

**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

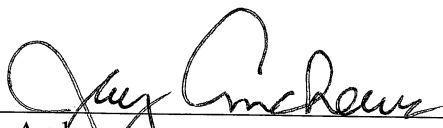
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

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

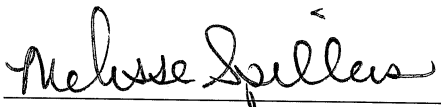
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

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 4th day of January 2022.



Jay Andrews,
Mayor, City of Roberta



Witness

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**REGULAR SCHEDULED MEETING
CRAWFORD COUNTY BOARD OF COMMISSIONERS
6:00 P.M. 04 JANUARY 2022**

Mr. John Thomas
Chairman

Mr. Justin Spillers
Vice Chairman

Mr. Dale Jump

Mr. Omar Dickey

Mr. Donald McCowen

Attest – County Manager

CREATE

Crawford

CRAWFORD COUNTY + CITY OF ROBERTA

2022 - 2026 JOINT COMPREHENSIVE PLAN



Adopted 2022

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Introduction

The Joint Comprehensive Plan for Crawford County and the City of Roberta was adopted on January 4, 2022 and is in fulfillment of the requirement of Chapter 110-12-1: Minimum Standards and Procedures for Local Comprehensive Planning set by the Georgia Department of Community Affairs. The goal of this plan is to serve as the guiding document for the physical development and guide to land use in Crawford County and the City of Roberta. This plan is a living document, capable of being amended, updated, and improved to provide a flexible framework for development throughout the county for the next 20 years. This plan was built around and details the vision, goals, needs and opportunities, current and future land use, and a five-year community work program that will help Crawford County and the City of Roberta evaluate new development projects, direct capital improvements, guide public policy and ensure the county continues to prosper.

Vision

The following vision statement was developed in meetings with the local governments based on input gathered before and during the stakeholder sessions:

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

Planning Process

The Joint Comprehensive Plan effort formally began when the initial public hearing was held on February 23, 2021, at 3:00 PM at the Crawford County Government Complex. The purpose of the hearing was to brief the community on the process to be used to develop the Joint Comprehensive Plan, brief the public on opportunities for public participation, and obtain input on the planning process from stakeholders. The meeting was attended by representatives from both Crawford County and the City of Roberta, as well as individuals

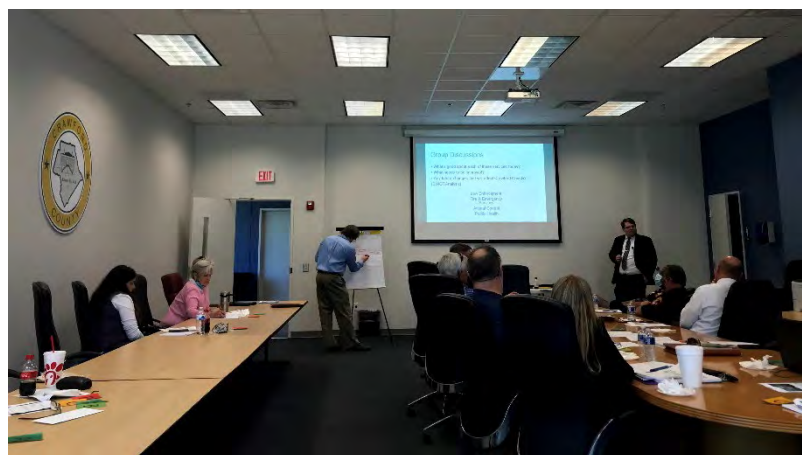


Figure 1: The Middle Georgia Regional Commission facilitates discussion and takes notes during the plan kickoff meeting on February 23, 2021.

representing other entities throughout the county. The planning process timeline is included below.

Comprehensive Plan Update Timeline		
Phase	Action	Timeframe
1	Introduce Planning Process	January 2021
2	Kickoff Public Hearing and Online Survey Launch	February – March 2021
3	Stakeholder Engagement I (Vision, Goals, Needs, Opportunities)	March – April 2021
4	Internal Debrief and Writing	May – June 2021
5	Stakeholder Engagement II (Community Work Program)	July – August 2021
6	Comprehensive Plan Writing	August – September 2021
7	Final Public Hearing, Revisions, and Sending to DCA for Review	October – November 2021
8	Further Revisions and Adoption	November 2021 – January 2022

Both Crawford County and the City of Roberta decided that online surveys would be a desirable form of public engagement for the comprehensive plan. The online survey received 115 responses, of which 50 indicated that they lived in the City of Roberta. Trends from the survey results were presented at steering committee meetings and were used to guide discussion and prioritization. The survey results are included in the Appendix.

In addition to the kickoff and closeout public hearings, there were nine additional meetings held to discuss various topics and provide opportunities to receive feedback from the steering committee or stakeholders in the public. All of these meetings were facilitated by the Middle Georgia Regional Commission in coordination with the local governments. These meetings typically involved presenting relevant survey results, discussing the 2017 Comprehensive Plan as it relates to the particular element(s) SWOT analyses, visual preference exercises, and open discussion. Sign-in sheets and agendas (as available) are included in the Appendix. The schedule of meetings is on the following page.

Comprehensive Plan Meeting Schedule		
Date	Topic(s)	Location
February 23, 2021	Kick-off Public Hearing	Crawford County Government Complex
April 21, 2021	Community Facilities and Public Safety & Health – Goals, Needs, Opportunities	Crawford County Government Complex
April 22, 2021	Economic Development and Broadband – Goals, Needs, Opportunities	Crawford County Government Complex
April 27, 2021	Housing and Transportation – Goals, Needs, Opportunities	Crawford County Government Complex
April 29, 2021	Natural/Cultural Resources and Land Use – Goals, Needs, Opportunities	Crawford County Government Complex
July 26, 2021	Recap of all Goals, Needs, Opportunities Sessions	Roberta City Hall
July 27, 2021	Natural/Cultural Resources, Transportation, and Housing – Community Work Program	Crawford County Government Complex
August 3, 2021	All Plan Sections – Community Work Program	Roberta City Hall
August 4, 2021	Economic Development, Broadband, and Land Use – Community Work Program	Crawford County Government Complex
August 5, 2021	Community Facilities/Services and Public Health – Community Work Program	Crawford County Government Complex
November 5, 2021	Closeout Public hearing	Crawford County Government Complex

Following the conclusion of all steering committee and stakeholder meetings after August 5, 2021, the Middle Georgia Regional Commission synthesized all of the information gathered and began drafting this Joint Comprehensive Plan. The draft of the plan was shared with Crawford County and the City of Roberta on November 4, 2021, after which the local governments were given time to provide input and feedback for consideration before the closeout public hearing on November 5, 2021, to present the plan to the public. Final comments were received in the days following this second required public hearing before submitting the plan to the Georgia Department of Community Affairs for their formal review prior to adoption by the city and county.

Community Facilities and Services

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

The City of Roberta and Crawford County will ensure the safety and wellbeing of its residents through proactive community leadership to meet public facility needs. This will include leveraging state and federal funding to expand water and sewer systems in an efficient manner to allow for future growth. Further, the city and county will upgrade older infrastructure throughout the community where it fails to effectively serve the needs of the residents.

Needs and Opportunities:

- ❖ Public water and sewer service are needed yet unavailable in many places.

One need that came out of discussions with stakeholders and the steering committee was the lack of water and sewer service in many parts of unincorporated Crawford County. Installing these services in strategic locations to facilitate both industrial and residential development is something that the county has expressed interest in for the future. Water service has the ability to be installed in several parts of the unincorporated county, while sewer service is currently only available in and immediately around the City of Roberta.

- ❖ Crawford County has an opportunity to improve fire protection by strategically deploying new fire hydrants.

Because parts of the unincorporated county lack public water infrastructure, there is also a lack of fire hydrants. A lack of fire suppression infrastructure in the form of hydrants in parts of the county not only increases the risk of property damage and injury but also is a deterrent to development. Residential buildings far from fire hydrants pay more for home insurance and businesses are at an increased risk of damage to their investment. Deploying fire hydrants in areas that lack them, which would follow public water infrastructure deployment, can further attract much-needed development.

- ❖ Older water and sewer lines are very prone to breaks and need frequent repairs.

Crawford County and the City of Roberta have undertaken a number of initiatives over the past several years to repair and replace old infrastructure, including applying for Community Development Block Grants. As time passes, issues associated with old infrastructure will continue to be prevalent with the aging water and sewer infrastructure that exists throughout the city and county. Planning and prioritization efforts should consider the location of this older infrastructure to efficiently revitalize parts of the city and county that need it while improving the health and safety of residents.

- ❖ There is a need to continue public building improvements and addition of new facilities.

When discussing public buildings in Crawford County and the City of Roberta, stakeholders and steering committee members graded many of the structures from “A” to “D” regarding their current condition and need for repairs. From this activity, it became apparent that many of the public facilities throughout the county are in need of upgrades or replacements. Among those most in need of investment are the Extension Office, the Development Building, and the Recreation Facility.

Public Safety and Health

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

Crawford County and the City of Roberta will ensure that all community needs are consistently addressed and that public services are provided efficiently, safely, and efficiently. Specifically, the community will improve its ISO rating, expand the availability of diverse health care services, and actively enforce laws and ordinances with local staff that are exceptionally well-trained and well-equipped.

Needs and Opportunities:

- ❖ New and expanded facility space is needed for the jail, Crawford County Sheriff, and Roberta Police Department. *

One of the most significant needs for law enforcement in Crawford County is additional facility space to perform their mission. In particular, the Crawford County Jail is overcrowded and in poor condition. The current space dates to 1973 and suffers from mold and plumbing issues in addition to general deterioration. The jail building also contains office space for the Crawford County Sheriff, which is also in need of an upgrade. Likewise, while their space is newer, the Roberta Police Department is also in a crowded space within City Hall and could possibly benefit from additional space.

- ❖ Crawford County and the City of Roberta can continue and expand training opportunities for law enforcement officers, firefighters, and paramedics. *

Crawford County citizens speak very highly of their public safety employees and believe that the visibility of law enforcement is a strength of the community. In survey data, law enforcement and fire services received some of the highest satisfaction scores from respondents at 75 percent and 64 percent respectively. This support can be seen in the strong volunteer base that sustains the county’s fire services. Supporting these employees and volunteers by providing additional training is viewed as a key opportunity to further improve these services. Notably, Crawford County is dedicated to practicing community-oriented policing strategies and providing effective

de-escalation training to deputies; however, no law enforcement training facilities exist for either the Sheriff or Roberta Police Department. It was also noted that the fire department would further benefit if additional volunteers were able to receive training as emergency medical technicians (EMTs) or paramedics.

- ❖ Public safety employees need adequate and competitive compensation, benefits, and equipment. *

Crawford County and the City of Roberta have seen some equipment improvements in recent years, particularly in terms of the E-911 system that aids in emergency response. However, funding remains rather limited for new equipment, especially for the fire department. Likewise, overall rates of pay are lower than in some neighboring communities, such as Macon-Bibb County and Monroe County. As a result, workforce retention is a challenge for Roberta and Crawford County.

- ❖ The community needs sufficient vehicles in place to respond to emergencies. *

Emergency vehicles are another important need. The Crawford County Fire Department has identified several stations that need new fire engines to successfully respond to fires and other calls for service. Even more seriously, Crawford County only has one ambulance serving the entire county. When that one ambulance is responding to a medical transportation need, other residents must wait for a second ambulance to come into the county from neighboring Macon-Bibb County before transport can be initiated. This delay can pose a serious health risk for Crawford County residents.

- ❖ Improved enforcement capabilities are needed for animal control, including possible development of an animal shelter facility. *

When surveyed, several residents noted that stray animals were a problem throughout the community. This feedback was even more clear based on discussions with local elected officials and county staff. While the city and county both have varying ordinances in place (including a new ordinance for Roberta), the city and county are sorely lacking in the administrative capacity to enforce the codes. Local ordinances are reactive based on complaints received at the city or county. Neither entity has dedicated staff or vehicles for animal control, nor is a facility available for impounding animals. As a result, response is inconsistent, and few penalties are effectively applied to residents who violate the city or county ordinances.

- ❖ Crawford County and the City of Roberta lack mental health facilities and programs to treat drug and alcohol addiction and encourage wellness.

Finally, it was noted that Crawford County and the City of Roberta managed to adapt well during the COVID-19 pandemic. The Crawford County Health Department is currently getting some needed improvements due to Community Development Block Grant (CDBG) funding; however, a mental health services are lacking within the community. Community leaders noted that such a facility would require additional staff time and resources but that opportunities could be

provided to help improve the overall wellness of the community while providing wrap-around services to those who need them most.

Housing

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

Crawford County and the City of Roberta desire to develop a well-balanced and fully developed housing stock that fits the needs of its citizens. This should include a mix of housing types – such as single-family, townhomes, and multi-family – as well as housing options at all levels of affordability.

Needs and Opportunities:

- ❖ There is a lack of homes in Crawford County that are suitable for first-time homebuyers.

Many survey respondents and individuals present at stakeholder sessions expressed the fact that there is a lack of homes suitable for young families and first-time homebuyers throughout Crawford County. The mid-to-high-cost of existing available housing, to own or to rent, throughout the county is a barrier to entry for families who may otherwise be interested in locating in the area.

- ❖ There is a need for quality rental units throughout Crawford County.

Another theme from the online survey responses is that the quality of available rental units throughout Crawford County is poor and that several structures have fallen into disrepair due to property owners that are not invested in the upkeep of the structures. A mix of code enforcement, building guidelines, and educational initiatives may be helpful to keep up the quality of units throughout the county.

- ❖ The rules and regulations regarding housing development throughout the county need to be conducive to meeting the housing needs of residents. *

To begin to meet the housing needs of Crawford County residents, it is imperative that rules and regulations governing the development and re-development of housing units are conducive to meeting the needs, such as allowing for affordable and rental units to be built in targeted, strategic locations. Because Crawford County and the City of Roberta are home to both a large number of senior citizens (nearly 20 percent of residents over the age of 65) and a large number of working-age families, housing developments should be diverse in type and style to accommodate these populations.

- ❖ Affordable housing units should be encouraged as part of new developments. *

As discussed earlier, many existing residential areas in Crawford County are bordering on unaffordability for many would-be occupants. According to the 2019 American Community Survey, around 44.3 percent of families in rental units and 41.7 percent of families in non-rental units in the county are burdened by the cost of housing, which is defined as spending more than 30 percent of monthly household income on rent. This cost burden affects more than just homeownership throughout the county, as families considered burdened are less flexible in their non-housing-related spending due to having less expendable income.

There is a need throughout the county to focus on affordable housing developments which can exist on their own or as part of other planned developments. Other outreach initiatives may focus on education about fair housing rights and opportunities for social services which can help mitigate high costs of living. There may also be an interest in public housing or tax credit projects, such as the Low-Income Housing Tax Credit (LIHTC) program.

Economic Development

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

The city, county, chamber, development authority, and educational institutions will engage in coordinated efforts to grow the industrial base of the community and ensure that employers in Crawford County can fill jobs with skilled and dedicated candidates. Further, Roberta and Crawford County will invest in creating a diverse and active commercial core that both provide a broad range of employment opportunities while also ensuring that talented workers can feel at home in Crawford County.

Needs and Opportunities:

- ❖ Advanced manufacturers and STEM sector employers lack an indigenous workforce in Crawford County. *

Crawford County is home to a number of STEM employers, but with a population of which only 17.2 percent of residents have an Associate's degree or higher, these jobs are filled by workers who live in other counties. Crawford County has expressed an interest in attracting to the county the kinds of professionals who work in these fields but live elsewhere. This can be done through a variety of ways, including increasing entertainment offerings, offering high-quality amenities including parks and recreation, improving existing infrastructure, and more. The county has also identified the need to work with the Board of Education to ensure that workforce needs are being addressed through school curriculum.

- ❖ Low-skill positions are currently unfilled with few interested candidates.

Because there is not an indigenous workforce of high-skilled laborers in the county, the majority of the jobs that exist in Crawford County are jobs that do not require a college education, such as manual labor, agriculture, and services. However, due to a number of factors, including the COVID-19 pandemic, many such positions are available yet not receiving candidates to fill them. There exists a need to market these positions and find ways to increase the labor force participation rate in Crawford County to what it was before the pandemic, if not higher.

- ❖ An opportunity exists to attract new businesses in agriculture and the artisan industries, based on existing workforce skills and interests.

A revival in artisan industries and supporting local agriculture has been a growing national trend. Initiatives such as “shop local” and “Georgia grown” aim to promote existing small businesses and support local agriculture. Developing strategies to attract new industrial business, as well as support the existing industry in Crawford County should be ongoing.

- ❖ Quality of life improvements are needed to be more attractive to a younger and more professional workforce.

As a result of the COVID-19 pandemic, younger workforce professionals are choosing smaller, more rural areas to live and work in. Offering a variety of businesses and activities targeted to this population will promote the ongoing growth of Roberta and Crawford County. Studying trends in commercial market leakage and economic development, as well as recreational potential, will help to attract young professionals.

- ❖ The downtown square of Roberta is severely underutilized. *

Revitalizing a downtown or commercial district requires focusing on the underlying economic vitality of the district. This work is rooted in a commitment to making the most of a community’s unique sense of place and existing historic assets, harnessing local economic development opportunities, and creating a supportive business environment for small businesses and entrepreneurs. Downtown Roberta has immense potential in preserving its downtown commercial core and attracting innovative and creative businesses. Exploring various strategies, such as Main Street designation and establishing a Downtown Development Authority, will aid in the success of Roberta’s economic development.

- ❖ Some regulatory barriers could be reduced to encourage new business development. *

Clear permitting processes and incentives can help guide the type of growth and development a community wants for its future. Reviewing and refreshing existing ordinances and zoning will ease the path for and attract quality investors interested in appropriate development.

Transportation

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

Mobility and connectivity throughout Crawford County and the City of Roberta are essential to the economic well-being of the area. Ensuring roads are safe and effective for residents and visitors to travel on is a top priority. Proactively seeking ways to stay on the cutting edge of technology and emerging transportation trends for the future is also a top priority.

Needs and Opportunities:

- ❖ Continue paving non-asphalt roads as identified in the county's priority queue system. *

The county has proactively pursued the identification and paving of many of the county's unpaved roads. Although progress is being made, there is a need to continue these efforts in identifying and paving roads, primarily throughout the unincorporated areas of Crawford County.

- ❖ Seek opportunities to four-lane major county thoroughfares, including state routes.

Crawford County has several opportunities to expand the major arterial highways and thoroughfares throughout the county. Continuing to study the current roads and the potential benefits of widening key access routes for goods and products should be an ongoing process. Well-planned and constructed routes within the county could improve general accessibility and economic development.

- ❖ Electric Vehicle (EV) charging infrastructure will be desirable in the near future, and Crawford County can position itself well by exploring early deployment. *

Middle Georgia as a region is committed to decreasing its emissions and developing green infrastructure. Incentives are available for municipalities that prioritize accommodations for green technology, such as electric vehicles (EV). Installing EV charging stations in strategic locations throughout the City of Roberta and Crawford County will increase tourism, economic development, and accessibility in the area.

- ❖ Efforts should be made to promote the existing on-demand transit service to Crawford County residents. *

Crawford County currently provides on-demand public transit to all residents of the County. Buses not only take riders to destinations throughout the county but also surrounding counties at a low cost. However, many Crawford County residents are unaware of this existing service. Working collaboratively to develop ways to better promote the existing public transportation throughout the county would increase ridership and accessibility for residents.

- ❖ There is a lack of bicycle and pedestrian-friendly infrastructure on major thoroughfares throughout Crawford County. *

Expansive bike routes and sidewalks provide crucial connectivity for the community. Including pedestrian or bike-friendly options in future transportation plans connect residents to essential services such as doctors' offices, grocery stores, and other necessary amenities for general quality of life.

Natural/Cultural Resources and Recreation

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

Crawford County and the City of Roberta are rich with historic, cultural, and natural resources that convey the significance and beauty of the area. Together, the county and the city are motivated to preserve, protect, and promote their historic, cultural, and natural resources in a way that they can be enjoyed by residents and visitors alike. Carefully developing ways for people to utilize these resources provides a better quality of life and diversifies the visitor experience in Crawford County and the City of Roberta.

Needs and Opportunities:

- ❖ Echeconnee Creek, Flint River, and other waterways throughout Crawford County are underutilized.

Crawford County is home to beautiful natural landscapes, specifically the Echeconnee Creek and Flint River. Efforts to conserve the Flint River Basin have been underway for many years. Much of the riverfront located in Crawford County is privately owned or underutilized by residents and visitors alike. Both the Echeconnee and Flint Rivers generally lack well-developed access points for boats and recreation.

- ❖ There is a lack of accommodation to facilitate the stay of short-term visitors to Crawford County, such as quality hotels and points of interest. *

Crawford County's location within Middle Georgia is advantageous to people seeking respite from larger city centers. The county is home to regular sports championships and outdoor recreation destinations. Providing space and amenities for visitors would not only help promote recreation and visitation to Crawford County and Roberta, but it would also create an industry for economic development.

- ❖ There is a need to maintain and expand recreational offerings throughout Crawford County. *

Crawford County hosts several recreational children's sports leagues including softball, football, and soccer to name a few. Continuing to prioritize ongoing maintenance of existing recreational facilities is a major focus of the county. It is important to continue looking for opportunities to expand on the existing facilities and offerings throughout the county.

- ❖ Historic resources are not utilized or comprehensively identified throughout Crawford County. *

Crawford County and the City of Roberta are rich in history. Many historic buildings remain within the city and throughout the county that convey the unique history of the area. The best way to know what needs preservation and what should be driving heritage tourism is to have full knowledge of the historic buildings that remain. Historic Resource Surveys help municipalities inventory their historic buildings which inform documents such as county or city-wide preservation plans. There is an opportunity for the county and the city to combine efforts to survey, plan, and promote their heritage buildings.

Broadband Services

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

Crawford County and the City of Roberta seek to improve residents' access to affordable, fast, and reliable broadband services and improve overall quality of life.

Needs and Opportunities:

- ❖ Broadband service is slow and unreliable in many areas of the county, even if they meet the minimum definition of a served area. *

Due to the nature of the definition of a "served area" being that at least 80 percent of locations within it meet the minimum broadband definition, this can still leave as many as 20 percent of locations unserved or underserved. There is a need to identify opportunities for broadband access for those who are underserved, including increasing public Wi-Fi offerings.

- ❖ Access to reliable and fast broadband service is needed for all Crawford County residents.

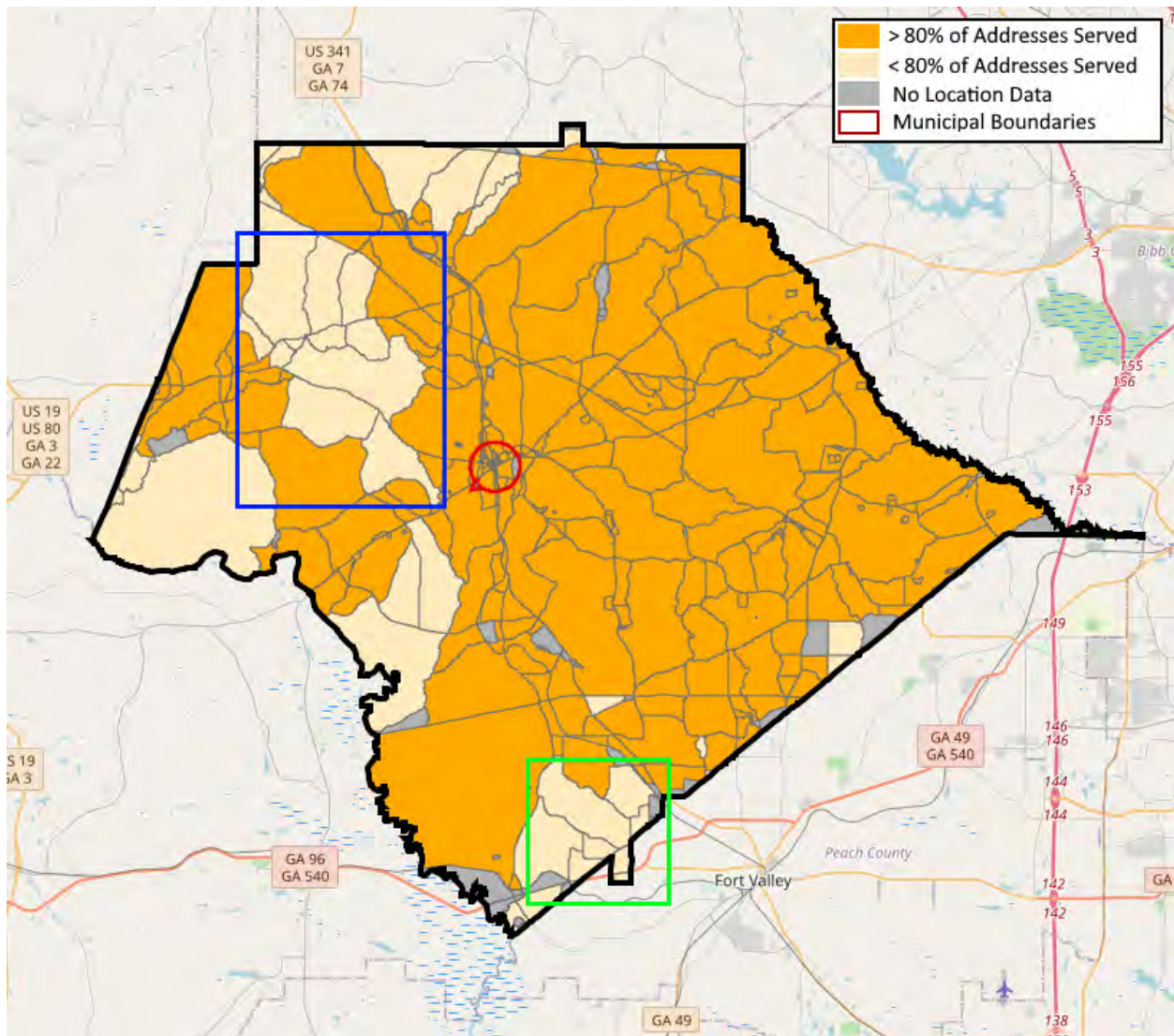
According to the Department of Community Affairs, Crawford County is approximately 20 percent unserved when it comes to broadband availability. Compared to other rural and otherwise less urbanized counties, this is a relatively strong amount of coverage, though there are still unserved populations, particularly in western and southern parts of the county. As

broadband connectivity becomes increasingly important in the day-to-day lives of people, there is a need to ensure reliable and fast connections for all residents.

- ❖ There is a need to ensure that Crawford County's actions are not detrimental to private industries that wish to install broadband infrastructure. *

Some of the areas identified as 'unserved' throughout the county will have prospective providers in the next several years as a result of the Rural Digital Opportunity Fund (RDOF) Auction 904. As this is happening, the county has expressed a desire to make it as easy as possible for these providers to install infrastructure where necessary and to provide ease-of-access to the greatest extent possible, as if not for the result of this program, some of the infrastructure required may be too expensive to otherwise provide.

Analysis of Unserved Areas



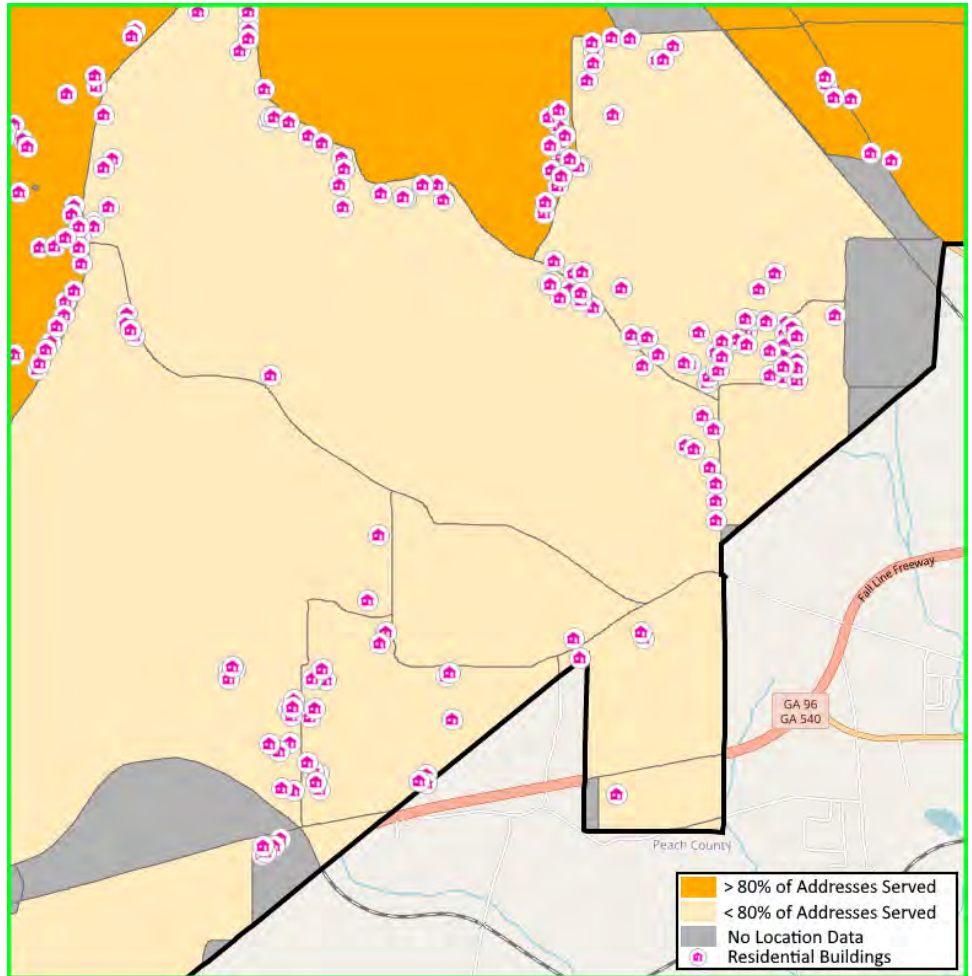
Map 1: Crawford County Broadband Availability

The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), undertook a large-scale survey of broadband access, mapping more than 5 million locations of homes and businesses across the state, and overlaying that data with information on broadband provider service availability. Map 1, above, shows this data at the Census Block Level. An interactive version of this data can be found at <https://tinyurl.com/CrawfordCoBroadband>.

As can be seen from Map 1, the City of Roberta – as well as the majority of Eastern Crawford County – is well covered by broadband service providers. Collectively, over 80 percent of Census Block locations throughout Crawford County are considered served, meaning that at least 80 percent of locations within the block meet the FCC’s minimum definition of broadband service (at least 25 Mbps download speed and at least 3 Mbps upload speed). Furthermore, in some

denser areas in Eastern Crawford County, fiber service offering speeds of up to 200 Mbps download are available.

Considering the levels of service that are available throughout most of Crawford County, the primary areas of focus for new service provision are in two quadrants in the unincorporated parts of Crawford County. Map 2 (right) shows the first identified area with points indicating the location of residential structures in southern Crawford County. Finding ways to extend service down East Lawson Merritt Road to Crook Road, as well as Tribble Road would catch these denser areas of residential

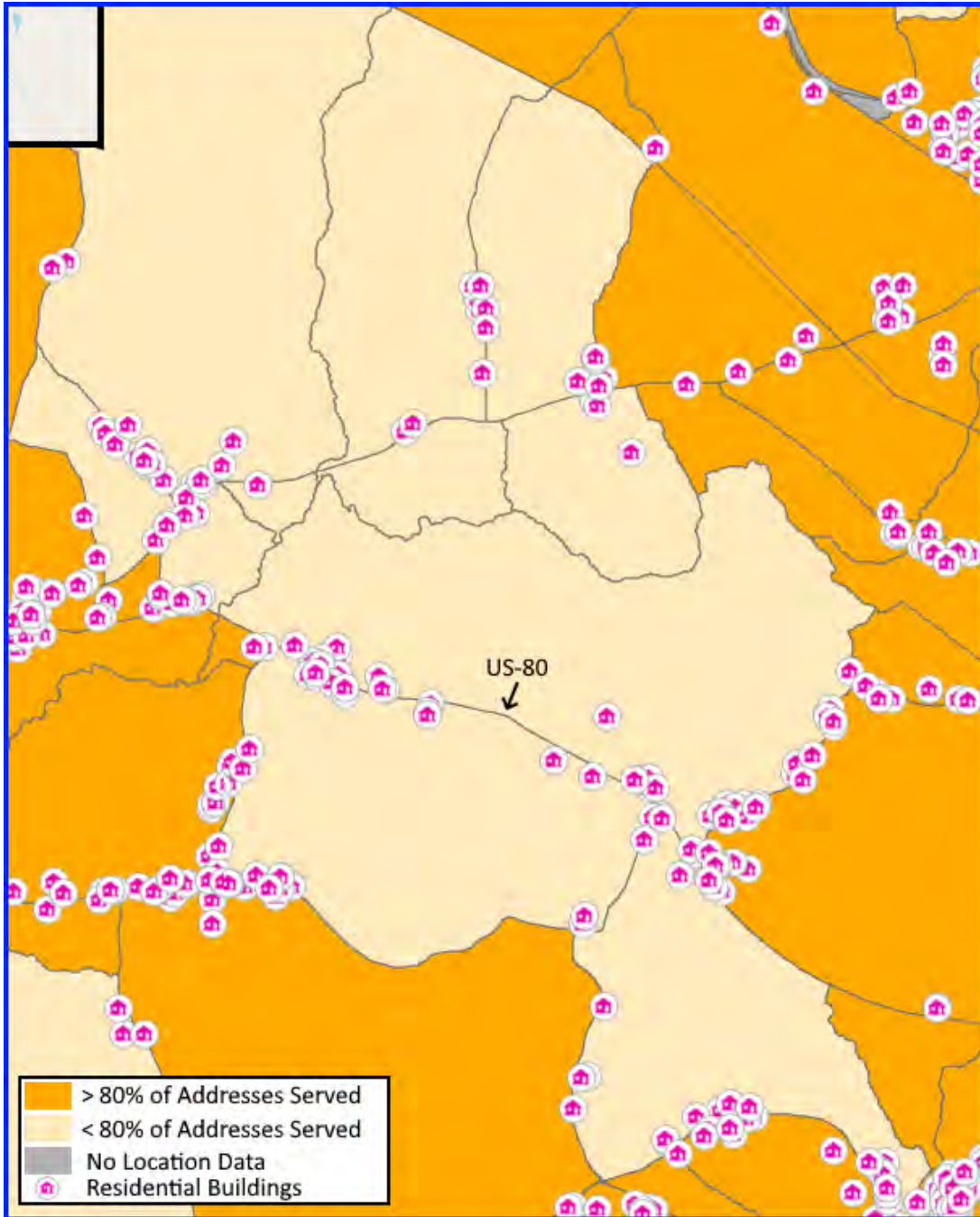


Map 2: Unserved Southern Crawford County

development. Both of these clusters of residential structures would benefit from increased service availability though some of this area was awarded during the Rural Digital Opportunity Fund (RDOF) Auction 904 and should see service in the next six years. Broadband availability may make industrial prospects more interested in this area, as some of this southern part of the county was given the industrial character area classification in the county-wide review as part of the Land Use element.

Map 3 on the following page shows the other identified area with points indicating the location of residential structures. This entire area was not awarded in the RDOF Auction 904, so it is less likely to see service providers without intervention. This area contains some pockets of density around US Highway 80 West – which is a major thoroughfare through Crawford County – and along West Hopewell Road. The western part of this area was classified as Rural Residential in the recent Character Areas review, meaning it is a target area for slightly higher density in the future, and broadband availability would be a desirable asset for current and future residents, as well as potentially attracting investments along much of the undeveloped US-80 corridor. For

these reasons, this area will be a desirable location as a target for future broadband grant applications.



Land Use

As required by the Department of Community Affairs, the high priority needs and opportunities are identified with an asterisk (*).

Goal:

Crawford County and the City of Roberta will work to efficiently balance healthy development in targeted areas of the county while preserving and maintaining the character that exists in others through identification and enforcement of appropriate zoning classifications.

Needs and Opportunities:

- ❖ There is a need to identify future growth areas in Crawford County.

Unlike other rural communities that suffer from severely declining populations, Crawford County has been experiencing a relatively steady population level with occasional periods of small organic growth. As the City of Roberta is only home to around 1,000 people, much of this growth has been happening in the unincorporated areas of the county. It can be a challenge for local government leaders to continue to provide high-quality services throughout the county when the population is increasing, especially in the specific areas that are experiencing growth. Other associated challenges may include increases in traffic, expanding water and sewer systems, and managing other service requests that come in from new and existing residents. Managing the continued provision of these services begins with identifying areas of growth throughout the county.

- ❖ There is a need to make sure that zoning and land use regulations are consistent with the future land use vision throughout Crawford County.

Without land use and zoning regulations that are consistent with and supportive of the future land use vision for Crawford County and the City of Roberta, working towards bringing the land use vision to reality will be challenging. Ensuring that regulations and codes are conducive to making improvements to realize the future land use vision through periodic scheduled review meetings and updates to documents on an as-needed basis is a good way to start making sure that internally, everything is working together towards the same goal.

Character Areas

Character Areas from the 2017 Joint Comprehensive Plan were reviewed during meetings with the steering committee and stakeholders. It was determined that there was a need for an additional classification for the downtown core of the City of Roberta, as well as re-classifying several tracts of land throughout the county as one character area to another as the landscape changes. The following character areas are included in the Character Areas map for this plan:

Agricultural and Conservation | Downtown Roberta
Industrial | Major Highway Corridor
Public/Institutional | Rural Residential
Traditional Neighborhood

A detailed webmap of the Character Areas for Crawford County and the City of Roberta can be found at: <https://tinyurl.com/CrawfordLandUse>.

Agricultural and Conservation

Agriculture 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 unincorporated 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.



Figure 2: Agricultural practices, including the raising of livestock, are alive and well throughout parts of Crawford County.

The Conservation and Greenspace areas primarily describe 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 80,000 (or 39%) of the county's 205,000 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 use for 10 years in exchange for tax benefits. As a result, taxable parcels have decreased in Crawford County, lowering needed revenues for service provision.

Current and future planning efforts should concentrate on protecting these valuable agricultural and conservation areas. One such 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. These uses can be used to promote agritourism and agribusiness, which are areas that the county has expressed interest in supporting.

Suggested Development Patterns

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

Suggested Land Use Designations

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

Suggested Implementation Measures

- Conservation Easements.
- Agriculture/Forestry Preservation Incentives.
- Tree Buffers.
- Minimize Rezoning.



Figure 3: The rivers throughout Crawford County, such as the Echeconnee Creek, were identified as needing to be classified as conservation and protected going into the future.

Downtown Roberta



Figure 4: Historic storefronts in Downtown Roberta along Wright Avenue.

The Downtown Roberta Character Area consists of the City of Roberta’s traditional central business district. The commercial uses within the downtown Roberta area are mostly small retail businesses and gas stations, and there are several City of Roberta and Crawford County-owned buildings including Roberta City Hall and the Crawford County School District office. There are also several residential structures just outside of the core downtown area within walking distance to these amenities. In terms of Crawford County’s commercial and mixed development, this character area encompasses the majority of projected growth in these uses county-wide.

Suggested Development Patterns

- Traditional downtown areas developed and maintained as a focal point of the community.
- Facilities for bicycles, including bikeways and bike lanes.
- Developments that have easy access to nearby shopping, schools, and other facilities.
- Addition of new uses to single-use sites.
- Connectivity between uses and surrounding neighborhoods.
- Protection of historic properties and appropriate rehabilitation incentives.
- Availability of on-street parking.
- Streetscape enhancements.
- Infill development on vacant or underutilized sites.

Suggested Land Use Designations

- Mixed Use
- Commercial
- Residential
- Public/Institutional
- Parks/Recreation

Suggested Implementation Measures

- Design standards or guidelines.
- Land assembly for redevelopment.
- Maximum setback requirements.
- Mixed use zoning.
- Overlay districts.
- Promotion of walkability.
- Community visioning and design charrettes.
- Conduct historic resource surveys.

Industrial

The Industrial Character Area encompasses the present and future industrial areas of the county. The Development Authority of Crawford County owns the industrial park in the City of Roberta, which has been developed almost to capacity and will soon need expansion. The city and county have begun



Figure 5: An example of a typical industrial use found in Crawford County.

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 industrial land in the area. The very southern end of Crawford County has recently been identified as a potential industrial site due to its proximity to the railroad and Highway 96. While each of these areas is 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.

Suggested 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.)
- 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.

Suggested Land Use Designations

- Public/Institutional
- Industrial
- Professional Offices
- Commercial

Suggested Implementation Measures

- Coordination between local governments on industrial prospects.
- Pursuing economic diversification opportunities.
- Coordination with Central Georgia Technical College Workforce Development Center.
- Effective development review.
- Active involvement of local and regional economic development organizations.

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, US 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 Crawford County and the City of Roberta.



Figure 6: A view of the crossing at Highway 341 and Highway 80, two examples of Major Highway Corridors in Crawford County.

Suggested 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 placed behind the buffer.
- Manage access to keep traffic flowing, using directional signage to developments.
- Implement bicycle and pedestrian accommodations where appropriate.

Suggested Land Use Designations

- Transportation/Communication/Utilities
- Light Commercial
- Residential

Suggested Implementation Measures

- Coordinated development.
- Maximum impervious surface coverage.
- Billboard and sign regulations.
- Cluster development and cluster zoning regulations.
- Coordination with the Georgia Department of Transportation (GDOT).
- Effective development review.

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.

This character area is heavily concentrated in eastern Crawford County at the site of a solar project, as well as at the Mercer Observatory, which is located at the highest point in the county. There are a large number of churches, parks, and other federal, state, county, and city buildings throughout the city and county, but not in such a large concentration to warrant being identified as a Public/Institutional Character



Figure 7: The Crawford County Government Complex.

Area. Other 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 of 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 and agricultural land. In the future, the city and county should continue these practices unless the need to expand the county school system arises.

Suggested 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.

Suggested Land Use Designations

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

Suggested Implementation Measures

- Infill development.
- Redevelopment of existing structures.
- Coordination with the Georgia Department of Transportation (GDOT).
- Seek funding assistance for streetscape enhancements.

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 unincorporated Musella Community bisected by US



Figure 8: An example of the type of housing that characterizes the Rural Residential Character Area.

Highway 341 in the northern portion of the county, or Fair Play Hill Road just north of the City of Roberta. Development in this character area should seek compatibility with the community's agricultural tradition and maintain its rural, open spaces.

Suggested 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, viewsheds, and other natural features and resources.
- Protect water quality with appropriate soil erosion and sedimentation controls.

Suggested Land Use Designations

- Rural Residential
- Agriculture and Forestry
- Passive Recreation

Suggested Implementation Measures

- Promotion of conservation subdivisions.
- Effective development review.
- Pocket parks and greenspace.
- Low impact development programs.
- Trails and greenway networks.

Traditional Neighborhood

The Traditional Neighborhood character area makes up the majority of the area within the City of Roberta that isn't located in the core downtown district or the pockets of Rural Residential in the southeastern and southwestern parts of the city. This area is characterized by having a higher density than other primarily residential areas, smaller lot sizes, and a mix of residential building types, including stick-built and mobile homes. Development in this area should be sensitive to the existing residential character and should incorporate connectivity measures as the proximity to downtown amenities should be utilized.

Suggested Development Patterns

- Developments that have easy access to nearby shopping, schools, and other facilities.
- Connectivity between uses and surrounding neighborhoods.
- Protection of historic properties and appropriate rehabilitation incentives.
- Streetscape enhancements.
- Infill development on vacant or underutilized sites.

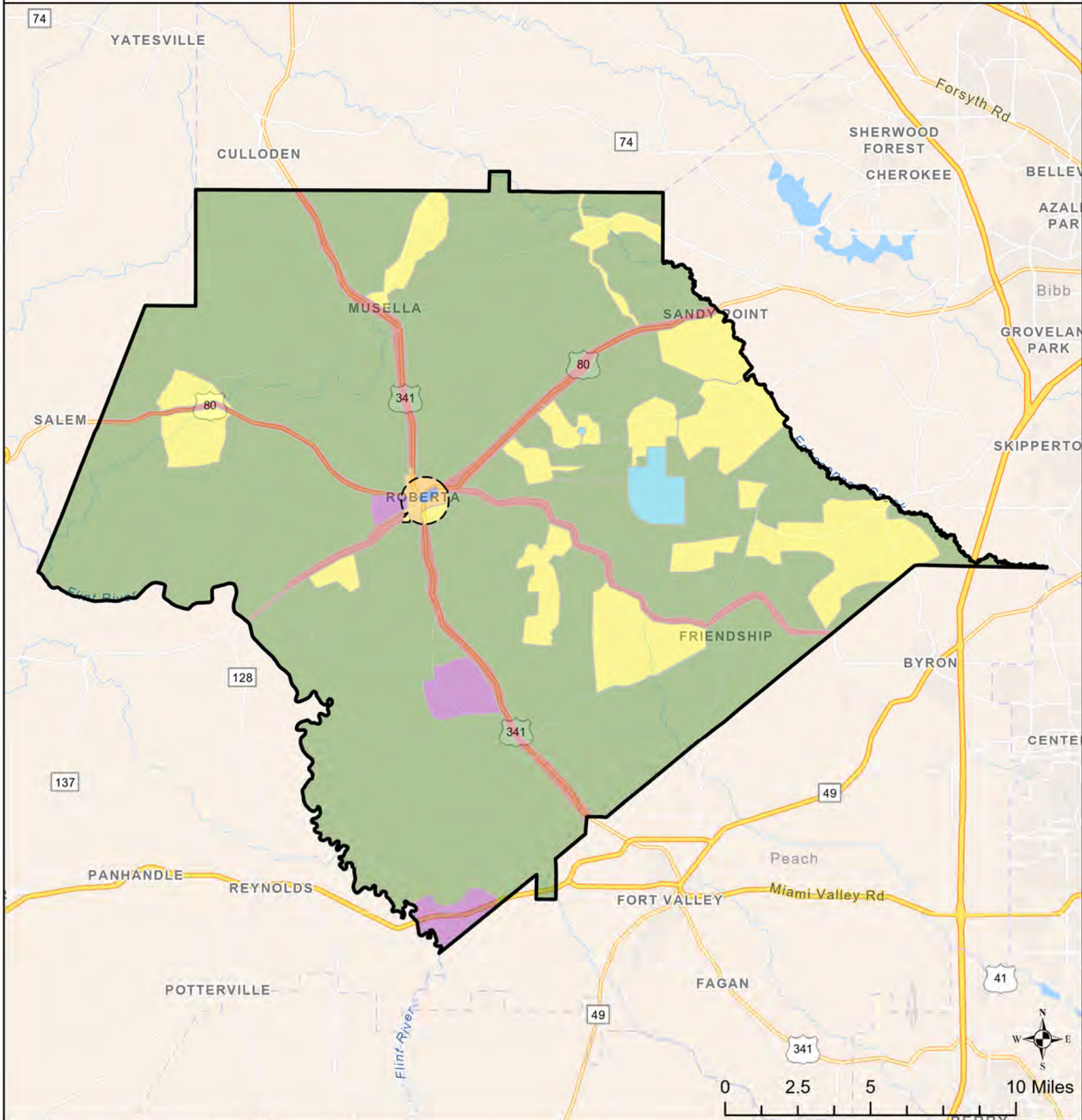
Suggested Land Use Designations

- Residential
- Commercial
- Public/Institutional
- Parks/Recreation

Suggested Implementation Measures

- Effective development review.
- Conduct historic resource surveys.
- Pocket parks and greenspace.
- Promotion of walkability.

Crawford County Character Areas



Legend

- Roberta City Limits
- County Boundaries

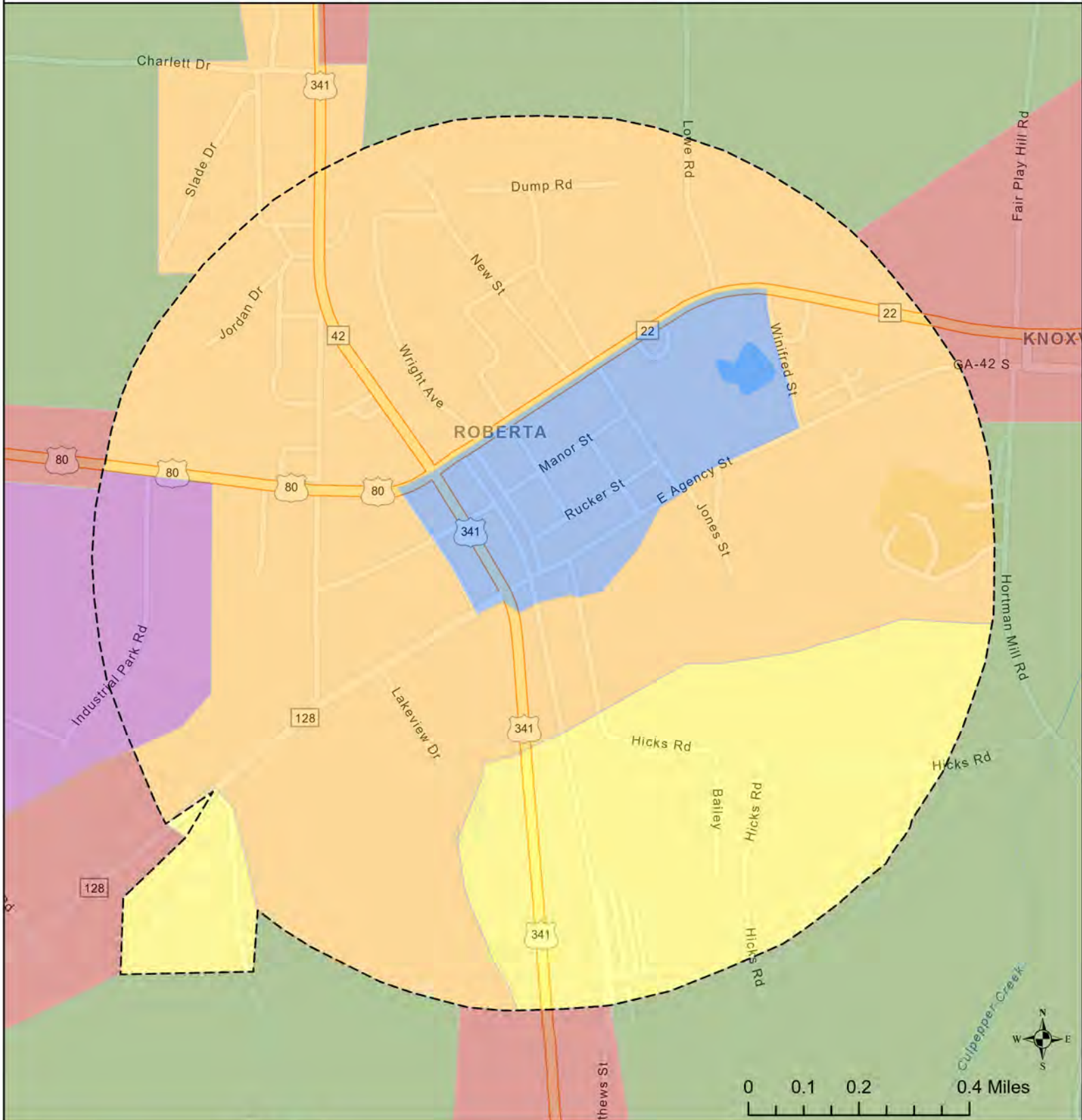
Character Areas

- Agriculture and Conservation
- Industrial
- Public/Institutional
- Rural Residential
- Traditional Neighborhoods
- Downtown Roberta

Map compiled by the Middle Georgia Regional Commission (MGRC) in October 2021. The information represented on this map is compiled from a variety of geospatial data sources. Primary data sources include the Crawford County, MGRC, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA. MGRC makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of the information provided herein and shall assume no liability for errors, omissions or inaccuracies on the map. Please contact MGRC for more information.



City of Roberta Character Areas



Legend

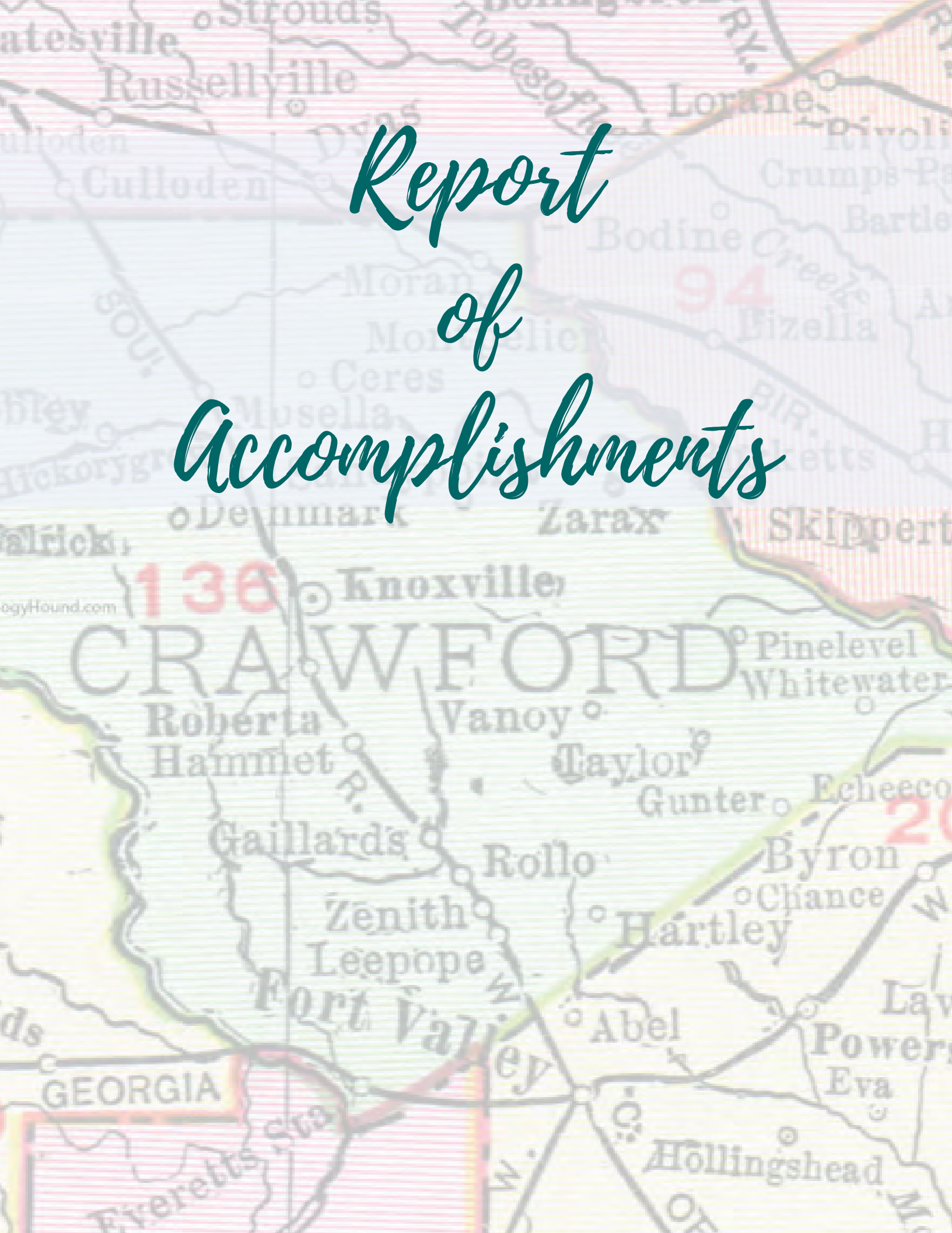
- Roberta City Limits
- County Boundaries

Character Areas

- Agriculture and Conservation
- Downtown Roberta
- Industrial
- Major Highway Corridor
- Rural Residential
- Traditional Neighborhoods
- Public/Institutional

Map compiled by the Middle Georgia Regional Commission (MGRC) in October 2021. The information represented on this map is compiled from a variety of geospatial data sources. Primary data sources include the City of Roberta, MGRC, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA. MGRC makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of the information provided herein and shall assume no liability for errors, omissions or inaccuracies on the map. Please contact MGRC for more information.





Report of Accomplishments

Report of Accomplishments
Crawford County

Activity	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
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 - CWP item modified to be more descriptive
2. Coordinate with CGTC and School Board, as needed, to implement scholarship grant program				✓	Project is of interest, but outside the scope of influence and funding for Crawford County.
3. Establish an effective small business development program to attract and promote new commercial businesses				✓	Item is of interest, but not viable at the moment due to lack of staff
4. Construct a new 10,000 sf speculative building	✓				Completed
5. Continue initiative to develop another industrial park off of Highway 341 South and Zenith Mill Road		✓			Ongoing; changed Highway 341 South and Zenith Mill Road target area to Highway 96
6. Establish a Downtown Development Authority/Main Street organization				✓	City activity
Housing					
1. Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families			✓		Not yet undertaken. Rather than actively advertising directly, county will shift focus in future CWP to facilitating a more general housing fair instead.
2. Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families	✓				Identified various rehabilitation assistance programs; focus is now on applying
3. Update minimum housing standards to continue Code Enforcement activities for new development		✓			Ongoing
4. Support efforts to establish housing options for young professionals				✓	Consolidated in new Work Program item about a housing resource fair
5. Encourage the development of a retirement community		✓			Ongoing
Natural & Cultural Resources					
1. Identify funding sources to complete a Historic Resource Survey for the unincorporated areas of Crawford County		✓			Ongoing
2. Rehabilitate the Old Knoxville Courthouse to the Secretary of Interiors Standards		✓			Ongoing
3. Maintain the Middle Georgia Folk Pottery Museum to broaden the understanding of the historical standing of the community		✓			Ongoing; wording changed in updated Work Program item to include other tourism opportunities
4. Identify process and potential funding sources for replacing Francisville's Historical Marker	✓				Completed
5. Begin development of the Flint River Venue for recreational use and creation of a 100 acre park		✓			Ongoing
Community Facilities					
1. Continue efforts to incorporate additional and maintain recreational opportunities. i.e. walking and biking trails, playgrounds, and swimming		✓			Ongoing: split into several distinct items about specific recreation initiatives
2. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	✓				County has a long-term strategy. Added new item about water system improvements focused on implementation rather than financing
3. Construct a new Government Center	✓				Completed

Report of Accomplishments
Crawford County

Activity	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
4. Perform upgrades the County Jail		✓			Ongoing; moved to new Public Safety and Health section
5. Ensure all public safety needs are met with up-to-date supplies and training		✓			Ongoing; split into several new items about specific supply needs
6. Perform critical repairs and upgrades to the Crawford County Health Department.		✓			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, organizations, and the public				✓	Section has been removed from plan. Not specific enough to provide direction to the community.
2. Encourage total community involvement				✓	Section has been removed from plan. Not specific enough to provide direction to the community.
3. Quarterly meetings of all entities to encourage community development		✓		✓	Section has been removed from plan, item consolidated in Economic Development
Transportation					
1. Promote the use of Crawford Transit (the 5311 Program)		✓			Ongoing
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				✓	Regional TIA funding is not available, so project must be led and initiated by GDOT.
3. Causey Road resurfacing SR 42 to US 80. Project included on TIA unconstrained list		✓			Ongoing. Completed through Sandy Point
4. PI #7029-Replace Highway 80 bridge over Echeconnee Creek at Crawford County line				✓	Only needed if four-laning US Hwy 80
5. Widen US Highway 80 for heavy traffic				✓	Regional TIA funding is not available, so project must be led and initiated by GDOT.
6. Incorporate bicycle lanes when resurfacing/new development projects				✓	Primarily a priority for GDOT and City of Roberta, not along unincorporated county roads.
7. Continue efforts to pave roads as needed		✓			Ongoing, greater specificity added.
8. Continue sidewalks throughout the community		✓			Ongoing, greater specificity added.

Report of Accomplishments
City of Roberta

Activity	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
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				✓	County activity
2. Coordinate with CGTC and School Board, as needed, to implement scholarship grant program				✓	County activity
3. Establish an effective small business development program to attract and promote new commercial businesses		✓			Ongoing
4. Construct a new 10,000 sf speculative building				✓	County activity
5. Continue initiative to develop another industrial park off of Highway 341 South and Zenith Mill Road				✓	County activity
6. Establish a Downtown Development Authority/Main Street organization		✓			Ongoing; project split into phases for next CWP
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	✓				Identified various rehabilitation assistance programs; focus is now on applying
3. Update minimum housing standards to continue Code Enforcement activities for new development		✓			Ongoing
4. Support efforts to establish housing options for young professionals				✓	Added new item about mixed-use lofts to target young professionals
5. Encourage the development of a retirement community		✓			Ongoing
Natural & Cultural Resources					
1. Identify funding sources to complete a Historic Resource Survey for the unincorporated areas of Crawford County				✓	County activity
2. Rehabilitate the Old Knoxville Courthouse to the Secretary of Interiors standards				✓	County activity
3. Maintain the Middle Georgia Folk Pottery Museum to broaden the understanding of the historical standing of the community				✓	County activity
4. Identify process and potential funding sources for replacing Francisville's Historical Marker	✓				Completed
Community Facilities					
1. Continue efforts to incorporate additional and maintain recreational opportunities. i.e. walking and biking trails, playgrounds, and swimming		✓			Ongoing; moved to Natural & Cultural Resources section
2. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas				✓	County activity
3. Construct a new Government Center	✓				Completed (also county activity)
4. Perform upgrades to the County Jail				✓	County activity
5. Establish a user friendly website for the City of Roberta	✓				Completed

Report of Accomplishments
City of Roberta

Activity	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
6. Ensure all public safety needs are met with up-to-date supplies and training		✓			Ongoing; split into several new items in Public Safety and Health section about specific supply needs
7. Replace transite/asbestos pipes citywide, especially in residential neighborhood.		✓			Ongoing
8. Improve fire suppression capabilities in areas with narrow pipes.		✓			Ongoing; moved to Public Safety and Health section
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, organizations, and the public				✓	Section has been removed from plan. Not specific enough to provide direction to the community.
2. Encourage total community involvement				✓	Section has been removed from plan. Not specific enough to provide direction to the community.
3. Quarterly meetings of all entities to encourage community development				✓	Section has been removed from plan. Not specific enough to provide direction to the community.
Transportation					
1. Promote the use of Crawford Transit (the 5311 Program)	✓				Completed; system is advertised on website and through word-of-mouth
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				✓	County activity
3. Widen US Highway 80 for heavy traffic				✓	County activity
4. Incorporate bicycle lanes when resurfacing/new development projects		✓			Ongoing; reworded to emphasize need to work with GDOT
5. Continue efforts to pave roads as needed		✓			Ongoing; identified specific target roads
6. Continue sidewalks throughout the community		✓			Ongoing; identified specific target roads



Community Work Program

ogyHound.com

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CRAWFORD

Roberta
Hammet

Vanoy

Taylor

Gunter Echeeco

Gaillard's

Rollo

Byron

Zenith
Leepope

Hartley

Chance

Fort Valley

Abel

Power
Eva

GEORGIA

Everetts Sta

Hollingshead

Community Work Program
Crawford County

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
Economic Development				
1. Establish a regular meeting schedule with local businesses and schools to ensure that workforce needs are met in the construction, manufacturing, retail, and transportation warehousing sectors	2022-2026	Staff Time	City of Roberta, Crawford County, CGTC	Budget
2. Construct a new 50,000 sf. Speculative building	2022-2026	\$500,000	Crawford County	Budget
3. Continue initiative to develop another industrial park off of GA Highway 96	2022-2026	Varies	Crawford County	Budget, Grants, SPLOST, Loans
4. Review zoning rules to ensure they are conducive to expansion of agribusiness and supportive of local produce markets	2022-2026	Staff Time	Crawford County, Co- op extension	Budget
Housing				
1. Apply for housing rehabilitation assistance for low-to-moderate income families	2022-2026	Staff Time	City of Roberta, Crawford County	Budget, Grants
2. Update minimum housing standards to continue Code Enforcement activities for new development	2022-2024	Staff Time	City of Roberta, Crawford County	Budget
3. Encourage the development of a retirement community	2022-2026	Staff Time	City of Roberta, Crawford County	Budget
4. Host a housing fair at which resources for developers and residents is accessible	2022-2024	Staff Time	City of Roberta, Crawford County	Budget
5. Apply for the Georgia Initiative for Community Housing program	2022-2024	Staff Time	City of Roberta, Crawford County	Budget
Natural & Cultural Resources				
1. Identify funding sources to complete a Historic Resource Survey for the unincorporated areas of Crawford County	2022-2024	Staff/Volunteer Time	Crawford County, Historical Society	Budget

Community Work Program
Crawford County

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
2. Rehabilitate the Old Knoxville Courthouse to the Secretary of Interiors standards	2022-2026	\$3 million/ Volunteer Time	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans
3. Maintain and further develop tourism opportunities including documenting the history of the Old Knoxville Courthouse, promoting Jugfest, and advertising the Folk Pottery Museum	2022-2026	Staff/Volunteer Time/\$50,000	Crawford County, Crawford County Historical Society	Budget, Grants
4. Begin development of the Flint River Venue for recreational use and creation of a 100-acre park	2022-2026	\$500,000	Crawford County, Chamber of Commerce, Crawford County Historical Society	Budget, Grants, SPLOST, Loans
5. Apply for a Recreational Trails Program Grant for the Crawford County Nature Trail	2022	\$110,000	Crawford County	Budget, Grants
6. Apply for grants to improve park lighting at recreation complex	2022-2023	\$500,000	Crawford County	Budget, Grants
7. Develop a campground at the Crawford County Recreational Complex complete with hookups for recreational vehicles	2022-2024	Varies	Crawford County	Budget, Loans
Community Facilities				
1. Expand the existing water system in new areas where economically viable, including east of GA-42 at Walton Road	2022-2026	\$750,000	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans
2. Complete loops within current water system to improve water quality in the area	2022-2024	\$2,000,000	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans
3. Undertake repainting and tank maintenance of one of the county's elevated water tanks on a priority basis	2022-2023	\$70,000	Crawford County	Budget

Community Work Program
Crawford County

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
4. Demolish existing County Shop building and establish a new building for operations	2022-2024	\$100,000	Crawford County	Budget, Grants, SPLOST, Loans
5. Continue improvements to Crawford County conference center including restroom facilities and improvements to support its use as a red cross shelter	2022-2024	\$100,000	Crawford County	Budget, Grants, SPLOST, Loans
6. Construct a new facility at the site of the old county shop to be used as an indoor gym, a recreation center, and 4-H offices	2023-2026	\$1,500,000	Crawford County	Budget, Grants, SPLOST, Loans
7. Perform critical repairs and upgrades to the Crawford County Health Department	2022	\$1,050,000	Crawford County	Budget, Grants
Public Safety and Health				
1. Perform upgrades to the County Jail	2025-2027	\$5,000,000	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans
2. Purchase new firetrucks to replace those at the end of their lifespan on a priority basis	2022-2026	\$800,000	Crawford County	Budget, Grants, SPLOST, Loans
3. Purchase an additional emergency vehicle	2022-2026	\$100,000	Crawford County	Budget
4. Purchase new vehicles for Sheriff Department staff	2022-2026	\$420,000	Crawford County	Budget
5. Hire two new full-time staff for the Fire Department	2022-2026	\$50,000/annually	Crawford County	Budget, Grants
6. Hire six new patrol officers for the Sheriff's Department	2022-2026	\$200,000/annually	Crawford County	Budget, Grants
7. Establish a recruitment/retention program for public safety employees and volunteers	2022-2024	Staff Time	Crawford County	Budget
8. Perform critical repairs and upgrades to the Crawford County Health Department	2022-2023	\$1,000,000	Crawford County	Budget, Grants, SPLOST, Loans
9. Expand services that are offered at CareConnect to include mental health and cardiology	2022-2024	Staff Time	Crawford County, CareConnect	Budget

Community Work Program
Crawford County

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
10. Promote and provide training for interacting with mental health patients for public safety employees	2022-2024	Staff Time	Crawford County	Budget
11. Complete new animal shelter facility	2022-2024	Varies	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans
12. Purchase a new vehicle for the Animal Control officer	2022-2024	\$30,000	Crawford County	Budget, Grants
13. Work to improve communications practices between departments and with other jurisdictions' public safety departments	2022-2026	Staff Time	City of Roberta, Crawford County	Budget
14. Pursue grant funding for a spay and neuter program	2022-2024	Staff Time/Varies	City of Roberta, Crawford County	Budget, Grants
Land Use				
1. Conduct an annual review of Land Development Regulations, followed up by quarterly meetings, and perform updates, if necessary, to ensure they are compatible with desired development patterns	2022-2026	Staff Time	City of Roberta, Crawford County	Budget
2. Undertake a complete update of the county's zoning regulations.	2022-2023	Staff Time	City of Roberta, Crawford County, MGRC	Budget
3. Decrease the number of blighted properties in Crawford County	2022-2026	Staff Time/Varies	City of Roberta, Crawford County	Budget, Grants
Transportation				
1. Promote the use of Crawford Transit (the 5311 Program) through advertising and informational pamphlets	2022-2026	Staff Time/\$5,000	City of Roberta, Crawford County	Budget, GDOT
2. Causey Road resurfacing SR 42 to US 80. Project included on TIA unconstrained list	2022-2026	\$500,000	Crawford County, GDOT	Budget, GDOT, SPLOST, Loans

Community Work Program
Crawford County

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
3. Continue efforts to pave roads as needed in accordance with the county's prioritization list	2022-2026	\$5,000,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, TSPLOST
4. Continue sidewalks throughout the community to improve connectivity with the city in the most dense areas; require sidewalks to be installed in new neighborhood developments	2022-2026	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST
5. Purchase decommissioned 5311 buses for use by the 4-H organization and others	2022-2026	Varies	Crawford County	Budget
6. Install electric vehicle charging infrastructure at strategic locations throughout the county	2022-2026	\$25,000	City of Roberta, Crawford County	Budget, Grants, Loans, SPLOST
Broadband				
1. Apply for Broadband Ready Designation	2022	Staff Time	City of Roberta, Crawford County	Budget
2. Engage with cell providers to discuss fixing service gaps	2022-2026	Staff Time	City of Roberta, Crawford County	Budget
3. Directly apply for grant funding to expand broadband services where private sector partners cannot legally submit applications	2022-2026	TBD, pending engineering estimates by providers	City of Roberta, Crawford County	Budget, Grants, Federal Funding
4. Support applications for funding by incumbent internet providers to serve new areas	2022-2026	TBD, pending engineering estimates by providers	City of Roberta, Crawford County	Budget, Grants, Federal Funding
5. Install public Wi-Fi infrastructure in public locations including government buildings, schools, the conference center, and recreation complexes	2022-2026	Varies	City of Roberta, Crawford County	Budget, Grants, Loans, SPLOST

Community Work Program
City of Roberta

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
Economic Development				
1. Establish an effective small business development program to attract and promote new commercial businesses	2022-2026	Staff Time	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Budget
2. Adopt a resolution to re-establish and staff a Downtown Development Authority	2022	Staff Time	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Budget, Grants
3. Partner with Georgia Main Street to establish a Main Street Program	2022-2024	Staff Time	City of Roberta, Georgia Main Street	Budget
4. Establish liquor by-the-drink sales	2022-2023	Staff Time	City of Roberta	Budget
Housing				
1. Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families	2022-2026	Staff Time/\$5,000	City of Roberta, Crawford County	Budget
2. Apply for housing rehabilitation assistance for low-to-moderate income families	2022-2026	Staff Time	City of Roberta, Crawford County	Budget, Grants
3. Update minimum housing standards to continue Code Enforcement activities for new development	2022-2024	Staff Time	City of Roberta, Crawford County	Budget
4. Encourage the development of a retirement community	2022-2024	Staff Time	City of Roberta, Crawford County	Budget
5. Review the permitting and approvals processes to ensure mixed-use lofts in the downtown area are allowed	2022-2023	Staff Time	City of Roberta, Crawford County	Budget

Community Work Program
City of Roberta

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
6. Partner with the county to facilitate the development of new stick-built home subdivisions by providing sewer service	2022-2026	Staff Time	City of Roberta, Crawford County	Budget
Natural & Cultural Resources				
1. Begin to utilize David Bailey Park for community events, such as First Friday, Movie Nights, Food trucks, etc.	2022	Staff Time	City of Roberta, Crawford County	Budget
2. Conduct a historic building survey of the core downtown Roberta buildings	2022-2023	Staff Time	City of Roberta	Budget
3. Construct a new childrens' playground and park	2022-2023	Varies	City of Roberta	Budget, Grants, SPLOST, Loans
4. Conduct outreach to the Crawford County Board of Education to get students involved in city events	2022-2023	Staff Time	City of Roberta, Crawford County	Budget
5. Continue efforts to incorporate additional and maintain recreational opportunities.	2022-2026	Varies	City of Roberta	Budget, Grants, SPLOST, Loans
Community Facilities				
1. Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	2022-2026	\$2.5-5 million/Staff Time	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans
2. Replace transite/asbestos pipes citywide, especially in residential neighborhoods.	2022-2023	\$800,000	City of Roberta	Budget, Grants, SPLOST, Loans
3. Complete the water system loop between US-80 and East Agency Street running down Winifred Road	2022-2026	\$1 million	City of Roberta	Budget, Grants, SPLOST, Loans
4. Replace cast iron water pipes throughout the city	2024-2026	Varies	City of Roberta	Budget, Grants, SPLOST, Loans

Community Work Program
City of Roberta

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
Public Safety and Health				
1. Improve fire suppression capabilities in areas with narrow pipes.	2022-2023	\$1 million	City of Roberta	Budget, Grants, SPLOST, Loans
2. Purchase a side-by-side vehicle for public works and public safety employees	2022	\$25,000	City of Roberta	Budget, Grants, SPLOST, Loans
3. Purchase new digital radios for public safety personnel	2022-2023	Varies	City of Roberta	Budget, Grants
Land Use				
1. Conduct annual reviews and updates, if necessary, of Land Development Regulations to ensure they are compatible with desired development patterns	2022-2026	Staff Time	City of Roberta, Crawford County	Budget
Transportation				
1. Work with GDOT to incorporate bicycle lanes when resurfacing/new development projects along Highways 80, 341, and 128	2022-2026	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST
2. Pave Wright Avenue and Tanner Lane	2022-2026	\$1 million	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST
3. Continue expanding sidewalks throughout the community, including to JB Liles along East Agency Street and Highway 128 to Siegler Road	2022-2026	\$500,000	City of Roberta, Crawford County, GDOT	Budget, Grants, Loans, SPLOST
4. Resurface Hicks Road up to Horton Mill Road and East Agency Street	2022-2026	\$1 million	City of Roberta, GDOT	Budget, Grants, Loans, SPLOST
5. Install electric vehicle charging infrastructure at strategic locations throughout the city, such as at the Chamber of Commerce and at the downtown square	2022-2026	Varies	City of Roberta, Chamber of Commerce	Budget, Grants

Community Work Program
City of Roberta

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source
6. Create motorized golf cart trails to enhance connectivity off of state routes	2023-2026	Varies	City of Roberta, Crawford County	Budget, Grants, SPLOST, Loans
7. Adjust the school zone marking near Lowe Road	2022	Staff Time	City of Roberta, Crawford County, GDOT	Budget
Broadband				
1. Apply for Broadband Ready Designation	2022	Staff Time	City of Roberta, Crawford County	Budget
2. Install public Wi-Fi infrastructure in public locations including government buildings, schools, and parks.	2022-2026	Varies	City of Roberta, Crawford County	Budget, Grants, Loans, SPLOST



Appendix

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

**PUBLIC HEARING SIGN IN
February 23, 2021, 3:00 p.m. | Crawford County Conference Center**

Name	Phone	Email
Taylor Stickers	478 751 6160	tstickers@mg-rc.org
LEWIS S. WALKER	478-836-3116	lwalker@crawfordsheriff.net
Ty B. Matthews	478-836-3119	T.MATTHEWS@cityofroberta.com
Jake Watson	478-836-3199	J.Watson@crawfordcountygga.org
Lesley McNary	478-365-6979	lesleymcnary@gmail.com
Jackie McCowan	478-751-8159	J.mccowan@crawfordcountygga.org
Frankie McAfee	478-214-0710	f.mcafee@crawfordcountygga.org
Darron Suggs	478-952-4700 478-836-3782	DarronSuggs@icloud.com
Sharon Sanders	478-954-4563	s.sanders@crawfordcountygga.org
Wayne McDaniel	4784474239	WayneMcD2008@gmail.com
Dale Jump	4788082786	DJ@JawngHear.com
Fabian Hollis	478-836-3782	f.hollis@crawfordcountygga.org
Kim Anglin	478-836-3119	clerk@cityofroberta.com
Bailey Sanders	478-836-3121	baileysanders@uga.edu
Morgan Kennedy Fike	478-225-7926	morganfike@yahoo.com
Patti Sample	478-836-3825	robertacrawfordrec@gmail.com
KEVIN McNARY	478-391-8607	KevinMcNary@gmail.com

Delma Williams (478) 931-5719 Justicedelma@yahoo.com

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

PUBLIC HEARING AGENDA

February 23, 2021, 3:00 p.m. | Crawford County Conference Center

- | | |
|---------------------------------|------|
| 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org

Local students | CCMS recognizes

you may visit our website at www.crawfordcountyga.org to download application. Applications are due in the County Administration Office by 5:00 p.m. on February 12, 2021.

CRAWFORD COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

2.4-2.11

PUBLIC HEARING NOTICE

For Crawford County and the City of Roberta

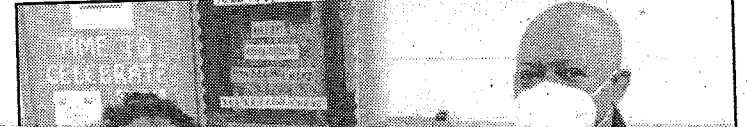
Joint Comprehensive Plan Update

A public hearing will be held on Tuesday, February 23, 2021 at 3:00 p.m. at the Crawford County Conference Center located at 640 GA Hwy 128, Roberta, GA 31078. 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 Taylor Stickels, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or tstickels@mg-rc.org.

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.



The House's supplemental budget also includes important funding for higher education in our state. In the AFY 2021 budget, the University System of Georgia (USG) receives \$70.1 million to account for the USG's 1.8 percent enrollment growth and a half percent increase in square footage for its campuses throughout the state. Just as we restored funding for K-12 education, we also restored \$8.1 million, or 60 percent, to the USG B-Unit programs, such as the Agricultural Experiment Station and the Medical College of Georgia Hospital/Clinic, among others. Also \$3.5 million was added in new funding for enrollment growth at the Technical College System of Georgia.

COMMITTEE UPDATE

For the past few years, I have been fortunate to chair the Appropriations K-12 Education Committee. The second week of this session I was appointed to chair the Agriculture and Consumer Affairs Committee. I had asked for this committee as the former chairman had retired as a legislator and am very excited about the opportunities. I will still serve on the Appropriations Committee as well as several other committees.

Many of you have reached out to me about your concerns and questions about the integrity of our last election. Our confidence in the election process is of the utmost importance. My colleagues and I are examining our election process and procedures for ways to ensure we all have confidence in our elections, no matter the outcome or the candidates.

As my colleagues and I continue to work on the state budget bills, I encourage you to reach out to me with any questions or concerns you have regarding the state's budgeting process or any other legislation that interests you. My new Capitol office room number is 228; my new phone number is 404-656-5099; my new Administrative Assistant is Leigh Goff; my email address remains the same robert.dickey@house.ga.gov. Please contact me anytime.

As always, thank you for allowing me to serve as your state representative.

Robert Dickey

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY FACILITIES**

SIGN IN

April 21, 2021, 3:30 p.m. | Crawford County Conference Complex

Name	Phone	Email
Pale Junp	478-808-2786	D.Junp@crawfordcountyga.org
Lesley McNary	478-365-6979	lesleymcnary@gmail.com
Jake Watson	478-836-3199	J.Watson@crawfordcountyga.org
Fabian Hollis	478-836-3782	f.hollis@crawfordcountyga.org
Sheron Sanders	478-836-3782	s.sanders@crawfordcountyga.org
Frankie McAfee	478-836-3782	f.mcafee@crawfordcountyga.org
Caitlin Mee	478-	cmee@MG-RC.ORG
Bailey Sanders	478-836-3121	bailey.sanders@uga.edu
Jackie McCowen	478 787 8055	J.mccowen @crawford countyga.org
Hill Bentley	478-986-7722	hillb1547@gmail.com
JOEL SHERLOCK	478-836-3782	joel@midgalaw.com
Ty Matthews	478-841-2013	T.MATTHEWS@cityofRoberta.com
Patti Jeyde	478 836-3825	roberta.crawford@ic@gmail.com

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY
FACILITIES**

PUBLIC HEARING AGENDA

April 21, 2021, 3:30 p.m. | Crawford County Conference Complex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion & Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: PUBLIC SAFETY & HEALTH**

SIGN IN

April 21, 2021, 5:00 p.m. | Crawford County Conference Complex

Name	Phone	Email
LEWIS S. WALKER	478-836-3116	lwalker@crawfordsheriff.net
Randall Pate	478-957-9006	r.pate@crawfordcountyga.org
Ty B. Matthews	478-841-2013	T.MATTHEWS@cityofRoberta.com
Patti Temple	478-836-3825	robertacrawfordcc@gmail.com
Bailey Sanders	478-836-3121	
Frankie McSor	478-214-0710	
Shawn Sanders	478-836-3782	
CAITLIN MEE	MGR C	
Jake Watson	478-836-3199	
Fabian Hollis	478-836-3782	
Lesley McNary	478-365-6979	lesley.mcenary@crawforddevelopment.net
Jackie McCowen	478 787 8055	J.mccowen@crawfordcountyga.org
Hill Bentley	478-986-7722	hillb1547@gmail.com
Dale Jump	478-808-2786	

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: PUBLIC SAFETY &
HEALTH**

PUBLIC HEARING AGENDA

April 21, 2021, 5:00 p.m. | Crawford County Conference Complex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion & Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC DEVELOPMENT**

SIGN IN

April 22, 2021, 3:30 p.m. | Crawford County Conference Complex

Name	Phone	Email
Patti Temple	478-836-3825	koterlecrawfordcoe@gmail.com
Bailey Sanders	478-836-3121	bailey.sanders@uga.edu
Frankie McAfee	478-214- ⁰⁷¹⁰ 07	f.mcafee@crawfordcountyga.org
Sharon Sanders	478-836-3782	ssanders@crawfordcountyga.org
Jake Watson	478-836-3199	
Fabian Hollis	478-836-3782	
Lesley McNary	478-365-6979	lesley.mcnary@crawforddevelopment
Jackie McCowen	478-787-8055	Jemccowen@crawfordcountyga.org
Deana Hortman	478-955-0137	deanahortman@yahoo.com
Darren Sagar	958-4260	Darren Suggs@icloud.com
JOEL GHERLO ER	478-836-3148	joel@midgalaw.com
Hill Bentley	478-986-7722	hillb1547@gmail.com

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: BROADBAND**

SIGN IN

April 22, 2021, 5:00 p.m. | Crawford County Conference Complex

Name	Phone	Email
Patti Temple	836-3825	roberta.crawfordcc@gmail
Deana Horton	955-0137	deanahorton@yahoo.com
Bailey Sanders	836-3121	bailey.sanders@uga.edu
Danner Soggs	952-4700	danner.soggs@icool.com
Frankie McSa	214-0710	
Sharon Sanders	478-836-3782	
Fabian Hollis	478-836-3782	
Jake Watson	478-836-3199	
Lestey Manary	478-365-6979	lestey.manary@crawforddevelopment.net
Jackie McCover	478-787-8055	J.mccover@crawfordcountyga.org
Hill Bentley	478-986-7722	hill161547@gmail.com
Dale Jarp	478-808-2786	

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC
DEVELOPMENT & BROADBAND**

TOPIC SESSION AGENDAS

April 21, 2021, 3:30 p.m. – Economic Development

April 21, 2021, 5:00 p.m. - Broadband

Crawford County Government Complex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING**

SIGN IN

April 27, 2021, 3:30 p.m. | Crawford County Conference Complex

Name	Phone	Email
Barbara Kelly	478 320 1947	BKelly540@aol.com
Rachel Jump	6036827919	rachel.harbour@me.com
Dale Jump	478 808 2786	
Fabian Hallis		
Jackie McCowan	478 787 8055	J.mccowan@CrawfordCountyGA.ORG
Jake Watson	478-836-3199	
Sherry Thompson	478-935-7748	funeralhome831@gmail.com
Omar Dickey	478-562-3261	odickey@gmail.com
Bailey Sanders	478-830-3121	bailey.sanders@uga.edu
Frankie McFee	478-214-0710	
Sharon Serow Sanders	478-954-4563	
Kelsey McNary	478-365-6979	kelsey.mcenary@crawforddevelopment.net
Troy Marable	478-954-4914	troy.marable@gmail.com
Deana Hortman	478-955-0137	deana.hortman@yahoo.com
JOEL SHERLOCK	478-836-7148	joel@midgalaw.com

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: TRANSPORTATION**

SIGN IN

April 27, 2021, 5:00 p.m. | Crawford County Conference Complex

Name	Phone	Email
Patti Temple	836-3825	robertacrawford@gmail
Deana Hartman	955-0137	deana.hartman@yahoo.com
Bailey Sanders	836-3121	bailey.sanders@uga.edu
Frankie McAfee	478-214-0710	
Sharon Sanders	478-954-4563	
Jake Watson	478-836-3599	
Lesley McNary	478-365-6579	lesley.mcenary@crawforddevelopment.net
Raymond Dickey	478-836-2609	user7415@aol.com
Jackie McCowen	478 787 8655	J.mccowen@CrawfordCountyGA.org
Dale Jung	478-806-2786	
Sherry Thompson	478-235-7749	
Troy Marble	478-954-4914	
Omar Dickey	478-562-3261	Odickey@gmail.com
JOEL SHERLOCK	478-836-3148	joel@midgelow.com

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING &
TRANSPORTATION**

TOPIC SESSION AGENDAS

April 27, 2021, 3:30 p.m. – Housing

April 27, 2021, 5:00 p.m. - Transportation

Crawford County Government Complex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: NATURAL & CULTURAL
RESOURCES / RECREATION**

SIGN IN

April 29, 2021, 3:30 p.m. | Crawford County Conference Complex

Name	Phone	Email
Patti Temple	478-836-3825	robertacrawfordccc@gmail
Frankie McCreer	478-214-0710	
Sharon Sanders	478-836-3782 478-954-4563	
Fabian Hollis	478-836-3782	
Sherry Thompson	478-2357749	
Barbara Kelly	478-320-1947	
Dale Junp	478-808-2786	
Troy Marable	478-954-4914	
Jennifer Marable	478-954-4826	
Kestey McNary	478-365-6979	
Jesse Watson	478-836-3199	
Bailey Sanders	478-836-3121	
JOEL SHERLOCK	478-836-3148	joel@midgalan.com
Jackie McCowan	478-787-8055	J.mccowan@CrawfordCountyGA.ORG
Darren Suggs	952-4700	Darren.Suggs@rcbvt.com

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: LAND USE**

SIGN IN

April 29, 2021, 5:00 p.m. | Crawford County Conference Complex

Name	Phone	Email
Patti Temple	478-836-3825	Robertacrawfordcc@gmail.com
Bailey Sanders	836-3121	bailey.sanders@uga.edu
Darren Suggs	✓	✓
Francie McArthur	214-0710	
Shawn Sanders	478-836-3782	
Jake Watson	478-836-3199	
Barbara Kelly	478 320 1947	BKelly540@aol.com
Dale Jump	478 808 2786	
Troy Marable	478-954-4914	
Jennifer Marable	478-954-4826	
Jackie McCowen	478 787 8055	J.McCowan@CrawfordCountyGA.org Jackie
Lestey McNary	478-365-6979	lestey.mcnary@crawforddevelopment.net
Sherry Thompson	478-235-7749	

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: Natural & Cultural
Resources / Recreation and Land Use**

TOPIC SESSION AGENDAS

April 29, 2021, 3:30 p.m. – Natural & Cultural Resources / Recreation

April 29, 2021, 5:00 p.m. – Land Use

Crawford County Government Complex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

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

SIGN IN

August 3, 2021 4:30p.m. | Roberta City Hall

Name	Phone	Email
Kim Anglin		
Connie Gibson		
Joe Matthews		
Sherry Thompson		
Robert Cody		
Ty Matthews		

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC DEVELOPMENT,
BROADBAND, LAND USE**

SIGN IN

August 4 2021, 1:30 p.m. | Crawford County Conference Complex

Name	Phone	Email
Frankie McCreary	478-214-0710	
Jake Watson	478-836-3199	
Kelsey McNary	478-365-6929	
Jackie McCowen	478 787 8055	
Brent Lowe	478-230-488	
JOEL SHERLOCK	478-836-3148	
Fabian Hollis	478 836 3782	
Maranda McCollum	478-836-3199	

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC
DEVELOPMENT, BROADBAND, LAND USE**

STAKEHOLDER SESSION AGENDA

August 4, 2021, 1:30 p.m. | Crawford County Conference Complex

- | | |
|----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of Needs/Opportunities | MGRC |
| 3) Community Work Program | MGRC |
| 4) Discussion/Questions | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: WATER, PUBLIC FACILITIES, PUBLIC
SAFETY, ANIMAL CONTROL, PUBLIC HEALTH**

SIGN IN

August 5 2021, 9:00 a.m. | Crawford County Conference Complex

Name	Phone	Email
William Patton	478 214-3616	w.pattson@crawfordcountygah.org
Francie McAfee	478-214-0710	
Fabian Hollis	478-836-3782	
Jake Watson	478-836-3199	
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Brent Lowe	478-230-4881	
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**CRAWFORD COUNTY AND THE CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN TOPIC SESSION: WATER, PUBLIC
FACILITIES, PUBLIC SAFETY, ANIMAL CONTROL, PUBLIC HEALTH**

STAKEHOLDER SESSION AGENDA

August 5, 2021, 9:00 a.m. | Crawford County Conference Complex

- | | |
|----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of Needs/Opportunities | MGRC |
| 3) Community Work Program | MGRC |
| 4) Discussion/Questions | MGRC |
| 5) Debrief/Wrap-up | 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

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

PUBLIC HEARING AGENDA

November 5, 2021, 5:30 p.m. | Crawford County Conference Complex

- | | |
|------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of process to-date | MGRC |
| 3) Plan highlights | MGRC |
| 4) Next steps | MGRC |
| 5) 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).

Greg Boike	gboike@mg-rc.org
Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org

cancer patients.


People across the country depend on the kindness of blood donors. Donors are urged to make an appointment to give blood as soon as possible by using the Red Cross Blood Donor

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10/21/2021: 10 a.m. - 3 p.m.,
Vineville Baptist Church, 2591
Vineville Avenue

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**Public Hearing Notice
For Crawford County and the
City of Roberta
Joint Comprehensive Plan Update**

A public hearing will be held on Friday, November 5, 2021 at 5:30 p.m. in the Crawford County Government Complex, located 640 GA-128, Roberta, GA, 31078. 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 Department of Community Affairs for review. All comments must be submitted by Friday, November 12, 2021 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 Taylor Stickels, Greg Boike, or Caitlin Mee, 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: tstickels@mg-rc.org or gboike@mg-rc.org or cmee@mg-rc.org

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Crawford County / City of Roberta Comprehensive Plan Survey

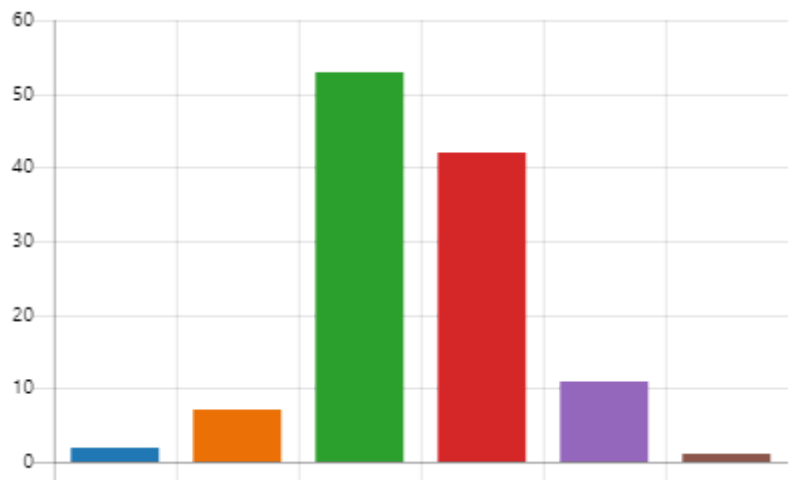
116
Responses

16:19
Average time to complete

Active
Status

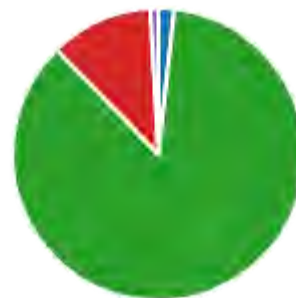
1. What is your age?

● Younger than 18	2
● 18 or 24	7
● 25 to 44	53
● 45 to 64	42
● 65 and over	11
● Prefer not to answer	1



2. What is your race? (Check all that apply)

● African American / Black	2
● Asian or Pacific Islander	0
● Caucasian / White	98
● Prefer not to answer	13
● Other	1



3. What is your ethnicity?

● Hispanic or Latino	1
● Not Hispanic or Latino	99
● Prefer not to answer	14



4. Please indicate your gender.

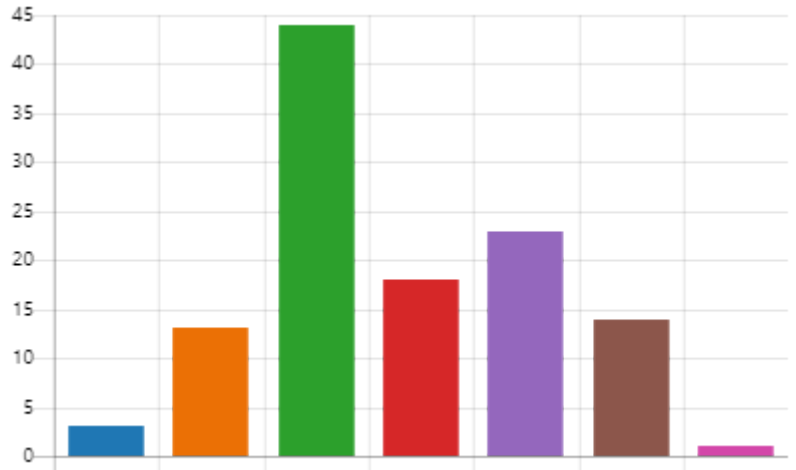


● Female	71
● Male	39
● Prefer not to answer	5



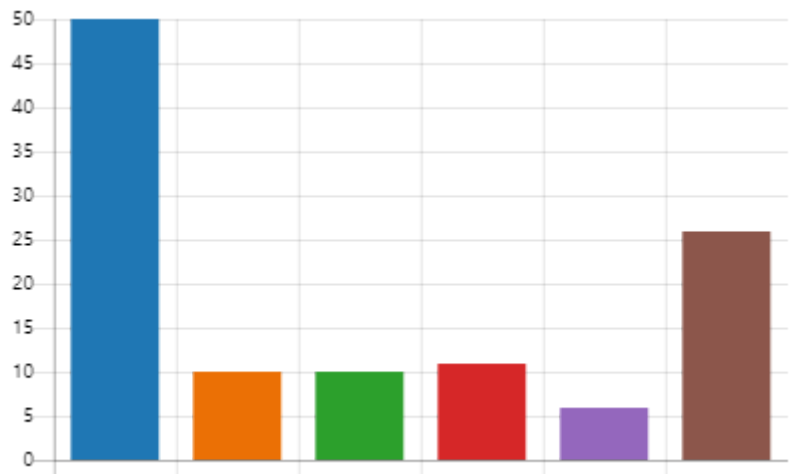
5. What is your highest degree of education?

● Less than a high school diploma	3
● High school graduate or equiv...	13
● Some college (1-4 years, no d...	44
● Associate's degree	18
● Bachelor's degree	23
● Master's degree or higher	14
● Prefer not to answer	1



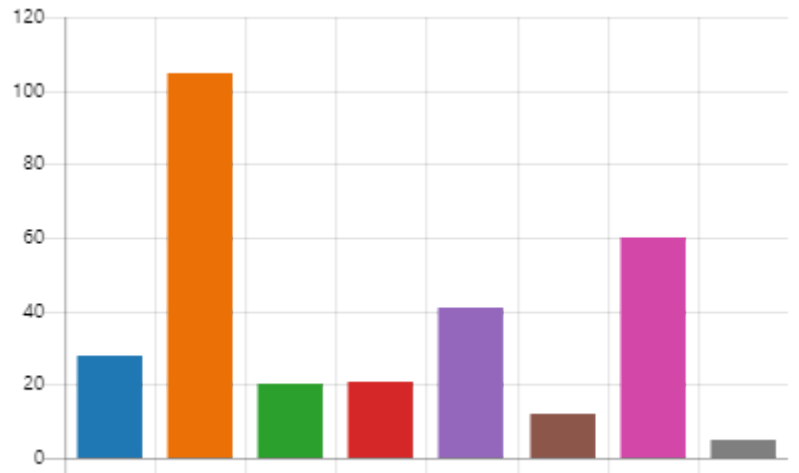
6. Which of the following best describes the location of where you live?

● Roberta	50
● Knoxville	10
● Musella	10
● Lizella	11
● Zenith	6
● Other	26



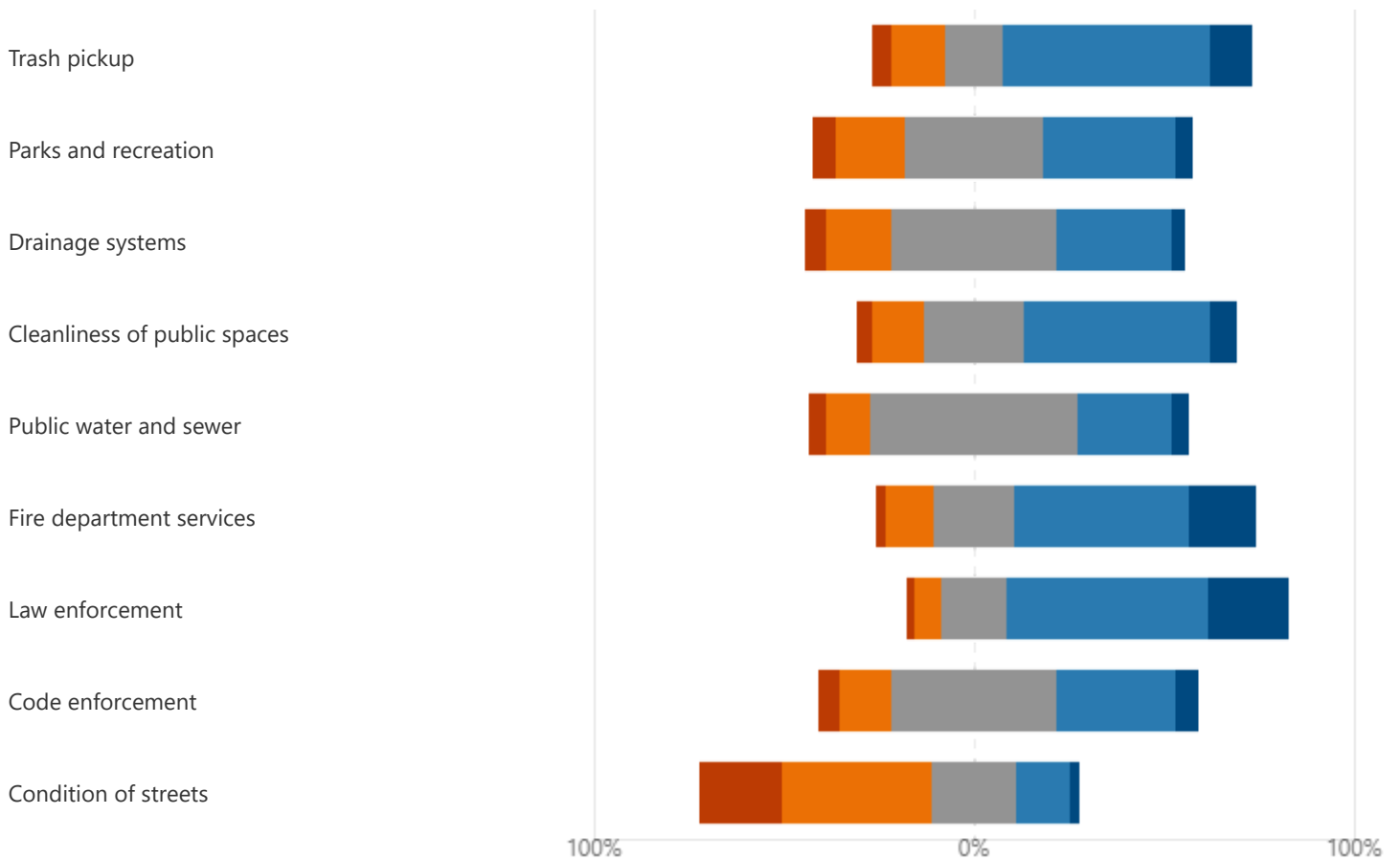
7. Where do you look to learn about community news and events? (Check all that apply)

● Local government website	28
● Social media	105
● Emails or e-newsletters	20
● Flyers or posters	21
● Print newspaper or newsletters	41
● Mailed letters	12
● Word of mouth	60
● Other	5



8. Please rate your level of satisfaction with each of the following public services or facilities.

■ Very dissatisfied
 ■ Dissatisfied
 ■ Neither satisfied nor dissatisfied
 ■ Satisfied
 ■ Very satisfied



9. If you were dissatisfied with any of the services or facilities in question (8), please explain why.

Insights

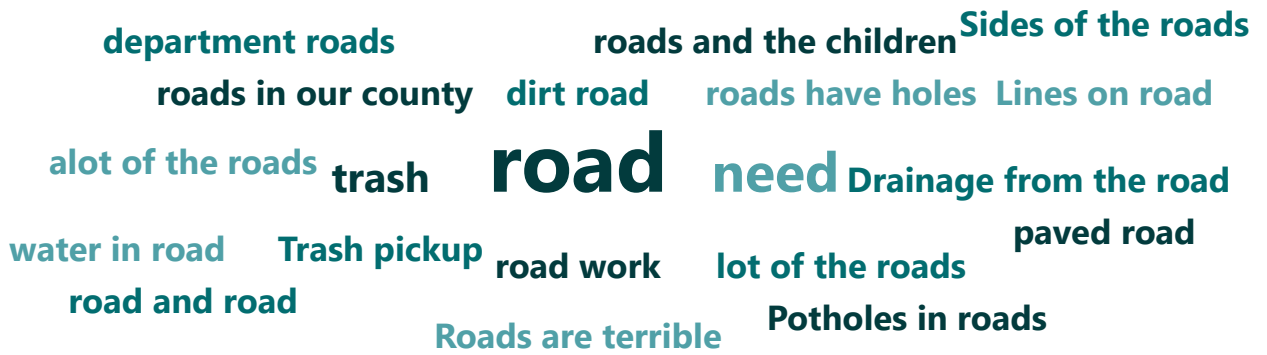
72

Responses

Latest Responses

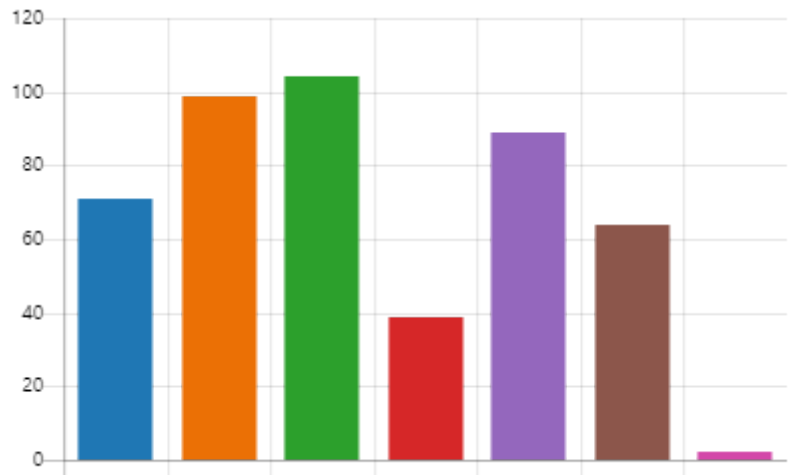
- "Trash pick up on Lower Hartley bridge has been an issue for a while. ...
- "Last year my trash wasn't picked up 8 times. After calling it usually to...
- "My area of the county does not have county water. We were told year...

38 respondents (53%) answered **road** for this question.



10. Which of the following internet activities do you frequently engage in? (Check all that apply)

● Telework or school work	71
● Checking email messages	99
● Web browsing	104
● Online gaming	39
● Streaming TV/video	89
● Uploading internet data/conte...	64
● None of the above	2



11. What is your current internet speed? (Visit: <https://www.speedtest.net/>)

Insights

Latest Responses

84

Responses

"Slow- Windstream doesn't provide "high-speed" as advertised. It's bee...

"12 megs"

"27.84 Down 3.23 Up"

9 respondents (11%) answered **upload** for this question.



12. Is the internet service available at your residence sufficient for your daily needs?

Insights

Latest Responses

110

Responses

"No. We have tried several times to change to another company, but b...

"Yes "

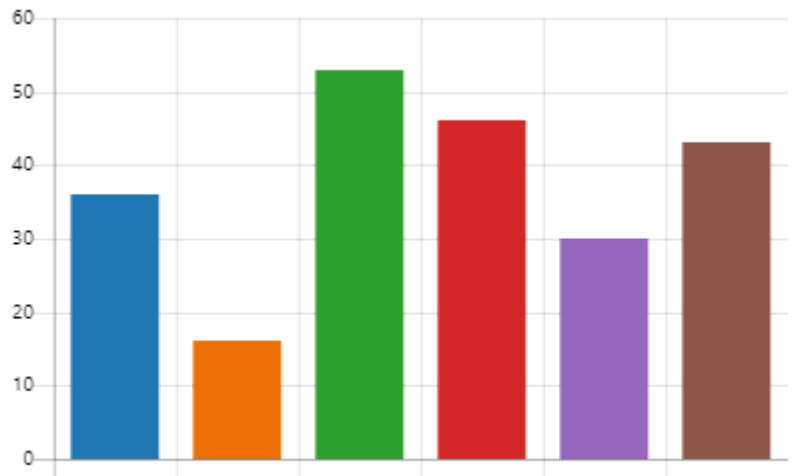
"I would like more speed for less money, however it is currently sufficie...

5 respondents (5%) answered **needs** for this question.



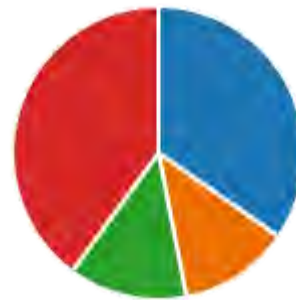
13. What characteristics of development should be emphasized in future residential development? (Check all that apply)

- Sidewalks within neighborhood... 36
- Sidewalks and paths connecti... 16
- Retail amenities within walkin... 53
- Streetlights in neighborhoods 46
- A mix of housing types (e.g., si... 30
- Clear separation between resi... 43



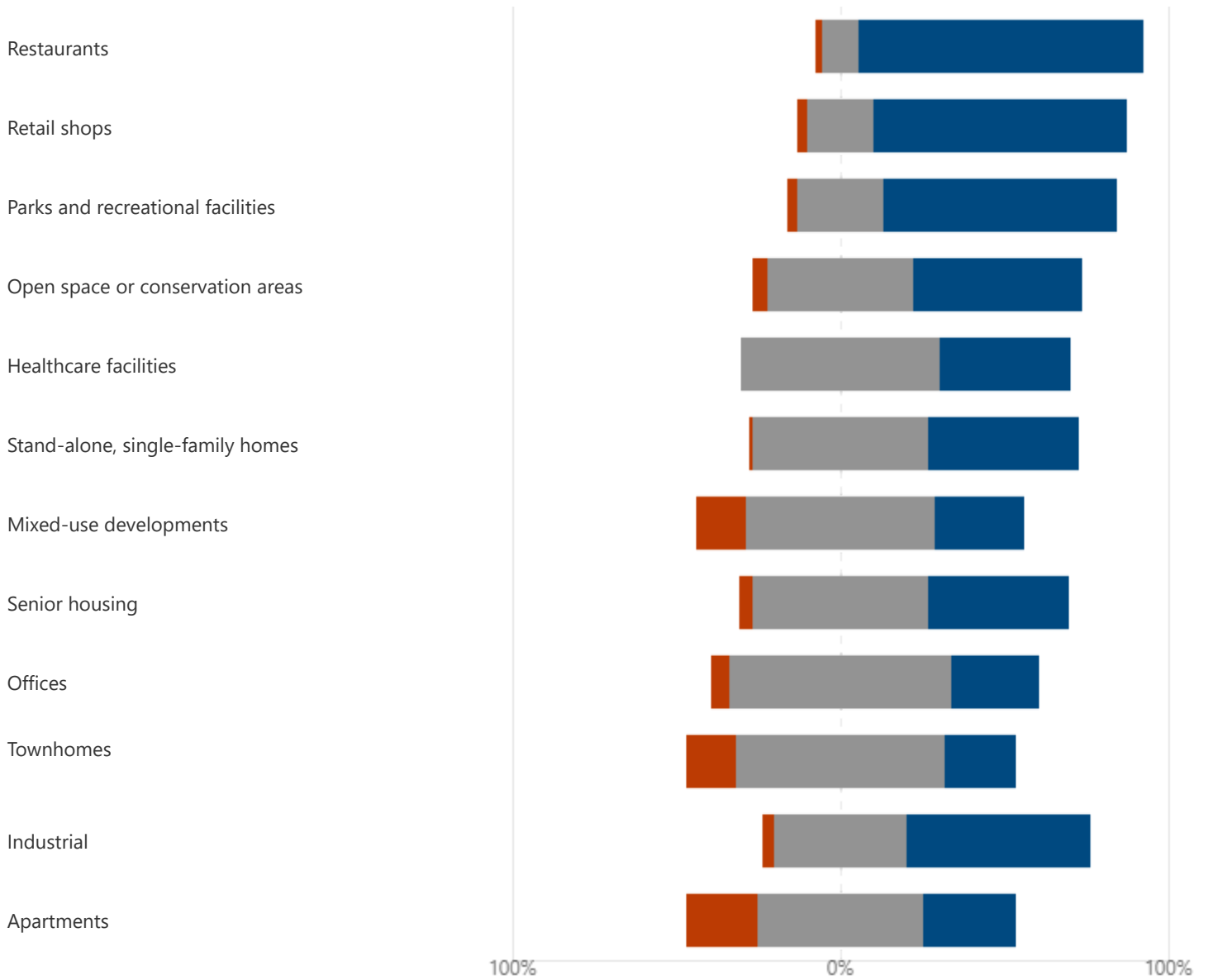
14. When planning for future commercial and retail development, what type of development should there be an emphasis on? (Check all that apply)

- Revitalized commercial spaces... 79
- Walkable mixed-use centers w... 28
- New strip commercial develop... 30
- Redevelopment of existing co... 91



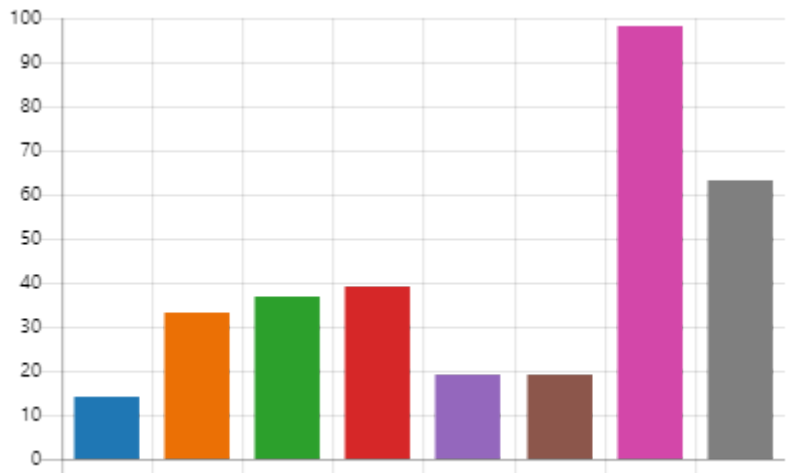
15. Please indicate if you would like to see less, about the same, or more of each of the following types of development or uses.

Less About the same More



16. What transportation improvements would you like to see in the city and county? (Check all that apply)

- Improved traffic flow 14
- Sidewalk improvements 33
- Expanded alternative transpor... 37
- Transportation assistance for s... 39
- Public transit 19
- Road or pedestrian path conn... 19
- Routine maintenance of existi... 98
- Paving of dirt roads 63



17. Please identify any transportation safety concerns or areas in the roadways which need to be addressed. Please describe the location and the concern.

28 ^{Insights}
Responses

Latest Responses

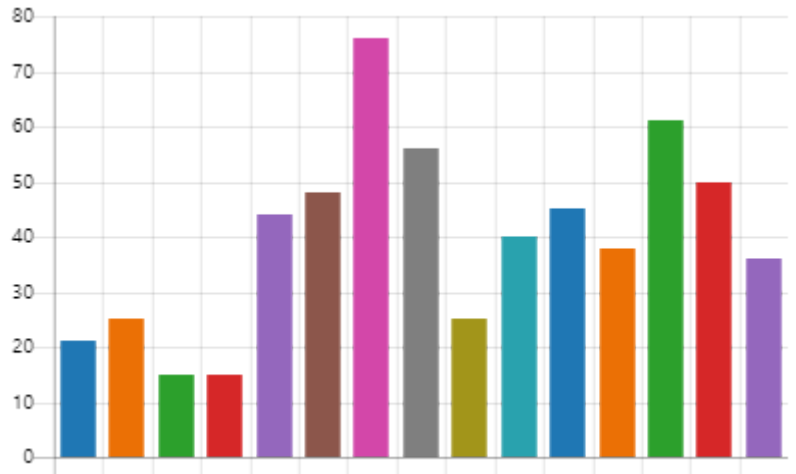
"The dirt roads in our county are costing the citizens thousands of doll..."

22 respondents (79%) answered **roads** for this question.



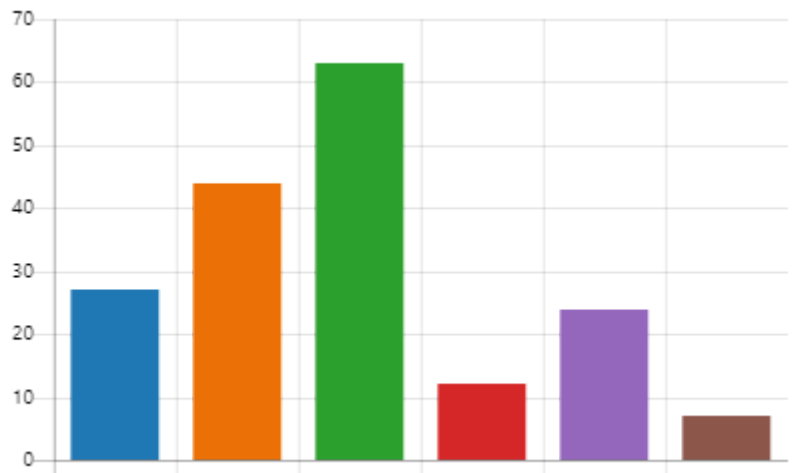
18. What type of recreational programs or amenities would add to the quality of life in the city and county? (Check all that apply)

- Skate park 21
- Baseball/softball fields (additi... 25
- Basketball courts (additional) 15
- Disc golf course 15
- Dog park 44
- Picnic shelter 48
- Playground equipment 76
- Splash pad 56
- Outdoor fitness equipment 25
- Indoor recreation facility 40
- Senior-friendly amenities (e.g.,... 45
- Fitness classes 38
- Walking/hiking trails 61
- Swimming pool 50
- Soccer fields 36



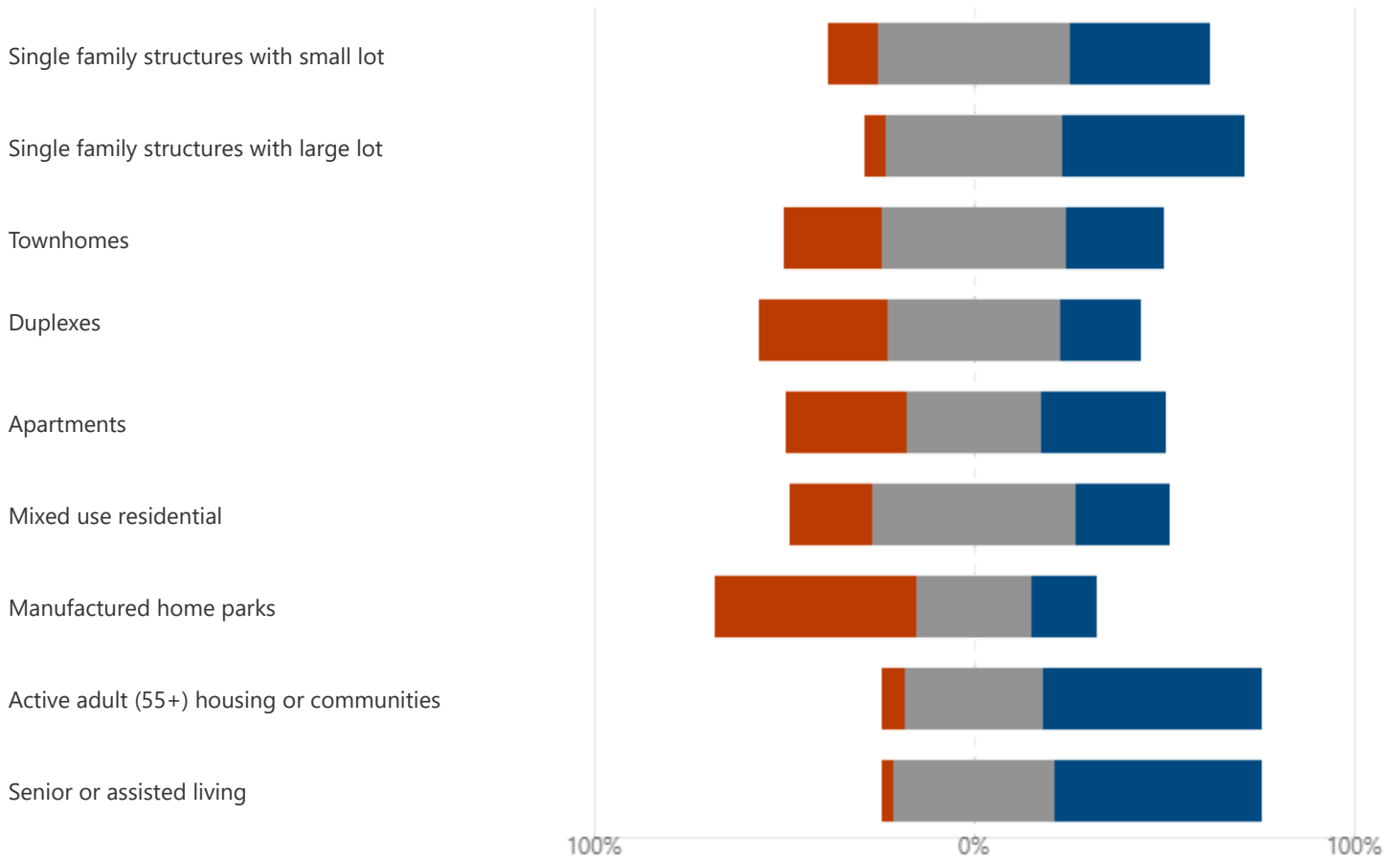
19. Which of the following, if any, are housing issues in the city and county? (Check all that apply)

- Housing stock in disrepair 27
- Lack of affordable homes for f... 44
- Lack of affordable, quality rent... 63
- High number of vacant homes 12
- Lack of senior-friendly housing 24
- Other 7



20. Do you think the city and county need more, less, or the same amount of the following types of housing in the future?

Less About the same More



21. Do you think the city and county need more, less, or the same amount of any other type of housing that was not listed in question (20)? If so, please describe.

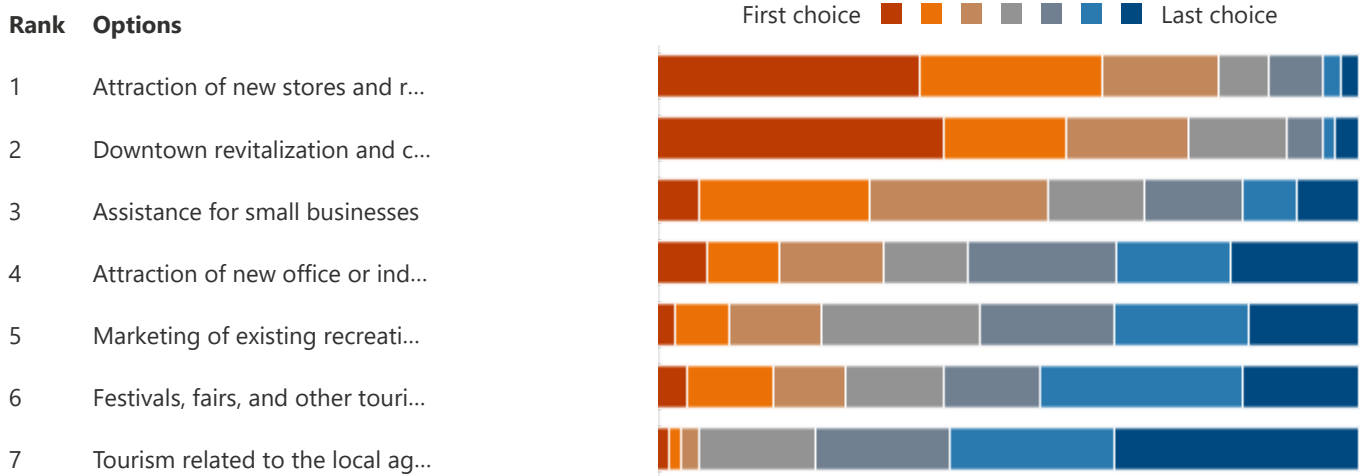
12 Insights
Responses

Latest Responses

3 respondents (25%) answered **Tiny home** for this question.



22. Please rank the following economic development needs in Crawford County.



23. If you would like to explain your ranking in question (22), please do so here.

11 Insights
Responses

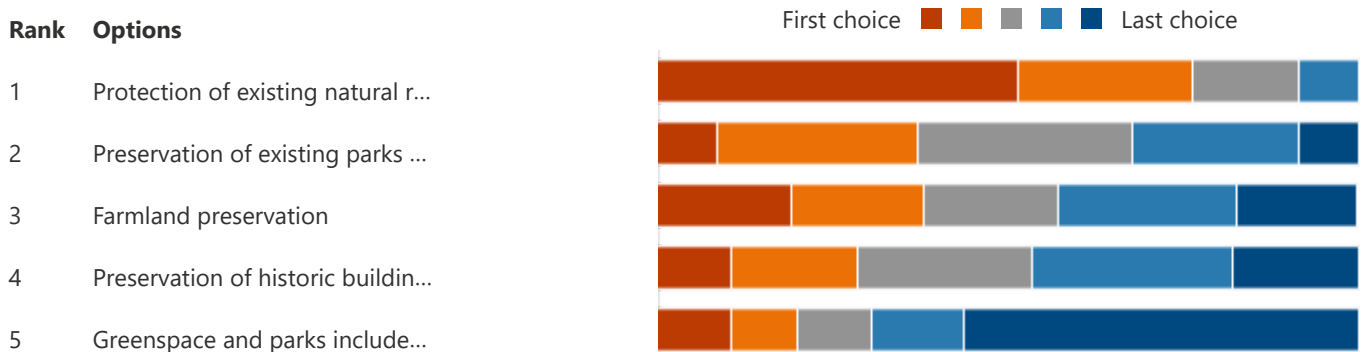
Latest Responses

"Industry brings jobs. Without jobs first the other things don't matter."

5 respondents (45%) answered **business** for this question.

area county business grocery store
new businesses need a grocery

24. Please rank the following priorities regarding natural and cultural resources for Crawford County.



25. If you would like to explain your ranking in question (24), please do so here.

6

Insights

Latest Responses

Responses

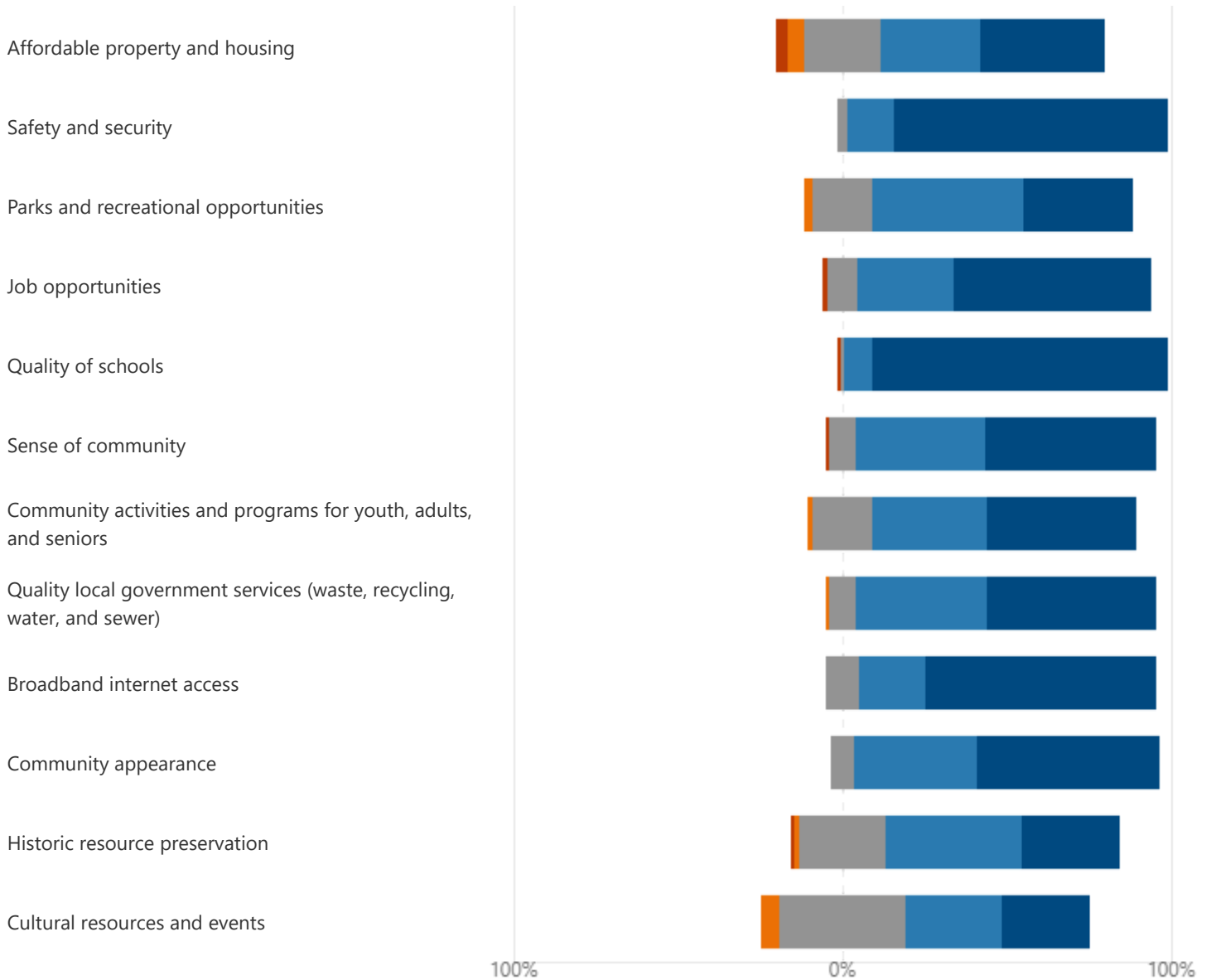
"We are an agricultural community. Agriculture is Georgia's biggest in..."

2 respondents (33%) answered **industry** for this question.



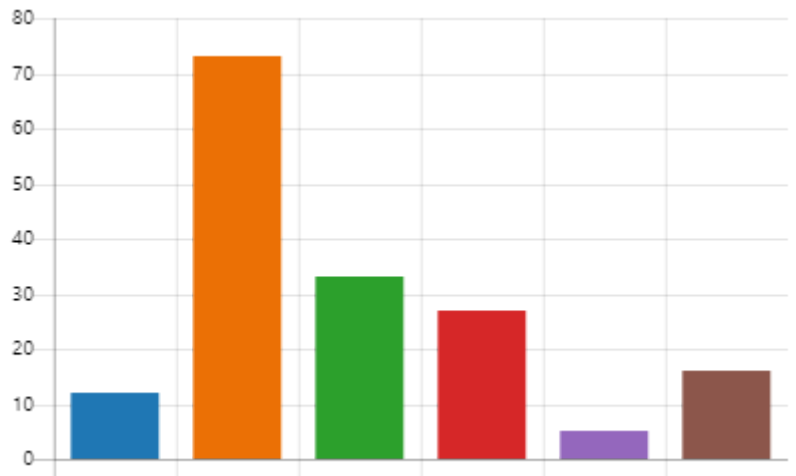
26. How important are the following items to quality of life in the city and the county?

■ Not at all important
 ■ Not very important
 ■ Somewhat important
 ■ Important
 ■ Very important



27. What funding methods would you support for improving community services and facilities?
(Check all that apply)

● Increased property taxes	12
● Additional sales tax (SPLOST)	73
● Bonds	33
● New fees on services	27
● Increased utility fees	5
● Other	16



28. Please provide any other comments we should consider for the future of Crawford County over the next 10 years.

31 Insights
Responses

Latest Responses

"Agriculture and industry can add more jobs to our community. Don't t...

9 respondents (29%) answered **county** for this question.



29. Lastly, if you'd like to receive updates about the planning process and invitations for future involvement, please share your email below, so that we can add you to our mailing list!

39 ^{Insights}
Responses

Latest Responses
"ktyoungfarm@gmail.com"

2 respondents (5%) answered **bobbydaniel@uavsdev** for this question.

people are very important Bkelly540@aolcom No

bobbydaniel@uavsdev

gladly serve capacity county and city

Tiffbow4@gmailcom