2282

Mayor
Mark Bridwell

City Clerk/Clerk of Court
Miranda Merritt

Mayor
Mark Bridwell

Chief of Police
Zachery Fallin

Council Members
Tina Bridwell
Gary Milam
Scott Merritt
Darlene G. Godfrey

March 26, 2020

Southwest Georgia Regional Commission
PO Box 346
181 E. Broad St.
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Colquitt/Berlin has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

Mark Bridwell
Mayor / City of Berlin

Enclosures

The City of Berlin is an Equal Opportunity Provider and Employer. Discrimination is prohibited by Federal Law. Complaints of discrimination should be sent to: USDA, Director, Office of Civil right, Washington, D.C. 200250-9410

Mayor
Michael Campbell
Mayor Pro. Temp
Randy Dalton
City Manager
Kevin Branch
City Clerk
Merisha Hayes
Clerk of Court
Sharon Walters

P.O. Box 37
223 West Broad Ave.
Doerun, Georgia 31744
229.782.5444
Fax: 229.782.5224

City Council Member's
Post 1 Chad Kimbrell
Post 2 Judy Coleman
Post 3 Randy Dalton
Post 4 Mike Blair
Post 5 Suprina Greene

March 26, 2020

Southwest Georgia Regional Commission
PO Box 346
181 E. Broad St.
Camilla, GA 31730
RE: Comprehensive Plan Update Submittal

City of Doerun has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

Mayor, Mike Campbell

MAYOR – POST 1
Audie Perry, Sr.
CITY CLERK
Vicki Bunn
CITY ATTORNEY
William C. McCalley
CITY CONSULTANT
F. Marion Hay

CITY COUNCIL
Donald Branch – Post 2
Myrtice Bunn - Post 3
Carey Jackson - Post 4
Javier Martinez - Post 5
Kathy Branch - Post 6

City of Ellenton

P.O. Box 40, 103 N. Baker Street
Ellenton, Georgia. 31747
(229)324-2900 • Fax (229) 324-3372
www.cityhall@ellentonga.com

February 20, 2020

Southwest Georgia Regional Commission
PO Box 346
181 E. Broad St.
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Colquitt/Ellenton has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

Audie James Perry Sr.

Audie Perry, Sr.
Mayor
Ellenton, Georgia

Enclosures

Certified City of Ethics

City of Funston
P.O. Box 209
115 West Mulberry Street

March 24, 2020

Southwest Georgia Regional Commission
PO Box 346
181 E. Broad St.
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Funston has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

City of Funston

Ferrell Ruis-Mayor

Ec/
Enclosures

Moultrie
GEORGIA
"A Full Service City"

February 18, 2020

Southwest Georgia Regional Commission
PO Box 346
181 E. Broad St.
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Moultrie has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

William M. McIntosh
Mayor
City of Moultrie

Enclosures

City of Norman Park

154 East Broad Street
P.O. Box 197
Norman Park, Georgia 31771

P: (229)769-3611
F: (229)769-3207

March 19, 2020

Southwest Georgia Regional Commission
PO Box 346
181 E. Broad St.
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Norman Park has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kimberly Brooks at 229-522-3552 or kbrooks@swgrc.org.

Sincerely,

Bruce Norton
Mayor

Enclosures

COLQUITT COUNTY JOINT COMPREHENSIVE PLAN 2018

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas.

Moultrie-Doerun-
Funston-Norman
Park-Ellenton-Berlin

Prepared with assistance from:

SWGRC
Southwest Georgia Regional Commission

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Introduction

The comprehensive plan is a long-range (15-20 year) statement of a community's vision for development (and redevelopment). By addressing the entire physical environment of the city and the multitudes of functions, policies, and programs that comprise their day to day workings, the plan seeks to guide the what, when, were, why and how of future physical changes to the landscape of Colquitt County and its municipalities.

The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future. The plan should serve as the local government's guide for assessing development proposals, including rezoning applications and redevelopment plans. For residents, business owners and members of the development community, the plan provides insight into what types of land uses and development are appropriate at various locations throughout the city. Finally, evaluating various local government functions and services, the plan is a point of reference for government staff in preparing capital improvements programs and associated budgets.

The last full Comprehensive Plan for Colquitt County and the Cities of Moultrie, Doerun, Funston, Norman Park, Ellenton and Berlin was completed and adopted in 2008 by the Southwest Georgia Regional Commission (SWGRC). Although not a lot has changed since 2008, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Colquitt County Joint Comprehensive Plan will be completed in 2017 and will lay the groundwork for countywide/citywide decision making through the year 2030 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities and a community work program. Colquitt County is a Tier 1 job Tax Credit community and therefore according to the DCA's rules will be required to do an economic development element. Colquitt County and all of its municipalities, except Ellenton, also have zoning ordinances and are therefore required to do a land use element as well. Although not required, a transportation element will also be provided by the Southwest Georgia Regional Commission.

Public Involvement

SWGRC's Role

The SWGRC's Planning Department facilitated the 2017 Comprehensive Plan update for Colquitt County and the Cities of Moultrie, Doerun, Funston, Norman Park, Ellenton and Berlin. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public Input and Steering Committee

The 2017 update of the Colquitt County Comprehensive Plan relied heavily on public involvement. The planning process began with initial public hearings at County Commission and City Council meetings in September and October 2016 where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the plan process. Aside from public meetings, the SWGRC planning website (www.swgrcplanning.org) was utilized to further explain the plan process, requirements and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Following the initial public hearings, a series of community input sessions was held where the public was invited to help identify the strengths, weaknesses, opportunities and threats and from that develop a list of needs and opportunities for Colquitt County and each of its municipalities. The next meeting that was held was to develop goals and policies for Colquitt County and each of its municipalities regarding a variety of topics. The steering committee was formed from various department heads, business owners, residents and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

- Tina Bridwell, City of Berlin, Councilmember
- Gary Milam, City of Berlin, Councilmember
- Melissa Weathers, City of Berlin, Councilmember
- William McIntosh, City of Moultrie, Mayor
- Angela Castellow, City of Moultrie, Councilmember
- Peter Dillard, City of Moultrie, City Manager
- Brab Young, Colquitt County, PC member

- Brent Chitty, Colquitt County, business owner
- Barbara Jelks, Colquitt County, retired educator
- Justin Cox, Colquitt County, Director of Compliance Office
- Chas Cannon, Colquitt County, County Administrator
- Audie Perry Sr., City of Ellenton, Mayor
- Judy Phillips, City of Ellenton, Councilmember
- Vicki Bunn, City of Ellenton, City Clerk
- George Saunders, City of Doerun, Mayor
- Kevin Branch, City of Doerun, Public Works/Utilities Director
- Ferrell Ruis, City of Funston, Mayor
- Dobson Stripling, City of Funston, Councilmember
- Bobby Ruis, City of Funston, Councilmember
- Robby Clayton, City of Funston, Councilmember
- Jerry Smith, City of Funston, Councilmember
- Bruce Norton, City of Norman Park, Mayor
- Hope Amador, City of Norman Park, City Clerk
- Chuck Snyder, City of Norman Park, Police Officer

The steering committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the plan as a document representative of the overall goals of Colquitt County and its municipalities.

Review Process

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the SWGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, each community must adopt the approved plan.

Broadband

The Broadband Element is a required component of the Comprehensive Plan. Colquitt County and the Cities of Berlin, Doerun, Ellenton, Funston, Moultrie, and Norman Park know that technology can make the difference in whether a community succeeds or fails. Technology changes everything. Broadband will help redesign the digital footprint and create a process that will enable communities to meet the demands of healthcare, education and provide services to the citizens. Most communities regionally and nationwide have the highest broadband coverages near the downtown area and these numbers dip as the area becomes more rural. There same can be said of our Colquitt County and its cities. There is a lack of providers willing to provide services and most communities are limited to only one provider. A very limited number of rural communities can afford broadband in the rural areas and have utilized cellular data plans to connect to the internet. A high-speed connection is not affordable for most families. Colquitt County has locations that are 13% underserved. The Cities of Berlin, Doerun, Ellenton, Funston, Moultrie, and Norman Park all have broadband services but would like to improve the quality of the serves. Colquitt County and the cities are taking steps to address Broadband access or the lack thereof within communities.

On November 5th, 2019, the Colquitt County Board of Commissioners unanimously passed local ordinance ORD-2019-2, the Broadband Ready Community Ordinance, which streamlines the permitting and application process for any Broadband-related projects located in Colquitt County. Colquitt County was one of the very first counties in the State of Georgia to adopt this ordinance. The Moultrie Downtown Development, which receives annual funding from the Colquitt County Board of Commissioners, is establishing a fiber ring around a nine-block area in downtown Moultrie. The fiber ring will provide free public Wi-Fi, as well as security systems and speakers. The project began in February 2020.

Local Broadband service providers, at the urging of local government, recently expanded their digital footprint an additional five miles outside the city of Moultrie in order to reach more rural and underserved areas. The Colquitt County Board of Commissioners, in coordination with the smaller cities of Funston, Norman Park, and Ellenton, unanimously approved the establishment of new cell towers in each of these locations. Although not directly related to Broadband, the establishment of these new towers does provide greater access to technology in rural and underserved areas of the county.

Colquitt County

The statistical information presented in this element was produced using Census information for 1990 through 2015. Traditionally, data was collected using a detailed questionnaire, now the American Community Survey (ACS) is utilized to collect a smaller sample size, which impacts small area estimates. Making projections is not an accurate science, and the best information has been utilized to predict future occurrences. The following predictions offer a basis for population projections. It is assumed that there will be no large-scale economic, political, legal or environmental crisis in the region that would impact Colquitt County's long term growth. It is further assumed that Colquitt County's economic growth will not deviate significantly and the County will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth.

Community Profile

esri

Executive Summary

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

Population	
2000 Population	25,301
2010 Population	28,400
2016 Population	29,488
2021 Population	30,081
2000-2010 Annual Rate	1.16%
2010-2016 Annual Rate	0.60%
2016-2021 Annual Rate	0.40%
2016 Male Population	50.6%
2016 Female Population	49.4%
2016 Median Age	35.6

In the identified area, the current year population is 29,488. In 2010, the Census count in the area was 28,400. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 30,081 representing a change of 0.40% annually from 2016 to 2021. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	71.1%
2016 Black Alone	12.6%
2016 American Indian/Alaska Native Alone	0.6%
2016 Asian Alone	1.0%
2016 Pacific Islander Alone	0.0%
2016 Other Race	13.1%
2016 Two or More Races	1.7%
2016 Hispanic Origin (Any Race)	21.2%

Persons of Hispanic origin represent 21.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	8,916
2010 Households	9,830
2016 Total Households	10,140
2021 Total Households	10,307
2000-2010 Annual Rate	0.98%
2010-2016 Annual Rate	0.50%
2016-2021 Annual Rate	0.33%
2016 Average Household Size	2.86

The household count in this area has changed from 9,830 in 2010 to 10,140 in the current year, a change of 0.50% annually. The five-year projection of households is 10,307, a change of 0.33% annually from the current year total. Average household size is currently 2.86, compared to 2.84 in the year 2010. The number of families in the current year is 7,580 in the specified area.

Executive Summary

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$37,498
2021 Median Household Income	$43,206
2016-2021 Annual Rate	2.87%
Average Household Income	
2016 Average Household Income	$52,116
2021 Average Household Income	$57,599
2016-2021 Annual Rate	2.02%
Per Capita Income	
2016 Per Capita Income	$18,311
2021 Per Capita Income	$20,149
2016-2021 Annual Rate	1.93%

Households by Income

Current median household income is $37,498 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $43,206 in five years, compared to $59,476 for all U.S. households

Current average household income is $52,116 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $57,599 in five years, compared to $84,021 for all U.S. households

Current per capita income is $18,311 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $20,149 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	10,003
2000 Owner Occupied Housing Units	6,665
2000 Renter Occupied Housing Units	2,251
2000 Vacant Housing Units	1,087
2010 Total Housing Units	10,926
2010 Owner Occupied Housing Units	7,027
2010 Renter Occupied Housing Units	2,803
2010 Vacant Housing Units	1,096
2016 Total Housing Units	11,169
2016 Owner Occupied Housing Units	6,864
2016 Renter Occupied Housing Units	3,276
2016 Vacant Housing Units	1,029
2021 Total Housing Units	11,346
2021 Owner Occupied Housing Units	6,957
2021 Renter Occupied Housing Units	3,351
2021 Vacant Housing Units	1,039

Currently, 61.5% of the 11,169 housing units in the area are owner occupied; 29.3%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 10,926 housing units in the area - 64.3% owner occupied, 25.7% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 0.98%. Median home value in the area is $84,783, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 5.82% annually to $112,523.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Business friendly
- Progressive and diverse
- Well marketed
- Location along transportation network
- College of Osteopathic medicine
- Strong agricultural economy
- Excellent rated public safety

Weaknesses

- Marketing of Spence field is lacking
- No utilities infrastructure in county
- Lack of higher paying jobs
- Illogical boundaries with Moultrie
- Low pay to public safety officers (have become a training ground)
- Technology (Improve the Broadband)

Opportunities

- Spence field
- Grant opportunities
- Market Moultrie's Potential
- Alternative energy
- Hotel/conference center
- Improve

Threats

- I-75

Needs and Opportunities

Needs

- Although Colquitt County does not own Spence Field they are directly impacted by it. The benefits spill over into Colquitt County from Moultrie. Marketing of the facilities at Spence Field would benefit Moultrie and Colquitt County.
- Wages for public safety officers is low and Colquitt County has become a training ground for new officers that once trained leave for other jobs that pay more. Higher wages are necessary in order to retain qualified public safety officers.
- There is a lot of confusion with regards to what properties are in the City of Moultrie and which are in Colquitt County.
- Colquitt County lacks utilities which force most development to the outskirts of Moultrie and other jurisdictions which is not necessarily a bad thing but the County loses out on some potential economic development projects that want to be in the City of Moultrie for a variety of reasons.

Opportunities

- Spence Field presents a lot of opportunities to both Moultrie and Colquitt County and each should recognize this and market Spence Field to maximize its economic potential.
- Colquitt County needs to pursue grant funding for eligible projects to help finance efforts.
- Because what benefits the City of Moultrie also has a tendency to benefit Colquitt County some joint marketing efforts should be improved and expanded.
- Moultrie and Colquitt County have some pretty large events and some that happen throughout the year but there is no facility available to seat 300 people comfortably for seminars and meals. A hotel/conference center could be an opportunity that could greatly benefit both Moultrie and Colquitt County.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community.

Pathways: Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community

Goal: Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Pathways: This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Policies:

- We will preserve the rural character of our community and provide the opportunity for agricultural and forest activities to remain a vital part of the community.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.

Goal: Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.

Pathways: This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Policies:

- Our community will use land efficiently to avoid the costs associated with urban sprawl.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve.

Pathways: These prerequisites might include infrastructure (roads, water and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community.

Pathways: This may be achieved by instituting programs to provide housing for residents of all socio-economic backgrounds, including senior housing; coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We will eliminate substandard or dilapidated housing in our community.

Goal: Transportation Options

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

Policies:

- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- We will encourage new development that supports and ties in well with existing and planned public transit options in the community.

Goal: Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

Pathways: This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Policies:

- We will promote and encourage the development of advanced educational programs for all residents in Colquitt County to meet the needs of existing and future industry.

Goal: Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

Pathways: This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Policies:

- We will promote and encourage the retention and expansion of quality healthcare providers in our community and we encourage the use of our local hospital network.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to

the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	556
Total Employees:	5,820
Total Residential Population:	29,488
Employee/Residential Population Ratio:	0.2:1

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	49	8.8%	318	5.5%
Construction	58	10.4%	229	3.9%
Manufacturing	24	4.3%	286	4.9%
Transportation	28	5.0%	292	5.0%
Communication	8	1.4%	49	0.8%
Utility	1	0.2%	6	0.1%
Wholesale Trade	28	5.0%	1,039	17.9%
Retail Trade Summary	101	18.2%	832	14.3%
Home Improvement	10	1.8%	110	1.9%
General Merchandise Stores	6	1.1%	36	0.6%
Food Stores	18	3.2%	183	3.1%
Auto Dealers, Gas Stations, Auto Aftermarket	24	4.3%	154	2.6%
Apparel & Accessory Stores	1	0.2%	1	0.0%
Furniture & Home Furnishings	8	1.4%	36	0.6%
Eating & Drinking Places	10	1.8%	97	1.7%
Miscellaneous Retail	25	4.5%	214	3.7%
Finance, Insurance, Real Estate Summary	37	6.7%	108	1.9%
Banks, Savings & Lending Institutions	16	2.9%	26	0.4%
Securities Brokers	2	0.4%	26	0.4%
Insurance Carriers & Agents	6	1.1%	13	0.2%
Real Estate, Holding, Other Investment Offices	13	2.3%	42	0.7%
Services Summary	175	31.5%	2,394	41.1%
Hotels & Lodging	2	0.4%	18	0.3%
Automotive Services	25	4.5%	81	1.4%
Motion Pictures & Amusements	9	1.6%	24	0.4%
Health Services	23	4.1%	1,197	20.6%
Legal Services	1	0.2%	3	0.1%
Education Institutions & Libraries	10	1.8%	401	6.9%
Other Services	105	18.9%	671	11.5%
Government	27	4.9%	259	4.5%
Unclassified Establishments	20	3.6%	7	0.1%
Totals	556	100.0%	5,820	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	38	6.8%	289	5.0%
Mining	0	0.0%	0	0.0%
Utilities	1	0.2%	6	0.1%
Construction	58	10.4%	230	4.0%
Manufacturing	26	4.7%	311	5.3%
Wholesale Trade	28	5.0%	1,030	17.7%
Retail Trade	88	15.8%	713	12.3%
Motor Vehicle & Parts Dealers	20	3.6%	141	2.4%
Furniture & Home Furnishings Stores	2	0.4%	15	0.3%
Electronics & Appliance Stores	2	0.4%	4	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.4%	104	1.8%
Food & Beverage Stores	18	3.2%	181	3.1%
Health & Personal Care Stores	4	0.7%	19	0.3%
Gasoline Stations	4	0.7%	13	0.2%
Clothing & Clothing Accessories Stores	1	0.2%	2	0.0%
Sport Goods, Hobby, Book, & Music Stores	4	0.7%	7	0.1%
General Merchandise Stores	6	1.1%	36	0.6%
Miscellaneous Store Retailers	16	2.9%	173	3.0%
Nonstore Retailers	2	0.4%	18	0.3%
Transportation & Warehousing	26	4.7%	284	4.9%
Information	10	1.8%	59	1.0%
Finance & Insurance	25	4.5%	69	1.2%
Central Bank/Credit Intermediation & Related Activities	17	3.1%	29	0.5%
Securities, Commodity Contracts & Other Financial	2	0.4%	26	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	6	1.1%	13	0.2%
Real Estate, Rental & Leasing	22	4.0%	66	1.1%
Professional, Scientific & Tech Services	18	3.2%	94	1.6%
Legal Services	1	0.2%	3	0.1%
Management of Companies & Enterprises	0	0.0%	3	0.1%
Administrative & Support & Waste Management & Remediation	21	3.8%	101	1.7%
Educational Services	10	1.8%	400	6.9%
Health Care & Social Assistance	32	5.8%	1,484	25.5%
Arts, Entertainment & Recreation	8	1.4%	24	0.4%
Accommodation & Food Services	12	2.2%	116	2.0%
Accommodation	2	0.4%	18	0.3%
Food Services & Drinking Places	10	1.8%	98	1.7%
Other Services (except Public Administration)	86	15.5%	275	4.7%
Automotive Repair & Maintenance	20	3.6%	68	1.2%
Public Administration	27	4.9%	259	4.5%
Unclassified Establishments	20	3.6%	7	0.1%
Total	556	100.0%	5,820	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Disposable Income Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	28,400	29,488	30,081	593	0.40%
Median Age	35.0	35.6	36.7	1.1	0.61%
Households	9,830	10,140	10,307	167	0.33%
Average Household Size	2.84	2.86	2.87	0.01	0.07%

2016 Households by Disposable Income	Number	Percent
Total	10,140	100.0%
<$15,000	2,067	20.4%
$15,000-$24,999	1,895	18.7%
$25,000-$34,999	1,540	15.2%
$35,000-$49,999	1,615	15.9%
$50,000-$74,999	1,781	17.6%
$75,000-$99,999	664	6.5%
$100,000-$149,999	427	4.2%
$150,000-$199,999	80	0.8%
$200,000+	70	0.7%
Median Disposable Income	$31,523	
Average Disposable Income	$42,030	

	Number of Households						
2016 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	417	1,648	1,805	1,856	1,864	1,557	992
<$15,000	118	381	278	287	396	302	305
$15,000-$24,999	84	344	297	276	288	358	248
$25,000-$34,999	80	256	289	210	232	284	190
$35,000-$49,999	52	254	318	297	337	229	128
$50,000-$74,999	46	284	427	401	343	205	76
$75,000-$99,999	28	72	117	194	137	90	25
$100,000-$149,999	9	43	55	139	100	66	15
$150,000-$199,999	1	10	17	22	16	11	3
$200,000+	0	4	9	30	14	12	2
Median Disposable Income	$25,606	$28,118	$36,323	$41,564	$35,472	$28,335	$21,750
Average Disposable Income	$33,257	$36,885	$44,065	$52,842	$44,524	$39,954	$28,949

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Household Budget Expenditures

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

Demographic Summary	2016	2021
Population	29,488	30,081
Households	10,140	10,307
Families	7,580	7,671
Median Age	35.6	36.7
Median Household Income	$37,498	$43,206

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	69	$45,610.64	$462,491,862	100.0%
Food	71	$5,757.83	$58,384,353	12.6%
Food at Home	72	$3,583.98	$36,341,530	7.9%
Food Away from Home	70	$2,173.85	$22,042,823	4.8%
Alcoholic Beverages	65	$333.23	$3,378,945	0.7%
Housing	67	$13,673.07	$138,644,921	30.0%
Shelter	64	$10,017.45	$101,576,931	22.0%
Utilities, Fuel and Public Services	75	$3,655.62	$37,067,990	8.0%
Household Operations	67	$1,150.18	$11,662,844	2.5%
Housekeeping Supplies	73	$511.61	$5,187,700	1.1%
Household Furnishings and Equipment	69	$1,212.52	$12,294,942	2.7%
Apparel and Services	69	$1,382.35	$14,017,007	3.0%
Transportation	74	$5,981.97	$60,657,208	13.1%
Travel	63	$1,168.11	$11,844,645	2.6%
Health Care	72	$3,828.41	$38,820,117	8.4%
Entertainment and Recreation	70	$2,035.25	$20,637,470	4.5%
Personal Care Products & Services	69	$504.92	$5,119,841	1.1%
Education	56	$792.88	$8,039,759	1.7%
Smoking Products	82	$334.68	$3,393,634	0.7%
Lotteries & Pari-mutuel Losses	68	$42.54	$431,318	0.1%
Legal Fees	70	$108.71	$1,102,276	0.2%
Funeral Expenses	84	$72.28	$732,938	0.2%
Safe Deposit Box Rentals	70	$2.76	$28,036	0.0%
Checking Account/Banking Service Charges	65	$21.69	$219,897	0.0%
Cemetery Lots/Vaults/Maintenance Fees	67	$6.92	$70,183	0.0%
Accounting Fees	63	$56.33	$571,157	0.1%
Miscellaneous Personal Services/Advertising/Fine	64	$38.65	$391,891	0.1%
Occupational Expenses	57	$38.31	$388,464	0.1%
Expenses for Other Properties	70	$96.79	$981,401	0.2%
Credit Card Membership Fees	57	$2.21	$22,405	0.0%
Shopping Club Membership Fees	63	$10.45	$105,954	0.0%
Support Payments/Cash Contributions/Gifts in Kind	70	$1,619.39	$16,420,591	3.6%
Life/Other Insurance	70	$288.34	$2,923,761	0.6%
Pensions and Social Security	67	$4,538.28	$46,018,201	10.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	25,301
2010 Total Population	28,400
2016 Total Population	29,488
2016 Group Quarters	477
2020 Total Population	30,081
2016-2021 Annual Rate	0.40%
Household Summary	
2000 Households	8,916
2000 Average Household Size	2.75
2010 Households	9,830
2010 Average Household Size	2.84
2016 Households	10,140
2016 Average Household Size	2.86
2021 Households	10,307
2021 Average Household Size	2.87
2016-2021 Annual Rate	0.33%
2010 Families	7,404
2010 Average Family Size	3.25
2016 Families	7,580
2016 Average Family Size	3.28
2021 Families	7,671
2021 Average Family Size	3.30
2016-2021 Annual Rate	0.24%
Housing Unit Summary	
2000 Housing Units	10,003
Owner Occupied Housing Units	66.6%
Renter Occupied Housing Units	22.5%
Vacant Housing Units	10.9%
2010 Housing Units	10,926
Owner Occupied Housing Units	64.3%
Renter Occupied Housing Units	25.7%
Vacant Housing Units	10.0%
2016 Housing Units	11,169
Owner Occupied Housing Units	61.5%
Renter Occupied Housing Units	29.3%
Vacant Housing Units	9.2%
2021 Housing Units	11,346
Owner Occupied Housing Units	61.3%
Renter Occupied Housing Units	29.5%
Vacant Housing Units	9.2%
Median Household Income	
2016	$37,498
2021	$43,206
Median Home Value	
2016	$84,783
2021	$112,523
Per Capita Income	
2016	$18,311
2021	$20,149
Median Age	
2010	35.0
2016	35.6
2021	36.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	10,140
<$15,000	17.3%
$15,000 - $24,999	16.6%
$25,000 - $34,999	12.8%
$35,000 - $49,999	15.1%
$50,000 - $74,999	17.5%
$75,000 - $99,999	9.5%
$100,000 - $149,999	7.5%
$150,000 - $199,999	2.1%
$200,000+	1.6%
Average Household Income	$52,116
2021 Households by Income	
Household Income Base	10,307
<$15,000	18.3%
$15,000 - $24,999	14.4%
$25,000 - $34,999	9.2%
$35,000 - $49,999	13.1%
$50,000 - $74,999	20.6%
$75,000 - $99,999	10.8%
$100,000 - $149,999	9.2%
$150,000 - $199,999	2.6%
$200,000+	1.7%
Average Household Income	$57,599
2016 Owner Occupied Housing Units by Value	
Total	6,864
<$50,000	30.4%
$50,000 - $99,999	28.2%
$100,000 - $149,999	12.6%
$150,000 - $199,999	11.3%
$200,000 - $249,999	5.4%
$250,000 - $299,999	3.3%
$300,000 - $399,999	4.6%
$400,000 - $499,999	1.9%
$500,000 - $749,999	0.6%
$750,000 - $999,999	1.0%
$1,000,000 +	0.7%
Average Home Value	$131,520
2021 Owner Occupied Housing Units by Value	
Total	6,957
<$50,000	26.1%
$50,000 - $99,999	19.9%
$100,000 - $149,999	15.9%
$150,000 - $199,999	15.9%
$200,000 - $249,999	7.5%
$250,000 - $299,999	5.6%
$300,000 - $399,999	4.6%
$400,000 - $499,999	2.1%
$500,000 - $749,999	0.7%
$750,000 - $999,999	1.0%
$1,000,000 +	0.7%
Average Home Value	$148,756

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

2010 Population by Age	
Total	28,399
0 - 4	8.1%
5 - 9	7.5%
10 - 14	7.3%
15 - 24	14.1%
25 - 34	13.0%
35 - 44	13.7%
45 - 54	12.9%
55 - 64	11.1%
65 - 74	7.4%
75 - 84	3.6%
85 +	1.3%
18 +	72.4%
2016 Population by Age	
Total	29,488
0 - 4	7.7%
5 - 9	7.6%
10 - 14	7.2%
15 - 24	13.1%
25 - 34	13.8%
35 - 44	13.0%
45 - 54	12.6%
55 - 64	11.4%
65 - 74	8.7%
75 - 84	3.7%
85 +	1.3%
18 +	73.6%
2021 Population by Age	
Total	30,080
0 - 4	7.3%
5 - 9	7.5%
10 - 14	7.7%
15 - 24	12.4%
25 - 34	12.9%
35 - 44	13.1%
45 - 54	12.2%
55 - 64	11.6%
65 - 74	9.5%
75 - 84	4.4%
85 +	1.4%
18 +	73.3%
2010 Population by Sex	
Males	14,342
Females	14,058
2016 Population by Sex	
Males	14,922
Females	14,565
2021 Population by Sex	
Males	15,236
Females	14,845

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	28,399
White Alone	73.5%
Black Alone	12.2%
American Indian Alone	0.5%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	11.7%
Two or More Races	1.3%
Hispanic Origin	19.0%
Diversity Index	61.5
2016 Population by Race/Ethnicity	
Total	29,488
White Alone	71.1%
Black Alone	12.6%
American Indian Alone	0.6%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	13.1%
Two or More Races	1.7%
Hispanic Origin	21.2%
Diversity Index	65.3
2021 Population by Race/Ethnicity	
Total	30,082
White Alone	69.0%
Black Alone	12.6%
American Indian Alone	0.6%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	14.5%
Two or More Races	1.9%
Hispanic Origin	23.6%
Diversity Index	68.5
2010 Population by Relationship and Household Type	
Total	28,400
In Households	98.3%
In Family Households	87.5%
Householder	26.3%
Spouse	19.4%
Child	33.9%
Other relative	5.0%
Nonrelative	2.8%
In Nonfamily Households	10.8%
In Group Quarters	1.7%
Institutionalized Population	0.8%
Noninstitutionalized Population	0.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

esri

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	19,017
Less than 9th Grade	11.9%
9th - 12th Grade, No Diploma	14.9%
High School Graduate	31.1%
GED/Alternative Credential	5.8%
Some College, No Degree	15.2%
Associate Degree	6.4%
Bachelor's Degree	9.3%
Graduate/Professional Degree	5.4%
2016 Population 15+ by Marital Status	
Total	22,868
Never Married	26.5%
Married	55.6%
Widowed	6.7%
Divorced	11.2%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	94.3%
Civilian Unemployed	5.7%
2016 Employed Population 16+ by Industry	
Total	12,745
Agriculture/Mining	15.1%
Construction	6.2%
Manufacturing	16.0%
Wholesale Trade	1.9%
Retail Trade	11.1%
Transportation/Utilities	5.1%
Information	0.8%
Finance/Insurance/Real Estate	5.4%
Services	34.8%
Public Administration	3.6%
2016 Employed Population 16+ by Occupation	
Total	12,745
White Collar	44.8%
Management/Business/Financial	10.5%
Professional	14.4%
Sales	9.6%
Administrative Support	10.3%
Services	13.4%
Blue Collar	41.8%
Farming/Forestry/Fishing	13.0%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	4.2%
Production	9.1%
Transportation/Material Moving	10.4%
2010 Population By Urban/ Rural Status	
Total Population	28,400
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	21.2%
Rural Population	78.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

esri

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

Prepared by SWGRC

2010 Households by Type	
Total	9,829
Households with 1 Person	20.4%
Households with 2+ People	79.6%
Family Households	75.3%
Husband-wife Families	55.7%
With Related Children	26.9%
Other Family (No Spouse Present)	19.6%
Other Family with Male Householder	5.7%
With Related Children	3.4%
Other Family with Female Householder	13.9%
With Related Children	9.4%
Nonfamily Households	4.2%
All Households with Children	40.2%
Multigenerational Households	5.3%
Unmarried Partner Households	6.0%
Male-female	5.4%
Same-sex	0.6%
2010 Households by Size	
Total	9,829
1 Person Household	20.4%
2 Person Household	32.0%
3 Person Household	18.0%
4 Person Household	15.5%
5 Person Household	8.3%
6 Person Household	3.3%
7 + Person Household	2.4%
2010 Households by Tenure and Mortgage Status	
Total	9,830
Owner Occupied	71.5%
Owned with a Mortgage/Loan	40.9%
Owned Free and Clear	30.6%
Renter Occupied	28.5%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	10,926
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	21.1%
Rural Housing Units	78.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Colquitt_Co.zip
Area: 535.42 square miles

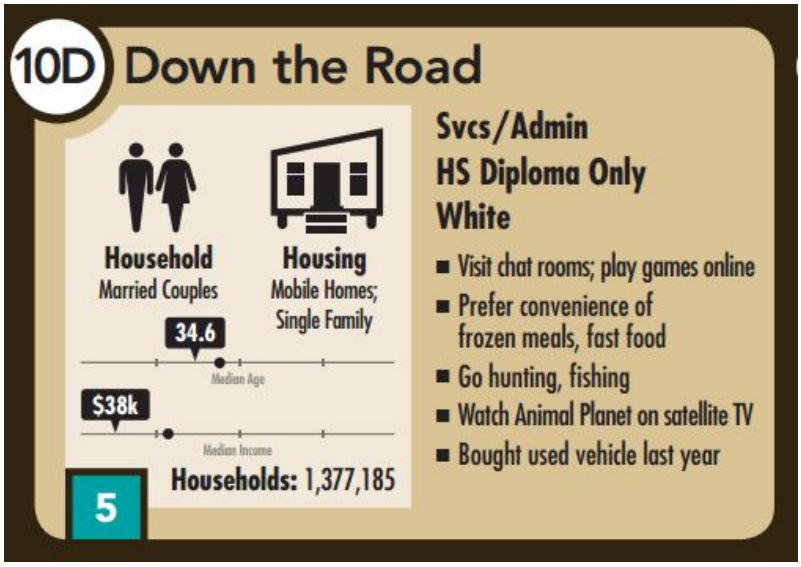
Prepared by SWGRC

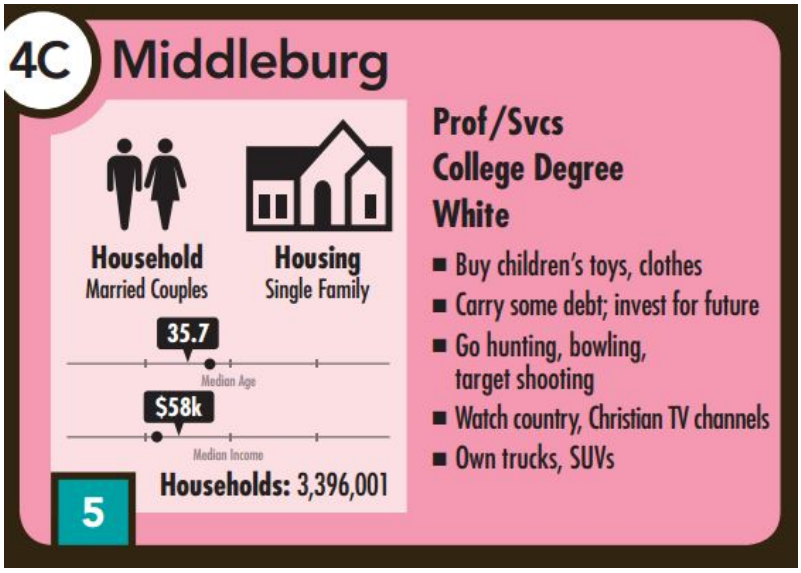
Top 3 Tapestry Segments		
	1.	Down the Road (10D)
	2.	Southern Satellites (10A)
	3.	Middleburg (4C)
2016 Consumer Spending		
Apparel & Services: Total $		$14,017,007
Average Spent		$1,382.35
Spending Potential Index		69
Education: Total $		$8,039,759
Average Spent		$792.88
Spending Potential Index		56
Entertainment/Recreation: Total $		$20,637,470
Average Spent		$2,035.25
Spending Potential Index		70
Food at Home: Total $		$36,341,530
Average Spent		$3,583.98
Spending Potential Index		72
Food Away from Home: Total $		$22,042,823
Average Spent		$2,173.85
Spending Potential Index		70
Health Care: Total $		$38,820,117
Average Spent		$3,828.41
Spending Potential Index		72
HH Furnishings & Equipment: Total $		$12,294,942
Average Spent		$1,212.52
Spending Potential Index		69
Personal Care Products & Services: Total $		$5,119,841
Average Spent		$504.92
Spending Potential Index		69
Shelter: Total $		$101,576,931
Average Spent		$10,017.45
Spending Potential Index		64
Support Payments/Cash Contributions/Gifts in Kind: Total $		$16,420,591
Average Spent		$1,619.39
Spending Potential Index		70
Travel: Total $		$11,844,645
Average Spent		$1,168.11
Spending Potential Index		63
Vehicle Maintenance & Repairs: Total $		$7,445,309
Average Spent		$734.25
Spending Potential Index		71

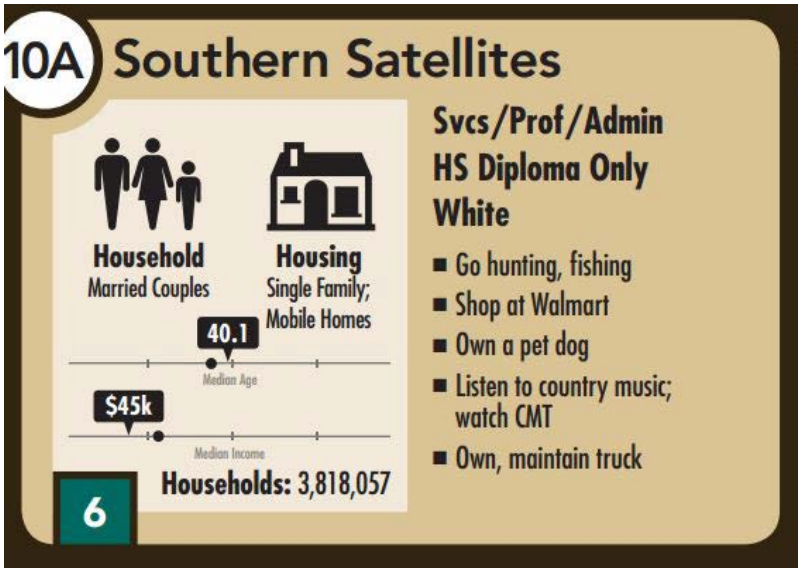
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segmentation Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Colquitt County are: Down the Road, Middleburg and Southern Satellites.





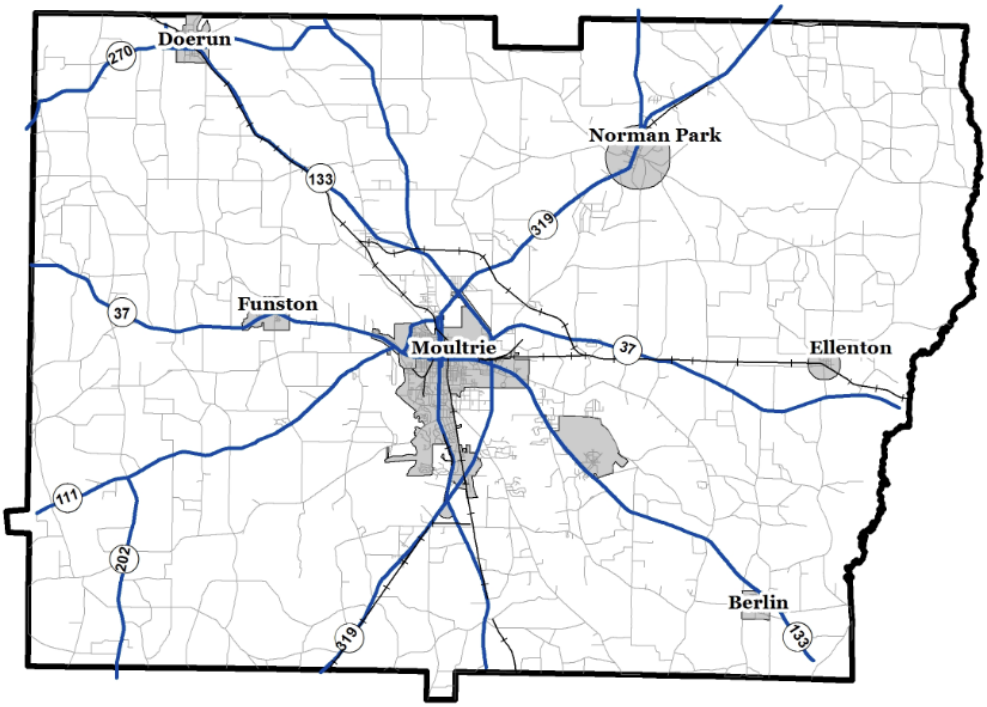


Transportation

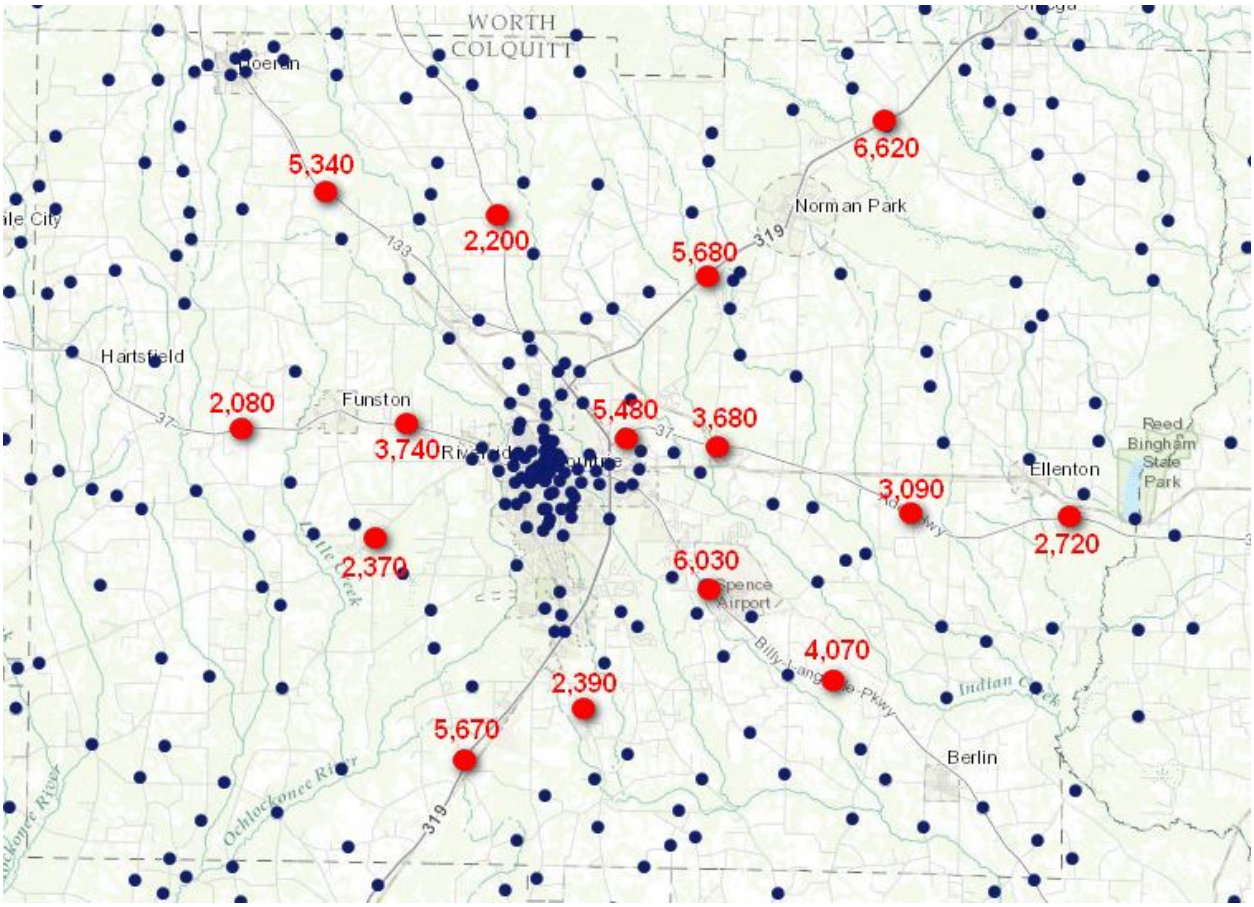
An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Colquitt County are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the County wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Colquitt County is split virtually right down the middle by U.S. Highway 319 running northeast/southwest. State highways in the county include highways 33, 37, 111, 133, 202 and 270. Highway 37 comes from Camilla and Mitchell County through Funston and Moultrie on to Cook County and the City of Adel while highway 133 originates in Valdosta and runs northwest through Berlin, Moultrie and Doerun on its way to Albany. Highway 111 originates in Havana, Florida and runs northeast through Cairo and Meigs before ending just outside of Moultrie in Colquitt County. All of these thoroughfares are in fair to good condition and are not overloaded with the exception of possible Highway 133 that is being widened to from Valdosta to Moultrie to Albany. The widening will increase the capacity of Highway 133 considerably and will give Colquitt County another higher capacity transportation route for goods and services to travel upon thus increasing its economic development potential.



Source: SWGRC GIS



Traffic count locations and AADT numbers. Source: GDOT

Traffic counts in Colquitt County are highest US Highway 319 with annual average daily traffic (AADT) counts of approximately 5,500 to 6,600. Highway 133 is the next busiest with similar numbers to that of US Highway 319. Not surprisingly, the highest numbers are concentrated around Moultrie due to the amount of development present.

Alternative Modes

With regards to bicycling, Colquitt County has little to no bicycle activity and part of this may be due to the fact that there are no designated bicycle lanes available in the county. Many of the county and state roads see so little traffic however that bicycling by any average adult, at least, would be fairly safe.

There is no route based public transportation system that serves the residents of Colquitt County. While the smaller communities may not need a fixed-route system, there is a need for some sort of

affordable route based transportation system in the City of Moultrie. The low-income and elderly populations often do not have access to a personal vehicle and therefore have limited means of getting around town. This becomes problematic as many essential services such as medical and even commercial are not evenly distributed across the city, requiring some to drive across town for these services.

Parking

The current level of service for parking is adequate for the rural nature of Colquitt County and the parking requirements for new development have been designed to provide more than enough parking for commercial developments along the bypass near Moultrie.

Railroads

Colquitt County is serviced by the Norfolk Southern rail line that comes from Sparks (just North of Adel) through Ellenton, just north of Moultrie and finally through Doerun on its way through Worth and Dougherty Counties to the City of Albany. The rail line provides critical freight transport for a number of industries in Colquitt County and the Cities of Ellenton and Doerun.

Land Use

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Colquitt County and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. The residential category means residential lot sizes of approximately 7,500 square feet to 22,000 square feet or more). The primary housing type is detached, single-family residential, duplexes and manufactured homes. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to commercial business uses, including retail sales, services, and entertainment facilities and service industries. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural/Forestry

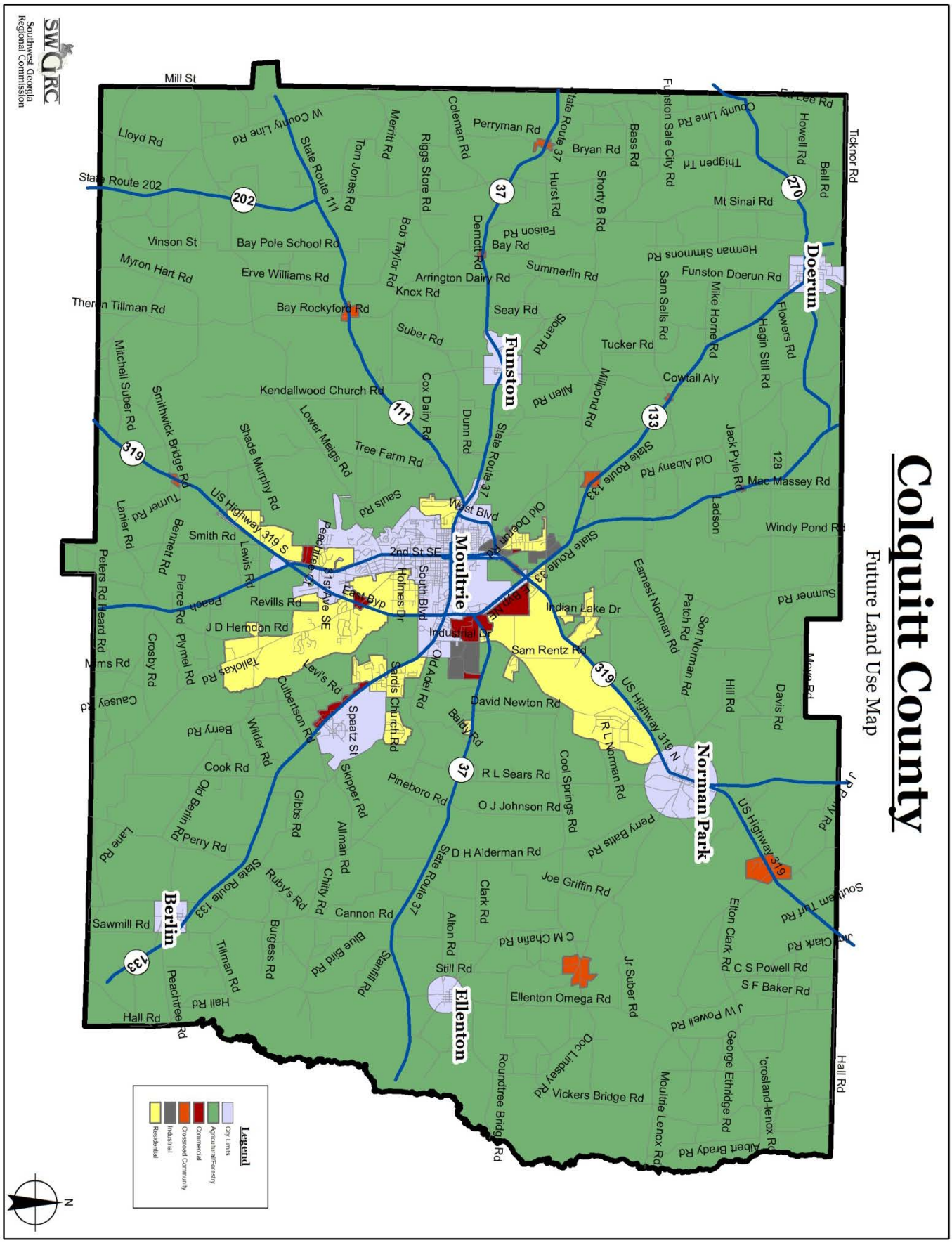
The agricultural/forestry land use designation in Colquitt County is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development that may or may not be accessory to agricultural or farm operation of varying sizes.

Crossroad Community

Remnants of earlier Colquitt County communities are scattered across the County's landscape and make up this character area. The County has 14 unincorporated communities within its boundaries and includes: Autreyville, Bay, Barbers, Center Hill, Cool Springs, Crosland, Hartsfield, Minnesota, Murphy, New Elm, Pineboro, Schley, Sigsbee and Ticknor. All but two communities (Barbers and Cool Springs) are located along County highways that connect the city of Moultrie to other communities inside and outside of the region. The few homes that can be found in these areas are typically located far apart

from one another on large agricultural lots. The communities have few paved roads and the majority of the dirt roads leading to area farms. Sidewalks are non-existent, confining pedestrian access to the gravel edge of area roads. Commercial activities are limited and may not extend beyond a local post office or convenience store.

Development patterns for crossroads communities areas include: Residential developments that incorporate "Corner Commercial" sites, single family homes and commercial centers on appropriate sites. Neighborhood level commercial ventures are allowed and Community facilities such as, fire departments voting precincts and community centers.


Colquitt County
Future Land Use Map
Southwest Georgia Regional Commission
SWGRC
Moultrie
Norman Park
Berlin
Ellenton
Doerun
Funston
Legend
City Limits
Agricultural/Forestry
Commercial
Crossroad Community
Industrial
Residential
N
Mill St
Lloyd Rd
W County Line Rd
State Route 202
Vinson St
Bay Pole School Rd
Myron Hart Rd
Erve Williams Rd
Bay Rockyford Rd
Kendallwood Church Rd
Smithwick Bridge Rd
Mitchell Suber Rd
Shade Murphy Rd
Lower Meigs Rd
Tree Farm Rd
Suber Rd
Merritt Rd
Tom Jones Rd
Bob Taylor Rd
Riggs Store Rd
Coleman Rd
Perryman Rd
Bryan Rd
Bass Rd
Hurst Rd
Shorty B Rd
Demott Rd
Bay Rd
Arrington Dairy Rd
Knox Rd
Seay Rd
Sloan Rd
Allen Rd
Millpond Rd
Cox Dairy Rd
Dunn Rd
Sauls Rd
West Blvd
2nd St SE
1st Ave SE
South Blvd
East Byp
Holmes Dr
Industrial Dr
Old Doerun Rd
Indian Lake Dr
Sam Rentz Rd
David Newton Rd
R L Sears Rd
O J Johnson Rd
D H Alderman Rd
Joe Griffin Rd
C M Chafin Rd
Ellenton Omega Rd
Still Rd
Alton Rd
Clark Rd
Cool Springs Rd
R L Norman Rd
Pineboro Rd
Skipper Rd
Spaatz St
Old Adel Rd
Bailey Rd
Levi's Rd
Culbertson Rd
Wilder Rd
Cook Rd
Berry Rd
Tallokas Rd
J D Herndon Rd
Revills Rd
Lewis Rd
Smith Rd
Turner Rd
Lanier Rd
Bennett Rd
Pierce Rd
Plymel Rd
Crosby Rd
Causey Rd
Peters Rd
Heard Rd
Mims Rd
Old Berlin Rd
Perry Rd
Lane Rd
Gibbs Rd
Allman Rd
Chitty Rd
Ruby's Rd
Cannon Rd
Blue Bird Rd
Burgess Rd
Tillman Rd
Sawmill Rd
Hall Rd
Peachtree Rd
Hall Rd
Sanmill Rd
Roundtree Bridge Rd
Doc Lindsey Rd
Vickers Bridge Rd
Moultrie Lenox Rd
Albert Brady Rd
Crosland-Lenox Rd
George Ethridge Rd
J W Powell Rd
S F Baker Rd
C S Powell Rd
Jr Suber Rd
Elton Clark Rd
Joe Clark Rd
Southern Turf Rd
Perry Batts Rd
US Highway 319 N
US Highway 319
Hill Rd
Davis Rd
Patch Rd
Son Norman Rd
Earnest Norman Rd
Summer Rd
Windy Pond Rd
Mac Massey Rd
Ladson
Jack Pyle Rd
128
Old Albany Rd
State Route 133
Cowtail Aly
Tucker Rd
Sam Sells Rd
Mike Horne Rd
Flowers Rd
Hagin Still Rd
Herman Simmons Rd
Funston Doerun Rd
Summerlin Rd
Bay Rd
Faison Rd
Mt Sinai Rd
Thigpen Trl
Funston Sale City Rd
County Line Rd
Howell Rd
Bell Rd
Ticknor Rd
Lee Rd
State Route 37
State Route 111
State Route 133
State Route 37
202
37
111
319
133
270
128

Community Work Program

General Planning				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Purchase new generator for Annex	2018-2022	County	$50,000	General Fund, GEMA/FEMA Grants
Continue to collaborate with City of Moultrie to provide recreation services	2018-2022	County, City of Moultrie	$1,100,000/ yr.	County GF, City of Moultrie GF
Planning Commissioner Training for at least half of the members every 2-3 yrs	2018, 2020, 2022	County	$2,000/yr	General Fund
Cleanup through code enforcement dilapidated properties	2018-2022	County	N/A	General Fund
Semi-Annual/Quarterly meetings w/ all local municipalities to discuss issues and brainstorm ideas together	2018-2023	County/Municipalities	N/A	General Fund
Improve/ Establish Broadband capabilities in unserved or underserved areas.	2020-2022	County	$1,000	Grants/General Fund
Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Use the Hurst Building to attract new or expanding company to Colquitt County	2018-2022	County/Development Authority	$150,000	General Fund
Secure EDA(federal) funding to develop and construct a business accelerator in Colquitt Co.	2018-2022	County/Development Authority	$50,000	General Fund/Grants
Natural and Historic Resources				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Establish a County archive	2018-2022	County	$250,000	SPLOST
Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Jail renovation and expansion of cell pods	2018-2022	County	$3 million	SPLOST
Expand/Improve Sunset Airport facilities and runway	2022-2025	County/Airport Authority	$1 million	Grants/ General Fund/TSPLOST
Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Develop an inventory of vacant and dilapidated sites for infill development	2018-2022	County	N/A	N/A
Develop a plan for the use of the old landfill for recreational uses.	2018-2022	County	$25,000	Grants, General Fund

Adoption Resolution

Resolution 2018-R-8

RESOLUTION

TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board of Commissioners of Colquitt County, Georgia found it necessary to update their Joint Comprehensive Plan as part of the requirements to maintain Qualified Local Government Status; and,

WHEREAS, the Board of Commissioners held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input; and,

WHEREAS, in the development of the Comprehensive Plan, the Colquitt County Board of Commissioners examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8; and,

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Colquitt County, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

SO RESOLVED THIS 3RD DAY OF APRIL, 2018.

Terry Clark
Chairman
Colquitt County Board of Commissioners

ATTEST:

Melissa Lawson
County Clerk
Colquitt County Board of Commissioners

Moultrie

The statistical information presented in this element was produced using Census information for 1990 through 2015. Traditionally, data was collected using a detailed questionnaire, now the American Community Survey (ACS) is utilized to collect a smaller sample size, which impacts small area estimates. Making projections is not an accurate science, and the best information has been utilized to predict future occurrences. The following predictions offer a basis for population projections. It is assumed that there will be no large-scale economic, political, legal or environmental crisis in the region that would impact the City of Moultrie's long-term growth. It is further assumed that Moultrie's economic growth will not deviate significantly, and the City will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth.

Community Profile

Executive Summary

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

Population	
2000 Population	13,970
2010 Population	14,024
2016 Population	14,691
2021 Population	14,963
2000-2010 Annual Rate	0.04%
2010-2016 Annual Rate	0.75%
2016-2021 Annual Rate	0.37%
2016 Male Population	48.2%
2016 Female Population	51.8%
2016 Median Age	35.0

In the identified area, the current year population is 14,691. In 2010, the Census count in the area was 14,024. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 14,963 representing a change of 0.37% annually from 2016 to 2021. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	43.3%
2016 Black Alone	45.3%
2016 American Indian/Alaska Native Alone	0.4%
2016 Asian Alone	0.8%
2016 Pacific Islander Alone	0.1%
2016 Other Race	8.1%
2016 Two or More Races	2.1%
2016 Hispanic Origin (Any Race)	14.6%

Persons of Hispanic origin represent 14.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	5,514
2010 Households	5,351
2016 Total Households	5,566
2021 Total Households	5,651
2000-2010 Annual Rate	-0.30%
2010-2016 Annual Rate	0.63%
2016-2021 Annual Rate	0.30%
2016 Average Household Size	2.55

The household count in this area has changed from 5,351 in 2010 to 5,566 in the current year, a change of 0.63% annually. The five-year projection of households is 5,651, a change of 0.30% annually from the current year total. Average household size is currently 2.55, compared to 2.53 in the year 2010. The number of families in the current year is 3,533 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$26,006
2021 Median Household Income	$27,405
2016-2021 Annual Rate	1.05%
Average Household Income	
2016 Average Household Income	$41,138
2021 Average Household Income	$44,927
2016-2021 Annual Rate	1.78%
Per Capita Income	
2016 Per Capita Income	$15,925
2021 Per Capita Income	$17,264
2016-2021 Annual Rate	1.63%

Households by Income

Current median household income is $26,006 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $27,405 in five years, compared to $59,476 for all U.S. households

Current average household income is $41,138 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $44,927 in five years, compared to $84,021 for all U.S. households

Current per capita income is $15,925 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $17,264 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	6,322
2000 Owner Occupied Housing Units	2,833
2000 Renter Occupied Housing Units	2,681
2000 Vacant Housing Units	808
2010 Total Housing Units	6,088
2010 Owner Occupied Housing Units	2,460
2010 Renter Occupied Housing Units	2,891
2010 Vacant Housing Units	737
2016 Total Housing Units	6,308
2016 Owner Occupied Housing Units	2,349
2016 Renter Occupied Housing Units	3,217
2016 Vacant Housing Units	742
2021 Total Housing Units	6,423
2021 Owner Occupied Housing Units	2,365
2021 Renter Occupied Housing Units	3,286
2021 Vacant Housing Units	772

Currently, 37.2% of the 6,308 housing units in the area are owner occupied; 51.0%, renter occupied; and 11.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 6,088 housing units in the area - 40.4% owner occupied, 47.5% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 1.59%. Median home value in the area is $93,953, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 5.27% annually to $121,473.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Dedicated municipal staff
- Community spirit
- Ability to work together with other jurisdictions and authorities
- Good schools
- Ample recreational opportunities
- Dive Center
- YMCA
- Small town feel
- Location along transportation network
- Hospital
- Downtown

Weaknesses

- Blighted neighborhoods
- Lower educational levels of residents and untrained workforce
- Lack of higher paying jobs in Moultrie
- Small town feel
- Technology (Improve the Broadband)

Opportunities

- Redevelopment potential throughout town
- Infill development
- Market Moultrie's Potential
- More nightlife in the downtown
- Stadium near downtown
- Improved connections to bypass
-

Threats

- Declining income levels
- Health of the general public
- Loss of big industries
- I-75
- Drugs & crime

Needs and Opportunities

Needs

- We'd like to promote revitalization throughout our town, particularly in residential neighborhoods and some former commercial and industrial areas.
- We need to promote training opportunities for our workforce in order to improve our local workforce.
- We need to improve our levels of educational and promote the benefits of finishing school and continuing with lifelong education in order to attract higher paying, higher skill jobs.

Opportunities

- Moultrie can be described as a full service city (hospital, YMCA, full range of utilities, access to transportation routes, etc.) with excellent amenities and promoting those benefits and the potential Moultrie has would attract the industry and jobs the City of Moultrie desires.
- There is redevelopment potential throughout Moultrie that could be done to increase the tax rolls and reuse land that already has utilities.
- The residential neighborhoods around town have numerous infill opportunities available.
- Downtown Moultrie (particularly the square) is easily characterized as the gem of Moultrie and there is lots of opportunities for improving and strengthening that image. Bringing nightlife to the downtown would provide an attraction for young individuals and assuage the negative aspects of the small town feel. Basically rebranding downtown Moultrie as a destination any time of the day would be a huge benefit.
- One key problem with Moultrie's downtown is the fact that it is relatively hidden in the fact that visitors have a confusing route to enter and exit the downtown to and from the bypass. Connections need to be more visible and aesthetically appealing to and from the downtown.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.

Goal: Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Policies:

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements. We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote enhanced solid waste reduction and recycling initiatives.

Goal: Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Policies:

- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.

Goal: Sense of Place

Protect and enhance the community's unique qualities. Maintain the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Policies:

- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

Goal: Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Policies:

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will consult other public entities in our area when making decisions that are likely to impact them.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods
- We will encourage development of housing opportunities that enable residents to live close to their places of employment. We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Goal: Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Policies:

- We support creation of a community-wide pedestrian/bike path network.

Goal: Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to

other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Policies:

- We will promote and encourage the development of advanced educational programs for all residents in Moultrie to meet the needs of existing and future industry.

Goal: Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Policies:

- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each county in our14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	1,119
Total Employees:	12,251
Total Residential Population:	14,691
Employee/Residential Population Ratio:	0.83:1

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	24	2.1%	110	0.9%
Construction	44	3.9%	252	2.1%
Manufacturing	28	2.5%	1,915	15.6%
Transportation	22	2.0%	407	3.3%
Communication	9	0.8%	134	1.1%
Utility	2	0.2%	193	1.6%
Wholesale Trade	37	3.3%	489	4.0%
Retail Trade Summary	297	26.5%	2,706	22.1%
Home Improvement	16	1.4%	224	1.8%
General Merchandise Stores	20	1.8%	452	3.7%
Food Stores	39	3.5%	330	2.7%
Auto Dealers, Gas Stations, Auto Aftermarket	45	4.0%	327	2.7%
Apparel & Accessory Stores	17	1.5%	62	0.5%
Furniture & Home Furnishings	16	1.4%	60	0.5%
Eating & Drinking Places	62	5.5%	788	6.4%
Miscellaneous Retail	82	7.3%	462	3.8%
Finance, Insurance, Real Estate Summary	147	13.1%	717	5.9%
Banks, Savings & Lending Institutions	62	5.5%	324	2.6%
Securities Brokers	12	1.1%	36	0.3%
Insurance Carriers & Agents	24	2.1%	87	0.7%
Real Estate, Holding, Other Investment Offices	48	4.3%	270	2.2%
Services Summary	372	33.2%	4,139	33.8%
Hotels & Lodging	9	0.8%	64	0.5%
Automotive Services	35	3.1%	131	1.1%
Motion Pictures & Amusements	21	1.9%	97	0.8%
Health Services	61	5.5%	1,427	11.6%
Legal Services	15	1.3%	60	0.5%
Education Institutions & Libraries	18	1.6%	1,080	8.8%
Other Services	212	18.9%	1,280	10.4%
Government	106	9.5%	1,168	9.5%
Unclassified Establishments	32	2.9%	22	0.2%
Totals	1,119	100.0%	12,251	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	10	0.9%	72	0.6%
Mining	1	0.1%	4	0.0%
Utilities	2	0.2%	193	1.6%
Construction	46	4.1%	256	2.1%
Manufacturing	32	2.9%	1,915	15.6%
Wholesale Trade	36	3.2%	481	3.9%
Retail Trade	227	20.3%	1,897	15.5%
Motor Vehicle & Parts Dealers	35	3.1%	294	2.4%
Furniture & Home Furnishings Stores	10	0.9%	41	0.3%
Electronics & Appliance Stores	6	0.5%	25	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	13	1.2%	211	1.7%
Food & Beverage Stores	36	3.2%	313	2.6%
Health & Personal Care Stores	28	2.5%	137	1.1%
Gasoline Stations	11	1.0%	33	0.3%
Clothing & Clothing Accessories Stores	22	2.0%	80	0.7%
Sport Goods, Hobby, Book, & Music Stores	9	0.8%	29	0.2%
General Merchandise Stores	20	1.8%	452	3.7%
Miscellaneous Store Retailers	36	3.2%	271	2.2%
Nonstore Retailers	2	0.2%	10	0.1%
Transportation & Warehousing	13	1.2%	357	2.9%
Information	17	1.5%	204	1.7%
Finance & Insurance	105	9.4%	470	3.8%
Central Bank/Credit Intermediation & Related Activities	67	6.0%	339	2.8%
Securities, Commodity Contracts & Other Financial	14	1.3%	43	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	24	2.1%	87	0.7%
Real Estate, Rental & Leasing	63	5.6%	220	1.8%
Professional, Scientific & Tech Services	63	5.6%	334	2.7%
Legal Services	16	1.4%	62	0.5%
Management of Companies & Enterprises	3	0.3%	99	0.8%
Administrative & Support & Waste Management & Remediation	22	2.0%	96	0.8%
Educational Services	19	1.7%	1,070	8.7%
Health Care & Social Assistance	93	8.3%	1,968	16.1%
Arts, Entertainment & Recreation	15	1.3%	93	0.8%
Accommodation & Food Services	71	6.3%	855	7.0%
Accommodation	9	0.8%	64	0.5%
Food Services & Drinking Places	62	5.5%	790	6.4%
Other Services (except Public Administration)	142	12.7%	479	3.9%
Automotive Repair & Maintenance	30	2.7%	111	0.9%
Public Administration	106	9.5%	1,168	9.5%
Unclassified Establishments	32	2.9%	22	0.2%
Total	1,119	100.0%	12,251	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Market Profile

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	13,970
2010 Total Population	14,024
2016 Total Population	14,691
2016 Group Quarters	480
2021 Total Population	14,963
2016-2021 Annual Rate	0.37%
Household Summary	
2000 Households	5,514
2000 Average Household Size	2.46
2010 Households	5,351
2010 Average Household Size	2.53
2016 Households	5,566
2016 Average Household Size	2.55
2021 Households	5,651
2021 Average Household Size	2.56
2016-2021 Annual Rate	0.30%
2010 Families	3,434
2010 Average Family Size	3.17
2016 Families	3,533
2016 Average Family Size	3.22
2021 Families	3,565
2021 Average Family Size	3.24
2016-2021 Annual Rate	0.18%
Housing Unit Summary	
2000 Housing Units	6,322
Owner Occupied Housing Units	44.8%
Renter Occupied Housing Units	42.4%
Vacant Housing Units	12.8%
2010 Housing Units	6,088
Owner Occupied Housing Units	40.4%
Renter Occupied Housing Units	47.5%
Vacant Housing Units	12.1%
2016 Housing Units	6,308
Owner Occupied Housing Units	37.2%
Renter Occupied Housing Units	51.0%
Vacant Housing Units	11.8%
2021 Housing Units	6,423
Owner Occupied Housing Units	36.8%
Renter Occupied Housing Units	51.2%
Vacant Housing Units	12.0%
Median Household Income	
2016	$26,006
2021	$27,405
Median Home Value	
2016	$93,953
2021	$121,473
Per Capita Income	
2016	$15,925
2021	$17,264
Median Age	
2010	34.3
2016	35.0
2021	35.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	5,566
<$15,000	26.6%
$15,000 - $24,999	21.6%
$25,000 - $34,999	13.9%
$35,000 - $49,999	12.3%
$50,000 - $74,999	11.3%
$75,000 - $99,999	7.1%
$100,000 - $149,999	4.2%
$150,000 - $199,999	1.6%
$200,000+	1.4%
Average Household Income	$41,138
2021 Households by Income	
Household Income Base	5,651
<$15,000	29.4%
$15,000 - $24,999	18.1%
$25,000 - $34,999	8.6%
$35,000 - $49,999	14.7%
$50,000 - $74,999	12.4%
$75,000 - $99,999	8.0%
$100,000 - $149,999	5.3%
$150,000 - $199,999	2.0%
$200,000+	1.5%
Average Household Income	$44,927
2016 Owner Occupied Housing Units by Value	
Total	2,349
<$50,000	23.5%
$50,000 - $99,999	30.1%
$100,000 - $149,999	18.9%
$150,000 - $199,999	12.3%
$200,000 - $249,999	5.4%
$250,000 - $299,999	2.5%
$300,000 - $399,999	3.5%
$400,000 - $499,999	1.8%
$500,000 - $749,999	0.3%
$750,000 - $999,999	0.9%
$1,000,000 +	0.7%
Average Home Value	$131,396
2021 Owner Occupied Housing Units by Value	
Total	2,365
<$50,000	20.7%
$50,000 - $99,999	20.5%
$100,000 - $149,999	20.4%
$150,000 - $199,999	17.5%
$200,000 - $249,999	9.0%
$250,000 - $299,999	4.1%
$300,000 - $399,999	4.0%
$400,000 - $499,999	2.0%
$500,000 - $749,999	0.3%
$750,000 - $999,999	0.9%
$1,000,000 +	0.7%
Average Home Value	$148,901

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

2010 Population by Age	
Total	14,025
0 - 4	8.9%
5 - 9	7.8%
10 - 14	6.9%
15 - 24	14.2%
25 - 34	13.1%
35 - 44	11.9%
45 - 54	12.8%
55 - 64	10.4%
65 - 74	7.0%
75 - 84	4.7%
85 +	2.3%
18 +	72.1%
2016 Population by Age	
Total	14,691
0 - 4	8.4%
5 - 9	7.5%
10 - 14	7.1%
15 - 24	13.7%
25 - 34	13.4%
35 - 44	11.7%
45 - 54	11.9%
55 - 64	11.2%
65 - 74	8.3%
75 - 84	4.5%
85 +	2.4%
18 +	73.2%
2021 Population by Age	
Total	14,961
0 - 4	8.1%
5 - 9	7.7%
10 - 14	7.3%
15 - 24	13.0%
25 - 34	13.4%
35 - 44	11.8%
45 - 54	11.1%
55 - 64	11.4%
65 - 74	8.8%
75 - 84	5.2%
85 +	2.2%
18 +	72.8%
2010 Population by Sex	
Males	6,694
Females	7,330
2016 Population by Sex	
Males	7,080
Females	7,611
2021 Population by Sex	
Males	7,268
Females	7,695

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	14,024
White Alone	44.8%
Black Alone	45.4%
American Indian Alone	0.3%
Asian Alone	0.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.2%
Two or More Races	1.7%
Hispanic Origin	13.0%
Diversity Index	68.6
2016 Population by Race/Ethnicity	
Total	14,690
White Alone	43.3%
Black Alone	45.3%
American Indian Alone	0.4%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	8.1%
Two or More Races	2.1%
Hispanic Origin	14.6%
Diversity Index	70.5
2021 Population by Race/Ethnicity	
Total	14,963
White Alone	42.1%
Black Alone	45.0%
American Indian Alone	0.4%
Asian Alone	1.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	8.9%
Two or More Races	2.5%
Hispanic Origin	16.3%
Diversity Index	72.4
2010 Population by Relationship and Household Type	
Total	14,024
In Households	96.6%
In Family Households	80.7%
Householder	24.3%
Spouse	13.1%
Child	34.9%
Other relative	5.3%
Nonrelative	3.0%
In Nonfamily Households	15.9%
In Group Quarters	3.4%
Institutionalized Population	3.3%
Noninstitutionalized Population	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	9,309
Less than 9th Grade	10.6%
9th - 12th Grade, No Diploma	18.3%
High School Graduate	30.1%
GED/Alternative Credential	6.8%
Some College, No Degree	16.7%
Associate Degree	6.3%
Bachelor's Degree	6.8%
Graduate/Professional Degree	4.3%
2016 Population 15+ by Marital Status	
Total	11,315
Never Married	37.5%
Married	39.1%
Widowed	7.5%
Divorced	15.9%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	95.6%
Civilian Unemployed	4.4%
2016 Employed Population 16+ by Industry	
Total	5,541
Agriculture/Mining	6.5%
Construction	6.0%
Manufacturing	16.9%
Wholesale Trade	1.0%
Retail Trade	10.4%
Transportation/Utilities	4.3%
Information	0.4%
Finance/Insurance/Real Estate	5.6%
Services	45.5%
Public Administration	3.2%
2016 Employed Population 16+ by Occupation	
Total	5,541
White Collar	41.7%
Management/Business/Financial	7.5%
Professional	14.3%
Sales	10.2%
Administrative Support	9.8%
Services	24.7%
Blue Collar	33.6%
Farming/Forestry/Fishing	6.9%
Construction/Extraction	5.7%
Installation/Maintenance/Repair	3.1%
Production	10.6%
Transportation/Material Moving	7.3%
2010 Population By Urban/ Rural Status	
Total Population	14,024
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	89.6%
Rural Population	10.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Moultrie
Area: 14.25 square miles

Prepared by SWGRC

2010 Households by Type	
Total	5,350
Households with 1 Person	31.1%
Households with 2+ People	68.9%
Family Households	64.2%
Husband-wife Families	34.6%
With Related Children	16.1%
Other Family (No Spouse Present)	29.6%
Other Family with Male Householder	5.2%
With Related Children	2.8%
Other Family with Female Householder	24.4%
With Related Children	17.3%
Nonfamily Households	4.7%
All Households with Children	36.5%
Multigenerational Households	5.3%
Unmarried Partner Households	7.1%
Male-female	6.6%
Same-sex	0.5%
2010 Households by Size	
Total	5,351
1 Person Household	31.1%
2 Person Household	28.3%
3 Person Household	15.8%
4 Person Household	13.1%
5 Person Household	6.6%
6 Person Household	3.2%
7 + Person Household	2.0%
2010 Households by Tenure and Mortgage Status	
Total	5,351
Owner Occupied	46.0%
Owned with a Mortgage/Loan	27.4%
Owned Free and Clear	18.6%
Renter Occupied	54.0%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	6,088
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	90.3%
Rural Housing Units	9.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Moultrie
Area: 14.25 square miles

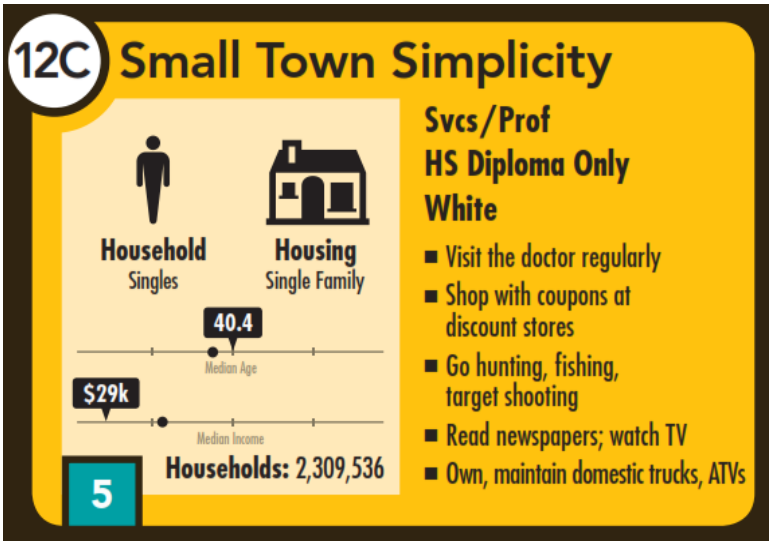
Prepared by SWGRC

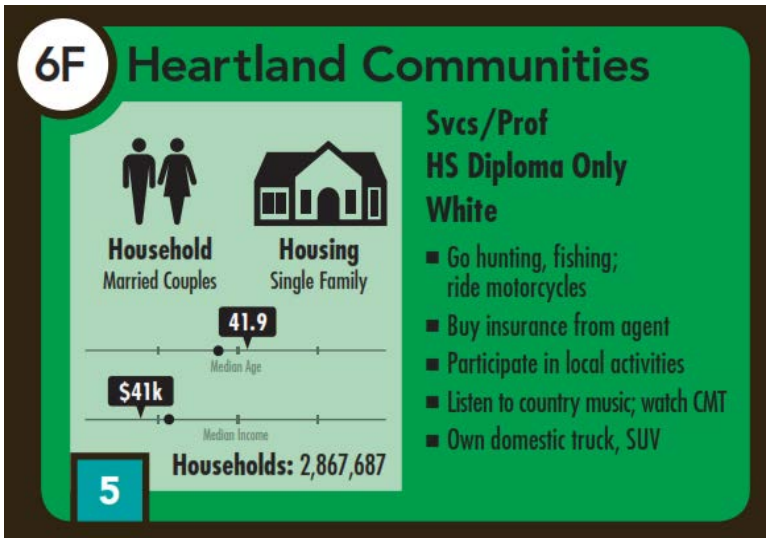
Top 3 Tapestry Segments		
	1.	Small Town Simplicity
	2.	Heartland Communities
	3.	Hardscrabble Road (8G)
2016 Consumer Spending		
Apparel & Services: Total $		$6,049,178
Average Spent		$1,086.81
Spending Potential Index		54
Education: Total $		$3,866,896
Average Spent		$694.74
Spending Potential Index		49
Entertainment/Recreation: Total $		$8,871,444
Average Spent		$1,593.86
Spending Potential Index		55
Food at Home: Total $		$16,284,009
Average Spent		$2,925.62
Spending Potential Index		59
Food Away from Home: Total $		$9,438,159
Average Spent		$1,695.68
Spending Potential Index		55
Health Care: Total $		$16,698,326
Average Spent		$3,000.06
Spending Potential Index		57
HH Furnishings & Equipment: Total $		$5,264,193
Average Spent		$945.78
Spending Potential Index		54
Personal Care Products & Services: Total $		$2,163,093
Average Spent		$388.63
Spending Potential Index		53
Shelter: Total $		$45,723,154
Average Spent		$8,214.72
Spending Potential Index		53
Support Payments/Cash Contributions/Gifts in Kind: Total $		$7,030,847
Average Spent		$1,263.18
Spending Potential Index		54
Travel: Total $		$4,974,022
Average Spent		$893.64
Spending Potential Index		48
Vehicle Maintenance & Repairs: Total $		$3,251,974
Average Spent		$584.26
Spending Potential Index		56

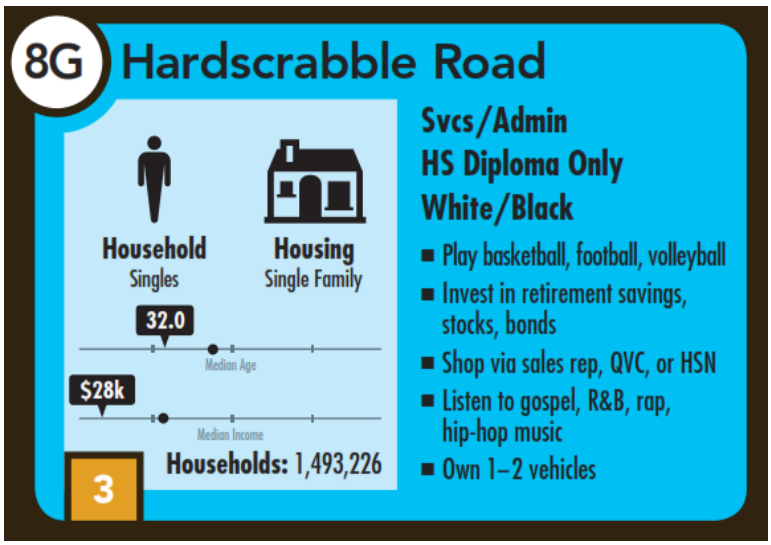
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Moultrie are: Small Town Simplicity, Heartland Communities and Hardscrabble Road.





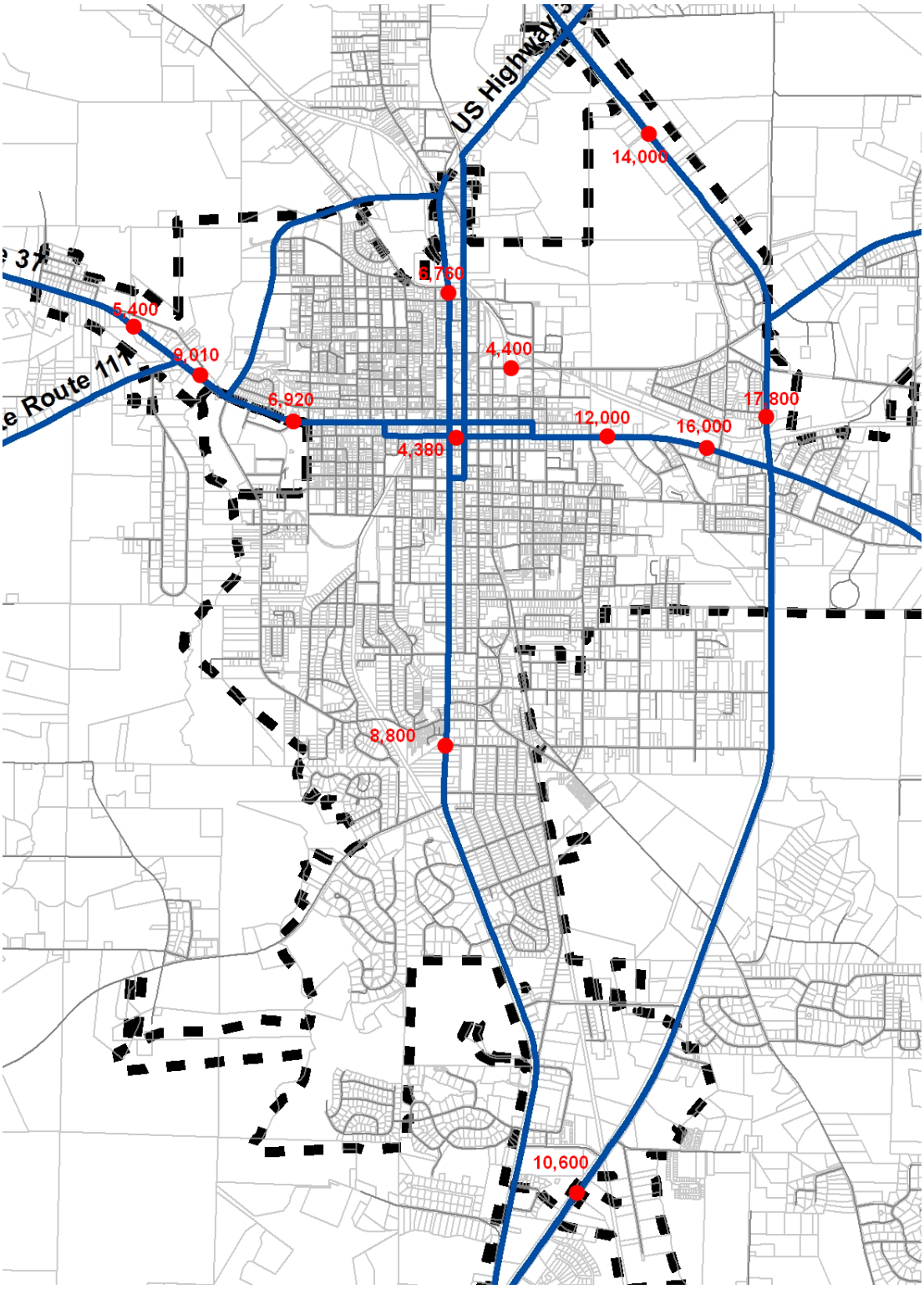


Transportation

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Moultrie are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

The City of Moultrie is split by Georgia Highway 37 through the Downtown. As seen on the traffic count map below the average annual daily trips (AADT) along the route vary at different points along the route through Moultrie. The highest counts occur just east of US Highway 319 with 16,000 AADT. Moultrie essentially has a bypass around 75% of the city formed by US319, GA33 and GA111.



Traffic count locations and AADT numbers. Source: GDOT

Alternative Modes

With regards to bicycling, Colquitt County has little to no bicycle activity and part of this may be due to the fact that there are no designated bicycle lanes available in the county. Many of the county and state roads see so little traffic however that bicycling by any average adult, at least, would be fairly safe. Moultrie has a lot of sidewalks but they tend to be concentrated in downtown and the historic residential areas south of the downtown. The City of Moultrie does have a walking trail that was a rail-to-trail project that is used by many local residents. However, the trail lacks connectivity within Moultrie and does not connect to any of the surrounding communities.

There is no route based public transportation system that serves the residents of Colquitt County. While the smaller communities may not need a fixed-route system, there is a need for some sort of affordable route based transportation system in the City of Moultrie. The low-income and elderly populations often do not have access to a personal vehicle and therefore have limited means of getting around town. This becomes problematic as many essential services such as medical and even commercial are not evenly distributed across the city, requiring some to drive across town for these services.

Parking

On-street is the preferred method of parking in all of the communities in Colquitt County. Commercial activity centers typically have ample on-site parking for their customers. However, there are very few public parking lots in any of the downtowns in Colquitt County. As commercial activity increases in downtown Moultrie, the parking around civic buildings may become increasingly problematic, as these same parking spots must be shared with patrons of the surrounding commercial entities. Coupled with the one-way streets in Moultrie's downtown, circling the area numerous times in order to find available parking or park a considerable ways away from their intended destination may become more common.

Railroads

Moultrie no longer has a railroad in town. It once had a CSX rail line tthat became abandoned and then became a rail trail. The Norfolk southern line that comes from Ellenton come just north of the city on its way to Doerun bypassing Moultrie.

Land Use

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Moultrie and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. The residential category means residential lot sizes of approximately 7,500 square feet to 22,000 square feet or more. The primary housing type is detached, single-family residential, duplexes and manufactured homes. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to commercial business uses, including retail sales, services, and entertainment facilities and service industries. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

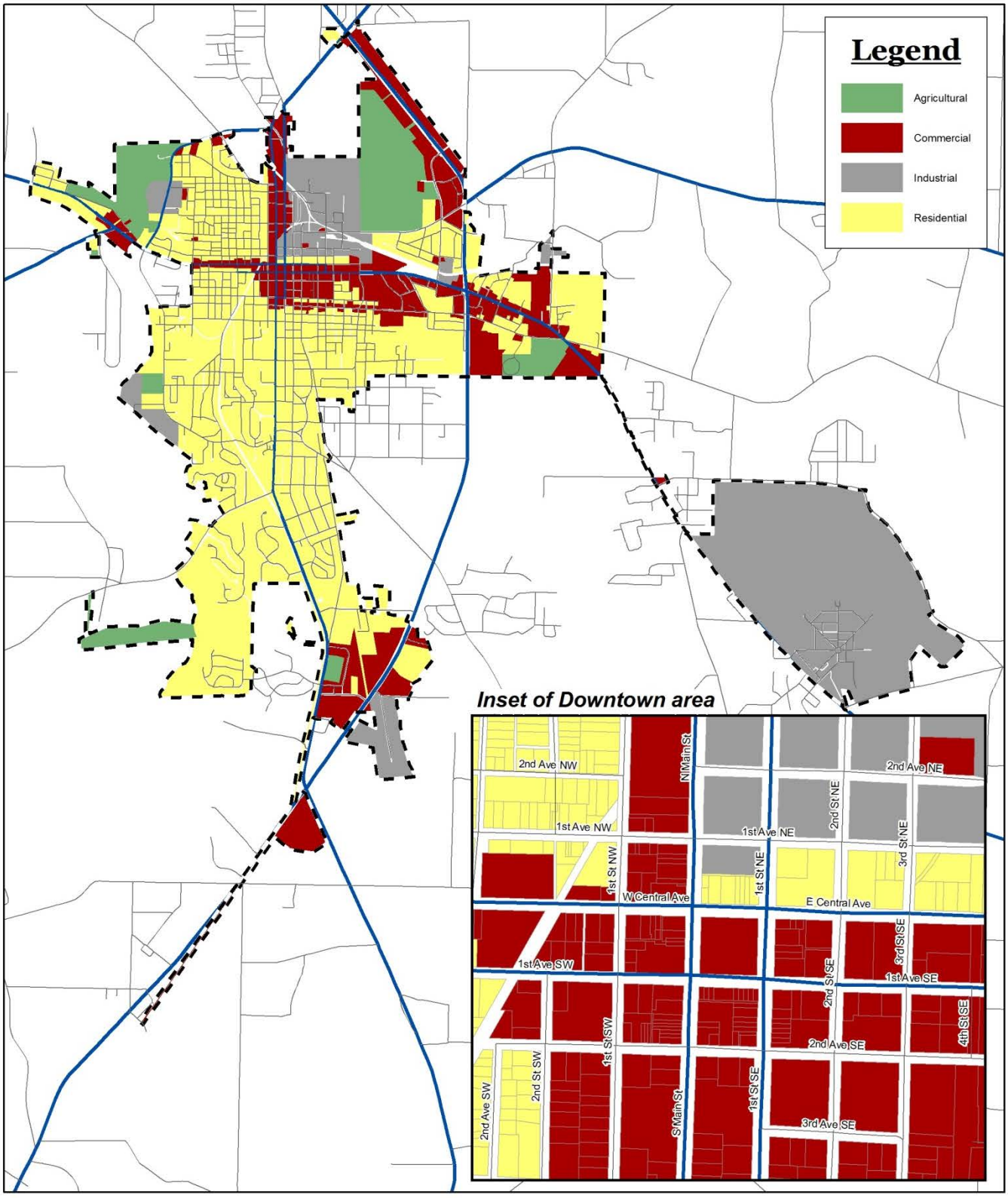
Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or

explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural

The agricultural/forestry land use designation in Moultrie is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development that may or may not be accessory to agricultural or farm operation of varying sizes.



Moultrie

Future Land Use Map

SWGRC
Southwest Georgia Regional Commission

N

Community Work Program

Moultrie Community Work Program 2018-2022

General Planning

Activity	Years	Responsible Party	Cost Estimate	Funding Source
NE Moultrie Industrial Area Revitalization/Redevelopment Study	2018-2022	City/Development Authority	$75,000	General Fund/Grants
Improve/ Establish Broadband capabilities in unserved or underserved areas.	2020-2022	City	$1,000	Grants/General Fund

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Corporate Industry Visitations at least once per year and hopefully more	2018-2022	County/Moultrie	$1,500/year	County/Moultrie
Market all attractions in County in statewide publications	2018-2022	City/County/ Chamber of Commerce	$30,000	Hotel/motel tax
Market downtown Moultrie	2018-2022	City	$20,000/yr	Hotel/motel tax
Continue to improve the airport facilities at Spence Field and Moultrie Municipal.	2018-2022	County/Moultrie	TBD	City, DOT, FAA

Natural and Historic Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review Historic Design Standards	2018-2022	City	$5,000	General Fund

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Eliminate substandard housing in the areas targeted for revitalization (NW Moultrie in particular)	2018-2022	City	$300,000	Grants/Private Investment/General Fund

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Maintain Storm water management project areas	2018-2022	City	TBD	General fund, utility fund
Continue sidewalk repair/curb and gutter from 5th st SE to MLK and sidewalk upgrades on 1st avenue, 2nd Street and East Central Avenue.	2018-2022	City	$15,000/annually	Capital improvement program
Resurface ten (10) percent of the City's streets every five years.	2018-2022	SPLOST/DOT	$50,000	City
Continue to remove excess garbage/litter during Annual Spring cleanup	2018-2022	City	$2,000	Solid Waste Fund
Continue to divert C&D materials from MSW landfill to C&D landfill	2018-2022	City	N/A	Solid Waste Fund
Develop CNG Fueling Station	2018-2022	City	$800,000	Gen. Fund/Utilities
Relocate Fire Station #2	2019-2021	City	$2 million	General Fund
Other Considerations				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Increase communication between departments and surrounding local governments, boards and authorities.	2018-2022	City/County	N/A	General Fund

Adoption Resolution

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Moultrie, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Moultrie examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Moultrie, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 3rd day of April 2018.

Mayor

William M. McIntosh

Witness

Tina Coleman, City Clerk

Norman Park

Community Profile

esri

Executive Summary

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

Population	
2000 Population	815
2010 Population	972
2016 Population	1,051
2021 Population	1,091
2000-2010 Annual Rate	1.78%
2010-2016 Annual Rate	1.26%
2016-2021 Annual Rate	0.75%
2016 Male Population	50.5%
2016 Female Population	49.5%
2016 Median Age	35.5

In the identified area, the current year population is 1,051. In 2010, the Census count in the area was 972. The rate of change since 2010 was 1.26% annually. The five-year projection for the population in the area is 1,091 representing a change of 0.75% annually from 2016 to 2021. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	71.6%
2016 Black Alone	10.4%
2016 American Indian/Alaska Native Alone	0.9%
2016 Asian Alone	0.8%
2016 Pacific Islander Alone	0.0%
2016 Other Race	14.0%
2016 Two or More Races	2.5%
2016 Hispanic Origin (Any Race)	23.8%

Persons of Hispanic origin represent 23.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	318
2010 Households	356
2016 Total Households	381
2021 Total Households	394
2000-2010 Annual Rate	1.14%
2010-2016 Annual Rate	1.09%
2016-2021 Annual Rate	0.67%
2016 Average Household Size	2.72

The household count in this area has changed from 356 in 2010 to 381 in the current year, a change of 1.09% annually. The five-year projection of households is 394, a change of 0.67% annually from the current year total. Average household size is currently 2.72, compared to 2.69 in the year 2010. The number of families in the current year is 294 in the specified area.

Executive Summary

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$34,313
2021 Median Household Income	$40,295
2016-2021 Annual Rate	3.27%
Average Household Income	
2016 Average Household Income	$46,842
2021 Average Household Income	$52,478
2016-2021 Annual Rate	2.30%
Per Capita Income	
2016 Per Capita Income	$15,826
2021 Per Capita Income	$17,628
2016-2021 Annual Rate	2.18%

Households by Income

Current median household income is $34,313 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $40,295 in five years, compared to $59,476 for all U.S. households

Current average household income is $46,842 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $52,478 in five years, compared to $84,021 for all U.S. households

Current per capita income is $15,826 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $17,628 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	350
2000 Owner Occupied Housing Units	247
2000 Renter Occupied Housing Units	70
2000 Vacant Housing Units	33
2010 Total Housing Units	384
2010 Owner Occupied Housing Units	268
2010 Renter Occupied Housing Units	88
2010 Vacant Housing Units	28
2016 Total Housing Units	391
2016 Owner Occupied Housing Units	273
2016 Renter Occupied Housing Units	108
2016 Vacant Housing Units	10
2021 Total Housing Units	398
2021 Owner Occupied Housing Units	277
2021 Renter Occupied Housing Units	117
2021 Vacant Housing Units	4

Currently, 69.8% of the 391 housing units in the area are owner occupied; 27.6%, renter occupied; and 2.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 384 housing units in the area - 69.8% owner occupied, 22.9% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 0.81%. Median home value in the area is $74,438, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 5.05% annually to $95,238.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Relatively safe community
- Up & coming downtown
- Low ISO fire rating
- Proximity to Moultrie
- Location along major thoroughfare (Hwy 319)
- Good elementary school compared to other small towns
- Local health clinic

Weaknesses

- Sewer System lacks capacity and needs upgrades
- Aging housing stock
- Lack of commercial development along Hwy 319
- Technology (Improve the Broadband)

Opportunities

- Georgia Baptist College
- Commercial development opportunities along Hwy 319

Threats

- Unfunded mandates
- The sewage plant is “fragile” w/ no backups if something happened.

Needs and Opportunities

Needs

- Upgrades to sanitary sewer system and sewer plant
- Newer housing in neighborhoods
- More variety of housing styles, prices, etc.
- More commercial development

Opportunities

- The Georgia Baptist College is a large complex that can function as a number of different things and can bring in a lot of people.
- Opportunities exist along Hwy 319 for commercial development.
- Norman Park has qualities that make it a good community to live including a good elementary school, relatively low crime, low ISO fire rating, a local health clinic and proximity to Moultrie and Tifton.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Goal: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Policies:

- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	31
Total Employees:	187
Total Residential Population:	1,051
Employee/Residential Population Ratio:	0.18:1

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	4	12.9%	30	16.0%
Construction	3	9.7%	8	4.3%
Manufacturing	1	3.2%	4	2.1%
Transportation	1	3.2%	7	3.7%
Communication	1	3.2%	6	3.2%
Utility	0	0.0%	0	0.0%
Wholesale Trade	1	3.2%	9	4.8%
Retail Trade Summary	9	29.0%	23	12.3%
Home Improvement	1	3.2%	2	1.1%
General Merchandise Stores	1	3.2%	2	1.1%
Food Stores	2	6.5%	6	3.2%
Auto Dealers, Gas Stations, Auto Aftermarket	3	9.7%	5	2.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%
Eating & Drinking Places	1	3.2%	4	2.1%
Miscellaneous Retail	2	6.5%	4	2.1%
Finance, Insurance, Real Estate Summary	1	3.2%	1	0.5%
Banks, Savings & Lending Institutions	1	3.2%	0	0.0%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	0	0.0%	0	0.0%
Real Estate, Holding, Other Investment Offices	0	0.0%	1	0.5%
Services Summary	7	22.6%	90	48.1%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	0	0.0%	0	0.0%
Motion Pictures & Amusements	0	0.0%	0	0.0%
Health Services	1	3.2%	1	0.5%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	1	3.2%	47	25.1%
Other Services	6	19.4%	43	23.0%
Government	2	6.5%	11	5.9%
Unclassified Establishments	1	3.2%	0	0.0%
Totals	31	100.0%	187	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	4	12.9%	28	15.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	3	9.7%	8	4.3%
Manufacturing	1	3.2%	4	2.1%
Wholesale Trade	1	3.2%	9	4.8%
Retail Trade	8	25.8%	19	10.2%
Motor Vehicle & Parts Dealers	3	9.7%	4	2.1%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	1	3.2%	2	1.1%
Food & Beverage Stores	2	6.5%	6	3.2%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	1	3.2%	3	1.6%
General Merchandise Stores	1	3.2%	2	1.1%
Miscellaneous Store Retailers	1	3.2%	1	0.5%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	3.2%	7	3.7%
Information	1	3.2%	6	3.2%
Finance & Insurance	1	3.2%	0	0.0%
Central Bank/Credit Intermediation & Related Activities	1	3.2%	0	0.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%
Professional, Scientific & Tech Services	1	3.2%	1	0.5%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	2	6.5%	5	2.7%
Educational Services	1	3.2%	47	25.1%
Health Care & Social Assistance	1	3.2%	9	4.8%
Arts, Entertainment & Recreation	0	0.0%	1	0.5%
Accommodation & Food Services	1	3.2%	4	2.1%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	1	3.2%	4	2.1%
Other Services (except Public Administration)	4	12.9%	30	16.0%
Automotive Repair & Maintenance	0	0.0%	0	0.0%
Public Administration	2	6.5%	11	5.9%
Unclassified Establishments	1	3.2%	0	0.0%
Total	31	100.0%	187	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Disposable Income Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	972	1,051	1,091	40	0.75%
Median Age	34.5	35.5	36.8	1.3	0.72%
Households	356	381	394	13	0.67%
Average Household Size	2.69	2.72	2.73	0.01	0.07%

2016 Households by Disposable Income	Number	Percent
Total	381	100.0%
<$15,000	80	21.0%
$15,000-$24,999	78	20.5%
$25,000-$34,999	67	17.6%
$35,000-$49,999	56	14.7%
$50,000-$74,999	57	15.0%
$75,000-$99,999	26	6.8%
$100,000-$149,999	15	3.9%
$150,000-$199,999	1	0.3%
$200,000+	1	0.3%
Median Disposable Income	$28,997	
Average Disposable Income	$38,563	

	Number of Households						
2016 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	14	60	74	62	67	70	34
<$15,000	4	15	12	9	15	14	11
$15,000-$24,999	2	14	13	11	12	17	9
$25,000-$34,999	3	10	14	8	10	16	7
$35,000-$49,999	2	8	12	10	10	10	4
$50,000-$74,999	2	9	16	12	10	6	2
$75,000-$99,999	1	3	5	7	6	4	1
$100,000-$149,999	0	1	2	5	3	3	0
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	0	0	0	0
Median Disposable Income	$27,508	$25,718	$33,108	$38,472	$30,223	$26,785	$20,473
Average Disposable Income	$34,866	$33,177	$40,616	$49,825	$39,913	$36,375	$26,425

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Household Budget Expenditures

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

Demographic Summary	2016	2021
Population	1,051	1,091
Households	381	394
Families	294	302
Median Age	35.5	36.8
Median Household Income	$34,313	$40,295

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	62	$41,325.90	$15,745,169	100.0%
Food	65	$5,282.64	$2,012,686	12.8%
Food at Home	66	$3,283.29	$1,250,934	7.9%
Food Away from Home	65	$1,999.35	$761,752	4.8%
Alcoholic Beverages	59	$304.56	$116,039	0.7%
Housing	61	$12,490.21	$4,758,770	30.2%
Shelter	59	$9,154.96	$3,488,040	22.2%
Utilities, Fuel and Public Services	68	$3,335.25	$1,270,730	8.1%
Household Operations	60	$1,034.04	$393,969	2.5%
Housekeeping Supplies	66	$466.24	$177,636	1.1%
Household Furnishings and Equipment	62	$1,098.65	$418,584	2.7%
Apparel and Services	63	$1,274.38	$485,539	3.1%
Transportation	67	$5,444.46	$2,074,340	13.2%
Travel	56	$1,034.29	$394,063	2.5%
Health Care	64	$3,413.09	$1,300,386	8.3%
Entertainment and Recreation	63	$1,838.89	$700,618	4.4%
Personal Care Products & Services	63	$462.80	$176,327	1.1%
Education	49	$698.66	$266,191	1.7%
Smoking Products	74	$303.09	$115,476	0.7%
Lotteries & Pari-mutuel Losses	61	$38.34	$14,607	0.1%
Legal Fees	61	$95.57	$36,411	0.2%
Funeral Expenses	75	$64.25	$24,480	0.2%
Safe Deposit Box Rentals	61	$2.38	$908	0.0%
Checking Account/Banking Service Charges	61	$20.12	$7,665	0.0%
Cemetery Lots/Vaults/Maintenance Fees	64	$6.63	$2,526	0.0%
Accounting Fees	56	$49.96	$19,033	0.1%
Miscellaneous Personal Services/Advertising/Fine	58	$35.12	$13,381	0.1%
Occupational Expenses	51	$33.98	$12,948	0.1%
Expenses for Other Properties	55	$76.05	$28,976	0.2%
Credit Card Membership Fees	52	$2.02	$768	0.0%
Shopping Club Membership Fees	58	$9.70	$3,697	0.0%
Support Payments/Cash Contributions/Gifts in Kind	62	$1,440.14	$548,695	3.5%
Life/Other Insurance	61	$251.92	$95,981	0.6%
Pensions and Social Security	60	$4,053.73	$1,544,470	9.8%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Market Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	815
2010 Total Population	972
2016 Total Population	1,051
2016 Group Quarters	16
2021 Total Population	1,091
2016-2021 Annual Rate	0.75%
Household Summary	
2000 Households	318
2000 Average Household Size	2.52
2010 Households	356
2010 Average Household Size	2.69
2016 Households	381
2016 Average Household Size	2.72
2021 Households	394
2021 Average Household Size	2.73
2016-2021 Annual Rate	0.67%
2010 Families	276
2010 Average Family Size	3.03
2016 Families	294
2016 Average Family Size	3.07
2021 Families	302
2021 Average Family Size	3.10
2016-2021 Annual Rate	0.54%
Housing Unit Summary	
2000 Housing Units	350
Owner Occupied Housing Units	70.6%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	9.4%
2010 Housing Units	384
Owner Occupied Housing Units	69.8%
Renter Occupied Housing Units	22.9%
Vacant Housing Units	7.3%
2016 Housing Units	391
Owner Occupied Housing Units	69.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	2.6%
2021 Housing Units	398
Owner Occupied Housing Units	69.6%
Renter Occupied Housing Units	29.4%
Vacant Housing Units	1.0%
Median Household Income	
2016	$34,313
2021	$40,295
Median Home Value	
2016	$74,438
2021	$95,238
Per Capita Income	
2016	$15,826
2021	$17,628
Median Age	
2010	34.5
2016	35.5
2021	36.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	381
<$15,000	17.8%
$15,000 - $24,999	17.6%
$25,000 - $34,999	15.2%
$35,000 - $49,999	16.5%
$50,000 - $74,999	13.6%
$75,000 - $99,999	8.4%
$100,000 - $149,999	8.4%
$150,000 - $199,999	1.6%
$200,000+	0.5%
Average Household Income	$46,842
2021 Households by Income	
Household Income Base	394
<$15,000	19.3%
$15,000 - $24,999	14.0%
$25,000 - $34,999	10.2%
$35,000 - $49,999	15.0%
$50,000 - $74,999	19.3%
$75,000 - $99,999	10.4%
$100,000 - $149,999	9.1%
$150,000 - $199,999	2.0%
$200,000+	0.5%
Average Household Income	$52,478
2016 Owner Occupied Housing Units by Value	
Total	273
<$50,000	34.1%
$50,000 - $99,999	32.6%
$100,000 - $149,999	8.8%
$150,000 - $199,999	7.3%
$200,000 - $249,999	10.3%
$250,000 - $299,999	2.2%
$300,000 - $399,999	0.7%
$400,000 - $499,999	2.2%
$500,000 - $749,999	1.1%
$750,000 - $999,999	0.7%
$1,000,000 +	0.0%
Average Home Value	$111,630
2021 Owner Occupied Housing Units by Value	
Total	277
<$50,000	29.2%
$50,000 - $99,999	22.7%
$100,000 - $149,999	12.6%
$150,000 - $199,999	13.7%
$200,000 - $249,999	11.9%
$250,000 - $299,999	4.0%
$300,000 - $399,999	1.1%
$400,000 - $499,999	2.2%
$500,000 - $749,999	1.1%
$750,000 - $999,999	1.1%
$1,000,000 +	0.0%
Average Home Value	$132,156

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

2010 Population by Age	
Total	972
0 - 4	8.1%
5 - 9	7.8%
10 - 14	7.7%
15 - 24	14.2%
25 - 34	12.8%
35 - 44	14.5%
45 - 54	12.0%
55 - 64	10.9%
65 - 74	7.8%
75 - 84	2.9%
85 +	1.1%
18 +	71.3%
2016 Population by Age	
Total	1,052
0 - 4	7.8%
5 - 9	7.4%
10 - 14	7.3%
15 - 24	13.5%
25 - 34	13.2%
35 - 44	14.0%
45 - 54	11.4%
55 - 64	11.3%
65 - 74	9.8%
75 - 84	3.0%
85 +	1.2%
18 +	72.8%
2021 Population by Age	
Total	1,091
0 - 4	7.5%
5 - 9	7.1%
10 - 14	7.3%
15 - 24	12.8%
25 - 34	12.6%
35 - 44	13.9%
45 - 54	11.3%
55 - 64	11.3%
65 - 74	11.1%
75 - 84	3.7%
85 +	1.3%
18 +	73.3%
2010 Population by Sex	
Males	489
Females	483
2016 Population by Sex	
Males	531
Females	520
2021 Population by Sex	
Males	553
Females	538

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	971
White Alone	74.4%
Black Alone	10.1%
American Indian Alone	0.8%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	12.3%
Two or More Races	2.0%
Hispanic Origin	21.2%
Diversity Index	62.6
2016 Population by Race/Ethnicity	
Total	1,051
White Alone	71.6%
Black Alone	10.4%
American Indian Alone	0.9%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	14.0%
Two or More Races	2.5%
Hispanic Origin	23.8%
Diversity Index	66.7
2021 Population by Race/Ethnicity	
Total	1,091
White Alone	69.3%
Black Alone	10.4%
American Indian Alone	0.9%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	15.6%
Two or More Races	2.8%
Hispanic Origin	26.5%
Diversity Index	70.0
2010 Population by Relationship and Household Type	
Total	973
In Households	98.4%
In Family Households	89.2%
Householder	26.0%
Spouse	18.9%
Child	35.5%
Other relative	5.5%
Nonrelative	3.3%
In Nonfamily Households	9.0%
In Group Quarters	1.6%
Institutionalized Population	0.0%
Noninstitutionalized Population	1.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	672
Less than 9th Grade	15.3%
9th - 12th Grade, No Diploma	12.8%
High School Graduate	33.8%
GED/Alternative Credential	5.7%
Some College, No Degree	17.3%
Associate Degree	7.0%
Bachelor's Degree	5.2%
Graduate/Professional Degree	3.0%
2016 Population 15+ by Marital Status	
Total	814
Never Married	28.0%
Married	51.6%
Widowed	7.1%
Divorced	13.3%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	94.3%
Civilian Unemployed	5.7%
2016 Employed Population 16+ by Industry	
Total	465
Agriculture/Mining	16.3%
Construction	5.6%
Manufacturing	14.0%
Wholesale Trade	4.3%
Retail Trade	14.0%
Transportation/Utilities	7.3%
Information	0.2%
Finance/Insurance/Real Estate	4.7%
Services	31.0%
Public Administration	2.8%
2016 Employed Population 16+ by Occupation	
Total	464
White Collar	44.1%
Management/Business/Financial	8.8%
Professional	13.3%
Sales	12.7%
Administrative Support	9.2%
Services	12.5%
Blue Collar	43.2%
Farming/Forestry/Fishing	12.5%
Construction/Extraction	3.9%
Installation/Maintenance/Repair	3.2%
Production	9.0%
Transportation/Material Moving	14.6%
2010 Population By Urban/ Rural Status	
Total Population	972
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Norman Park
Area: 3.13 square miles

Prepared by SWGRC

2010 Households by Type	
Total	356
Households with 1 Person	19.1%
Households with 2+ People	80.9%
Family Households	77.5%
Husband-wife Families	56.2%
With Related Children	28.4%
Other Family (No Spouse Present)	21.1%
Other Family with Male Householder	7.0%
With Related Children	4.2%
Other Family with Female Householder	14.3%
With Related Children	9.0%
Nonfamily Households	3.4%
All Households with Children	42.1%
Multigenerational Households	6.7%
Unmarried Partner Households	6.5%
Male-female	6.2%
Same-sex	0.3%
2010 Households by Size	
Total	357
1 Person Household	19.0%
2 Person Household	29.7%
3 Person Household	19.0%
4 Person Household	16.0%
5 Person Household	10.1%
6 Person Household	3.4%
7 + Person Household	2.8%
2010 Households by Tenure and Mortgage Status	
Total	356
Owner Occupied	75.3%
Owned with a Mortgage/Loan	43.5%
Owned Free and Clear	31.7%
Renter Occupied	24.7%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	384
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Norman Park
Area: 3.13 square miles

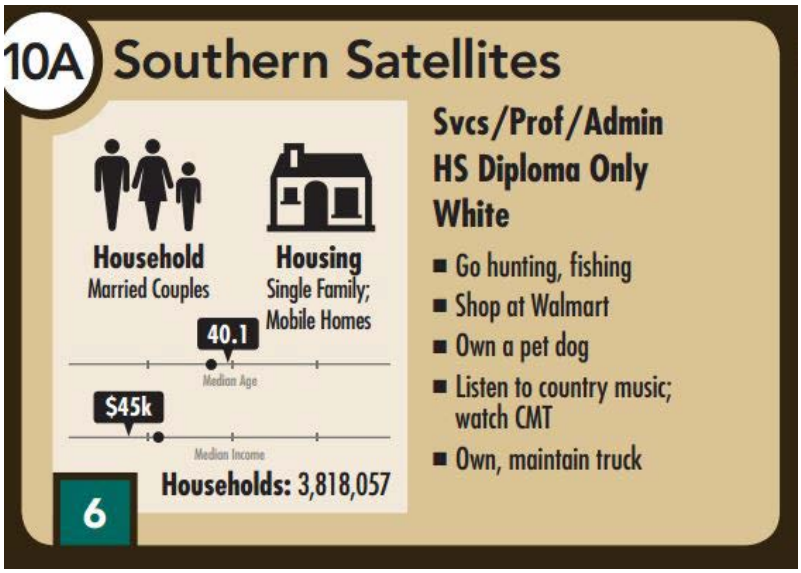
Prepared by SWGRC

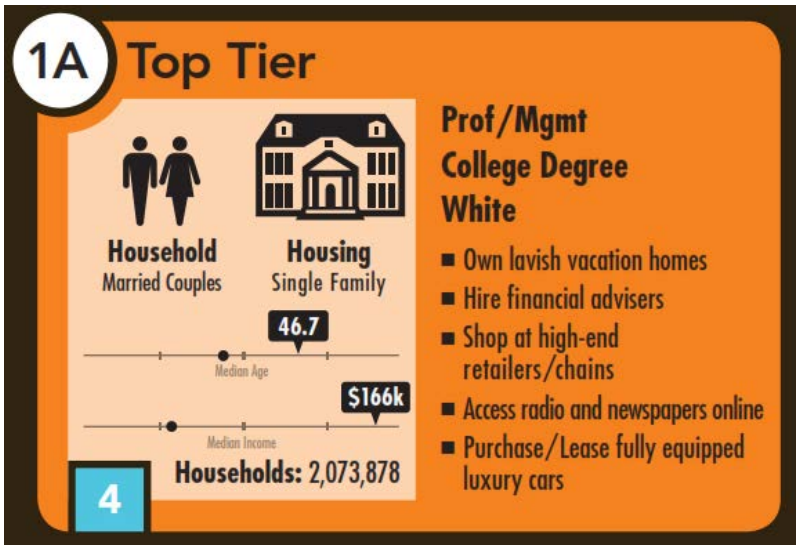
Top 3 Tapestry Segments		
	1.	Down the Road (10D)
	2.	Southern Satellites (10A)
	3.	Top Tier (1A)
2016 Consumer Spending		
Apparel & Services: Total $		$485,539
Average Spent		$1,274.38
Spending Potential Index		63
Education: Total $		$266,191
Average Spent		$698.66
Spending Potential Index		49
Entertainment/Recreation: Total $		$700,618
Average Spent		$1,838.89
Spending Potential Index		63
Food at Home: Total $		$1,250,934
Average Spent		$3,283.29
Spending Potential Index		66
Food Away from Home: Total $		$761,752
Average Spent		$1,999.35
Spending Potential Index		65
Health Care: Total $		$1,300,386
Average Spent		$3,413.09
Spending Potential Index		64
HH Furnishings & Equipment: Total $		$418,584
Average Spent		$1,098.65
Spending Potential Index		62
Personal Care Products & Services: Total $		$176,327
Average Spent		$462.80
Spending Potential Index		63
Shelter: Total $		$3,488,040
Average Spent		$9,154.96
Spending Potential Index		59
Support Payments/Cash Contributions/Gifts in Kind: Total $		$548,695
Average Spent		$1,440.14
Spending Potential Index		62
Travel: Total $		$394,063
Average Spent		$1,034.29
Spending Potential Index		56
Vehicle Maintenance & Repairs: Total $		$252,953
Average Spent		$663.92
Spending Potential Index		64

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Norman Park are: Down the Road, Southern Satellites and Top Tier.



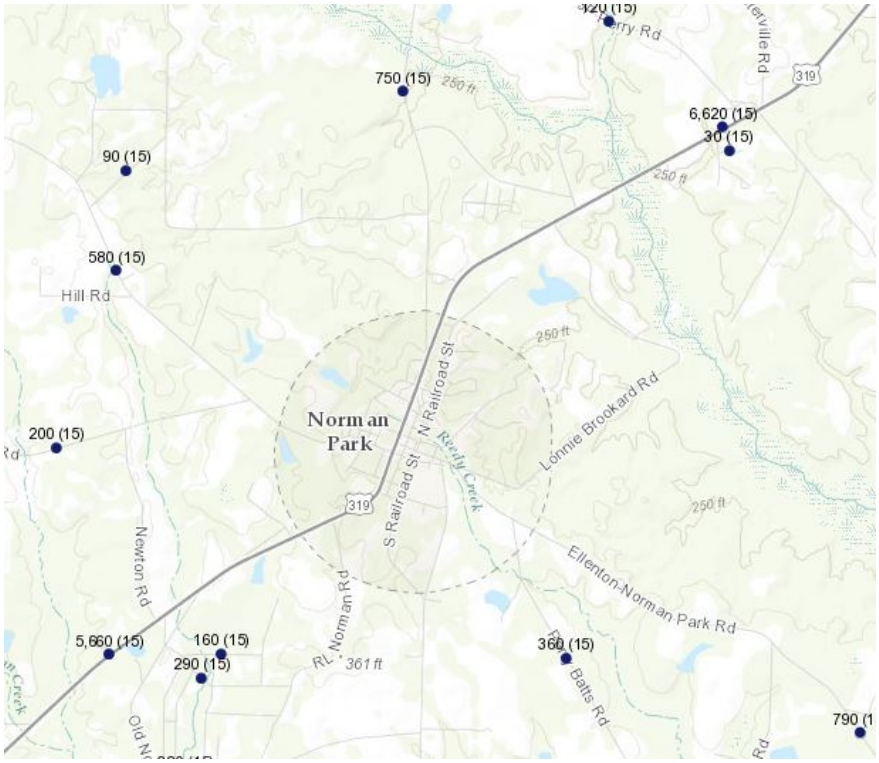


Transportation

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Some transportation issues in Norman Park are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

U.S. Hwy 319 bisects Norman Park and is by far the busiest route in town. Although no traffic counts are available from within the city limits, counts nearby indicate approximately 6,000 Annual Average Daily Trips (AADT) through Norman Park.



Alternative Modes

The road network in Norman Park is largely a simple grid pattern. Sidewalks are available on some of the streets particularly in the downtown and older residential areas and out to the Elementary school. There are no dedicated bicycle lanes in Norman Park but residents find that most city streets have very low traffic and can provide a fairly safe avenue for cycling.

Colquitt County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Colquitt County, Doerun, Norman Park, Ellenton, Moultrie, Berlin and Funston. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

On-street is the preferred method of parking in Norman Park. As Norman Park's downtown begins to see a potential resurgence lack of parking may become an issue in the future where a public parking lot may be needed. The current level of parking is adequate for the City of Norman Park at this time.

Railroad

There is no railroad in the City of Norman Park.

Land Use

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Norman Park and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Residential means residential development ranging from approximately three to five (3-5) units per acre (i.e., lot sizes minimum of approximately 8,000 square feet to 10,000 square feet). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

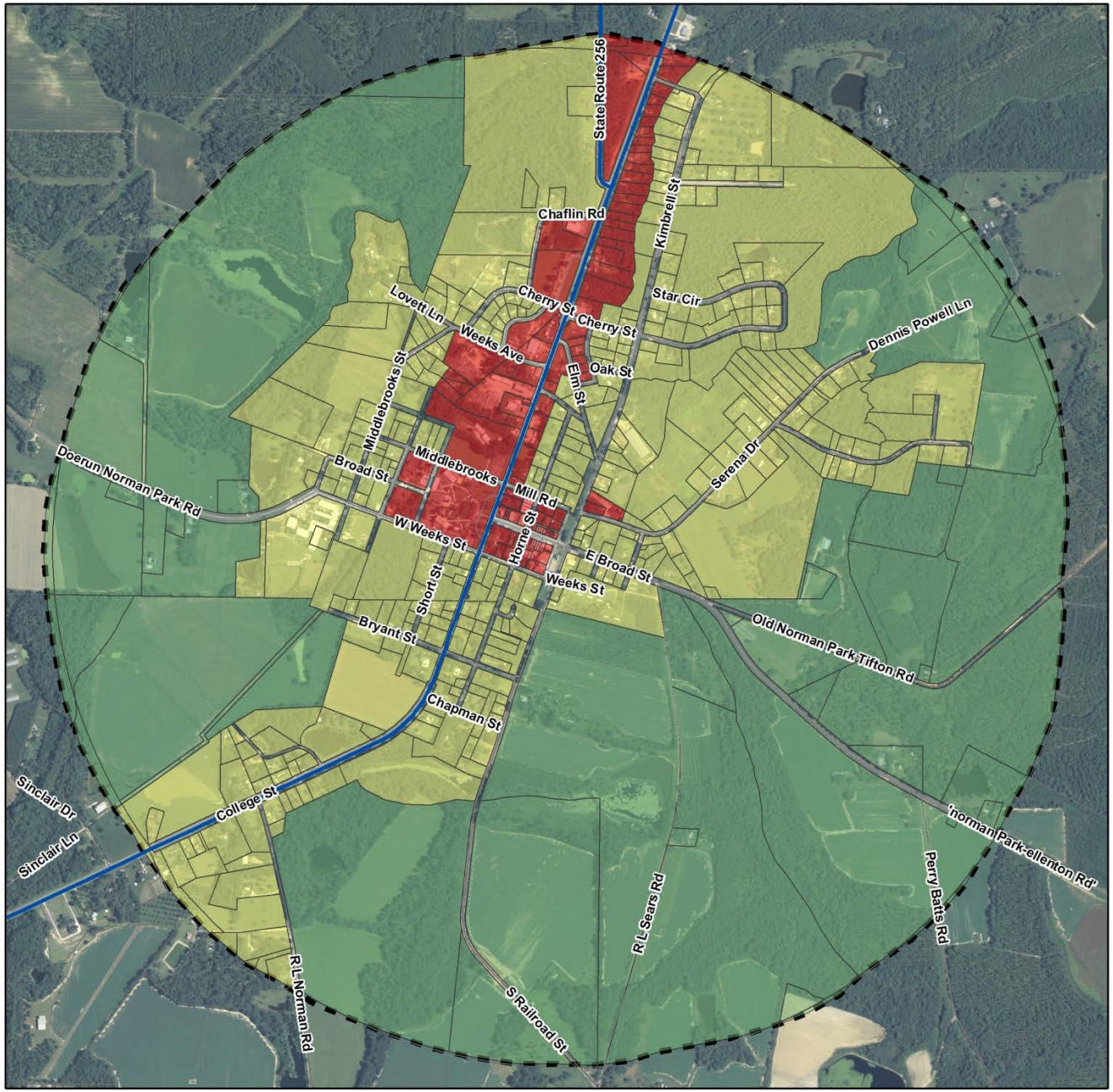
Given the small rural nature of Norman Park, one category can fulfill the needs of encompassing both highway and downtown commercial uses. The Norman Park zoning ordinance has three different zoning classifications for commercial and a commercial planned unit development district that will place development in the appropriate locations.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural

The agricultural land use designation in Norman Park is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development th at may or may not be accessory to agricultural or farm operation of varying sizes.



Norman Park

Future Land Use Map

Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- City Limits
- State Route

SWGRC
Southwest Georgia Regional Commission

N

Community Work Program

City of Norman Park Community Work Program 2018-2022				
General Planning				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Improve/ Establish Broadband capabilities in unserved or underserved areas.	2020-2022	City	$1,000	Grants/General Fund
Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Investigate ways to market the City of Norman Park as a great place to live.	2018-2022	City	$3,000	General Fund
Try and redevelop or find a new tenant for the Georgia Baptist College	2018-2022	City	Staff time	General Fund
Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Upgrade sewer system and sewer plant	2018-2022	City	$150,000	General Fund, Grants
Housing				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Pursue grants and loans that would make possible rehabilitation projects for elderly home owners	2018-2022	City	$10,000/yr	General Fund
Demolish substandard housing in neighborhoods	2018-2022	City	$10,000/yr	General Fund
Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Identify areas along Hwy 319 for rezoning to encourage commercial development	2018	City, RC	$1,000	General Fund

Adoption Resolution

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Norman Park, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Norman Park examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Norman Park, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 8th day of May 2018.

Mayor

Bruce Norton

Witness

Hope Amador, City Clerk

Berlin

Community Profile

Executive Summary

Berlin
Area: 0.75 square miles

Prepared by SWGRC

Population	
2000 Population	514
2010 Population	551
2016 Population	417
2021 Population	386
2000-2010 Annual Rate	0.70%
2010-2016 Annual Rate	-4.36%
2016-2021 Annual Rate	-1.53%
2016 Male Population	51.1%
2016 Female Population	48.9%
2016 Median Age	38.6

In the identified area, the current year population is 417. In 2010, the Census count in the area was 551. The rate of change since 2010 was -4.36% annually. The five-year projection for the population in the area is 386 representing a change of -1.53% annually from 2016 to 2021. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	74.1%
2016 Black Alone	9.1%
2016 American Indian/Alaska Native Alone	0.7%
2016 Asian Alone	1.2%
2016 Pacific Islander Alone	0.0%
2016 Other Race	13.7%
2016 Two or More Races	1.2%
2016 Hispanic Origin (Any Race)	18.5%

Persons of Hispanic origin represent 18.5% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	182
2010 Households	196
2016 Total Households	148
2021 Total Households	136
2000-2010 Annual Rate	0.74%
2010-2016 Annual Rate	-4.39%
2016-2021 Annual Rate	-1.68%
2016 Average Household Size	2.82

The household count in this area has changed from 196 in 2010 to 148 in the current year, a change of -4.39% annually. The five-year projection of households is 136, a change of -1.68% annually from the current year total. Average household size is currently 2.82, compared to 2.81 in the year 2010. The number of families in the current year is 107 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Berlin
Area: 0.75 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$31,007
2021 Median Household Income	$36,325
2016-2021 Annual Rate	3.22%
Average Household Income	
2016 Average Household Income	$50,810
2021 Average Household Income	$58,996
2016-2021 Annual Rate	3.03%
Per Capita Income	
2016 Per Capita Income	$18,847
2021 Per Capita Income	$21,724
2016-2021 Annual Rate	2.88%

Households by Income

Current median household income is $31,007 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $36,325 in five years, compared to $59,476 for all U.S. households

Current average household income is $50,810 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $58,996 in five years, compared to $84,021 for all U.S. households

Current per capita income is $18,847 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $21,724 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	231
2000 Owner Occupied Housing Units	155
2000 Renter Occupied Housing Units	27
2000 Vacant Housing Units	49
2010 Total Housing Units	236
2010 Owner Occupied Housing Units	144
2010 Renter Occupied Housing Units	52
2010 Vacant Housing Units	40
2016 Total Housing Units	236
2016 Owner Occupied Housing Units	103
2016 Renter Occupied Housing Units	44
2016 Vacant Housing Units	88
2021 Total Housing Units	236
2021 Owner Occupied Housing Units	98
2021 Renter Occupied Housing Units	39
2021 Vacant Housing Units	100

Currently, 43.6% of the 236 housing units in the area are owner occupied; 18.6%, renter occupied; and 37.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 236 housing units in the area - 61.0% owner occupied, 22.0% renter occupied, and 16.9% vacant. The annual rate of change in housing units since 2010 is 0.00%. Median home value in the area is $79,000, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 3.33% annually to $93,056.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Unity of the community
- Low crime rate
- Local Fire Department
- Local EMT station
- Location along major thoroughfare (Hwy 133)
- Available land
- Cheap utilities
- Affordable housing

Weaknesses

- No grocery store
- Lack of sewer
- Lack of commercial development
- Technology (Improve the Broadband)

Opportunities

- Commercial development potential along Hwy 133 after widening
- Rorey Davis Memorial Park changes/updates

Threats

- None identified

Needs and Opportunities

Needs

- Berlin needs a sewer system top help attract commercial development.
- More commercial development particularly along Hwy 133.
- Grocery store

Opportunities

- Market the strengths of the small town (sense of community, low crime, local fire/ems, cheap utilities, etc.) to bring residents and commercial development.
- Opportunities exist along Hwy 133 for commercial development. The 4-laning should provide more traffic along the roadway and increase the potential for commercial development.
- Making upgrades to Rorey Davis Memorial Park will increase its usability by the community.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community.

Policies:

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water and sewer) to support or direct new growth;

ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.

Goal: Sense of Place

Protect and enhance the community's unique qualities. Maintain the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Policies:

- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Goal: Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Policies:

- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Berlin
Area: 0.75 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	23
Total Employees:	85
Total Residential Population:	417
Employee/Residential Population Ratio:	0.2:1

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	3	13.0%	8	9.4%
Construction	3	13.0%	12	14.1%
Manufacturing	2	8.7%	11	12.9%
Transportation	1	4.3%	9	10.6%
Communication	0	0.0%	0	0.0%
Utility	0	0.0%	0	0.0%
Wholesale Trade	1	4.3%	2	2.4%
Retail Trade Summary	3	13.0%	18	21.2%
Home Improvement	0	0.0%	0	0.0%
General Merchandise Stores	1	4.3%	3	3.5%
Food Stores	1	4.3%	11	12.9%
Auto Dealers, Gas Stations, Auto Aftermarket	1	4.3%	3	3.5%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	1	4.3%	1	1.2%
Eating & Drinking Places	0	0.0%	0	0.0%
Miscellaneous Retail	0	0.0%	0	0.0%
Finance, Insurance, Real Estate Summary	1	4.3%	0	0.0%
Banks, Savings & Lending Institutions	1	4.3%	0	0.0%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	0	0.0%	0	0.0%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%
Services Summary	5	21.7%	14	16.5%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	0	0.0%	0	0.0%
Motion Pictures & Amusements	1	4.3%	3	3.5%
Health Services	1	4.3%	7	8.2%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	0	0.0%	0	0.0%
Other Services	3	13.0%	5	5.9%
Government	2	8.7%	11	12.9%
Unclassified Establishments	2	8.7%	0	0.0%
Totals	23	100.0%	85	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Berlin
Area: 0.75 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	13.0%	8	9.4%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	3	13.0%	12	14.1%
Manufacturing	2	8.7%	11	12.9%
Wholesale Trade	1	4.3%	2	2.4%
Retail Trade	3	13.0%	18	21.2%
Motor Vehicle & Parts Dealers	1	4.3%	2	2.4%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	1	4.3%	1	1.2%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	1	4.3%	11	12.9%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	1	4.3%	1	1.2%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	1	4.3%	3	3.5%
Miscellaneous Store Retailers	0	0.0%	0	0.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	4.3%	9	10.6%
Information	1	4.3%	2	2.4%
Finance & Insurance	1	4.3%	0	0.0%
Central Bank/Credit Intermediation & Related Activities	1	4.3%	0	0.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%
Professional, Scientific & Tech Services	1	4.3%	1	1.2%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	0	0.0%
Educational Services	0	0.0%	0	0.0%
Health Care & Social Assistance	1	4.3%	7	8.2%
Arts, Entertainment & Recreation	1	4.3%	1	1.2%
Accommodation & Food Services	0	0.0%	0	0.0%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	0	0.0%	0	0.0%
Other Services (except Public Administration)	2	8.7%	4	4.7%
Automotive Repair & Maintenance	0	0.0%	0	0.0%
Public Administration	2	8.7%	11	12.9%
Unclassified Establishments	2	8.7%	0	0.0%
Total	23	100.0%	85	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Disposable Income Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	551	417	386	-31	-1.53%
Median Age	37.6	38.6	39.6	1.0	0.51%
Households	196	148	136	-12	-1.68%
Average Household Size	2.81	2.82	2.84	0.02	0.14%

2016 Households by Disposable Income	Number	Percent
Total	148	100.0%
<$15,000	30	20.3%
$15,000-$24,999	36	24.3%
$25,000-$34,999	28	18.9%
$35,000-$49,999	16	10.8%
$50,000-$74,999	16	10.8%
$75,000-$99,999	12	8.1%
$100,000-$149,999	9	6.1%
$150,000-$199,999	1	0.7%
$200,000+	0	0.0%
Median Disposable Income	$27,155	
Average Disposable Income	$40,191	

	Number of Households						
2016 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	5	20	26	28	25	27	16
<$15,000	1	4	4	5	7	4	5
$15,000-$24,999	1	5	6	6	5	9	4
$25,000-$34,999	2	4	5	4	3	6	3
$35,000-$49,999	0	2	3	3	3	3	2
$50,000-$74,999	0	2	4	3	3	2	1
$75,000-$99,999	0	1	3	3	2	2	0
$100,000-$149,999	0	1	1	3	2	2	0
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	0	0	0	0
Median Disposable Income	$25,000	$25,859	$30,124	$30,496	$26,290	$26,162	$20,000
Average Disposable Income	$31,991	$35,458	$44,751	$52,795	$40,323	$36,982	$26,926

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Household Budget Expenditures

Berlin
Area: 0.75 square miles

Prepared by SWGRC

Demographic Summary	2016	2021
Population	417	386
Households	148	136
Families	107	98
Median Age	38.6	39.6
Median Household Income	$31,007	$36,325

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	68	$44,844.78	$6,637,027	100.0%
Food	70	$5,662.40	$838,035	12.6%
Food at Home	71	$3,520.80	$521,078	7.9%
Food Away from Home	69	$2,141.60	$316,957	4.8%
Alcoholic Beverages	61	$313.38	$46,380	0.7%
Housing	65	$13,272.73	$1,964,364	29.6%
Shelter	61	$9,524.86	$1,409,679	21.2%
Utilities, Fuel and Public Services	77	$3,747.87	$554,685	8.4%
Household Operations	66	$1,124.84	$166,477	2.5%
Housekeeping Supplies	73	$509.91	$75,467	1.1%
Household Furnishings and Equipment	67	$1,180.15	$174,662	2.6%
Apparel and Services	67	$1,349.78	$199,767	3.0%
Transportation	75	$6,053.68	$895,945	13.5%
Travel	59	$1,102.49	$163,169	2.5%
Health Care	73	$3,846.55	$569,289	8.6%
Entertainment and Recreation	69	$2,011.01	$297,629	4.5%
Personal Care Products & Services	66	$485.46	$71,848	1.1%
Education	53	$748.04	$110,710	1.7%
Smoking Products	83	$341.10	$50,483	0.8%
Lotteries & Pari-mutuel Losses	65	$40.61	$6,011	0.1%
Legal Fees	66	$102.51	$15,172	0.2%
Funeral Expenses	93	$79.85	$11,818	0.2%
Safe Deposit Box Rentals	70	$2.76	$409	0.0%
Checking Account/Banking Service Charges	60	$19.90	$2,945	0.0%
Cemetery Lots/Vaults/Maintenance Fees	64	$6.65	$984	0.0%
Accounting Fees	59	$53.41	$7,904	0.1%
Miscellaneous Personal Services/Advertising/Fine	54	$32.28	$4,777	0.1%
Occupational Expenses	48	$32.59	$4,823	0.1%
Expenses for Other Properties	62	$85.99	$12,727	0.2%
Credit Card Membership Fees	52	$1.99	$295	0.0%
Shopping Club Membership Fees	56	$9.36	$1,385	0.0%
Support Payments/Cash Contributions/Gifts in Kind	69	$1,603.30	$237,288	3.6%
Life/Other Insurance	71	$295.57	$43,745	0.7%
Pensions and Social Security	66	$4,476.47	$662,518	10.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Market Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	514
2010 Total Population	551
2016 Total Population	417
2016 Group Quarters	0
2021 Total Population	386
2016-2021 Annual Rate	-1.53%
Household Summary	
2000 Households	182
2000 Average Household Size	2.74
2010 Households	196
2010 Average Household Size	2.81
2016 Households	148
2016 Average Household Size	2.82
2021 Households	136
2021 Average Household Size	2.84
2016-2021 Annual Rate	-1.68%
2010 Families	144
2010 Average Family Size	3.31
2016 Families	107
2016 Average Family Size	3.36
2021 Families	98
2021 Average Family Size	3.40
2016-2021 Annual Rate	-1.74%
Housing Unit Summary	
2000 Housing Units	231
Owner Occupied Housing Units	67.1%
Renter Occupied Housing Units	11.7%
Vacant Housing Units	21.2%
2010 Housing Units	236
Owner Occupied Housing Units	61.0%
Renter Occupied Housing Units	22.0%
Vacant Housing Units	16.9%
2016 Housing Units	236
Owner Occupied Housing Units	43.6%
Renter Occupied Housing Units	18.6%
Vacant Housing Units	37.3%
2021 Housing Units	236
Owner Occupied Housing Units	41.5%
Renter Occupied Housing Units	16.5%
Vacant Housing Units	42.4%
Median Household Income	
2016	$31,007
2021	$36,325
Median Home Value	
2016	$79,000
2021	$93,056
Per Capita Income	
2016	$18,847
2021	$21,724
Median Age	
2010	37.6
2016	38.6
2021	39.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	148
<$15,000	16.2%
$15,000 - $24,999	19.6%
$25,000 - $34,999	20.3%
$35,000 - $49,999	12.8%
$50,000 - $74,999	8.1%
$75,000 - $99,999	6.8%
$100,000 - $149,999	11.5%
$150,000 - $199,999	2.7%
$200,000+	1.4%
Average Household Income	$50,810
2021 Households by Income	
Household Income Base	136
<$15,000	19.1%
$15,000 - $24,999	16.9%
$25,000 - $34,999	12.5%
$35,000 - $49,999	12.5%
$50,000 - $74,999	9.6%
$75,000 - $99,999	8.1%
$100,000 - $149,999	16.2%
$150,000 - $199,999	3.7%
$200,000+	1.5%
Average Household Income	$58,996
2016 Owner Occupied Housing Units by Value	
Total	103
<$50,000	35.9%
$50,000 - $99,999	24.3%
$100,000 - $149,999	12.6%
$150,000 - $199,999	11.7%
$200,000 - $249,999	3.9%
$250,000 - $299,999	1.9%
$300,000 - $399,999	7.8%
$400,000 - $499,999	1.9%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$113,350
2021 Owner Occupied Housing Units by Value	
Total	98
<$50,000	33.7%
$50,000 - $99,999	18.4%
$100,000 - $149,999	10.2%
$150,000 - $199,999	14.3%
$200,000 - $249,999	7.1%
$250,000 - $299,999	4.1%
$300,000 - $399,999	9.2%
$400,000 - $499,999	2.0%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$129,897

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

2010 Population by Age	
Total	551
0 - 4	6.9%
5 - 9	7.4%
10 - 14	8.2%
15 - 24	12.7%
25 - 34	11.3%
35 - 44	14.2%
45 - 54	12.2%
55 - 64	12.3%
65 - 74	9.4%
75 - 84	3.4%
85 +	1.8%
18 +	72.6%
2016 Population by Age	
Total	419
0 - 4	6.9%
5 - 9	6.9%
10 - 14	6.9%
15 - 24	12.9%
25 - 34	11.7%
35 - 44	13.4%
45 - 54	13.4%
55 - 64	11.2%
65 - 74	10.7%
75 - 84	4.5%
85 +	1.4%
18 +	74.5%
2021 Population by Age	
Total	385
0 - 4	6.5%
5 - 9	7.0%
10 - 14	7.3%
15 - 24	12.2%
25 - 34	11.9%
35 - 44	11.9%
45 - 54	14.0%
55 - 64	11.4%
65 - 74	10.1%
75 - 84	6.2%
85 +	1.3%
18 +	75.3%
2010 Population by Sex	
Males	282
Females	269
2016 Population by Sex	
Males	213
Females	204
2021 Population by Sex	
Males	199
Females	188

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	551
White Alone	77.0%
Black Alone	8.7%
American Indian Alone	0.5%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	12.0%
Two or More Races	1.1%
Hispanic Origin	16.2%
Diversity Index	56.3
2016 Population by Race/Ethnicity	
Total	417
White Alone	74.1%
Black Alone	9.1%
American Indian Alone	0.7%
Asian Alone	1.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	13.7%
Two or More Races	1.2%
Hispanic Origin	18.5%
Diversity Index	61.0
2021 Population by Race/Ethnicity	
Total	387
White Alone	71.8%
Black Alone	9.3%
American Indian Alone	0.8%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	15.2%
Two or More Races	1.6%
Hispanic Origin	21.0%
Diversity Index	64.7
2010 Population by Relationship and Household Type	
Total	551
In Households	100.0%
In Family Households	88.4%
Householder	27.2%
Spouse	20.5%
Child	33.9%
Other relative	4.7%
Nonrelative	1.8%
In Nonfamily Households	11.6%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	275
Less than 9th Grade	9.8%
9th - 12th Grade, No Diploma	18.9%
High School Graduate	32.7%
GED/Alternative Credential	1.8%
Some College, No Degree	10.9%
Associate Degree	4.4%
Bachelor's Degree	16.7%
Graduate/Professional Degree	4.7%
2016 Population 15+ by Marital Status	
Total	329
Never Married	31.3%
Married	51.4%
Widowed	9.1%
Divorced	8.2%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	91.8%
Civilian Unemployed	8.2%
2016 Employed Population 16+ by Industry	
Total	157
Agriculture/Mining	16.6%
Construction	2.5%
Manufacturing	19.7%
Wholesale Trade	1.9%
Retail Trade	6.4%
Transportation/Utilities	3.8%
Information	0.0%
Finance/Insurance/Real Estate	5.7%
Services	42.0%
Public Administration	0.6%
2016 Employed Population 16+ by Occupation	
Total	157
White Collar	66.2%
Management/Business/Financial	26.1%
Professional	26.1%
Sales	5.1%
Administrative Support	8.9%
Services	8.9%
Blue Collar	24.8%
Farming/Forestry/Fishing	2.5%
Construction/Extraction	2.5%
Installation/Maintenance/Repair	1.3%
Production	8.9%
Transportation/Material Moving	9.6%
2010 Population By Urban/ Rural Status	
Total Population	551
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Berlin
Area: 0.75 square miles

Prepared by SWGRC

2010 Households by Type	
Total	196
Households with 1 Person	22.4%
Households with 2+ People	77.6%
Family Households	73.5%
Husband-wife Families	55.1%
With Related Children	23.5%
Other Family (No Spouse Present)	18.4%
Other Family with Male Householder	6.6%
With Related Children	3.1%
Other Family with Female Householder	11.7%
With Related Children	7.1%
Nonfamily Households	4.1%
All Households with Children	34.2%
Multigenerational Households	5.6%
Unmarried Partner Households	5.6%
Male-female	4.6%
Same-sex	1.0%
2010 Households by Size	
Total	197
1 Person Household	22.3%
2 Person Household	35.5%
3 Person Household	14.7%
4 Person Household	13.2%
5 Person Household	9.1%
6 Person Household	3.0%
7 + Person Household	2.0%
2010 Households by Tenure and Mortgage Status	
Total	196
Owner Occupied	73.5%
Owned with a Mortgage/Loan	37.2%
Owned Free and Clear	36.2%
Renter Occupied	26.5%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	236
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Berlin
Area: 0.75 square miles

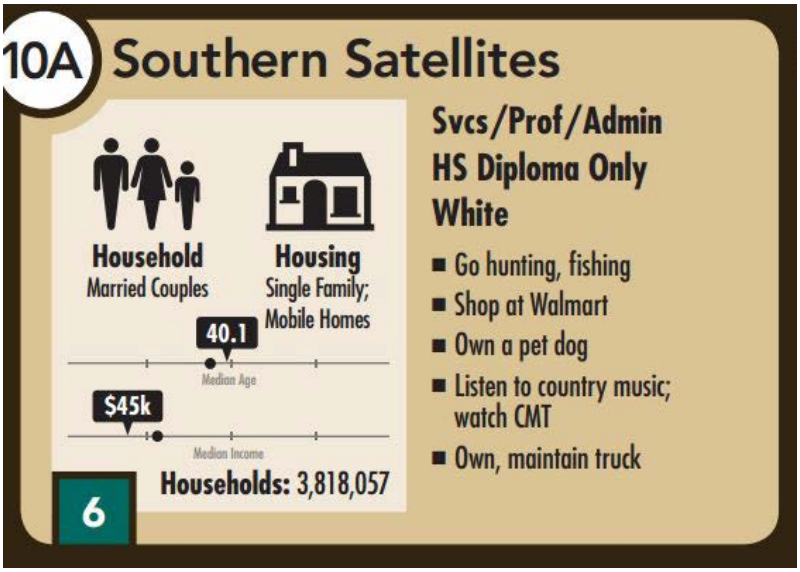
Prepared by SWGRC

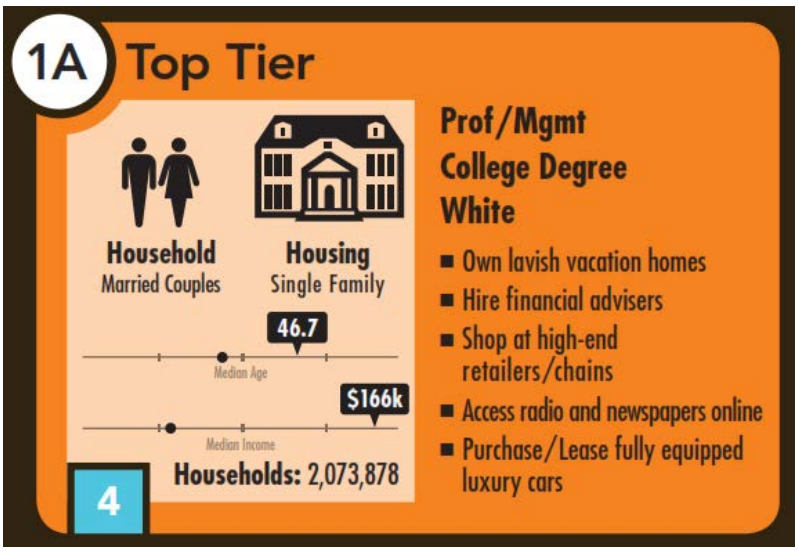
Top 3 Tapestry Segments		
	1.	Southern Satellites (10A)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2016 Consumer Spending		
Apparel & Services: Total $		$199,767
Average Spent		$1,349.78
Spending Potential Index		67
Education: Total $		$110,710
Average Spent		$748.04
Spending Potential Index		53
Entertainment/Recreation: Total $		$297,629
Average Spent		$2,011.01
Spending Potential Index		69
Food at Home: Total $		$521,078
Average Spent		$3,520.80
Spending Potential Index		71
Food Away from Home: Total $		$316,957
Average Spent		$2,141.60
Spending Potential Index		69
Health Care: Total $		$569,289
Average Spent		$3,846.55
Spending Potential Index		73
HH Furnishings & Equipment: Total $		$174,662
Average Spent		$1,180.15
Spending Potential Index		67
Personal Care Products & Services: Total $		$71,848
Average Spent		$485.46
Spending Potential Index		66
Shelter: Total $		$1,409,679
Average Spent		$9,524.86
Spending Potential Index		61
Support Payments/Cash Contributions/Gifts in Kind: Total $		$237,288
Average Spent		$1,603.30
Spending Potential Index		69
Travel: Total $		$163,169
Average Spent		$1,102.49
Spending Potential Index		59
Vehicle Maintenance & Repairs: Total $		$106,599
Average Spent		$720.26
Spending Potential Index		70

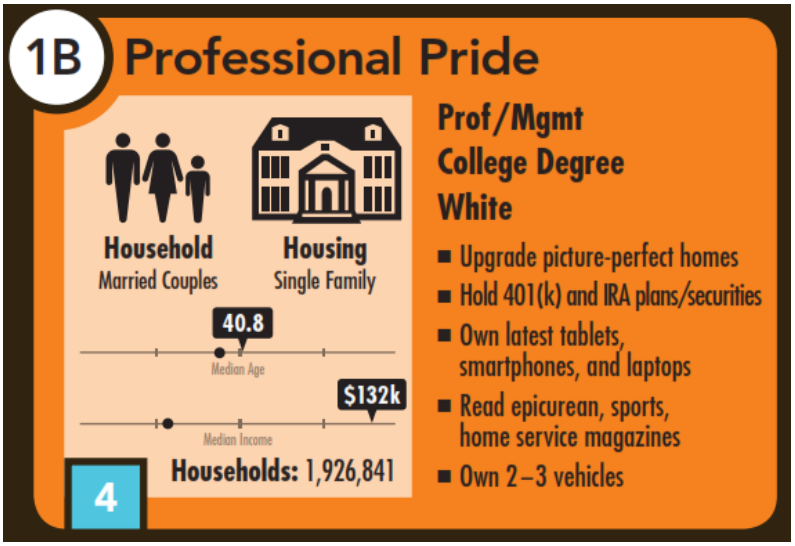
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Berlin are: Southern Satellites, Top Tier and Professional Pride.







Transportation

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. While the automobile is the dominant mode of transportation, the City wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

GA Hwy 133 cuts across the northeast corner of Berlin and is by far the busiest route in town. Although no traffic counts are available from within the city limits, counts nearby indicate approximately 2,920 Annual Average Daily Trips (AADT) through Berlin.

Alternative Modes

The road network in Berlin is largely a simple grid pattern. Sidewalks are only available on Langford Street in the downtown and in front of the old school building complex. There are no dedicated bicycle lanes in Berlin but residents find that most city streets have very low traffic and can provide a fairly safe avenue for cycling.

Colquitt County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Colquitt County, Doerun, Norman Park, Ellenton, Moultrie, Berlin and Funston. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

On-street is the preferred method of parking in Berlin. Berlin's downtown is in a state of extreme decline and on street parking is still available but the buildings are mostly empty and falling down. The current level of parking is adequate for the City of Berlin at this time.

Railroad

There is no railroad in the City of Berlin.

Land Use

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Berlin and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Residential means residential development ranging from approximately three to five (3-5) units per acre (i.e., lot sizes minimum of approximately 8,000 square feet to 10,000 square feet). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured

homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Given the small rural nature of Berlin, one category can fulfill the needs of encompassing both highway and downtown commercial uses. The Berlin zoning ordinance has three different zoning classifications for commercial and a commercial planned unit development district that will place development in the appropriate locations.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural

The agricultural land use designation in Berlin is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development that may or may not be accessory to agricultural or farm operation of varying sizes.

Berlin

Future Land Use Map

Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- City Limits
- State Route

SWGRC
Southwest Georgia Regional Commission

N

Community Work Program

CITY OF BERLIN COMMUNITY WORK PROGRAM 2018-2022

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Participate in annual clean-up and other beautification programs	2018-2022	City	N/A	N/A

General Planning

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Resurface streets within residential areas	2018-2022	City	$200,000	Local, DOT
Continue to support Berlin VFD with gas, oil and vehicle maintenance costs	2018-2022	City	$6,000	Local
Make upgrades to Rorey Davis Memorial Park.	2018-2022	City	$150,000	Local
Improve/Establish Broadband capabilities in unserved or underserved areas	2020-2022	City	$1,000	Grants/General Fund

Adoption Resolution

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Berlin, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Berlin examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Berlin, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9th day of April 2018.

Mayor

Mark L. Bridwell

Mark Bridwell

Witness

Vicki McCoy

Vicki McCoy, City Clerk

Ellenton

Community Profile

esri

Executive Summary

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

Population	
2000 Population	267
2010 Population	281
2016 Population	291
2021 Population	297
2000-2010 Annual Rate	0.51%
2010-2016 Annual Rate	0.56%
2016-2021 Annual Rate	0.41%
2016 Male Population	51.9%
2016 Female Population	48.5%
2016 Median Age	34.7

In the identified area, the current year population is 291. In 2010, the Census count in the area was 281. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 297 representing a change of 0.41% annually from 2016 to 2021. Currently, the population is 51.9% male and 48.5% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	75.6%
2016 Black Alone	3.4%
2016 American Indian/Alaska Native Alone	0.3%
2016 Asian Alone	1.7%
2016 Pacific Islander Alone	0.0%
2016 Other Race	17.9%
2016 Two or More Races	1.0%
2016 Hispanic Origin (Any Race)	33.3%

Persons of Hispanic origin represent 33.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	97
2010 Households	107
2016 Total Households	111
2021 Total Households	113
2000-2010 Annual Rate	0.99%
2010-2016 Annual Rate	0.59%
2016-2021 Annual Rate	0.36%
2016 Average Household Size	2.38

The household count in this area has changed from 107 in 2010 to 111 in the current year, a change of 0.59% annually. The five-year projection of households is 113, a change of 0.36% annually from the current year total. Average household size is currently 2.38, compared to 2.36 in the year 2010. The number of families in the current year is 83 in the specified area.

Executive Summary

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$50,000
2021 Median Household Income	$56,588
2016-2021 Annual Rate	2.51%
Average Household Income	
2016 Average Household Income	$59,423
2021 Average Household Income	$67,747
2016-2021 Annual Rate	2.66%
Per Capita Income	
2016 Per Capita Income	$20,120
2021 Per Capita Income	$22,665
2016-2021 Annual Rate	2.41%

Households by Income

Current median household income is $50,000 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $56,588 in five years, compared to $59,476 for all U.S. households

Current average household income is $59,423 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $67,747 in five years, compared to $84,021 for all U.S. households

Current per capita income is $20,120 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $22,665 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	110
2000 Owner Occupied Housing Units	82
2000 Renter Occupied Housing Units	16
2000 Vacant Housing Units	12
2010 Total Housing Units	120
2010 Owner Occupied Housing Units	82
2010 Renter Occupied Housing Units	25
2010 Vacant Housing Units	13
2016 Total Housing Units	124
2016 Owner Occupied Housing Units	81
2016 Renter Occupied Housing Units	29
2016 Vacant Housing Units	13
2021 Total Housing Units	126
2021 Owner Occupied Housing Units	84
2021 Renter Occupied Housing Units	29
2021 Vacant Housing Units	13

Currently, 65.3% of the 124 housing units in the area are owner occupied; 23.4%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 120 housing units in the area - 68.3% owner occupied, 20.8% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 1.47%. Median home value in the area is $83,824, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 4.32% annually to $103,571.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Small town feel
- Low crime rate
- Low tax rate
- Excellent Local Fire Department
- Lack of competition for business
- Newly renovated water system with extra capacity
- Ellenton is debt free
- Local health clinic
- Early warning system

Weaknesses

- Apathy amongst citizens
- Lack of sanitary sewer
- No local police department
- Lack of commercial development
- Poor housing stock
- Little available (purchasable) land
- No sidewalks for pedestrians
- Technology (Improve the Broadband)

Opportunities

- Room for growth
- Room for and market for public housing
- Community center

Threats

- Natural and Man-made disasters (trainwrecks)
- Costs associated with state mandated advertising is already expensive

Needs and Opportunities

Needs

- More commercial development
- Sidewalks are important for pedestrian travel and do not exist in Ellenton.
- Ellenton needs a sewer system top help attract commercial development.
- New housing stock is needed and rehabilitation is needed throughout town.
- Public apathy needs to be addressed by involving the public as much as possible through a variety of means (citizens' academy on local government?). Whether the public chooses to participate or not the opportunities need to be offered.

Opportunities

- Market the strengths of the small town (sense of community, local health clinic, low crime, local fire protection, cheap utilities, etc.) to bring residents and commercial development.
- There is a market for more public housing in Ellenton but getting the housing authority to build it is difficult due to budget constraints.
- There is a land that could be available for new development within the city limits and near existing water lines
- Constructing a community center would help in a couple of ways-rental fees provide income and having a place for the community to gather would help bring the community together.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or

prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.

- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous

county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	11
Total Employees:	309
Total Residential Population:	291
Employee/Residential Population Ratio:	1.06:1

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	2	18.2%	38	12.3%
Construction	0	0.0%	1	0.3%
Manufacturing	0	0.0%	2	0.6%
Transportation	0	0.0%	0	0.0%
Communication	0	0.0%	0	0.0%
Utility	0	0.0%	0	0.0%
Wholesale Trade	1	9.1%	238	77.0%
Retail Trade Summary	2	18.2%	14	4.5%
Home Improvement	0	0.0%	6	1.9%
General Merchandise Stores	0	0.0%	0	0.0%
Food Stores	2	18.2%	5	1.6%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%
Eating & Drinking Places	0	0.0%	2	0.6%
Miscellaneous Retail	0	0.0%	0	0.0%
Finance, Insurance, Real Estate Summary	0	0.0%	0	0.0%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	0	0.0%	0	0.0%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%
Services Summary	3	27.3%	11	3.6%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	0	0.0%	2	0.6%
Motion Pictures & Amusements	0	0.0%	1	0.3%
Health Services	0	0.0%	3	1.0%
Legal Services	0	0.0%	1	0.3%
Education Institutions & Libraries	0	0.0%	0	0.0%
Other Services	2	18.2%	5	1.6%
Government	1	9.1%	5	1.6%
Unclassified Establishments	0	0.0%	0	0.0%
Totals	11	100.0%	309	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	18.2%	38	12.3%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	0	0.0%	1	0.3%
Manufacturing	0	0.0%	2	0.6%
Wholesale Trade	1	9.1%	238	77.0%
Retail Trade	2	18.2%	12	3.9%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	6	1.9%
Food & Beverage Stores	2	18.2%	5	1.6%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	0	0.0%	0	0.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	0	0.0%	0	0.0%
Information	0	0.0%	0	0.0%
Finance & Insurance	0	0.0%	0	0.0%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%
Professional, Scientific & Tech Services	0	0.0%	1	0.3%
Legal Services	0	0.0%	1	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	2	0.6%
Educational Services	0	0.0%	0	0.0%
Health Care & Social Assistance	0	0.0%	3	1.0%
Arts, Entertainment & Recreation	0	0.0%	1	0.3%
Accommodation & Food Services	0	0.0%	2	0.6%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	0	0.0%	2	0.6%
Other Services (except Public Administration)	2	18.2%	5	1.6%
Automotive Repair & Maintenance	0	0.0%	2	0.6%
Public Administration	1	9.1%	5	1.6%
Unclassified Establishments	0	0.0%	0	0.0%
Total	11	100.0%	309	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Disposable Income Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	281	291	297	6	0.41%
Median Age	33.6	34.7	36.1	1.4	0.79%
Households	107	111	113	2	0.36%
Average Household Size	2.36	2.38	2.38	0.00	0.00%

2016 Households by Disposable Income	Number	Percent
Total	111	100.0%
<$15,000	15	13.5%
$15,000-$24,999	19	17.1%
$25,000-$34,999	15	13.5%
$35,000-$49,999	20	18.0%
$50,000-$74,999	26	23.4%
$75,000-$99,999	7	6.3%
$100,000-$149,999	8	7.2%
$150,000-$199,999	0	0.0%
$200,000+	1	0.9%
Median Disposable Income	$38,736	
Average Disposable Income	$47,625	

	Number of Households						
2016 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	4	16	22	22	20	17	9
<$15,000	1	3	2	2	3	3	2
$15,000-$24,999	1	3	3	2	3	5	2
$25,000-$34,999	1	2	3	2	2	3	2
$35,000-$49,999	0	3	5	4	4	2	1
$50,000-$74,999	1	4	6	7	5	3	1
$75,000-$99,999	0	1	1	3	1	1	0
$100,000-$149,999	0	1	2	3	1	1	0
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	0	0	0	0
Median Disposable Income	$25,000	$36,805	$42,522	$53,320	$39,293	$27,612	$25,000
Average Disposable Income	$33,413	$46,704	$52,036	$60,790	$44,478	$42,191	$35,160

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Household Budget Expenditures

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

Demographic Summary	2016	2021
Population	291	297
Households	111	113
Families	83	84
Median Age	34.7	36.1
Median Household Income	$50,000	$56,588

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	79	$52,566.26	$5,834,855	100.0%
Food	82	$6,637.36	$736,747	12.6%
Food at Home	83	$4,127.01	$458,098	7.9%
Food Away from Home	81	$2,510.35	$278,649	4.8%
Alcoholic Beverages	72	$367.33	$40,774	0.7%
Housing	76	$15,558.06	$1,726,945	29.6%
Shelter	72	$11,164.87	$1,239,301	21.2%
Utilities, Fuel and Public Services	90	$4,393.19	$487,644	8.4%
Household Operations	77	$1,318.52	$146,356	2.5%
Housekeeping Supplies	85	$597.71	$66,346	1.1%
Household Furnishings and Equipment	78	$1,383.34	$153,551	2.6%
Apparel and Services	79	$1,582.18	$175,622	3.0%
Transportation	88	$7,096.02	$787,658	13.5%
Travel	69	$1,292.32	$143,448	2.5%
Health Care	85	$4,508.86	$500,483	8.6%
Entertainment and Recreation	81	$2,357.26	$261,656	4.5%
Personal Care Products & Services	78	$569.05	$63,164	1.1%
Education	62	$876.84	$97,329	1.7%
Smoking Products	98	$399.83	$44,381	0.8%
Lotteries & Pari-mutuel Losses	76	$47.61	$5,285	0.1%
Legal Fees	77	$120.16	$13,338	0.2%
Funeral Expenses	109	$93.60	$10,390	0.2%
Safe Deposit Box Rentals	82	$3.23	$359	0.0%
Checking Account/Banking Service Charges	70	$23.32	$2,589	0.0%
Cemetery Lots/Vaults/Maintenance Fees	75	$7.79	$865	0.0%
Accounting Fees	70	$62.60	$6,949	0.1%
Miscellaneous Personal Services/Advertising/Fine	63	$37.84	$4,200	0.1%
Occupational Expenses	57	$38.20	$4,240	0.1%
Expenses for Other Properties	73	$100.80	$11,189	0.2%
Credit Card Membership Fees	61	$2.34	$260	0.0%
Shopping Club Membership Fees	66	$10.97	$1,218	0.0%
Support Payments/Cash Contributions/Gifts in Kind	81	$1,879.36	$208,609	3.6%
Life/Other Insurance	84	$346.47	$38,458	0.7%
Pensions and Social Security	77	$5,247.24	$582,444	10.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Market Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	267
2010 Total Population	281
2016 Total Population	291
2016 Group Quarters	28
2021 Total Population	297
2016-2021 Annual Rate	0.41%
Household Summary	
2000 Households	97
2000 Average Household Size	2.32
2010 Households	107
2010 Average Household Size	2.36
2016 Households	111
2016 Average Household Size	2.38
2021 Households	113
2021 Average Household Size	2.38
2016-2021 Annual Rate	0.36%
2010 Families	81
2010 Average Family Size	2.72
2016 Families	83
2016 Average Family Size	2.76
2021 Families	84
2021 Average Family Size	2.77
2016-2021 Annual Rate	0.24%
Housing Unit Summary	
2000 Housing Units	110
Owner Occupied Housing Units	74.5%
Renter Occupied Housing Units	14.5%
Vacant Housing Units	10.9%
2010 Housing Units	120
Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	20.8%
Vacant Housing Units	10.8%
2016 Housing Units	124
Owner Occupied Housing Units	65.3%
Renter Occupied Housing Units	23.4%
Vacant Housing Units	10.5%
2021 Housing Units	126
Owner Occupied Housing Units	66.7%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	10.3%
Median Household Income	
2016	$50,000
2021	$56,588
Median Home Value	
2016	$83,824
2021	$103,571
Per Capita Income	
2016	$20,120
2021	$22,665
Median Age	
2010	33.6
2016	34.7
2021	36.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	111
<$15,000	10.8%
$15,000 - $24,999	14.4%
$25,000 - $34,999	12.6%
$35,000 - $49,999	11.7%
$50,000 - $74,999	25.2%
$75,000 - $99,999	12.6%
$100,000 - $149,999	5.4%
$150,000 - $199,999	5.4%
$200,000+	0.9%
Average Household Income	$59,423
2021 Households by Income	
Household Income Base	113
<$15,000	11.5%
$15,000 - $24,999	10.6%
$25,000 - $34,999	7.1%
$35,000 - $49,999	9.7%
$50,000 - $74,999	28.3%
$75,000 - $99,999	15.9%
$100,000 - $149,999	8.0%
$150,000 - $199,999	7.1%
$200,000+	0.9%
Average Household Income	$67,747
2016 Owner Occupied Housing Units by Value	
Total	81
<$50,000	22.2%
$50,000 - $99,999	42.0%
$100,000 - $149,999	21.0%
$150,000 - $199,999	7.4%
$200,000 - $249,999	2.5%
$250,000 - $299,999	1.2%
$300,000 - $399,999	3.7%
$400,000 - $499,999	1.2%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$102,439
2021 Owner Occupied Housing Units by Value	
Total	84
<$50,000	19.0%
$50,000 - $99,999	29.8%
$100,000 - $149,999	25.0%
$150,000 - $199,999	11.9%
$200,000 - $249,999	4.8%
$250,000 - $299,999	3.6%
$300,000 - $399,999	4.8%
$400,000 - $499,999	2.4%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$125,588

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

2010 Population by Age	
Total	278
0 - 4	7.9%
5 - 9	7.6%
10 - 14	6.8%
15 - 24	17.3%
25 - 34	12.6%
35 - 44	14.4%
45 - 54	11.2%
55 - 64	11.5%
65 - 74	6.8%
75 - 84	3.6%
85 +	1.1%
18 +	73.4%
2016 Population by Age	
Total	294
0 - 4	7.5%
5 - 9	7.8%
10 - 14	7.1%
15 - 24	15.6%
25 - 34	12.2%
35 - 44	14.3%
45 - 54	11.9%
55 - 64	10.2%
65 - 74	8.8%
75 - 84	3.4%
85 +	1.0%
18 +	72.1%
2021 Population by Age	
Total	298
0 - 4	7.0%
5 - 9	7.4%
10 - 14	8.1%
15 - 24	15.8%
25 - 34	10.4%
35 - 44	13.4%
45 - 54	13.1%
55 - 64	10.1%
65 - 74	9.1%
75 - 84	4.4%
85 +	1.3%
18 +	71.8%
2010 Population by Sex	
Males	148
Females	133
2016 Population by Sex	
Males	151
Females	141
2021 Population by Sex	
Males	151
Females	146

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	282
White Alone	78.0%
Black Alone	3.2%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	16.0%
Two or More Races	1.1%
Hispanic Origin	29.9%
Diversity Index	64.3
2016 Population by Race/Ethnicity	
Total	291
White Alone	75.6%
Black Alone	3.4%
American Indian Alone	0.3%
Asian Alone	1.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	17.9%
Two or More Races	1.0%
Hispanic Origin	33.3%
Diversity Index	68.2
2021 Population by Race/Ethnicity	
Total	296
White Alone	73.3%
Black Alone	3.4%
American Indian Alone	0.3%
Asian Alone	2.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	19.6%
Two or More Races	1.4%
Hispanic Origin	37.0%
Diversity Index	71.4
2010 Population by Relationship and Household Type	
Total	281
In Households	90.0%
In Family Households	80.4%
Householder	23.8%
Spouse	18.9%
Child	32.4%
Other relative	3.6%
Nonrelative	2.1%
In Nonfamily Households	9.6%
In Group Quarters	10.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	10.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	179
Less than 9th Grade	13.4%
9th - 12th Grade, No Diploma	16.8%
High School Graduate	33.5%
GED/Alternative Credential	2.8%
Some College, No Degree	6.1%
Associate Degree	8.9%
Bachelor's Degree	8.4%
Graduate/Professional Degree	10.1%
2016 Population 15+ by Marital Status	
Total	227
Never Married	18.5%
Married	67.4%
Widowed	3.1%
Divorced	11.0%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	86.5%
Civilian Unemployed	13.5%
2016 Employed Population 16+ by Industry	
Total	134
Agriculture/Mining	24.6%
Construction	6.7%
Manufacturing	19.4%
Wholesale Trade	1.5%
Retail Trade	11.9%
Transportation/Utilities	3.0%
Information	0.7%
Finance/Insurance/Real Estate	1.5%
Services	29.9%
Public Administration	1.5%
2016 Employed Population 16+ by Occupation	
Total	133
White Collar	62.7%
Management/Business/Financial	30.6%
Professional	14.2%
Sales	9.0%
Administrative Support	9.0%
Services	3.7%
Blue Collar	32.8%
Farming/Forestry/Fishing	14.2%
Construction/Extraction	5.2%
Installation/Maintenance/Repair	2.2%
Production	7.5%
Transportation/Material Moving	3.7%
2010 Population By Urban/ Rural Status	
Total Population	281
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Ellenton
Area: 0.79 square miles

Prepared by SWGRC

2010 Households by Type	
Total	108
Households with 1 Person	19.4%
Households with 2+ People	80.6%
Family Households	75.0%
Husband-wife Families	59.3%
With Related Children	29.6%
Other Family (No Spouse Present)	15.7%
Other Family with Male Householder	4.6%
With Related Children	2.8%
Other Family with Female Householder	11.1%
With Related Children	7.4%
Nonfamily Households	5.6%
All Households with Children	40.2%
Multigenerational Households	4.7%
Unmarried Partner Households	4.7%
Male-female	3.7%
Same-sex	0.9%
2010 Households by Size	
Total	106
1 Person Household	19.8%
2 Person Household	34.9%
3 Person Household	15.1%
4 Person Household	15.1%
5 Person Household	8.5%
6 Person Household	3.8%
7 + Person Household	2.8%
2010 Households by Tenure and Mortgage Status	
Total	107
Owner Occupied	76.6%
Owned with a Mortgage/Loan	34.6%
Owned Free and Clear	43.0%
Renter Occupied	23.4%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	120
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Ellenton
Area: 0.79 square miles

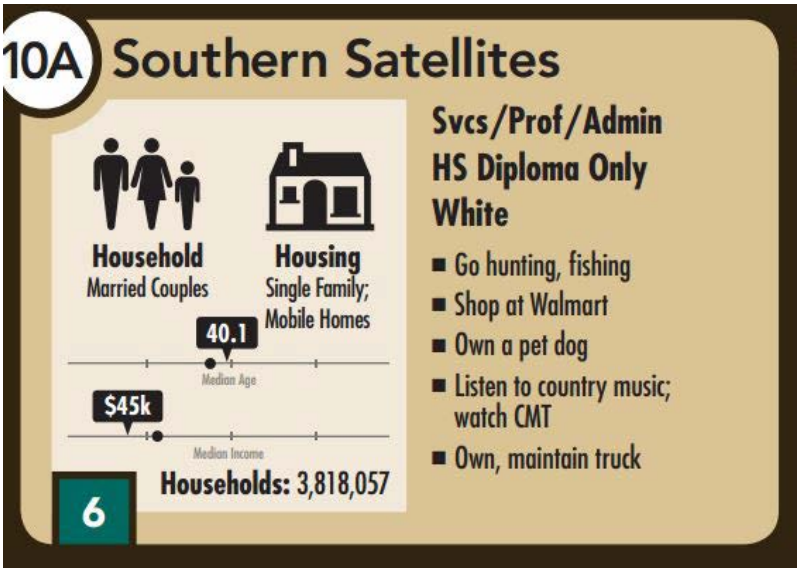
Prepared by SWGRC

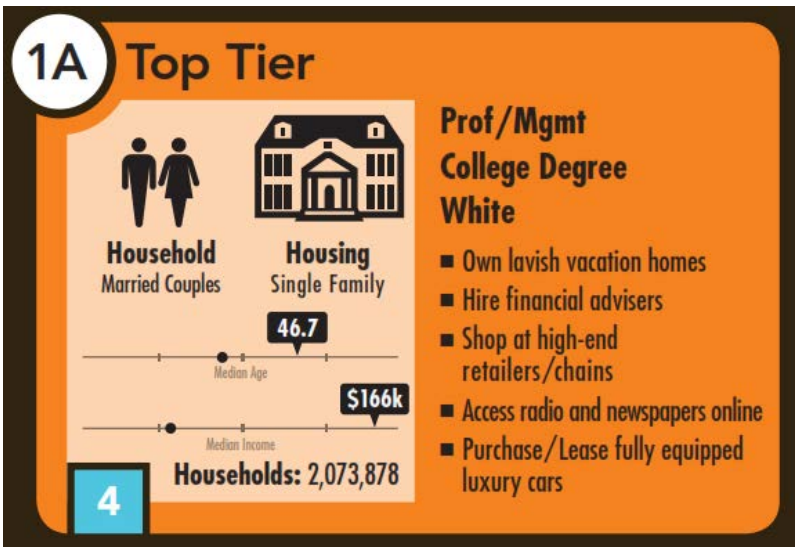
Top 3 Tapestry Segments		
	1.	Southern Satellites (10A)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2016 Consumer Spending		
Apparel & Services: Total $		$175,622
Average Spent		$1,582.18
Spending Potential Index		79
Education: Total $		$97,329
Average Spent		$876.84
Spending Potential Index		62
Entertainment/Recreation: Total $		$261,656
Average Spent		$2,357.26
Spending Potential Index		81
Food at Home: Total $		$458,098
Average Spent		$4,127.01
Spending Potential Index		83
Food Away from Home: Total $		$278,649
Average Spent		$2,510.35
Spending Potential Index		81
Health Care: Total $		$500,483
Average Spent		$4,508.86
Spending Potential Index		85
HH Furnishings & Equipment: Total $		$153,551
Average Spent		$1,383.34
Spending Potential Index		78
Personal Care Products & Services: Total $		$63,164
Average Spent		$569.05
Spending Potential Index		78
Shelter: Total $		$1,239,301
Average Spent		$11,164.87
Spending Potential Index		72
Support Payments/Cash Contributions/Gifts in Kind: Total $		$208,609
Average Spent		$1,879.36
Spending Potential Index		81
Travel: Total $		$143,448
Average Spent		$1,292.32
Spending Potential Index		69
Vehicle Maintenance & Repairs: Total $		$93,715
Average Spent		$844.28
Spending Potential Index		82

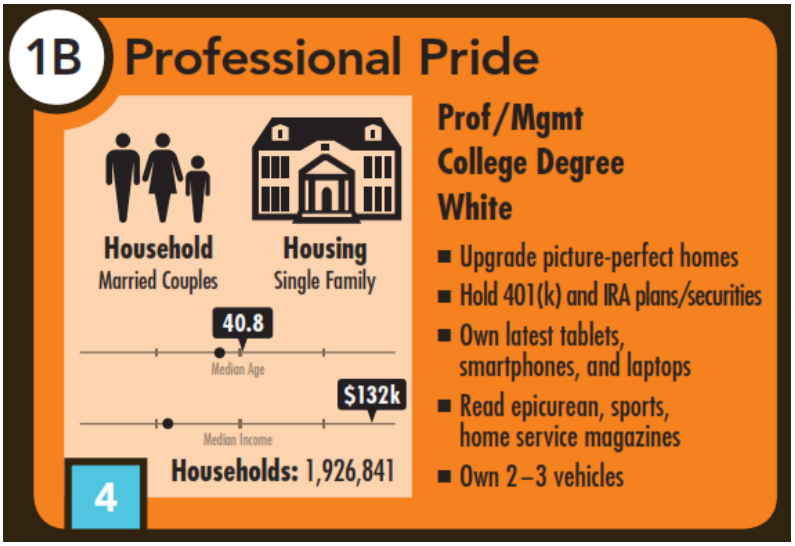
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Ellenton are: Southern Satellites, Top Tier and Professional Pride.







Transportation

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. While the automobile is the dominant mode of transportation, the City wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Ellenton lies just one mile off the beaten path of GA Hwy 37 approximately halfway between Moultrie to the west and Adel to the east. Baker Street is the main thoroughfare in Ellenton and is by far the busiest route in town. Georgia Department of Transportation (GDOT) traffic counts indicate approximately 2,060 Annual Average Daily Trips (AADT) through Ellenton. Nearby GA Hwy 37 has about 2,700 AADT.

Alternative Modes

The road network in Ellenton is largely a simple grid pattern. Sidewalks are not present anywhere in town. There are no dedicated bicycle lanes in Ellenton but residents find that most city streets have very low traffic and can provide a fairly safe avenue for cycling.

Colquitt County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Colquitt County, Doerun, Norman Park, Ellenton, Moultrie, Berlin and Funston. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

Off street parking is the only method available in Ellenton and since Ellenton lacks any traditional downtown, the current parking method is adequate at this time.

Railroad

Ellenton is serviced by the Norfolk Southern rail line that comes from Sparks (just North of Adel) through Ellenton, just north of Moultrie and finally through Doerun on its way through Worth and Dougherty Counties to the City of Albany. The rail line provides critical freight transport for a number of industries in Colquitt County and the Cities of Ellenton and Doerun.

Land Use

The City of Ellenton is not required to have a Land Use Element because they do not have a zoning ordinance.

Community Work Program

Ellenton Community Work Program 2018-2022				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Street repairs and improvements (resurfacing and drainage improvements) to city streets (Colquitt St, Cleveland St, Peachtree St, Central Ave, Berrien St)	2018-2022	City, DOT	$600,000	DOT, LMIG Program, General Funds, SPLOST, CDBG
Work with the county to address animal control problem	2018-2022	City & County	$2,000	General Funds
Build a new City Facility/Community Center	2018-2022	City	$400,000	CDBG
Work with the county to obtain more assistance with repair/maintenance of roads/streets	2018-2022	City & County	$600,000	DOT, LMIG Program, General Funds, SPLOST, CDBG
Apply for CDBG & CHIP for housing rehabilitation	2018-2022	City	$500,000	General Funds
Pursue grants and loans for rehabilitation and new housing for the elderly	2018-2022	City	$500,000	CDBG, USDA
Develop public housing	2018-2022	City/County Housing Authority	$500,000	County Housing Authority
Annexation of additional land into City of Ellenton	2018-2022	State Legistature	$2,000	New City Taxes, City General Funds
New municipal water well system	2018-2022	City	$300,000	CDBG, USDA & City funds
Recreation facility and upgrades	2018-2022	City	$300,000	CDBG, BOR, City funds
Improve/ Establish Broadband capabilities in unserved or underserved areas.	2020-2022	City	$1,000	Grants/General Fund

Adoption Resolution

Resolution No. 2018-1

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Ellenton, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Ellenton examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Ellenton, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9th day of April 2018.

Mayor

Audie James Perry

Audie Perry, Sr.

Witness

Vicki Bunn

Vicki Bunn, City Clerk

Doerun

Community Profile

Executive Summary

Doerun
Area: 1.27 square miles

Prepared by SWGRC

Population	
2000 Population	756
2010 Population	774
2016 Population	808
2021 Population	825
2000-2010 Annual Rate	0.24%
2010-2016 Annual Rate	0.69%
2016-2021 Annual Rate	0.42%
2016 Male Population	48.0%
2016 Female Population	52.0%
2016 Median Age	39.0

In the identified area, the current year population is 808. In 2010, the Census count in the area was 774. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 825 representing a change of 0.42% annually from 2016 to 2021. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	73.1%
2016 Black Alone	22.2%
2016 American Indian/Alaska Native Alone	0.7%
2016 Asian Alone	0.7%
2016 Pacific Islander Alone	0.0%
2016 Other Race	2.6%
2016 Two or More Races	0.6%
2016 Hispanic Origin (Any Race)	4.0%

Persons of Hispanic origin represent 4.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	310
2010 Households	305
2016 Total Households	316
2021 Total Households	322
2000-2010 Annual Rate	-0.16%
2010-2016 Annual Rate	0.57%
2016-2021 Annual Rate	0.38%
2016 Average Household Size	2.56

The household count in this area has changed from 305 in 2010 to 316 in the current year, a change of 0.57% annually. The five-year projection of households is 322, a change of 0.38% annually from the current year total. Average household size is currently 2.56, compared to 2.54 in the year 2010. The number of families in the current year is 230 in the specified area.

Executive Summary

Doerun
Area: 1.27 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$34,389
2021 Median Household Income	$39,859
2016-2021 Annual Rate	3.00%
Average Household Income	
2016 Average Household Income	$44,069
2021 Average Household Income	$49,011
2016-2021 Annual Rate	2.15%
Per Capita Income	
2016 Per Capita Income	$17,058
2021 Per Capita Income	$18,931
2016-2021 Annual Rate	2.11%

Households by Income

Current median household income is $34,389 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $39,859 in five years, compared to $59,476 for all U.S. households

Current average household income is $44,069 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $49,011 in five years, compared to $84,021 for all U.S. households

Current per capita income is $17,058 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $18,931 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	361
2000 Owner Occupied Housing Units	231
2000 Renter Occupied Housing Units	79
2000 Vacant Housing Units	51
2010 Total Housing Units	368
2010 Owner Occupied Housing Units	220
2010 Renter Occupied Housing Units	85
2010 Vacant Housing Units	63
2016 Total Housing Units	378
2016 Owner Occupied Housing Units	216
2016 Renter Occupied Housing Units	100
2016 Vacant Housing Units	62
2021 Total Housing Units	385
2021 Owner Occupied Housing Units	220
2021 Renter Occupied Housing Units	102
2021 Vacant Housing Units	63

Currently, 57.1% of the 378 housing units in the area are owner occupied; 26.5%, renter occupied; and 16.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 368 housing units in the area - 59.8% owner occupied, 23.1% renter occupied, and 17.1% vacant. The annual rate of change in housing units since 2010 is 1.20%. Median home value in the area is $104,297, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 3.86% annually to $126,056.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Great place to raise a family
- Fairly low crime rate
- Services comparable to larger cities
- Good police protection
- Good local festivals (May Day, Alumni Day, Christmas in the Park)
- Rail line

Weaknesses

- Sense of community has decreased from the past
- Economic development. Need to go out and get it!
- Community involvement
- Lack of recreational opportunities
- Technology (Improve the Broadband)

Opportunities

- New development potential along Hwy 133 after bypass created
- Medical clinic
- Downtown beautification
- Grant opportunities

Threats

- Hwy 133 bypass
- Unemployable population growth

Needs and Opportunities

Needs

- We need to get the community back together and increase community involvement.
- More economic development efforts need to happen throughout town. Since the Moultrie-Colquitt County Development Authority does not seem to help, perhaps creating a local one would meet the needs of Doerun.
- Doerun needs more recreational opportunities. Baseball facilities are there but there is no organized program.

Opportunities

- With the coming of the Hwy 133 bypass in the next few years it is too early to tell whether it will help or hurt Doerun. The city would like to begin planning for development near the bypass but at the same time trying not to steer development away from the downtown area.
- Opportunity exists for a medical clinic to by developed in Doerun even if it is only open a few days per week.
- Downtown Doerun is in need of some beautification in order to help attract businesses. Streetscape improvements and lighting would help immensely.
- Although there is not as many grants available as there used to be, they are still available and are still worth pursuing to assist with various projects around town.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Goal: Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Policies:

- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Goal: Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Policies:

- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.

Goal: Sense of Place

Protect and enhance the community's unique qualities. Maintain the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Policies:

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

Goal: Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Policies:

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will consult other public entities in our area when making decisions that are likely to impact them.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.

Goal: Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Policies:

- We will promote and encourage the development of advanced educational programs for all residents in Doerun to meet the needs of existing and future industry and for the betterment of our residents.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to

the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Doerun
Area: 1.27 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	44
Total Employees:	232
Total Residential Population:	808
Employee/Residential Population Ratio:	0.29:1

	Businesses		Employees	
by SIC Codes	Number	Percent	Number	Percent
Agriculture & Mining	2	4.5%	26	11.2%
Construction	5	11.4%	18	7.8%
Manufacturing	2	4.5%	13	5.6%
Transportation	1	2.3%	5	2.2%
Communication	1	2.3%	3	1.3%
Utility	0	0.0%	0	0.0%
Wholesale Trade	2	4.5%	16	6.9%
Retail Trade Summary	10	22.7%	34	14.7%
Home Improvement	1	2.3%	5	2.2%
General Merchandise Stores	2	4.5%	10	4.3%
Food Stores	2	4.5%	5	2.2%
Auto Dealers, Gas Stations, Auto Aftermarket	2	4.5%	7	3.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	1	2.3%	1	0.4%
Eating & Drinking Places	1	2.3%	3	1.3%
Miscellaneous Retail	1	2.3%	3	1.3%
Finance, Insurance, Real Estate Summary	7	15.9%	44	19.0%
Banks, Savings & Lending Institutions	4	9.1%	2	0.9%
Securities Brokers	1	2.3%	38	16.4%
Insurance Carriers & Agents	2	4.5%	3	1.3%
Real Estate, Holding, Other Investment Offices	1	2.3%	1	0.4%
Services Summary	11	25.0%	58	25.0%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	2	4.5%	3	1.3%
Motion Pictures & Amusements	0	0.0%	0	0.0%
Health Services	2	4.5%	5	2.2%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	1	2.3%	38	16.4%
Other Services	6	13.6%	11	4.7%
Government	3	6.8%	15	6.5%
Unclassified Establishments	1	2.3%	1	0.4%
Totals	44	100.0%	232	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Doerun
Area: 1.27 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	4.5%	25	10.8%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	5	11.4%	18	7.8%
Manufacturing	2	4.5%	13	5.6%
Wholesale Trade	2	4.5%	16	6.9%
Retail Trade	9	20.5%	31	13.4%
Motor Vehicle & Parts Dealers	2	4.5%	6	2.6%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	1	2.3%	1	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	1	2.3%	5	2.2%
Food & Beverage Stores	2	4.5%	5	2.2%
Health & Personal Care Stores	1	2.3%	2	0.9%
Gasoline Stations	1	2.3%	1	0.4%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	2	4.5%	10	4.3%
Miscellaneous Store Retailers	0	0.0%	0	0.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	2.3%	6	2.6%
Information	1	2.3%	3	1.3%
Finance & Insurance	6	13.6%	42	18.1%
Central Bank/Credit Intermediation & Related Activities	4	9.1%	2	0.9%
Securities, Commodity Contracts & Other Financial	1	2.3%	38	16.4%
Insurance Carriers & Related Activities; Funds, Trusts &	2	4.5%	3	1.3%
Real Estate, Rental & Leasing	2	4.5%	2	0.9%
Professional, Scientific & Tech Services	0	0.0%	0	0.0%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	0	0.0%
Educational Services	1	2.3%	37	15.9%
Health Care & Social Assistance	2	4.5%	5	2.2%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%
Accommodation & Food Services	1	2.3%	3	1.3%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	1	2.3%	3	1.3%
Other Services (except Public Administration)	7	15.9%	13	5.6%
Automotive Repair & Maintenance	2	4.5%	2	0.9%
Public Administration	3	6.8%	15	6.5%
Unclassified Establishments	1	2.3%	1	0.4%
Total	44	100.0%	232	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Disposable Income Profile

Doerun
Area: 1.27 square miles

Prepared by SWGRC

	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	774	808	825	17	0.42%
Median Age	38.5	39.0	40.1	1.1	0.56%
Households	305	316	322	6	0.38%
Average Household Size	2.54	2.56	2.56	0.00	0.00%

2016 Households by Disposable Income	Number	Percent
Total	316	100.0%
<$15,000	75	23.7%
$15,000-$24,999	59	18.7%
$25,000-$34,999	49	15.5%
$35,000-$49,999	49	15.5%
$50,000-$74,999	62	19.6%
$75,000-$99,999	17	5.4%
$100,000-$149,999	6	1.9%
$150,000-$199,999	0	0.0%
$200,000+	0	0.0%
Median Disposable Income	$29,197	
Average Disposable Income	$36,470	

	Number of Households						
2016 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	10	44	51	60	59	49	43
<$15,000	3	11	9	12	14	10	16
$15,000-$24,999	2	9	9	9	9	10	11
$25,000-$34,999	2	6	7	7	8	10	8
$35,000-$49,999	1	7	9	10	10	8	4
$50,000-$74,999	1	9	14	15	13	7	3
$75,000-$99,999	1	2	2	6	3	2	1
$100,000-$149,999	0	1	0	2	2	1	0
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	0	0	0	0
Median Disposable Income	$25,000	$28,447	$35,000	$37,833	$32,638	$28,114	$18,736
Average Disposable Income	$33,560	$35,176	$39,032	$43,400	$38,573	$35,243	$24,277

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Household Budget Expenditures

Doerun
Area: 1.27 square miles

Prepared by SWGRC

Demographic Summary	2016	2021
Population	808	825
Households	316	322
Families	230	233
Median Age	39.0	40.1
Median Household Income	$34,389	$39,859

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	59	$38,859.85	$12,279,712	100.0%
Food	61	$4,895.42	$1,546,952	12.6%
Food at Home	62	$3,108.41	$982,257	8.0%
Food Away from Home	58	$1,787.01	$564,695	4.6%
Alcoholic Beverages	54	$278.28	$87,937	0.7%
Housing	55	$11,318.88	$3,576,767	29.1%
Shelter	52	$8,116.18	$2,564,713	20.9%
Utilities, Fuel and Public Services	66	$3,202.70	$1,012,054	8.2%
Household Operations	56	$967.80	$305,826	2.5%
Housekeeping Supplies	63	$444.31	$140,402	1.1%
Household Furnishings and Equipment	58	$1,017.74	$321,606	2.6%
Apparel and Services	56	$1,120.26	$354,001	2.9%
Transportation	65	$5,225.00	$1,651,101	13.4%
Travel	53	$983.67	$310,840	2.5%
Health Care	66	$3,486.03	$1,101,584	9.0%
Entertainment and Recreation	60	$1,757.35	$555,323	4.5%
Personal Care Products & Services	57	$418.43	$132,225	1.1%
Education	47	$666.10	$210,487	1.7%
Smoking Products	82	$337.13	$106,533	0.9%
Lotteries & Pari-mutuel Losses	62	$39.01	$12,328	0.1%
Legal Fees	65	$100.95	$31,900	0.3%
Funeral Expenses	90	$77.34	$24,438	0.2%
Safe Deposit Box Rentals	71	$2.78	$877	0.0%
Checking Account/Banking Service Charges	57	$18.81	$5,944	0.0%
Cemetery Lots/Vaults/Maintenance Fees	47	$4.91	$1,552	0.0%
Accounting Fees	56	$50.03	$15,811	0.1%
Miscellaneous Personal Services/Advertising/Fine	50	$30.25	$9,560	0.1%
Occupational Expenses	47	$31.89	$10,078	0.1%
Expenses for Other Properties	65	$89.59	$28,312	0.2%
Credit Card Membership Fees	44	$1.69	$535	0.0%
Shopping Club Membership Fees	46	$7.64	$2,415	0.0%
Support Payments/Cash Contributions/Gifts in Kind	62	$1,434.17	$453,197	3.7%
Life/Other Insurance	64	$264.36	$83,538	0.7%
Pensions and Social Security	56	$3,790.01	$1,197,644	9.8%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Market Profile

Doerun
Area: 1.27 square miles

Prepared by SWGR(

Population Summary	
2000 Total Population	756
2010 Total Population	774
2016 Total Population	808
2016 Group Quarters	0
2021 Total Population	825
2016-2021 Annual Rate	0.42%
Household Summary	
2000 Households	310
2000 Average Household Size	2.44
2010 Households	305
2010 Average Household Size	2.54
2016 Households	316
2016 Average Household Size	2.56
2021 Households	322
2021 Average Household Size	2.56
2016-2021 Annual Rate	0.38%
2010 Families	224
2010 Average Family Size	2.97
2016 Families	230
2016 Average Family Size	3.01
2021 Families	233
2021 Average Family Size	3.03
2016-2021 Annual Rate	0.26%
Housing Unit Summary	
2000 Housing Units	361
Owner Occupied Housing Units	64.0%
Renter Occupied Housing Units	21.9%
Vacant Housing Units	14.1%
2010 Housing Units	368
Owner Occupied Housing Units	59.8%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	17.1%
2016 Housing Units	378
Owner Occupied Housing Units	57.1%
Renter Occupied Housing Units	26.5%
Vacant Housing Units	16.4%
2021 Housing Units	385
Owner Occupied Housing Units	57.1%
Renter Occupied Housing Units	26.5%
Vacant Housing Units	16.4%
Median Household Income	
2016	$34,389
2021	$39,859
Median Home Value	
2016	$104,297
2021	$126,056
Per Capita Income	
2016	$17,058
2021	$18,931
Median Age	
2010	38.5
2016	39.0
2021	40.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Market Profile

Doerun
Area: 1.27 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	316
<$15,000	20.6%
$15,000 - $24,999	16.5%
$25,000 - $34,999	13.6%
$35,000 - $49,999	13.9%
$50,000 - $74,999	17.1%
$75,000 - $99,999	12.7%
$100,000 - $149,999	5.1%
$150,000 - $199,999	0.6%
$200,000+	0.0%
Average Household Income	$44,069
2021 Households by Income	
Household Income Base	322
<$15,000	21.7%
$15,000 - $24,999	13.7%
$25,000 - $34,999	9.0%
$35,000 - $49,999	13.7%
$50,000 - $74,999	19.6%
$75,000 - $99,999	14.9%
$100,000 - $149,999	6.5%
$150,000 - $199,999	0.6%
$200,000+	0.0%
Average Household Income	$49,011
2016 Owner Occupied Housing Units by Value	
Total	216
<$50,000	22.2%
$50,000 - $99,999	25.0%
$100,000 - $149,999	29.6%
$150,000 - $199,999	6.5%
$200,000 - $249,999	3.7%
$250,000 - $299,999	6.5%
$300,000 - $399,999	5.6%
$400,000 - $499,999	0.0%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.5%
Average Home Value	$124,651
2021 Owner Occupied Housing Units by Value	
Total	220
<$50,000	17.7%
$50,000 - $99,999	15.5%
$100,000 - $149,999	32.3%
$150,000 - $199,999	9.5%
$200,000 - $249,999	6.8%
$250,000 - $299,999	11.8%
$300,000 - $399,999	5.9%
$400,000 - $499,999	0.0%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.5%
Average Home Value	$147,273

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Doerun
Area: 1.27 square miles

Prepared by SWGRC

2010 Population by Age	
Total	776
0 - 4	7.5%
5 - 9	7.0%
10 - 14	6.6%
15 - 24	12.2%
25 - 34	12.5%
35 - 44	13.0%
45 - 54	14.3%
55 - 64	11.3%
65 - 74	9.0%
75 - 84	4.9%
85 +	1.2%
18 +	74.1%
2016 Population by Age	
Total	809
0 - 4	6.9%
5 - 9	7.3%
10 - 14	6.8%
15 - 24	11.6%
25 - 34	12.4%
35 - 44	12.1%
45 - 54	14.5%
55 - 64	12.4%
65 - 74	8.9%
75 - 84	5.6%
85 +	1.6%
18 +	75.4%
2021 Population by Age	
Total	828
0 - 4	6.3%
5 - 9	7.0%
10 - 14	7.6%
15 - 24	11.2%
25 - 34	11.4%
35 - 44	12.7%
45 - 54	12.6%
55 - 64	13.6%
65 - 74	9.9%
75 - 84	5.9%
85 +	1.8%
18 +	74.8%
2010 Population by Sex	
Males	371
Females	403
2016 Population by Sex	
Males	388
Females	420
2021 Population by Sex	
Males	398
Females	427

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Doerun
Area: 1.27 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	774
White Alone	75.1%
Black Alone	21.1%
American Indian Alone	0.6%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.3%
Two or More Races	0.4%
Hispanic Origin	3.5%
Diversity Index	43.3
2016 Population by Race/Ethnicity	
Total	807
White Alone	73.1%
Black Alone	22.2%
American Indian Alone	0.7%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.6%
Two or More Races	0.6%
Hispanic Origin	4.0%
Diversity Index	46.2
2021 Population by Race/Ethnicity	
Total	825
White Alone	71.5%
Black Alone	22.9%
American Indian Alone	0.8%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.0%
Two or More Races	0.7%
Hispanic Origin	4.6%
Diversity Index	48.5
2010 Population by Relationship and Household Type	
Total	774
In Households	100.0%
In Family Households	88.2%
Householder	28.7%
Spouse	19.6%
Child	33.6%
Other relative	4.5%
Nonrelative	2.1%
In Nonfamily Households	11.8%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Doerun
Area: 1.27 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	544
Less than 9th Grade	10.1%
9th - 12th Grade, No Diploma	7.4%
High School Graduate	33.6%
GED/Alternative Credential	4.0%
Some College, No Degree	17.1%
Associate Degree	8.3%
Bachelor's Degree	14.0%
Graduate/Professional Degree	5.5%
2016 Population 15+ by Marital Status	
Total	638
Never Married	19.4%
Married	59.4%
Widowed	9.6%
Divorced	11.6%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	95.2%
Civilian Unemployed	4.8%
2016 Employed Population 16+ by Industry	
Total	357
Agriculture/Mining	6.2%
Construction	8.1%
Manufacturing	10.6%
Wholesale Trade	2.2%
Retail Trade	21.6%
Transportation/Utilities	6.4%
Information	1.4%
Finance/Insurance/Real Estate	2.5%
Services	32.5%
Public Administration	8.4%
2016 Employed Population 16+ by Occupation	
Total	358
White Collar	58.8%
Management/Business/Financial	15.4%
Professional	15.7%
Sales	10.1%
Administrative Support	17.6%
Services	12.6%
Blue Collar	28.9%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	7.3%
Installation/Maintenance/Repair	4.2%
Production	7.3%
Transportation/Material Moving	9.2%
2010 Population By Urban/ Rural Status	
Total Population	774
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Doerun
Area: 1.27 square miles

Prepared by SWGRC

2010 Households by Type	
Total	305
Households with 1 Person	23.3%
Households with 2+ People	76.7%
Family Households	73.4%
Husband-wife Families	50.2%
With Related Children	23.0%
Other Family (No Spouse Present)	23.3%
Other Family with Male Householder	5.9%
With Related Children	3.0%
Other Family with Female Householder	17.4%
With Related Children	11.8%
Nonfamily Households	3.3%
All Households with Children	38.0%
Multigenerational Households	5.9%
Unmarried Partner Households	5.2%
Male-female	4.6%
Same-sex	0.7%
2010 Households by Size	
Total	306
1 Person Household	23.2%
2 Person Household	35.0%
3 Person Household	18.3%
4 Person Household	14.1%
5 Person Household	6.5%
6 Person Household	2.0%
7 + Person Household	1.0%
2010 Households by Tenure and Mortgage Status	
Total	305
Owner Occupied	72.1%
Owned with a Mortgage/Loan	35.4%
Owned Free and Clear	36.7%
Renter Occupied	27.9%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	368
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Doerun
Area: 1.27 square miles

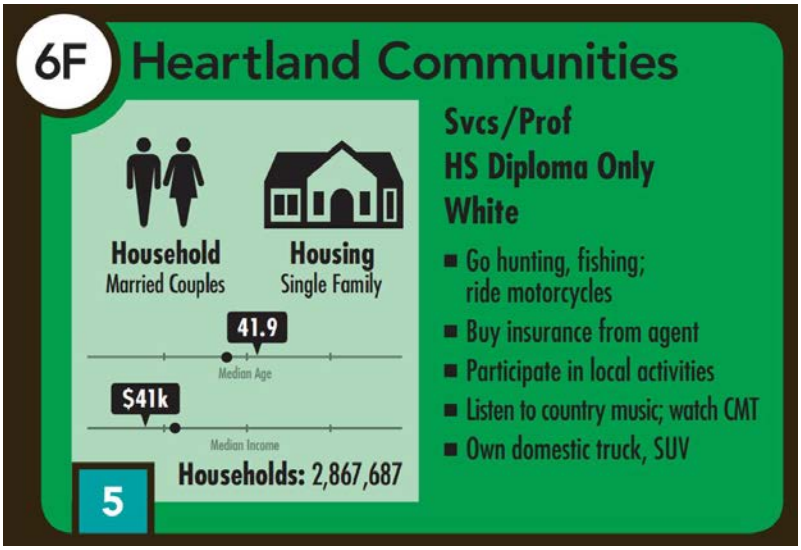
Prepared by SWGRC

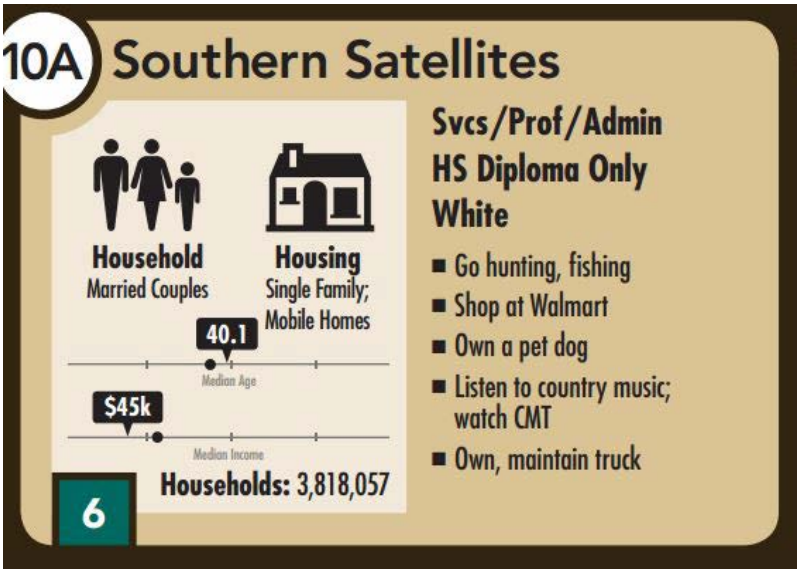
Top 3 Tapestry Segments		
	1.	Heartland Communities
	2.	Southern Satellites (10A)
	3.	Top Tier (1A)
2016 Consumer Spending		
Apparel & Services: Total $		$354,001
Average Spent		$1,120.26
Spending Potential Index		56
Education: Total $		$210,487
Average Spent		$666.10
Spending Potential Index		47
Entertainment/Recreation: Total $		$555,323
Average Spent		$1,757.35
Spending Potential Index		60
Food at Home: Total $		$982,257
Average Spent		$3,108.41
Spending Potential Index		62
Food Away from Home: Total $		$564,695
Average Spent		$1,787.01
Spending Potential Index		58
Health Care: Total $		$1,101,584
Average Spent		$3,486.03
Spending Potential Index		66
HH Furnishings & Equipment: Total $		$321,606
Average Spent		$1,017.74
Spending Potential Index		58
Personal Care Products & Services: Total $		$132,225
Average Spent		$418.43
Spending Potential Index		57
Shelter: Total $		$2,564,713
Average Spent		$8,116.18
Spending Potential Index		52
Support Payments/Cash Contributions/Gifts in Kind: Total $		$453,197
Average Spent		$1,434.17
Spending Potential Index		62
Travel: Total $		$310,840
Average Spent		$983.67
Spending Potential Index		53
Vehicle Maintenance & Repairs: Total $		$204,797
Average Spent		$648.09
Spending Potential Index		63

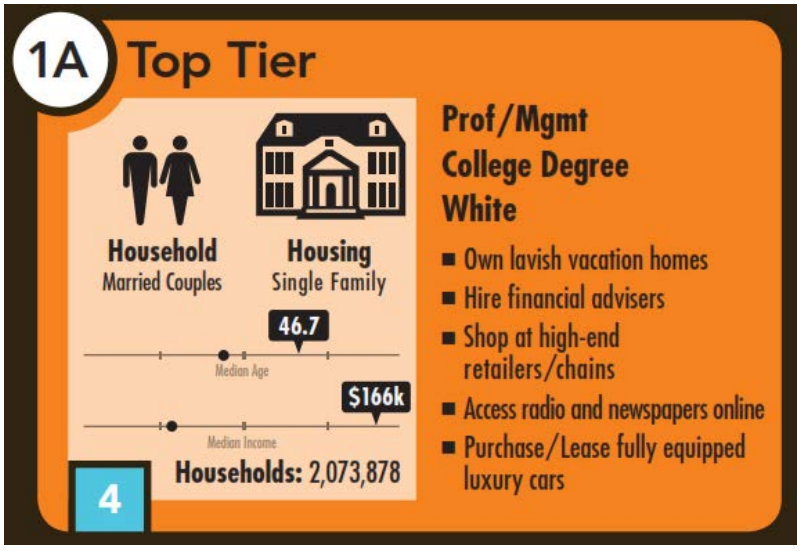
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Doerun are: Heartland Communities, Southern Satellites and Top Tier.







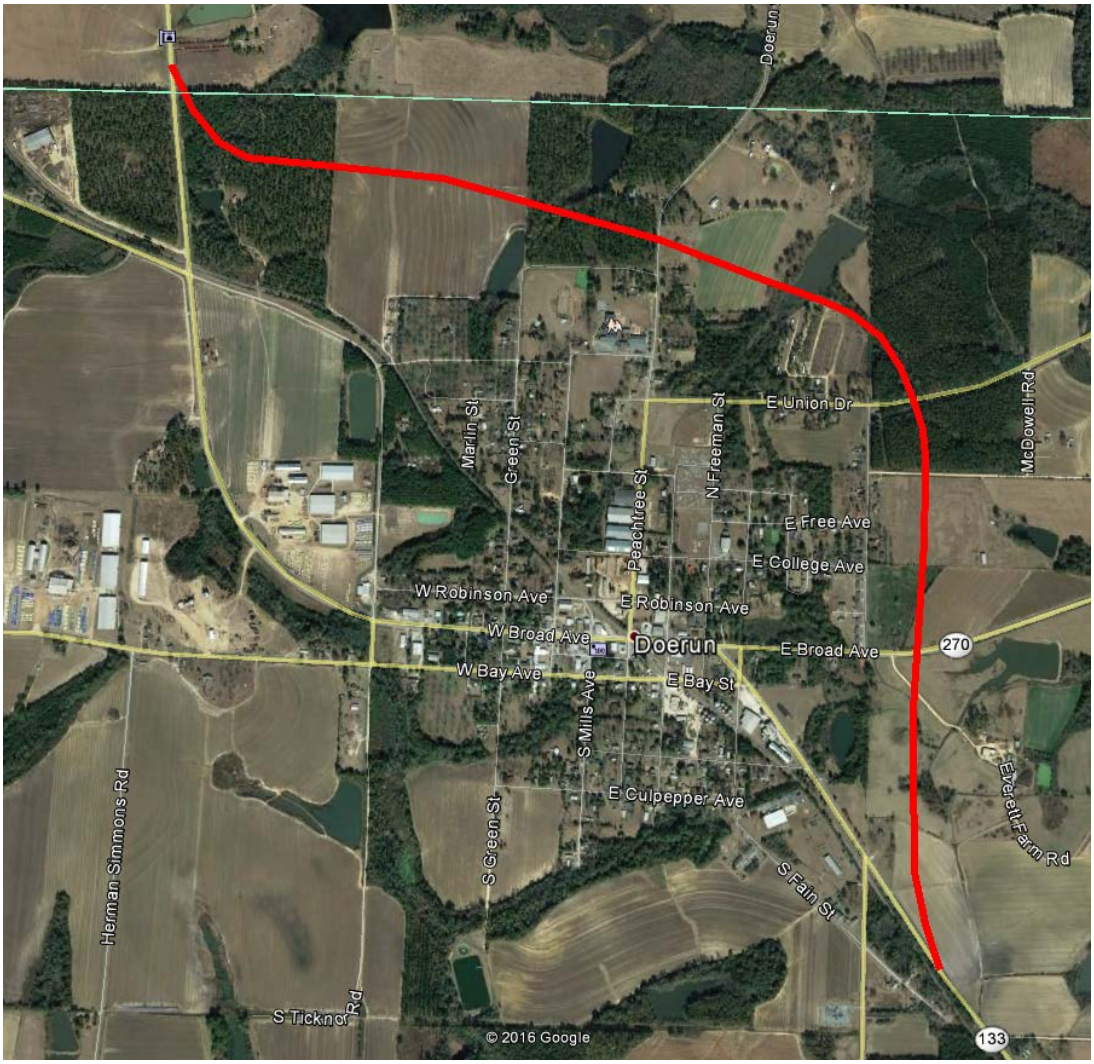
Transportation

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. While the automobile is the dominant mode of transportation, the City wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Doerun lies just south of the Worth County line along GA Hwy 133 and GA Hwy 270. Broad Street (Hwy 133) is the main thoroughfare in Doerun and is the busiest route in town. Bay Street (Hwy 270) is second. Georgia Department of Transportation (GDOT) traffic counts indicate approximately 3,900 Annual Average Daily Trips (AADT) through Doerun on Hwy 133. Nearby GA Hwy 270 has about 1,100 AADT.

Significant changes lay in store in the near future for Doerun as the GA Hwy 133 bypass has been planned. The proposed route will take traffic around Doerun on the east and north sides of town. On the plus side this will alleviate traffic downtown but on the downside, downtown revival will be difficult without that traffic. Opportunities may exist for development along the bypass but that still does not necessarily help the downtown in any revival efforts. The Google earth image below shows Doerun with the approximate position of the new bypass in red.



Alternative Modes

The road network in Doerun is largely a simple grid pattern. Sidewalks are present along Broad Street in the downtown area and a small stretch is located on Peachtree Street near the Elementary School.

There are no dedicated bicycle lanes in Doerun but residents find that most city streets have very low traffic and can provide a fairly safe avenue for cycling.

Colquitt County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Colquitt County, Doerun, Norman Park, Ellenton, Moultrie, Berlin and Funston. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

Doerun has a mix of both on and off street parking in town. The current parking method seems to be adequate at this time.

Railroad

Doerun is serviced by the Norfolk Southern rail line that comes from Moultrie through Doerun on its way through Worth and Dougherty Counties to the City of Albany. The rail line provides critical freight transport for a number of industries in Colquitt County and the Cities of Ellenton and Doerun.

Land Use

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Doerun and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Residential means

residential development ranging from approximately three to five (3-6) units per acre (i.e., lot sizes minimum of approximately 7,000 square feet to 12,000 square feet). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

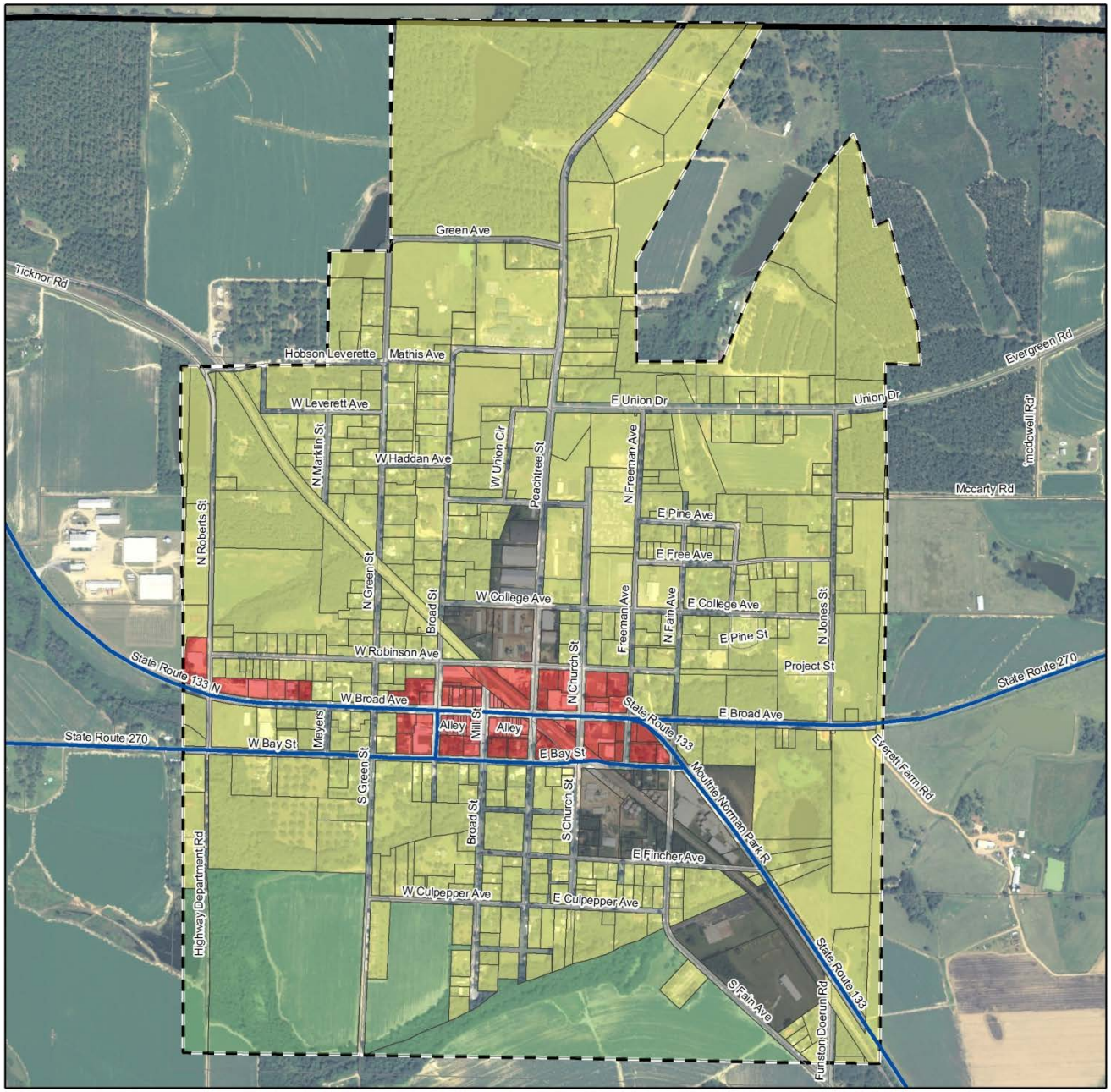
Given the small rural nature of Doerun, one category can fulfill the needs of encompassing both highway and downtown commercial uses. The Berlin zoning ordinance has four different zoning classifications for commercial and a commercial planned unit development district that will place development in the appropriate locations.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural

The agricultural land use designation in Doerun is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development that may or may not be accessory to agricultural or farm operation of varying sizes.



Doerun

Future Land Use Map

Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Colquitt County
- City Limits
- State Route

SWGRC
Southwest Georgia Regional Commission

N

Community Work Program

City of Doerun Community Work Program 2018-2022				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade wastewater collection system to combat infiltration problems	2018	City	$300,000	City, Grants
Construct new city well	2018-2020	City	$500,000	City, Grants
Develop tennis courts	2018-2021	City	$100,000	Grants/SPLOST
Downtown Development Plan	2018-2022	City	$10,000	City
Apply for CHIP to rehabilitate housing properties within the city with special consideration for the elderly	2018-2022	City	$300,000	CHIP
Update the Zoning Ordinance/Map	2018-2022	City	$5,000	City
Comprehensive Annexation Plan	2018-2022	City	$5,000	City
Will create a historic preservation committee and research the development of a Downtown Historic District	2018-2022	City	$10,000	City
Improve/ Establish Broadband capabilities in unserved or underserved areas.	2020-2022	City	$1,000	Grants/General Fund

Adoption Resolution

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Doerun, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Doerun examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Doerun, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 3rd day of April 2018.

Mayor

Mike Campbell

Witness

Merisha Carelock, City Clerk

Funston

Community Profile

esri

Executive Summary

Funston
Area: 1.17 square miles

Prepared by SWGRC

Population	
2000 Population	378
2010 Population	449
2016 Population	463
2021 Population	467
2000-2010 Annual Rate	1.74%
2010-2016 Annual Rate	0.49%
2016-2021 Annual Rate	0.17%
2016 Male Population	50.3%
2016 Female Population	49.7%
2016 Median Age	33.1

In the identified area, the current year population is 463. In 2010, the Census count in the area was 449. The rate of change since 2010 was 0.49% annually. The five-year projection for the population in the area is 467 representing a change of 0.17% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 33.1, compared to U.S. median age of 38.0.

Race and Ethnicity	
2016 White Alone	68.3%
2016 Black Alone	6.7%
2016 American Indian/Alaska Native Alone	0.2%
2016 Asian Alone	0.0%
2016 Pacific Islander Alone	0.0%
2016 Other Race	23.5%
2016 Two or More Races	1.3%
2016 Hispanic Origin (Any Race)	32.8%

Persons of Hispanic origin represent 32.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households	
2000 Households	137
2010 Households	154
2016 Total Households	157
2021 Total Households	158
2000-2010 Annual Rate	1.18%
2010-2016 Annual Rate	0.31%
2016-2021 Annual Rate	0.13%
2016 Average Household Size	2.95

The household count in this area has changed from 154 in 2010 to 157 in the current year, a change of 0.31% annually. The five-year projection of households is 158, a change of 0.13% annually from the current year total. Average household size is currently 2.95, compared to 2.92 in the year 2010. The number of families in the current year is 122 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Funston
Area: 1.17 square miles

Prepared by SWGRC

Median Household Income	
2016 Median Household Income	$46,653
2021 Median Household Income	$52,920
2016-2021 Annual Rate	2.55%
Average Household Income	
2016 Average Household Income	$58,855
2021 Average Household Income	$64,633
2016-2021 Annual Rate	1.89%
Per Capita Income	
2016 Per Capita Income	$19,469
2021 Per Capita Income	$21,416
2016-2021 Annual Rate	1.92%

Households by Income

Current median household income is $46,653 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $52,920 in five years, compared to $59,476 for all U.S. households

Current average household income is $58,855 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $64,633 in five years, compared to $84,021 for all U.S. households

Current per capita income is $19,469 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $21,416 in five years, compared to $32,025 for all U.S. households

Housing	
2000 Total Housing Units	152
2000 Owner Occupied Housing Units	107
2000 Renter Occupied Housing Units	30
2000 Vacant Housing Units	15
2010 Total Housing Units	168
2010 Owner Occupied Housing Units	109
2010 Renter Occupied Housing Units	45
2010 Vacant Housing Units	14
2016 Total Housing Units	169
2016 Owner Occupied Housing Units	105
2016 Renter Occupied Housing Units	52
2016 Vacant Housing Units	12
2021 Total Housing Units	171
2021 Owner Occupied Housing Units	106
2021 Renter Occupied Housing Units	52
2021 Vacant Housing Units	13

Currently, 62.1% of the 169 housing units in the area are owner occupied; 30.8%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 168 housing units in the area - 64.9% owner occupied, 26.8% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 0.26%. Median home value in the area is $87,121, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 5.15% annually to $112,000.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

- Well managed city
- Cheapest water in Colquitt County
- Cheapest garbage rates in Colquitt County
- Good water infrastructure
- Civic pride
- Small town feel
- Good city park with tennis and basketball courts
- Local school
- No city taxes
- Excellent volunteer fire department
- Proximity to Moultrie

Weaknesses

- Lack of manpower for maintenance in town
- Need better code enforcement
- Technology (Improve the Broadband)

Opportunities

- More additions to the city park
- Growth opportunities
- Street & drainage improvements (Peachtree St and Circle, Manning St)
- Mulberry Street (Hwy 37) beautification

Threats

- Natural disasters

Needs and Opportunities

Needs

- Funston needs more code enforcement.
- Street and drainage improvements are needed along Manning St, Peachtree St and Peachtree Circle, and Daniel St.
- Funston lacks the manpower to complete a lot of the general maintenance type work in town. County prisoners are a big help when they are available.
- Water system improvements at the end of Spivey Dr. to loop the water line around to connect to the main line at Hwy 37.

Opportunities

- Opportunities exist for improvements and expansion to the City park(s)
- Lots of opportunities for growth in the residential and commercial sectors.
- Mulberry Street (Hwy 37) beautification. The “Main Street” of Funston needs an identity.
- Promotion of the town’s strengths (no city taxes, cheap water/garbage rates, local school, responsive city leadership, small town feel and proximity to Moultrie) could attract residents and businesses.

Goals and Policies

Goal: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.

- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Goal: Sense of Place

Protect and enhance the community's unique qualities. Maintain the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Policies:

- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Colquitt County and the Cities of Moultrie, Doerun, Norman Park, Ellenton, Berlin and Funston.

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective: Develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement of the education system in addressing education issues and education skill improvement for the region.

Goal: Provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective: Improved education attainment by reducing high school drop-out rate.

Colquitt County and its municipalities according to the CEDS…

The population of Colquitt County (including cities) is 46,102, which is a population increase of 2,641 from the 2000 Census. The poverty rate has grown from 19.2% to 26.7% from 2010-2013. The median household income is $32,484. Twenty-eight percent (28.2%) of the population does not have a high school diploma. With its long growing season and varied types of soils, the county has traditionally been a state leader in agricultural production. Colquitt County currently has the largest farm gate in Georgia. Despite the county's agricultural strength, manufacturing has replaced farming as the largest employment sector in the county. There are six cities in Colquitt County; Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park. Berlin is a small town in Colquitt County, named after a German city, and is considered to be a speed trap. The City of Doerun is home to the GA Annual May Day Festival and is sponsored by the Doerun Booster Association. Ellenton, Funston, and Riverside are small towns located within Colquitt County. The City of Norman Park is home to the Georgia Baptist Conference Center.

Colquitt County is located within the Southwest Georgia Regional Commission area, a very rural and agriculturally oriented portion of Georgia. Agribusiness and textile manufacturing remain the most significant contributors to the region's economy. Colquitt County is ranked as the 40th most populous county in the state and is the region's third most populous county, following Dougherty and Thomas Counties. Moultrie is a city of 14,268 in a county of 46,102 people covering 547.5 square miles. Colquitt County also has one of the largest concentrations of Hispanic or migrant workers in Georgia, an important asset to the local farmers. It is estimated the county has between 2,000 to 5,000 migrant workers, depending on the season. The majority of these workers are available on a temporary work permit and after five years some become regular U.S. citizens. Migrant farm workers are important to the local economy and are generally undercounted during the census. It is expected that the historical growth trend of the minority population in the county will continue. In contrast, the unincorporated portion of the county has experienced a reverse trend.

The Annual Sunbelt Agricultural Expo is Colquitt County's largest attraction and adds millions of dollars to the local economy. The Expo, held annually in October, draws over 300,000 visitors annually and is the largest outdoor farm show in North America with field demonstrations, and more than 1,000 corporate and private exhibitors this year marked the 38th Annual event. This event has evolved into an incredible economic development opportunity for the City of Moultrie and Colquitt County.

The Sanderson Farms project brought in 1, 500 jobs for the county, exceeding expectations of all involved. That impact has translated into $90 million of investment from Sanderson farms, more than $50 million investment from producers in the region, a 30-percent increase in sales tax collections over the past two years and a 7.3 percent growth in the tax digest.

Educational attainment has grown in Colquitt County. A comprehensive effort by the entire community, to include the business community, is significantly improving workforce education and readiness. Results certified by the Georgia Board of Education gave Colquitt County High School (CCHS) a 93% graduation rate for 2015, making CCHS a state leader in that category. The number of adults without elementary education has dropped, as the number of adults with some college or college degrees has grown. However, educational attainment is growing faster at the state level than in Colquitt County. The city of Moultrie is catching up to the state level of adults with college degrees somewhat faster than the county as a whole. Colquitt County is home to Southern Regional Technical College that has over 2,000 students. Brewton-Parker has a 2-year extension degree program, and also Abraham Baldwin Agricultural College which is located on the square in downtown Moultrie.

Supplementary Economic Statistics/Data

Business Summary

Funston
Area: 1.17 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	5.0%	3	2.8%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	4	20.0%	15	14.2%
Manufacturing	1	5.0%	4	3.8%
Wholesale Trade	0	0.0%	11	10.4%
Retail Trade	1	5.0%	5	4.7%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	0	0.0%	1	0.9%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	2	1.9%
Miscellaneous Store Retailers	1	5.0%	3	2.8%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	5.0%	1	0.9%
Information	0	0.0%	2	1.9%
Finance & Insurance	1	5.0%	1	0.9%
Central Bank/Credit Intermediation & Related Activities	1	5.0%	1	0.9%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	1	0.9%
Real Estate, Rental & Leasing	1	5.0%	2	1.9%
Professional, Scientific & Tech Services	0	0.0%	1	0.9%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	2	10.0%	4	3.8%
Educational Services	0	0.0%	14	13.2%
Health Care & Social Assistance	1	5.0%	10	9.4%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%
Accommodation & Food Services	1	5.0%	2	1.9%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	1	5.0%	2	1.9%
Other Services (except Public Administration)	3	15.0%	10	9.4%
Automotive Repair & Maintenance	1	5.0%	1	0.9%
Public Administration	3	15.0%	19	17.9%
Unclassified Establishments	1	5.0%	0	0.0%
Total	20	100.0%	106	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Business Summary

Funston
Area: 1.17 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	20
Total Employees:	106
Total Residential Population:	463
Employee/Residential Population Ratio:	0.23:1

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	1	5.0%	5	4.7%
Construction	4	20.0%	15	14.2%
Manufacturing	1	5.0%	4	3.8%
Transportation	1	5.0%	3	2.8%
Communication	0	0.0%	2	1.9%
Utility	0	0.0%	0	0.0%
Wholesale Trade	0	0.0%	11	10.4%
Retail Trade Summary	2	10.0%	8	7.5%
Home Improvement	0	0.0%	1	0.9%
General Merchandise Stores	0	0.0%	2	1.9%
Food Stores	0	0.0%	1	0.9%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%
Eating & Drinking Places	1	5.0%	2	1.9%
Miscellaneous Retail	1	5.0%	2	1.9%
Finance, Insurance, Real Estate Summary	1	5.0%	1	0.9%
Banks, Savings & Lending Institutions	1	5.0%	0	0.0%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	0	0.0%	1	0.9%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%
Services Summary	5	25.0%	38	35.8%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	1	5.0%	1	0.9%
Motion Pictures & Amusements	0	0.0%	0	0.0%
Health Services	0	0.0%	8	7.5%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	0	0.0%	14	13.2%
Other Services	4	20.0%	15	14.2%
Government	3	15.0%	19	17.9%
Unclassified Establishments	1	5.0%	0	0.0%
Totals	20	100.0%	106	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Disposable Income Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

	Census 2010	2016	2021	2016-2021 Change	2016-2021 Annual Rate
Population	449	463	467	4	0.17%
Median Age	32.2	33.1	34.3	1.2	0.71%
Households	154	157	158	1	0.13%
Average Household Size	2.92	2.95	2.96	0.01	0.07%

2016 Households by Disposable Income	Number	Percent
Total	157	100.0%
<$15,000	28	17.8%
$15,000-$24,999	21	13.4%
$25,000-$34,999	22	14.0%
$35,000-$49,999	28	17.8%
$50,000-$74,999	34	21.7%
$75,000-$99,999	13	8.3%
$100,000-$149,999	7	4.5%
$150,000-$199,999	2	1.3%
$200,000+	2	1.3%
Median Disposable Income	$38,015	
Average Disposable Income	$47,183	

	Number of Households						
2016 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	7	30	29	28	29	21	14
<$15,000	2	7	4	4	5	3	3
$15,000-$24,999	1	4	3	3	3	3	3
$25,000-$34,999	1	4	4	3	3	4	3
$35,000-$49,999	1	5	6	5	6	4	2
$50,000-$74,999	1	6	8	7	6	4	1
$75,000-$99,999	0	2	2	3	3	2	0
$100,000-$149,999	0	1	1	2	2	1	0
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	1	0	0	0
Median Disposable Income	$25,000	$33,394	$41,035	$46,099	$41,035	$36,309	$25,000
Average Disposable Income	$33,674	$40,263	$48,777	$56,566	$52,884	$47,884	$30,470

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Household Budget Expenditures

Funston
Area: 1.17 square miles

Prepared by SWGRC

Demographic Summary			2016	2021
Population			463	467
Households			157	158
Families			122	123
Median Age			33.1	34.3
Median Household Income			$46,653	$52,920
	Spending Potential Index	**Average Amount Spent**	**Total**	**Percent**
Total Expenditures	77	$50,904.93	$7,992,074	100.0%
Food	79	$6,378.55	$1,001,433	12.5%
Food at Home	79	$3,929.80	$616,978	7.7%
Food Away from Home	79	$2,448.76	$384,455	4.8%
Alcoholic Beverages	74	$381.16	$59,842	0.7%
Housing	76	$15,506.62	$2,434,540	30.5%
Shelter	74	$11,595.92	$1,820,560	22.8%
Utilities, Fuel and Public Services	80	$3,910.70	$613,980	7.7%
Household Operations	76	$1,304.06	$204,737	2.6%
Housekeeping Supplies	79	$558.42	$87,672	1.1%
Household Furnishings and Equipment	78	$1,370.07	$215,101	2.7%
Apparel and Services	78	$1,560.61	$245,016	3.1%
Transportation	80	$6,492.31	$1,019,292	12.8%
Travel	72	$1,347.57	$211,568	2.6%
Health Care	78	$4,108.66	$645,059	8.1%
Entertainment and Recreation	77	$2,252.76	$353,684	4.4%
Personal Care Products & Services	78	$569.21	$89,366	1.1%
Education	65	$923.05	$144,919	1.8%
Smoking Products	81	$331.35	$52,022	0.7%
Lotteries & Pari-mutuel Losses	74	$46.50	$7,301	0.1%
Legal Fees	78	$121.46	$19,069	0.2%
Funeral Expenses	78	$67.32	$10,570	0.1%
Safe Deposit Box Rentals	73	$2.87	$450	0.0%
Checking Account/Banking Service Charges	74	$24.59	$3,860	0.0%
Cemetery Lots/Vaults/Maintenance Fees	78	$8.13	$1,277	0.0%
Accounting Fees	69	$62.38	$9,793	0.1%
Miscellaneous Personal Services/Advertising/Fine	82	$49.13	$7,714	0.1%
Occupational Expenses	69	$46.06	$7,231	0.1%
Expenses for Other Properties	87	$120.05	$18,848	0.2%
Credit Card Membership Fees	68	$2.63	$413	0.0%
Shopping Club Membership Fees	76	$12.71	$1,996	0.0%
Support Payments/Cash Contributions/Gifts in Kind	77	$1,779.86	$279,438	3.5%
Life/Other Insurance	75	$309.08	$48,525	0.6%
Pensions and Social Security	76	$5,167.74	$811,335	10.2%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Market Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	378
2010 Total Population	449
2016 Total Population	463
2016 Group Quarters	0
2021 Total Population	467
2016-2021 Annual Rate	0.17%
Household Summary	
2000 Households	137
2000 Average Household Size	2.76
2010 Households	154
2010 Average Household Size	2.92
2016 Households	157
2016 Average Household Size	2.95
2021 Households	158
2021 Average Household Size	2.96
2016-2021 Annual Rate	0.13%
2010 Families	121
2010 Average Family Size	3.21
2016 Families	122
2016 Average Family Size	3.27
2021 Families	123
2021 Average Family Size	3.27
2016-2021 Annual Rate	0.16%
Housing Unit Summary	
2000 Housing Units	152
Owner Occupied Housing Units	70.4%
Renter Occupied Housing Units	19.7%
Vacant Housing Units	9.9%
2010 Housing Units	168
Owner Occupied Housing Units	64.9%
Renter Occupied Housing Units	26.8%
Vacant Housing Units	8.3%
2016 Housing Units	169
Owner Occupied Housing Units	62.1%
Renter Occupied Housing Units	30.8%
Vacant Housing Units	7.1%
2021 Housing Units	171
Owner Occupied Housing Units	62.0%
Renter Occupied Housing Units	30.4%
Vacant Housing Units	7.6%
Median Household Income	
2016	$46,653
2021	$52,920
Median Home Value	
2016	$87,121
2021	$112,000
Per Capita Income	
2016	$19,469
2021	$21,416
Median Age	
2010	32.2
2016	33.1
2021	34.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	157
<$15,000	15.9%
$15,000 - $24,999	11.5%
$25,000 - $34,999	10.8%
$35,000 - $49,999	14.6%
$50,000 - $74,999	21.7%
$75,000 - $99,999	12.1%
$100,000 - $149,999	9.6%
$150,000 - $199,999	2.5%
$200,000+	1.9%
Average Household Income	$58,855
2021 Households by Income	
Household Income Base	158
<$15,000	15.8%
$15,000 - $24,999	10.1%
$25,000 - $34,999	7.6%
$35,000 - $49,999	11.4%
$50,000 - $74,999	24.7%
$75,000 - $99,999	13.3%
$100,000 - $149,999	11.4%
$150,000 - $199,999	2.5%
$200,000+	1.9%
Average Household Income	$64,633
2016 Owner Occupied Housing Units by Value	
Total	105
<$50,000	25.7%
$50,000 - $99,999	31.4%
$100,000 - $149,999	21.0%
$150,000 - $199,999	9.5%
$200,000 - $249,999	2.9%
$250,000 - $299,999	1.9%
$300,000 - $399,999	1.9%
$400,000 - $499,999	2.9%
$500,000 - $749,999	1.0%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$112,136
2021 Owner Occupied Housing Units by Value	
Total	106
<$50,000	23.6%
$50,000 - $99,999	20.8%
$100,000 - $149,999	23.6%
$150,000 - $199,999	15.1%
$200,000 - $249,999	5.7%
$250,000 - $299,999	3.8%
$300,000 - $399,999	2.8%
$400,000 - $499,999	3.8%
$500,000 - $749,999	0.9%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$133,255

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

2010 Population by Age	
Total	448
0 - 4	9.8%
5 - 9	7.6%
10 - 14	7.1%
15 - 24	14.7%
25 - 34	14.7%
35 - 44	13.4%
45 - 54	12.1%
55 - 64	10.3%
65 - 74	6.5%
75 - 84	3.1%
85 +	1.1%
18 +	71.4%
2016 Population by Age	
Total	464
0 - 4	9.3%
5 - 9	8.4%
10 - 14	7.3%
15 - 24	12.7%
25 - 34	15.1%
35 - 44	12.7%
45 - 54	11.4%
55 - 64	10.8%
65 - 74	8.0%
75 - 84	3.0%
85 +	1.3%
18 +	71.1%
2021 Population by Age	
Total	467
0 - 4	8.6%
5 - 9	8.1%
10 - 14	8.1%
15 - 24	12.2%
25 - 34	13.9%
35 - 44	12.8%
45 - 54	11.3%
55 - 64	11.1%
65 - 74	9.0%
75 - 84	3.4%
85 +	1.3%
18 +	70.9%
2010 Population by Sex	
Males	227
Females	222
2016 Population by Sex	
Males	233
Females	230
2021 Population by Sex	
Males	234
Females	233

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	449
White Alone	71.0%
Black Alone	6.7%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	20.9%
Two or More Races	1.1%
Hispanic Origin	29.6%
Diversity Index	70.3
2016 Population by Race/Ethnicity	
Total	463
White Alone	68.3%
Black Alone	6.7%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	23.5%
Two or More Races	1.3%
Hispanic Origin	32.8%
Diversity Index	73.7
2021 Population by Race/Ethnicity	
Total	466
White Alone	65.9%
Black Alone	6.7%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	25.8%
Two or More Races	1.5%
Hispanic Origin	36.2%
Diversity Index	76.5
2010 Population by Relationship and Household Type	
Total	449
In Households	100.0%
In Family Households	90.4%
Householder	25.6%
Spouse	19.6%
Child	34.1%
Other relative	7.1%
Nonrelative	3.8%
In Nonfamily Households	9.6%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	289
Less than 9th Grade	13.8%
9th - 12th Grade, No Diploma	18.3%
High School Graduate	33.2%
GED/Alternative Credential	4.8%
Some College, No Degree	15.2%
Associate Degree	4.5%
Bachelor's Degree	5.9%
Graduate/Professional Degree	4.2%
2016 Population 15+ by Marital Status	
Total	347
Never Married	26.8%
Married	64.8%
Widowed	1.4%
Divorced	6.9%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	97.0%
Civilian Unemployed	3.0%
2016 Employed Population 16+ by Industry	
Total	196
Agriculture/Mining	15.3%
Construction	12.2%
Manufacturing	14.8%
Wholesale Trade	3.6%
Retail Trade	9.7%
Transportation/Utilities	3.6%
Information	0.5%
Finance/Insurance/Real Estate	4.6%
Services	33.2%
Public Administration	1.5%
2016 Employed Population 16+ by Occupation	
Total	197
White Collar	33.7%
Management/Business/Financial	8.2%
Professional	8.2%
Sales	5.6%
Administrative Support	11.7%
Services	13.3%
Blue Collar	53.6%
Farming/Forestry/Fishing	15.3%
Construction/Extraction	10.7%
Installation/Maintenance/Repair	4.6%
Production	9.7%
Transportation/Material Moving	13.3%
2010 Population By Urban/ Rural Status	
Total Population	449
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	12.0%
Rural Population	88.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Funston
Area: 1.17 square miles

Prepared by SWGRC

2010 Households by Type	
Total	155
Households with 1 Person	17.4%
Households with 2+ People	82.6%
Family Households	78.1%
Husband-wife Families	59.4%
With Related Children	30.3%
Other Family (No Spouse Present)	18.7%
Other Family with Male Householder	6.5%
With Related Children	3.9%
Other Family with Female Householder	11.6%
With Related Children	9.0%
Nonfamily Households	4.5%
All Households with Children	44.2%
Multigenerational Households	6.5%
Unmarried Partner Households	7.1%
Male-female	6.5%
Same-sex	0.6%
2010 Households by Size	
Total	154
1 Person Household	17.5%
2 Person Household	29.9%
3 Person Household	18.8%
4 Person Household	14.9%
5 Person Household	10.4%
6 Person Household	4.5%
7 + Person Household	3.9%
2010 Households by Tenure and Mortgage Status	
Total	154
Owner Occupied	70.8%
Owned with a Mortgage/Loan	39.6%
Owned Free and Clear	31.2%
Renter Occupied	29.2%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	168
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	13.7%
Rural Housing Units	86.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Funston
Area: 1.17 square miles

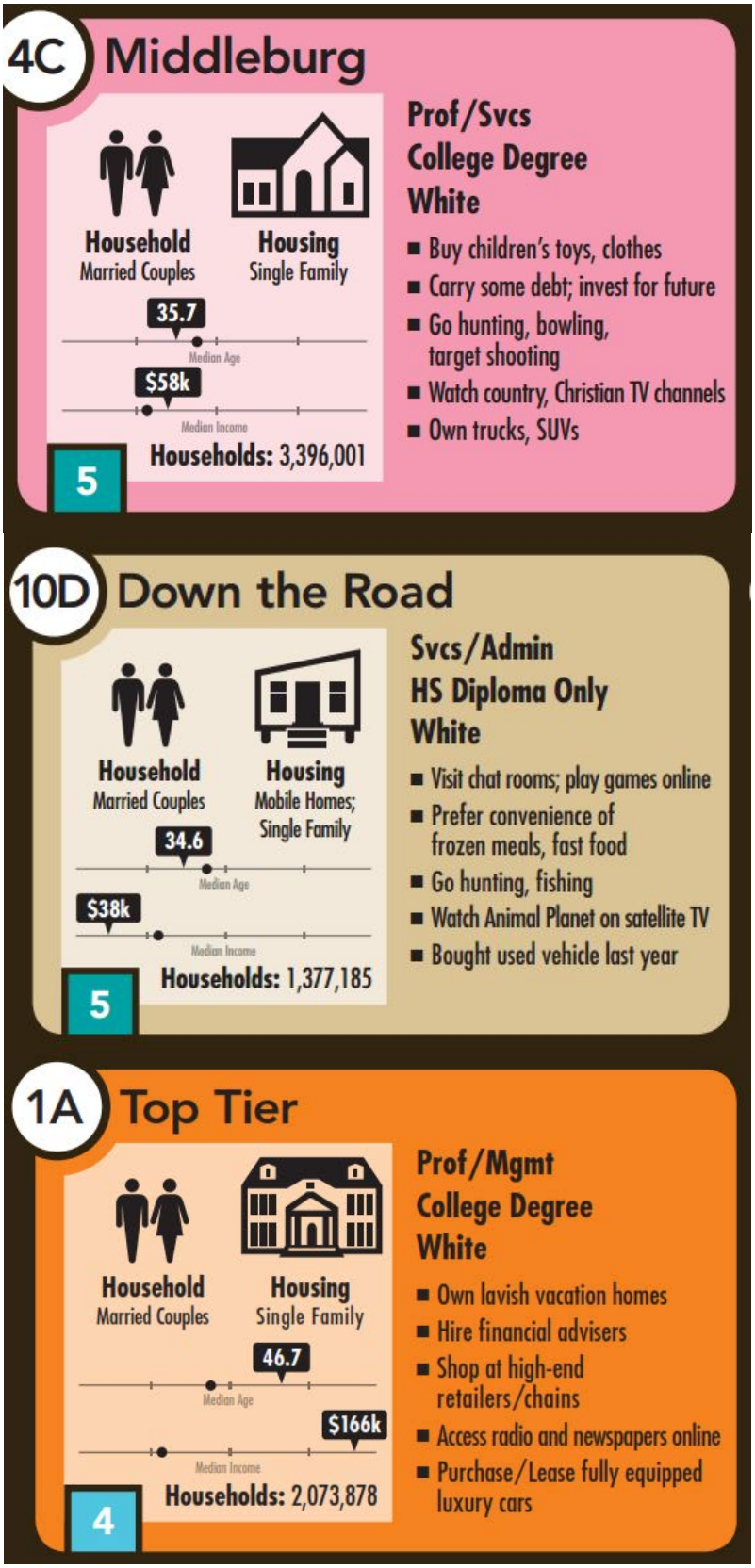
Prepared by SWGRC

Top 3 Tapestry Segments		
	1.	Middleburg (4C)
	2.	Down the Road (10D)
	3.	Top Tier (1A)
2016 Consumer Spending		
Apparel & Services: Total $		$245,016
Average Spent		$1,560.61
Spending Potential Index		78
Education: Total $		$144,919
Average Spent		$923.05
Spending Potential Index		65
Entertainment/Recreation: Total $		$353,684
Average Spent		$2,252.76
Spending Potential Index		77
Food at Home: Total $		$616,978
Average Spent		$3,929.80
Spending Potential Index		79
Food Away from Home: Total $		$384,455
Average Spent		$2,448.76
Spending Potential Index		79
Health Care: Total $		$645,059
Average Spent		$4,108.66
Spending Potential Index		78
HH Furnishings & Equipment: Total $		$215,101
Average Spent		$1,370.07
Spending Potential Index		78
Personal Care Products & Services: Total $		$89,366
Average Spent		$569.21
Spending Potential Index		78
Shelter: Total $		$1,820,560
Average Spent		$11,595.92
Spending Potential Index		74
Support Payments/Cash Contributions/Gifts in Kind: Total $		$279,438
Average Spent		$1,779.86
Spending Potential Index		77
Travel: Total $		$211,568
Average Spent		$1,347.57
Spending Potential Index		72
Vehicle Maintenance & Repairs: Total $		$126,510
Average Spent		$805.80
Spending Potential Index		78

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Funston are: Middleburg, Down the Road and Top Tier.

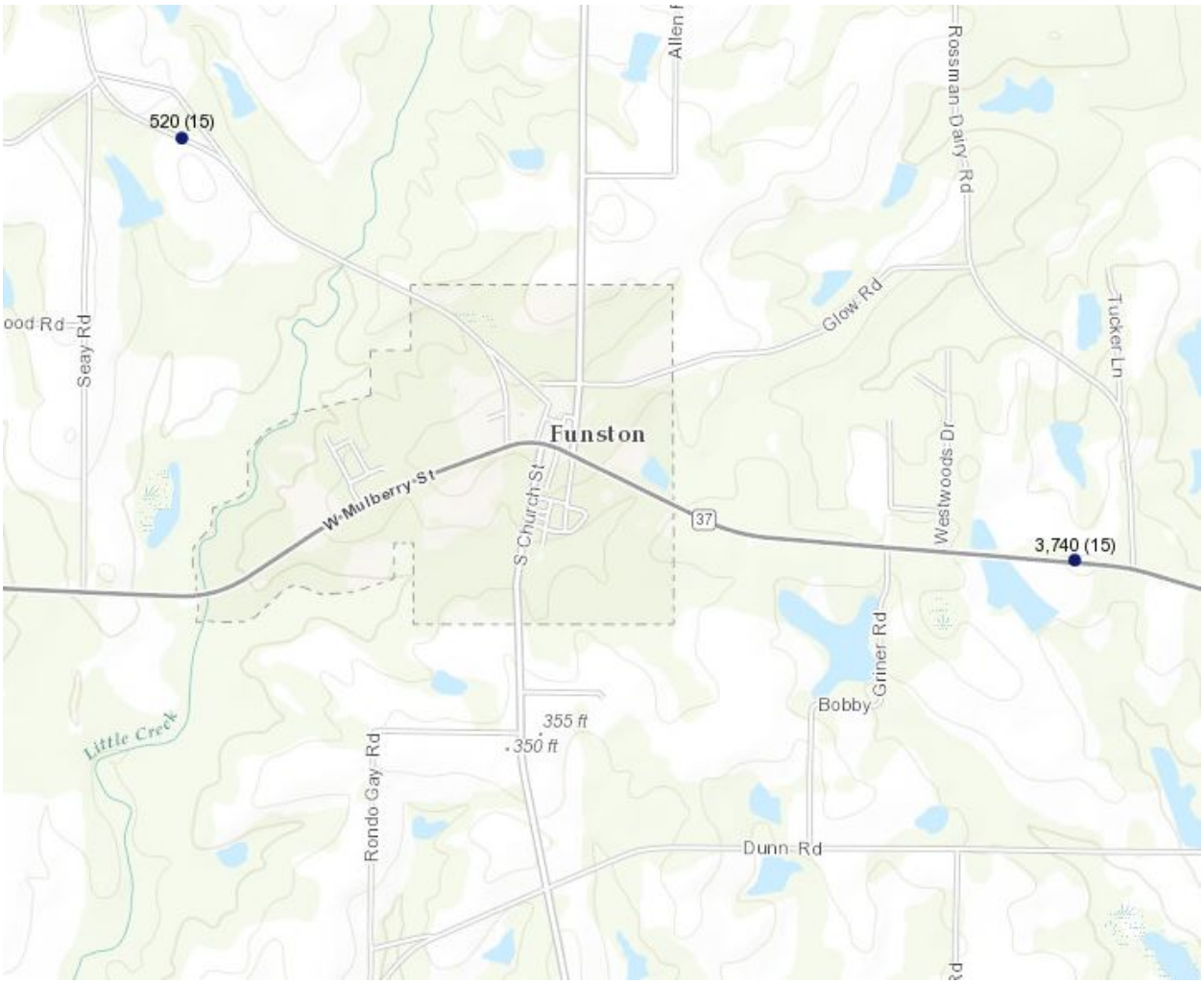


Transportation

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. While the automobile is the dominant mode of transportation, the City wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Funston lies just east of the City of Moultrie along GA Hwy 37. Mulberry Street (Hwy 37) is the main thoroughfare in Funston and is the busiest route in town. Church Street is second. Georgia Department of Transportation (GDOT) traffic counts indicate approximately 3,700 Annual Average Daily Trips (AADT) through Funston on Hwy 37. No counts have been done within the city limits of Funston so a lack of data hampers transportation planning efforts.



Alternative Modes

The road network in Funston is largely a simple grid pattern. There are no sidewalks in the City of Funston. There are no dedicated bicycle lanes in Funston but residents find that most city streets have very low traffic and can provide a fairly safe avenue for cycling.

Colquitt County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Colquitt County, Doerun, Norman Park, Ellenton, Moultrie, Berlin and Funston. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

Funston has a mix of both on and off street parking in town. The current parking method seems to be adequate at this time.

Railroad

Funston is not serviced by a rail line.

Land Use

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Funston and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Residential means residential development ranging from approximately three to five (3-6) units per acre (i.e., lot sizes minimum of approximately 7,000 square feet to 12,000 square feet). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Given the small rural nature of Funston, one category can fulfill the needs of encompassing both highway and downtown commercial uses.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or

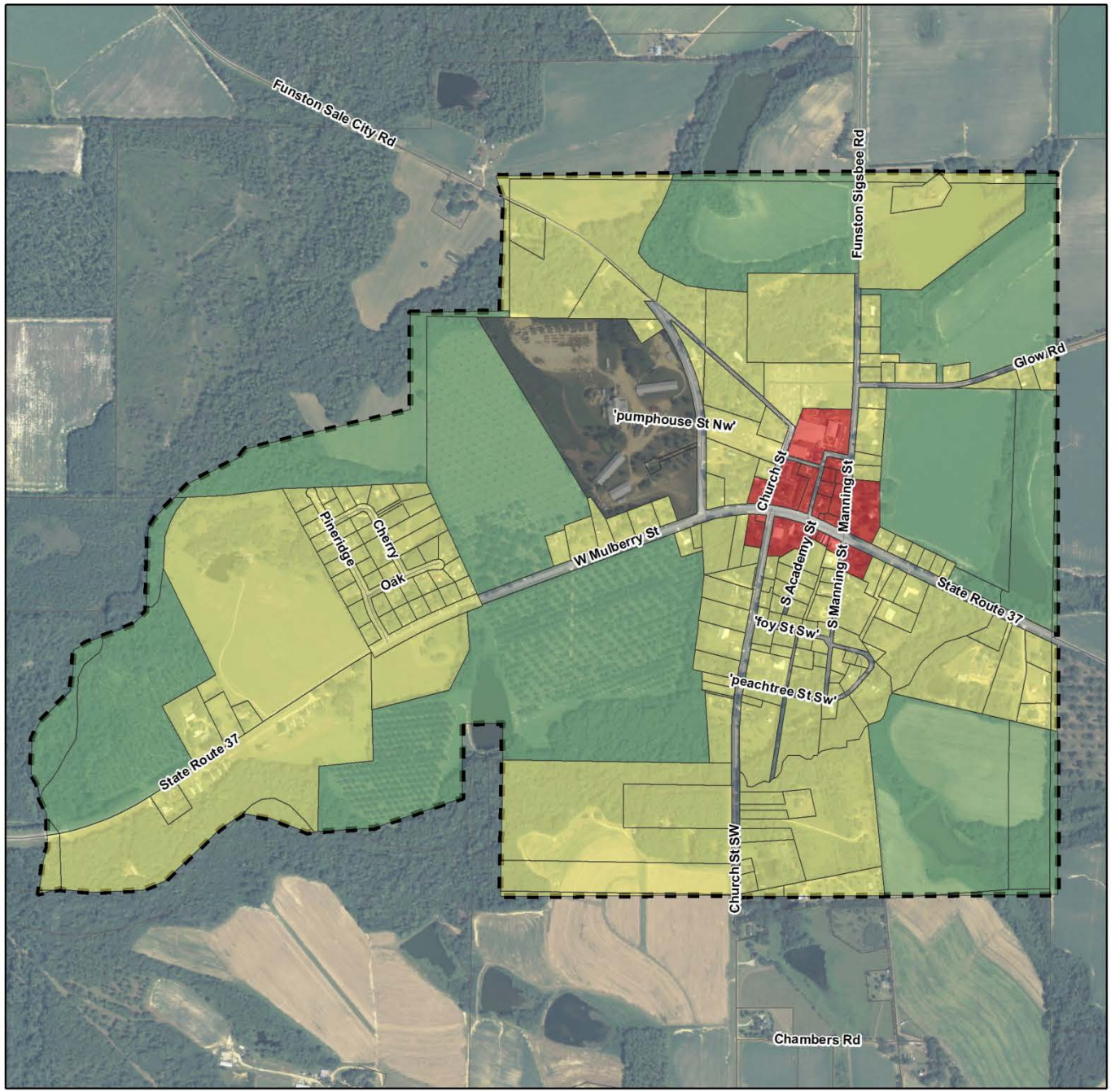
explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural

The agricultural land use designation in Funston is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development that may or may not be accessory to agricultural or farm operation of varying sizes.

Funston

Future Land Use Map



Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- City Limits

SWGRC
Southwest Georgia Regional Commission

N

Community Work Program

City of Funston Community Work Program 2018-2022				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Make curb and gutter improvements to South Manning, Spivey Drive, and Foy Street, Peachtree Circle, Peachtree Street, Anderson Street, Pitchford	2018-2022	City	$200,000	General Funds/SPLOST, CDBG
Develop museum on the second floor of City Hall	2018-2019	City	$10,000	GA Humanities, GA Arts Council, Local
The addition of sidewalks in neighborhoods and downtown	2018-2019	City	$250,000	TE Grants/General Funds
Develop small town event such as `Funston Day`	2018-2019	City	$5,000	Grants, General Funds
Explore grant for downtown businesses	2018-2019	City	N/A	N/A
Work with local businesses to increase the appearance and attractiveness of commercial and industrial areas.	2018-2022	City	N/A	N/A
Develop a plan to attract businesses	2018-2022	City	$1,000	General Funds/Grants
Acquire park signs for City Park and directional signs	2018-2019	City	$5,000	General Funds
Purchase playground equipment for Pineridge subdivision	2018-2022	City	$18,000	General Funds/SPLOST
Construct fence at Pine Ridge Park to enclose playground areas	2018-2019	City	$6,000	Grants, General Funds
Connect main water line from Pivey Dr to N. Church St.	2018-2022	City	$26,000	Grants, General Funds
Improve/ Establish Broadband capabilities in unserved or underserved	2020-2022	City	$1,000	Grants/General Fund

Adoption Resolution

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Funston, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Funston examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Funston, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 10th day of April 2018.

Mayor

Ferrell Ruis

Witness

Liz Chapman

Liz Chapman, City Clerk

ELIZABETH CHAPMAN NOTARY PUBLIC GEORGIA COLQUITT COUNTY EXPIRES JULY 26, 2019

Appendix

Meeting Advertisements

Public Hearing Notice

The City of Berlin is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on September 12, 2016 at the Berlin City hall. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org/comprehensive-plans.html

Questions should be directed to Berlin City hall office Tel: 229-324-2444 or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

978323

HELP CHART THE COURSE FOR THE FUTURE!

- Public Meeting Notice –

The City of Berlin is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the city. The meeting date is as follows:

Goals & Objectives – 7 pm October 24th, 2016 at Berlin City Hall

Needs & Opportunities - 7 pm November 14th, 2016 at Berlin City Hall

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Berlin. The input will be utilized to assist in developing the City's Comprehensive Plan. For more information regarding the Comprehensive Plan please visit:

http://www.swgrcplanning.org/plans-in-progress1.html

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616

985453

The Moultrie Observer

Wednesday, August 17, 2016

PUBLIC HEARING NOTICE

Colquitt County is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on Tuesday, September 6, 2016 at 7:00 p.m. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org/comprehensive-plans.html.

Questions should be directed to Mrs. Melissa Lawson, County Clerk Office 261-B, Colquitt County Courthouse Annex,
Telephone: 229-616-7409 or call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

978645

PUBLIC MEETING NOTICE

Colquitt County is conducting public meetings to discuss Goals/Objectives and Needs and Opportunities for the County. The meeting dates are as follows:

Goals & Objectives: 6 pm October 3, 2016
at the Courthouse Annex, 2nd Floor, Room 261-C

Needs & Opportunities: 6 pm November 7, 2016
at the Courthouse Annex, 2nd Floor, Room 261-C

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in Colquitt County. This input will be utilized to assist in developing the County's Comprehensive Plan.

For more information regarding the Comprehensive Plan please visit: http://www.swgrcplanning.org/plans-in-progress1.html

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616.

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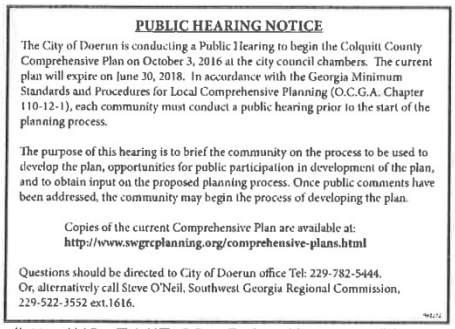

PUBLIC HEARING NOTICE

The City of Doerun is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on October 3, 2016 at the city council chambers. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org/comprehensive-plans.html

Questions should be directed to City of Doerun office Tel: 229-782-5444.
Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

982272

(http://d2w746l7r32cn5.cloudfront.net/library/C0A801CA160ca2386FiwlsDE47EE/photos/C0A801811657c061BFGqu2D28593/9662d1207ef4379e365f30c038b62af6.jpg)

Published September 15, 2016

City of Doerun

PUBLIC HEARING NOTICE
The
City of Doerun
is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on October 3, 2016 at the city council chambers. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.
The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.
Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org
/comprehensive-plans.html
(http://www.swgrcplanning.org
/comprehensive-plans.html)
Questions should be directed to City of Doerun office Tel:
229-782-5444.
Or, alternatively call
Steve O'Neil, Southwest Georgia Regional Commission,
229-522-3552
ext.1616 (http://ext.1616).
982272

HELP CHART THE COURSE FOR THE FUTURE!

- Public Meeting Notice -

The City of Doerun is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the city. The meeting date is as follows:

Goals & Objectives - 6 pm January 23rd, 2017 at Doerun City Hall Council Chambers

Needs & Opportunities - 6 pm February 27th, 2017 at Doerun City Hall Council Chambers

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Doerun. The input will be utilized to assist in developing the City's Comprehensive Plan. For more information regarding the Comprehensive Plan please visit:

http://www.swgrcplanning.org/plans-in-progress1.html

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission
Phone: 229-522-3552 ext. 1616

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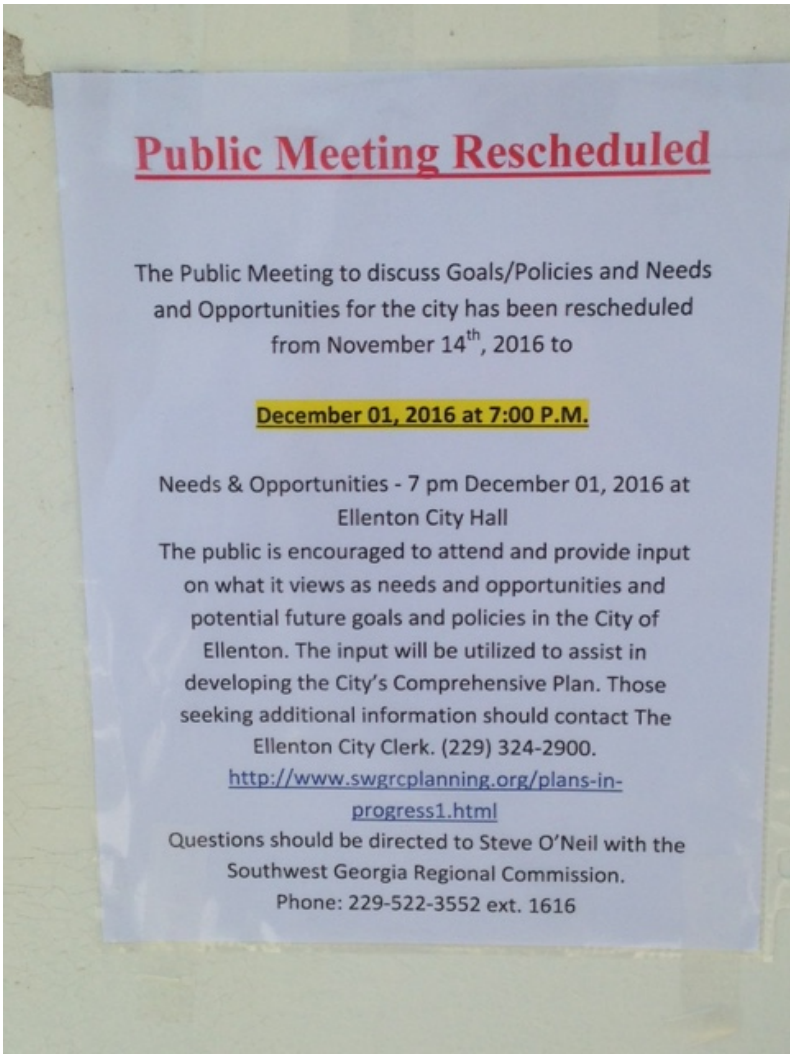

Public Meeting Rescheduled

The Public Meeting to discuss Goals/Policies and Needs and Opportunities for the city has been rescheduled from November 14th, 2016 to

December 01, 2016 at 7:00 P.M.

Needs & Opportunities - 7 pm December 01, 2016 at Ellenton City Hall
The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Ellenton. The input will be utilized to assist in developing the City's Comprehensive Plan. Those seeking additional information should contact The Ellenton City Clerk. (229) 324-2900.
http://www.swgrcplanning.org/plans-in-progress1.html
Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

Republicans are more con- | McAuliffe announced | write in their motion.

Public Hearing Notice

CITY OF ELLENTON is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on SEPTEMBER 19, 2016 AT 7:00 P.M. at the ELLENTON CITY HALL @ 103 N. BAKER STREET. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org/comprehensive-plans.html

Questions should be directed to CITY OF ELLENTON office Tel: 229.324.2900. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

979954

the world to me, and I loved him and he loved me, and I had absolutely | er was no longer there, he said. | programs.

Public Meeting Notice

The City of Ellenton is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the city. The meeting dates are as follows:

Goals & Objectives – 7 pm October 17th, 2016 at Ellenton City Hall
Needs & Opportunities - 7 pm November 14th, 2016 at Ellenton City Hall

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Ellenton. The input will be utilized to assist in developing the City's Comprehensive Plan. Those seeking additional information should contact The Ellenton City Clerk at (229)324-2900.
http://www.swgrcplanning.org/plans-in-progress1.html
Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616

983966

gainfully employed. They

105 ROWLAND DR • MOULTRIE, GA 976

Public Hearing Notice

The City of Moultrie is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on September 6, 2016 at 6:00p.m. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org/comprehensive-plans.html

Questions should be directed to Tina Coleman, City Clerk, Telephone: 229-668-0023. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission at 229-522-3552 ext.1616.

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vigorate the union from within, despite the chorus

states to share 160,000 refugees in Greece and

deals with the fallout of Britain's departure.

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HELP CHART THE COURSE FOR THE FUTURE!

- Public Meeting Notice

The City of Moultrie is conducting a public meeting to discuss Goals/Objectives and Needs/Opportunities for the City. The meeting dates are as follows:

Goals & Objectives - 6 pm October 6th, 2016 at Moultrie City Hall Council Chambers

Needs & Opportunities - 6 pm October 27th, 2016 at Moultrie City Hall Council Chambers

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Moultrie. The input will be utilized to assist in developing theCity s Comprehensive Plan. For more information regarding the Comprehensive Plan please visit:
http://www.swgrcplanning.org/plans-in-progress1.html

Questions should be directed to Steve O Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616

566186

Public Hearing Notice

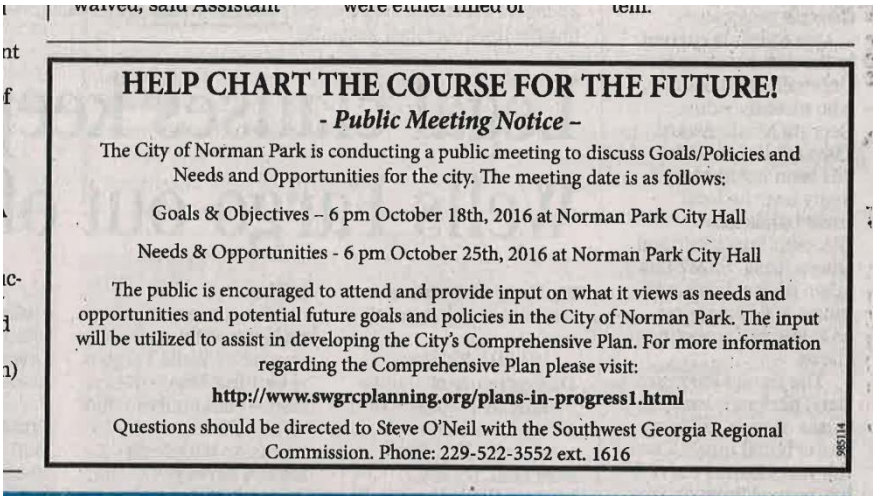
The City of Norman Park is conducting a Public Hearing to begin the Colquitt County Comprehensive Plan on October 11, 2016 at 6:30 p.m. at Norman Park City Hall located at 154 East Broad, Norman Park, GA 31771. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available at:
http://www.swgrcplanning.org/comprehensive-plans.html

Questions should be directed to Norman Park City Hall at 229-769-3611 or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

981660



HELP CHART THE COURSE FOR THE FUTURE!

- Public Meeting Notice -

The City of Norman Park is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the city. The meeting date is as follows:

Goals & Objectives – 6 pm October 18th, 2016 at Norman Park City Hall

Needs & Opportunities - 6 pm October 25th, 2016 at Norman Park City Hall

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Norman Park. The input will be utilized to assist in developing the City's Comprehensive Plan. For more information regarding the Comprehensive Plan please visit:

http://www.swgrcplanning.org/plans-in-progress1.html

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616

985114

Public Hearing Notice

The Colquitt County Board of Commissioners is conducting a Public Hearing to present a draft of the Colquitt County Joint Comprehensive Plan on Tuesday, February 6, 2018, at 7:00 p.m. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at http://www.swgrcplanning.org/colquitt-county.html or a copy may be obtained from the office of Melissa Lawson, County Clerk, at 101 East Central Avenue, 2nd Floor, Room 261-B, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m.

Questions should be directed to the Melissa Lawson, County Clerk, at 229-616-7409 or via email at mlawson@ccboc.com. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

42285-1

Public Hearing Notice for Broadband Element Comprehensive Plan Update

Tennis

No. 1 singles is Hayden Holloway. Wier said he has about a .500 record individually, but that's because Holloway takes on the best the other side has to offer.

"There are some really solid singles players in this area of the state," he said. "We have one coming in a couple of weeks who signed with Georgia. That's the level he ends up facing.

"Nathan Corley at No. 2, I think he's 8-2. Mark playing No. 3. He's done real well. He puts a lot into it. He'll be successful. We just need to make sure he gets going where he needs to be."

Last summer Breedlove was the youngest player (14) at the USTA All-American College Combine in Orlando.

Most days the No. 1 doubles is Zach Tucker and Jacob Icard, two sophomores. Seniors Ian Small and Long make up No. 2, Collin Fasion also playing with Small in a rotation.

If Colquitt beats Camden today, it's No. 1 seeds for region; a win for back in the hunt.

"Being the 1 seed is very important the way the tournament is set up," said Wier. "We'll know (today) if we have to win Tuesday or if we are the 1 seed."

In that space of time leading up to the playoffs, those matches with Thomasville will give the Packers a real postseason-caliber test. Wier said the Bulldogs could well be a finalist in Class AA this season. He said he's not concerned with an overall record because he's always looking to schedule strong clubs no matter their class.

REQUEST FOR PROPOSALS FOR

THE MOULTRIE COLQUITT COUNTY DEVELOPMENT AUTHORITY TO PROVIDE FINANCIAL AUDITING SERVICES

The Moultrie Colquitt County Development Authority is requesting bids to provide financial auditing services for the Authority, a 501 (c)(6) organization. The audit will address the finances of the organization on an annual fiscal basis. Proposals should be submitted by March 16, 2020, at 3:00pm for consideration.

Proposals must include: Executive Summary, Professional Experience, Team Qualifications, Audit Approach, Fees, Client References, and any additional information. Additionally, the proposal should include fees for a 3-year contract of providing audit services.

Submissions may be sent via e-mail to bgrogan@selectmoultrie.com, or via mail at P.O. Box 487, Moultrie, GA 31776. Submissions should include proof of insurance and licensing. The selected firm will be notified before or by May 7, 2020. The Moultrie Colquitt County Development Authority reserves the right to refuse all bids. For any questions, proposers should contact Barbara Grogan via email or at (229) 985-2131.

367277-1

Riley Bunch/CNHI News Service

Amber Mack, research and policy analyst for Healthy Mothers, Healthy Babies Coalition Georgia talks with a group about the issue of maternal mortality in Georgia at the Capitol Building on Maternal Mortality Awareness Day on Jan. 29.

at six months of extended coverage. The issue, he said, is personal to him.

"If they can figure out a way to pay for a year, that'd be something to consider..." Dugan said. "We've been looking at the six months — to do the most good for the most people."

Rep. Sandra Scott, D-Rex, introduced legislation on Monday that would allow out-of-state women's health care providers within 50 miles of the Georgia border to be considered an in-state provider as long as the doctor is in "good standing" in their home state.

JOINT PUBLIC HEARING NOTICE

The Colquitt County Board of Commissioners is conducting a Joint Public Hearing to present the Colquitt County Comprehensive Plan on February 17, 2020 at 5:00 p.m., at the Colquitt County Courthouse Annex, 2nd Floor, Room 261-C. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmitting to the DCA. The draft Comprehensive Plan is available by visiting www.swgrcplanning.org. Questions should be directed to Kimberly Brooks, Planner II, with the Southwest Georgia Regional Commission at 229-522-3552 ext. 110.

357001

Meeting Sign-in Sheets

Sign-In Sheet

Berlin S.W.O.T. Meeting

Name	Email Address
Vicki Mccoy	city_of_berlin@windstream.Net
Scott Merritt	merritt_269@yahoo.com
Tina Bridwell	tjb3107@gmail.com
Curtis Akridge	Cakridge@windstream.net
Melissa Weathers	mweathers22@yahoo.com
Gary Milam	gmilam@hintonoil.com
Hamilton Garner	jhgarner@Moultriega.net

Public Meeting Sign In Sheet

Date: October 24th 2016 **Facilitator:** Steve O'Neil

Location: Berlin City Hall council chambers

	Name	Address	Email Address
1	Melissa Weathers	PO Box 22 Berlin 31722	mweathers22@yahoo.com
2	Gary Milam	PO Box 372 Berlin 31722	gmilam@hintonoil.com
3	MARK L. BRIDWELL	P.O. BOX 14 BERLIN GA. 31722	MLB3107@WINDSTREAM.NET
4	Tina Bridwell	P.O. Box 14 Berlin, GA 31722	tjb3107@gmail.com
5	Vicki Mccoy	PO Box 261 Berlin GA 31722	Vicki.mccoy@yahoo.com
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City of Funston
Needs & Opportunities Meeting
12-13-16

Name	email address
Robbie Clayton	robbie.clayton.sr3u@statefarm.com
Bobby Rucks	
Donald Rew	
Dobson Stripling	dobsonstripling@gmail.com
Julie Strickland	

Public Meeting Sign In Sheet

Date: October 17th 2016 **Facilitator:** Steve O'Neil

Location: Ellenton City Council Chambers

	Name	Address	Email Address
1	Vicki Bunn	P.O Box 40 Ellenton GA	cityhall@ellentonga.com
2	Audie Perry Sr.	P.O. Box 40 Ellenton GA	mayorperrysr@hotmail.com
3	Carey Hoskins	PO Box 191 Ellenton GA	
4	[illegible]	P.O Box 236 Ellenton GA	
5	Donald Branch	PO Box 174 Ellenton GA	kathybranch123@yahoo.com
6	Judy Phillips	PO Box 33 Ellenton GA	
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Public Meeting Sign In Sheet

Date: December 1st 2016 **Facilitator:** Steve O'Neil

Location: Ellenton City Hall Council Chambers

	Name	Address	Email Address
1	Vicki Burns	P.O Box 40 Ellenton GA	cityhall@ellentonga.com
2	Marion Hay	Moultrie GA	mhayol@windstream.net
3	Audie Perry Sr.	P. O. Box 40 Ellenton GA	mayorperrysr@hotmail.com
4	Donald Branch	PO Box 174 Ellenton Ga	
5	Myra Lee Burns	P.O Box 101 Ellenton Ga 31747	
6	Carey Hackson	P.O. Box 191 Ellenton GA 31747	
7	Judy Phillips	PO Box 33 Ellenton, GA 31747	
8	Dorothy Hart	PO Box 24 Ellenton, GA 31747	
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Public Meeting Sign In Sheet

Date: October 27th 2016 **Facilitator:** Steve O'Neil

Location: Moultrie City Hall council chambers

	Name	Address	Email Address
1	HARRISON ISAACS	135 LOWER MEIGS ROAD	HARRISONISAACS@GMAIL.COM
2	Annette Hadley	709 15th St. S.E. Moultrie, Ga 31768	annettehadley229@Gmail.Com
3	Tina Coleman	3338 Evergreen Rd Doerun, GA 31744	tina.coleman@moultriega.com
4	Daniel L. Dunn	145 Old Tram Road Moultrie, GA 31768	daniel1dunn1965@gmail.com
5	Wilma L. Hadley	720 8th Ave SE. Moultrie, GA 31768	hadleywilma@yahoo.com
6	Angela Castellon	114 Dogwood Circle Moultrie 31768	[illegible]
7	BILL McINTOSH	18 OLD TRAM RD MOULTRIE, GA 31768	bmcintosh@moultriega.net
8	Peter D. Illard	2 quiet cove "	pete.dillard@moultriega.net
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Public Meeting Sign In Sheet

Date: October 3rd 2016 **Facilitator:** Steve O'Neil

Location: Colquitt County Board of Commissioners Chaambers

	Name	Address	Email Address
1	BEAB YOUNG	1102 S. Bldv, SE Moultrie GA 31768	Beab.young@yahoo.com
2	L.C. Shepheard	POB 874 / Residence 180 9th Ave. NW. Moultrie Ga. 31776 (for POB)	—
3	Barbara Jelks	702 7th Ave. N/W Moultrie, GA 31768	bjelks70@gmail.com
4	Justin Cox	4347 Tallokas Road Moultrie GA 31788	justin.cox@ccboc.com
5	Brent Chitty	1 Longleaf Office Park Moultrie, 31768	brent@brentchitty.com
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Public Meeting Sign In Sheet

Date: October 18th 2016 **Facilitator:** Steve O'Neil

Location: Norman Park City Council Chambers

	Name	Address	Email Address
1	JEREMY HENRY	154 E. BROAD ST. / PO BOX 197, NORMAN PARK GA	jshenry99@yahoo.com
2	Hope B. Amador	P.O. Box 197 / 154 East Broad Norman Park	hope.amador@normanparkga.gov
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Public Meeting Sign In Sheet

Date: February 27th 2017 **Facilitator:** Steve O'Neil

Location: Doerun City Hall Council Chambers

	Name	Address	Email Address
1	Randy Coltes	314 West Broad ST	
2	Suprina Greene	304 Hadden Ave: Doerun 31744	suprina@windstream.net
3	Judy Coleman	413 N. Broad St. Doerun 31744	jl-coleman@bellsouth.net
4	Kevin Branch	191 HWY 270 West Doerun 31744	us@cityofdoerun.com
5	Merisha Carelock	1911 Blossom Court 31768	CityClerk@Cityofdoerun.Com
6	MICHAEL CAMPBELL	831 N. GREEN ST 31744	MCAMPBELLSR@WINDSTREAM.NET
7	FRANK PIERCE	397 CHILDREE RD. 31744	doerunpd@cityofdoerun.com
8	John Walters	605 N. Green St. Doerun, GA 31744	jwalters@wetsnet.com
9	Sharon Walters	6318 Geo Hwy 270 Sale City, Ga. 31784	sharonw@cityofdoerun.com
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Public Meeting Sign In Sheet

Date: November 8th 2016 **Facilitator:** Steve O'Neil

Location: Funston City Hall Council Chambers

	Name	Address	Email Address
1	Robbie Clayton	183 Spivey Dr	robbie.clayton.sr3u@statefarm.com
2	Bobby Ruis	204 N Manning	
3	Janice Ruis	182 N. Manning St. - P.O. Box 89	cityoffunston@windstream.net
4	Liz Chapman	3233 Sylvester Dr. Moultrie GA	lizchap77@yahoo.com
5	Dolan Murphy	Box 260 Funston, Ga. 31753	
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Public Meeting Sign In Sheet

Date: October 25th 2016 **Facilitator:** Steve O'Neil

Location: Norman Park City Hall council chambers

	Name	Address	Email Address
1	Hope Amador	151 East Broad, Norman Park, GA 31771	hope.amador@normanpark ga.gov
2	Chuck Snyder	PO Box 611, Norman Park, GA 31771	chuck.snyder@normanparkga.gov
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Public Meeting Sign In Sheet

Date: October 6th 2016 **Facilitator:** Steve O'Neil

Location: Moultrie City Council Chambers

	Name	Address	Email Address
1	PeTeR D:llard	2 QuieT cove	pete.dillard@moultriega.com
2	Tina Coleman		tina.coleman@moultriega.com
3	Angela Castellow	114 Dogwood Circle	nwcolquitt@moultriega.net
4	Bill McIntosh	18 OLD TRAIN RD	bmcintosh@moultriega.net
5	Lisa Clarke Hill	728 2nd St N.W. Moultrie	moultriecouncilwomanlisachill@gmail.com
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Public Meeting Sign In Sheet

Date: March 20th 2017 **Facilitator:** Steve O'Neil

Location: Doerun City Hall Council Chambers

	Name	Address	Email Address
1	Suprina Greene	304 Hadden Ave; P.O. Box 481; Doerun	Suprina@windstream.net
2	Judy Coleman	413 N. Broad ~~Street~~, P.O. Box 3	j1-Coleman@bellsouth.net
3	Kevin Branch	191 HWY 270 West Doerun GA 31744	us@cityofdoerun.com
4	Ernie Wimberly	P.O. Box 41 Doerun GA	Ernie wimberly@yahoo.com
5	Merisha Carelock	1911 Blossom Court SE Moultrie Ga	cityclerk@cityofdoerun.com
6	Randy DALTON	349 Broad ST Doerun	
7	Shawn Walters	16318 Coe Hwy 270 Sale City, Ga	shawnw@cityofdoerun.com
8	FRANK PIERCE	397 CHILDERS RD. DOERUN, GA	doerunpd@cityofdoerun.com
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Public Meeting Sign In Sheet

Date: November 7th 2016 **Facilitator:** Steve O'Neil

Location: Colquitt County Commission Chambers

	Name	Address	Email Address
1	Justin H. Cox	101 East Central Ave Moultrie GA 31768	justin.cox@ccboc.com
2	Brady A Young	1103 South Bldv SE. Moultrie, GA 31768	brady.young@yahoo.com
3	Barbara Jelks	702 7th Ave NW Moultrie, GA 31768	bjelks70@gmail.com
4	Brent Chitty	1 Longleaf Park Moultrie, Ga 31768	brent@brentchitty.com
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Sign in Sheet for Broadband Element Comprehensive Plan Update

JOINT PUBLIC HEARING – BROADBAND ELEMENT COMP PLAN UPDATE			
Location	Courthouse Annex	**Meeting Date:**	February 17, 2020
Facilitator:	County	**Place/Room:**	Room 261-C

Name	Agency	Phone	E-Mail
Melissa Lawson	CCBOC	616-7409	mlawson@ccboc.com
Audie Perry	City of Ellenton		mayorperrysr@hotmail.com
Kevin Branch	City of Bowen	891-0553	city.manager@cityofbowen.com
Tina Coleman	City of Milltown	6068-0023	tina.coleman@mountriega.com
Justin Cox	CCBOC	616-7417	justin.cox@ccboc.com
Kimberly Brooks	SWGRC	622.3552	kbrooks@swgrc.org

City of Funston city Hall

March 19, 2020

	Name	Phone #	Email Address
17	Kimberly Brooks	SWGRC	~~Kimber~~ kbrooks@swgrc.org
18	Miranda Merritt	324-2444	cityclerk@cityofberlinga.com
19	Hope Amador	229-769-3611	hope.amador@normanpark.ga
20	Liz Chapman	229-941-2770	cityoffunston@windstream.net
21	Jerreed Rus	229-589-2125	
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Report of Accomplishments

Berlin

Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Participate in annual clean-up and other beautification programs	2013-2017	City	N/A	N/A	Complete. Ongoing
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Apply for City wide CHIP Grant to address pockets of housing	2013	City	$300,000	CHIP	Not Complete. City not interested anymore.
Apply for grants and loans targeting rehabilitation of elderly housing	2013	City	$300,000	CHIP	Not Complete. City not interested anymore.
Work with developers to build apartments, duplexes and single family homes within the City	2013	City	N/A	N/A	Not Complete. No housing housing market
General Planning					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Resurface streets within residential areas	2013	City	$200,000	Local, DOT	Postponed. 2018
Continue to support fund raising activities & grant applications of the VFD	2013-2017	City	$300,000	Assistance to Firefighters Grant/Local	Complete.
Continue to support Berlin VFD with gas, oil and vehicle maintenance costs	2013-2017	City	$6,000	Local	Complete. Ongoing
New Water Tower and well	2013-2015	City	$500,000	CDBG, Local	Not Complete. Refurbished existing tower. No discussion on well.

Colquitt County

General Planning					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Upgrade to digital aerial maps	2013-2014	County	$200,000 - $300,000	General Fund	Complete
New telephones and radio's for E-911	2013-2014	County	$400,000	911 General Fund	Complete
Purchase new generator for Annex	2014-2017	County	$50,000	General Fund, GEMA/FEMA Grants	Postponed - To be included in 2019 SPLOST referendum
Consider IP video streaming to County website	2015-2017	County	N/A	N/A	Complete - Project no longer necessary
Landfill office and scale house renovation	2016-2017	County	$100,000	Enterprise Fund	Complete
Continue to collaborate with City of Moultrie to provide recreation services	2013-2017	County, City of Moultrie	$1,100,000/yr.	County GF, City of Moultrie GF	Underway: Currently pursuing formation of Recreation Authority
Road construction and resurfacing	2013-2017	County	$12.5 million	DOT, SPLOST	Complete
Promote quarterly meeting of all local officials in Colquitt County to discuss countywide issues	2013	County	N/A	County, Cities	Complete
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Natural and Historic Resources					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Establish a County archive	2013-2014	County	$250,000	SPLOST	In Progress - Renovation planned for Old Prison Visitation Building
Community Facilities					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Jail renovation and expansion of cell pods	2015-2017	County	$3 million	SPLOST	Ongoing - Planned for2019 SPLOST Referendum
Land Use					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Will promote the development of adequate sites for subdivisions	2013-2017	County	$1,500/yr	County GF	Complete
Develop an inventory of vacant and dilapidated sites for infill development	2013-2017	County	N/A	N/A	Ongoing - to specifically include Old Highway 319 Junkyard Property
Review County Zoning ordinance	2013-2017	County	N/A	N/A	Complete
Other Considerations					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Reverse 911 System	2015-2017	County	$15,000	General Fund, Grants	Complete. Considering IGA with School Board due to their existing reverse syster

Doerun

Community Facilities					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Upgrade wastewater collection system to combat infiltration problems	2015-2017	City	$300,000	City, Grants	In Progress. Completion 2017
Construct new elevated water tank and well	2015	City	$500,000	City, Grants	Not Complete. Grant did not get funded will continue w/o water tank
Improve public recreational facilities (tennis court, ball field,	2016-2017	City	$100,000	Grants/ SPLOST	Not Complete. No funding. Continue with tennis courts only
Implement community landscaping program	2016-2017	City	$30,000	City, Grants	Complete
Street improvements (curb, gutter, resurface)	2014-2017	City	$185,000 (total)	SPLOST	Complete
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Support programs to improve median income level	2014-2017	All cities and county	$1,000	City	Not Complete. Plans fell through. Delete
Downtown Development Plan	2013-2017	City	$10,000	City	Not complete. Still desired.
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Encourage private property owners to reinvest in housing improvements by providing information, technical assistance and incentives	2013-2017	City	$2,000	City	Complete
Apply for CHIP to rehabilitate housing properties within the city with special consideration for the elderly	2013-2017	City	$300,000	CHIP	Postponed. 2017
Land Use					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Update the Zoning Ordinance/Map	2013-2017	City	$5,000	City	Postponed. 2017
Comprehensive Annexation Plan	2013-2017	City	$5,000	City	Postponed. 2017
Natural and Historic Resources					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Will create a historic preservation committee and research the development of a Downtown Historic District	2013-2017	City	$10,000	City	Not complete. Still desired.

Ellenton

General Planning					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Apply for CDBG to develop sanitary sewer systems	2013-2015	City	$500,000	CDBG, General Funds, GEFA, Loans	Not Complete, Delete
Reactivate the police department	2013-2015	City	$100,000	CDBG, General Funds, COPS, Edward Byrne Grant	Not Complete - Delete - Not economically feasible for City. Patrolled by Colquitt County Sheriff Dept.
Continue to support the VFD activities	2013-2017	City	$2,000 Annually	General Funds	On going contribution
Update City Ordinances	2013	City	$5,000	General Funds	Completed in 2013
Street repairs and improvements (resurfacing and drainage improvements) to city streets	2014-2015	City, DOT	$300,000	DOT, LARP Program, General Funds, SPLOST, CDBG	In Progress
Reconstruct/Renovate municipal building	2014-2015	City	$25,000	General Funds	Completed in 2015
Work with the county to address animal control problem	2014-2015	City & County	$2,000	General Funds	Ongoing
Build a new City Facility/Community Center	2014-2016	City	$200,000	CDBG	Not Complete - No funds
Work with the county to obtain more assistance with roads/streets	2013-2015	City & County	N/A	DOT, LARP Program, General Funds, SPLOST, CDBG	Ongoing
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Get UGA to come down and make suggestions on improveing the appearance of the commercial and industrial areas.	2013-2017	City	$8,000	Local Businesses, Grant, General Funds	Not Complete - Delete; Not feasible at this time
Work with local businesses to improve the appearance and attractiveness of commercial and industrial areas	2014-2016	City	$3,000 (UGA Study)	Local Businesses, Grant, General Funds	Not Complete - Delete - Low priority
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Develop demolition programs for vacant and dilapidated residential structures	2014-2016	City/County	$10,000	Grants/General Funds	Not Complete; Delete - lack of funds
Apply for CDBG & CHIP for housing rehabilitation	2014-2016	City	$500,000	General Funds	Not Complete - lack of funds
Pursue grants and loans for rehabilitation of housing for the elderly	2014-2016	City	$500,000	CDBG, USDA	Not Complete - lack of funds
Develop more public housing	2014-2016	City/County Housing Authority	$500,000	County Housing Authority	Not Complete - lack of funds

Moultrie

General Planning					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Continue to improve the airport facilities at Spence Field and Moultrie Municipal.	2013-2017	County/Moultrie	TBD	City, DOT, FAA	Ongoing - Spence Field: Installed fence-Rehabbed runway-Designated area to DOT-Seeking contractor to scope sewer lines
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Corporate Industry Visitations	2013-2017	County/Moultrie	$1,500/year	County/Moultrie	Ongoing - Moultrie-Colquitt County Economic Development Authority member. Affinity Corporation opened in Downtown bringing 31 jobs.
Market all attractions in County in statewide publications	2013-2017	City/County/ Chamber of Commerce	$30,000	Hotel/motel tax	Ongoing via social media, publications, GMA
Market downtown Moultrie	2013-2017	City	$20,000/yr	Hotel/motel tax	Ongoing
Identify funding sources for Downtown Streetscape Project	2013	City	$1.2 million	DOT, Federal Funds	Complete. $600,000 from Federal Funds and SPLOST
Encourage Brownfield redevelopment.	2013-2017	City/County	N/A	N/A	Complete. Urban Redevelopment Plan- Revitalization Strategy by April 30, 2018
Expand Telecommunications in County	2013-2015	City	$800,000	Utilities	Complete - CNS to Norman Park
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Apply for CDBG funds for housing rehabilitation and reconstruction	2013-2017	City	N/A	CDBG	Complete
Natural and Historic Resources					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Review Historic Design Standards	2013-2017	City	$5,000	General Fund	Ongoing - Solar Historic Ordinance under consideration
Develop educational information/program to explain importance and increase awareness of historic district.	2013-2017	City	$5,000	General Fund	Complete - Funding budgeted for training activities
Community Facilities					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Complete watershed assessment and study the development and implementation of storm water management utility	2013-2017	City	$100,000	Water Pollution Control Fund, SPLOST	Complete
Maintain Storm water management project areas	2013-2017	City	TBD	General fund, utility fund	Ongoing
Continue sidewalk repair/curb and gutter.	2013-2017	City	$15,000/annually	Capital improvement program	Ongoing
Resurface ten (10) percent of the City's streets every five years.	2013-2017	SPLOST/DOT	$50,000	City	Not Complete. Due to lack of funding the City has resurfaced 5% of streets within last 5 years but plans to continue the pursuit.
Continue to remove excess garbage/litter during Annual Spring cleanup	2013-2017	City	$2,000	Solid Waste Fund	Ongoing. Annual Spring Cleanup Week April 24, 2017 through April 28, 2017
Continue to divert C&D materials from MSW landfill to C&D landfill	2013-2017	City	N/A	Solid Waste Fund	Expanded and ongoing
Increase sewer capacity	2013, 2014, 2015	City	$25 million	SPLOST, Revenue Bonds	Complete. New Sewer Plant - Open House tentatively in July
Expand water service area in parts of the County	2013-2017	City	$1.2 million	Revenue Bonds	Complete - Ongoing
Develop S. Main Street park	2013-2015	City	$300,000	General Fund/Grants	Complete
Develop CNG Fueling Station	2013-1018	City	$800,000	Gen. Fund/Utilities	Postponed Until local gas prices eclipse $3/gallon
Relocate Fire Station #2	TBD	City	$2 million	General Fund	Postponed - 2019 In SPLOST Plan - Property for station has been purchased
Other Considerations					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Increase communication between departments and surrounding local governments, boards and authorities.	2013-2017	City/County	N/A	General Fund	Complete - Ongoing

Funston

General Planning					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until wher**
Make curb and gutter improvements to South Manning, Spivey Drive, and Foy Street, Peachtree Circle, Peachtree Street, Anderson Street, Pitchford	2013-2017	City	$200,000	General Funds/SPLOST, CDBG	Not Complete. CDBG grant was unsuccessful. Will continue trying.
Improvements to Church Street	2013-2017	City	$55,000	CDBG, DOT LARP, SPLOST, General Funds	Complete.
Develop museum on the second floor of City Hall	2013-2017	City	$10,000	GA Humanities, GA Arts Council, Local Foundations	Postponed. 2019
Identify property for additional parking	2013-2017	City	$60,000	Grants	Complete
The addition of sidewalks in neighborhoods and downtown	2013-2017	City	$250,000	TE Grants/General Funds	Postponed. 2018
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Develop better coordination mechanism between all economic development organizations, associations, local jurisdictions and financial institutions	2013-2017	City/ Chamber	N/A	N/A	Complete.
Develop small town event such as `Funston Day`	2013-2017	City	$5,000	Grants, General Funds	Postponed. 2018
Explore grant for downtown businesses	2013-2017	City	N/A	N/A	Postponed. 2018
Work with local businesses to increase the appearance and attractiveness of commercial and industrial areas.	2013-2017	City	N/A	N/A	Complete. Ongoing
Develop a plan to attract businesses	2013-2017	City	$1,000	General Funds/Grants	Complete. Ongoing
Land Use					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Update zoning ordinance every two years	2013-2017	City	$3,000	General Funds	Complete.
Update subdivision regulations every two years	2013-2017	City	$2,000	General Funds	Complete.
Community Facilities					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Acquire park signs for City Park and directional signs	2013-2017	City	$5,000	General Funds	Postponed. 2017
Purchase playground equipment for Pineridge subdivision	2013-2017	City	$18,000	General Funds/SPLOST	Complete. Ongoing
Construct new well	2013-2017	City	$500,000	CDBG	Complete.
Construct fence at Pine Ridge Park to enclose playground areas	2013-2017	City	$6,000	Grants, General Funds	Postponed. 2017

Norman Park

General Planning					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Develop a nuisance abatement program to address areas and issues of community concern	2014-2015	City	N/A	N/A	Not Complete. No funds available. Delete
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Increase communitication with Chamber of Commerce and participation in its' events	2014-2017	City	N/A	N/A	Complete
Purchase new computers for City Hall	2014	City	$1,500/computer	General Fund	Complete 2017
Natural and Historic Resources					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Introduce a system to collect overdue water debt	2013	City	N/A	N/A	Not Complete. No funds available. Delete
Community Facilities					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Develop priority for street paving to improve the community's neighborhoods	2013	City	$150,000	General Fund, Grants	Complete 2016
Complete street paving based on city's priority list	2014-2017	City	$300,00	General Fund, DOT, SPLOST	Complete 2015
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Pursue grants and loans that would make possible rehabilitation projects for elderly home owners	2014-2017	City	$10,000/year	General Fund	Compelte 2017
Land Use					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
Update zoning ordinance	2013	City, RDC	$2,500	General Fund	Not Complete. Ordinances found to be adequate at this time. Delete
Review Sudivision Regulations	2013	City	N/A	General Fund	Not Complete. Regulations found to be adequate at this time. Delete

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board of Commissioners of Colquitt County, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the Board of Commissioners held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the Colquitt County Board of Commissioners examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Colquitt County, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on this 21st day of July, 2020.

Denver F. Braswell
Chairman
Colquitt County, Georgia

ATTEST:

Melissa Lawson
County Clerk
Colquitt County, Georgia

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Doerun, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Doerun examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Doerun, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 20th day of July 2020.

Mayor

Mike Campbell

Witness

Merisha Carelock, City Clerk

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Ellenton, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Ellenton examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Ellenton, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 20th day of July 2020.

Mayor

Audie James Perry

Audie Perry, Sr.

Witness

Vicki Bunn

Vicki Bunn, City Clerk

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Funston, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Funston examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Funston, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 14th day of July 2020.

Mayor

Ferrell Ruis

Witness

Liz Chapman

Liz Chapman, City Clerk

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Moultrie, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Moultrie examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Moultrie, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 21st day of July 2020.

Mayor

William M. McIntosh

Witness

Tina Coleman, City Clerk

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Norman Park, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Norman Park examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Norman Park, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 14th day of July 2020.

Mayor

Bruce Norton

Witness

Hope Amador, City Clerk

A RESOLUTION TO ADOPT THE COLQUITT COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Berlin, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Berlin examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Berlin, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 10th day of August 2020.

Mayor

Mark P. Bridwell

Mark Bridwell

Witness

Miranda Merritt

Miranda Merritt, City Clerk