



# Mitchell County Consolidated Comprehensive Plan

**DRAFT**



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## The Planning Process

### Why Plan?

Mitchell County and the cities therein plan for people. People need a safe and secure place to live, an economy that provides jobs, ways to get around, schools and colleges, and recreational opportunities. It is the local government's responsibility to provide public services and facilities, develop policies, and adopt regulations to efficiently guide the growth of a community that meets the needs of its people.

### What is a Comprehensive Plan?

A Comprehensive Plan is a broad statement of community goals and policies that direct the orderly and coordinated physical development of a community into the future. A Comprehensive Plan anticipates change and provides specific guidance for future legislative and administrative actions. It reflects the results of citizen involvement, technical analysis, and the judgment of decision-makers.

The maps, goals, and policies of the plan provide the basis for the adoption of regulations, programs, and services which implement the plan. The plan serves as a guideline for designating land uses and infrastructure development as well as developing community services.

### Who Plans?

Mitchell County residents, business owners, and County staff work together to shape the future of their community through the ongoing development of the Comprehensive Plan. The planning process provides an opportunity for individual citizens to contribute to this effort by attending community meetings to identify issues of concern, by volunteering for citizen committees which oversee changes to sections of the Plan, or by serving on boards or commissions that function as citizen advisors to the County Commission.

The primary responsibility for formulating the Comprehensive Plan rests with the Planning Commission. The Commission is a citizen's committee appointed by the County Commission and City Councils to make recommendations for land use or policy changes to the Comprehensive Plan. Proposed changes to the Plan are discussed by the elected officials at regular meetings. Before making a recommendation, the Planning Commission conducts public hearings on behalf of the County Commission or City Council. Information and comments presented by individual citizens, citizen committees, and other boards are weighed by the Planning Commission as it prepares a recommendation to the elected officials for revisions to the Plan.



The ultimate planning decisions are made by the County Commission and City Councils. The Commission/Councils are responsible for initiating plan reviews, considering Planning Commission recommendations, and adopting the Comprehensive Plan. To implement the Plan, the Commission or Councils also responsible for adopting regulations and programs, and for levying taxes and making appropriations.

### **What's in this Plan?**

This Comprehensive Plan is designed to be a readable, functional document that will guide Mitchell County's future development and fulfill the Government's state mandated responsibilities in growth management. This plan is organized into three parts. **Part 1** is called the *Community Assessment* and will include five sections, Identification of Potential Issues and Opportunities, Analysis of Existing Development Patterns, Analysis of Consistency Quality Community Objectives, Supporting Analysis of Data and Information, and if necessary, Appendix items.

**Part 2** is called the *Community Participation Program* and is comprised of three sections; Identification of Stakeholders, Identification of Participation Techniques, and the Schedule for Completion of Community Agenda.

**Part 3** is called the *Community Agenda* and contains all of the general plan elements. Each of the elements is organized into three basic components: (1) A statement or series of statements that synthesize the overall goal of the element; (2) an overview that describes the background and context for the element; and (3) a list of policies that, when implemented, will achieve the Plans goals.

### **How is the Plan Implemented?**

Adopting a Comprehensive Plan is the first step toward realizing the County and each City's vision. The vision is achieved when the Plan is implemented. Each implementation program for the consolidated plan is comprised of a combination of short-term and long-term actions. Some of the short-term actions include amendment of regulations such as the Land Use Code and the Traffic Standards Code and approval of rezones that match the Plans land use designation. Long-term actions include subarea planning, monitoring, evaluating, and amending the Plan as conditions change; and developing a capital investment program that allocates resources to projects that will spur the Government's development in the direction envisioned in the Plan.



# Mitchell County Assessment



## Mitchell County Issues & Opportunities

### **-ISSUES-**

#### **Population**

- Slow population growth

#### **Demographics**

- Out-Migration of young adults
- In-Migration of older age groups
- Racial differences

#### **Housing**

- Large amounts of manufactured homes
- Lack of moderate income homes
- Need for more quality affordable housing

#### **Income**

- Low median household income
- Low per capita income

#### **Transportation & Circulation**

- Roadways not designed to accommodate bicyclists

#### **Economic Development**

- Low prices for agricultural products
- Manufacturing industries with low wages
- High unemployment
- Narrow economic base
- Overabundance of unskilled labor
- Short supply of skilled labor
- Low educational attainment amongst workers
- Lack of reliable employees
- Healthcare costs
- Lack of worker housing available in the right price range
- The liquor referendum impedes many restaurants
- Lack of quality motels/hotels
- Lack of county wide telecommunications
- Difficult for startup businesses to gain access to capital





### **Residential land Use**

- Scattered subdivisions & individual home sites
- Lack of restrictions in subdivision design

### **Commercial Land Use**

- Need design standards for commercial corridors to maintain some kind of identity
- Lack of commercial activity in county

### **Industrial Land Use**

- Need to concentrate near U.S. 19 corridor and Rail corridor

### **Natural and Cultural Environment**

- Loss of farming acreage
- Erosion of topsoil
- Water quality/quantity entering/leaving farm fields
- Lack of assessment of County wide historic resources
- Lack of interest in preservation
- No repository for historical archives
- Lack of maintenance
- Lower income residents can not necessarily afford to maintain structures
- Lack of historic preservation education to inform/dispel myths/create an appreciation

### **Community Facilities and Services—Public Safety**

- Increases in juvenile crime
- Need for continued/expanded community involvement

### **Community Facilities and Services – Libraries**

- Lack of year round children’s programming
- More full time staff will require more programming

### **Community Facilities and Services – Educational Facilities**

- Low performance of students
- Many students fail to realize the value of an education
- Few parents get significantly involved with their child’s education



### **Community Facilities and Services – Recreational Facilities**

- Duplication of programs/services for the cities is costly
- Transportation issues pose a continuing problem
- Lack of parental responsibility causes the Rec. Dept. to act as babysitters
- Bike/pedestrian facilities needed

### **-OPPORTUNITIES-**

#### **Population**

- Slow population growth

#### **Demographics**

- In-Migration of older age groups
- Racial diversity

#### **Housing**

- Abundance of affordable housing

#### **Income**

- Training & Education

#### **Transportation & Circulation**

- No traffic congestion
- Designation of Old Georgia Highway 3 as scenic byway.
- Development potential along Hwy. 19

#### **Economic Development**

- Value-added agribusiness
- High percent of manufacturing employment
- Cultural Heritage, eco/agri-tourism
- Scenic byway along GA 37 from Flint River to Moultrie
- Public access at Flint River in 3 locations
- Historic McCree Hall w/ high tech conference facilities
- Increasing livestock production
- Nurture existing businesses and assist w/growth
- Business relocation from Florida
- Antique stores
- Bio Fuels
- Restaurants



### **Residential land Use**

- Relatively inexpensive land

### **Commercial Land Use**

- U.S. Hwy 19 Corridor

### **Industrial Land Use**

- County Industrial Park

### **Natural and Cultural Environment**

- Productive farmland
- Water for irrigation
- Variable rate irrigation
- Conversion from high pressure to low pressure irrigation causing less erosion
- Historic houses still exist in County
- Historic resources survey

### **Community Facilities and Services – Public Safety**

- Increasing community involvement

### **Community Facilities and Services – E.M.S.**

- New EKG machine
- Job shadowing w/ area tech schools

### **Community Facilities and Services – Libraries**

- Computer courses
- Local history and genealogy studies
- Student support services
- Classes for senior citizens
- Lifelong learning classes
- Building renovation

### **Community Facilities and Services – Educational Facilities**

- Increasing graduation rate
- Good administrative leadership
- Mitchell Academy
- Potential for new building in north Mitchell County

### **Community Facilities and Services – Recreational Facilities**

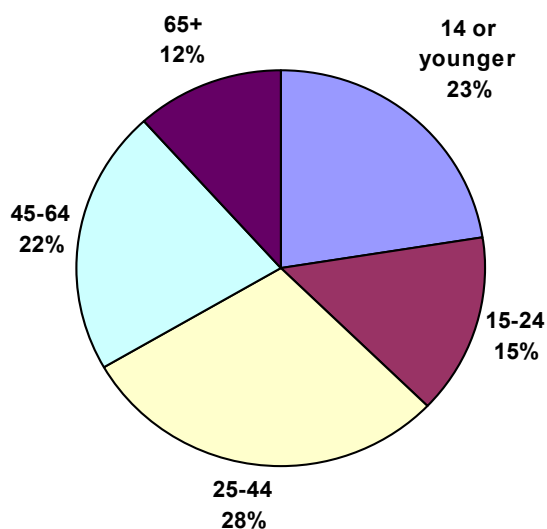
- More adult and senior programs
- YMCA building

# Mitchell County at a Glance...

POPULATION		GENDER		Number	%
Total Population	23,932	Male		12,170	50.9
		Female		11,762	49.1
PROJECTIONS		RACE AND ETHNICITY			
2000	23,932	White		11,864	49.6
2005*	24,637	Black or African American		11,455	47.9
2010*	25,341	Hispanic or Latino		491	2.1
2015*	26,046	HOUSEHOLD POPULATION			
2020*	26,750	<b>Population in occupied housing units</b>		<b>21,960</b>	<b>100</b>
2025*	27,455	Owner-occupied housing units		15,929	72.5
2030*	28,159	Renter-occupied housing units		6,031	27.5

AGE PROJECTIONS										
Age Category	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	1,742	1,582	1,653	1,723	1,678	1,634	1,589	1,544	1,499	1,455
5 – 13 Years Old	3,731	3,694	3,685	3,676	3,653	3,631	3,608	3,585	3,562	3,540
14 – 17 Years Old	1,507	1,152	1,147	1,141	961	781	601	421	241	61
18 – 20 Years Old	1,063	994	1,020	1,045	1,024	1,002	981	959	938	916
21 – 24 Years Old	1,190	1,056	1,195	1,334	1,337	1,340	1,342	1,345	1,348	1,351
25 – 34 Years Old	2,918	2,897	3,132	3,366	3,473	3,580	3,687	3,794	3,901	4,008
35 – 44 Years Old	2,368	2,604	3,132	3,660	4,042	4,424	4,806	5,188	5,570	5,952
45 – 54 Years Old	1,928	1,998	2,520	3,042	3,338	3,634	3,930	4,226	4,522	4,818
55 – 64 Years Old	1,747	1,635	1,885	2,135	2,204	2,273	2,342	2,411	2,480	2,549
65 and over	2,503	2,663	2,737	2,810	2,927	3,044	3,160	3,277	3,394	3,511

Mitchell County Population by Age in 2000



EDUCATIONAL ATTAINMENT		Number	%
<b>Population 25 and older</b>		<b>14,972</b>	
High school graduates (includes equivalency)		5,298	35.4
Some college, or associate's degree		3,111	20.8
Bachelor's degree		884	5.9
Master's, professional or doctorate degree		481	3.2
HOUSING COST (in dollars)		1990	2000
Median property value		\$41,000	\$64,500
Median rent		\$237	\$337
INCOME			
Median household income			\$26,582
TRANSPORTATION TO WORK			
<b>Workers 16 and over</b>			<b>8,722</b>
Average travel time to work (minutes)			27

\*Projection Figures are derived through linear extrapolation of Historical Data

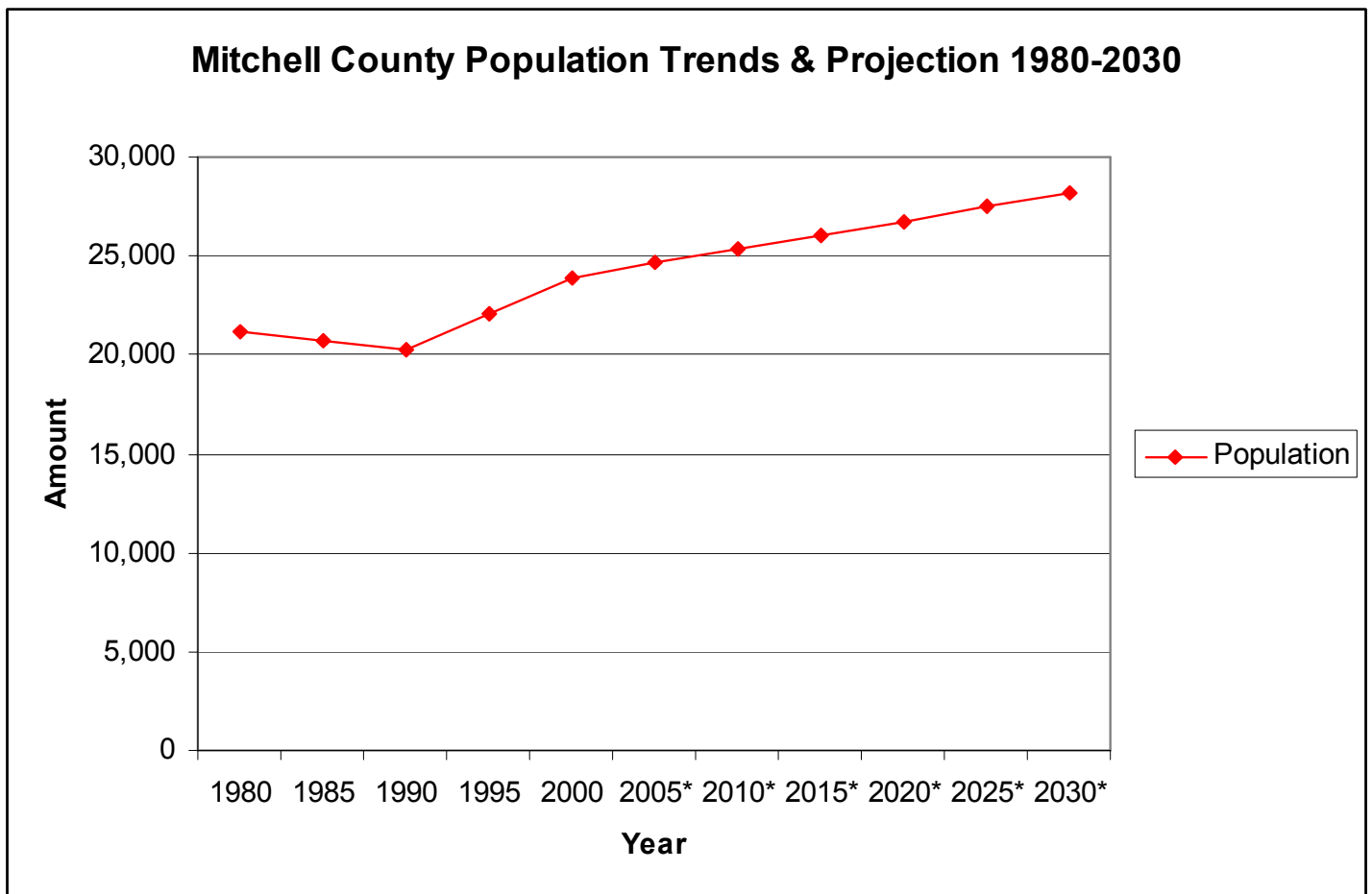
**Assumptions:** Making population and household projections is an art as well as a science, and even with the best information the future is difficult to accurately predict. The following assumptions provide a basis for offering population projections. It is assumed that there will be no large-scale economic, political, legal, or environmental crisis in the region that could impact Mitchell County's long-term growth. It is assumed that Mitchell County will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth generally within the planning horizon of 20 years. It is assumed that Mitchell County's economic growth, in terms of jobs and income, will not deviate significantly from established levels over the past 20 years. To the extent that these assumptions vary over time, the rate of Mitchell County's population and household growth must be increased or decreased.





## Population

The population in Mitchell has always been characterized by slight fluctuations which makes population projections that much more difficult. According to census projections the total population will increase approximately 18% by 2030. This rate of growth is typical for most of the Southwest Georgia region which has a growth rate of approximately 10%.



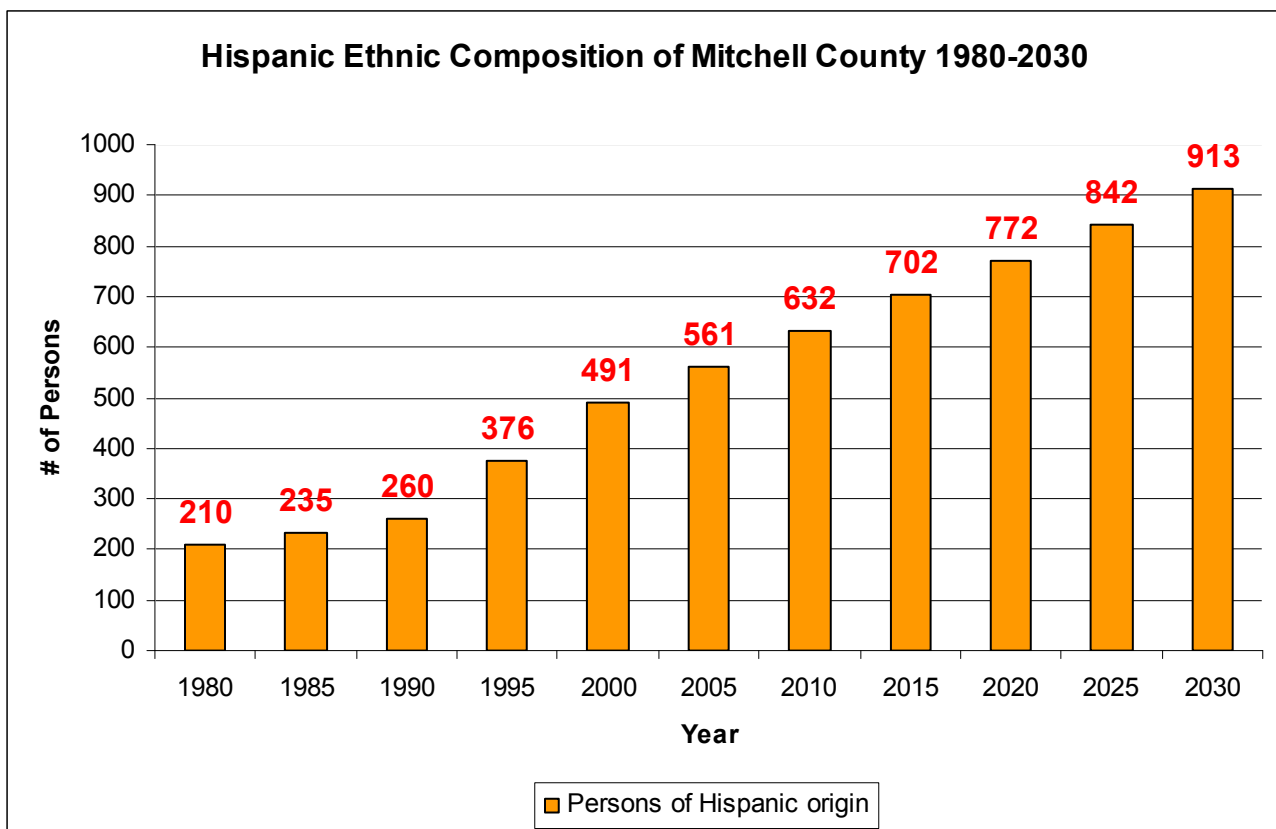
As Mitchell County grows, more public services must be provided to meet the needs of the population. Roads and highways need to be built and maintained. In addition, a demand exists for new and properly maintained public utilities, housing, economic development programs and medical facilities as well as quality educational programs. Government services cannot always be met with current levels of taxation. Creative ways to fund community services and programs through the development of new public and private partnerships must be forged to meet these changing community needs and demands.



## Demographics

Mitchell County's population reflects an out-migration of young adults and an in-migration of older age groups, especially those of retirement age. There has been a 14% decrease in the number of school- aged children between 1980 and 2000, while the number of senior citizens has increased by approximately 20%. The Georgia Department of Community Affairs projects a slight decrease in young children 0-17 age group and continued growth in the senior citizen (55+) population (25%) through the year 2020. This is a trend that is being seen all over the U.S. and will present some nationwide problems but at the same time offer many opportunities to the forward thinking communities.

The racial composition of Mitchell County is expected to be roughly the same at almost 50/50 Caucasian and African American. The biggest increase of a racial group is expected to be the Hispanic population with at least a 50% increase by 2020.



Source: DCA Website

Demographic differences with regard to race, education, and income, will make achieving consensus on almost any issue increasingly difficult. This does not mean that these issues are too complicated to resolve, only that future policies have to be well planned to insure that large segments of the population are not alienated or excluded from the expected outcome.

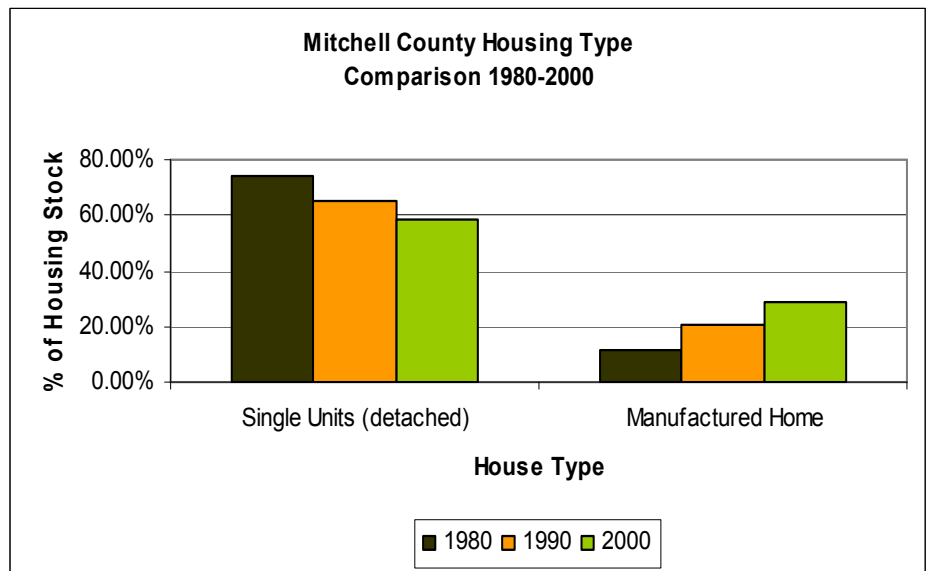


## Housing

In 2000, Mitchell County had 8,880 housing units (including owner and renter occupied units and vacant units), representing a 27% increase between 1980 and 2000. Most of the 8,880 are single family detached dwellings (58.4%) while manufactured homes and trailers accounted for 29% of the total number of dwellings. If trends stay the same Mitchell County will see a 70% increase in manufactured homes by 2020.

Because of the overall per capita income of the area, the homes in Mitchell County are generally smaller, inexpensive homes. Manufactured homes are very popular and are not necessarily a bad thing but when they tend to dominate the landscape the problem of aesthetics develops; particularly when they begin to age with minimal maintenance. There appears to be a severe lack of moderate income homes in the county. This may be attributed to lack of demand, but the demand for these homes is slowly coming around. As the economy of Mitchell County gets stronger the need for more middle to high income homes will increase. It is an interesting place to be with regards to what should be developed first; houses or jobs. One usually spurs the other. Business and industry generally look to settle in communities where enough housing exists in the right price range but more risks exist if a community builds pricier homes and tries to attract appropriate jobs to fill these homes. The overall idea comes back to the notion of which comes first; the chicken or the egg.

In 2002, The Department of Housing and Consumer Economics at the University of Georgia completed a study of housing in Mitchell County called “Affordable Housing in Mitchell County: A Strategy for Economic Development.” The document does an excellent job of covering the different factors involved with housing in Mitchell County and paints a good picture of the problems implicated by each factor studied. To sum up the overall conclusion of this study it is safe to say that these issues will not be easy to overcome and cannot be accomplished by one agency. The need for collaboration with the entire community and between public and private sectors is paramount in the success of any and all efforts. Choosing a single effort to combat the issues is not a good plan for success. Several interwoven strategies may need to be employed to increase and improve the supply of affordable housing. And finally, the primary ingredient for implementing community based housing planning programs is strong public and private leadership.



Source: DCA website



## Income

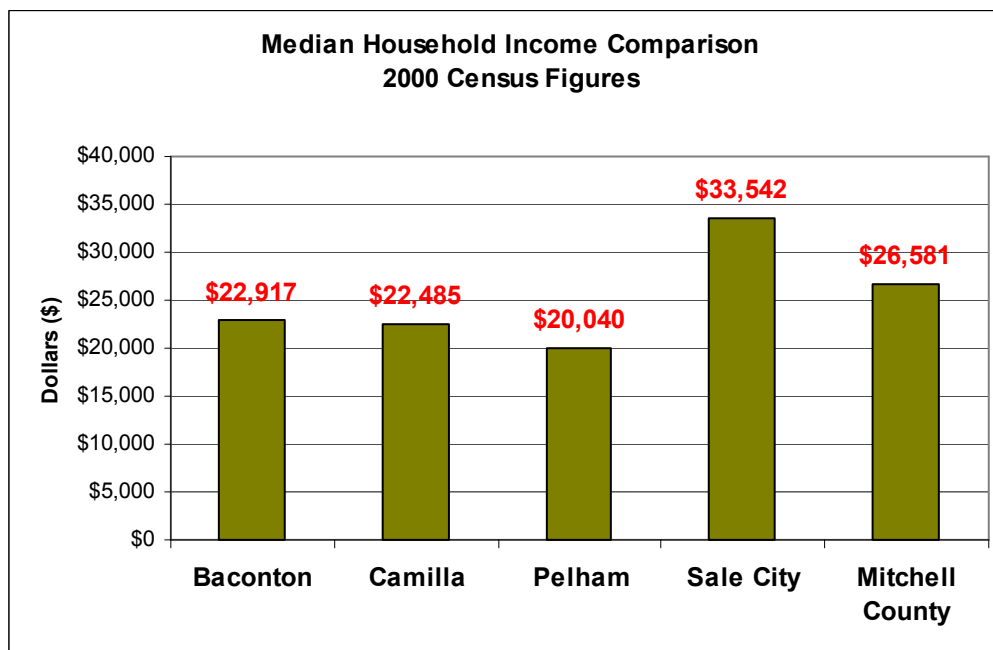
High paying jobs have not characterized Mitchell County in the past and that trend continues. Mitchell County's median household income in 1997 was \$24,688. This amount was less than the state's median household income of \$36,372 in that same year. Nationally, the median household income in 1999 was \$37,005.

During 1997, 26.3% of the county's population lived below the poverty level, compared with Georgia's rate of 14.7% and the national rate of 13.3%. In addition, 36.6% of the children under the age of 18 lived below the poverty level in Mitchell County. Nationally, 19.9% of the population under the age of 18 years lived below the level of poverty.

In the year 2000, the average weekly wage for all employment sectors in the county was \$367. This amount was less than the statewide average of \$622.

Approximately 54% of the households of Mitchell County earn less than \$30,000 per year. A large part of the economy is dominated by service and retail firms. These firms tend to be low-wage and low-skill types of enterprises.

In 1999 (the most current county level data available), the per capita income of Mitchell County was \$21,392. This is \$5,932 below the state average and \$7,154 below the national average and just slightly higher than that of Mississippi (\$20,686). There are a number of factors that influence this equation including education, race, amount of elderly population and Mitchell County's place on the geographic map as a rural county.



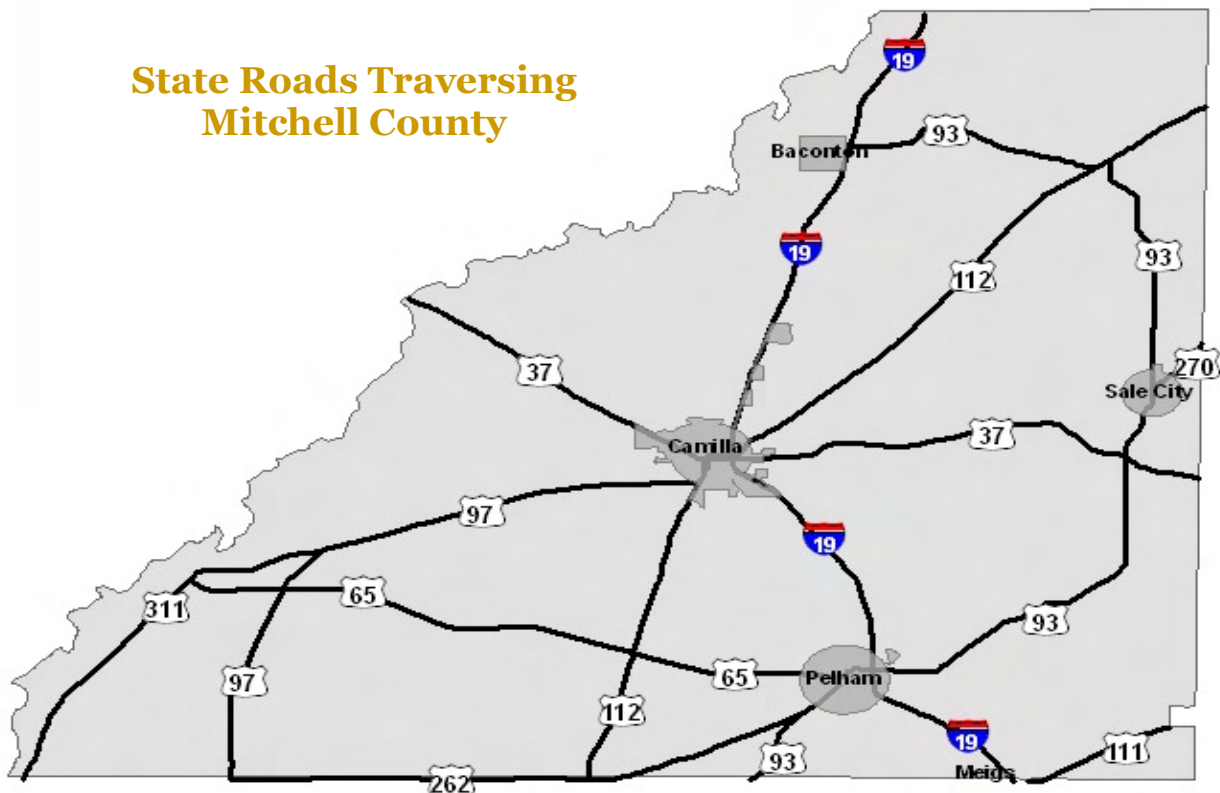




## Transportation & Circulation

Mitchell County is split virtually right down the middle by U.S. Highway 19 running north/south. State highways in the county include highway 37 and highway 97. Highway 37 comes from Newton and Baker County through Camilla and on to Colquitt County and the City of Moultrie while highway 97 originates in Camilla and runs southwest to Bainbridge. Highway 311 splits off of highway 97 just northeast of Hopeful and follows the Flint River to Bainbridge in Decatur County. Highway 65 or Branchville Rd. runs west out of Pelham to Branchville and connects to highways 97 and 311. Highway 112 extends northeast from Camilla and connects to Sylvester in Worth County. Highway 93 starts in Grady County and connects to Pelham where it takes a northeast heading to Cotton and turns north to Sale City and Lester where it heads back west to Baconton. All of these thoroughfares are in fair to good condition and are not overloaded.

### State Roads Traversing Mitchell County



Although no designated paved routes exist in Mitchell County there are approximately 360 miles of dirt roads that can provide a very enjoyable ride throughout Mitchell County.

Mitchell County is responding to development pressure in North Mitchell County by beginning an aggressive paving campaign on select roads. This paving campaign should include wider shoulders to accommodate bikes and/or pedestrians particularly near the cities within Mitchell County.



## Economic Development

Mitchell County is an agriculturally rich area with 135,177 acres of cropland where 40,579 acres are irrigated. Agriculture and related activities have dominated the economy of Mitchell County for generations. The face of agriculture has changed in the past 20-30 years and this has brought far reaching consequences. Advancements in technology have made farming less labor intensive contributing to higher rates of unemployment. Prices for agricultural products have been minimal and textiles made from local cotton are all but gone due to offshoring and outsourcing. Beginning in 1990's, manufacturing industries have settled in the county; particularly agribusiness manufacturing. These industries have garnered a high amount of employment. The industries average weekly wage is low in comparison to regional and state levels. Mitchell County's manufacturing jobs derive from a narrow base with approximately 76% of the manufacturing jobs listed in the 2000 Georgia Manufacturing Directory coming from one company. Manufacturing is a volatile market and recently has taken a turn towards decline. A drastic turn in the manufacturing market would be devastating to Mitchell County because the population growth of Mitchell County has been slow and the unemployment rate (6.2%) is currently higher than the state (5.1%) and the nation (4.7%).

Public education performance has been low. Although the high school graduation rate is getting better, many graduates still don't possess the basic skills and work ethic needed by local business and industry. There is an available supply of unskilled labor, but skilled labor is in short supply. Mitchell County has excellent access to technical training because it is within driving distance of four technical colleges (Southwest Georgia Technical College, Moultrie Technical College, Darton College, and Bainbridge College) and .

Intra-county relations have hindered economic development efforts in the past. Despite the setbacks, the county has managed to attract and assist a number of larger companies that were looking to relocate, startup, or expand. There are developing areas in the county that fall under the jurisdiction of the Mitchell County Development Authority that do not feel that the development authorities services are meeting their needs. Lack of communication may be part of the problem, but it is safe to say that everyone needs to work together on the same page.

Mitchell County has several good private sites suitable for industrial development. There are two large sites in the north end of the county near Baconton and two smaller sites near Pelham. Along with these sites, the county has a fiber-optic head connecting Camilla to Municipal Electric Authority of Georgia's (MEAG) fiber-optic cable that has been, and will continue to be, a tremendous asset for the community.

Farmer-owned value-added processing business has mushroomed in Southwest Georgia and throughout the country during the past five to ten years. Producers of various commodities have begun to increase investment in their farming ventures, not by the traditional method of expanding production, but rather through investment in initial or first stage processing of their agricultural commodities and through the second stage marketing of their commodities.



To some extent, further marketing and processing have been driven by low commodity prices, but, in general, these trends reflect the philosophy of a growing number of producers that producer-owned markets, whether for processing or otherwise, are essential for farmers' continued existence in agricultural production.

Many types of value-added agribusinesses have been formed to further process raw agricultural commodities. Examples of such value-added agribusinesses include processing corn into ethanol; processing corn or soybeans into feed for hog production, fish production, and chicken and egg production; processing soybeans into structural board products; extruding oil and other related products from soybeans; processing hogs and marketing meat products; processing cattle and marketing beef products; and a number of other ventures. The capitalization of these individual ventures has spawned multi-million dollar projects.

Other businesses, which are primarily cooperatives, have formed to market raw agricultural commodities. These businesses usually focus on quality characteristics of a specific commodity or commodities for which there is a limited market. For example, farmers have formed marketing cooperatives in which members produce specific varieties of high oil corn as well as corn and soybeans with specific genetic traits. The marketing cooperatives enter contracts with end users for these identity-preserved commodities. Other commodities, such as specialty crops and fruits and vegetables, have also been marketed in this manner.

One of the most important reasons why these businesses are being formed is to return profits to the farmer producers who provide the investment. Secondary benefits include the association of a number of independent farmers into a common enterprise, as well as the creation of businesses with stable and long-term ties to the local communities.

In turn, profits from these businesses are returned to owners who most typically are members of the community as opposed to investment groups living outside of the community. As a rural economic development tool, locally owned value-added agribusinesses should be one of the top attractions for rural communities.

Georgians are looking for alternative means of generating on-farm income. One way to use farm resources is to allow people to employ the farm for non-traditional farming activities. Horse trails and hunting leases offer farmers the opportunity to generate additional on-farm income and still continue their farming activities (this type of land use today is commonly referred to as agritourism). For example, a farmer in Quitman County, Georgia, owns 2,400 acres of row crop and timber land and is exploring the possibility of cutting horse trails in his timber land. The Center for Agribusiness and Economic Development, in conjunction with the Quitman County Extension Service,





conducted a statewide survey of horse owners to obtain information on what they are looking for in trail riding facilities. It is easier to sell something that people want than it is to sell something that is easy to produce. Given this fact, it is important to know what trail riders are looking for in a riding facility. It is also important to determine how often people ride, what they are paying, how long they stay and how many people are in the party to design a successful facility. The results of the statewide riders survey address these issues. Information obtained from surveys like this one helps farmers increase their income potential by providing them with information that is useful in developing their business plans and allowing for a more efficient use of their resources which contributes more effectively to economic development.







## Land Use

### Residential

County residential growth is occurring in two main areas; the northern end adjacent to Dougherty County and along all transportation routes in between Pelham and Camilla. There are many benefits to living in these areas. Northern Mitchell County is ideal for residents who work in Albany but wish to reside in a more rural setting as well as save money on property taxes. Dougherty County's taxes over one third higher than Mitchell County's.

Between Pelham and Camilla there is a lot of development along the road fronts and it is anticipated that development will continue. These residents benefit from close proximity to the two urban centers in Mitchell County. This area is ideal for families that have one member working in Pelham and another working in Camilla.

Mitchell County adopted subdivision regulations in 2000 with revisions occurring through 2004, when a major revamp of these occurred. Without subdivision regulations before 2000, much of the development in the County is below standard. However since the new subdivision regulations have been put in place, development is becoming more responsible and safe.

Residential development should be restricted from fronting major highway corridors, especially four-lane U.S. 19. A public hazard is created when single family residential lots front routes which have a high volume of inter county traffic. County and city decision makers should work closely with the Department of Transportation to ensure this type of unsafe development does not occur.

### Commercial

Commercial activity in Mitchell County has occurred in nodes which lie at crossroads. In the recent decades commerce has flocked to the U.S. 19 corridor. This four-lane highway corridor is best suited for industry and commercial activities that physically need access to a four-lane highway. The more that this corridor remains predominantly limited access, the more it will be used as a passage-way through the region. As more curb-cuts are made in this corridor, traffic will become impeded and deter intra-state regional travel. This in turn will lessen the commerce generated by travelers who pass through the County.

### Industrial

The U. S. 19 corridor and the short Line Rail Corridor should be primarily for industrial land uses.



## Natural and Cultural Environment

### -Soil Types-

#### **In Flood Plains**

*Osier-Peiham:* Poorly drained soils that are sandy throughout, or that have a sandy surface layer, a thick, sandy subsurface layer, and a loamy subsoil.

#### **On Stream Terraces**

*Hornsville-Wahee:* Moderately well drained and somewhat poorly drained soils that have a loamy surface layer and a clayey subsoil.

#### **In low-lying Area of uplands**

*Goldsboro-Grady-Bonneau:* Moderately well drained soils that have a sandy surface layer and a loamy subsoil or a sandy surface layer, a thick, sandy subsurface layer, and a loamy subsoil.

*Coxville-Duplin-Goldsboro:* Poorly drained soils that have a loamy surface layer and a clayey subsoil and moderately well drained soils that have a sandy or loamy surface layer and a clayey subsoil.

#### **On ridge tops and hillsides of the uplands**

*Wagram-Troup-Lucy:* Well drained soils that have a sandy surface layer, a thick, sandy subsurface layer, and a loamy subsoil.

*Tifton-Norfolk:* Well drained soils that have a sandy or loamy surface layer and a loamy subsoil.

*Norfolk-Orangeburg-Wagram:* Well drained soils that have a sandy or loamy surface layer and a loamy subsoil or a sandy surface layer, a thick, sandy subsurface layer, and a loamy subsoil. *Esto-*

*Norfolk-Goldsboro:* Well drained soils that have a loamy surface layer and a clayey subsoil, and well drained and moderately well drained soils that have a sandy surface layer and a loamy subsoil.

The majority of the soil types in Mitchell County are well drained and ideal for intensive agricultural production. The soil conditions are very important to the agricultural industry. Farming is vital to the local economy. The Soil Conservation Service instructs local farmers in the latest methods of preventing soil erosion and crop damage. The Mitchell County Commission relies on the Soil Conservation Service to regulate and manage development in areas where soils impose limitations. The Mitchell County Public Health Department regulates septic tank permitting. One of the criteria for septic tank permitting is the presence of adequate soils. Also, soils are indirectly addressed in the county subdivision ordinance.



## Significant Natural Resources

### Prime Agricultural and Forest Land

The Wagram, Troup, and Lucy soils of Mitchell County are particularly suitable for the growing of loblolly and slash pines. In these soil type areas, management concerns of these forests are slight to moderate – making the commercial production of these trees desirable.

The 1997 U.S. forest service survey data showed that approximately 121,500 acres of Mitchell County is forested. The survey stated that this land was primarily planted with pine trees and some hardwoods. According to the 1997 survey, specific usage of the forest acreage was:

- 62,400 acres of long leaf and slash pine
- 16,600 acres of loblolly and short leaf pine
- 7,700 acres of oak and pine
- 19,500 acres of oak and hickory
- 11,600 acres of oak, gum, and cypress

Mitchell County has mostly good soil and is particularly conducive to agriculture. Agriculture has been the mainstay of the economy for generations and should probably remain so. A large portion of Mitchell County land is devoted to farming. The 2002 census of agriculture reported that Mitchell County had 496 farms (down from 550 in 1997) totaling 184,960 acres in size. The 2002 data show that the county's total farming acreage is over 46,336 acres less than it was in the 1992 census of agriculture, a 20% decrease. The average farm size was 373 acres with 49 farms being more than 1,000 acres in size. The average size of a farm has decreased from 421 acres in 1997, to 373 acres in 2002, a decrease of 11%. The average market value for Mitchell County farms was \$113,036.

Orangeburg, Norfolk, and Tifton soil types are considered prime for farming operations, and these soils comprise approximately 197,000 acres, or 60% of Mitchell County. The county's soil supports the cultivation of such crops as cotton, peanuts, corn, pecans and soybeans. Currently, no appreciable amount of tobacco is grown within the county. During the nineteenth century, cotton, tobacco, and corn, were grown heavily in the county. The raising of livestock has not been a significant venture amongst local farmers in the past, but Mitchell County is beginning to see increases in a variety of different livestock herds.

The Natural Resources Conservation Service (NRCS) has been working tirelessly to educate local farmers about better farming practices and their positive impact on the natural environment. Sandy soils are common in most parts of Mitchell County and with that soil comes soil erosion. Strip tilling and buffering are being promoted by the NRCS to alleviate the problem of erosion as well as improve the quality and lessen the quantity of the water leaving the farm field. Another approach being taught is low pressure center pivot irrigation. The benefits of this technique are less



## **Significant Cultural Resources**

A comprehensive professional survey of the county's historic resources is the first step that should be taken in the construction of a preservation plan. Because of economic and other reasons, historic housing units throughout the county are in danger of being damaged or destroyed. The Historic Preservation Division of the Georgia Department of Natural Resources has an established procedure for surveying historic resources. The Historic Preservation Division administers a survey program which gathers data on resources throughout the state and a local region. This state office offers grants on an annual basis for the purposes of conducting these types of surveys. Additionally, the Local Development Fund of the Department of Community Affairs offers local governments funding opportunities twice a year to fund preservation type projects including historic resources surveys.

Mitchell County relies on private stewardship to handle many of the Historic preservation issues within the County. The lack of professional staff devoted to preservation causes the entire system to be rather haphazard at best. Along with the lack of staff comes the lack of resources; in particular, a repository for archiving local historical information.

In a broader sense, other issues include the fact that many older structures in Mitchell County are made of wood. The local climate can be somewhat difficult on the long term integrity of wood materials causing them to rot and require maintenance. This problem, coupled with the fact that Mitchell County residents generally are not exactly affluent, leads to the most common demise of many of Mitchell County's historic structures; demolition by neglect. There appears to be a need in Mitchell County for Historic Preservation Education to inform the residents, dispel myths about preservation, and to simply create an appreciation for the past.

### **National Register of Historic Places**

The National Register of Historic Places is this country's list of buildings, sites, districts, structures, and objects which are historically significant and worthy of preservation. The U.S. Department of the Interior is responsible for maintenance of this list on a national basis. The Historic Preservation Division of the Georgia Department of Natural Resources is responsible for the list on a state level. The Historic Preservation Division also keeps the Georgia Register of Historic Places, and properties listed in the National Register are automatically listed in the Georgia Register.

Listing in the National Register is official recognition of a resource's significance whether architecturally, historically, or archaeologically. It helps to safeguard these resources but does not guarantee their continued preservation without additional local safeguards. National Register listing does not in any way restrict a property owner's rights to the everyday use and disposal of their property. It only requires review of federally funded, licensed, or permitted actions planned for any National Register list or eligible resource. This required review is legislated in Section 106 of the National Historic Preservation Act of 1966 (as amended) and comes into play with such action as road building or widening projects.





Financial incentives for preservation are dependent on listing in the National Register of Historic Places. Owners of income-producing properties listed in the Register, whether individually or as contributed structure in an historic district, are eligible for a federal 20% tax credit for rehabilitation to the property. Income-producing and personal residential properties listed in the Georgia Register are eligible for a state property tax abatement program and a 20% state income tax credit.

### **Current Listings**

***Mt. Enon Church and Cemetery:*** added to the National Register of Historic Places in 1983







## Community Facilities & Services

### Public Safety

Mitchell County's rural nature is perhaps the best explanation for its lower crime rate. While it is by no means crime free, the amount of 911 calls directed to the Sheriff's Department has risen since 2001 but only by 29% and there was a decline between 2001 and 2003. It isn't necessarily true that there is more crime happening but probably that there are more crimes being reported.

The Mitchell County Sheriff's Department is adequately meeting the needs of the citizens of Mitchell County. The department has 17 certified officers, one car per officer, and a 120 bed jail facility with an average of 80 inmates per day being held. The department has an 8-10 minute response time with different variables included. There are three officers on duty at all times.

Although the Sheriff's Department is currently meeting the needs of the citizens of Mitchell County, their services are expected to be in greater demand because of a multitude of differing circumstances. One of which is state cuts. The Georgia State Troopers are making cuts and not responding to traffic accidents and turning the response and investigation over to local authorities. Another cause is changes in laws. Rarely do we see laws become less stringent! When government officials clamp down on issues it puts pressure on local authorities. Most notably in Mitchell County are, increases in the requirements for security at courthouses and tracking sexual predators. Increases in certain areas of crime cause an increased demand for police services; particularly, increasing juvenile crime, drugs, and identity theft.

The Mitchell County Sheriff's department will continue to make their presence known in the future, probably in a flurry of blue lights. The most important way for the Sheriff's Department to increase their presence has been and will continue to be the community involvement of the deputies, particularly with schools; to curb and prevent juvenile crime and to put aside the fears and mistrust many residents have about the local authorities.





## Emergency Medical Services (EMS)

With the construction of a new state-of-the-art building the Mitchell County EMS is poised to meet and exceed the needs and expectations of Mitchell County residents. The service boasts 6 ambulances with eight crew per shift. Each ambulance carries a crew of two; two crews in Camilla, one crew in Pelham, one crew in Baconton, and one in reserve. Because of these ambulance locations the response time can be cut considerably. EMS responds to 350+ calls each month and the total number of calls is increasing exponentially each year forcing the service to be adaptable and progressive.

The Mitchell County EMS is doing a great job at the moment but will face tough issues in the future. The needs of the EMS have been incorporated into the Mitchell County's Capitol Improvement program to As the equipment begins to age and the salary requirements increase in the field of paramedics it will become hard to attract new paramedics or even hire replacements. Salaries for paramedics are considerably lower in Southwest Georgia than in other areas of Georgia, particularly around Atlanta. Affording the newest and greatest technologically advanced equipment in the paramedic field will probably cause a problem in the future because technology generally doesn't get any less expensive.

The EMS faces many challenges in the future, but also a lot of opportunities. One of which is a new EKG machine that can send its diagnosis/readings to the hospital before the ambulance even gets there. This gives the hospital personnel a heads up on what conditions/symptoms the injured patient is displaying. This system works best with cardiac patients because not every hospital in a rural area has the equipment to treat cardiac patients. Having this system will provide much better coordination between the Emergency Department physicians and cardiologists and EMS personnel.

Modern technology will only get EMS so far however. The other part is hiring competent personnel. A job shadowing program is available with local tech schools for interested students. This can easily provide the EMS with a pool of potential personnel.

Certain threats exist to EMS of Mitchell County. Lack of manpower is always a possibility as well as lack of money. The most increasing threat in the industry is lawsuits stemming from liability claims and malpractice claims. Also cuts to medicare and medicaid may prevent many people from utilizing the service. Cost of the service is prohibitive to some residents. Many residents feel that if they have an outstanding bill for past service that they can't utilize the service again until that







## **Water and Sewer**

Along with good soils on the surface, the Clairborne aquifer—one of Floridian aquifers—supplies the area with water through private wells. Mitchell County has only one customer on their water system. The county supplies water to Autry State Prison.

Water and sewer systems are confined to the cities of Baconton, Camilla, Pelham, and Sale City.

## **Libraries**

Mitchell County is served by the De Soto Trail Regional Library system. The system was formed in 1963 when Early and Worth Counties joined Mitchell and Baker Counties. In 1966 the library opened a new headquarters in Camilla and acquired the Carnegie Library in Pelham.



The library offers a number of services other than book checkouts. The library offers copy and faxing services, computers with high speed internet, wireless internet, notary services, scanning, tax forms, laminating services, video conferencing equipment, and a small conference room for non-profit organizations to use.

The De Soto Trail Regional Library is a member of the Georgia PINES system. By joining this system, a patron can gain access to 7.4 million items through a web-based online library catalog. Library materials can be shipped to any PINES library with no cost to the patron. In addition, once a patron own a PINES library card and is in good standing, they can check out books at any PINES library in the state.



The library is also part of GALILEO. GALILEO stands for **GeorgiA LIbrary LEarning Online**, an initiative of the Board of Regents of the University System of Georgia. A World Wide Web-based virtual library, GALILEO provides access to multiple information resources, including secured access to licensed products. The community of more than 2000 GALILEO institutions includes the University System of Georgia, K-12 schools, public libraries, the adult technical institutes and colleges, and a group of private academic colleges and universities.

Some of the current goals of the library system include:

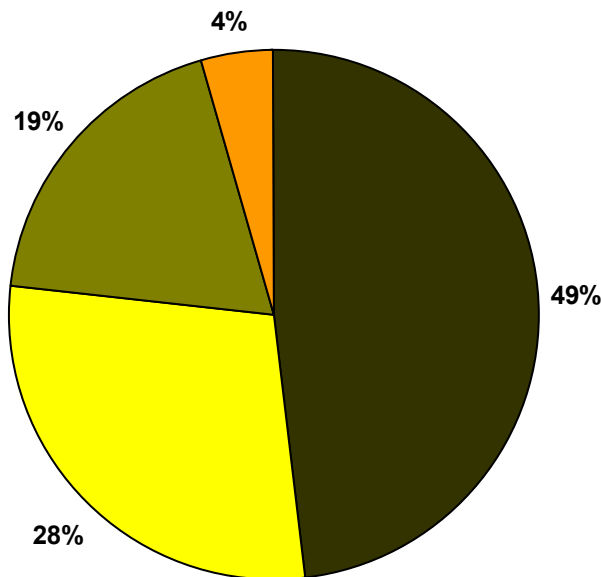
- Increase current topics and titles
- Information Literacy
  - ◊ Computer classes
- Local History and Genealogy
  - ◊ Classes on researching genealogy
  - ◊ Programs on local history
- Formal Learning Support
  - ◊ Support to home schooled students
  - ◊ Support K-12 teachers and students
- Lifelong Learning
  - ◊ Classes for senior citizens
  - ◊ Support for research efforts
  - ◊ Programs about topics of interest to seniors such as investing and medical assistance
- Building Renovation



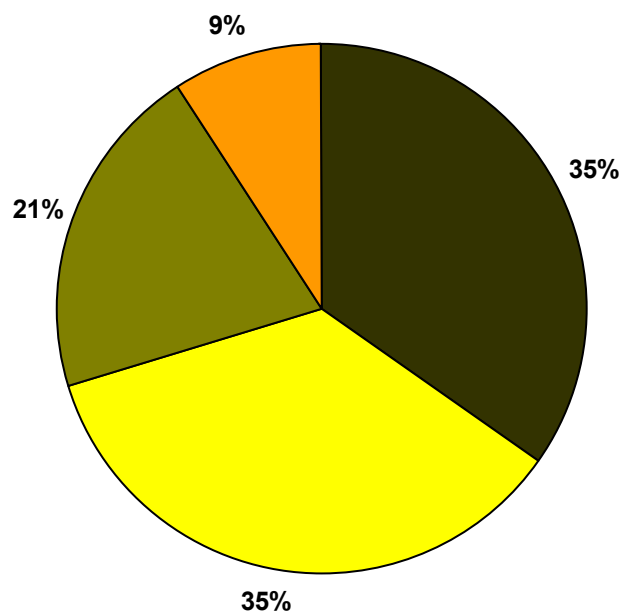
## Educational Levels & Facilities

The lack of an educated population has plagued Mitchell County in terms of household income, housing type, economic development, and overall quality of life. According to the 2000 census figures, only 35.4% of the population 25 years and older has graduated high school and 49% of 18-24 year olds has graduated high school. The number of graduates ages 18-24 is somewhat misleading because the census does not distinguish between 18 year olds that have finished high school and those that have not finished their senior year. On average, the educational attainment of Mitchell County's citizenry is well below that of the state as a whole and therefore deserves further attention. Because of the larger percentage of adults without a high school education, many adults in Mitchell County may find it difficult to find employment other than menial, minimum-wage positions.

### Population 18-24 years of age



### Population 25+ years of age



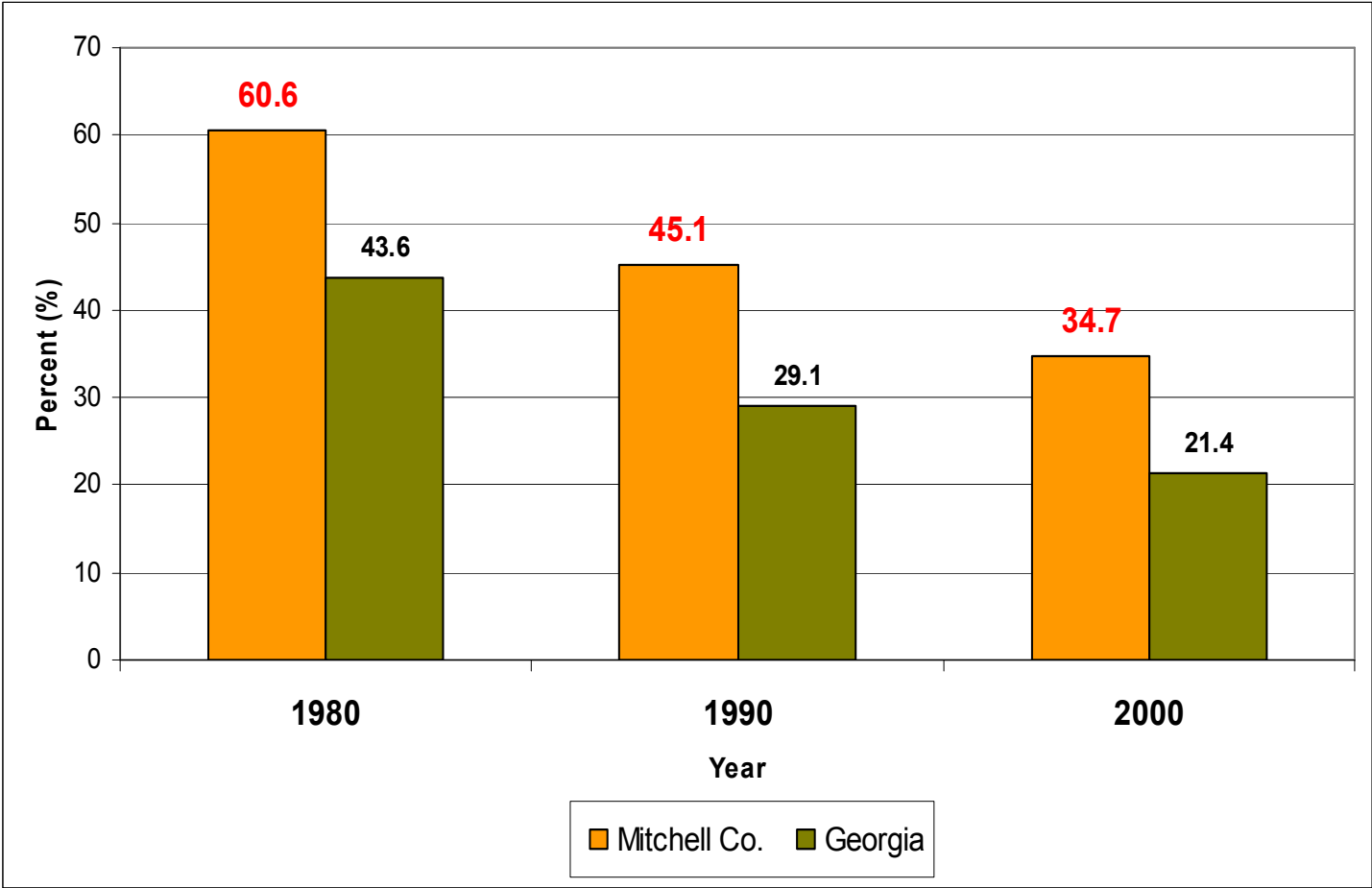
- Less than high school graduate
- High school graduate (incl. equivalency)
- Some college or associate degree
- Bachelor's degree or higher





Mitchell County is seeing more High School graduates and equivalencies and the trend of higher education is continuing. On one end this is good; however, getting educated people to move here or stay here is difficult without providing an economy conducive to an educated population. People who grow up in a rural setting and go away to college, suddenly realize a whole world of new opportunities unavailable to any great extent in their hometown. This results in many of the best and brightest not returning.

### Adults without High School Diploma: 1980-2000





The Mitchell County School System, like most schools in Southwest Georgia, has made good use of limited funding/resources to meet the expectations of the community and the needs of the students. None of this could have been possible without a good administrative team providing the leadership necessary to accomplish the goals of the school system. The school system currently has five school buildings including the Baconton Charter School.

Low performance in school is not something that can necessarily be tied to low incomes, but a strong assumption between the two can be made. Mitchell County has a median household income of \$26,581. This suggests that the parents of these students are not highly educated and when a student sees their parents “getting by” on a minimal salary, without much of an education, they start to feel that education isn’t all that important. Kids don’t easily distinguish between “getting by” and “living comfortably” and soon enough “getting by” is good enough. What kids fail to realize is that nowadays parents can live on a minimal salary but by the time these kids are out on their own it will be considerably more difficult to exist on minimum income.

Poor student performance doesn’t just have impacts on the students but on the administration as well. The Mitchell County School system is having issues regarding administrative turnover. Being put in charge of a school with low test scores is tough because it makes the administrators jobs that much more difficult. Couple this with traditionally lower than average salaries for administrative positions in the area and retention for these positions becomes a serious issue.

The school system is beginning an alternative program called “Mitchell Academy” to assist students that display special needs with the overall goal of getting these students up to speed.

With continued development in north Mitchell County a new school facility for pre-kindergarten thru 5<sup>th</sup> grade may be a possibility in the not so distant future.



## Recreational Facilities

Mitchell County provides parks and recreation services to the county residents as well as the residents of the cities of Camilla, Pelham, Baconton, and Sale City. The department partnered with the Bainbridge YMCA in 2000 and now provides a full compliment of services, including active and passive parks, recreation programs, athletic leagues, seasonal aquatic center, summer programs and rental facilities.

The Parks Division manages more than 63 acres in parks, which include 13 baseball & softball fields, 6 community centers, a walking track and several picnic areas, 10 tennis courts, a 3,900-seat football stadium, and 2 gymnasiums. This division also includes 20 acres of lakefront property and several additional recreational facilities that are being explored.

The Recreation Division is responsible for all programming and operations of facilities in the county. It is here where we develop athletic programs, organize special events and market activities. The division currently has more than a dozen quality programs for the community and its visitors. These programs include but are not limited to the following:

- Youth Baseball and Softball
- Adult Softball
- Youth Tackle Football
- Adult Basketball
- Youth Flag Football
- Adult Tennis
- Youth Soccer
- Youth Basketball
- Youth Tennis

The Camilla Aquatic Center will offer many programs during the summer, including morning Swim Lessons and Group Sessions. The Camilla Aquatic Center is also available for Rentals and Parties. The Aquatic Center can be rented out for private parties/business functions when the facility is closed to the public.

The Flint River Outpost, a privately owned business is located at the River Bend Park Recreation Site, and offers canoeing and kayaking, camping and fishing. Available are 10 or 15 mile trips on 1-2 person Canoes and 1-2 person Kayaks. All shuttle transportation, life jackets and paddles are provided.



The Mitchell County Tennis Center currently offers many programs that include but are not limited to, United States Tennis Association (USTA) supported tennis programs, leagues and clinics, USA Team Tennis, Tennis and Swim Camps, Advanced Academies, Carnival Tennis Days, Wednesday Night Ladies Doubles, Thursday Night Men's Doubles, and private lessons.

The Mitchell County Recreation Department is laying the groundwork for the addition of several new programs and facilities. These facilities and programs will allow Mitchell County residents and visitors the opportunity to participate in leisure and sporting activities throughout the calendar year. Some of such would be the introduction of aerobics classes, a health and fitness center, midnight madness/lock-up in the summer, and adult flag football. It is also the vision of the Recreation Department to host tournaments, camps and clinics that would bring revenue and people into the community.

Generally the park facilities and sports fields are located in the cities of Mitchell County. The only exception to this is the Flint River Park located along Old Georgia Highway 3 near Baconton. This 16 acre park has a breathtaking view of the Flint River with campsites on the river. It is a great area for fishing, bird watching, or for a relaxing picnic. There are two more access points for great fishing on the Flint River. The Newton Boat Landing is just off Ga. Hwy 37 and the Vada Boat Landing is located just off Ga. Hwy 311.

There is one major problem when the county serves two significant population centers and that of course is duplication of services. Also, if one town has something, the other town will tend to want it as well.

Transportation issues also arise because each town doesn't have enough youth to form their own leagues and it would not be fair to everyone to just play games in Camilla or just in Pelham, so locations are alternated.

The recreation department also sees that many parents tend to treat the department as "babysitters" and leave the kids with them all day even though the program may only run for a few hours. This simply boils down to a lack of parental responsibility amongst many parents.





**SOUTHWEST GEORGIA  
REGIONAL DEVELOPMENT  
CENTER**

# EXISTING LAND USE

**MITCHELL  
COUNTY**

**LEGEND**

EXISTING LAND USE

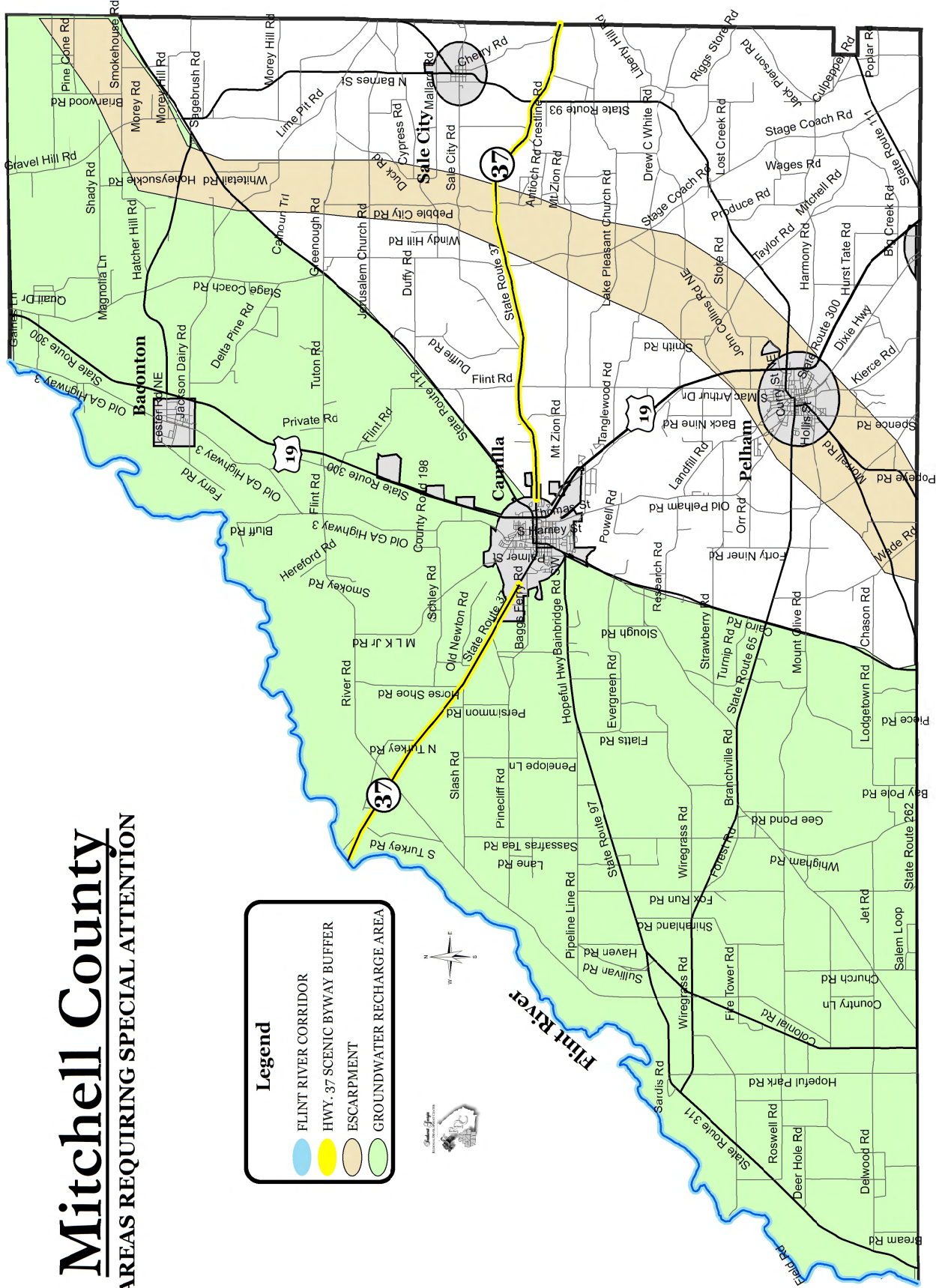
	Residential
	Commercial
	Parks / Recreation / Conservation
	Public / Institutional
	Industrial
	Transportation / Utility / Conservation
	Agricultural / Forestry
	Unused / Underdeveloped





# Mitchell County

## AREAS REQUIRING SPECIAL ATTENTION



**Legend**

- FLINT RIVER CORRIDOR
- HWY. 37 SCENIC BYWAY BUFFER
- ESCARPMENT
- GROUNDWATER RECHARGE AREA

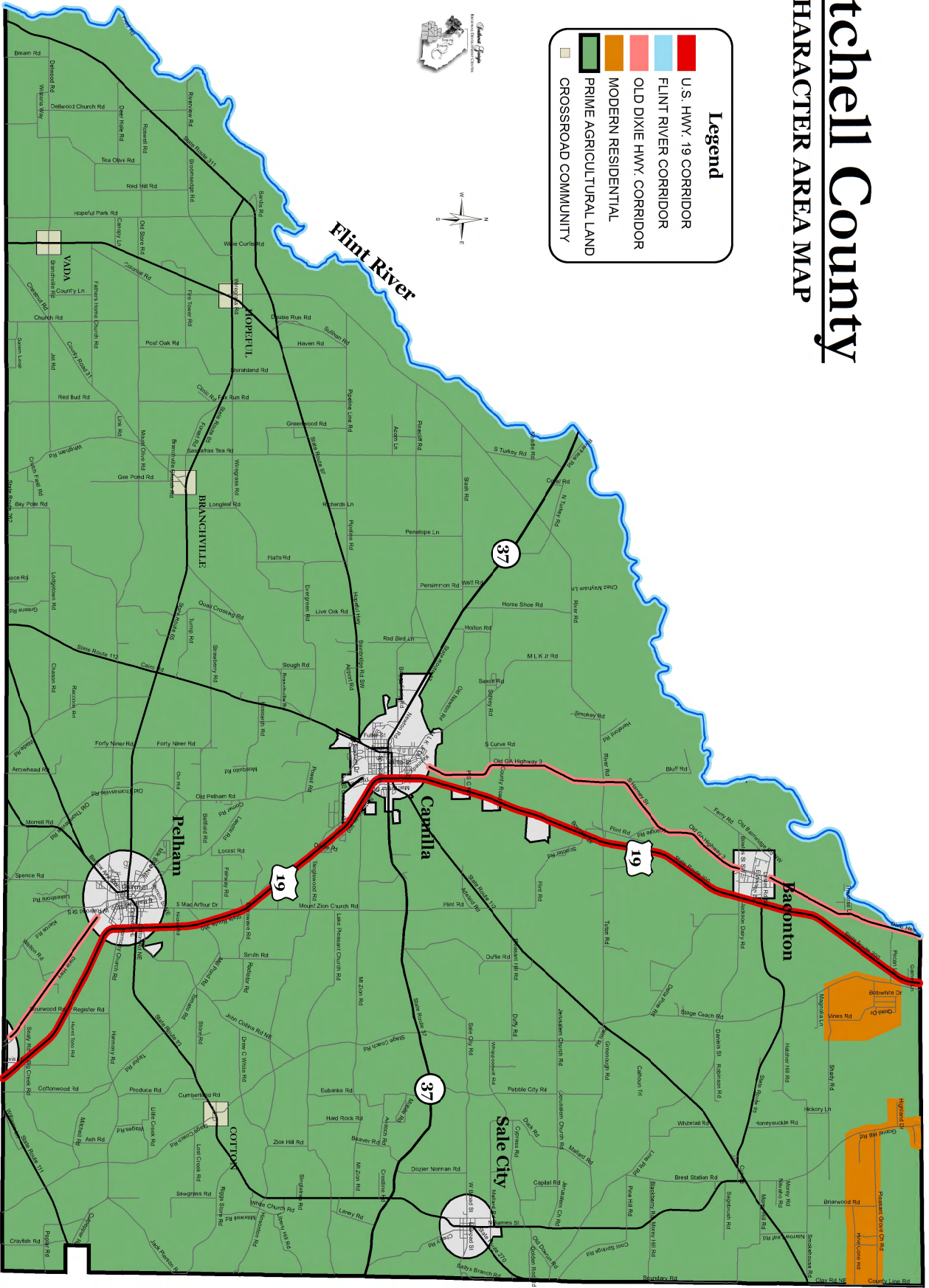


# Mitchell County

## CHARACTER AREA MAP

**Legend**

- U.S. HWY. 19 CORRIDOR
- FLINT RIVER CORRIDOR
- OLD DIXIE HWY. CORRIDOR
- MODERN RESIDENTIAL
- PRIME AGRICULTURAL LAND
- CROSSROAD COMMUNITY





# City of Baconton Assessment





## City of Baconton Issues & Opportunities

### **-ISSUES-**

#### **Population**

- Steady population growth

#### **Demographics**

- Out-Migration of young adults
- In-Migration of older age groups except 65+

#### **Housing**

- Large amounts of manufactured homes
- Lack of available housing in certain price categories

#### **Income**

- Low median household income

#### **Transportation & Circulation**

- Few sidewalks
- Old Georgia Highway 3 underutilized
- Lack of decorative street lighting
- Speeding in town

#### **Economic Development**

- Lack of business and industry
- Decaying downtown commercial area
- Needs basic essential type businesses (grocery store, food services, gas station)

#### **Residential land Use**

- Loose development standards

#### **Commercial Land Use**

- Need design standards for commercial areas to maintain some kind of identity
- Lack of commercial activity in city

#### **Industrial Land Use**

- Lack of industry





### **Natural and Cultural Environment**

- No protection of the scenic integrity of historic buildings and districts
- No historic preservation ordinance or lack of enforcement of ordinance.
- Crumbling of historic downtown area

### **Community Facilities and Services – Public Safety**

- Need more of a law enforcement presence or city police

### **Community Facilities and Services – E.M.S.**

- Covered well. For now

### **Community Facilities and Services – Water and Sewer**

- May need to expand to attract development
- Need to make more profitable for city

### **Community Facilities and Services – Libraries**

- Lack of local library

### **Community Facilities and Services – Educational Facilities**

- Charter School is still expanding facilities

### **Community Facilities and Services – Recreational Facilities**

- More bike/pedestrian facilities needed
- Lack of facilities and programming for all ages

## **-OPPORTUNITIES-**

### **Population**

- Expected to grow as a bedroom community

### **Demographics**

- In-Migration of older age groups

### **Housing**

- Existing housing is affordable

### **Income**

- Education is the key



### **Transportation & Circulation**

- No traffic congestion
- New developments should have good connectivity to other neighborhoods
- Designation of Old Georgia Highway 3 as Scenic Byway.

### **Economic Development**

- Small retail opportunities along U.S. 19
- Space available in Downtown and in City Hall

### **Residential land Use**

- Available land for new residential development

### **Commercial Land Use**

- U.S. Hwy 19 Corridor
- Annexation of land on the east side of U.S. 19 commercial use

### **Natural and Cultural Environment**

- Increased marketing of historic character
- Protection of historic properties

### **Community Facilities and Services – Public Safety**

- Increasing community involvement

### **Community Facilities and Services – E.M.S.**

- Good coverage by County EMS

### **Community Facilities and Services – Water and Sewer**

- Expansion of utilities to the east side of U.S. 19
- Make utilities more profitable for city

### **Community Facilities and Services – Libraries**

- With increased growth a branch of De Soto Trail Regional Library system is possible

### **Community Facilities and Services – Educational Facilities**

- Ever increasing enrollment rates at the charter school
- Possible expansion with increased growth of town

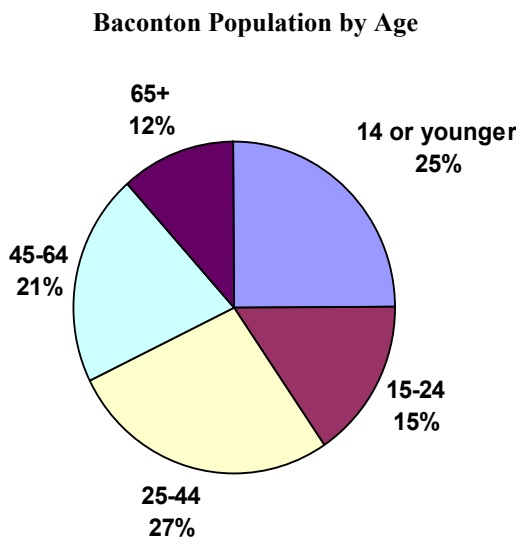
### **Community Facilities and Services – Recreational Facilities**

- Nice ball fields

# Baconton at a Glance...

POPULATION		GENDER		Number	%
Total Population	804	Male		377	46.9
		Female		427	53.1
PROJECTIONS		RACE AND ETHNICITY			
2000	804	White		302	37.6
2005*	814	Black or African American		481	59.8
2010*	825	Hispanic or Latino		9	1.1
2015*	835	HOUSEHOLD POPULATION			
2020*	845	<b>Population in occupied housing</b>		<b>804</b>	<b>100</b>
2025*	855	Owner-occupied housing units		602	74.9
2030*	866	Renter-occupied housing units		202	25.1

AGE PROJECTIONS										
Age Category	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	58	49	64	78	81	84	87	90	93	96
5 – 13 Years Old	117	89	107	124	119	114	108	103	98	93
14 – 17 Years Old	50	36	40	44	39	35	30	25	20	16
18 – 20 Years Old	33	29	31	32	31	30	29	28	27	26
21 – 24 Years Old	42	39	44	48	49	50	51	52	53	54
25 – 34 Years Old	109	102	106	109	107	106	104	102	100	99
35 – 44 Years Old	77	84	96	108	118	128	137	147	157	167
45 – 54 Years Old	66	59	78	97	103	109	115	121	127	133
55 – 64 Years Old	61	58	64	70	72	73	75	76	78	79
65 and over	83	78	86	94	96	98	99	101	103	105



EDUCATIONAL ATTAINMENT	Number	%
<b>Population 25 and older</b>	<b>477</b>	
High school graduates (includes equivalency)	184	38.6
Some college, or associate's degree	88	18.4
Bachelor's degree	27	5.7
Master's, professional or doctorate degree	6	1.3
HOUSING COST (in dollars)	1990	2000
Median property value	\$40,200	\$55,200
Median rent	\$265	\$335
INCOME		
Median household income		\$22,917
TRANSPORTATION TO WORK		
<b>Workers 16 and over</b>	<b>300</b>	
Average travel time to work (minutes)		19

**\*Projection Figures are derived through linear extrapolation of Historical Data**

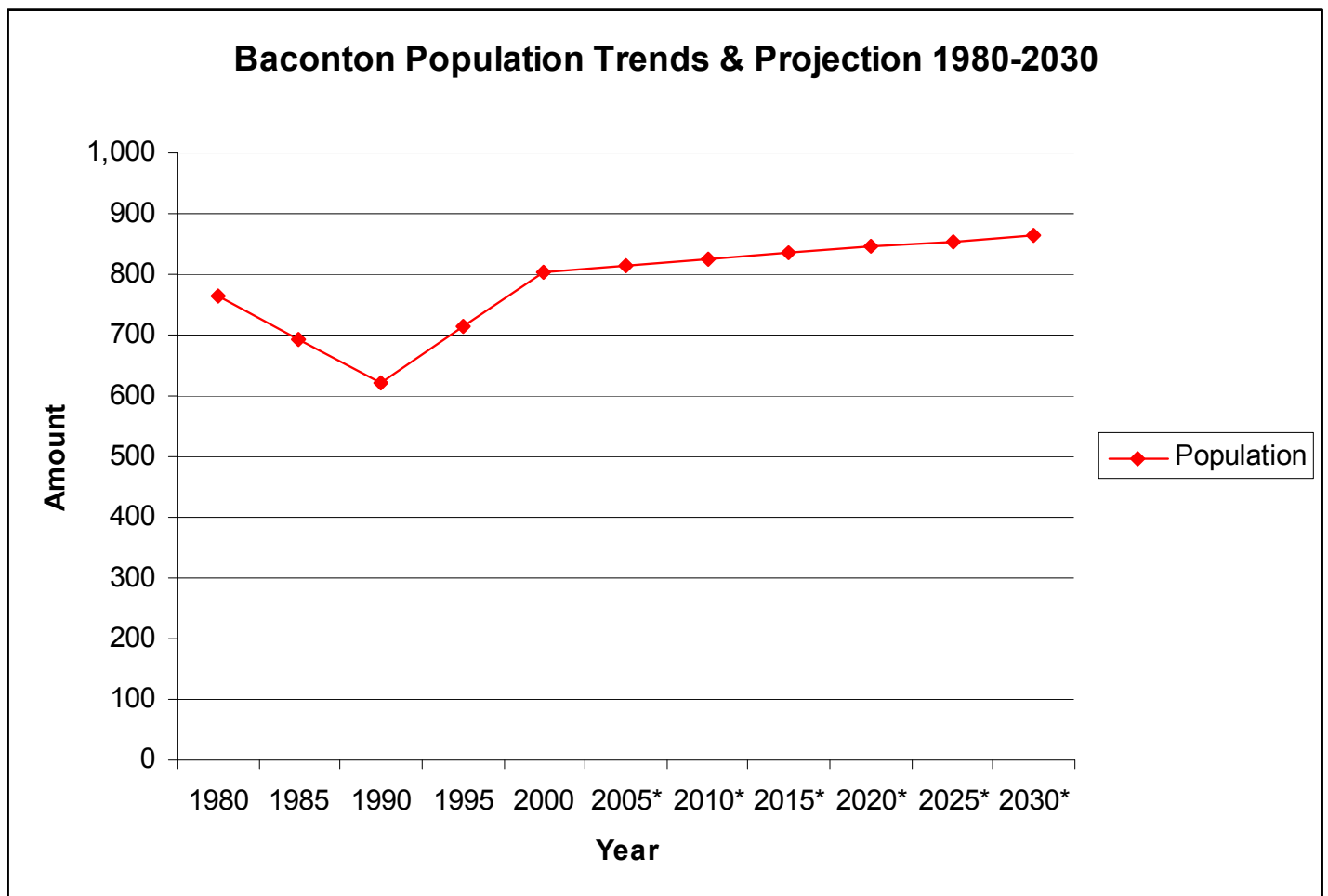
**Assumptions:** Making population and household projections is an art as well as a science, and even with the best information the future is difficult to accurately predict. The following assumptions provide a basis for offering population projections. It is assumed that there will be no large-scale economic, political, legal, or environmental crisis in the region that could impact Baconton's long-term growth. It is assumed that Baconton will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth generally within the planning horizon of 20 years. It is assumed that Baconton's economic growth, in terms of jobs and income, will not deviate significantly from established levels over the past 20 years. To the extent that these assumptions vary over time, the rate of Baconton's population and household growth must be increased or decreased.





## Population

The City of Baconton has had a gradual growth increase since 1950 which can be expected due to its proximity to the large population center (Albany) directly eleven miles north. Since the creation of U.S. Highway 19 and the increase in automobile commuting, Baconton has grown and may see future growth by being a bedroom community to Albany. Although the 1990 U. S. Census shows a decline in Baconton's population, this can be partially attributed to potential errors in the census



*Source:* Department of Community Affairs (DCA) with base multiplier of “1”

and also the increase in settlement directly outside the city limits. The results of the 2000 census show an increase in total population; however the increase is compared to the 1990 census. If we compare those figures to the 1980 census the results do not appear as promising. The population in this comparison does increase, but only slightly. With good planning and possible future annexation, Baconton will maintain growth in the immediate and long-term future.



## Demographics

Like most towns in the Southwest Georgia Region and the entire rural U.S. for that matter, the City of Baconton is experiencing an out-migration of young adults. Most of this is due to “brain drain” which stems from lack of local higher educational opportunities. It is not necessarily a negative thing but the biggest challenge is getting them to return after college. Kids go off to college and an entire world opens up to them; a world not at all like life in a rural community. Lack of high paying jobs, social scenes, and amenities of more urban areas lure young educated people away from rural areas. After becoming accustomed to this different world it’s hard to return to a rural scene. In the case of Baconton, in-migration is occurring in the 35-64 year old age groups. People tend to discover or rediscover how nice a rural community is particularly for raising children; which is why the school age population is expected to rise. The 65 and over age group tends to be a bit more mobile without kids, and data shows they tend to leave Baconton after retirement.

The racial makeup of Baconton is approximately 60% African-American and 40% Caucasian. This proportion is expected to stay much the same with a slight increase in the Hispanic population that is expected in the next 20 years.

## Housing

Between 1980 and 2000, Baconton’s housing has increased by 72 units. At first this seems good however, of that 72, 69 were manufactured homes. Single family detached units actually decreased just slightly. If this trend continues manufactured homes will outnumber stick built units in 2030.

According to the current Comprehensive Plan, there is shortage of available housing in Baconton. According to the 2000 census data however, there were 25 vacant housing units. More than anything this is probably a perceived problem as opposed to an actual problem. There may be a need for additional housing of a certain type in a specific price range however.





## Education

School enrollment in Baconton is good and getting better with the addition of the Charter School in 2000. The challenge is getting people to get college degrees. With close proximity to Albany, and Albany State University, Darton College, and Albany Technical College, and the need in this day and age for higher education, the number of college degrees should increase significantly among the population of Baconton and all of Mitchell County.

## Income

Between 1990 and 2000 the largest increase in an income bracket came in the \$60k-\$75k bracket. In 1990 nobody fit in that bracket; in 2000, there were 27. The other notable increase was the increase in the \$20k-\$30k bracket, from 39 in 1990 to 61 in 2000.

## Transportation & Circulation

Baconton is roughly bound on the West by Old Bainbridge Road NW and split down the middle by



Old Georgia Highway 3. This road runs north to Albany and south to Camilla. Historically, it was the main road north and south out of town before the creation of U.S. 19/GA 300 that runs along the eastern boundary of Baconton. U.S. 19/GA 300 runs north/south through Mitchell County north beyond Albany and south to Florida. Baconton is defined on the north by GA 93/Lester Rd. and on the south by Daniels St. The U.S. 19/GA 300 four lane highway corridor has presented a lot of challenges for the Baconton community. From an urban design standpoint it has become a force to attract commercial development from the traditional downtown. In a sense, Baconton has turned its back on Old 19 /GA 3 and has embraced U.S. 19/GA 300. Because of U.S. 19/GA 300, the traditional downtown has suffered immensely, and will take considerable effort to bring it back to a viable state.





## Economy

The City of Baconton has 362 employable people in the work force age group (ages 21-54). Baconton's proximity to more urbanized areas may preclude it from attracting commercial businesses to any great degree with regards to high numbers of local jobs. However, as business and industry become attracted to Pelham, Camilla, and Albany, Baconton is in a good position to expand as a bedroom community. Factors that may help Baconton attract business and industry are U.S. Highway 19 and the CSX rail line that runs through the City. Unfortunately, competition between Pelham, Camilla, Mitchell County, and Albany is fierce because most of the same factors that would help Baconton attract business and industry are also factors shared by neighboring communities. Other than the Charter School, Baconton does not have much of an edge on the competing municipalities.

Baconton is suffering from a lack of basic businesses. These include food services, a grocery store, and a gas station. These types of businesses are needed even on a small scale for a future bedroom community such as Baconton.

## Land Use

### Residential

The largest piece of the land use pie in Baconton, as in most communities in the United States, is residential. The surge in housing (76 total) between 1990 and 2000 has caused Baconton to experience sprawl to a minor degree. Areas on the west edge of town are newer developments of manufactured housing in the middle of a pecan grove. Loose development standards tend to breed poor housing stock.

### Commercial

Baconton has maybe a handful of small businesses located generally in the remaining downtown and near U.S. Highway 19. These businesses are good for the local economy, however, they do not appear to be helping Baconton's image as an attractive community. For the sake of preventing future commercial development from constructing buildings that do not complement the character of historic Baconton, design standards should be implemented. Baconton had just finished the restoration of the historic George W. Jackson house, when a Dollar General store was placed between the house and its view of U.S. 19, almost completely destroying the intrinsic quality of the George W. Jackson House.





## **Industrial**

The City of Baconton has only a few parcels industrial land.

## **Natural and Cultural Environment**

Baconton is surrounded by prime agricultural land and is immersed in pecan orchards. The Flint River is approximately one mile from town and that one mile is one of the most scenic areas in north Mitchell County.

The town was named for Major Robert James Bacon who came with his wife, in 1858, purchasing 4,000 acres of land for \$4,000. Major Bacon was an industrialist, a large cotton planter, and a director of the Savannah, Florida and Western Railroad Company, later named the Atlantic and Gulf Railroad and finally the Atlantic Coastline. During the construction of a railroad from Albany to Thomasville, he gave the right-of-way for the S.F. and W. to go through his plantation. The engineers located a station on his plantation and without his knowledge named it Baconton in his honor in 1869.

## **National Register of Historic Places**

The National Register of Historic Places is this country's list of buildings, sites, districts, structures, and objects which are historically significant and worthy of preservation. The U.S. Department of the Interior is responsible for this list on a national basis. The Historic Preservation Division of the Georgia Department of Natural Resources is responsible for the list on a state level. The Historic Preservation Division also keeps the Georgia Register of Historic Places, and properties listed in the National Register are automatically listed in the Georgia Register.

Listing in the National Register is official recognition of a resource's significance whether architecturally, historically, or archaeologically. It helps to safeguard these resources but does not guarantee their continued preservation without additional local safeguards. National Register listing does not in any way restrict a property owner's rights to the everyday use and disposal of their property. It only requires review of federally funded, licensed, or permitted actions planned for any National Register list or eligible resource. This required review is legislated in Section 106 of the National Historic Preservation Act of 1966 (as amended) and comes into play with such action as road building or widening projects.

Financial incentives for preservation are dependent on listing in the National Register of Historic Places. Owners of income-producing properties listed in the Register, whether individually or as contributed structure in an historic district, are eligible for a federal 20% tax credit for rehabilitation to the property. Income-producing and personal residential properties listed in the Georgia Register are eligible for a state property tax abatement program.

Baconton has managed to retain many of its historic treasures through historic districts and individual nominations and has substantially more listings than other towns its size.





## Current Listings on the National Register

- **Bacon Family Homestead:** added to the National Register of Historic Places in 1983
- **Baconton Commercial Historic District:** added to the National Register of Historic Places in 1983
- **George W. Jackson House:** added to the National Register of Historic Places in 1983
- **South Railroad Historic District:** added to the National Register of Historic Places in 1983
- **Walton Street-Church Street Historic District:** added to the National Register of Historic Places in 1983



The George W. Jackson House. Now the Baconton City Hall.





## Community Facilities & Services

### Public Safety

Law enforcement is provided by the Mitchell County Sheriffs Department. The department has a good presence in the city but an increased presence is needed particularly to combat the apparent speeding on city streets.

### Water and Sewer

The City of Baconton provides water and sewer to approximately 90% of the residents and businesses within the city limits. Expansion of these facilities, as well as, annexation of land on the east side of U.S. 19, will be needed for economic development efforts to take full effect. Although the infrastructure is present, it is not producing enough income for the city itself.

### Libraries

The City of Baconton is served by the De Soto Trail Regional Library in Camilla. As the charter school flourishes, a library in town would be a great benefit to the community.

### Educational Facilities

The Baconton Community Charter School opened its doors in 2000 and houses grades K-12. Since its inception it has been a big draw for the community and should continue to be into the future.





The school has reached capacity judging by the trailers around the back of the school, and is in the process of expanding to accommodate the growing number of students in the future.



### **Recreational Facilities**

There is a lack recreational opportunities in the City of Baconton for children and adults. Residents can utilize the playground at the Charter School and the ball fields; however no organized recreational programs are available to either children or adults. Efforts have been made to create a recreational trail that runs from city hall south to Raccoon Creek and west along Daniels Street. Grant funding will continue to be pursued to help fund this project.








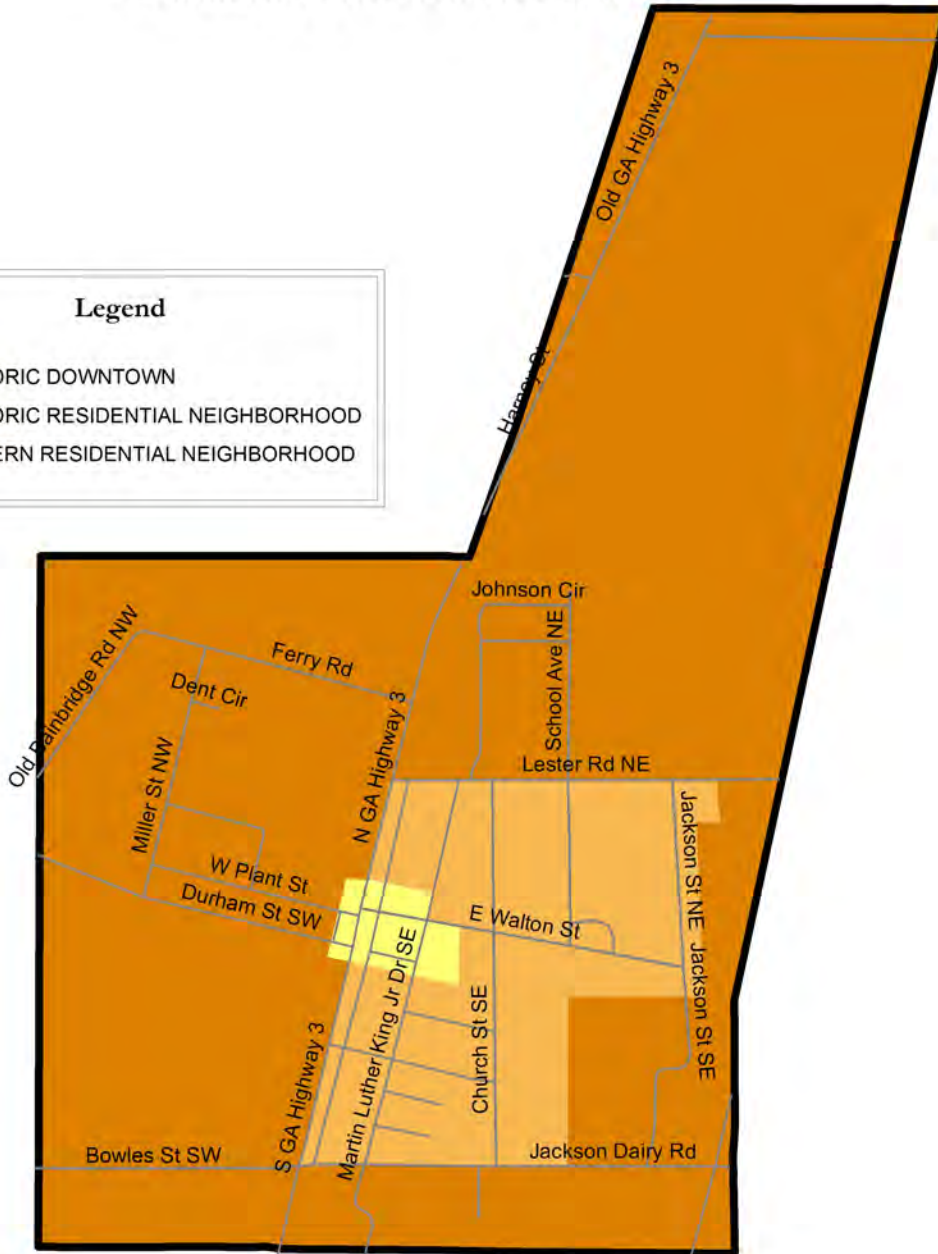
SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	EXISTING LAND USE	CITY OF BACONTON
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# City of Baconton

## CHARACTER AREA MAP

### Legend

-  HISTORIC DOWNTOWN
-  HISTORIC RESIDENTIAL NEIGHBORHOOD
-  MODERN RESIDENTIAL NEIGHBORHOOD







# City of Camilla Assessment



## City of Camilla Issues & Opportunities

### -ISSUES-

#### **Population**

- Slow population growth

#### **Demographics**

- Out-Migration of young adults
- In-Migration of older age groups

#### **Housing**

- Increasing amounts of manufactured homes
- Lack of moderate income homes
- Need for more quality affordable housing

#### **Income**

- Low median household income
- Low per capita income

#### **Transportation & Circulation**

- Sidewalks needed in more areas

#### **Economic Development**

- low wages
- Overabundance of unskilled labor
- Short supply of skilled labor
- Unavailable/overpriced properties for commercial and industrial development
- Low educational attainment amongst workers
- Lack of worker housing available in the right price range
- The liquor referendum impedes many restaurants
- Lack of quality motels/hotels
- Difficult for startup businesses to gain access to capital

#### **Residential land Use**

- Lack of restrictions in subdivision design

#### **Commercial Land Use**

- Need design standards for commercial corridors to maintain some kind of identity



### **Industrial Land Use**

- Need larger lots to meet needs of industry

### **Cultural Environment**

- Lack preservation staff/allies
- No repository for historical archives
- Deferred maintenance
- Lack of historic preservation education to inform/dispel myths/create an appreciation

### **Community Facilities and Services – Public Safety**

- Larger proportion of E-911 responses
- Fire protection budgeting needs to be increased to provide additional personnel and salaries for fire personnel.

### **Community Facilities and Services – Educational Facilities**

- Low performance of students
- Many students fail to realize the value of an education
- Few parents get involved fully with their child's education

### **Community Facilities and Services – Recreational Facilities**

- More bike/pedestrian facilities needed

## **-OPPORTUNITIES-**

### **Population**

- Slow population growth

### **Demographics**

- In-Migration of older age groups
- Racial diversity

### **Housing**

- Abundance of affordable housing

### **Transportation & Circulation**

- No traffic congestion





### **Economic Development**

- High percent of manufacturing employment
- Cultural Heritage
- Scenic byway along GA 37 from Flint River to Moultrie
- Historic McCree Hall w/ high tech conference facilities
- “Entrepreneur friendly” designation
- Nurture existing businesses and assist w/growth
- Antique stores
- Restaurants

### **Residential land Use**

- Tracts available for expansion

### **Commercial Land Use**

- Available properties
- Room for expansion off of Highways (commercial parks)

### **Industrial Land Use**

- Available parcels

### **Cultural Environment**

- Plenty of historic character
- Intact historic fabric

### **Community Facilities and Services – Utilities**

- Extension of Water and sewer outside city limits.
- Expanded use of telecommunication system

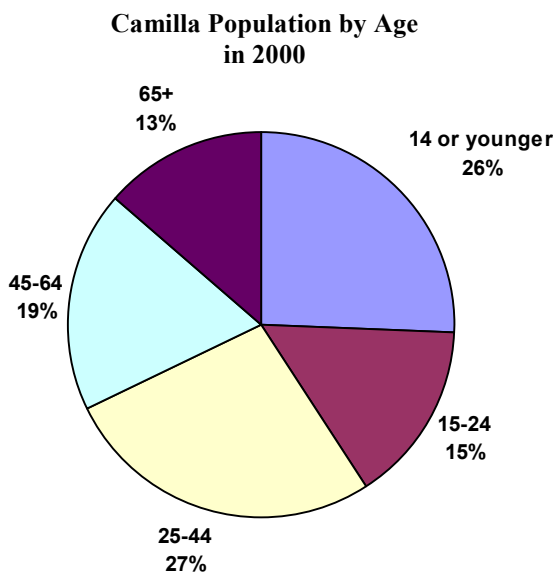
### **Community Facilities and Services – Educational Facilities**

- Mitchell Academy
- Westwood provides another option for schooling

# Camilla at a Glance...

POPULATION		GENDER		Number	%
Total Population	5,669	Male		2,539	44.8
		Female		3,130	55.2
PROJECTIONS		RACE AND ETHNICITY			
2000	5,669	White		1,831	32.3
2005*	5,733	Black or African American		3,698	65.2
2010*	5,797	Hispanic or Latino		125	2.2
2015*	5,860	HOUSEHOLD POPULATION			
2020*	5,924	Population in occupied housing u		5,496	100
2025*	5,988	Owner-occupied housing units		3,213	58.5
2030*	6,052	Renter-occupied housing units		2,283	41.5

AGE PROJECTIONS										
Age Category	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	482	402	440	478	457	436	415	394	373	352
5 – 13 Years Old	951	951	962	973	979	985	990	996	1,002	1,008
14 – 17 Years Old	383	307	286	265	217	168	120	71	23	0
18 – 20 Years Old	259	257	271	284	290	296	302	308	314	320
21 – 24 Years Old	303	270	293	316	311	306	301	296	291	286
25 – 34 Years Old	691	614	715	816	828	841	853	865	877	890
35 – 44 Years Old	544	618	661	703	761	820	878	936	994	1,053
45 – 54 Years Old	460	446	543	639	681	722	764	805	847	888
55 – 64 Years Old	446	398	415	431	415	400	384	368	352	337



EDUCATIONAL ATTAINMENT	Number	%
<b>Population 25 and older</b>	<b>3,310</b>	
High school graduates (includes equivalency)	920	27.8
Some college, or associate's degree	704	21.3
Bachelor's degree	253	7.6
Master's, professional or doctorate degree	157	4.7
HOUSING COST (in dollars)	1990	2000
Median property value	\$41,000	\$57,500
Median rent	\$223	\$348
INCOME		
Median household income		\$22,485
TRANSPORTATION TO WORK		
<b>Workers 16 and over</b>		<b>1,935</b>
Average travel time to work (minutes)		27

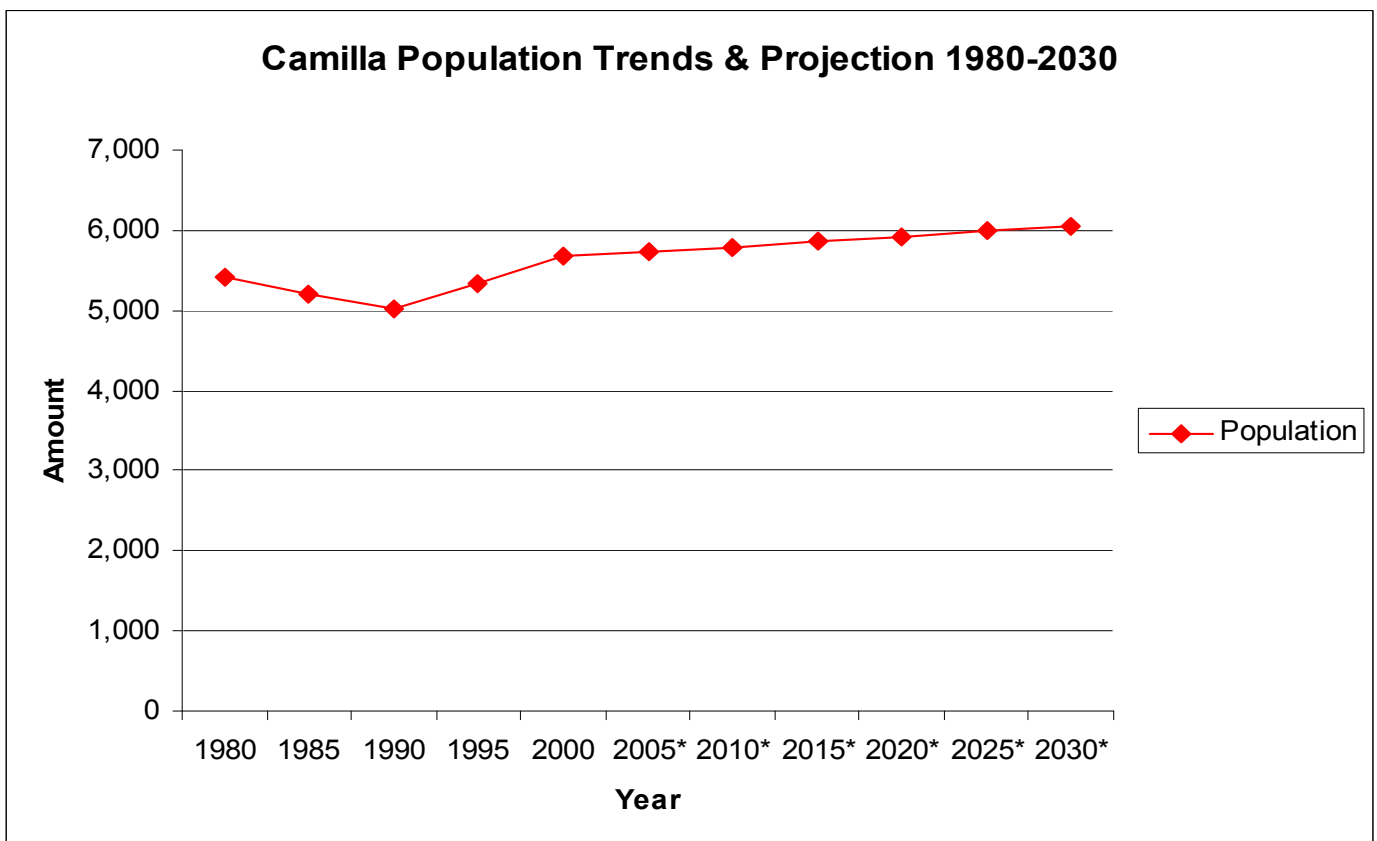
\*Projection Figures are derived through linear extrapolation of Historical Data

**Assumptions:** Making population and household projections is an art as well as a science, and even with the best information the future is difficult to accurately predict. The following assumptions provide a basis for offering population projections. It is assumed that there will be no large-scale economic, political, legal, or environmental crisis in the region that could impact Camilla's long-term growth. It is assumed that Camilla will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth generally within the planning horizon of 20 years. It is assumed that Camilla's economic growth, in terms of jobs and income, will not deviate significantly from established levels over the past 20 years. To the extent that these assumptions vary over time, the rate of Camilla's population and household growth must be increased or decreased.



## Population

The City of Camilla has been experiencing staggered growth in the past 25 years with a steady increase 1990. The population in 1990 was 5,008 and in 2000 was 5,669; a 13% increase. If trends continue to be the same, Camilla can expect to top the 6,000 mark by 2030.



Source: Department of Community Affairs (DCA) with base multiplier of "1"





## Demographics

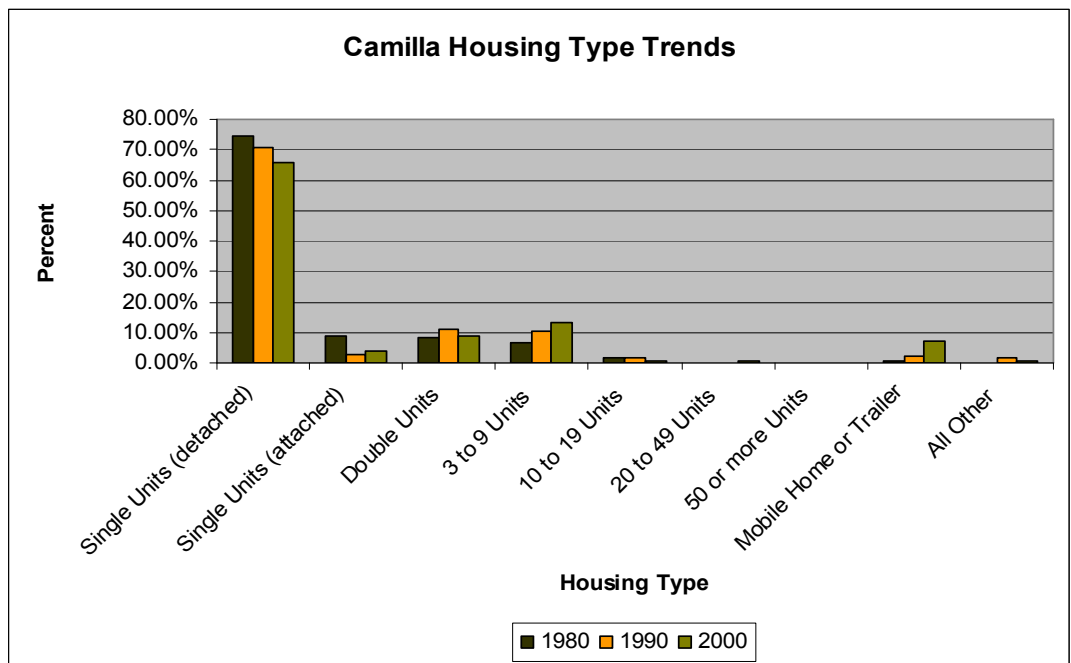
Camilla has a good proportion of different age groups compared to many areas in South West Georgia. As the chart on the previous page illustrates, Camilla’s current population age breakdown is fairly even. In the future, Camilla can expect to see increases in the 45-65+ categories, and if trends continue decreases in the 15-24 year old category will continue.

Camilla’s racial composition is composed primarily of African American (65.2%) and Caucasian (32.3%) with a small but increasing population of Hispanics (2.2%).

## Housing

The housing stock in Camilla represents its history quite well. Larger historic homes, as well as, modest craftsman style homes paint a fairly accurate picture of the hey-day the City of Camilla. In eras of economic prosperity larger homes were built. The cyclical pattern of the economy can be followed by looking at the types and ages of the homes present. The economy of the Mitchell County has struggled in the past 25 years due to shifts in agriculture and the textile industry. There is a lot of evidence of this in the types of housing present throughout the City of Camilla. Perhaps the most alarming trend is the increase in manufactured homes. Between 1980 and 2000 the amount of manufactured homes grew by 6.4%.

The Camilla Housing Authority has been very successful in creating numerous public housing opportunities for the disadvantaged of Camilla. Through their non-profit entity called Camilla Ventures Inc. they have built several housing projects throughout the City of Camilla. These numbers are evidenced in the chart to the right, specifically in the numbers of single units (attached), double units, and 3-9 unit housing.



Source: DCA website



## Income

Like the rest of Mitchell County, there is a lack of high paying jobs in the City of Camilla. The median household income for the City of Camilla in 2000 was \$22,485, significantly lower than surrounding Mitchell County and much lower than the \$42,433 at the state level. 57% of Camilla households earn less than \$30,000 a year.

## Transportation & Circulation

The City of Camilla is serviced by a number of state roads including State highways 37, 112, 97, and 300 or U.S. 19. Virtually all streets in Camilla are paved. Sidewalks are present in many areas, particularly in older neighborhoods, however, very few sidewalks exist outside the historic residential neighborhoods.





## **Economy**

Camilla is in a unique position to move from a good economy to a great economy. The mixture of service industries, retail, and manufacturing, coupled with a strong downtown, has provided Camilla with a diverse economy that should be nurtured and protected. Many things have contributed the economy of Camilla including a strong Chamber of Commerce, The Gnats Days festival, the cohesion between the city and the county, the historic preservation push in the community, and the citizens themselves that are very strongly community minded.

Camilla is slowly on its way to becoming an eating and shopping destination. McCree Hall, Good Friends and A Bistro, and the Camilla Java, have opened in Camilla over the past few years. The inability to serve liquor has made it difficult to recruit many restaurants that normally would be interested in locating in Camilla.

## **Land Use**

### **Residential**

The City of Camilla has approximately 65% residential development with areas within the city limits still zoned agricultural. This is to say that there is some room for residential expansion.

### **Commercial**

The commercial uses for the City of Camilla can be broken down visually to three types based mainly on location: highway commercial, the downtown central business district, and the neighborhood commercial nodes. Camilla has capitalized on the main routes crisscrossing the City by lining them with commercial uses. The historic commercial downtown center has been preserved, however there is a lack of continuity particularly in the design appearance of the different areas. To maintain some kind of identity within the City of Camilla, site design standards for commercial development need to be put in place in all areas of commercial development. There are still some opportunities for commercial expansion along major routes at the north end of U.S. 19 within the city limits and elsewhere within the city if highway frontage is not necessarily the most important aspect of location. These areas exist along the west end of highway 37.

### **Industrial**

The City of Camilla has provided ample room for industrial uses in industrial parks; however the size of the lots prohibits many companies from developing on these particular parcels. Most communities in this country are finding it difficult to attract industrial uses, so like many communities Camilla is stuck with undeveloped or vacant industrial sites.





## Cultural Environment

Camilla has a great historic fabric to work with. Many buildings have not been altered to any significant degree making preservation work that much easier. The designation of individual historic properties has been the avenue of preservation thus far, but the designation of historic districts would have a much better overall effect. The designation of the downtown as a National Register historic district is great, but regulations need to be improved or enforced to reap the benefits.

Camilla is a Better Hometown Community, and the program has done well and will continue to do so in the future with the support of the public and the elected body. The Better Hometown Program should be the major player with regards to historic preservation in the City of Camilla.

The City of Camilla, as with Mitchell County, relies on volunteers to handle many of the Historic preservation issues within the County. The lack of professional staff devoted to preservation causes the entire system to be rather haphazard at best. Along with the lack of staff comes the lack of resources; in particular, a repository for archiving local historical information.

### National Register of Historic Places

The National Register of Historic Places is this country's list of buildings, sites, districts, structures, and objects which are historically significant and worthy of preservation. The U.S. Department of the Interior is responsible for this list on a national basis. The Historic Preservation Division of the Georgia Department of Natural Resources is responsible for the list on a state level. The Historic Preservation Division also keeps the Georgia Register of Historic Places, and properties listed in the National Register are automatically listed in the Georgia Register.

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## Current Listings on the National Register

- **Camilla Commercial Historic District:** added to the National Register of Historic Places in 1985.
- **McCree, James Price, House:** added to the National Register of Historic Places in 1979.

## Community Facilities & Services

### Public Safety

The Camilla Police Department serves and protects the residents of Camilla and are in the process of becoming State of Georgia certified which means they must meet certain standards to remain in operation as a certified department. The department responds to an average of just over 10,000 E-911 calls annually, a much higher number than any other department in Mitchell County. The Camilla Police Department has enough equipment and it is in good condition, because it is changed out every five years. The Police Department was recently restructured. Part of this restructuring included substantial pay increases for patrol officers. This initiative was put in place to help recruit and retain qualified police personnel.

The City of Camilla also has a Fire Department which is composed of both full and part-time employees. The department responds to an average of 300 calls per year.

### Utilities

The City of Camilla supplies water and sewer to all of its areas and could expand its services outside city boundaries due to recent projects that have added 1,000,000 gallons of additional water capacity.

The City of Camilla also operates its own electric system. They serve approximately 2,500 customers through industrial, commercial, and residential structures.

The City of Camilla operates a natural gas distribution system, and is part of a state of the art telecommunications system that has connected many of the surrounding counties with a fiber optic network.

### Airports

The Camilla/Mitchell County Airport is currently undergoing an expansion that will increase the runway length to 5000 ft. and the width to 100 ft. This expansion will make the airport accessible to most corporate type aircraft. In addition to the runway expansion project, the airport will install new runway lighting and nav-aids.



## **Libraries**

The City of Camilla is served by the De Soto Trail Regional Library system. The system was formed in 1963 when Early and Worth Counties joined Mitchell and Baker Counties. In 1966 the library system opened a new headquarters in Camilla and opened a branch in the Carnegie Library in Pelham.

## **Recreational Facilities**

The City of Camilla is served by the Mitchell County Recreation Department. The facilities available in the City of Camilla include: 9 tennis courts (soon to be 14), a football stadium, 5 baseball fields, and one basketball gym. The Recreation department provides youth leagues for baseball, basketball, soccer, tennis, football, and gymnastics. Adult leagues are available in: Softball, aerobics, tennis, and basketball.

## **Educational Facilities**

The City of Camilla is served by the Mitchell County School System. The system is accredited with the Southern Association of Schools and Colleges and offers curriculum for pre-kindergarten through 12<sup>th</sup> grade with an enrollment of over 3000 students.

The City of Camilla also hosts Westwood School, a private school with approximately 400 students, offering courses for pre-kindergarten through 12<sup>th</sup> grade.

The Mitchell County Technical Education Center, a division of Thomas Technical Institute, is located in Camilla. The Center offers a practical nursing diploma, a patient care-assisting certificate and developmental and continuing education classes as well as core curriculum classes.

Camilla is within driving distance of Thomas College, Moultrie Tech, Albany Tech, Darton College, Albany State University, Bainbridge College, and Southwest Georgia Technical College. The rich educational resources provide for the continuing education needs of all workforce located in Camilla and Mitchell County.





Camilla offers a one-stop-shop for job services through the Workforce Development Center. The Center partners the City of Camilla with the Department of Family and Children Services, the Department of Labor, Job Training and Placement Act, Thomas Technical Institute, the Camilla Housing Authority and Rehabilitation Services. Services include

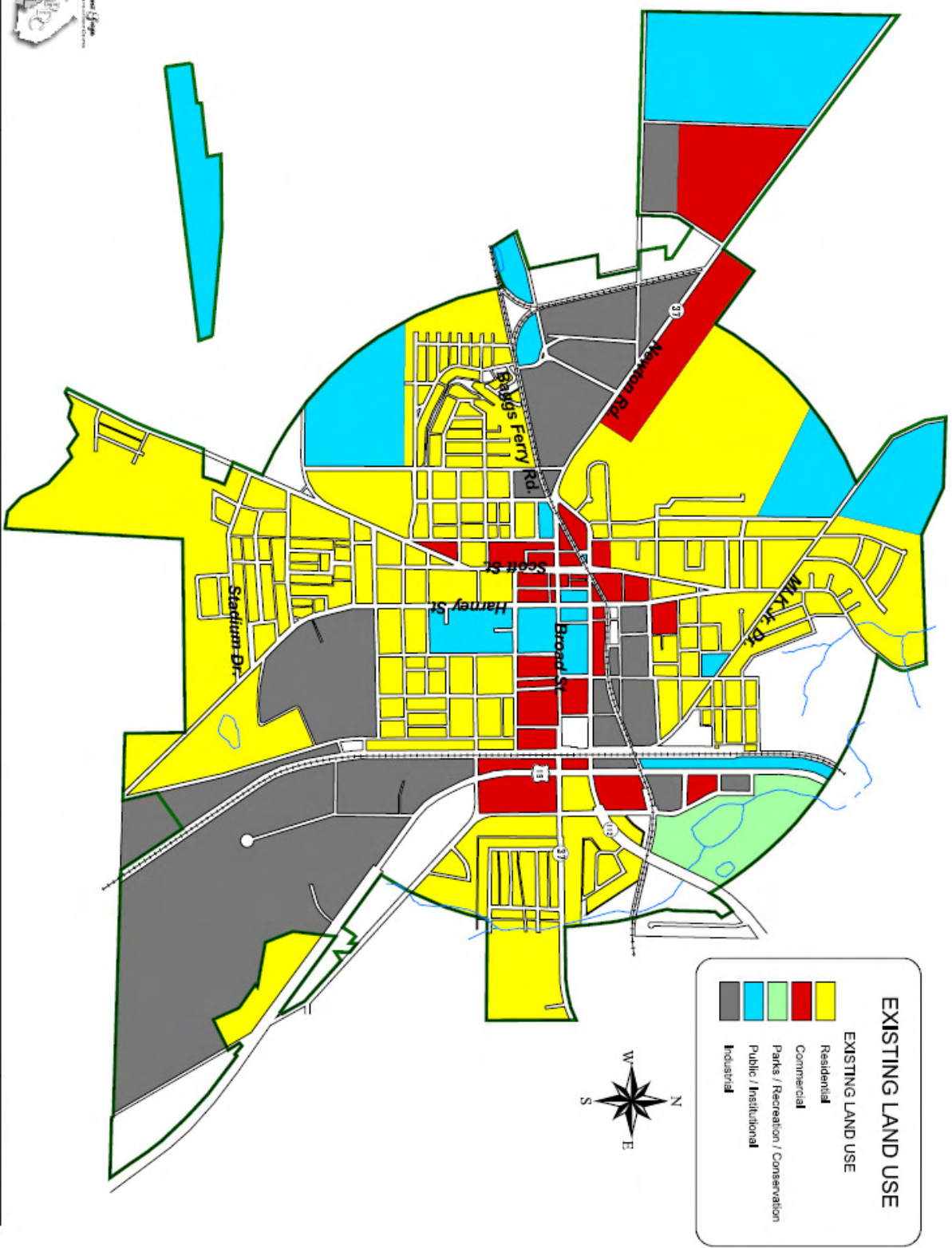
- GED and literacy classes
- welfare-to-work client services and coordination
- job readiness assessments
- job readiness
- development and placement
- job coaching

The Workforce Development Center's goal is to assist all citizens in preparing for, finding and excelling in employment.





# EXISTING LAND USE

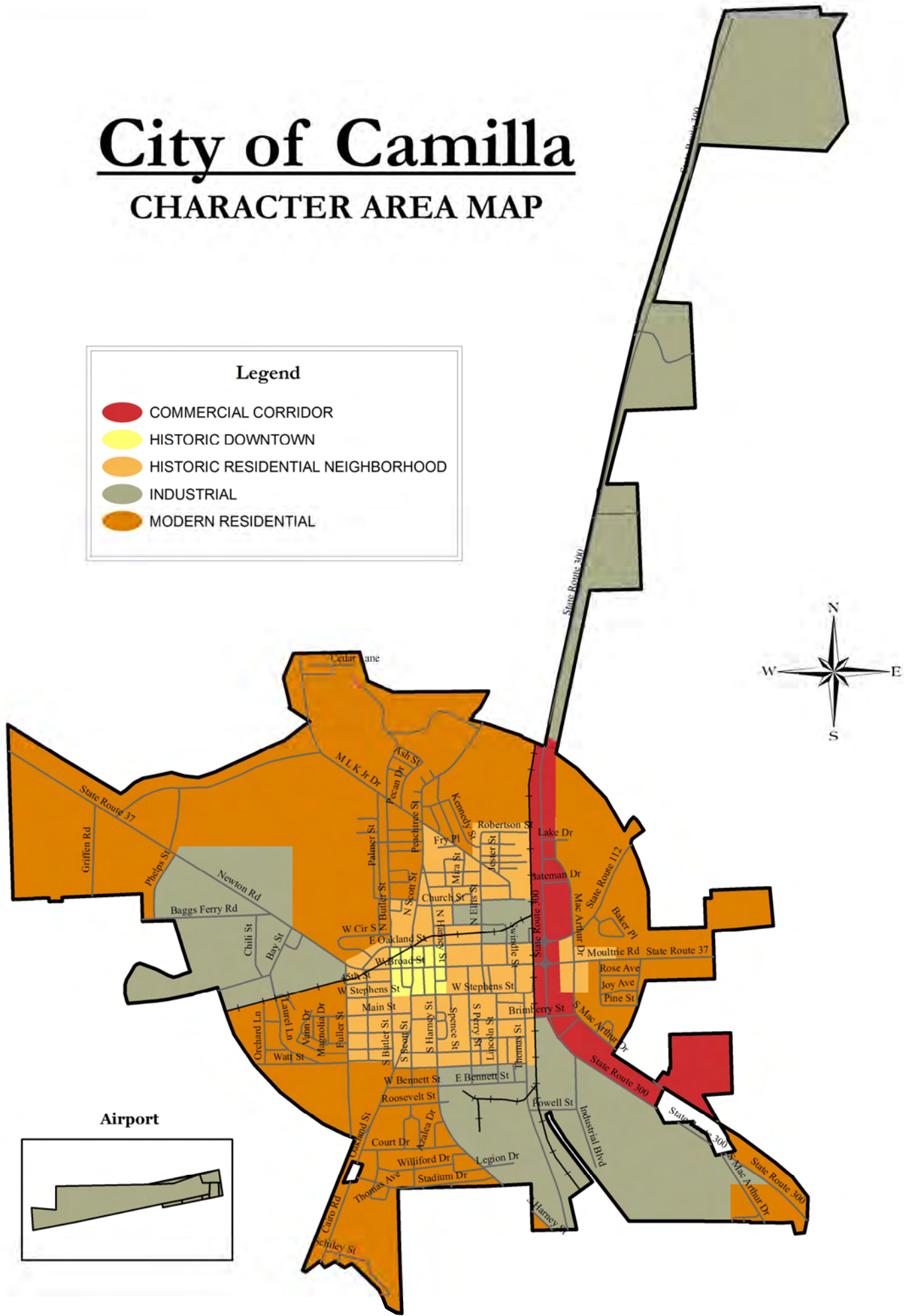


# City of Camilla

## CHARACTER AREA MAP

### Legend

- COMMERCIAL CORRIDOR
- HISTORIC DOWNTOWN
- HISTORIC RESIDENTIAL NEIGHBORHOOD
- INDUSTRIAL
- MODERN RESIDENTIAL







# City of Pelham Assessment





## City of Pelham Issues & Opportunities

### -ISSUES-

#### **Population**

- Slow/declining population growth

#### **Demographics**

- Out-Migration of young adults
- In-Migration of older age groups
- Aging population

#### **Housing**

- Increasing amounts of manufactured homes
- Lack of moderate income homes
- Need for more quality affordable housing

#### **Income**

- Low median household income
- Low per capita income

#### **Transportation & Circulation**

- Sidewalks needed in more areas
- Parking a problem in downtown at times (more perceived than anything)

#### **Economic Development**

- low wages
- Overabundance of unskilled labor
- Short supply of skilled labor
- Intra-County rivalry
- Low educational attainment amongst workers
- Lack of workforce housing
- Lack of family dining and entertainment
- Lack of incubator facilities
- Lack of industry

#### **Residential land Use**

- Lack of restrictions in subdivision design



### **Commercial Land Use**

- Need design standards for commercial corridors to maintain some kind of identity
- Better/improved connection between highway 19 and historic downtown.

### **Industrial Land Use**

- Aging/dilapidated industrial lots

### **Cultural Environment**

- Need HP ordinance
- More preservation volunteers

### **Community Facilities and Services – Public Safety**

- New public safety building needed
- New technology for Police and Fire
- New/replacement hydrants needed

### **Community Facilities and Services – Educational Facilities**

- Low performance of students
- Many students fail to realize the value of an education
- Few parents get involved fully with their child's education

### **Community Facilities and Services – Recreational Facilities**

- More bike/pedestrian facilities needed

## **-OPPORTUNITIES-**

### **Population**

- Slow population growth is manageable

### **Demographics**

- In-Migration of older age groups
- Racial diversity

### **Housing**

- Abundance of affordable housing
- Good housing mix

### **Transportation & Circulation**

- No traffic congestion



### **Economic Development**

- Historic Hand building
- Cultural Heritage Festivals
- Nurture existing businesses and assist w/growth
- Family Restaurants and entertainment

### **Residential land Use**

- Redevelopment of ailing neighborhoods and industrial properties

### **Commercial Land Use**

- Available properties on Highway 19
- Design standards needed now rather than later while slate is still blank
- Landscaping along Highway 19

### **Industrial Land Use**

- Dilapidated sites ripe for redevelopment

### **Cultural Environment**

- Plenty of historic character
- Local festivals are a big draw

### **Community Facilities and Services – Public Safety**

- Increasing employee retention w/ better benefits
- New technology for vehicles

### **Community Facilities and Services – Water and Sewer**

- Reinvestment in existing infrastructure
- Increase sewer capacity

### **Community Facilities and Services – Educational Facilities**

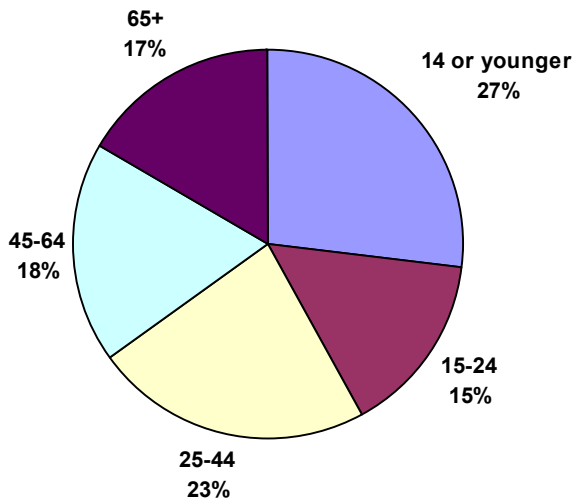
- City schools are good but need more space

# Pelham at a Glance...

POPULATION		GENDER		Number	%
Total Population	4,126	Male		1,954	47.4
		Female		2,172	52.6
PROJECTIONS		RACE AND ETHNICITY			
2000	4,126	White		1,719	41.7
2005*	4,081	Black or African American		2,316	56.1
2010*	4,036	Hispanic or Latino		59	1.4
2015*	3,991	HOUSEHOLD POPULATION			
2020*	3,946	Population in occupied housing units		3,821	100
2025*	3,901	Owner-occupied housing units		2,299	60.2
2030*	3,856	Renter-occupied housing units		1,522	39.8

AGE PROJECTIONS										
Age Category	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	289	298	322	345	361	378	394	410	426	443
5 – 13 Years Old	663	615	691	766	780	794	807	821	835	849
14 – 17 Years Old	288	207	211	214	175	137	98	59	20	0
18 – 20 Years Old	204	180	181	182	171	159	148	136	125	113
21 – 24 Years Old	216	182	203	223	216	210	203	196	189	183
25 – 34 Years Old	499	493	457	420	399	378	357	336	315	294
35 – 44 Years Old	406	410	472	534	567	600	633	666	699	732
45 – 54 Years Old	390	363	393	423	425	426	428	429	431	432
55 – 64 Years Old	424	374	352	329	293	257	220	184	148	112
65 and over	709	747	719	690	695	700	704	709	714	719

Pelham Population by Age in 2000



EDUCATIONAL ATTAINMENT	Number	%
Population 25 and older	2,570	
High school graduates (includes equivalency)	812	31.6
Some college, or associate's degree	388	15.1
Bachelor's degree	150	5.8
Master's, professional or doctorate degree	77	3.0
HOUSING COST (in dollars)	1990	2000
Median property value	\$31,800	\$59,300
Median rent	\$215	\$292
INCOME		
Median household income		\$20,040
TRANSPORTATION TO WORK		
Workers 16 and over		1,408
Average travel time to work (minutes)		23

\*Projection Figures are derived through linear extrapolation of Historical Data

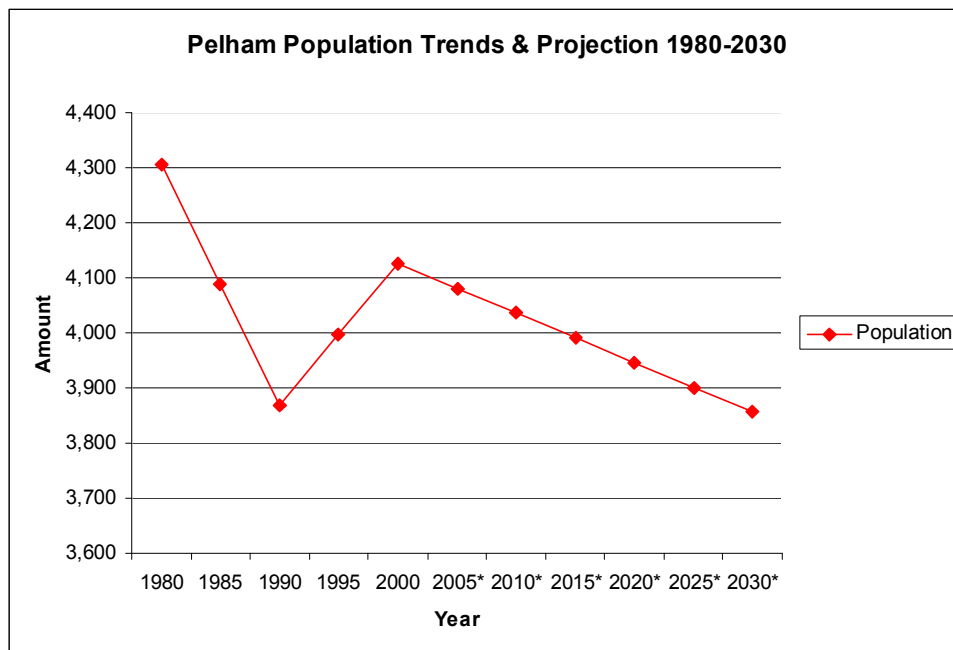
**Assumptions:** Making population and household projections is an art as well as a science, and even with the best information the future is difficult to accurately predict. The following assumptions provide a basis for offering population projections. It is assumed that there will be no large-scale economic, political, legal, or environmental crisis in the region that could impact Pelham's long-term growth. It is assumed that Pelham will have the necessary resources (water, power, land) and infrastructure to accommodate projected growth generally within the planning horizon of 20 years. It is assumed that Pelham's economic growth, in terms of jobs and income, will not deviate significantly from established levels over the past 20 years. To the extent that these assumptions vary over time, the rate of Pelham's population and household growth must be increased or decreased.





## Population

Pelham has faced slight population decline between 1980 and 1990 and then a slight population recovery happened between 1990 and 2000. Based on trends from 1980 to 2000, a slight decrease is expected to continue. The population of Pelham is projected to be 3,856 or a decrease of approximately 7% by 2030.



Source: Department of Community Affairs (DCA) with base multiplier of “1”

## Demographics

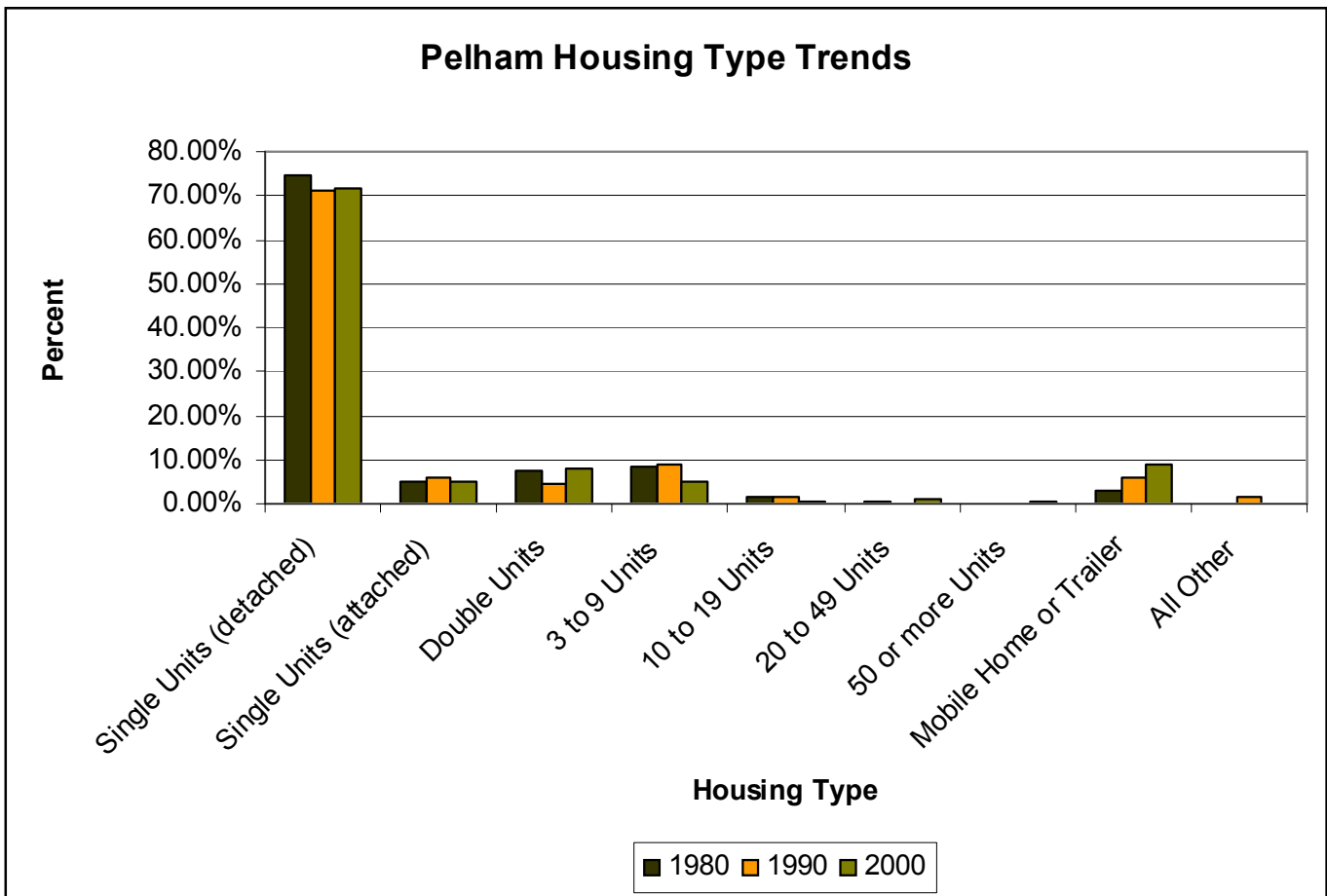
Pelham is experiencing what the rest of Mitchell County is experiencing with regards to demographic change. The most substantial increases are occurring in the 35-44 year old age group and the school age children of 0-13 years old. Slight increases are occurring in the 45-55 year old age group as well as the 65 and older age group. The most drastic decreases occur in two age groups encompassing the 14-34 year old age group. This group is a much more mobile group beginning with going to college and then looking for a decent job after college. The trend is that after finishing college people are less likely to have children until later, which is why this group could be considered more “mobile” and less tied down to one particular area.

The racial composition of Pelham has leaned in favor of the African American population which has reached 2,316 in 2000 or 56%. The Caucasian population has fallen to 1,719 or approximately 42%. The Hispanic population is not projected to rise in Pelham despite the fact that it will rise in Mitchell County.



## Housing

In 2000, Pelham had 1,598 total housing units with approximately 72% of those being single family detached dwellings. Pelham has a relatively diverse housing stock for a small rural town; however it is still dominated by single family detached dwellings. The total number of manufactured homes are expected rise slightly. The median property value for Pelham has increased from 1990 to 2000 ap-



Source: DCA website

proximately 86%.

There is a need in Pelham for different types and sizes of houses, particularly for the elderly population. Elderly people don't usually want to deal with the maintenance involved in taking care of a big house or a large yard. There is a shift nationally for retirees to downsize. Smaller homes on much smaller lots will be a trend for baby boomer retirees.

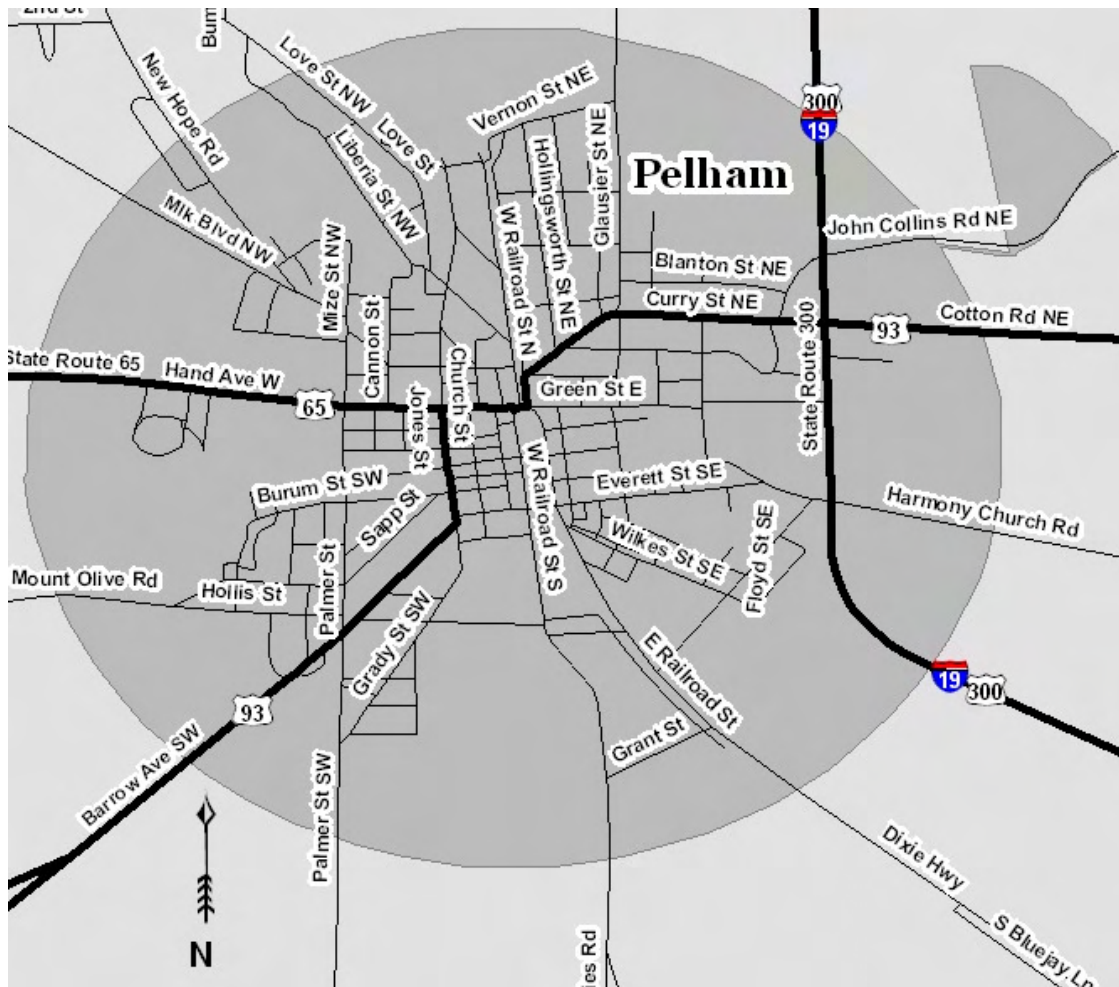


## Income

Like the rest of Mitchell County, there is a lack of high paying jobs in the City of Pelham. The median household income for the City of Pelham in 2000 was \$20,040, significantly lower than surrounding Mitchell County and much lower than the \$42,433 at the state level. 68% of Pelham households earn less than \$30,000 a year.

## Transportation & Circulation

The City of Pelham is serviced by a number of state roads including State highways 65, 93, and 300 or U.S. 19. Virtually all streets in Pelham are paved. Sidewalks are present in many areas particularly older neighborhoods, however, very few sidewalks exist outside the historic residential neighborhoods. Apparently there is a perceived parking problem in the downtown area. This is due to the increased economic investment in the area and is actually a good sign for Pelham.







## Economy

Pelham has gone from a severely struggling economy 15 years ago to a relatively stable economy today. Some things that have contributed to this increased economy include: a good community spirit, excellent school system, Better Hometown designation, and local festivals such as Grand Gnat Opry, and the Wildlife Festival.

Along with strengths there are always weaknesses. For the City of Pelham these include: lack of industry, lack of newspaper support, lack of incubator facilities, and a lack of dining and entertainment.

Unique opportunities present themselves to the City of Pelham including: Rehabilitation of The Hand Building, and the local festivals that provide a large draw for the surrounding population.







## Land Use

### Residential

Approximately 80% of Pelham is residential or at least zoned residential. This number may seem out of proportion with respect to other uses, but looking closer reveals that many large empty tracts are residentially zoned. Before development occurs near the periphery, the city should concentrate its efforts of revitalizing and redeveloping existing neighborhoods. This would be the prudent choice because there is not a large housing demand forecasted and green field development is expensive to run utilities to.

### Commercial

Approximately 12-15% of Pelham is commercial or at least zoned commercially. A number of opportunities exist in the commercial realm of Pelham. The large downtown area is showing signs of recovery and recent streetscape improvements have made a big difference. The Hand building will be a very unique asset when the renovation is completed.

Another opportunity exists along Highway 19. This relatively undeveloped area is to some degree a blank slate for the City of Pelham. Careful consideration should be paid to the design of buildings along this corridor to preserve Pelham's sense of place. This is very important because this area is usually the first thing people see in the community. First impressions are crucial for visitors. If the highway 19 corridor were to develop haphazardly without landscaping and design guidelines it would look like the entrance or exit from every other town along a major highway.



Mathewson Street. Downtown Pelham

Along with design standards, Pelham needs to reexamine the linkages between the highway and the downtown area. Close attention needs to be paid to the streetscapes along these routes to the downtown. Along with streetscapes, the idea of how to get visitors to leave the highway to venture into the downtown is important too. Signs reading "come see historical downtown Pelham ->" just don't cut it anymore, particularly when they have fallen into disrepair.



## **Industrial**

Industrial land use comprises approximately 5-8% of the City of Pelham. Typical industrial uses include agricultural related industries. These are great because they support the character and economy of the area. However, as these industrial areas begin to age and fall into disrepair they begin to make the area look bad. Screening of these areas is essential in maintaining a healthy looking town. The redevelopment of dilapidated properties is suggested to make the city more attractive and encourage the reuse of the land within the city limits.

## **Cultural Environment**

The City of Pelham has a great historic fabric to work with. Pelham is also a Better Hometown Community, and through this program has managed to secure grant funding for most recently, street-scape improvements. The City of Pelham offers façade grants with a match of up to \$2,500 provided the guidelines for the design of the façade are followed.

More recent activities in Pelham include work on a new preservation ordinance, a historical map of the City and renovation work continues on the Hand building. Opportunities include the restoration of the Marguerite Hotel and possibly designation of residential historic districts.

## **National Register of Historic Places**

The National Register of Historic Places is this country's list of buildings, sites, districts, structures, and objects which are historically significant and worthy of preservation. The U.S. Department of the Interior is responsible for this list on a national basis. The Historic Preservation Division of the Georgia Department of Natural Resources is responsible for the list on a state level. The Historic Preservation Division also keeps the Georgia Register of Historic Places, and properties listed in the National Register are automatically listed in the Georgia Register.

Listing in the National Register is official recognition of a resource's significance whether architecturally, historically, or archaeologically. It helps to safeguard these resources but does not guarantee their continued preservation without additional local safeguards. National Register listing does not in any way restrict a property owner's rights to the everyday use and disposal of their property. It only requires review of federally funded, licensed, or permitted actions planned for any National Register list or eligible resource. This required review is legislated in Section 106 of the National Historic Preservation Act of 1966 (as amended) and comes into play with such action as road building or widening projects.

Financial incentives for preservation are dependent on listing in the National Register of Historic Places. Owners of income-producing properties listed in the Register, whether individually or as contributed structure in an historic district, are eligible for a federal 20% tax credit for rehabilitation to



## Community Facilities & Services

### Public Safety

The City of Pelham has its own Police Department that responds to an average of approximately 5,600 E-911 calls per year. This is significantly less than Camilla but yet much higher than the Mitchell County Sheriffs Department. As the City of Pelham expands, more personnel and equipment will be needed to maintain the safety of the community. The City of Pelham has been entertaining the idea of developing a new public safety building in the near future to house both the Police and Fire department. Both departments will be in need of new equipment and new technology in the near future. The city will also need to invest in some new fire hydrants because there is a need for replacements in some areas and a need for new hydrants in others.

### Water and Sewer

The City of Pelham provides water and sewer to virtually all areas of the city. Significant reinvestment should be made on the existing infrastructure before any kind of extension of services are undertaken. Included in this would be increasing the capacity of the sanitary sewer system.

### Libraries

The City of Pelham is served by the De Soto Trail Regional Library system. The system was formed in 1963 when Early and Worth Counties joined Mitchell and Baker Counties. In 1966 the library opened a new headquarters in Camilla and acquired the Carnegie Library in Pelham.

### Educational Facilities

The City of Pelham is served by the Mitchell County School System. The system is accredited with the Southern Association of Schools and Colleges and offers curriculum for pre-kindergarten through 12<sup>th</sup> grade with an enrollment of over 3000 students.

The City of Pelham also has its own city school system. The city school has a 13 to 1 student to teacher ratio and since 2000 has had an ever increasing enrollment. The low student to teacher ratio provides a very family oriented environment. With the increased enrollment in the city school system, the issue of lack of space is developing which is why plans are in place for a new high school.

Unfortunately, there is a lack of support and/or involvement between parents and their children's education. Education does not appear to be seen as valuable as it should be. Children need to be encouraged to do better in school, get their diploma, find a career that interests them, get a college degree, get a job and do their very best at it.

Like many school systems in the country, the recruitment of qualified teachers is a problem. The factors involved in this include state salary schedules that are not competitive and the lack of amenities needed for many teachers to locate to the Pelham area.



Pelham is within driving distance of Thomas College, Moultrie Tech, Albany Tech, Darton College, Albany State University, Bainbridge College, and Southwest Georgia Technical College. The rich educational resources provide for the continuing education needs of all workforce located in Camilla and Mitchell County.

### **Recreational Facilities**

The City of Pelham is served by the Mitchell County Recreation Department. The facilities available in the City of Pelham include: 5 tennis courts, a football field, 5 baseball fields, and one walking track. The Recreation department provides youth leagues for baseball, basketball, soccer, tennis, football, and gymnastics. Adult leagues are available in: Softball, aerobics, tennis, and basketball.



# Pelham Land Use



## LEGEND

### EXISTING LAND USE

-  Residential
-  Commercial
-  Parks / Recreational / Conservation
-  Public / Institutional
-  Industrial
-  Agriculture / Forestry



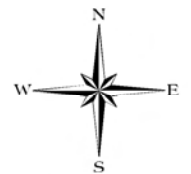
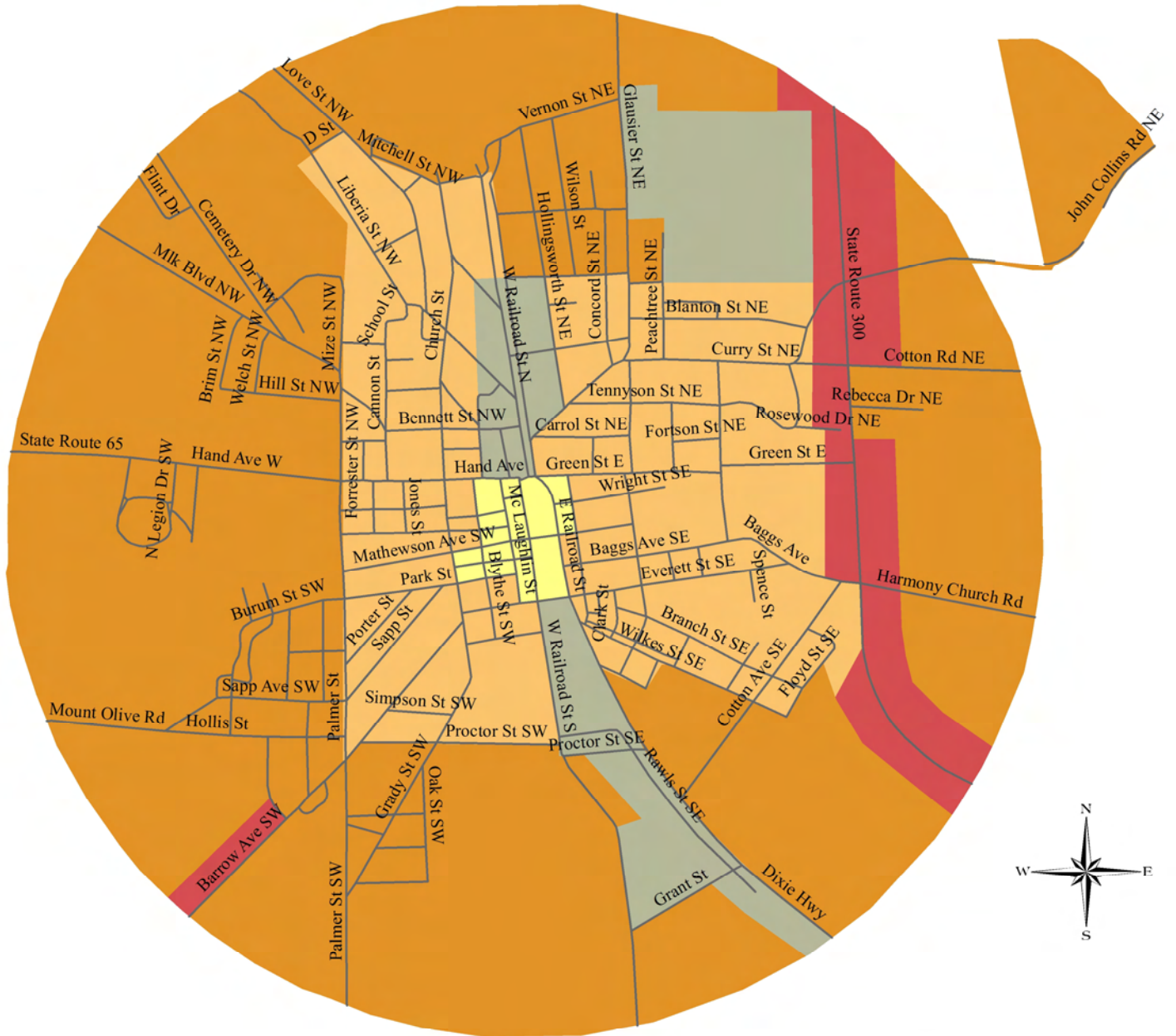
SOUTHWEST GEORGIA  
REGIONAL DEVELOPMENT  
CENTER

EXISTING LAND USE





CITY OF  
PELHAM

# City of Pelham

## CHARACTER AREA MAP



### Legend

-  COMMERCIAL CORRIDOR
-  HISTORIC DOWNTOWN
-  HISTORIC RESIDENTIAL NEIGHBORHOOD
-  INDUSTRIAL AREAS
-  MODERN RESIDENTIAL

Southwest Georgia  
REGIONAL DEVELOPMENT CENTER





# Town of Sale City Assessment





## Population

The Town of Sale City has a small population and that number appears to continue to dwindle. According to the projections on the DCA website, the older worker groups (35-54) will not decline, however, they will not increase significantly at all. Decreases will be seen in all other areas of the population.

## Demographics

Approximately 50% of the population of Sale City is in the working class age group (25-64). 16% of the population is 65+ and will begin to be more reliant on public health services.

Unlike most communities in Mitchell County the population of Sale City consists mainly of Caucasian (approx. 90%) individuals while the remaining population is African American (approx. 10%)

## Income

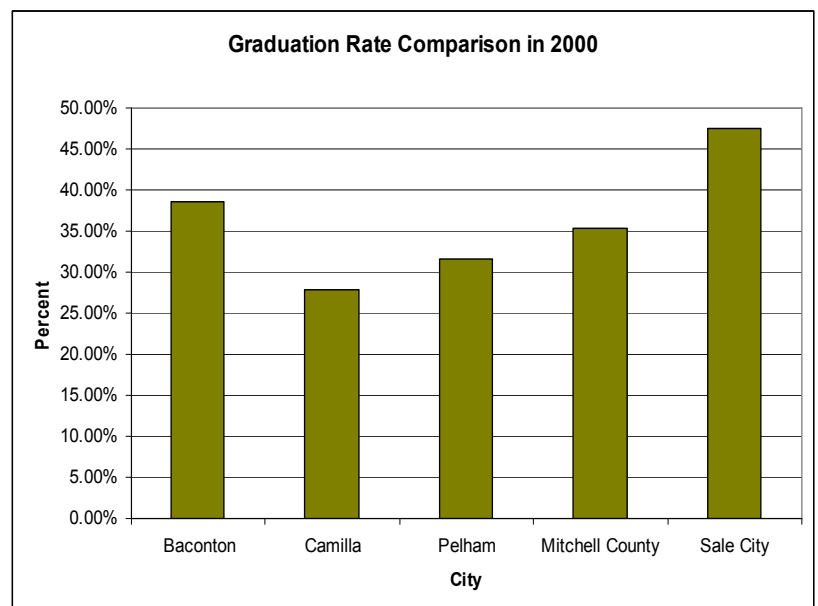
The Town of Sale City boasts a median household income \$33,542, which is significantly higher than that of Mitchell County and all of the communities therein. One can surmise that this higher household income can be attributed to the higher graduation rates in Sale City.

## Housing

Sale City has seen a 20% decrease in the number of single family detached units in the past 25 years. During the same time the number of manufactured homes has risen by approximately 23%.

## Education

According to the 2000 census figures 47.5% of the population graduated high school, 21% had an associate's degree or some college, and 9.8% had a bachelor's degree. These numbers are expected to rise, particularly the amount of high school degrees and associates degrees. However, with the dwindling population the overall effect may not be very noticeable. The number high school diploma recipient's is significantly higher than Mitchell County and the communities therein.



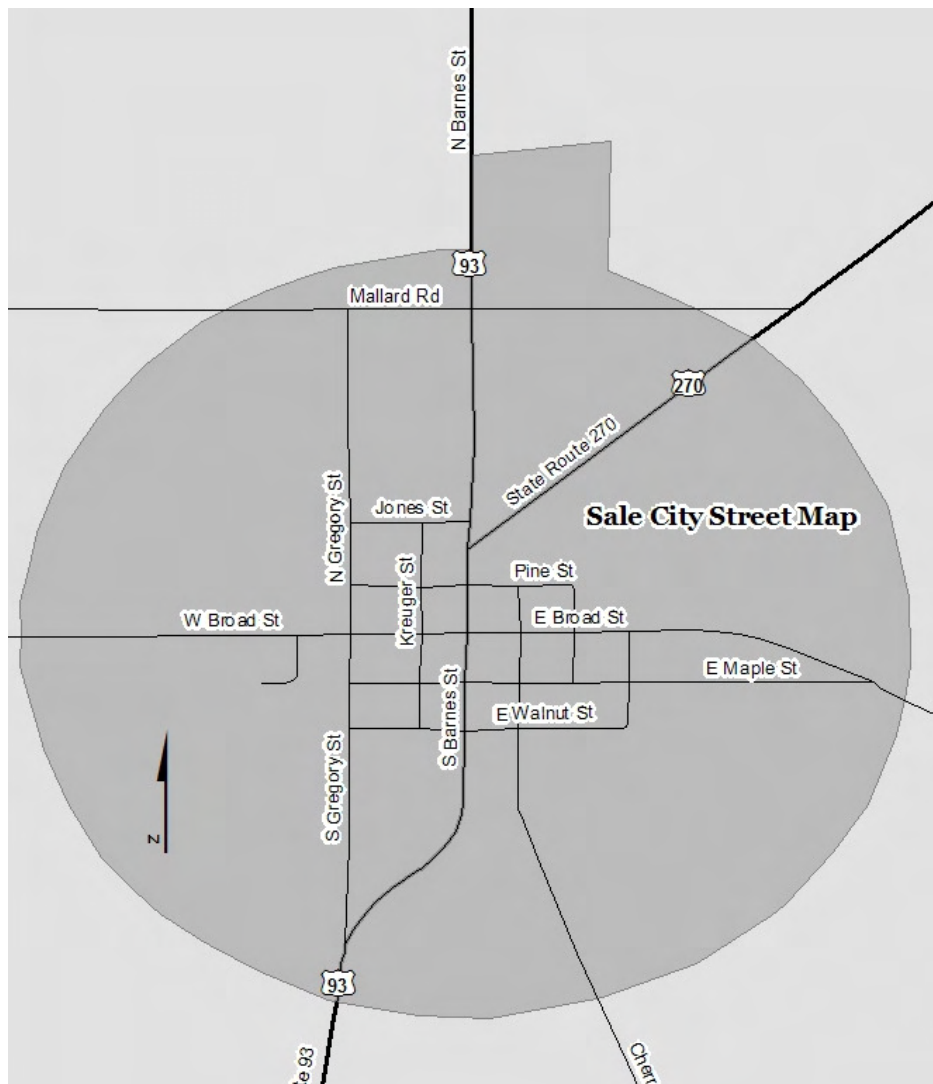
Source: U.S. Census 2000





## Transportation & Circulation:

Sale City is located just off the beaten path approximately 1.5 miles north of GA 37 along GA 93. There are no traffic problems; however there is a lack of sidewalks, particularly ADA compliant sidewalks.





## Economy

Sale City originated as a market distribution hub for a few remote farms and grew as the farms grew in number and prosperity. The need for local government services had arisen which brought forth the establishment of the City. The City served many functions for the surrounding agricultural industry, however, as the need for labor on these farms declined so did the population in the City decline. Sale City still relies on the surrounding area as a base for its economy. This is evidenced by the average commute time for workers of 31 minutes.

Lack of sewer is the major impedance on economic growth for the town. The historic buildings of the once thriving downtown, lack municipal sewer.





## Land Use

### Residential

Residential land use accounts for approximately 90-95% of the land in Sale City.

### Commercial

Commercial land accounts for less than 5% of the land in Sale City.

### Industrial

Lack of sewer prohibits most types of industry resulting in Sale City having next to nothing.

## Cultural Environment

Sale City has some impressive historic fabric to work with. Maple Street in particular has a number of historic homes that are relatively intact. Inappropriate additions/modifications have been done to some houses but much could be restored fairly easily.

The downtown structures are hurting but most are repairable. The future of the downtown is grim and without municipal services things will probably never get better. Any new construction or modification to a building in the downtown should be sensitive to the historic character of the downtown.

## Community Facilities & Services

### Public Safety

Sale City has its own police officer which is plenty for a town of its size. The tough part about having a police force in that small of a town is affording equipment/technology needed to protect and serve in now and into the future.

### Water and Sewer

Sale City provides no sewer services. Because of this growth has been virtually stagnant, particularly in the industrial and commercial areas of development.





### **Educational Facilities**

Although no school exists in Sale City, children are part of the Mitchell County School system.

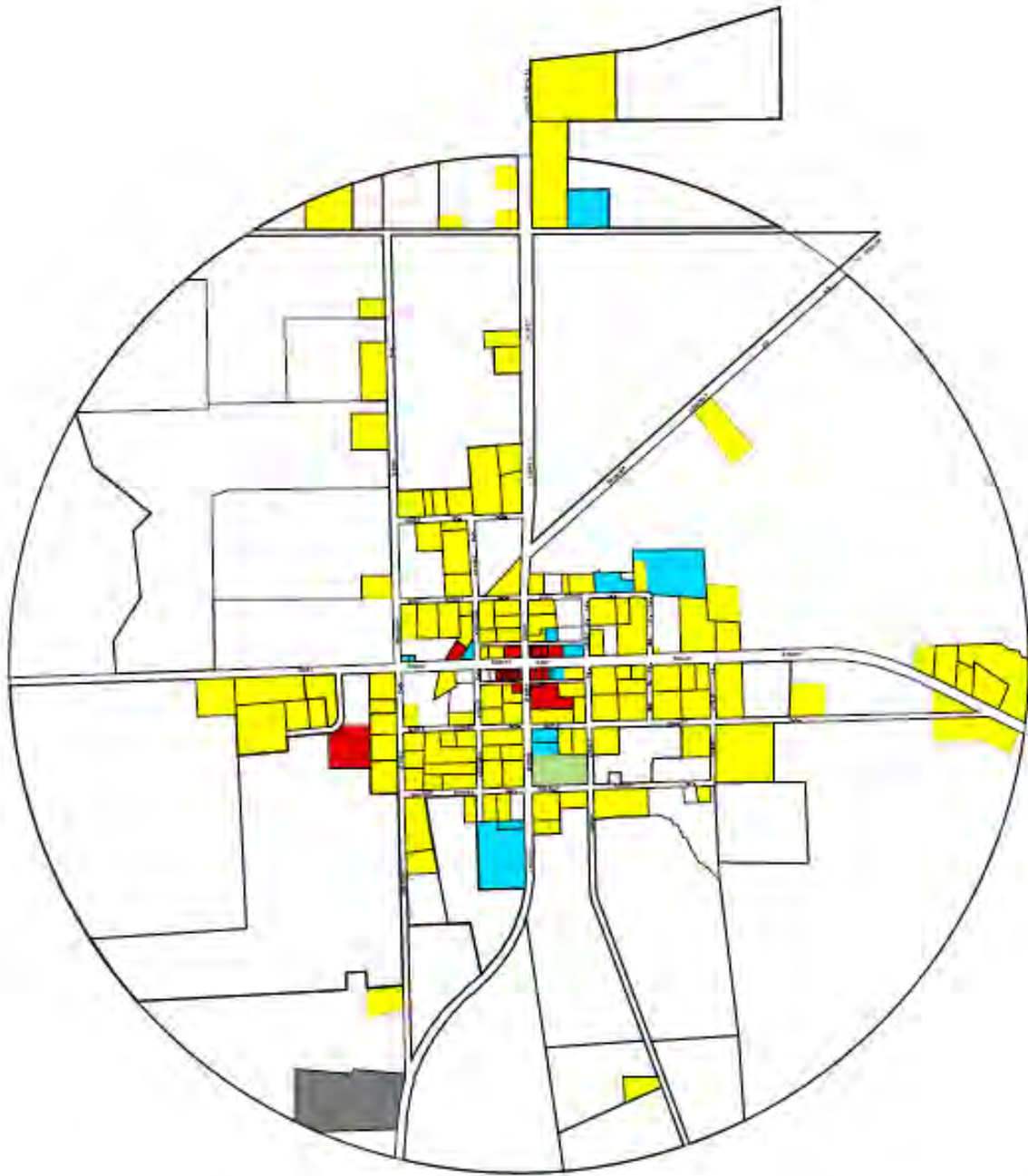
### **Recreational Facilities**

No county recreational programs are held in Sale City. The town does own the old gymnasium and the site where the school used to be. The gymnasium is need of some repair and improvements but is in decent shape to support a town of this size.



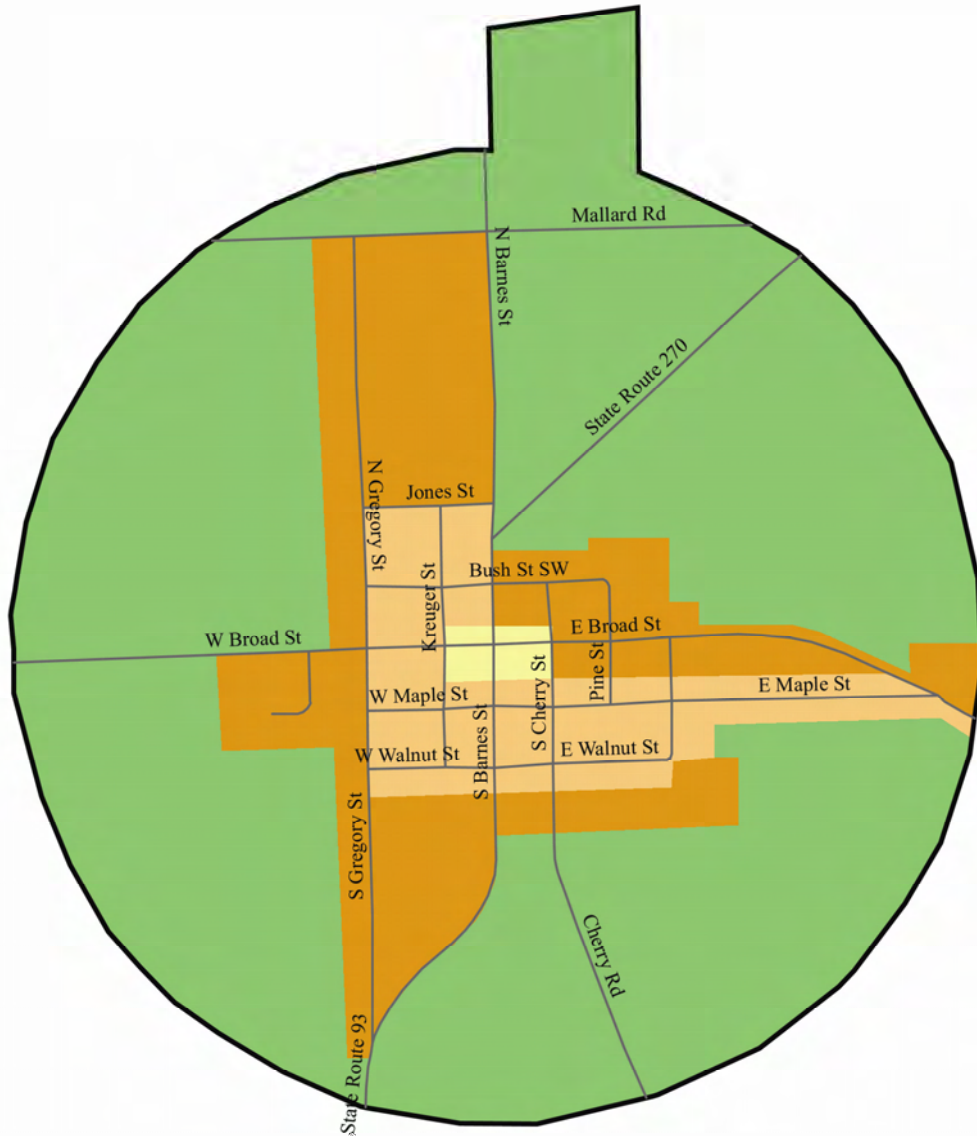


# Sale City Land Use



# City of Sale City

## CHARACTER AREA MAP



**Legend**

- HISTORIC DOWNTOWN
- HISTORIC RESIDENTIAL NEIGHBORHOOD
- MODERN RESIDENTIAL
- PRIME AGRICULTURAL LAND





## Assessment of Quality Community Objectives for Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City

The Local Planning Requirements call for each community to evaluate current policies, activities, and development patterns for consistency with the Quality Community Objectives, which are smart growth principles officially adopted by the DCA Board. This analysis is used to identify additional issues and opportunities to be addressed in the plan, hopefully for adapting local activities, development patterns and implementation practices to reflect smart growth principles.

### Traditional Neighborhoods

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

Mitchell County and the cities therein have ordinances in place that separate different uses, none of which allow neo-traditional development “by-right” and none of them have requirements for sidewalks or tree plantings in new development. Pedestrians generally get the short end of the stick in Mitchell County developments with virtually no place to walk except for the side of the road. Camilla, Pelham, and Baconton have sidewalks but they are not required for new development in their ordinances and are only located along the older avenues. Schools are generally located near neighborhoods; however the Mitchell County High School is located outside the periphery of Camilla along Highway 37 and is not connected with any sidewalks.

### Infill Development

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

Mitchell County Development Authority keeps an inventory of vacant land available for commercial and industrial uses and actively promotes these properties for both brownfield and greyfield redevelopment. The county has experienced some nodal development; however it doesn’t appear that it was necessarily planned. Because of the lack of water and sewer in the county small lot development is not allowed because it does not meet the requirements set forth by the Health Department for the permitting of septic systems. Camilla and Pelham are active in infill development particularly in their downtowns. Small lot development is not allowed in the ordinance for any city in Mitchell County.





## Sense of Place

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

Mitchell County and the cities therein are all very distinct. If someone were to drop from the sky into one of these communities, and lived to tell about it, they would have no problem figuring out their approximate location given the unique nature of Mitchell County’s urbanized areas. Baconton and Pelham have designated historic downtown districts while Camilla has locally designated buildings instead of districts. Sale City has a strong interest in getting on the historic preservation band wagon to preserve their downtown and historic neighborhoods. Ordinances regarding aesthetics do not exist in any of these cities; however signage restrictions are present in Baconton, Camilla and Pelham’s ordinances.

Guidebooks regarding the desired type of development do not exist for Mitchell County nor does the community provide any restrictions for the protection to farmland.

## Transportation Alternatives

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

Very few options exist for alternative transportation in Mitchell County. The only form of alternative transportation is the Mitchell County Transit Bus System, which serves the county and all the cities. There are no requirements in the ordinances for the county or the cities therein for sidewalks in any form or fashion. Shared or joint parking is allowed provided the number of off-street parking spaces is not less than the sum of the individual requirements. Official bicycle routes have not been adopted for Mitchell County but the topic is beginning to gain interest among many citizens.

## Regional Identity

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

All of Mitchell County shares the same architectural styles and interlaced heritage. As mentioned



earlier the economy has traditionally been based on agriculture and developing a section of the economy based on agri-business and the products associated with that. Mitchell County is capitalizing on its agricultural heritage by embracing eco-tourism.

### **Heritage Preservation**

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

The Cities of Baconton, Camilla, and Pelham have National Register listed historic districts; however no ordinances are in place to ensure new development complements historic development. Camilla does not have a local historic district but nominates properties individually and has an active historic preservation commission. Pelham also has a newly formed preservation commission.

### **Open Space Preservation**

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

No ordinances are in place in any communities in Mitchell County to preserve open space.

### **Environmental Protection**

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

Few, if any, actual plans exist for the protection of natural resources in the county. Despite the absence of actual plans, the county is very active with preserving their farmland and using best management practices for their prime agricultural land.



## **Growth Preparedness**

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

Mitchell County and the cities therein are not actively planning for growth. It is very apparent that any kind of development is encouraged within Mitchell County. The County is undergoing a road paving campaign particularly in areas of newer development in the northern parts of the county. Regulations for new development are not very strict and will not help the county or cities adequately achieve their Quality Community Objective goals.

## **Appropriate Businesses**

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

The numerous development organizations in Mitchell County have been particularly progressive in term of attracting appropriate businesses and industries. There is a strong push for value added agribusiness which due to the agricultural nature of the area would definitely be considered sustainable. The different development organizations realize that the job base needs to be diversified and are actively working to recruit the appropriate businesses and industries to accomplish this.

## **Employment Options**

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

Mitchell County as a whole has provided a decent range of jobs for both skilled and unskilled workers. The problem lies in the lack of skilled and managerial labor available. The Mitchell County Development Authority is currently working on becoming designated entrepreneur friendly community.





## **Housing Choices**

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

Affordable housing is an issue in many areas but not in Mitchell County. The biggest need for housing is for moderate income residents. Unavailable land and a weak housing market have left Mitchell County with few moderate income developments.

## **Educational Opportunities**

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

Mitchell County is uniquely situated between seven technical colleges within 45 minutes. The Mitchell County Workforce Development Center offers skills training for residents that can further themselves and their financial situation by opening many employment doors. The county has many available jobs for college graduates, however, it is difficult to attract these people to Mitchell County because of generally low wages and the lack of amenities that many educated individuals have become accustomed to while in college.

## **Regional Solutions**

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

Mitchell County is involved with many regional organizations including the Joint Development Authority and regional environmental organizations and initiatives. Mitchell County works with all of its cities to provide or share appropriate services including public transit, libraries, special education, tourism, parks and recreation, emergency services, and E-911.



## **Regional Cooperation**

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

Cooperation has been good within the County and with its neighbors as well. Camilla and Pelham’s rivalry may never entirely go away but shouldn’t provide much of a barrier towards development in either city anymore. One project that has shown good cooperation is the designation of Highway 37 as a scenic byway from the Flint River to the City of Moultrie bringing together Moultrie, Colquitt County, Mitchell County, and Camilla.