



Joint
Comprehensive
Plan

Contents

Introduction 2

Planning Process 2

Community Vision and Goals..... 3

Needs and Opportunities..... 6

Economic Development..... 10

Transportation 14

Housing 17

Land Use..... 19

Community Work Program.....32

Report of Accomplishments.....39

INTRODUCTION

Created in compliance with the 2014 Planning Regulations from the Georgia Department of Community Affairs, an update to the 2006 Joint Comprehensive Plan for Crawford County and the City of Roberta was adopted on February 7, 2017. This plan will serve as a guide for both local governments over the next 20 years and as a useful tool to promote and maintain future growth and improve the quality of life for all residents of Crawford County. The updated plan takes innovative approaches to address issues with community services, economic development, housing, natural and cultural resources, and transportation, and capitalize on the opportunities within the county. For each of these categories, the steering committee has developed a list of goals, needs and opportunities, and a five-year work program, listing projects to be undertaken and a list of accomplishments from the previous plan. The plan also details Crawford County's current land use and future land use that will assist the jurisdictions with guiding development.

PLANNING PROCESS

COMMUNITY INVOLVEMENT

Development of the various elements of the Crawford County and the City of Roberta Comprehensive Plan relied heavily on the involvement of stakeholders throughout the city and county. It was a guiding principle of both city and county leadership that this plan encompasses the needs and opportunities of all sectors of the community. This input was solicited through a multi-phase process.

The planning process was formally launched at the first public hearing kickoff, held on March 24, 2016 at the Crawford County Courthouse. This initial meeting was designed to inform the community that the planning process had officially begun, and present the formal participation plan, as well as proposed land use maps. Setting this initial background was identified as a necessity by the city and county administration to better familiarize stakeholders with the process and encourage more active involvement. The planning kickoff was overseen by city and county administration and facilitated by Middle Georgia Regional Commission staff.

IDENTIFICATION OF STAKEHOLDERS

A comprehensive list of potential stakeholders was created with input from local organizations, elected officials, local government staff, and residents, and developed into a final roster for the steering committee. A complete list of the steering committee members is included in this plan in Appendix A.

PARTICIPATION TECHNIQUES UTILIZED

Beyond the two required public hearings, the following methods of public participation techniques were used:

- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.

- Solicitation of feedback at other regular community meetings (City Council, County Commission) through both local government and Regional Commission staff.
- Notification of process on city and county websites with invitation for both email and phone input.
- Fliers posted in government and community buildings with contact information for planning staff.

PARTICIPATION PROGRAM

Stakeholder meetings were held on a series of topics throughout the process. Each meeting was made open to the public, in addition to the two required public hearings. Notice was given of these stakeholder meetings on both the local government and MGRC websites, and during the first public hearing.

STAKEHOLDER MEETING SCHEDULE

1	Plan Overview/Vision, Review Existing Land Use, Discussed Community Goals	February 2016
2	Reviewed Draft Goals and Discussed Needs and Opportunities	March 2016
3	Reviewed Draft Needs and Opportunities and Discussed Future Land Use	April 2016
4	Reviewed Draft Land Use and Discussed Recommended Elements	May 2016
5	Transportation/Housing/Economic Development	June 2016
6	Transportation/Housing/Economic Development	July 2016
7	Discussed Community Work Program	August 2016
8	Reviewed Draft Community Work Program	September 2016
9	Reviewed Draft Plan prior to Public Hearing	September 2016
10	Second Public Hearing	September 2016

Other outreach and input from other interested parties who were unable to attend these meetings was obtained through a series of other methods, including email correspondence, face to face conversation, website feedback and communication with local representatives.

COMMUNITY VISION AND GOALS

The community vision and goals for Crawford County and the City of Roberta represent a guiding philosophy on which all elements of this plan are based. This vision was the topic of vigorous discussion and is representative of the best possible effort to invoke the desires of a wide spectrum of stakeholders and citizens.

“Crawford County and the City of Roberta aspire to be a place of rural pride, strong collaboration, and economic potential; a community where all citizens are actively encouraged to engage in shaping their common future.”

Crawford County and the City of Roberta stakeholders held a series of public meetings throughout 2016 to determine their vision and goals for the next 20 years. These goals represent broad, overarching ideas of what areas are a priority for community planning and incorporate a wide spectrum of potential issues, opportunities, strategies, action items and implementation tools.

NATURAL AND CULTURAL RESOURCES

1. PROMOTE STEWARDSHIP OF THE COMMUNITY’S HISTORY AND HERITAGE THROUGH PRESERVATION AND CARE OF CULTURAL ASSETS
 - Crawford County and the City of Roberta are home to several important historical assets. It is critical to the people of the city and county that these cultural resources are preserved and cared for to the benefit of generations to come.
2. ENCOURAGE THE CONSERVATION OF THE COMMUNITY’S NATURAL ENVIRONMENT AND DEVELOPMENT OF OUTDOOR RECREATION AREAS
 - The vast majority of land in Crawford County is devoted to agriculture and forestry; within this total, much of this untouched land is held in conservation trust. The preservation of the rural nature of the community remains an important goal for Crawford County and the City of Roberta citizens.

ECONOMIC DEVELOPMENT

1. COORDINATE LOCAL GROUPS IN A COMMUNITY-WIDE STRATEGY FOR THE RECRUITMENT NEW INDUSTRY AND THE EXPANSION OF EXISTING INDUSTRY
 - The Crawford County Development Authority serves as the primary agency responsible for promotion of the community as a home for new industry. Encouraging collaboration between this and other organizations such as the Chamber of Commerce is a priority of the community, especially as an aid to the advancement of economic development in Crawford County and the City of Roberta.
2. CREATE MIXED EMPLOYMENT AREAS WHICH ENCOURAGE A BROAD RANGE OF EMPLOYMENT OPPORTUNITIES
 - Resiliency in the face of today’s economic climate is a factor that all communities must consider in their long-term planning; Crawford County and the City of Roberta can’t afford to attract only a single type of employer or industry. The community seeks to invite a wide spectrum of potential employers to create a healthy, diverse economic base.

3. WORK WITH LOCAL EDUCATIONAL PARTNERS TO ENSURE THAT THE TRAINING NEEDS OF THE LOCAL WORKFORCE ARE MET

- A 21st century economy depends on a well-educated workforce to grow and thrive. For industry to grow in the community and to generate an appeal to younger workers, investing in the education of the workforce is an absolute priority.

Transportation

1. IMPROVE THE SURFACE TRANSPORTATION INFRASTRUCTURE OF THE COMMUNITY AND ENHANCE ITS CONNECTIVITY TO ITS NEIGHBORS

- The rural community of Crawford County and the City of Roberta depends on its transportation infrastructure to remain connected to the urban centers of Macon-Bibb, Columbus, and Atlanta. Investment in the surface road network and alternative transportation methods remains a significant priority for the community.

HOUSING

1. DEVELOP A WELL-BALANCED AND FULLY DEVELOPED HOUSING STOCK THAT FITS THE NEEDS OF CITIZENS

- Crawford County and the City of Roberta are home to two distinct groups with different housing needs: a large elderly population, as well as a growing working age sector. To accommodate for the needs of these groups, a careful analysis of housing is warranted. The community seeks to cater to the needs of its population by encouraging cohesive housing growth that fills gaps in demand.

LAND USE

1. PRESERVE THE INHERENT CHARACTER OF THE COMMUNITY THROUGH IDENTIFICATION AND ENFORCEMENT OF APPROPRIATE ZONING

- The nature of land use throughout the county is a major concern of residents, especially when determining the appropriate locations for development and preservation of current purpose. Community leaders will continue to identify areas ideal for industrial, commercial, residential and various other uses through strict use of zoning codes.

INTERGOVERNMENTAL COORDINATION

1. ENHANCE THE CHANNELS OF COMMUNICATION COMMUNITY-WIDE TO PROVIDE EFFECTIVE COORDINATION ACROSS ORGANIZATIONAL BARRIERS

- All community progress flows through the ability to freely share information across institutional boundaries. Crawford County and the City of Roberta seek to remove barriers to collaboration and promote internal efficiency of governance in all agencies and departments.

COMMUNITY FACILITIES AND SERVICES

1. ENSURE THAT COMMUNITY NEED IS CONSISTENTLY ASSESSED, AND THAT NEEDED COMMUNITY FACILITIES ARE PROVIDED EFFICIENTLY, SAFELY AND EFFECTIVELY.
 - The residents of Crawford County and the City of Roberta depend on government-provided services, and the ability of civic leadership to adapt to a changing future. The community will seek to consistently provide their current services at exemplary levels with assistance from a variety of support sources, including grants. Leadership will also look ahead to determine where future need may arise.

NEEDS AND OPPORTUNITIES

Each of the broad categories above is accompanied by a set of needs and opportunities as determined by the citizens of Crawford County and the City of Roberta. Staff at the Middle Georgia Regional Commission further expanded on this feedback to develop overall strategies for addressing these concepts. This list is not designed to be exhaustive, and the strategies are not comprehensive; in general, this section seeks to guide policymakers on the concerns and desires of the public as communicated through their stakeholder representatives.

NATURAL AND CULTURAL RESOURCES

Needs

1. *The Francisville Historical Marker once stood in a location important to the 19th century development of Crawford County, indicating a part of the Old Agency site used by Benjamin Hawkins in his trade with Native Americans. Its theft has been a huge loss to the historical resources of the community.*
2. *Similarly, the Benjamin Hawkins gravesite has fallen into disrepair. Preservation of this cultural icon is a community priority.*
3. *Crawford County is home to a significant wetland and creek presence, especially along the Taylor County border (Flint River). Preservation of this resource is essential.*
 - *Both the Boy Scout Hut and High Point neighborhood have been indicated as flood zones near designated watershed areas.*
4. *David Bailey Park has fallen into relative disrepair and is in need of upkeep, especially in terms of tree maintenance.*

Opportunities

1. *Programs such as Adopt-a-Park have the potential to reinvigorate community interest in natural asset beautification.*
2. *Enhanced partnerships with Keep Crawford County Roberta Beautiful will aid community leaders in overall visual improvement efforts.*

3. *The lack of clarity on responsibility for certain areas of maintenance in the community presents a forum for creating an inventory and assigning caretaking roles.*
4. *The site of Benjamin Hawkins' Indian Agency presents a valuable historic area that could be developed in promotion of community tourism and heritage.*
5. *The Crawford County Historical Society has undertaken efforts to rehabilitate the "Old Courthouse" and "Old Jail" buildings for use as viable area attractions.*

ECONOMIC DEVELOPMENT

Needs

1. *As a "bedroom community", Crawford County houses many residential properties, but relatively few commercial/industrial buildings, resulting in a stagnant tax base.*
2. *There is strong concern in the community about the potential change and risks involved in approaching new industry and how that presumed cost will impact taxpayers.*
3. *The lack of variety in terms of employment opportunities in the community has led to a loss of much of the county's youth to neighboring labor markets.*

Opportunities

1. *Crawford County and the City of Roberta are home to many valuable natural resources including timber, sand, and fresh water.*
2. *The Development Authority and Chamber of Commerce are major assets in marketing to industrial partners and attracting business to the area.*
3. *Crawford County and the City of Roberta can network regularly with the Middle Georgia Economic Alliance and other regional economic development partners to enhance their development potential and court new industry.*

Transportation

Needs

1. *Crawford County and the City of Roberta are home to several major connective routes that need realignment and capacity improvement, including US-80, U-341 and GA-128.*
2. *Many parts of the community need new transportation opportunities, including enhanced public transit, bicycle options, and pedestrian pathing.*
3. *Most the community's roads are in agricultural land and are unpaved, leading to the potential for vehicle damage.*
4. *The community has struggled with rural transit administration, especially in terms of cost match and fare recovery.*

Opportunities

1. *The exploration of a Regional Transportation SPLOST is a localized method of bringing new funding into Crawford County and providing much needed development to the transportation network.*
2. *With the passage of the FAST Act, and growing state interest in developing transportation assets, exploring new avenues of funding for the infrastructure and transit systems in Crawford County and the City of Roberta will be a top priority.*
3. *Community Development Block Grant (CDBG) funding will be a major source of aid for critical surface transportation infrastructure improvements, especially in repairing degraded streets.*

HOUSING

Needs

1. *Two specific markets underdeveloped in the community are, housing for new workers, which leads to missed opportunities in attracting relocation, and care for the large elderly population.*
2. *Empty buildings in the Downtown Central Business District are a matter of concern in terms of presenting a thriving commercial zone.*
3. *Many property owners in the area are absentee, leading to negligence, decay and a lack of community participation.*
4. *There are an abundant number of blighted homes in the community that are detrimental to beautification efforts.*

Opportunities

1. *Many opportunities exist for innovative housing development, especially remodeling the historic downtown for mixed-use, loft-style housing.*
2. *The community can pursue outside funding for new retirement and active living housing, given the large retiree population.*
3. *The efforts of the “New Town Macon” movement in neighboring Macon-Bibb County could be easily adapted for Crawford County and the City of Roberta.*

LAND USE

Needs

1. *Evaluation of the various land uses surrounding transportation corridors and industrial sites is essential to determine how their effect on future development can be addressed.*

Opportunities

1. *Actively informing the economic development community about the vast undeveloped land can attract both conservationists and industrial expansion to the region.*

INTERGOVERNMENTAL COORDINATION

Needs

1. *Crawford County and the City of Roberta have a mutual desire to enhance economic development in the community; as a result, maintaining a positive, mutually beneficial relationship with the Development Authority and Chamber of Commerce will be of great help*
 - *These organizations have expressed a need for public education about the relationship between tax dollars, industrial development, and government spending to help alleviate concerns.*
 - *Methods of publication of this information will be a necessity.*
2. *Sewer and water services have been the cause of some confusion regarding responsibility of provision.*

Opportunities

1. *Crawford County and the City of Roberta have very active residents that are constantly concerned about city and county matters.*

COMMUNITY FACILITIES AND SERVICES

Needs

1. *Broadband and internet access is generally lacking community-wide, with spotty service and few provider options.*
2. *The City of Roberta lacks a consistently updated website, and thus a modern method to distribute information about city services.*
3. *The training and services provided by Public Safety need to be enhanced to address the growing need in the community.*
4. *Several county buildings have fallen into a state of some disrepair and need renovation.*

Opportunities

1. *Identifying areas where internet service is inconsistent will provide the community with a list of targeted zones for investment.*
2. *Updating the current city website is a needed and easily accomplished goal.*
3. *Recreation has been a success story – continued investment in the county outdoor recreation area will contribute significantly to community character and involvement.*

4. *Rather than housing county services in an old school building, there is a potential avenue for relocation to the downtown area, occupying some of the unused commercial space.*

ECONOMIC DEVELOPMENT

Industry Mix

In both Crawford County, and the City of Roberta the percentage distribution of occupational employment mirrors that of the State of Georgia and the United States; however, Crawford County has a lower percentage of executive, administrative, and managerial positions than the City of Roberta, the state, or the nation. Additionally, there is a smaller percentage of professional and technical specialized positions within Crawford County. On a similar note, there are also slightly fewer clerical and administrative support positions in Crawford County. The figure below shows a breakdown of larger industry clusters for Crawford County.

Crawford County Labor Mix			
Industry	Number of Firms	Employed Persons	Percent of Labor Force
Goods-Producing	54	454	32.5%
Service-Providing	70	480	34.4%
Government	17	431	32.9%
All Industries	144*	1,396	100 %

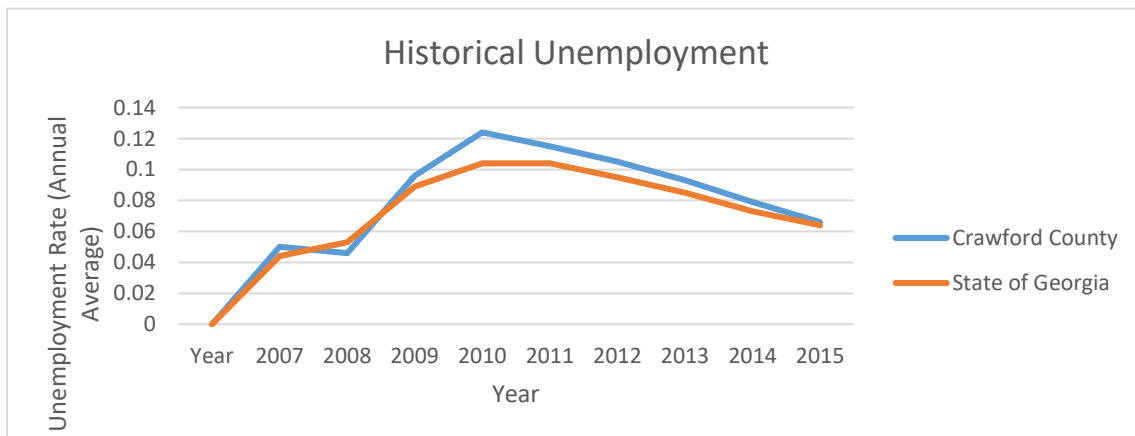
GA DOL Labor Profile (First Quarter 2016)

**Includes 3 unclassified industries that had no data listed

Within the City of Roberta similar statistics are revealed indicating that there is a smaller percentage of professional and technical specialty, sales, and clerical and administrative support jobs within the city as compared to state and national trends. The City of Roberta, like the county has a higher distribution of precision production, craft, and repair positions than the larger geographic areas.

Employment and Unemployment

The number of people in the labor force in 2014 was 5,670, a decrease from the 2005 figure of 6,270. Historically, unemployment rates in Crawford County have tended to coincide with the overall rates of the State of Georgia (years 2007 through 2015.) As seen in the figure below, Crawford County's post-recession unemployment rate has been slower to recover than that of the state, but has kept pace.



Source: Georgia Department of Labor, Area Labor Profile, Updated: September 2016

Income

One of the more concerning numbers for Crawford County is the average weekly wage that was \$550 compared with the statewide average of \$1,010. The current per capita income reflects the same disparity with Crawford County residents earning \$21,128, while the statewide per capita income was \$25,427. In 2015, the median household income in Crawford County was also not representative of the rest of the state. Crawford County's median household income of \$41,910 was \$7,432 below that of the state, which showed \$49,342. These numbers indicate that 13.5 percent of the population in Crawford County is living below the poverty level. While all these numbers show an increase from the previous comprehensive plan, Crawford County continues to lag behind the growth rates exhibited by the state.

Commuting Patterns

As of 2015, there were 5,597 people in the labor force in Crawford County. Only 1,164 of those people worked in the county, while 65 percent of the county's population commuted to work in the surrounding area. Of those who commute, 21 percent travel to Macon-Bibb County, while Houston and Peach counties combined drew around 37.6 percent. Of the 2,000 workers that commute into, or stay in Crawford County for work activities, the mix is more balanced. Crawford County retains approximately 1,164 residents while also bringing in 836 non-residents. Altogether, these numbers indicate an absence of economic opportunities in Crawford County, but also serves to magnify the effect of the metropolitan centers of Macon-Bibb and other surrounding counties. The figure below shows a breakdown of commuting patterns.

Commuting Patterns					
Employed Residents of Crawford County			Persons Working in Crawford County		
County Where Employed	Number	Percent of Total	County of Residents	Number	Percent of Total
Macon-Bibb	1,944	34.8%	Crawford	1,164	58.2%
Houston	1,175	21.0%	Macon-Bibb	258	12.9%
Crawford	1,164	20.8%	Peach	252	12.6%
Peach	936	16.8%	Houston	117	5.9%
Rockdale	68	1.2%	Taylor	67	3.4%
Monroe	66	1.2%	Monroe	48	2.4%
Clayton	64	1.1%	Laurens	29	1.5%
Jones	25	0.4%	Wilcox	14	0.7%
Other Counties	141	2.5%	Other Counties	51	2.6%

Department of Labor Profile for Crawford County, 2016

Economic Resources

The **Development Authority of Crawford County** is responsible for recruiting and supporting industries in Crawford County. The authority's efforts improve the existing industrial park has led to the sale of multiple spec buildings and land purchases. In 2015, the Development Authority hired its first Executive Director in hopes of bringing a more direct approach to economic development. The Development Authority is a valuable community resource and both Crawford County and the City of Roberta should continue to support their efforts.

The **Roberta-Crawford County Chamber of Commerce** is heavily involved in the community. Not only is the Chamber involved in economic and leadership development, but the Chamber also assists community groups, such as the Clean & Beautiful Committee and the Historical Society. The Chamber is a valuable community resource, and both Crawford County and the City of Roberta should continue to support its efforts.

Central Georgia Technical College (CGTC), Crawford Center, is located just outside the City of Roberta on Highway 128. The college serves students in Crawford and neighboring counties. The Center offers adult learning courses for students to achieve their GED, Certificate and Diploma programs, and Continuing Education Programs. Additionally, CGTC works with businesses locating to the area by designing a custom program to train employees for the skills required to make their business successful.

The **Middle Georgia Regional Commission** provides assistance to local governments including Crawford County and the City of Roberta in the areas of planning, aging services, public administration, and economic development. More specifically, the MGRC provides technical assistance to Crawford County and the City of Roberta in the areas of grant/loan application preparation, grant/loan administration, provision of demographic data for use with industrial/commercial prospects, mapping related to infrastructure and industrial parks, as well as overseeing five loan programs that assist private, for-profit businesses.

Crawford County also has an Economic Development Program representative from the **Georgia Department of Community Affairs (DCA)**. This representative oversees economic development-related projects throughout the service area. Additionally, DCA has a regional representative who acts as a liaison between the community and DCA staff in Atlanta, and ensures that communities across Middle Georgia are informed of all potential resources available to cities and counties in the state.

Economic Trends

It is projected that in the coming years, changes will be taking place in Crawford County in reverse of the previous two and a half decades. Woods & Poole Economics, Inc. anticipates employment in almost all sectors will increase with FIRE (Financial, Insurance and Real Estate), retail trade, and other services seeing substantial increases. These positive hiring numbers will compensate for the predicted declines in farming, manufacturing and government. Population projections for Crawford County for the year 2050 indicate that the total population will increase by nearly 6,000 people over the next two decades. Fortunately, Woods & Poole Economics, Inc. projects that there will be 3,000 new jobs created within Crawford County over the same time period. This is contrary to the job growth projection within the county over the past 25 years.

Sector Employment Trends (2015-2050)				
Industry Sector	Number of Jobs by year			
	2015	2050	# Jobs Change	% Change
Farming	350	330	-20	-5.70%
Forestry	30	40	10	25%
Mining	10	10	0	0%
Utilities	10	10	0	0%
Construction	480	500	20	4.10%
Manufacturing	100	80	-20	-20%
Wholesale Trade	110	130	20	18.18%
Retail Trade	390	630	240	61.53%
Transportation and Warehousing	230	290	60	26.01%
Information	30	50	20	66.66%
Finance and Insurance	230	410	180	78.26%
Real Estate	240	560	320	133.33%
Professional and Tech Services	220	400	180	81.81%
Management & Enterprises	0	0	0	0%
Administrative & Waste Services	410	600	190	46.34%
Educational	90	140	50	55.55%
Health Care & Social Services	430	940	510	118%
Arts & Entertainment	90	180	90	100%
Accommodation & Food Service	70	90	20	28.5%
Other Services	600	1850	1250	208%
Federal Government	10	10	0	0%
Military	40	40	0	0%
State and Local Government	450	340	-110	-24.40%

Woods and Poole, Inc. 2016 County Profile

Overall, the service sector has grown and is projected to continue to grow very rapidly, creating numerous new jobs within Crawford County. Unfortunately, service sector jobs are typically lower paying jobs with minimal benefits afforded employees. Consequently, a continued disparity will exist between Crawford County and more affluent counties, as almost 40 percent of the total jobs in the county will be in the service sector by the year 2050. These jobs, while making up one-quarter of the total employment in Crawford County will pay less than 20 percent of the total wages earned. This being stated, Crawford County should actively pursue attraction of additional businesses or industries to diversify the local economy to prevent a reliance on the service sector for the greatest number of jobs.

TRANSPORTATION

ROAD NETWORK

- Crawford County's central municipality of Roberta sits at the junction of two major Georgia highways: US-341 and US-80. US-80 is the most direct route from the city of Columbus to Macon-Bibb, and carries much of the trucking traffic between these two cities. Similarly, US-341 is a spur of US-41 that runs from its northern terminus in Barnesville, through Roberta, and ultimately to Brunswick, home of Georgia's second busiest port. While much of the traffic for this route ultimately adjusts to take I-75 near Perry, local trucking that traverses into west-central Georgia relies on US-341 for fluid movement, thus traveling through Roberta along the route.
- Three other significant state routes traverse Crawford County:
 - GA 96 is a portion of the Fall Line Freeway that runs from Augusta to Columbus, passing through Macon-Bibb County. It crosses a small section of southern Crawford County, running roughly parallel to Norfolk Southern's east-west rail from Fort Valley to Columbus.
 - GA 128 has its northern terminus in Roberta. From there, it meanders south-west to the county line, continuing south until ending just southwest of Oglethorpe in Macon County.
 - GA 42 crosses the entirety of Crawford County from its southern endpoint in Byron to its terminal point in Atlanta. It runs in tandem with US 341 between Roberta and the unincorporated community of Musella before exiting the county to the northeast toward Forsyth.
- Primarily, the Crawford County road network serves as a method of conveying commuters to the larger municipal centers of Macon-Bibb County, Fort Valley and Houston County, as well as local commercial routes for trucking distribution. While I-75 passes through Crawford County, it only does so for a few hundred feet, and has no exit in the area. This road network serves as a transitional one, aiding commuters traveling from one hub to another, rather than as a primary destination point. As such, it suffers from the plight of abundant cross-through traffic without funding to support the wear and tear of heavy travel.

ALTERNATIVE MODES

- There has been growing interest in bicycling as both a recreation and transportation method, especially in communities bordering Macon-Bibb, Peach County, and in downtown Roberta. As Crawford County pursues plans to develop the US 80 and US 341

corridors, inclusion of bike lanes would be a favorable outcome in the opinion of community stakeholders.

- Public interest has been expressed in exploring the potential of golf carts and other small motorized transportation in Crawford County, especially around the downtown Roberta area. Given the extremely rural nature of the community, development of this unique market would only be viable in the central business district area with continued residential growth surrounding the downtown area. The community will continue to explore the potential via market study and comparison with other cities that implement golf cart style transportation on a regular basis.
- The continued expansion of recreational areas has led to a growth in interest in recreation trails throughout Crawford County, especially near the County Recreational Complex adjacent to downtown Roberta. Linking this park area with the local school board property and historic assets in the area via a series of trails was noted as a priority in the County Recreational Master Plan, completed in late 2015.
- Crawford County currently operates one of the most widespread transit systems in Middle Georgia in terms of out of county trips and areas served; however, the system is administratively overburdened and is operating at a bare minimum staffing level due to lack of cost recovery. Like rural transit throughout much of Georgia, Crawford County suffers from an aging fleet and vast area to service without sufficient ridership to cover operation. Transit funding is becoming more of a state priority after passage of transportation legislation, but new funding mechanisms may be necessary to continue supporting the system.

PARKING

- Currently Downtown Roberta, as the only centralized commercial district in Crawford County, has ample parking to satisfy current demand. As commercial and industrial development continues, land use planning will consider the potential need for parking enhancement.

RAILROADS, TRUCKING, PORT FACILITIES AND AIRPORTS

- The Georgia Southern Railway Company, a subsidiary of Pioneer Railcorp operates a short line track from Perry to Roberta, a distance of about 30 miles. The railroad's principal commodities are sand, asphalt, plastics, lumber, grain, scrap, fertilizer and stone aggregates, serving the various industrial sites of this corridor.
- A short section of Norfolk Southern's east-west route from Brosnan Yard in Macon-Bibb to Columbus, runs through Crawford County, roughly parallel to its section of GA 96.

- US-341 is a primary connective highway for the Port of Brunswick to the rest of the state. While the designated trucking route terminates in Perry at the interchange with I-75, much of the west-bound truck traffic travels through Roberta as shipping exits the port toward Columbus and parts west.
- While the Crawford County Industrial Park does operate a small landing strip, the closest commercial airport is the limited service terminal at Middle Georgia Regional Airport in Macon-Bibb County; however, it does not operate with a consistent carrier. All major air traffic is routed through Hartsfield Jackson International Airport in Atlanta, approximately 75 miles to the north.

TRANSPORTATION AND LAND USE

- One of the greatest concerns not only in transportation for Crawford County, but for the community at-large, is the status of US 80 between Roberta and the Macon-Bibb County line. Of the approximately 5000 employed individuals within Crawford County, 1500 individuals travel into Macon-Bibb every day along a route that does not have passing lanes. Furthermore, this road is home to a major trucking route between the interstate junctions in Macon-Bibb and destinations to the west, including Columbus. As traffic builds up along this corridor, delays due to slower freight transit are a norm; without passing lanes, commuters are invariably in a frustrating impasse.
- This east-west commuting issue is further compounded by land use considerations. Much of the land on either side of US 80 is forest, held in conservation by a mixture of public and private land owners. The nature of these land use agreements makes widening and expansion of the roadway a difficult challenge for a cash-strapped rural community. The bottlenecking of this critical corridor is detrimental not only to commuters, but hinders attracting economic development via business partners and slows critical emergency and medical transportation providers traveling through Crawford County. Until a viable solution for overall capacity improvement can be reached, the establishment of passing lanes on US-80 is considered a top priority for the community.

LRTP/GDOT CORRESPONDENCE

- The insufficient quality of surface transportation infrastructure in Crawford County will require outside investment to improve. Beyond passage of a transportation sales tax and proper identification of priority projects, overcoming these transportation hurdles will require correspondence with the Georgia Department of Transportation and inclusion of these projects on the state Long Range Transportation Plan (LRTP). This plan is developed on a regular basis using feedback from all the rural counties in Georgia, plus the internal planning process of Georgia's Metropolitan Planning Organizations (MPO's). As Crawford County is not included in an MPO area, the community must undertake direct

correspondence with GDOT to see improvements to the critical transportation corridors of US 341 and US 80.

HOUSING

Crawford County and the City of Roberta is largely consistent with the many bedroom communities in Middle Georgia. Numerous residents live in the community and commute out of the county to work on a regular basis. Thus, the county is comprised of mainly single-unit detached homes and mobile homes. American Fact Finder estimates the number of units in 2014 to be 3,032 single-unit detached homes and 2,043 mobile homes in the county. The City of Roberta is very similar to the county, with majority of its housing being one or two-unit detached homes. American Fact Finder’s 2014 estimates for the City of Roberta includes 247 single-unit detached homes, and 63 two-unit homes (duplexes). Comparably, the City of Roberta promotes housing opportunities with a drastically decreased number of mobile homes differing from the county housing stock. The availability of housing units is very consistent with the occupancy rate, but it does not allow much room for growth. Further detail of the housing stock of Crawford County and the City of Roberta can be found in Figure 1 below.

Housing Stock of Crawford County and the City of Roberta

Units in Structure	Crawford County	City of Roberta
1-unit, detached	3,032	247
1-unit, attached	28	4
2 units	63	63
3 or 4 units	19	19
5 to 9 units	39	39
10 to 19 units	22	8
20 or more units	19	3
Mobile home	2,043	22
Boat, RV, Van, etc.	14	0
Total Housing Units	5,279	405

Although there are many single-unit detached homes in the community for rent they are not appropriate for the needs of young professionals and the aging community. The young professionals today long for the amenities found in apartment complexes to allow them to live, work, and play in the same community. Figure 2 describes apartment complexes with recreational and entertainment opportunities that young professionals desire. While apartments are available in Crawford County and the City of Roberta, most are income-based for low-income families; young professionals do not qualify because their income often exceeds the income-level threshold for these apartments. Aging residents yearn for a retirement community that encourages interaction with their generation and supports their needs. As the years continue, the older population desires housing options with security and less maintenance requirements. To encourage residents to stay within the community, measures must be taken to meet their needs.



Figure 2 depicts the type of apartment complex young professionals desire.

Steering committee members are encouraging the use of alternative living spaces, specifically in Downtown Roberta. Majority of the downtown structures consist of businesses embracing only the first floor and leaving the entire second floor underused. The aspiration of the steering committee is to provide housing opportunities with the inclusion of lofts or apartments on the second floor of the structures to allow easy access to the community, businesses, and health facilities. An example of the housing possibility for Downtown Roberta can be found in Figure 3. Also, mentioned in the 2016-2036 Plan for... A Thriving Middle Georgia Regional Agenda is the desire to redevelop the downtown area with housing for the aging population. This would ultimately lead to the creation of a more walkable community. For reference the excerpt can be found in Appendix D.



Figure 3 portrays retail and loft/apartments within the same structure.

LAND USE

Land Use Element

Existing land use data for Crawford County and the City of Roberta was collected in 2016 by accessing tax assessor data. Using the collected data and feedback from the stakeholder group, the following land use character areas were devised to guide responsible land use planning in Roberta and Crawford County: agricultural/forestry, conservation areas, public and institutional areas, major highway corridor, downtown area, rural residential, mobile home areas, industrial areas and transportation/communication/utilities. For each character area, development patterns, primary land uses, quality community objectives, and implementation strategies were identified.

Agricultural/Forestry

Agricultural practices within Crawford County include, chicken and livestock farms; cotton, wheat, corn, hay, soybeans, rye, and straw fields; and vegetable, fruit, and nut farms and orchards. The most prominent



of the fruit orchards is Dickey's Farms, a peach orchard located in the Musella Community in the north central portion of Crawford County. This farm is also listed as a natural resource that Crawford County considers important to the area.

Current and future planning efforts should concentrate on protecting these valuable agricultural areas and using them not only as an economic enterprise, but to promote other

interests within the region such as agritourism. One way to accomplish this is to direct suburban and subdivision development away from the outlying areas of the county and towards the city limits of Roberta.

Development Patterns

- Implement large lot sizes to limit development density and protect farmland and rural character.
- Protect and preserve agricultural/forestry areas by promoting use of conservation easements by landowners.
- Promote agriculture and agriculture-related businesses to keep agriculture industry viable.

Primary Land Uses

- Agriculture
- Agri-Related Businesses
- Forestry
- Conservation
- Rural Residential

Quality Community Objectives

- Efficient Land Use
- Sense of Place

Implementation Strategies

- Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- Forest buffers between agricultural lands and new residential development.
- Minimize rezoning.

Conservation and Greenspace

The Conservation and Greenspace Character Area primarily describes public or privately-owned land intended to remain as open space for preservation and recreational uses. It consists of undeveloped natural lands and environmentally sensitive areas not suitable for development of any kind. Aside from the Flint River corridor, nearly 83,000 (or 40%) of the county's 208,000 acres are in the Conservation Use Value Assessment program. Created more than two decades ago, the program allows property owners the ability to pledge the use of their land for agricultural or forestry for a period of 10 years in exchange for tax benefits. As a result, taxable parcels have decreased in Crawford County, lowering needed revenues for service provision.



Development Patterns

- Implement large lot sizes to limit development density and protect farmland and rural character.
- Protect and preserve agricultural/forestry areas by promoting use of conservation easements by landowners.
- Promote agriculture and agriculture-related businesses to keep agriculture industry viable.

Primary Land Uses

- Agriculture
- Agri-Related Businesses
- Forestry
- Conservation
- Rural Residential

Quality Community Objectives

- Efficient Land Use
- Sense of Place

Implementation Strategies

- Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- Forest buffers between agricultural lands and new residential development.
- Minimize rezoning.

Public/ Institutional

Public and institutional land uses typically include federal, state, county, and city buildings, and uses such as government offices, schools, parks and vacant land held in reserve. They also include uses such as churches and civic group-owned and operated areas.



Most of these areas are located either within, or very near the Roberta city Limits. There is a satellite campus of the Central Georgia Technical College located within the industrial park. Churches and the Boy and Girl Scout areas are the only public use areas that are distributed throughout the county. There is also an area located in the northwestern corner of Crawford County that is owned by a church organization. Public areas, such as a

Department of Natural Resources boat ramp, are located along the Flint River on the western border of Crawford County.

Crawford County and the City of Roberta have done well in locating most their public and institutional land uses near the city limits. This helps to curtail sprawl development into the areas of the county with valuable open land. In the future, the county and city should continue these practices unless the need to expand the county school system arises.

Development Patterns

- Focus on appearance with appropriate signage and landscaping, and other beautification measures.
- Retrofit or mask existing strip development, or other unsightly features as necessary.
- Improvement of sidewalk and street appearance, and amenities of commercial centers.
- Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and attractions around the community.
- Manage access and traffic flow.

Primary Land Uses

- Transportation/Communication/Utilities
- Light Industry
- Commercial
- Residential

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Transportation Options

Implementation Strategies

- Encourage commercial infill development.
- Encourage redevelopment of older existing structures.
- Seek funding assistance for streetscape enhancements.
- Actively engage Georgia Department of Transportation (GDOT).

Major Highway Corridor

This character area consists of developed or undeveloped land on both sides of high-volume roadways or highways and/or major thoroughfares that serve as entrances or access points to the community; specifically, U.S. Highways 80 and 341 and State Routes 128 and 42 as they enter Crawford County. Currently, these roads are developed with few residential areas, but still maintain a predominately rural feel. Highway 341 runs from the City of Barnesville in Lamar County to the Coastal City of Brunswick in Glynn County on what is known as the Golden Isles Parkway. Highway 80 connects the two metropolitan areas of Macon-Bibb County and Columbus-Muscogee County. These two routes account for most traffic through Roberta and Crawford County.



Development Patterns

- Focus on appearance with appropriate signage and landscaping.
- Retrofit or mask existing strip development, or other unsightly features as necessary.
- Cluster development at nodes along corridors, separated by areas of open space.
- Maintain natural vegetation buffer with new developments set-back behind buffer.
- Manage access to keep traffic flowing; using directional signage to developments.
- Use bicycle and pedestrian accommodations where appropriate.

Primary Land Uses

- Transportation/Communication/Utilities
- Light Commercial
- Residential

Quality Community Objectives

- Efficient Land Use
- Local Preparedness
- Transportation Options

Implementation Strategies

- Coordinated development review between city and county.
- Restrictions on the number and size of signs and billboards.
- Actively engage Georgia Department of Transportation (GDOT).
- Active zoning and land development enforcement.

Downtown Area

The Downtown Character Area consists of the City of Roberta's traditional central business district and surrounding commercial/industrial areas. It is also the location of many of the city and county's institutional properties, the Crawford County School District, and the historic Knoxville community. Though sparsely populated, the downtown area has maintained its place as the focal point of the community. The commercial uses within the City of Roberta are mostly small retail businesses, a motel, gas stations, convenience stores, and a grocery store. The remaining enterprises are locally owned. In terms of Crawford County's commercial and mixed development, this character area encompasses the vast majority of projected growth in these uses county-wide.



Crawford County and the City of Roberta should continue to encourage commercial development within or near the city limits to prevent sprawl. They should also continue to encourage locally owned businesses while recruiting a variety of commercial uses to offset the drain on the tax base caused by the excessive amount of residential development.

Development Patterns

- Mix of retail, services, restaurants, and offices to serve residents' day-to-day needs.
- Residential development should reinforce the traditional town center concept through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family townhomes, apartments, lofts, and condominiums.
- Pedestrian-friendly with strong, walkable connectivity between different uses, as well as connectivity to surrounding neighborhoods.
- Protect historic properties and encourage rehabilitation with appropriate incentives (e.g., National Register listing, tax credits, etc.).
- New development should be of scale and architectural design to fit well into the historic fabric of the area.
- Streetscape enhancements.
- Shared parking arrangements that reduce overall parking needs.

Primary Land Uses

- Commercial (retail, restaurants, and office)
- Mixed-Use (including lofts)
- Public/Institutional

Quality Community Objectives

- Economic Prosperity
- Local Preparedness
- Sense of Place
- Housing Options
- Transportation Options

Implementation Strategies

- Encourage entrepreneurial opportunities.
- Promote compatible architectural and facade design for infill structures and when changes are made to existing buildings.
- Encourage creation of upper floor residential uses in downtown commercial buildings (e.g., lofts, apartments, condominiums, and extended-stay suites).

Rural Residential



The Rural Residential Character Area consists of scattered areas throughout the county, primarily located adjacent to major highway corridors. This character area is characterized by large lots, open spaces, pastoral views, and a high degree of building separation; an example includes the Musella Community bisected by US Highway 341 in the northern portion of the county, or Fair

Play Hill Road just north of Roberta. Development in this character area should seek compatibility with the community's agricultural tradition and maintain its rural, open spaces.

Development Patterns

- Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- Encourage compatible architecture styles that maintain rural character.
- Preserve rural character, view sheds, and other natural features/resources.
- Protect water quality with appropriate soil erosion and sedimentation controls.

Primary Land Uses

- Rural Residential
- Agricultural and Forestry
- Passive Recreation

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Sense of Place
- Housing Options

Implementation Strategies

- Promote the use of conservation subdivisions.
- Active zoning and land development enforcement.

Residential Mobile Homes

Areas of Crawford County that are comprised of mobile or manufactured homes covers the third largest amount of acreage in the county. These areas are mainly dedicated to manufactured home subdivisions or parks. These areas are well distributed throughout the county; however, there seems to be a higher concentration of manufactured housing in the eastern portion of the county. Manufactured housing is a suitable affordable housing option to much of the population and should not be excluded from a community. Current land development regulations should be reviewed and enforced to ensure that such developments maintain the desired character of the community.



Development Patterns

- Use rural cluster or conservation subdivision design that incorporates significant amounts of open space and mix of housing choice.
- Encourage compatible manufacturing styles that maintain neighborhood character.
- Preserve rural character, view sheds, and other natural features/resources.

Primary Land Uses

- Rural Residential
- Agricultural and Forestry
- Passive Recreation

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Sense of Place
- Housing Options

Implementation Strategies

- Promote the use of mixed housing subdivisions.
- Active zoning and land development enforcement.

Industrial

This character area encompasses the present and future Industrial Areas of the county. The Development Authority of Crawford County owns the industrial park in Roberta, which has been developed almost to capacity and will soon need expansion. The city and county have begun acquisition of additional land that will be utilized as an industrial park expansion or a new park altogether. Additionally, the operations of Atlanta Sand and its companion industries make up a large user of land in the area. While each of these areas are markedly different, there are similarities in preferred development patterns, land uses, quality community objectives, and implementation strategies. A goal of this character area is to allow opportunities to expand both industry and facilities while preserving surrounding natural features.



Development Patterns

- Focus on appearance with appropriate signage, landscaping, and other beautification measures.
- Pursue compatible, supporting uses to locate in adjacent areas.
- Provide for adequate infrastructure to support uses (i.e., water, sewer, stormwater, transportation, etc.).
- Land uses if/when development occurs.
- Provide adequate buffers to separate from adjacent uses, especially residential.
- Site plans, building design, and landscaping should be sensitive to surrounding natural features; including landscaping of parking lots.
- Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.

Primary Land Uses

- Public/Institutional
- Industrial
- Commercial
- Professional Offices

Quality Community Objectives

- Economic Prosperity
- Efficient Land Use
- Local Preparedness
- Regional Cooperation
- Educational Opportunities
- Community Health

Implementation Strategies

- Active involvement on the part of local and regional economic development organizations (e.g., Development Authority of Crawford County, Chamber of Commerce, Middle Georgia Regional Development Authority, etc.).
- Aggressively pursue economic diversification opportunities.

- Capitalize on programs/curricula of Central Georgia Technical College Workforce Development Center.
- Active zoning and land development enforcement.

Transportation/Communications/Utilities

This land use type includes roads, railroads, substations, and other utility-owned areas. There are several major road systems that run through Crawford County, such as US Highways 80 and 341; and State Highways 7, 22, 42, 96, and 128. The Georgia Midlands Railroad is a privately held line that runs from the Atlanta Sand Company site to Fort Valley. The largest parcel of land dedicated to this category is along the Flint River. Georgia Power owns this tract of land.

Crawford County and the City of Roberta have little control over these land uses. The best they can do is continue to work with the various agencies that do have direct control of them and plan accordingly for any changes that could arise in the future.

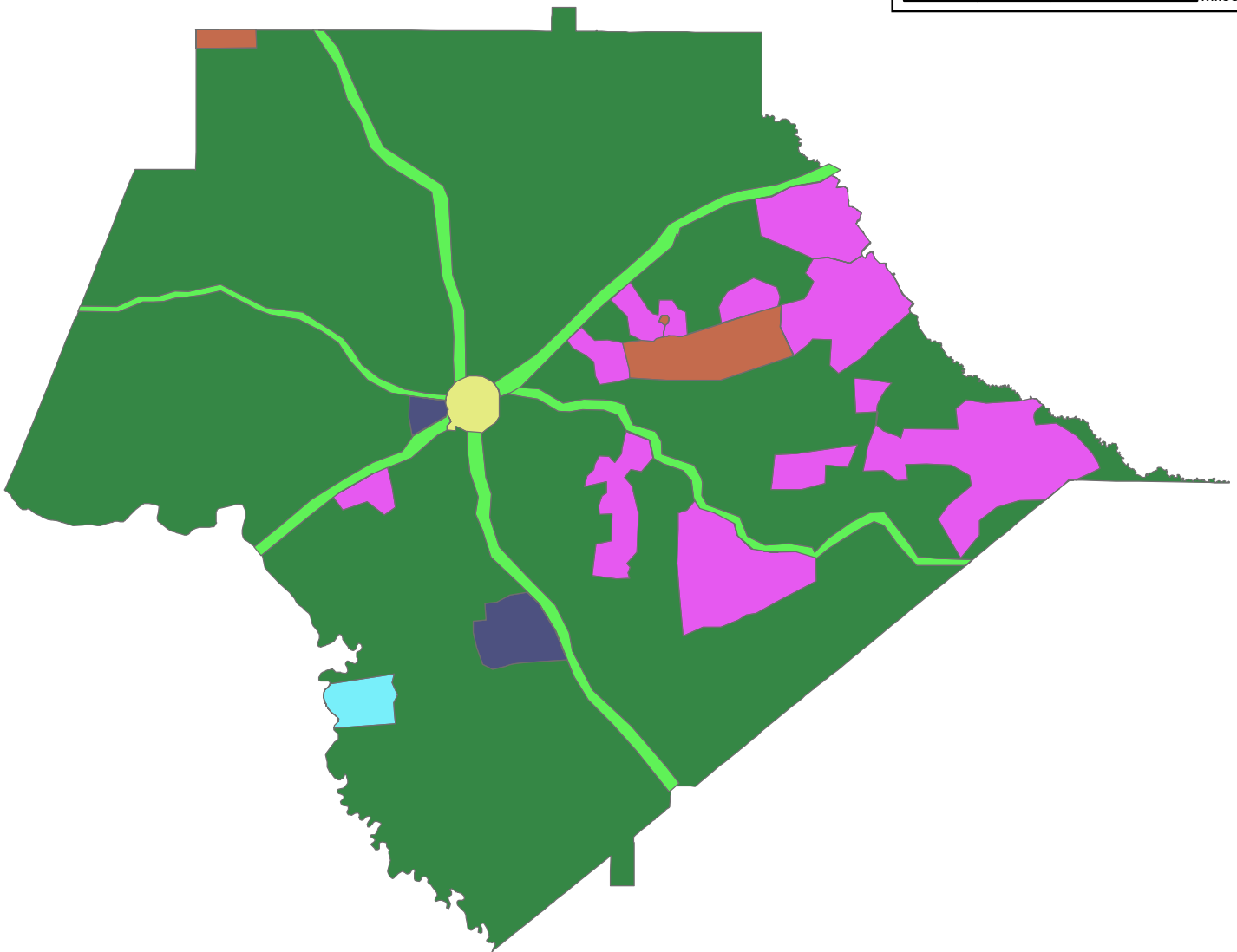
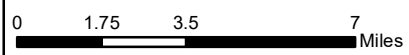

Crawford County Future Character Areas

Legend

Future Character Areas

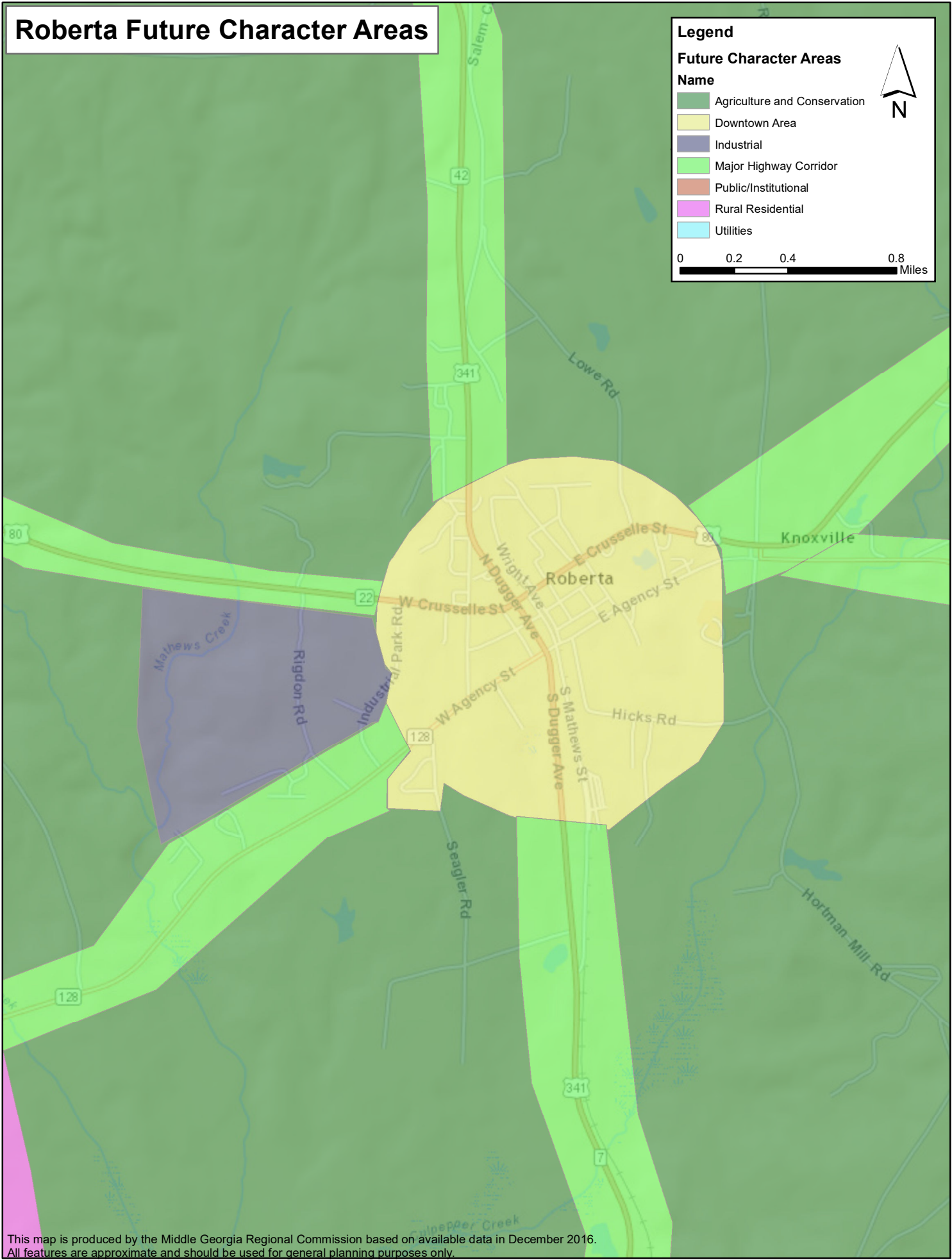
Name

- Agriculture and Conservation
- Downtown Area
- Industrial
- Major Highway Corridor
- Public/Institutional
- Rural Residential
- Utilities



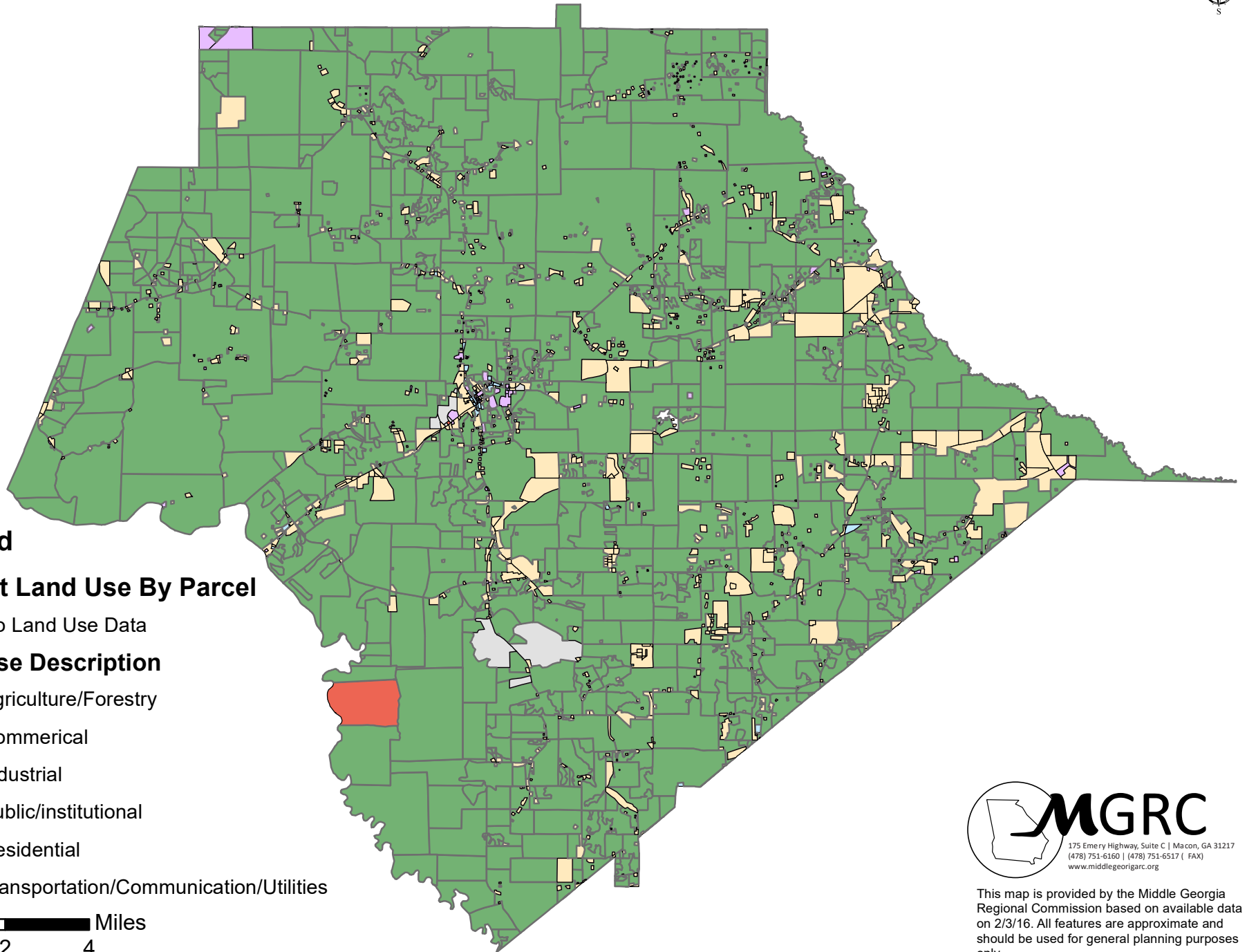
This map is produced by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

Roberta Future Character Areas



This map is produced by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

Crawford County




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
Current Land Use By Parcel

 No Land Use Data

Land Use Description


 Agriculture/Forestry


 Commercial

 Industrial

 Public/Institutional

 Residential

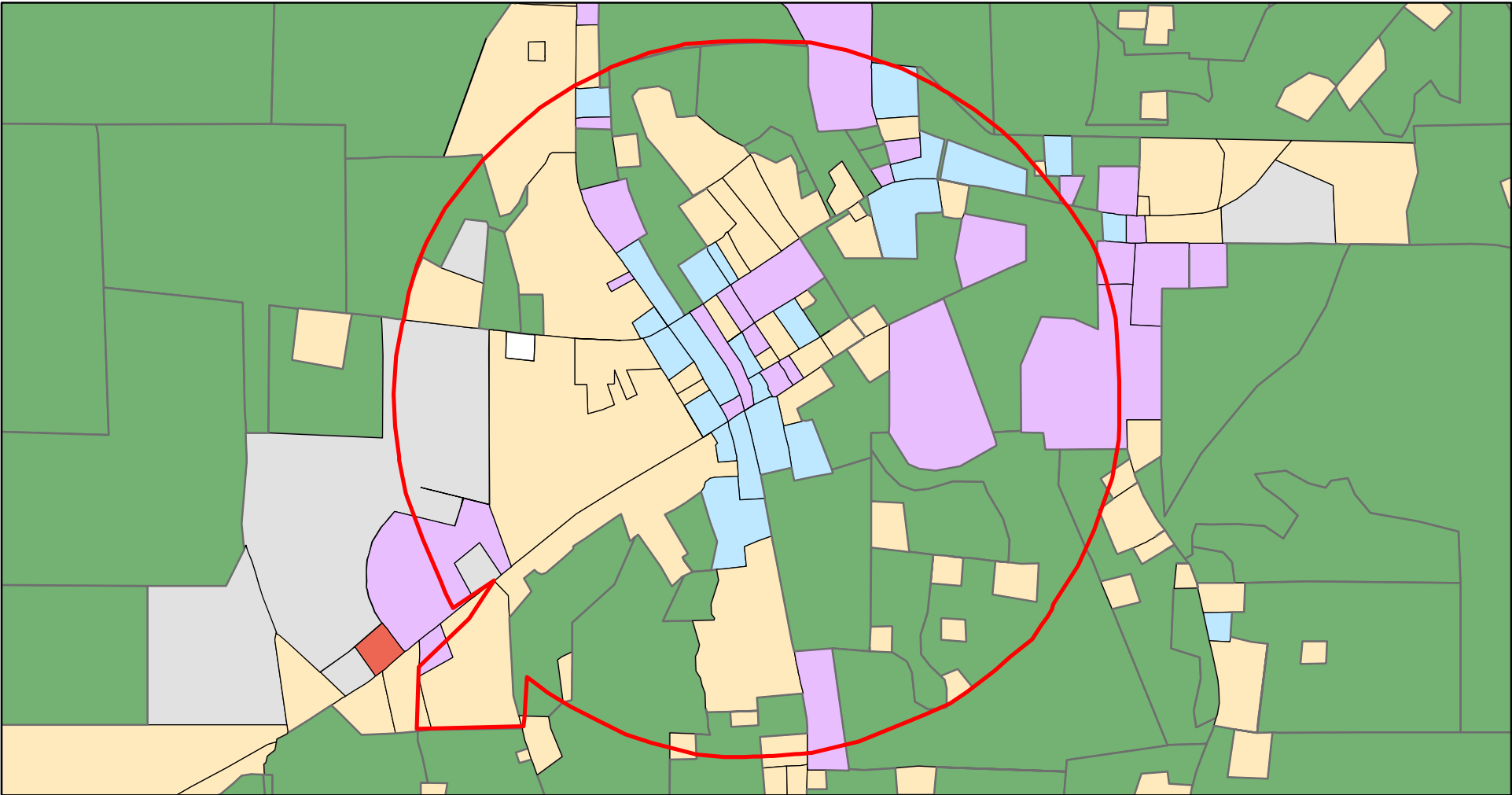
 Transportation/Communication/Utilities

 Miles
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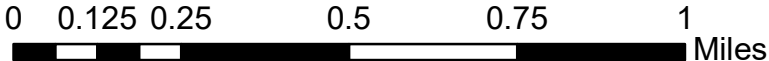
This map is provided by the Middle Georgia Regional Commission based on available data on 2/3/16. All features are approximate and should be used for general planning purposes only.

City of Roberta



Legend

-  Municipal Boundaries
- Current Land Use By Parcel**
-  No Land Use Data
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Public/institutional
-  Residential
-  Transportation/Communication/Utilities



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This map is provided by the Middle Georgia Regional Commission based on available data on 2/3/16. All features are approximate and should be used for general planning purposes only.

Crawford County
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Economic Development					
1. Seek additional avenues to coordinate with Central Georgia Technical College (CGTC) to promote professional development courses to adequately prepare community residents for jobs within the community	2017-2022	Staff Time	City of Roberta, Crawford County, CGTC	Budget	ED: N3
2. Coordinate with CGTC and School Board, as needed, to implement scholarship grant program	2017-2022	Staff Time	City of Roberta, Crawford County, Board of Education, CGTC	Budget	ED: N3
3. Establish an effective small business development program to attract and promote new commercial businesses	2017-2022	Staff Time	City of Roberta, Crawford County, Development Authority	Budget	ED: O3, CF: N1, CF: O1
4. Construct a new 10,000 sf speculative building	2018-2020	\$150,000	City of Roberta, Crawford County, Development Authority	Budget, Loans	ED: O3
5. Continue initiative to develop another industrial park off of Highway 341 South and Zenith Mill Road	2017-2019	\$300,000	City of Roberta, Crawford County, Development Authority	Budget, Grants, Loans, SPLOST	LU: N1, LU: O1, ED: O2, ED: O3, CF: N1, CF: O1
6. Establish a Downtown Development Authority/Main Street organization	2017-2019	\$50,000	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Budget, Grants	ED: N1, ED: O3, H: O3
Housing					
1. Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families	2017-2022	Staff Time/\$5,000	City of Roberta, Crawford County	Budget	H: O3
2. Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families	2017-2022	Staff Time	City of Roberta, Crawford County	Budget, Grants	H: O2
3. Update minimum housing standards to continue Code Enforcement activities for new development	2017-2019	Staff Time	City of Roberta, Crawford County	Budget	H: N3, H: N4
4. Support efforts to establish housing options for young professionals	2018-2022	Staff Time	City of Roberta, Crawford County	Budget	H: N1, H: N2, H: O1, H: O3
5. Encourage the development of a retirement community	2018-2021	Staff Time	City of Roberta, Crawford County	Budget	H: N1, H: O1, H: O3

Crawford County
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Natural & Cultural Resources					
1. Identify funding sources to complete a Historic Resource Survey for the unincorporated areas of Crawford County	2018-2021	Staff/Volunteer Time	Crawford County, Historical Society	Budget	NCR: N1, NCR: N2, NCR: N3, NCR: O4, NCR: O5
2. Rehabilitate the Old Knoxville Courthouse to the Secretary of Interiors Standards	2017-2022	\$2 million/ Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans	NCR: O5
3. Maintain the Middle Georgia Folk Pottery Museum to broaden the understanding of the historical standing of the community	2017-2022	Staff/Volunteer Time/\$50,000	Crawford County, Crawford County Historical Society	Budget, Grants	NCR: O3, ED: O1
4. Identify process and potential funding sources for replacing Francisville's Historical Marker	2018-2019	Staff/Volunteer Time	Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans	NCR: N1
5. Begin development of the Flint River Venue for recreational use and creation of a 100 acre park	2017-2022	\$500,000	Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans	NCR: N3, NCR: O1, NCR: O2
Community Facilities					
1. Continue efforts to incorporate additional and maintain recreational opportunities. i.e. walking and biking trails, playgrounds, and swimming	2018-2021	\$300,000	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	CF: O3, NCR: N4, NCR: O1, NCR: O2
2. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	2017-2022	\$2.5-5 million/Staff Time	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	IGC: N2
3. Construct a new Government Center	2019-2022	\$5 million	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	CF: N4, CF: O4
4. Perform upgrades the County Jail	2018-2021	\$750,000	City of Roberta, Crawford county	Budget, Grants, SPLOST, Loans	CF: N4
5. Ensure all public safety needs are met with up-to-date supplies and training	2017-2022	\$1 million	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	CF: N3

Crawford County
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Land Use					
1. Conduct annual reviews and updates, if necessary, of Land Development Regulations to ensure they are compatible with desired development patterns	2017-2022	Staff Time	City of Roberta, Crawford County	Budget	LU: N1, LU: O1
Intergovernmental Coordination					
1. Promote coordination and cooperation between government, organizations, and the public	2017-2022	Staff/Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Development Authority, Crawford County Historical Society	Budget	IGC: N1, IGC: O1, ED: N2
2. Encourage total community involvement	2017-2022	Staff/Volunteer Time	City of Roberta, Crawford County	Budget	IGC: O1
3. Quarterly meetings of all entities to encourage community development	2017-2022	Staff/Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society, Development Authority	Budget	IGC: N1, ED: O2
Transportation					
1. Promote the use of Crawford Transit (the 5311 Program)	2017-2022	Staff Time/\$5,000	City of Roberta, Crawford County	Budget, GDOT	T: N4, T:O2
2. Expand Highway 341 between Roberta and Barnesville and Roberta and the Peach County line from two (2) to four(4) lanes. Engineering is complete. Project included on the TIA unconstrained list	2019-2022	\$3 million	City of Roberta, Crawford County, GDOT	Budget, GDOT, SPLOST, Loans	T: N1, T: O1
3. Causey Road resurfacing SR 42 to US 80. Project included on TIA unconstrained list	2020-2022	\$500,000	Crawford County, GDOT	Budget, GDOT, SPLOST, Loans	T: N1, T: O1, T: O3
4. PI #7029-Replace Highway 80 bridge over Echeconnee Creek at Crawford County line	2017-2019	\$300,000	Crawford County, GDOT	Budget, GDOT, SPLOST, Loans	T: N1, T: O1
5. Widen US Highway 80 for heavy traffic	2018-2020	\$3 million	Crawford County, USDOT	Budget, Grants, Loans, SPLOST	T: N1, T: O1
6. Incorporate bicycle lanes when resurfacing/new development projects	2018-2021	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST	T: N2, T: O1, T: O3
7. Continue efforts to pave roads as needed	2017-2022	\$1 million	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST	T: N3, T: O1, T: O3

Crawford County
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
8. Continue sidewalks throughout the community	2017-2022	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST	T: N2, T: O1

City of Roberta
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Economic Development					
1. Seek additional avenues to coordinate with Central Georgia Technical College (CGTC) to promote professional development courses to adequately prepare community residents for jobs within the community	2017-2022	Staff Time	City of Roberta, Crawford County, CGTC	Budget	ED: N3
2. Coordinate with CGTC and School Board, as needed, to implement scholarship grant program	2017-2022	Staff Time	City of Roberta, Crawford County, Board of Education, CGTC	Budget	ED: N3
3. Establish an effective small business development program to attract and promote new commercial businesses	2017-2022	Staff Time	City of Roberta, Crawford County, Development Authority	Budget	ED: O3, CF: N1, CF: O1
4. Construct a new 10,000 sf speculative building	2018-2020	\$150,000	City of Roberta, Crawford County, Development Authority	Budget, Loans	ED: O3
5. Continue initiative to develop another industrial park off of Highway 341 South and Zenith Mill Road	2017-2019	\$300,000	City of Roberta, Crawford County, Development Authority	Budget, Grants, Loans, SPLOST	LU: N1, LU: O1, ED: O2, ED: O3, CF: N1, CF: O1
6. Establish a Downtown Development Authority/Main Street organization	2017-2019	\$50,000	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Budget, Grants	ED: N1, ED: O3, H: O3
Housing					
1. Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families	2017-2022	Staff Time/\$5,000	City of Roberta, Crawford County	Budget	H: O3
2. Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families	2017-2022	Staff Time	City of Roberta, Crawford County	Budget, Grants	H: O2
3. Update minimum housing standards to continue Code Enforcement activities for new development	2017-2019	Staff Time	City of Roberta, Crawford County	Budget	H: N3, H: N4
4. Support efforts to establish housing options for young professionals	2018-2022	Staff Time	City of Roberta, Crawford County	Budget	H: N1, H: N2, H: O1, H: O3
5. Encourage the development of a retirement community	2018-2021	Staff Time	City of Roberta, Crawford County	Budget	H: N1, H: O1, H: O3

City of Roberta
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Natural & Cultural Resources					
1. Identify funding sources to complete a Historic Resource Survey for the unincorporated areas of Crawford County	2018-2021	Staff/Volunteer Time	City of Roberta, Crawford County, Crawford County Historical Society	Budget	NCR: N1, NCR: N2, NCR: N3, NCR: O4, NCR: O5
2. Rehabilitate the Old Knoxville Courthouse to the Secretary of Interiors Standards	2017-2022	\$2 million/ Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans	NCR: O5
3. Maintain the Middle Georgia Folk Pottery Museum to broaden the understanding of the historical standing of the community	2017-2022	Staff/Volunteer Time/\$50,000	City of Roberta, Crawford County, Crawford County Historical Society	Budget, Grants	NCR: O3, ED: O1
4. Identify process and potential funding sources for replacing Francisville's Historical Marker	2018-2019	Staff/Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans	NCR: N1
Community Facilities					
1. Continue efforts to incorporate additional and maintain recreational opportunities. i.e. walking and biking trails, playgrounds, and swimming	2018-2021	\$300,000	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	CF: O3, NCR: N4, NCR: O1, NCR: O2
2. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	2017-2022	\$2.5-5 million/Staff Time	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	IGC: N2
3. Construct a new Government Center	2019-2022	\$5 million	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	CF: N4, CF: O4
4. Perform upgrades the County Jail	2018-2021	\$750,000	City of Roberta, Crawford county	Budget, Grants, SPLOST, Loans	CF: N4
5. Establish a user friendly website for the City of Roberta	2017-2018	\$6,000/Staff Time	City of Roberta	Budget	CF: N2, CF: O2
6. Ensure all public safety needs are met with up-to-date supplies and training	2017-2022	\$1 million	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans	CF: N3
Land Use					
1. Conduct annual reviews and updates, if necessary, of Land Development Regulations to ensure they are compatible with desired development patterns	2017-2022	Staff Time	City of Roberta, Crawford County	Budget	LU: N1, LU: O1

City of Roberta
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Intergovernmental Coordination					
1. Promote coordination and cooperation between government, organizations, and the public	2017-2022	Staff/Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Development Authority, Crawford County Historical Society	Budget	IGC: N1, IGC: O1, ED: N2
2. Encourage total community involvement	2017-2022	Staff/Volunteer Time	City of Roberta, Crawford County	Budget	IGC: O1
3. Quarterly meetings of all entities to encourage community development	2017-2022	Staff/Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society, Development Authority	Budget	IGC: N1, ED: O2
Transportation					
1. Promote the use of Crawford Transit (the 5311 Program)	2017-2022	Staff Time	City of Roberta, Crawford County	Budget, GDOT	T: N4, T:O2
2. Expand Highway 341 between Roberta and Barnesville and Roberta and the Peach County line from two (2) to four(4) lanes. Engineering is complete. Project included on the TIA unconstrained list	2019-2022	\$3 million	City of Roberta, Crawford County, GDOT	Budget, GDOT, SPLOST, Loans	T: N1, T: O1
3. Widen US Highway 80 for heavy traffic	2018-2020	\$3 million	City of Roberta Crawford County, USDOT	Budget, Grants, Loans, SPLOST	T: N1, T: O1
4. Incorporate bicycle lanes when resurfacing/new development projects	2018-2021	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST	T: N2, T: O1, T: O3
5. Continue efforts to pave roads as needed	2017-2022	\$1 million	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST	T: N3, T: O1, T: O3
6. Continue sidewalks throughout the community	2017-2022	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST	T: N2, T: O1

Crawford County
Report of Accomplishments

Activity	Status					Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled		
Economic Development						
1. Seek additional avenues to coordinate with Central Georgia Technical College (CGTC) to promote professional development courses to adequately prepare community residents for jobs within the community		✓				Ongoing Constantly communicating with CGTC to increase enrollment
2. Coordinate with CGTC and School Board, as needed, to implement scholarship grant program		✓				Ongoing As opportunities arise
3. Establish an effective small business development program to attract and promote new commercial businesses		✓				Ongoing Some areas need improvement
4. Construct a new 10,000 sf speculative building in the industrial park	✓					Completed in 2016. In need of another
5. Continue initiative to develop another industrial park off of Highway 341 South and Zenith Mill Road		✓				In the process, but still needs water and sewer infrastructure
Housing						
1. Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families		✓				Ongoing
2. Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families			✓			Still needed as resources become available
3. Continue Code Enforcement activities with developers to enforce minimum housing standards for new development		✓				Ongoing
Natural & Cultural Resources						
1. Identify funding sources to complete a Historic Resource Survey for the unincorporated areas of Crawford County			✓			Still needed and constantly searching for funding opportunities

Crawford County
Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
2. Establish a Georgia Scenic Byways along State Route 42 and Highway 341 in Crawford County, which will promote existing trails (Bartram, Peach Blossom), cultural and historic sites, and non-motorized transportation initiatives (i.e. bicycle/golf carts)	✓				Completed in 2014
3. Rehabilitate the Old Knoxville Courthouse to the Secretary of Interiors Standards		✓			Ongoing
4. Maintain/Expand the Middle Georgia Folk Pottery Museum		✓			Ongoing Expansion efforts have been completed
5. Identify process and potential funding sources for replacing Francisville's Historical Marker			✓		Still needed Efforts are underway to secure funding
6. Develop a strategy for utilizing portions of the Flint River as a venue for recreational use and creation of a 100 acre park	✓				Completed with the development of the 2016 Recreation Master Plan
Community Facilities					
1. Establish a Joint Recreational Facility Board	✓				Completed in 2013
2. Expand County Recreational Facilities at existing complex (i.e. additional baseball fields, youth football field, etc.)		✓			Partially completed in 2016
3. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas		✓			Ongoing
Land Use					
1. Conduct annual reviews and updates, if necessary, of Land Development Regulations to ensure they are compatible with desired development patterns		✓			Ongoing
Intergovernmental Coordination					
1. Promote coordination and cooperation between government and organizations		✓			Ongoing
2. Encourage total community involvement		✓			Ongoing

Crawford County
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
3. Review/re-negotiate Service Delivery Strategy (SDS) agreements		✓			Ongoing
Transportation					
1. Promote the use of Crawford Transit (the 5311 Program)		✓			Ongoing
2. Replacement of the bridge over Flint River/SR 128 (8 miles north of Reynolds), PI #333205 (State Transportation Improvement Program-STIP)	✓				Completed in 2016
3. Expand US Highway 341 between Roberta and Barnesville and Roberta and the Peach County line from two (2) to four(4) lanes. Engineering is complete. Project included on the TIA unconstrained list			✓		Still needed when funding becomes available
4. Causey Road resurfacing SR 42 to US 80. Project included on TIA unconstrained list		✓			Partially completed Work still to be done
5. PI #7029-Replace Highway 80 bridge over Echeconnee Creek at Crawford County line			✓		Still needed part of GDOT Long Range Program
6. Smith Chapel Road Project (3 miles)	✓				Completed in 2015

City of Roberta
Report of Accomplishments

Activity	Status					Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled		
Economic Development						
1. Seek additional avenues to coordinate with Central Georgia Technical College (CGTC) to promote professional development courses to adequately prepare community residents for jobs within the community		✓				Ongoing Constantly communicating with CGTC to increase enrollment
2. Coordinate with CGTC and School Board, as needed, to implement scholarship grant program		✓				Ongoing As opportunities arise
3. Establish an effective small business development program to attract and promote new commercial businesses		✓				Ongoing Some areas need improvement
4. Construct a new 10,000 sf speculative building in the industrial park	✓					Completed in 2016. In need of another
5. Continue initiative to develop another industrial park off of Highway 341 South and Zenith Mill Road		✓				In the process, but still needs water and sewer infrastructure
Housing						
1. Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families		✓				Ongoing
2. Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families			✓			Still needed as resources become available
Natural & Cultural Resources						
1. Establish a Georgia Scenic Byways along State Route 42 and Highway 341 in Crawford County, which will promote existing trails (Bartram, Peach Blossom), cultural and historic sites, and non-motorized transportation initiatives (i.e. bicycle/golf carts)	✓					Completed in 2014

City of Roberta
Report of Accomplishments

Activity	Status					Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled		
Community Facilities						
1. Establish a Joint Recreational Facility Board	✓					Completed in 2013
2. Expand County Recreational Facilities at existing complex (i.e. additional baseball fields, youth football field, etc.)		✓				Partially completed in 2016
3. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas		✓				Ongoing
Land Use						
1. Conduct annual reviews and updates, if necessary, of Land Development Regulations to ensure they are compatible with desired development patterns		✓				Ongoing
Intergovernmental Coordination						
1. Promote coordination and cooperation between government and organizations		✓				Ongoing
2. Encourage total community involvement		✓				Ongoing
3. Review/re-negotiate Service Delivery Strategy (SDS) agreements		✓				Ongoing
Transportation						
1. Promote the use of Crawford Transit (the 5311 Program)		✓				Ongoing
2. Expand US Highway 341 between Roberta and Barnesville and Roberta and the Peach County line from two (2) to four(4) lanes. Engineering is complete. Project included on the TIA unconstrained list			✓			Still needed when funding becomes available

Appendices

Appendix A.....	Public Participation Plan
Appendix B.....	Public Involvement
Appendix C.....	Stakeholder Involvement
Appendix D.....	Regional Agenda

CRAWFORD COUNTY AND THE CITY OF ROBERTA JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Community Participation Plan

Community Involvement

Development of the various elements of the **Crawford County and City of Roberta Joint Comprehensive Plan** relies heavily on the involvement of stakeholders throughout the entire community. It is a guiding principle of both city and county leadership that this plan encompasses the needs and opportunities of all sectors of the community. This input will be solicited through a multi-phase process.

The planning process was formally launched at the first public hearing kickoff, held March 24, 2016 at the Crawford County Courthouse. This initial meeting was designed to inform the community that the planning process had officially begun and present the formal participation plan, as well as proposed land use maps. Setting this initial background was identified as a necessity by the city and county administration so as to better familiarize stakeholders with the process and encourage more active involvement. The planning kickoff was overseen by city and county administration and facilitated by Middle Georgia Regional Commission staff.

Identification of Stakeholders

A comprehensive list of potential stakeholders was created with input from local organizations, elected officials, local government staff, and residents. A complete list of all stakeholders is located below.

Becky Smith	Mayor of Roberta	Lewis Walker	Sheriff
Brenda Carroll	Dev. Authority	Marcus Early	Central Georgia Tech
Brent Lowe	Education	Pat Kelly	County Manager
David Mincey	Attorney	Patti Temple	Chamber of Commerce
Doug Kelley	Fire Fighter	Paul Chapman	County Commission
Frank Holmes	Citizen	Reverend Hudo	Local Clergy
Frank Miller	Government	Steve Davis	Finance
Henry Blasingame	Citizen	Trey Seagraves	Education
Kelli Cody	UGA Extension Office	Vickey Simmons	Georgia Post
Larry Spillers	Farmer	Zach Woods	Student

CRAWFORD COUNTY AND THE CITY OF ROBERTA JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Participation Techniques Utilized

Beyond the two required public hearings, the following methods of public participation techniques will be used:

- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.
- Solicitation of feedback at other regular community meetings (City Council, County Commission) through both local government and Regional Commission staff.
- Notification of process on city and county websites with invitation for both email and phone input.
- Fliers posted in government and community buildings with contact information for planning staff.

Participation Program

Stakeholder meetings will be held on a series of topics throughout the process. Each meeting will be made open to the public, in addition to the two required public hearings. Notice was given of these stakeholder meetings on both the local government and MGRC websites, and during the first public hearing.

Stakeholder Meetings		
1	Plan Overview/Vision, Review Existing Land Use, Discuss Community Goals	February 2016
2	Review Draft Goals and discuss Needs and Opportunities	March 2016
3	Review Draft Needs and Opportunities and Discuss Future Land Use	April 2016
4	Review Draft Land Use and Discuss Recommended Elements	May 2016
5	Transportation/Housing/Economic Development	June 2016
6	Transportation/Housing/Economic Development	July 2016
7	Discuss Community Work Program	August 2016
8	Review Draft Community Work Program	September 2016
9	Review Draft Plan prior to Public Hearing	October 2016
10	Second Public Hearing	October 2016

Other outreach and input from other interested parties who are unable to attend these meetings will be obtained through a series of other methods, including email correspondence, face to face conversation, website feedback and communication with local representatives.

At the final public hearing, to be held in October 2016, members of the public will have the opportunity to comment on the final draft during a formal submission period. This correspondence will mirror the submission methods above so that all members of the public have the maximum possible potential to contribute to the process.

known under the present system of numbering as 10562 Highway 80, Lizella, Crawford County, Georgia. ALSO, all that tract or parcel of land situate, lying and being in Land Lot

TAX MAP: C069, PARCEL: 033
 PLAT BOOK: 11, PAGE: 294
 DEED BOOK: 345, PAGE: 351-352
 PRESENT ZONING: R1-AG
 PUBLIC HEARING: Board of Commis-

Yatesville, GA 31097
 3-19 Raines 3.17-4.7 |

The Deadline for Public Notices is Friday at Noon.

PUBLIC HEARING NOTICE

FOR CRAWFORD COUNTY AND THE CITY OF ROBERTA JOINT COMPREHENSIVE PLAN UPDATE

A public hearing will be held on **Thursday, March 24, 2016** at 6:00 p.m. in the Crawford County Courthouse located at 100 GA 42 South, Knoxville, GA 31050. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing.

For additional information, please contact Daniel Dobbins, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Crawford County Board of Commissioners at (478) 836-3782 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

CONSUMER NOTICE

To All Customers of Public Service Telephone Company Telecommunications Services – 2016

The Georgia Public Service Commission has designated Public Service Telephone Company the "Eligible Telecommunications Carrier" for its service area for universal service purposes. The goal of universal service is to provide all citizens access to essential communications services.

Public Service Telephone Company provides single party residence (with unlimited local usage) and business service for rates which range from \$20.10 to \$25.10 per month for residential customers and \$25.50 to \$45.60 per month for business customers. This includes access to:

- Long Distance Carriers
- Emergency Services
- Operator Services
- Directory Assistance
- Telecommunication Relay Service
- Other Services designed to persons with Disabilities
- Toll Blocking

The use of these services may result in added charges. In addition, Public Service Telephone Company provides its customers one copy of its annual local directory without charge. Upon request, Public Service Telephone Company would be pleased to provide you with specific rates for your area.

Public Service Telephone Company currently offers Lifeline Service to qualified customers. If you are a low income customer, you may qualify for the Lifeline Program through Public Service Telephone Company. This means you may receive a monthly discount for your basic phone charges and free toll blocking for qualifying customers.

If you have any questions, please do not hesitate to contact Public Service Telephone Company at (478) 847-4111.

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
March 24, 2016, 6:00 p.m. | County Courthouse**

- | | |
|---------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date | MGRC |
| 4) Timeline | MGRC |
| 5) Public Involvement Plan | MGRC |
| 6) Questions/Comments | MGRC |

For Public Input on Current Land Use Maps:
<http://mgrcmaps.org/crawfordcounty/landuse/>

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Daniel Dobbins	ddobbins@mg-rc.org
Jonathon Connell	jconnell@mrg-rc.org
Kimberly Lowe	klowe@mg-rc.org
Robert O'Neill	roneill@mg-rc.org

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE**

**PUBLIC HEARING SIGN-IN SHEET
March 24, 2016, 6:00 p.m. | County Courthouse**

Name	Phone	Email
Paul Chapman	478-973-2427	

CRAWFORD COUNTY AND THE CITY OF ROBERTA
2016 COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
CRAWFORD COUNTY COURTHOUSE
THURSDAY, MARCH 24, 2016, 6:00 P.M.
MEETING MINUTES

The public hearing began at 6:00 pm. Daniel Dobbins of the Middle Georgia Regional Commission (MGRC) welcomed all those in attendance and explained that Crawford County and the City of Roberta were beginning the process of updating their Joint Comprehensive Plan. He explained that the Comprehensive Plan is required to undergo an update every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

Mr. Dobbins updated those present on the status to-date of the update process. The Steering Committee had held their first meeting. The Steering Committee reviewed the existing land-use maps and provided comments. Mr. Dobbins noted that these maps are available for review online. Also, the Steering Committee decided to pursue the following planning elements:

- | | |
|-------------------------|------------------------|
| Land Use | Community Work Program |
| Needs and Opportunities | Transportation |
| Community Goals | Housing |
| Economic Development | |

Ms. Kimberly Lowe, also of the MGRC, discussed the timeline for the plan update. After the First Public Hearing, the Steering Committee would continue to meet once per month (or more, depending on need). A draft of the Comprehensive Plan will need to be commented on at a Second Public Hearing to be held prior to October 31, 2016. After all comments are addressed, the updated drafts will be reviewed by the Middle Georgia Regional Commission and the Department of Community Affairs. Local adoption will take place by February 7, 2017, with a certification deadline of February 28, 2017.

Ms. Lowe then described the composition of the Steering Committee and passed out copies of the current list of committee members. Ms. Lowe asked for input on anyone that the Public Hearing attendees thought may be helpful. Ms. Lowe also mentioned the methods that would be used to inform the general public of the Steering Committee meetings, which included the websites for the Middle Georgia Regional Commission, Crawford County, and the City of Roberta. As was done for the First Public Hearing, the Second Public Hearing would be announced in the county's legal organ, *The Georgia Post*. Finally, flyers would be created for the Steering Committee meetings to be placed at public spaces around the county.

Mr. Dobbins asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 6:15 pm.

Minutes Certified by:



Daniel Dobbins
Government Services Specialist
Middle Georgia Regional Commission

p.m., First Thursday of each month, Crawford Business Development Center, Conference Room.

CRAWFORD COUNTY FAMILY CONNECTION - Second Tuesday, every other month, CGTC, Conference Room

CRAWFORD COUNTY HEALTH DEPARTMENT BOARD OF HEALTH - Every three months. Next meeting is TBA at the Crawford County Health Dept.

CRAWFORD COUNTY RECREATION DEPT. - Next meeting is TBA at the Crawford County Courthouse.

Please let us know if meeting times change.
Thank you.



Croft, Curtis Lane - 22, Lizella - Probation violation (when probation terms are altered) - felony
Crosby, Tommy Wayne - 44, Roberta - Aggravated assault
Crosby, Tommy Lee - 19, Roberta - Simple battery
Dugger, Farlancieo Al-andrus - 41, Butler - DUI - driving under the influence of alcohol; suspended license - failure to appear suspension
Elliott, Cody - 23, Lizella - Rape; sodomy; aggravated sodomy

meanor)
Prater, Antonio Deshawn - 24, Culloden - Marijuana - possess less than 1 oz.
Queen, Tonya Michelle - 40, Macon - Theft by taking - misdemeanor
Rainer, Angel Elrod - 44, Lizella - Speeding 13-19 miles over speed limit; suspended license - no insurance conviction
Robertson, Amy Michelle - 34, Knoxville - Theft by taking - felony
Smith, Ryan Tyler - 31, Roberta - Failure to maintain lane; DUI - driving under

court of law.

CCDEA, Inc. President
478-973-2018
Fullmoon Taxidermy
854 Roberta Hwy, Butler

PUBLIC HEARING NOTICE For Crawford County and the City of Roberta Joint Comprehensive Plan Update

A public hearing will be held on Thursday, September 22, 2016 at 6:00 p.m. in the Crawford County Courthouse, located at 100 GA Hwy 42 S, Knoxville, GA 31050. All community members are invited to attend. The purpose of the hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. All comments must be submitted by Friday, September 30, 2016 at 5:00 p.m. to the Middle Georgia Regional Commission.

Persons with special needs relating to disability access or foreign language should contact the Crawford County Commissioner's Office at (478) 836-3782 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

For additional information, please contact Daniel Dobbins, Jonathon Connell, or Kimberly Lowe, Middle Georgia Regional Commission, at (478) 751-6160.

Mail, Fax or Email comments to:
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217
Fax: (478) 751-6517

Email: ddobbins@mg-rc.org or jconnell@mg-rc.org or klowe@mg-rc.org

WHAT'S FOR LUNCH?

Wednesday, Sept. 14
Pizza Wedge Or
PB & J Sandwich
w/String Cheese
Romaine Salad w/Dressing
Corn
Thursday, Sept. 15
Rib-B-Que Or
Grilled Chicken on Bun w/
Chips

Sweet June Peas
Tuesday, Sept. 20
Soft Shell Beef Taco
Or Sausage Dog
Grilled Peppers & Onions
Lettuce & Tomato
Corn
Wednesday, Sept. 21
Pizza Slice Or
PB & J Sandwich

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
September 22, 2016, 6:00 p.m. | County Courthouse**

- | | |
|---------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date | MGRC |
| 4) Timeline | MGRC |
| 5) Public Involvement Plan | MGRC |
| 6) Questions/Comments | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Daniel Dobbins	ddobbins@mg-rc.org
Jonathon Connell	jconnell@mrg-rc.org
Kimberly Lowe	klowe@mg-rc.org
Robert O’Neill	roneill@mg-rc.org

CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

PUBLIC HEARING SIGN-IN SHEET
September 22, 2016, 6:00 p.m. | County Courthouse

Name	Phone	Email
S.J. Bassett	478-836-3234	jvbassett@stel.net

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
2016 COMPREHENSIVE PLAN UPDATE – PUBLIC HEARING
CRAWFORD COUNTY COURTHOUSE
SEPTEMBER 22, 2016, 6:00 P.M.
MEETING MINUTES**

The public hearing began at 6:00 pm. Kimberly Lowe of the Middle Georgia Regional Commission (MGRC) welcomed those in attendance and explained that Crawford County and the City of Roberta were finishing the process of updating their Joint Comprehensive Plan. she explained that the Comprehensive Plan is required to undergo an update every five years, and that the Georgia Department of Community Affairs (DCA) sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

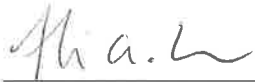
Ms. Lowe then described the composition of the draft plan and passed out copies to those present. She acknowledged any public comments to the plan will be incorporated before the final transmission to the city and county.

Ms. Lowe discussed the future steps to have the plan approved by DCA and adopted by the city and county.

Ms. Lowe asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 6:10 pm.

Minutes Certified by:



Kimberly Lowe
Government Services Specialist
Middle Georgia Regional Commission

CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Meeting #1-Kickoff
February 18, 2016, 6:00 p.m.
Crawford County Board of Commissioners Annex

AGENDA

Welcome & Introductions	Jonathon Connell, MGRC
About Comprehensive Planning	Kimberly Lowe, MGRC
Identify Plan Components to Undertake	Kimberly Lowe, MGRC
Organization of the Steering Committee	Daniel Dobbins, MGRC
Discuss Community Vision	Daniel Dobbins, MGRC
Review Existing Land Use Maps	Jonathon Connell, MGRC
Set First Public Hearing & Next Meeting Dates	Jonathon Connell, MGRC
Questions	MGRC Staff
Adjourn	

Crawford County Comprehensive Planning Stakeholder Group 1st Meeting

February 18, 2016 - 6pm

Crawford County Courthouse, 100 GA 42S Roberta, GA

Name	Phone #	Email	Agency/Title
FRANK McMorris			
Stacy Ladson	836-3497	sladson@crawforddevelopment.net	Devel. Authority
Paul Chapman			
LEWIS S. WALKER	836-3116	lwalker@crawfordsheriff.net	CRAWFORD COUNTY SHERIFF'S OFFICE
Pat Kenny			
Victoria Sumner	836-3155	US:mmow564@gmail.com	The GA Post
L.L. Hadlo	706-644-8835		
Patti Temple	836-3825	robertacrawfordcc	RCOC E.D.
Henry Blumgren	836-3494	@gmail.com	

CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Meeting #2-Needs and Opportunities
March 17, 2016, 6:00 p.m.
Crawford County Courthouse

AGENDA

Welcome & Introductions	Jonathon Connell, MGRC
Recap of 2/18 Meeting	Kimberly Lowe, MGRC
Discuss Draft Land Use Maps	Kimberly Lowe, MGRC
Review Draft Vision Statement	Daniel Dobbins, MGRC
Open Forum: Needs and Opportunities	Daniel Dobbins, MGRC
Reminder: Public Hearing & Next Meeting Date	Jonathon Connell, MGRC
Questions	MGRC Staff
Adjourn	

**JOINT COMPREHENSIVE PLAN
CRAWFORD COUNTY AND THE CITY OF ROBERTA
STEERING COMMITTEE MEETING #2
MARCH 17, 2016**

NAME	PHONE	EMAIL
Stacy Ladson		
S. J. Bassett		
Kelli Cody	770-354-8849	kmcody@uga.edu garcia@uga.edu
Victoria Simmons	478-836-3195	
Pat Kelly	478-214-1909	P.Kelly@crawfordcountyga.org
Paul Chapman	478-973-2427	
LARRY Spillers	478-955-4055	LSPILLERS@JORDANFORESTPRODUCTS.COM
FRANK Holmes	478-919-7773	HolmestfrWA@AOL.COM
DAVID Mincey	478-836-3148	DLMiii@PSTel.Net
Brenda Carroll	478-836-4454	
Bradley Cody	478-955-1302	bradleyecody@gmail.com
Mylene Carly	478-836-6002	mearly@centralgastech.edu
Patti Temple	478-836-3825 or 836-7318	roberta.crawfordcoe@gmail.com

CRAWFORD COUNTY AND THE CITY OF ROBERTA

JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Meeting #3-Needs and Opportunities Part 2

April 21, 2016, 6:00 p.m.

Crawford County Courthouse

AGENDA

Welcome & Introductions	Jonathon Connell, MGRC
Recap of 3/17 Meeting	Kimberly Lowe, MGRC
Open Forum: Needs and Opportunities	Daniel Dobbins, MGRC
<ul style="list-style-type: none">• Population• Economic Development• Housing• Natural and Cultural Resources• Community Facilities and Services• Land Use• Intergovernmental Coordination• Transportation System	
Overview of Community Goals Category	Kimberly Lowe, MGRC
Reminder: Next Meeting Date	Jonathon Connell, MGRC
Questions	MGRC Staff
Adjourn	

**JOINT COMPREHENSIVE PLAN
CRAWFORD COUNTY AND THE CITY OF ROBERTA
STEERING COMMITTEE MEETING #3
April 21, 2016**

NAME	PHONE	EMAIL
Kelli Cody - UGA extension		
LARRY SPILLERS		
Frank Holmes		
Dottie Tenenbo		
Mayor Bobbie Smith		
Paul Chapman		

CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Meeting #4-Community Goals
May 26, 2016, 6:00 p.m.
Crawford County Courthouse

AGENDA

Welcome & Introductions	Jonathon Connell, MGRC
Recap of 4/21 Meeting	Kimberly Lowe, MGRC
Discuss Community Goals	Jonathon Connell, MGRC
Reminder: Next Meeting Date	Jonathon Connell, MGRC
Adjourn	

**JOINT COMPREHENSIVE PLAN
CRAWFORD COUNTY AND THE CITY OF ROBERTA
STEERING COMMITTEE MEETING #4
May 26, 2016**

NAME	PHONE	EMAIL
Kelli Cody	770-354-8849	KMCody@uga.edu
LARRY Spillers	478-955-4055	LSPILLERS@JORDANFORESTPRODUCTS.COM
Pat Keen	478 836 3782	p.keen@cc Crawford ga.org
Brenda Carroll	478 836 3497	
Dave Mincey	478 836 3148	DLMincey@PSTel.net
FRANK Holmes	478 919-7773	holmesfrank@AOL.com
Patti Temple	478-836-3825	robertacrawfordesc@gmail.com
Bill Bassett	478-836-3234	
Bucky Smith	(478)-836-4508	B.Smith.8239@aol.com

CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

Meeting #5
June 16, 2016, 6:00 p.m.
Crawford County Courthouse

AGENDA

Welcome & Introductions	Jonathon Connell, MGRC
Review Community Goals	Kimberly Lowe, MGRC
Review Vision Statement	Daniel Dobbins, MGRC
Discuss Economic Development	Jonathon Connell, MGRC
Discuss Transportation	Daniel Dobbins, MGRC
Discuss Housing	Kimberly Lowe, MGRC
Reminder: Next Meeting Date	Jonathon Connell, MGRC
Adjourn	

**JOINT COMPREHENSIVE PLAN
CRAWFORD COUNTY AND THE CITY OF ROBERTA
STEERING COMMITTEE MEETING #5
June 16, 2016**

NAME	PHONE	EMAIL
Brenda Carroll	478 8363497	DA-
B. G. Bassett	478-836-3234	
Frank Holmes	478-919-9773	
Russell Jones	478-781-5777	
Patte Temple	478-836-2318 or 836-3825	
Larry Spiller	478-955-4055	
Paul Chapman	478 973-2427	
NILE WINGLER	" 825 4142	
Bucky Smith	478-836-4508	
Lewis S. WALKER	478-836-3116	

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN /COMPREHENSIVE ECONOMIC
DEVELOPMENT STRATEGY STEERING COMMITTEE MEETING**

MEETING #6 AGENDA

August 18, 2016, 6:00 p.m. | Crawford County Courthouse

- 1) Welcome & Introductions
- 2) Review Economic Development Strengths, Weaknesses, Opportunities, and Threats Jonathon Connell, MGRC
- 3) Economic Resiliency Jonathon Connell, MGRC
- 4) Action Plan Jonathon Connell, MGRC
- 5) Discuss Community Work Program Kimberly Lowe, MGRC
- 6) Future Land Use Daniel Dobbins, MGRC
- 7) Adjourn

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN /COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY
STEERING COMMITTEE MEETING #6
August 18, 2016**

NAME	PHONE	EMAIL
Sathi Temple	478-836-3825	robertacrawfordcoe@gmail.com
Kelli Cody	770-354-8849	kmcody@uga.edu
LARRY SPILLERS	478-955-4055	LSPILLERS@JORDANFORESTPRODUCTS.COM
BRENT LOWE	478-836-3131	brent.lowe@crawfordschools.org
Pat Kacey	478 836 3782	p.kacey@CrawfordCountyGa.org
David Mincey	478-836-3148	d1miii@PSTel.net
Becky Smith	478 836-4508	Barnick 8239@aol.com
Paul Chapman	478-973-2427	paulwchapman@bellsouth.net

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEETING**

MEETING #7 AGENDA

September 15, 2016, 6:00 p.m. | Crawford County Courthouse

- | | |
|----------------------------|---------------------|
| 1) Welcome & Introductions | Kimberly Lowe, MGRC |
| 2) Discuss Draft Plan | Kimberly Lowe, MGRC |
| 3) Review Next Steps | Kimberly Lowe, MGRC |
| 4) Questions | Kimberly Lowe, MGRC |

CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN
STEERING COMMITTEE MEETING #7
September 15, 2016

NAME

PHONE

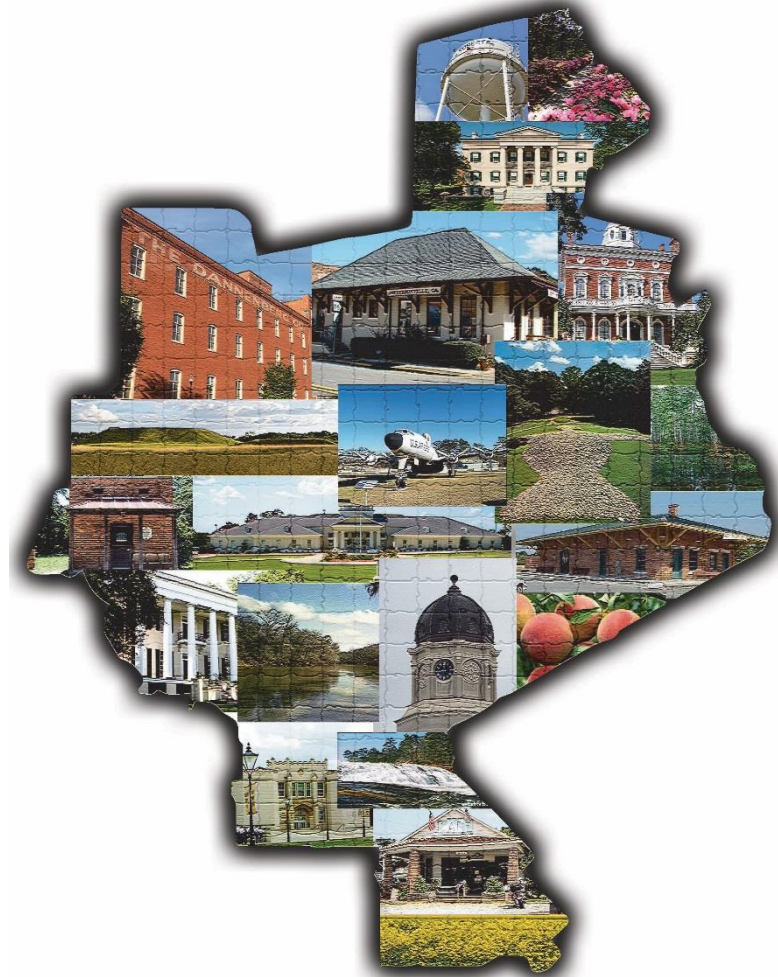
EMAIL

NAME	PHONE	EMAIL
LARRY SPILLER		
Patti Temple		

2016-2036

Plan for . . .

A THRIVING MIDDLE GEORGIA



REGIONAL AGENDA



Areas with Infill Development Opportunities

Another common focus area seen across communities was the need and opportunity for infill development to occur. Infill development refers specifically to the concept of new development occurring in locations where infrastructure is already present to support the needs of the new structure, but nothing currently inhabits that location. This definition of infrastructure is broad—including water, sewer, power, and transportation infrastructure, each at a high enough capacity to support development. For this reason, infill development typically only happens on a parcel-based level, although opportunities may be present through a broader area.

It is also worth noting that the connotation of infill development very often includes a degree of mid-to-high density development. While a rural highway on the outskirts of a town may have the existing infrastructure present to be considered “infill,” the construction of a few new, detached single-family homes is less analogous to infill development than it is to new construction. For this reason, those possibilities are not discussed in this section. Rather, four distinct subcategories of infill development are described in additional detail. These include infill opportunities in urban downtowns, in small towns or rural communities, as outparcels in large developments, and in combination with corridor redevelopment efforts.

Urban Downtowns

Perhaps the most common and recognizable forms of infill development are those that occur within traditional cities and large urban areas. Within the Middle Georgia region, Macon-Bibb County and the City of Milledgeville have the largest number of these types of opportunities. Both of these communities have already seen steps taken in this direction, with more possibilities remaining.



The proposed Lofts at Capricorn in Macon-Bibb County is a good example of infill development in an urban environment. The light brown building would sit on what is currently a vacant lot next to the historic Capricorn Records building (at left in white).

These areas are ripe for a number of different strategies, most notably, new mixed-use developments. Stakeholders in Middle Georgia frequently mentioned a mixture of uses as something they would like to see, both in new developments and in redevelopments. Urban areas are particularly well-suited for this type of development as it ensures that eyes are kept on the street throughout all hours of the day—both increasing safety for residents and shoppers alike and helping to build community vitality. Mixed-use developments also work particularly well as infill development because they reduce automobile dependency, which is essential whenever more people are brought into an urban environment.

Infill development also works well with the preservation of traditional downtowns. Typically, the central business district of a city was the heart of activity, especially during the day as businesspeople came into work in downtown. Many older downtowns preserved this activity through the nighttime hours not only through restaurants and theaters, but also through residences. Following the decline of downtowns in the post-WWII era, activity fell off in these areas with stores closing and people moving. Demographic shifts now present the opportunity for broad-scale strategies that promote traditional downtowns. Events, community initiatives, and favorable zoning regulations can all work to preserve aspects of downtown that appeal to people, which will in turn make infill development even more desirable.

Small Towns and Rural Communities

The concepts of infill development that apply in large downtowns can also be applied to many smaller towns throughout the region, particularly in regard to the benefits reaped from infill development. Perhaps most notable for rural communities that may face financial constraints, infill development drastically reduces the cost of service provision on a per capita basis. This allows the dollars spent by local governments on water, sewer, police, and fire services to go further—saving taxpayers money.



Downtown Roberta is an example of a small community with significant infill development potential. The above 14.76 acre site lies on the corner of the busiest intersection in town, where two US Highways meet.

Small towns have also struggled in recent years, but many of the demographic changes that are presenting opportunities for large downtowns can benefit smaller towns as well. In fact, some older residents suggested that senior citizens could serve as an effective pioneer group to move in and help revitalize these towns. Naturally, this would result in someone different needs to be emphasized for potential infill developments.

First is the need for the development of new neighborhood commercial centers. In many areas, both small towns as well as large cities, single-use (Euclidean) zoning patterns have led to large areas with only one type of land use. The result is an automobile-dependent area with difficulty in moving from one area to another to reach common destinations in daily life. Long commutes are born out of this style of planning as an individual must drive a lengthy period to leave their residential zone

before moving onward to a commercial or industrial zone where they may work. This may be even more egregious in typical suburban environments. The creation of neighborhood commercial centers near residences borrows from the concept of mixed-use developments in traditional downtowns. While multi-story buildings with ground floor retail and dwelling units above may be impractical for many small towns and suburban areas, small commercial shopping districts can at least mimic the results of a traditional downtown by locating shops and amenities in a convenient location for many residents. This also leads to the creation of employment opportunities near where people live, benefitting those who may not be able to drive to locations of employment. Open lots in these typically residential areas present prime opportunities for infill development in the style of these neighborhood commercial centers.

Small towns can also benefit from higher densities of housing, particularly near the commercial centers. Throughout many small towns, single-family detached homes and manufactured homes are often the only housing stock available. Not only can this provide a concern for individuals with restricted incomes, or who are looking to rent, the lack of density also becomes an artificial limit the total population of these town centers. Small businesses are particularly hurt by this, as it limits their potential customer base within convenient walking or driving distance. New infill developments that are higher density can assist with this issue by bringing in a larger number of people into a small town that were previously there. They can also attract pioneer groups into small towns like “empty nesters” who no longer need or want a large home. Of course, the challenge for each of these first two strategies is that they will logically feed off one another, but it will be difficult to draw new commerce without residents, as well as difficult to draw new residents without shopping opportunities.

An immediate strategy that can be taken on infill sites is the promotion of greater walkability. A major attraction to infill development is the possibility that services can be found in close proximity to one another and to where people are living. However, this is of limited benefit if the infrastructure to aid walkability is not also in place. Many small towns in Middle Georgia have limited sidewalk access, often combined with narrow and/or poorly maintained roadways. In these areas, walking may be unsafe, particularly for children and the elderly. Sidewalk improvements will not only benefit existing downtowns, but will also help to pave the way for new infill development to occur at a later time.



The downtown area of Hawkinsville has a well-connected network of sidewalks, making it possible to safely walk between businesses and residences in the area.

Before



A hypothetical case study from outside the region of how some new outparcel developments add to an existing mall.

After



Outparcels in Large Developments

Another unique type of infill development is the construction of new outparcel units in existing centers of commercial activity. Overall, the development of large monolithic shopping centers may be less than desirable, but infill development can at least improve and enhance these areas. The main improvements in this style of infill development would be to the transportation network of the community. By clustering commercial development together in these centers, it reduces or even eliminates the need for vehicular traffic between various shops.

Many new developments in this style have made walkability of their shopping centers a prime focus, sometimes mimicking the appearance of a downtown in some areas. Not only does this increase aesthetic appeal, it also promotes physical activity in the form of walking.

Obvious concerns for this type of development include the transportation infrastructure to get people to these large commercial centers. The addition of new outparcels does eliminate parking spaces (though often unnecessary ones) while drawing more people to a location. As such, local governments need to ensure that road capacity around these sites is sufficient before changing zoning regulations to permit additional outparcel development. Public transportation would be one potential solution to this problem.

In Combination with Corridor Redevelopment

Finally, as discussed in the previous section on areas in need of redevelopment, many locations throughout the region are in need of broad redevelopment that includes not only the physical condition of structures, but also the overall character of a particular area. Specifically, this includes areas where sprawling commercial development has happened rapidly at the expense of an area's sense of place. Sometimes this

**RESOLUTION
BY CRAWFORD COUNTY
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
CRAWFORD COUNTY AND THE CITY OF ROBERTA**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and


WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Crawford County and the City of Roberta were completed by Crawford County with the assistance of the Middle Georgia Regional Commission; and

WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Crawford County does hereby adopt the Joint Comprehensive Plan Update for Crawford County and the City of Roberta.

Signed and sealed this 7th day of Feb 2017.



Paul Chapman,
Chairman of Crawford County



Witness

**RESOLUTION
BY THE CITY OF ROBERTA
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
CRAWFORD COUNTY AND THE CITY OF ROBERTA**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

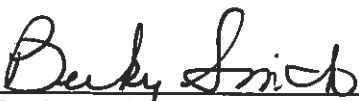
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Crawford County and the City of Roberta were completed by the City of Roberta with the assistance of the Middle Georgia Regional Commission; and

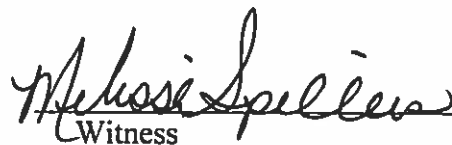
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Roberta does hereby adopt the Joint Comprehensive Plan Update for Crawford County and the City of Roberta.

Signed and sealed this 7th day of February 2017.



Becky Smith, Mayor
City of Roberta



Witness