

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Unified Government of Cusseta-
Chattahoochee County**

RC: **RVRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **1/6/21**

Date Submittal Initially Received by RC: **2/3/21**

Explain Unusual Time-lags or Other Anomalies, when present:
Updated plan with DCA recommended CWP additions.

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

Resolution

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

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

WHEREAS, the Unified Government of Cusseta – Chattahoochee County has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Board of Commissioners of the Unified Government of Cusseta – Chattahoochee County that the Chattahoochee County Comprehensive Plan 2021 be adopted.

EFFECTIVE DATE:

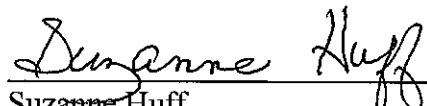
SO RESOLVED this 2nd day of February, 2021.

UNIFIED GOVERNMENT OF CUSSETA – CHATTAHOOCHEE COUNTY



Gerald Douglass
Chairman

ATTEST



Suzanne Huff
County Clerk

SEAL





The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 FAX (706) 989-2005 admin@ugoccc.com

Jan. 6, 2021

Jim Livingston, Executive Director
River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, Georgia 31901

RE: Unified Government of Cusseta-Chattahoochee County Comprehensive Plan 2021-2025
Submittal of Draft Update

The Unified Government of Cusseta-Chattahoochee County has completed the draft update of our comprehensive plan for the period 2021-2025. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

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

If you have any questions concerning this submittal don't hesitate to contact Laura Lee Bernstein, County Manager, at 706-989-3602.

Sincerely,

Gerald Douglas,
Chairman

The Unified Government of Cusseta-Chattahoochee County

Comprehensive Plan Update



**Prepared By: The River Valley Regional Commission
For Unified Government of Cusseta-Chattahoochee
County**

Adopted February 2, 2021



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Executive Summary

Location

Chattahoochee County is located in the west-central region of Georgia. It is approximately 16 miles south of Columbus, Georgia, 89 miles southwest of Macon, Georgia, and 122 miles south of Atlanta, Georgia.

Jurisdictional Nuances

Chattahoochee County can best be described as a political jurisdiction operating next to the Fort Benning military base and both entities have distinct “life of their own.” Unfortunately for the local government of Chattahoochee County, its demographics are often absorbed into the demographic statistics of Fort Benning, which means that the demographics of the non-Fort Benning part of Chattahoochee County (NFBA) appear to be more statistically encompassing than they are in reality. Thankfully, Chattahoochee County is divided into two census tracts, 201 and 202. The boundaries of the 201 Census Tract refers to those of the NFBA of Chattahoochee County, also known as the Unified Government of Cusseta and Chattahoochee County. In order to paint a true picture of Chattahoochee County’s challenges, the data tables are divided into two county areas: (a) Chattahoochee County, which includes Fort Benning and the NFBA (i.e., Census Tract 202); and (b) the NFBA of Chattahoochee County, which just includes the Unified Government of Cusseta and Chattahoochee County governmental boundaries (i.e., Census Tract 201).

Chattahoochee County 2018 Key Demographics by Percentage

	Chattahoochee County	Non- Ft Benning Area of Chattahoochee County (Census Tract 201)	Georgia
Median Age	24	43	37
Plus 65 Population	4%	16.5%	14%
Disability	11%	18%	12%
Below Poverty Level (Individuals)	17%	27%	14%
Per capita Income	\$23,651	\$21,850	\$29,523

Source: U.S. Census: ACS 2018 5-year estimates

Demographic Findings

The total population of Chattahoochee County decreased from 14,882 in 2000 to 10,767 in 2018 (i.e., 4,115 persons, or about 27%). This trend reflects the gradual reduction of our military forces since 1990. The population of the NFBA of Chattahoochee County has decreased by 420 persons. This is a 15% decrease from 2000 to 2018. Population projections were not computed for Chattahoochee County and it is difficult to estimate the projected population numbers for Chattahoochee County with any certainty due to the variability of the size of the United States military, which is dependent upon the national political climate of the time. Population estimates for the NFBA of Chattahoochee County were calculated, however. Should the present population trends continue for the NFBA over the next several years, it is estimated that the NFBA population will consist of approximately 2,196 people by the year 2030.

The current median age for Chattahoochee County is 24. The current median age for the NFBA of Chattahoochee County is 43. The current median age for the state of Georgia is 37.

Chattahoochee County and the NFBA of Chattahoochee County will continue to see trends of a younger population associated with the Fort Benning Military Installation and growing numbers in the aging population for the NFBA of Chattahoochee County. Currently many retiring military personnel have chosen to remain in the NFBA of Chattahoochee County. It is anticipated that this trend will continue. The population aged 65 years and older and those who are disabled will continue to represent an important portion of the NFBA population.

Per Capita Income in the NFBA of Chattahoochee County is lower than Chattahoochee County and the State of Georgia. This trend is expected to continue into the future. The percentage of those below the poverty level in the NFBA of Chattahoochee County is higher (27%) than the State of Georgia (14%) as well as the overall poverty rate for Chattahoochee County (17%). This trend is expected to continue.

Community Priorities

The 2020 Comprehensive Planning Process identified six major needs:

1. Internet Improvements
2. Adding more businesses
3. Water System Improvements
4. Elimination of residential/commercial blight and the addition of adequate and affordable housing.
5. The Improvements of road and street corridors/transportation options
6. The need for more youth related programs and better interaction with the community.

The Community Work Program (CWP) addresses all of the above needs in some form or fashion. However, in reviewing the CWP, areas of concern maps, Chattahoochee County staff comments and citizen comments, it became apparent that the Broad Street Corridor area and the connection to U.S. 520/SR 280 and McNaughton Street are of major interest to citizens.

The presence of the County Courthouse and the City Park create two nodes of positive activity on Broad Street. McNaughton Street is the location of the county administration building and other public service related organizations such as the health department. The U.S. 280/SR 520 corridor is the major commercial area for Chattahoochee County.

Community Work Programs (CWP) activities concerning Broad Street include: 1) the continuation of structural improvements to the park and track, improving neighboring housing areas, and converting an old railroad bed to a bike trail that will connect the Chattahoochee County High School to Broad Street and the U.S.280/SR 520 corridor. 2) Renovating the Mable Baker Memorial Building, also known as the Neighborhood Services Center.

Cusseta-Chattahoochee County General Mission Statement

Cusseta-Chattahoochee County is a unique and growing community. Cusseta-Chattahoochee County's history is rich, its natural resources are bountiful, and its citizens are friendly. It is a family-centered residential community offering the life-style of a small rural county with all of the necessities of life, such as adequate housing, infrastructure, social and public services.

Cusseta-Chattahoochee County has many assets that can be capitalized upon by residents, investors, businesses and industries; such as, an industrial park, school system and water facilities. The county's proximity to the City of Columbus provides access to shopping, a State University, community colleges, technical colleges, employment opportunities and medical services and facilities. However, the county aspires to provide local retail and medical facilities and services which will effectively fulfill all of its citizens' needs. The county promotes and encourages commercial and industrial development while providing a quality living environment for all residents.

The future vision for Cusseta-Chattahoochee County may be summarized as a growing rural community with ease of access to the commercial, cultural and institutional resources of a metropolitan area. The county shall continue to capitalize on its consolidated government, which provides for more efficient and effective government services; its location next to and relationship with Fort Benning and Columbus, and the fact that Chattahoochee County serves as the gateway to Southwest Georgia with the presence of US27, US 280/SR520 and SR26. All of these factors allow Cusseta-Chattahoochee County to build upon, nurture and pursue residential, commercial and industrial development opportunities that add value to the economic and social fabric of Cusseta-Chattahoochee County while maintaining its rural, small town atmosphere.

Specifically, the vision includes:

- Maintaining the county's rich history, tradition and southern hospitality, recognizing diversity while seeking consensus.
- Promoting the unique historical and natural resources within the county.
- Providing an adequate and appropriate level of essential public and private community services and facilities in support of Cusseta-Chattahoochee County residents, commerce and industry.
- The Chattahoochee County School System shall serve as the foundation to building a brighter future for the residents of Cusseta-Chattahoochee County.
- Promoting and encouraging cooperative intergovernmental relations with the Fort Benning Military Installation and surrounding counties. In addition, the County will maintain its participation in various regional community based organizations such as the Valley Partnership Regional Development Authority and the Lower Chattahoochee Regional Development Center.
- The presence of local, adequate and appropriate job/career opportunities and job/professional development training for all citizens who desire them.
- Promoting and encouraging commercial development in order to attract active and retired military personnel and their families.

- Development will be encouraged where adequate infrastructure exists or can be economically provided.

Introduction

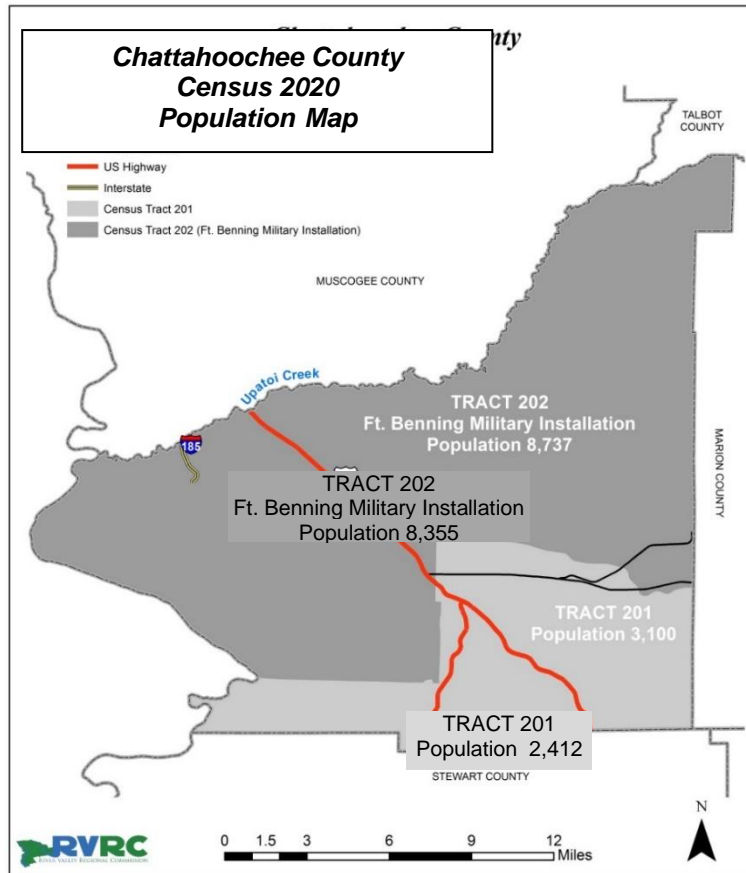
The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Unified Government of Cusseta - Chattahoochee County Plan includes a list of needs and opportunities upon which the community may want to act. This plan includes a plethora of significant analyses, including existing development patterns, discussion of areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, and areas of disinvestment. This plan also contains maps of existing land use, future land use, and areas requiring special attention. A community work program and a report of accomplishments are also included. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

Section 1: Population

The best way to describe Chattahoochee County’s population trend over the last 30 years is one of steadfastness and perseverance. This is due in part to a reduction of military personnel at Fort Benning. It is believed that as economic conditions significantly improve in the State of Georgia and the Columbus Metropolitan Area, many older individuals will choose to relocate to smaller communities to escape the hustle of the larger cities and to capitalize on comparatively inexpensive land prices.

Chattahoochee County experienced a 27% decrease in population from 2000 to 2018 in contrast to the State of Georgia, which experienced a 29% increase in population from 2000 to 2018. From 2010 to 2018, the Chattahoochee County population decreased from 11,267 persons to 10,767 persons, which is a 4.4% decrease. From 2010 to 2018, the NFBA population decreased from 2,961 persons to 2,412 persons, resulting in an 18.5% decrease. The 2020-2030 population projections for the NFBA reflect, on average, a steady but slow population decline rate, with a projected population 2,376 people in 2020 and 2,196 persons in 2030.



Source: U.S. Census Bureau, 1990, 2000, 2010, 2014; ProximityOne.Com 2020 and 2030 for Chattahoochee County and State of Georgia Total Population Estimates

**Table 1: Cusseta-Chattahoochee County Total Population 1990-2018
Projections 2020-2030**

Category	1990	2000	2010	2018	Percent Change 1990-2010	Percent Change 2010-2018	2020	2030
Total Population	16,934	14,882	11,267	10,767	-34%	-4.4%	Not Computed*	Not Computed*
Non-Ft. Benning Area of Chattahoochee County (Census Tract 201)	2,511	2,832	2,961	2,412	18%	-18.5%	2,376	2,196
State of Georgia	6,478,216	8,186,453	9,712,157	10,519,475	50%	8.3%	10,871,581	11,910,320

RVRC estimates for 2020 and 2030 Non- Ft. Benning Area Total Population Estimates
*Not Computed for Chattahoochee County due to the fluctuating levels of military personnel.

Table 2: Chattahoochee County Age Distribution 2000, 2010, 2018

	2000	%	2010	%	2018	%
Age Below 19	5,277	35	3,795	34	3,530	33
Age Above 65	273	1.8	420	3.7	409	4
<5	1,245	8.4	1071	9.5	892	8.3
5-9	1,350	9.1	892	7.9	692	6.4
10-14	1,184	8.0	747	6.6	557	5.2
15-19	1,498	10.1	1,085	9.6	1,389	12.9
20-24	3,108	20.9	2,222	19.7	2,359	21.9
25-34	3,528	23.7	2,401	21.4	2,335	21.7
35-44	1,883	12.7	1,268	11.2	1,066	9.9
45-54	528	3.5	709	6.3	611	5.7
55-59	150	1.0	217	1.9	184	1.7
60-64	140	0.9	235	2.1	273	2.5
65-74	175	1.2	267	2.4	269	2.5
75-84	84	0.6	124	1.1	124	1.2
85+	9	0.1	29	0.3	16	0.1
Total	14,882	100	11,267	100	10,767	100

Source: U.S. Census Bureau, 2000, 2010, ACS 2018

Chattahoochee County's age distribution is highlighted in Table 2. From 2000 to 2018, the 0-19 age group decreased in size by 1,747 persons or 33%, the 20-34 age group decreased by 24%, the 35-64 age group decreased by 21%, and the 65 and older age group decreased by 2%.

From 2000 to 2010, there was a notable increase in the population the 65 and older age group increased 57%. Even though all of the age population groups but one experienced decreases during this time, it is evident that the retiring/aging population historically favor the idea of settling in Chattahoochee County based on the significant percentage increase of the 65 and older population from 2000-2010.

Table 3: Chattahoochee County Non- Fort Benning Area

Census Tract 201 Age Distribution 2000, 2010, 2018						
	2000	%	2010	%	2018	%
Age Below 19	900	32	846	29	650	27
Age Above 65	252	9	395	13	397	16.5
<5	215	7.6	212	7.2	172	7.1
5-9	244	8.6	197	6.7	158	6.6
10-14	244	8.6	219	7.4	169	7.0
15-19	197	7.0	218	7.4	151	6.3
20-24	167	5.9	140	4.7	103	4.3
25-34	421	14.9	299	10.1	205	8.5
35-44	490	17.3	365	12.3	290	12
45-54	332	11.7	515	17.4	377	15.6
55-59	139	4.9	190	6.4	151	6.3
60-64	131	4.6	211	7.1	239	9.9
65-74	164	5.8	251	8.5	269	11.2
75-84	79	2.8	117	4.0	112	4.6
85+	9	0.3	27	0.9	16	0.7
Total	2,832	100	2,961	100	2,412	100

Source: U.S. Census Bureau 2000, 2010, ACS 2018

Chattahoochee County's NFBA age distribution is highlighted in Tables 2 and 3. From 2010 to 2018, the NFBA population decreased from 2,961 persons to 2,412 persons, resulting in an 18.5% decrease. From 2000 - 2018, the 0-19 age group decreased in size 250 persons, or 28%. The 20-34 age group decreased 48%. The 35-64 age group also decreased 4%. Lastly, the 65 and older age group increased by 57%.

Race

The following tables depict the racial composition of Chattahoochee County and the NFBA of Chattahoochee County. For the year 2000, the diversity percentages were 58% White, 30% African American, 0.8% Native American/Alaska Native, 1.8% Asian, 0.5% Native Hawaiian/Other Pacific Islander, and 5.2% other. In 2000, 3.8% of Chattahoochee County's population identified as two or more races. In 2010, the racial composition of the population of Chattahoochee County was 69% White, 18.8% African American, 0.7% Native American/Alaska Native, 2.2% Asian, 0.6% Native Hawaiian/Other Pacific Islander, and 4.4% other. In 2010, 4.5% of Chattahoochee

County's population identified as two or more races.

For the year 2018, the diversity percentages were 70% White, 21% African American, 0.3% Native American/Alaska Native, 3.6% Asian, 0.3% Native Hawaiian/Other Pacific Islander, and 1.8% other. In 2018, 3.1% identified as two or more races.

Table 4: Chattahoochee County Race and Ethnic Origin 2000-2018

	2000	%	2010	%	2018	%
White	8,643	58.0	7,753	68.8	7,510	69.8
Black or African American	4,453	29.9	2,123	18.8	2,263	21.0
American Indian and Alaska Native	119	0.8	81	0.7	37	0.3
Asian	268	1.8	246	2.2	391	3.6
Native Hawaiian, Other Pacific Islander	67	0.5	72	0.6	35	0.3
Two or More Races	561	3.8	498	4.5	338	3.1
Other Race	771	5.2	494	4.4	193	1.8
Hispanic or Latino of any Race**	1,551	N/A	1,398	N/A	1,653	N/A
Total	14,882	100	11,267	100	10,767	100

Source: U.S. Census Bureau, 2000, 2010, 2018; ** Population Number is included in other race categories.

In 2000, the racial composition percentages of the NFBA population were 63% White, 33% African American, 0.4% Native American/Alaska Native, 0.7% Asian, 0.5% Native Hawaiian/Other Pacific Islander, and 1.4% Two or More Races. In 2010, the racial composition percentages of the NFBA population were 51% White, 44% African American, 3.6% Asian, and 1.5% Two or More Races.

The percentage of white residents increased by 2% from 1990 to 2000 and decreased by 12% from 2000 to 2010. The percentage of African Americans declined by 4% from 1990 to 2000 and increased by 11% from 2000 to 2010. In 2010, no resident classified themselves as Native American, Pacific Islander, or Other. By 2010, the Asian population percentage rose to 3.6 percent of total population while the percentage of those who identified as two or more races plateaued at 1.5%.

In 2018, the racial composition percentages of the NFBA population were 60% White, 36% African American, 0% Native American/Alaska Native, 0.7% Asian, 0% Native Hawaiian /Other Pacific Islander, and 3.2% Two or More Races. Zero percent identified as some other race.

**Table 5: Chattahoochee County Non- Fort Benning Area
Census Tract 201 Race and Ethnic Origin 2000-2018**

	2000	%	2010	%	2018	%
White	1,794	63.3	1,501	50.7	1,442	59.8
Black or African American	939	33.2	1,310	44.2	877	36.4
American Indian and Alaska Native	10	0.4	0	0	0	0.0
Asian**	21	0.7	106	3.6	17	0.7
Native Hawaiian, Pacific Islander and Other**	13	0.5	0	0	0	0.0
Two or More Races	40	1.4	44	1.5	76	3.2
Other Race**	15	.8	0	0	0	0
Hispanic or Latino of any Race***	43	1.5	7	N/A	0	0
Total	2,832	100	2,961	100	2,412	100

Source: U.S. Census Bureau, 2000, 2010, ACS 2018

** In 1990 the Asian, Native Hawaiian, Pacific Islander and Other Races is combined. Total population count is 14.

*** Hispanic or Latino of any race is included in the race categories.

Section 2: Economic Development

Chattahoochee County is not a Tier 1 community. Thus an economic development section is not required. The Stakeholder committee did request RVRC staff to do a basic economic development review however.

Chattahoochee County has many needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in the county. However, there appear to be business opportunities to capitalize on consumer demands, which are not being met in Chattahoochee County. According to information provided by ESRI Business Analyst, market potential exists for several commercial related markets. A review of those consumer markets is presented in the later part of this section.

**Table 6: Chattahoochee County Labor Force Participation
1990-2000**

	1990	2000	% Change 1990-2000
Cusseta-Chattahoochee County	2,321	2,464	6%
State of Georgia	3,090,276	3,839,756	24%
United States	115,681,202	129,721,512	12%

Source: U.S. Bureau of the Census, 1990-2000

Chattahoochee County experienced a 6% rise in the civilian labor force between 1990 and 2000. While this is still below state and national level increases, it is still quite positive for Chattahoochee County.

**Table 7: Chattahoochee County Labor Force Participation
2000-2018**

	2000	2010	2018	% Change 2000- 2010	% Change 2010- 2018	% in Labor Force 2010	% in Labor Force 2018
Cusseta-Chattahoochee County	2464	2218	2024	-10%	-8.75%	19.7%	18.8%
State of Georgia	3,839,756	4,695,430	5,080,647	22.28%	8.24%	64%	62.3%
United States	129,721,512	153,889,000	162,075,000	18%	5.3%	64.7	63.1

Source: U.S. Bureau of the Census 2000, Georgia Department of Labor 2010 and 2018, BLS 2010-2018

Chattahoochee County experienced a decline of their workforce by 10% from 2000 to 2010. During this time, the state and nation as a whole experienced an increase of 22% and 18%, respectively, over the same time period. The Chattahoochee County labor force declined another 8.75 percent decrease by 2018. The state of Georgia experienced an increase in the labor force of roughly the same amount, 8.24%. The United States labor force increased 5.3%.

Table 8: Annual Civilian Unemployment Rates 12 Month Average*

	1990	2000	2010	2014	2018
Chattahoochee County	11.8%	8.08%	11%	9.7%	5.5%
NFBA Chattahoochee County	13%	5%	11.5%	Not Available	Not Available
Georgia	5.7%	3.47%	10.5%	7.1%	4%

Source: 1990 US Census, Georgia Department of Labor, U.S. Bureau of Labor Statistics for 2000, 2010, 2014 and 2018

The economic downturn was felt at both the state and county level where unemployment increased between 2000 and 2010. Chattahoochee County's unemployment rate increased from 8% in 2000 to 11% in 2010. The State of Georgia rate rose from 4% unemployment in 2000 to 10% unemployment in 2010. The unemployment rate in Chattahoochee County was roughly 10% in 2014. The State of Georgia dropped to an unemployment rate of 8% in 2013 and to 7% in 2014. In the NFBA of Chattahoochee County, unemployment increased from 5% in 2000 to 12% in 2010. Data for the NFBA of Chattahoochee County is not available for 2014 and 2018.

Table 9: Chattahoochee County Employment by Industry 2000 - 2020

	2000	%	2010	%	2020	%
Total Employed Civilian Population	2,280	100	2,043	100	2,063	100
<i>Goods Producing</i>	435	19.07	300	14.68	324	16
Agriculture, Forestry, Fishing, Hunting, Mining	36	1.6	0	0	81	4
Construction	148	6.5	162	7.90	168	8
Manufacturing	251	11	138	6.80	75	4
<i>Service Producing</i>	1,845	80.92	1,443	70.63	1,739	84
Wholesale Trade	60	2.6	20	1.00	10	1
Retail Trade	329	14.4	334	16.30	216	11
Transportation, Warehousing, Utilities	82	3.6	120	5.90	106	5
Information	64	2.8	15	0.70	48	2
Finance, Insurance, Real Estate	166	7.3	148	7.20	73	4
Professional, Scientific, Management, Administrative, Waste Management Services	100	4.4	68	3.30	182	9
Educational, Health, Social Services	537	23.6	347	17.00	480	23
Arts, Entertainment, Recreation, Accommodation, Food Services	155	6.8	195	9.50	102	5
Other Services	145	6.4	65	3.20	51	1
<i>Public Administration</i>	207	9.1	431	21.10	471	23

Source: U.S. Census Bureau, 2000, 2010, ESRI 2020 Estimate

The leading employment sectors in Chattahoochee County, according to the U.S. Census in 2000 and 2010, were the service industries with a combined total employment rate of 80.92% in 2000

and 70.63% in 2010. Of the service industries, educational, health-related, and social service jobs led the way at 23.6% in 2000 and 17% in 2010. Retail trade is the next biggest service industry with 14.4% and 16.30% of jobs.

Table 10: NFBA Chattahoochee County Employment by Industry

	2000	%	2010	%	2020	%
Total Employed Civilian Population	1,282	100	1,232	100	1,180	100
<i>Goods Producing</i>	327	25.50	279	22.64	191	16
Agriculture, Forestry, Fishing, Hunting, Mining	19	1.7	0	0	48	4
Construction	135	11.9	161	13.1	118	10
Manufacturing	173	15.3	118	9.6	25	2
<i>Service Producing</i>	805	62.79	953	77.35	989	84
Wholesale Trade	27	2.4	20	1.6	5	1
Retail Trade	117	10.3	184	14.9	167	14
Transportation, Warehousing, Utilities	68	6.0	103	8.4	97	8
Information	20	1.8	3	0.2	20	2
Finance, Insurance, Real Estate	66	5.8	83	6.7	58	5
Professional, Scientific, Management, Administrative, Waste Management Services	32	2.8	37	3.0	143	12
Educational, Health, Social Services	205	18.2	228	18.5	267	23
Arts, Entertainment, Recreation, Accommodation, Food Services	61	5.4	130	10.6	31	2
Other Services	110	9.7	42	3.4	9	1
<i>Public Administration</i>	99	8.7	123	10	192	16

Source: US Census 2010, ESRI 2020 Estimate

The leading employment sectors in the NFBA of Chattahoochee County, according to the U.S. Census in 2000 and 2010, were the service industries with a combined total employment of 62.79% in 2000 and 77.35% in 2010. Of the service industries, educational, health-related, and social service jobs lead the way at 18.2% in 2000 and 18.5% in 2010. Retail trade is the next largest service employment by industry with 10.3% and 14.9% of jobs.

Table 11: Per Capita Income

	1990	2000	2010	2018
Chattahoochee County	\$8,673	\$14,049	\$19,276	\$23,651
Census Tract 201	\$8,783	\$14,372	\$17,631	\$21,850
Georgia	\$13,631	\$29,201	\$25,134	\$29,523
United States	\$14,420	\$30,318	\$27,334	\$32,621

Sources: MCDC 1990 Demographic Profile; 2000, 2010 U.S. Census; 2010-2014, 2014-2018 U.S. Census ACS 5-Year Estimates

The per capita income has historically been and is still below the 2010 state average of \$25,134. In 2010, Chattahoochee County's per capita income was \$19,276, which is \$5,858 less than the State of Georgia average. The NFBA of Chattahoochee County fared worse than the State of Georgia and Chattahoochee County in 2010 with per capita income \$7,403 less than the state average and \$1,645 less than the Chattahoochee County average, a proportion that continued into 2018. Median household income is covered in the Needs Assessment chapter.

Table 12: Household Income NFBA

Household Income in Dollars	Number of Households in the County for 2000	Number of Households in the County for 2010	Number of Households in the County for 2018
Less than \$10,000	170	100	98
\$10,000-\$14,999	86	50	118
\$15,000-\$24,999	186	157	191
\$25,000-\$34,999	168	123	80
\$35,000-\$49,999	217	67	154
\$50,000-\$74,999	151	219	156
\$75,000-\$99,999	58	71	96
\$100,000-\$149,999	17	103	30
\$150,000-\$199,999	2	15	41
\$200,000 or more	8	16	18
Total Number of Households	1,063	921	1,004
Mean Household Income	\$30,112	\$54,576	49,305
Total estimated number of households in the community X mean household income = Total Community Income	\$32,009,056	\$50,264,496	\$49,502,220

Source: 2000, 2010 U.S. Census; 2010-2014, 2014-2018 U.S Census ACS 5-Year Estimates, Total Community Income Calculation, RVRC Staff

Average household income and total community income have increased tremendously since 2000, though it has fallen slightly since 2010. Of course, these numbers have not been adjusted for inflation. Nonetheless, the growth in total county income is significant. This slight drop in community income is attributed to the drop in the mean household income from 2010 to 2018. Table 12 provides a clear picture of the growth of resident income increases from 2000 to 2018. In 2000, 453 households in the NFBA of Chattahoochee County earned over \$35,000. In 2018, 495 households earned over \$35,000. The largest number of households in any income bracket fell into in the \$50,000-\$74,999 bracket, since 219 belonged to this category in 2010 and 156 in 2018, an 8-year decrease of 29%. The majority of this decrease seems to have shifted down one level, to the \$35,000-\$50,000 bracket, which had 154 households in 2018. Higher-income bracket households also increase during this time, with those in the \$100,000-\$149,000 bracket increasing by 76% and households making more than \$150,000 increasing by neatly 500%, from 10 to 59.

Fort Benning employees/retirees as well as Chattahoochee County residents working in Columbus are the primary catalyst for the growth in total household income.

Table 13: Characteristics of the Workforce NFBA Chattahoochee County

Age Brackets	Population aged 16 to 64 in 1990	Population aged 16 to 64 in 2000	Population aged 16 to 64 in 2010	Population aged 16 to 64 in 2018
16-19	140	158	174	114
20-24	206	167	140	103
25-34	405	421	299	205
35-44	275	490	365	290
45-54	252	332	515	377
55-59	148	139	190	151
60-64	57	131	211	239
Total	1483	1838	1894	1,479

Sources: MCDC 1990 Demographic, 2000, 2010 U.S. Census; 2014 U.S. Census 2010 -2014, 2014-2018 ACS 5-Year Estimates

From 1990 to 2014, there has been a modest decrease in the population aged 16-64. The 16-64 age group increased from 1,483 persons to 1,479 persons (a 0.2% decrease). The largest number of individuals in any of the age categories is that of the 2010 45-54 age bracket, which contained 515 individuals. In 2018, 377 persons fell into the 45-54 age group, still a larger number than those of the other age categories for 2018. The increase of the residents in this age category was attributed to the growth in population of the 45-54 and the 55-64 age categories. Chattahoochee County needs to expand its job base to draw more working-age individuals to the area.

The availability of an educated workforce is critical in regards to attracting businesses or industry to an area, in addition to supplying existing businesses and industries with qualified employees. As Tables 14, 15 and 16 show, the number of individuals attaining higher education levels is on the rise. This is very positive for Chattahoochee County.

Table 14: 2000 Levels of Education NFBA

Educational Attainment Levels for 2000	Number of Persons per Education Level Aged 25+ in 2000	% of Total Population Aged 25+ in 2000	Total Population Aged 25-64 in the Community in 2000
Less than 9th Grade	137	7.8%	1,513
9th-12th Grade, No Diploma	411	23.4%	1,513
High School Graduate, or Equivalent	625	35.6%	1,513
Some College, No Degree	348	19.8%	1,513
Associate/Bachelor's Degree	168	9.6%	1,513
Graduate/Professional Degree	67	3.8%	1,513
Total	1,756	100%	

Source: Census 2000

Table 15: 2010 Levels of Education NFBA

Educational Attainment Levels for 2010	Number of Persons per Education Level Aged 25+ in 2010	% of Total Population Aged 25+ in 2010	Total Population Aged 25-64 in the Community in 2010
Less than 9th Grade	50	2.8%	1,421
9th-12th Grade, No Diploma	246	13.6%	1,421
High School Graduate, or Equivalent	655	36.2%	1,421
Some College, No Degree	386	21.3%	1,421
Associate/Bachelor's Degree	393	21.7%	1,421
Graduate/Professional Degree	81	4.5%	1,421
Total	1,811	100%	

Source: U.S. Census ACS Profile Report: 2006-2010 (5-year estimates)

Table 16: 2018 Levels of Education NFBA

Educational Attainment Levels for 2013	Number of Persons per Education Level Aged 25+ in 2018	% of Total Population Aged 25+ in 2018	Total Population Aged 25-64 in the Community in 2018
Less than 9th Grade	63	3.8%	1,659
9th-12th Grade, No Diploma	225	13.6%	1,659
High School Graduate, or Equivalent	666	40.1%	1,659
Some College, No Degree	342	20.6%	1,659
Associate/Bachelor's Degree	270	16.2%	1,659
Graduate/Professional Degree	193	5.6%	1,659
Total	1,659	100%	

Source : U.S. Census ACS Profile Report: 2014-2018 (5-year estimates)

For Tables 14, 15 and 16, the data column 1 contains the total population of individuals aged 25 and older in Chattahoochee County. Within data column 2, the percentages represent the population totals of each education level. Based on the given information from Figures 14, 15 and 16, more individuals in Chattahoochee County aged 25 and older have sought higher levels of education since 2000. There is a consistent increase in numbers over the years for the “Some College, No Degree” cohort, and the “Associate/Bachelor’s Degree” cohort. Both increased from 2000 to 2010, but dropped slightly in 2018. The “High School Graduate or Equivalent Degree” and the “Graduate/Professional Degree” cohorts increased in 2000, 2010, and 2018.

In comparison to the educational attainment levels of the State of Georgia, the NFBA of Chattahoochee County ranks higher in terms of percentage than the State of Georgia, for every education attainment level except for the 9th-12th Grade, No Diploma, Associate/ Bachelor's Degree, and Graduate/ Professional Degree categories. However, when compared to the RVRC region, the NFBA of Chattahoochee County fairs better than other counties in the region. Regardless, there is still much room for improvement. The counties highlighted in red have experienced lower levels of educational performance in comparison to Chattahoochee County.

In regards to Chattahoochee County's graduation rate, which is 77%, is slightly lower than the State of Georgia's average graduation rate of 83%.

Table 17: 2019 Graduation Rates

	Number of Graduates	Average Graduation Rate
Chattahoochee County	92	77%
Muscogee County	1,959	89%
Marion County	113	86%
Talbot County	29	93%
Stewart County	31	97%
State of Georgia	110,793	83%

Georgia calculates a four-year adjusted cohort graduation rate as required by federal law. This rate is: the number of students who graduate in four years with a regular high school diploma, divided by the number of students who form the adjusted cohort for the graduating class.
September 18, 2019

Micro Retail Market Potential Analysis

The ESRI 2020 Retail Market Potential Analysis for Chattahoochee County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number, which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2020). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Chattahoochee County residents spend on average less on those items than other U.S. residents do. An index ranking above 100 indicates the opposite; that Chattahoochee County residents spend more on those items. The knowledge of such trends may be beneficial to bolster the economic development of Chattahoochee County because it would help public officials and business entities to plan and make strategic decisions to encourage continued consumption of goods and services. With an MPI of 105, Chattahoochee County residents spent more on regular cola in the last six months than the average U.S. resident. Residents also drank more beer/ale, MPI 120, in the last six months than the average U.S. citizen. With an MPI of 146, Chattahoochee County residents spent more on cigarettes at a convenience store in the last 30 days than the average U.S. resident. With an MPI of 69, fewer Chattahoochee County residents spent money on home mortgages. With an MPI of 130, county residents bought and changed their motor oil more than the rest of U.S. citizens. One the highest MPIs for Chattahoochee County is 156; households that own a dog. One of the lower MPIs is 63. Chattahoochee County residents do not dine out frequently. For the full ESRI Retail Market Potential Analysis for Talbot County, see the Appendix.

Table 18: Categorical Expenditure

Apparel (Adults)	MPI
Spent more on regular cola in last 6 months	105
Drank more beer/ale in the last six months	120
Spent more on cigarettes the last 30 days	146
Spent money on home mortgages	69
Bought/changed motor oil in last 12 months	130
Household owns a dog	156
Dined out last 12 months	63

Economic Needs

- More Businesses/Commercial Development/Light Industrial
- Need more jobs in the county
- Redevelopment of Broad Street and the Town Center Area by adding street lights, murals, and rehabilitating old buildings

Economic Opportunities

- Job training and adult education programs provided by Chattahoochee County High School and area technical colleges.
- NSA Training Facility can be larger than what it is
- Capitalize on the closeness to Columbus
- Inland Port/ Increase in truck traffic

Economic Goals:

Goal 1: To have a workforce that is ready to meet the needs of current and future employers.

Goal 2: Promote the retention and expansion of existing businesses and assist the recruitment of new businesses including commercial and light industrial facilities.

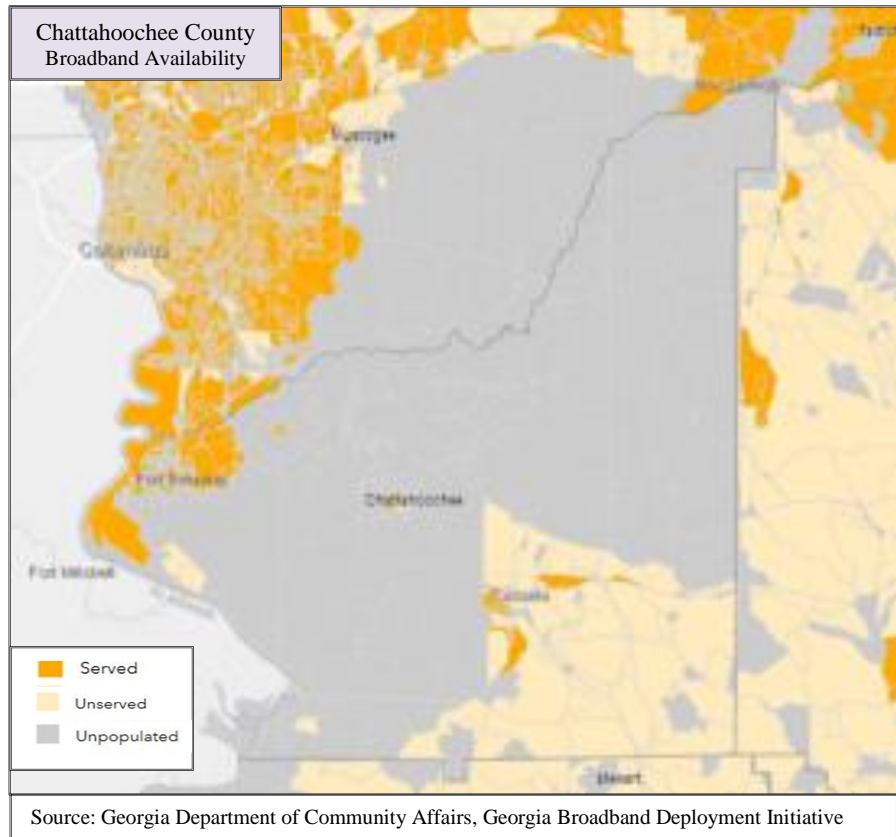
Goal 3: To promote and preserve existing tourism assets and locational advantages of being next to Columbus.

Goal 4: Improve the aesthetics of Broad Street, the Town Center, and along US 280/SR520.

Broadband Internet Service Element *for Chattahoochee County*

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 16% (± 1.6 million), residing predominantly in rural communities, do not have access to broadband service.¹ The General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/under-served areas; the purpose being to enable residents to participate fully in today's society and enjoy the many benefits of the technology.

The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and



collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Mbps and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the initiative. This graphic represents areas of the county which are and are not served at the threshold speed. Populated census blocks that did not meet this definition (25 Mbps/3 Mbps service availability) are delineated as 'unserved'. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least 3 employees and \$150,000 annual sales.

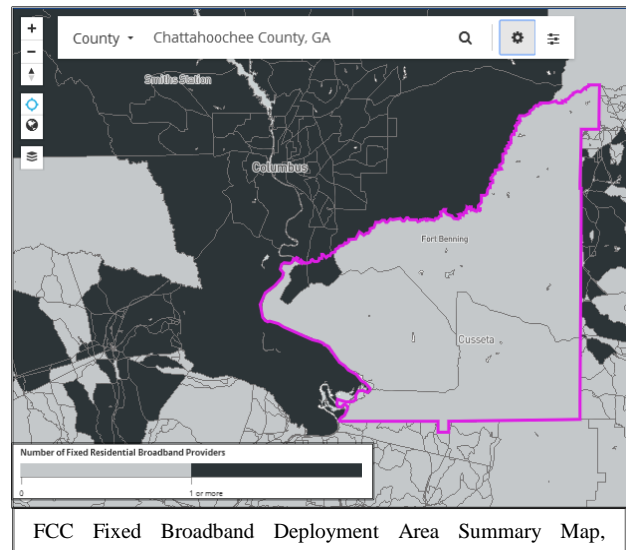
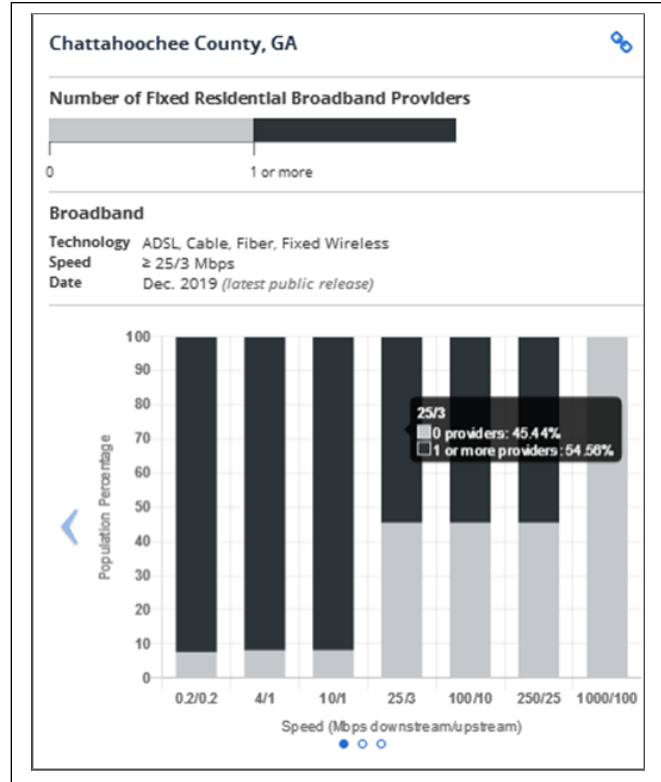
¹ 2014 data from the Georgia Broadband Initiative as cited in 2018 Annual State IT Report, Georgia Technology Authority, parenthesis added

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) in a census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the census block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

Chattahoochee County has 1,002 Census Blocks with no broadband service, and 28% of the population lives in unserved areas. There are 2,523 locations with at least a single customer at the minimum service level.

The FCC Fixed Broadband Deployment Area Summary Map (December, 2019) shows two satellite providers offer 25Mbps/3Mbps residential service to 100% of Chattahoochee County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 2.75% from 2 providers and 54.56% from a single provider. However, 45.44% of the population has no fixed wireless residential broadband service at the 25Mbps/3Mbps level. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

ADSL broadband service is only available at the 25Mbps/3Mbps level to 0.02% of the population from a single provider. Even at slower, below-threshold speeds, ADSL is only offered by one provider. One cable provider offers service 51.79% of the population at the minimum target speed, while 2.75% have cable internet options from two providers. One provider offers 100Mbps/10Mbps and 250Mbps/25Mbps service to 51.79% of the population, with two providers offering the higher speeds to 2.75% of the population. Cable internet service is provided over cable television infrastructure.



One provider offers fiber service to 2.21% of the population at the 250Mbps/25Mbps and 100Mbps/10Mbps level. Fiber optic communication is the transmission of voice and data via pulses of light through an optical fiber.

The chart shows the fraction of the population that has access to different numbers of residential broadband providers (the vertical axis) depending on the broadband speed (the horizontal axis) for the technologies selected to be displayed on the map. The majority of the county is rural and only 0.4% of the rural area has at least one provider offering 25Mbps/3Mbps fixed terrestrial broadband service. In fact, 95.34% of the rural population resides in areas that do not have even one provider at the minimum speed threshold.

With a so many of residents not served by the Initiative's minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery.

In summary, the Unified Government of Cusseta-Chattahoochee County has been very active in participating in two regional authorities the Valley Partnership which is facilitated by the City of Columbus and the River Valley Regional Commission. Chattahoochee County also has an active Chamber of Commerce and an Industrial Development Authority. Chattahoochee County Officials also are excited about the potential increase of freight traffic generated by the Inland Port in Cordele, Georgia and the spin-off effects of a growing Columbus metropolitan area.

Needs

There is a critical need to expand broadband to unserved census blocks to maintain economic viability, educational attainment, employment opportunity and business development.

- Rural residents without high-speed internet are unable to access to information and educational opportunities
- Improved broadband capacity is needed to meet current and future needs of residents, businesses, and industry
- Coordination is needed between local broadband providers and local organizations to identify and address key issues
- Broadband infrastructure is needed along with all other utilities for industrial development

Opportunities

Identify and address telecommunications deficiencies (Unserved or served below threshold)

- Coordinate efforts through public/private partnerships to provide comprehensive consistent, reliable and equitable broadband coverage
- Funding sources/partnerships to expand broadband access
- Broadband infrastructure can be incorporated in rights-of-way during road projects

Goals

Facilitate the extension of reasonable and cost-effective broadband to unserved and underserved census blocks

- Obtain Broadband Ready Designation
- Adopt Broadband Model Ordinance
- Adopt Broadband Element of Local Comprehensive Plan
- Evaluate potential Broadband Ready Sites and identify deficiencies

Prepare to meet edibility standards for potential funding partnerships

- Pursue funding and/or provide services to facilitate enhanced broadband service availability
- CARES Act
- USDA Reconnect
- FCC Rural Digital Opportunity Fund (RDOF)
- CDBG-CV
- Private Investment Partnerships

2014 data from the Georgia Broadband Initiative as cited in 2018 Annual State IT Report, Georgia Technology Authority, parenthesis added

Section 3: Housing

Housing stock in the NFBA of Chattahoochee County consists of a mixture of traditional single-family, stick-built homes, in addition to a few multi-family units many manufactured or mobile home units. Higher density housing, such as apartment living, duplexes, etc., is found within the urban core of Chattahoochee County which encompasses the former city boundaries of Cusseta.

The 2000 housing inventory consisted of 1,263 housing units. In 2010, it is estimated that Chattahoochee County had 1,440 housing units. Census estimates for 2018 indicate that there were 1,130 total housing units located in the NFBA of Chattahoochee County. Chattahoochee County's total housing numbers have decreased since 2000. The 2010 total housing unit count is 1,440 housing units, a difference of 177 units from 2000. The 2018 census estimate is 1,130 households, which is a loss of 310 units since 2010. It is important to note that Chattahoochee County has not lost 310 housing units in 5 years. The 2010 Census count of housing units in the NFBA of Chattahoochee County is probably an over-count by the U.S. Census. Chattahoochee County has approximately 1,250 residential water customers.

The total housing stock consists of 62% single family units, both attached and detached; 1% multi-family units; and manufactured or mobile home units which comprised 37% of the total housing units. The high number of manufactured homes in the Chattahoochee County NFBA presents a dichotomous situation. The housing is affordable yet is simultaneously a drain on the tax base. Because manufactured homes are taxed as personal property in Georgia, their value decreases every year and thus these residents pay little in property taxes, which are needed to help pay for and maintain public facilities and services. Twenty-nine percent of the NFBA of Chattahoochee County's housing units are rental units, compared to 34% of Georgia's occupied units in 2010.

Housing costs in the NFBA of Chattahoochee County have been relatively low when compared to the State of Georgia, with a median housing value of \$63,500 in 2000, compared to the State's median 2000 value of \$111,200. The median cost of housing in 2010 was \$93,700 for the NFBA of Chattahoochee County and the median house value for the State of Georgia was \$156,400. The values in both the State of Georgia and the NFBA of Chattahoochee County rose considerably from 2000 to 2010, reflecting the surge in housing construction and demand, with a drop following the financial crisis of the late 2000s and early 2010s.

From a 2018 cost burden standpoint, 45% of NFBA of Chattahoochee County homeowners are cost burdened. Renters pay more of their household incomes on housing with 44% of residents paying 30% or more of their income on housing costs. For the State of Georgia in 2018, 50% of renters paid 30% or more of their household income to housing costs. Additionally, 37% of homeowners in the State of Georgia pay more than 30% of their income on housing cost. Thus, 75% of the NFBA residents (both renters and home owners) are cost burdened, while 87% of Georgians spend more than 30% of household income on housing costs.

The NFBA of Chattahoochee County is projected to decline in the number of housing units over the next twenty years. The NFBA of Chattahoochee County is slowly declining in population and this trend is expected to continue. From 2000 to 2018, NFBA of Chattahoochee County lost 549 persons.

Table 19: Chattahoochee County NFBA Occupancy Status 2000-2018

Recorded Housing Units by Type , 2000, 2010, 2018			
Category	2000	2010	2018
TOTAL Housing Units Built	1,263	1440	1130
Housing Units Vacant	203	246	209
Housing Units Owner Occupied	751	848	739
Housing Units Renter Occupied	309	346	182

Source: U.S. Bureau of the Census: 2000, 2010, 2010- 2014, 2014-2018 ACS 5 Year Estimate

When looking at the NFBA of Chattahoochee County’s housing occupancy characteristics, three trends can be observed. Vacant units only increased by 3% from 2000 to 2018. Owner occupied units decreased by 12 units, and the number of occupied rental units decreased by 127 units or 41%.

Table 20: Chattahoochee County NFBA

Recorded Housing Units by Type , 2000, 2010, 2018			
Category	2000	2010	2018
TOTAL Housing Units	NA	1,130	1,130
Single Units (detached)	NA	577	577
Single Units (attached)	NA	0	0
Double Units	NA	30	30
3 to 4 Units	NA	0	0
05 to 9 Units	NA	0	0
10 to 19 Units	NA	0	0
20 or more Units	NA	6	6
Mobile/Manufactured Home or Trailer	NA	517	517
All Other (Boat, RV, Van, Etc.)	NA	0	0

Source: US Census 2000-2010, 2010- 2014, 2014-2018 ACS 5 Year Estimate N/A

Housing Needs

- Need affordable and adequate housing.
- Removal of dilapidated/abandoned homes/ mobile homes/structures

Housing Opportunities

- Residential land is reasonably priced
- Many infill housing opportunities

Housing Goals:

Goal 1: To provide affordable and adequate housing for Chattahoochee County residents.

Goal 2: Continue to implement environmental and unsafe building ordinances

Goal 3: Promote Infill for housing and other uses

Goal 4: Promote DCA's housing programs



Section 4: Community Facilities

Chattahoochee County's community facilities and infrastructure are in good shape and with one exception have the capacity to meet future demand for the next 15 to 20 years. The Chattahoochee County water distribution system needs improvements Chattahoochee County has applied for CDBG grants to improve its water system but to date none of those grant request have been funded. Based on existing growth patterns Chattahoochee County has a six to ten year water supply capacity. Chattahoochee County has also been able to improve upon and add to its existing facilities and utilities with the help of grants and an infusion of local funds. Chattahoochee County is using GDOT funds and transportation tax funds to improve their local roads. Maintaining and repaving local roads is always an infrastructure priority for the county. There are however several local roads in the County that need to be paved. Some of the older subdivisions in the county were developed with dirt roads. As the subdivisions developed and added more automobile trips problems with ingress and egress to those subdivisions developed. Addressing those problems is a priority for the elected officials of Chattahoochee County.

Chattahoochee County boasts top notch fire and law protection agencies that have recently upgraded their existing public safety fleet and have acquired new ambulances. The county still maintains solid waste collection system and recycling facility. Educational facilities are good with the addition of the new high school. The educational facilities have been successful at meeting the current and future needs of the county. The Board of Education members and Chattahoochee County officials are also working to elevate the educational levels of all Chattahoochee Citizens. Recreational facilities, in general, are in good shape. Chattahoochee County added a splash park in 2012. Citizens would like to expand the recreation center and improve the park and playground areas/equipment.

Educational Facilities

The Chattahoochee County Board of Education operates one elementary school (Pre K – 5th grade) and one middle/high school (6th-12th grade). The middle/high school structure was built in 2005 and accommodates approximately 450 students. The elementary school, known as the Chattahoochee County Education Center, is an older structure that also accommodates 450 students. Both educational structures are sufficient to meet the needs of the current and future population of the county.

Table 21: Number of Students 2015 and 2020

Grade	2015 Total Students	2020 Total Students
Number of Students	900	918

Since 2015, Chattahoochee County has experienced a small 3.6% increase in the total number of students between 2015 and 2020.

Community Facilities Needs

- Better maintenance for the water system, improve the distribution system
- Need for cemetery space
- Road work needed for storm water drainage and road paving issues

Community Facilities Opportunities

- Infill on existing water lines
- Existing community public facilities, including Recreation Center, Recycling Center, Animal Shelter, Library, High School

Community Facilities Goals:

Goal 1: To have sufficient infrastructure to meet the needs of the citizens and the private sector for the next 20 years.

Goal 2: Apply for the necessary funding to address water issues and road system.

Goal 3: Promote existing public Community Facilities.

Goal 4: Address future cemetery needs and identify possible sites.

Goal 5: Apply for a CDBG and other funds to upgrade the Neighborhood Service Center.



Section 5: Intergovernmental

Issues and opportunities exist between neighboring jurisdictions such as Muscogee Talbot, Marion, and Stewart Counties. In order to reduce issues and make the most of the potential opportunities, the County should maintain open communication and dialogue with its neighboring jurisdictions throughout the planning process. Furthermore, Chattahoochee County should review options in regards to the need for regional transportation service. The County should ensure the proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Georgia Department of Transportation. Lastly, the Service Delivery Strategy should be updated regularly. The SDS update will be submitted in conjunction with the update of the 2016 Comprehensive Plan and will be submitted by February 28, 2016.

Intergovernmental Needs

- Update Comprehensive Plan in 2029.
- Update Service Delivery Strategy in 2024
- Update Pre Disaster Plan in 2021-2022.
- Stay abreast of Fort Benning activities and programs. Manage development in military base buffer areas

Intergovernmental Opportunities

- Mutually beneficial relationship with Fort Benning
- Work with school system to develop needed programs.

Intergovernmental Goals:

Goal 1: Update Comprehensive Plan, Service Delivery Strategy, and Pre Disaster Plan.

Goal 2: Manage development within military buffer zones.



Section 6: Transportation

Road Network

Chattahoochee County is part of the Columbus MPO and uses the regional transportation plan as its technical document in regards to any proposed traffic improvements. The Columbus MPO 2045 Transportation Plan is reviewable at the following link: <https://www.columbusga.gov/planning/pdfs/Final2045MTP-Amended-April%202020.pdf>.

Chattahoochee County is served by major federal and state roads. State Highway 520/US 280 is a four-lane highway which connects Columbus, Georgia to Brunswick, Georgia, and runs diagonally in an east-west direction. US 27 (Georgia 1), which connects Columbus with Bainbridge, is the main thoroughfare for the southeastern section of the county while Georgia 26 crosses the northern portion of the county.

Cusseta developed at the junction of the three primary highways. Two of the highways (SR 520 and SR 26) converge at the center of Cusseta. The other primary route is old Georgia 137/US 280, which originates in Cusseta, and extends through Buena Vista, and ends north of Butler Georgia. The most heavily traveled route is SR 520/US 280, and SR 26 is the next most heavily traveled route. US 27 is the third most heavily traveled route.

The County contains 101 miles of public roads. State routes consist of 32.79 miles, while county roads consist of 62.67 miles, and 5.7 miles are city roads. Approximately 25 miles of road are unpaved. Off road drainage is primarily composed of a ditch system along county roads and a storm drain system in Cusseta. State roads use a gutter system.

State Highway 520/US 280 and US 27 are well under carrying capacity and will be able to handle future generated traffic over the next 20 years. SR 26 is still under design capacity but will not be able to handle future traffic volumes. That being said, the widening of SR 26 is suggested. Also, two of three major highways converge at the north end of Chattahoochee County heading toward Fort Benning and Columbus. US 27 connects with SR 520/ US 280 not far below the SR 26 and SR 520/US 280 intersection as well. They create potential traffic “bottlenecks” at the SR 26, SR520/US 280 intersection. It is advised that Chattahoochee County consider a by-pass around the county to help move traffic across the county in an east to west direction. Challenges ahead include the maintenance of existing paved roads and the paving of existing dirt roads, pedestrian work along Broad Street, intersection improvements at SR 520/US 280 and its intersection with Broad Street as well as intersection improvements at SR 26 and US 280/SR 520.

Alternative Modes

Alternative transportation modes are very limited in Chattahoochee County. Public Transit is available to the Fort Benning side of Chattahoochee County, but not to the NFBA. Bike/pedestrian facilities are also limited. Biking Routes are available along SR 520/US 280 and US 27 but not along SR 26. Local Roads are not equipped for bike/pedestrian facilities. But there are opportunities to make bike/pedestrian facilities and mass-transit viable alternative modes of transportation as Chattahoochee County grows. Pataula Transit runs through Chattahoochee County daily. Chattahoochee County is considering the use of Pataula Transit.



Parking

Parking is not a problem in Cusseta or Chattahoochee County. The most parking pressure can be found in the town center area of Cusseta around the Courthouse because this area can become overused at times. The areas along some of the commercial establishments near 520/280 at peak times might necessitate more parking spaces. There are not any obsolete parking areas that need retrofitting.

Railroads/ Other Facilities

Other transportation facilities include two rail lines, the Norfolk Southern Line between Columbus and Americus, and a former CSX line between Columbus and Bainbridge, which is currently inactive. There are no major trucking/port facilities or airports in Chattahoochee County. However Chattahoochee County is expecting an increase in truck traffic due to the development of the Inland Port in Cordele, Georgia as freight moves from Cordele to Columbus. The inactive CSX line could be converted into a multi-use trail, helping to connect the center of town with government buildings, school board offices, the recreation department, and schools. The line could extend north to connect to Fort Benning and the Dragonfly Trails of Columbus, attracting recreational tourism and economic opportunities. County leaders have worked with Fort Benning and with ABM to explore trail development. Trails could also potentially be extended south and east into Stewart, Webster, Sumter, Schley, and Marion counties.

Transportation and Land Use Connection

The areas of congestion in Chattahoochee County include the areas from the SR 26 to the SR 520 intersection, SR 26 to the new middle/high school, and US 27/SR 520 intersection to the Broad Street SR 520 intersection. These areas are very close in location and handle the majority of the county's traffic. Although traffic is manageable now, the situation could reverse as these areas are also the primary commercial and residential growth areas of the Chattahoochee County. Congestion will only increase as development occurs in this core area. Traffic along Broad Street, which is the main route to the Cusseta town center, can also be heavy at times, especially with bus traffic. There is enough vacant land existing in and around Cusseta and along Broad Street to add numerous homes, all of which will generate additional traffic on Broad Street.

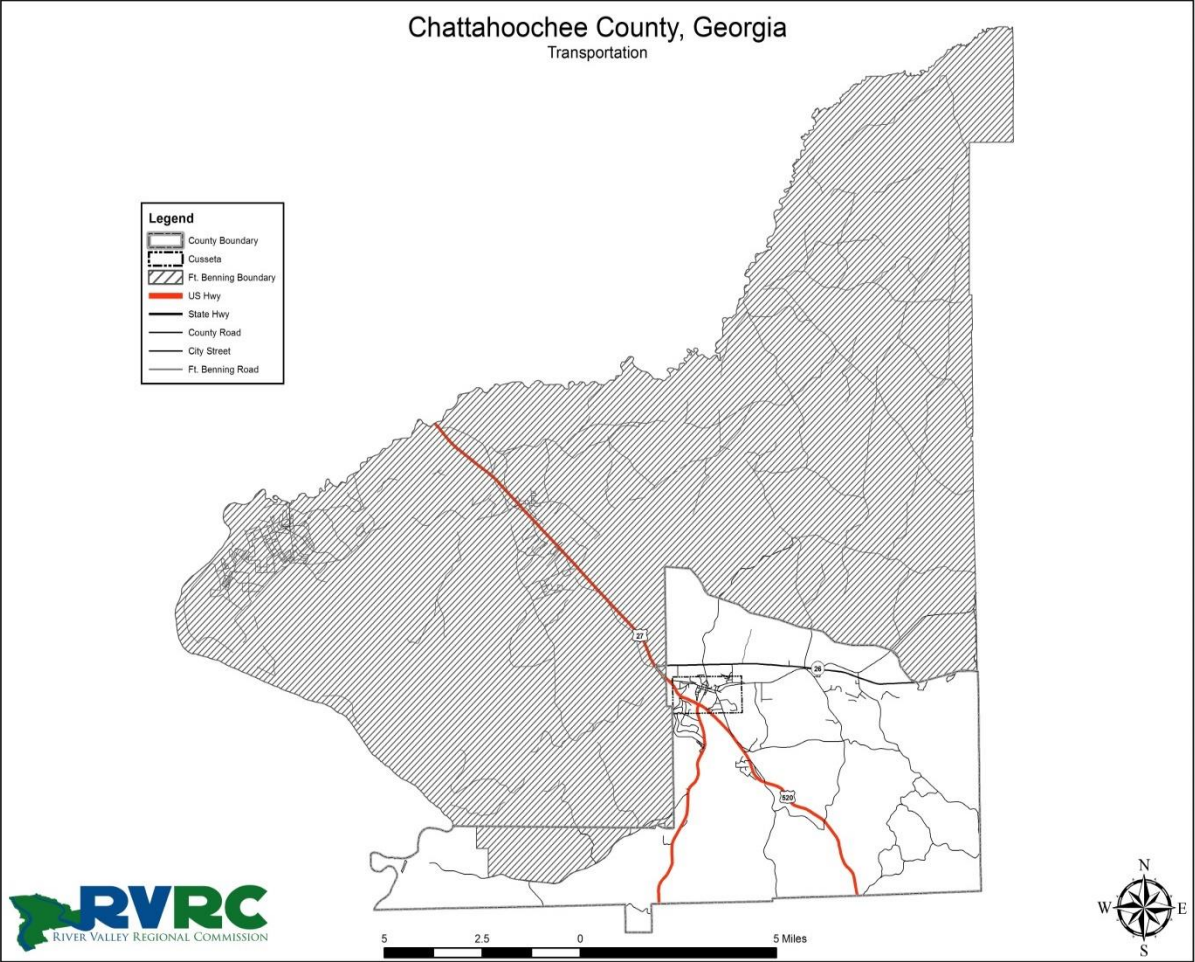
Assessment

Based on 2019 GDOT traffic count data, none of Chattahoochee County's roads, (local, state, or federal) are at capacity. U.S. 27 currently handles 3,570 traffic trips, which is up from 2,810 vehicles a day in 2014 and has a maximum capacity of over 12,000 vehicles a day. State Highway 520/US 280 has a current peak usage of 12,800 which is up from 10,600 vehicles a day in 2014. State Route 26 has a capacity of 10,000 vehicles per day and a current daily usage of 3,910 which is below the 4,010 vehicles in 2014.

The highest traffic counts in Cusseta-Chattahoochee County are found on the U.S. 27, SR 520/US 280 links that runs through Fort Benning. Traffic levels in this area average between 9,080 vehicles to 10,600 daily. Roads through Fort Benning have been widened to handle future demands. U.S. 27 and SR 520/US 280 are wide enough to handle future projected populations. State Route 26 will need improvements to handle the future anticipated growth.

County collector roads such as Fire Tower and Liberty Hill and Manta Roads are well below capacity. For example, Liberty Hill Road only handles 160 average daily trips. The major issue with some of these collector roads is that some of the very rural sections of the roads are not paved. This is problematic during inclement weather. The above-mentioned collector roads are expected to be able to handle future growth, however. The highest traffic in town is found at SR 26, CR 137 and Firetower Road. This intersection currently receives 4,010 vehicles daily. Broad Street between Boyd Street and McNaughton Street currently has an average of 2,390 daily vehicle trips.

Figure 22: Chattahoochee County Major Transportation Corridor Map



Transportation Needs

- Addressing remaining dirt road problems in older subdivisions
- Maintaining existing paved county roads
- Widening SR 26
- Continue sidewalk development
- Abandoned rail line that parallels Broad Street needs use as a pedestrian facility.

Transportation Opportunities

- With US 27, SR 520/US 280 Chattahoochee County is the gateway to Southwest Georgia
- Pataula Transit Service to Cusseta-Chattahoochee County
- Develop pick-up and drop-off sites for Pataula Transit Facility
- Walkability

Transportation Goals and Objectives

Goal 1: Improve the quality of county roads, especially unpaved roads in older subdivisions.

Goal 2: Improve transportation options for Chattahoochee County residents

Goal 3: Continue sidewalk development and maintenance program.

Goal 4: Promote the widening of SR 26 to DOT and discuss the abandoned rail line



Section 7: Areas Requiring Special Attention



The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency, and wetlands all affect where development can safely and feasibly occur. In Chattahoochee County, areas adjacent to and affecting the Chattahoochee River should be reviewed for compliance with state and local ordinances and regulations.

Chattahoochee County has some unique natural resources such as the Chattahoochee River, which forms the western border of the county and is the main source of water for Lake Walter F. George. Most of the county is categorized as a significant groundwater recharge area. This is a land area in which water can soak into the ground and eventually enter an aquifer, or underground reservoir. As 40% of people in the state of Georgia obtain their drinking water from underground

sources, it is essential to protect these areas from contamination.

Chattahoochee County also contains several classifications of wetlands, including forested, non-forested emergent, scrub/shrub wetlands, and open water. These areas are potentially vital to local ecosystems and should also be conserved. Chattahoochee County is committed to the protection of these vital natural resource areas.

Chattahoochee County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. Chattahoochee County should develop guideline brochures in order to outline Chattahoochee County development regulations or policies and to promote conservation and protection of important resources. Chattahoochee County should also review ordinances to strengthen and improve existing regulations regarding development in sensitive areas. Chattahoochee County has the Chattahoochee River, well water supply sources, watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes, and cultural resources that need protection. Of these natural resources the DNR Environmental Planning Criteria for the State of Georgia only applied to the County's groundwater recharge areas and wetlands.

Chattahoochee County realizes the importance of their location in the Middle Chattahoochee Watershed and understands the significant role current and future development plays in water quality. Chattahoochee County participated in the regional water planning efforts of Middle Chattahoochee River Water Planning Council as mandated by state law in 2008. Chattahoochee County continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in government decisions.

Public Water Supply Sources

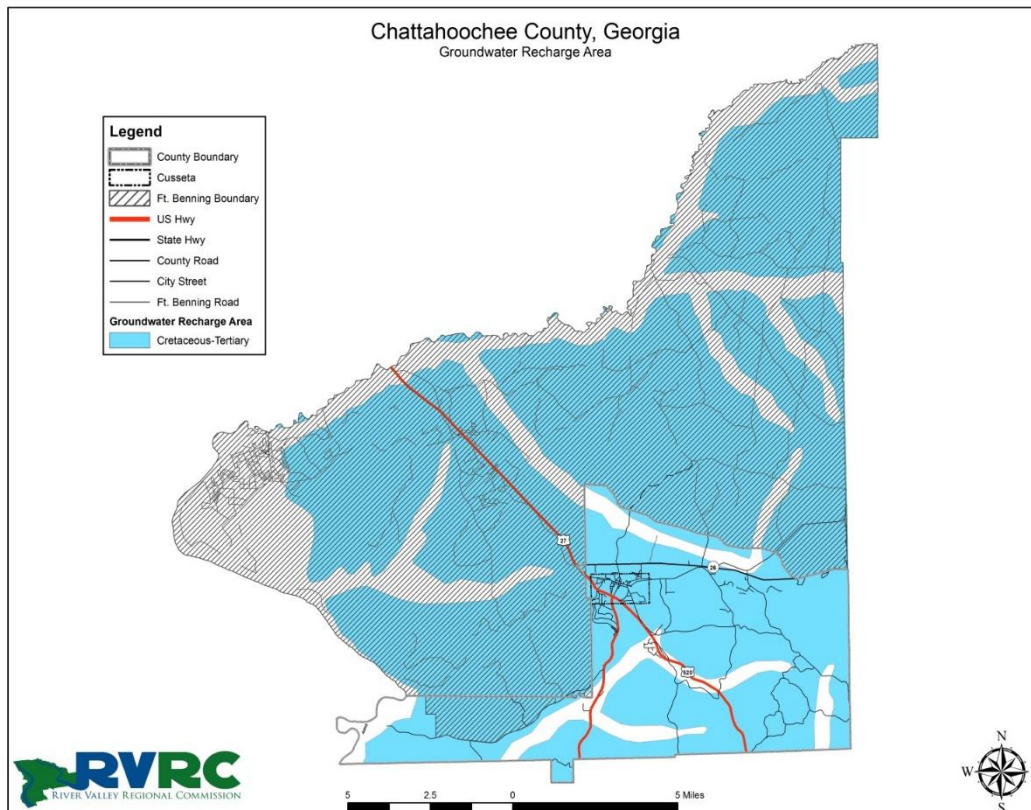
There is one permitted public water system in Chattahoochee County, with a total of 4 active drinking water sources. The Unified Government of Cusseta-Chattahoochee County operates 4 groundwater wells: Patti Drive, Hwy 137, Firetower Road, and Sandi Street. Chattahoochee County has adopted a wellhead protection ordinance.

Ground Water Recharge Area

Chattahoochee County is located in an important groundwater recharge area, the Cretaceous-Tertiary aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence aquifer system, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, Groundwater Quality in Georgia for 2002). See Chattahoochee County, Georgia, Groundwater Recharge Area map.

Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Cusseta-Chattahoochee County adopt a Groundwater Recharge Area Protection Ordinance and they have not done so. Groundwater recharge area issues are discussed however during rezoning and subdivision review activities. It is anticipated that Chattahoochee County will adopt either Groundwater Recharge development policies or the recommended Part V Environmental Planning Groundwater Recharge Criteria in the near future.

Figure 23: Chattahoochee County Ground Water Recharge

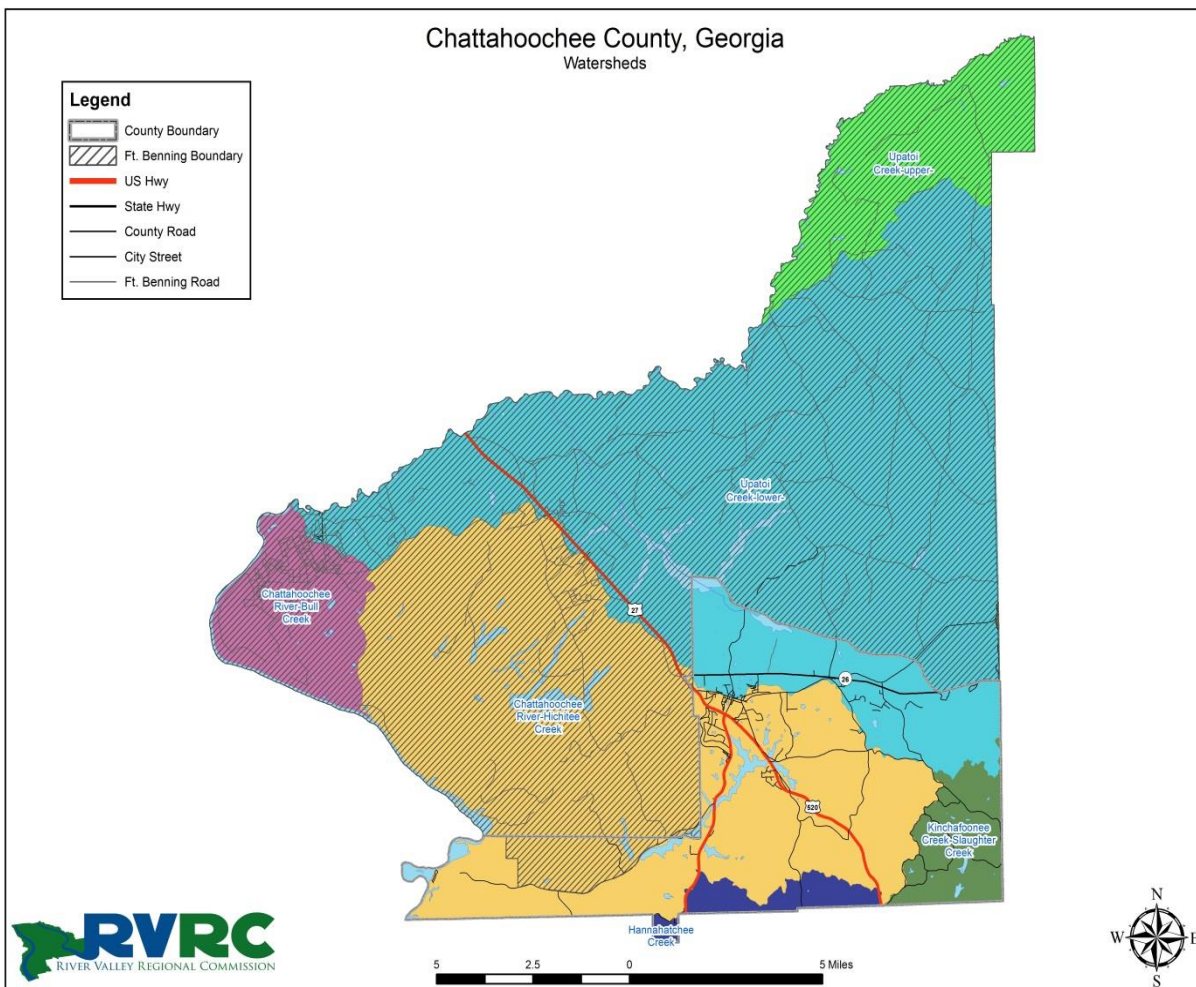


Water Supply Watersheds

Chattahoochee County falls within the Lower Middle Chattahoochee Watershed. Within incorporated Cusseta-Chattahoochee County there are 4 moderately sized watersheds: Chattahoochee River-Hitchitee Creek, Hannahatchee Creek, Kinchafoonee Creek-Slaughter Creek, and Lower Upatoi Creek. See Chattahoochee County, Georgia, HUC 10 Watershed map.

The Environmental Protection Division, under the Environmental Planning Criteria, has not required Cusseta-Chattahoochee County to adopt a Water Supply Watershed Protection Ordinance and they have not done so. Chattahoochee County uses four well systems for its water. Chattahoochee County does have a Wellhead Protection ordinance.

Figure 24: Chattahoochee County Watersheds Map



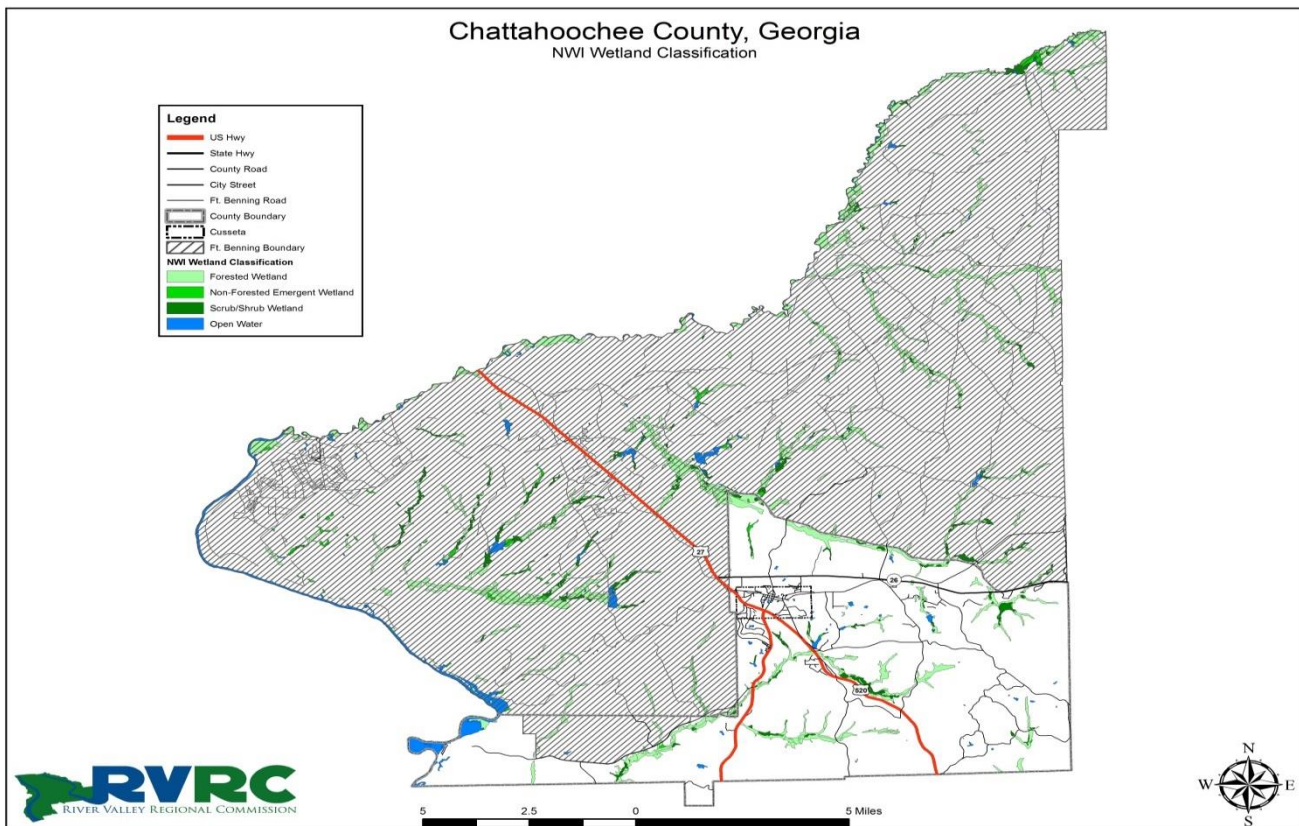
Wetlands

Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, vegetation adapted for life in saturated soil. Many of these areas are adjacent to river corridors. Additionally, man-made lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for storm water runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources).

Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Cusseta-Chattahoochee County adopt a Wetlands Protection Ordinance and they have not done so. Wetland area issues are discussed however during rezoning and subdivision review activities. It is anticipated that Chattahoochee County will adopt either wetland development policies or the recommended Part V Environmental Planning Wetland Criteria.

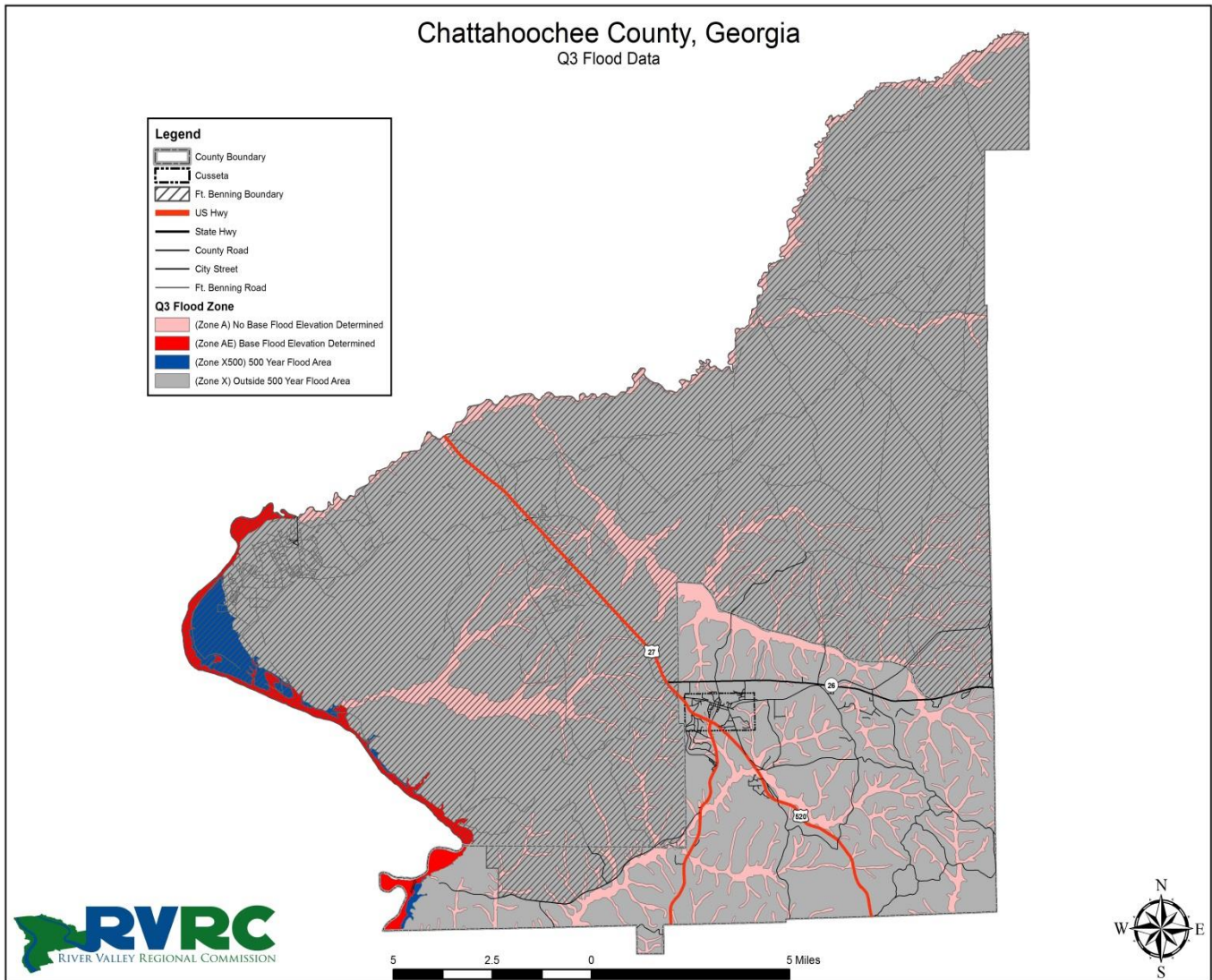
Figure 25: Chattahoochee County NWI Wetland Classification Map



Flood Plains

Cusseta-Chattahoochee County has been mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program. See Chattahoochee County, Georgia, Q3 Flood Data map.

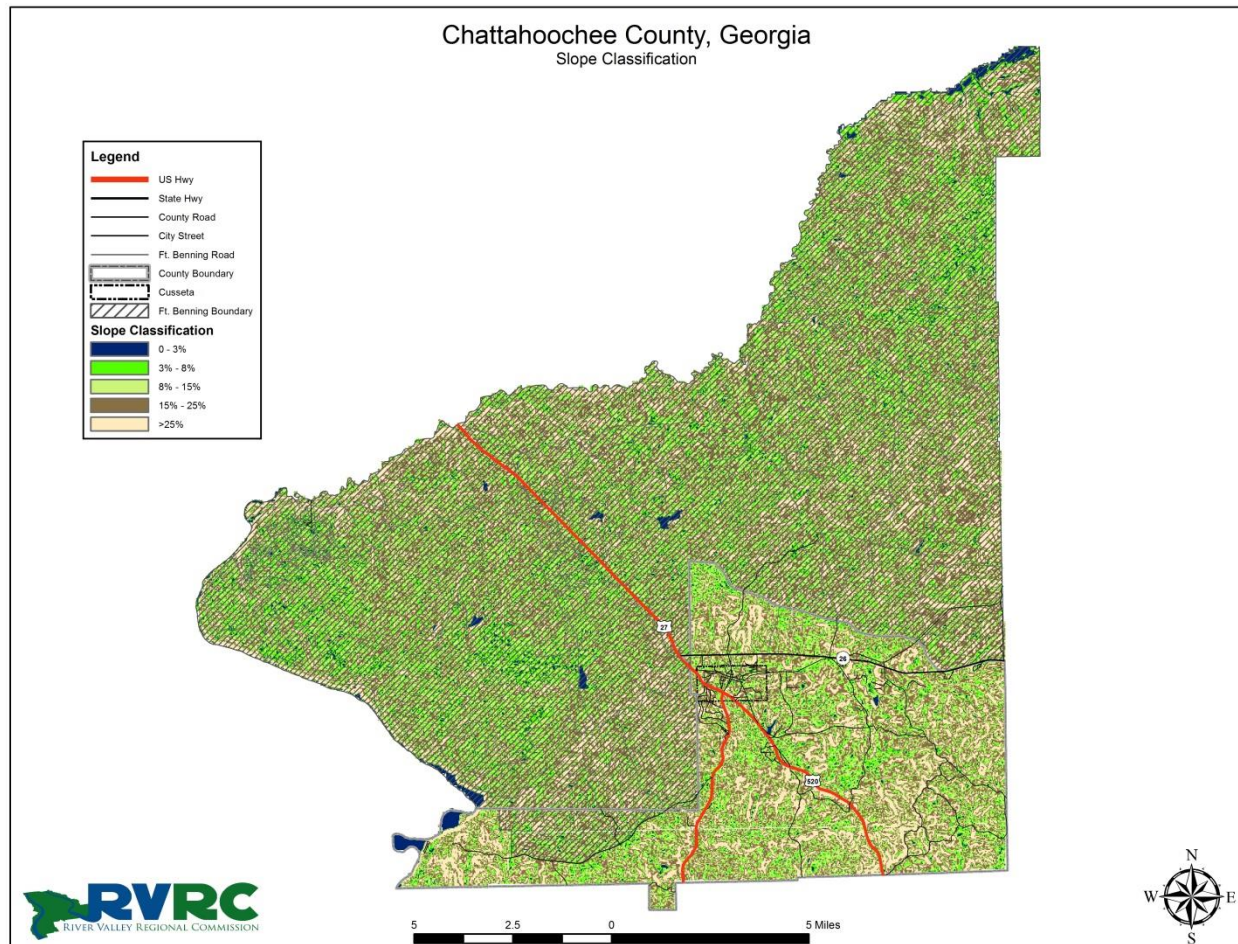
Figure 26: Chattahoochee County Flood Map



Steep Slopes

The topography of Chattahoochee County also places constraints and limitations on placement of development. Much of the county has slopes ranging between 3% and 15%. Thus much of the development in Chattahoochee County has followed suit and is built on land with slopes of 3% to 15%. Areas of 3% and less consist of water-ways, lakes and swamps and are scattered throughout the county. See Chattahoochee County, Georgia, Slope Classification map. Elevations range from 187 feet to 680 feet above sea level. Regardless of the slope of a lot, erosion and sedimentation control measures are a must to minimize the adverse impacts of development.

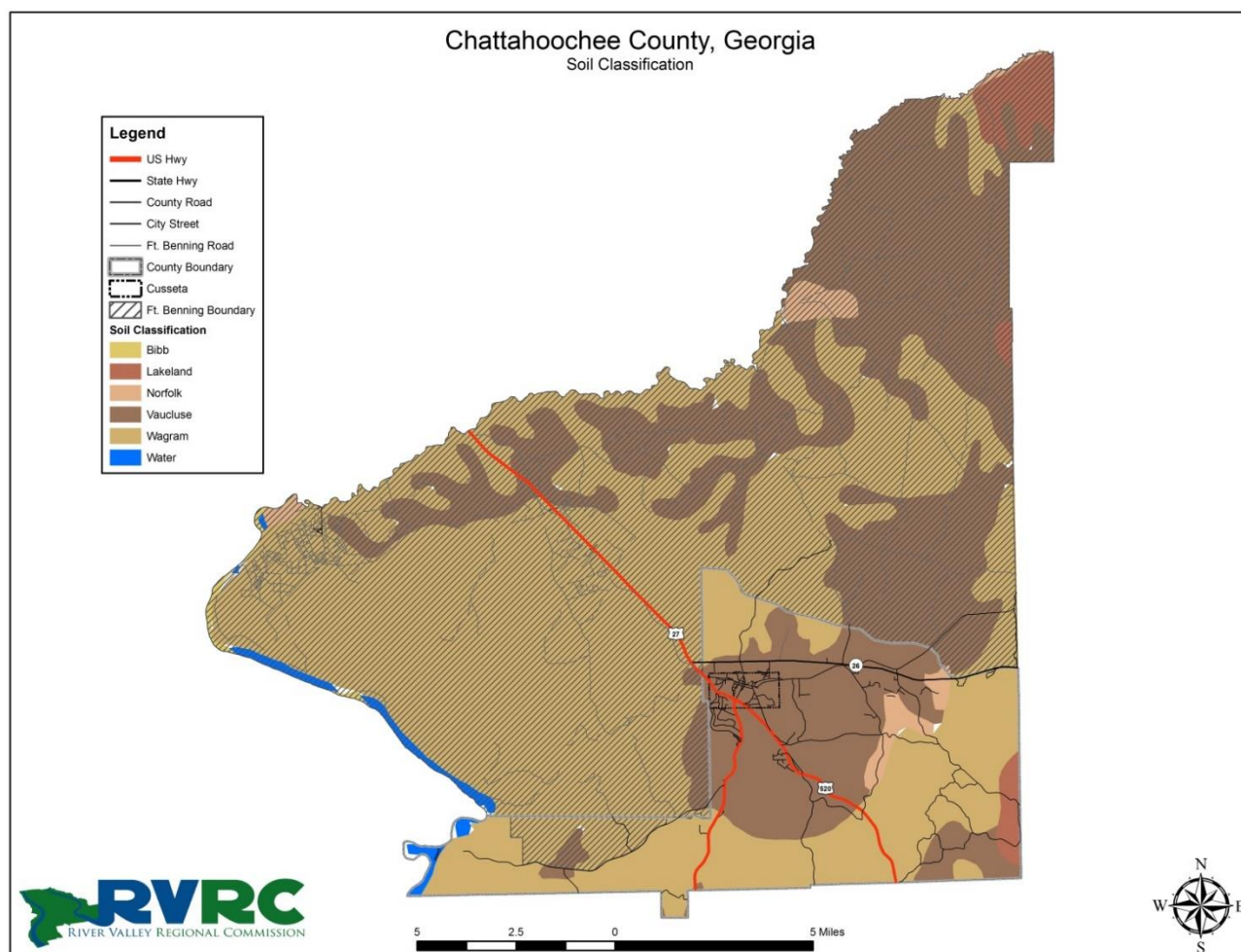
Figure 27: Chattahoochee County Slope Classification Map



Soil Types

Chattahoochee County is located in the Southern Coastal Plain Province. The province consists of soils occupying broad inter-stream areas having gentle to moderate slopes with underlying marine sands, loam, and/or clays. The soil configuration of Chattahoochee County puts many constraints and limitations on development. Soil classifications include Bibb, Lakeland, Norfolk, Vaucluse, and Wagram. Given that Chattahoochee County relies on septic tanks to process raw sewage it is imperative that local officials and staff work with the county engineer and area health department to ensure that all development is done on soils that are suitable for septic tanks. It would be prudent for Chattahoochee County Staff to develop guideline brochures which identify and address the importance of preserving historic sites, and environmentally sensitive land.

Figure 28: Chattahoochee County Soil Classification Map



Protected Rivers

There are no state designated Protected River Corridors in Chattahoochee County. As a result, Cusseta-Chattahoochee County has not adopted the River Corridor Protection Ordinance as recommended by the Environmental Protection Division's Environmental Planning Criteria.

Cultural Resources

A county-wide historic resources survey was completed in August, 2004. The survey identified 150 individual historic resources in the county. Of that 150, 19 were determined to be eligible for inclusion on the National Register of Historic Places. The survey identified three areas which, based on unique character, local and regional significance, integrity and relationship to other important historic resources, would be eligible historic districts. These include the Cusseta Historic District, the Antebellum Houses of Early Settlers, and the two Rosenwald Schools.

Chattahoochee County understands the significance of cultural resources placing high importance on conservation of the area's history, tradition, and culture through preservation. County leaders know the benefits of preservation are far-reaching and include increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

While governmental support is present, the level of community support is low. An organization is needed to sponsor National Register listings, to oversee the application for survey funds, to maintain an inventory of local historic resources, and to attempt the preservation of endangered resources. Steps also need to be taken to steer development away from cultural resources or to make new development compatible with important cultural resources in Chattahoochee County.



Natural and Cultural Resources Needs

- Make sure the general public and developers have adequate access to regulations concerning natural and cultural community resources and the location of those resources. Map all historic resources including cemeteries.
- Historic resource conditions are endangered and/or declining.
- There are erosion, sedimentation, and storm water runoff problems.
- There are land suitability problems in regards to placing septic tanks

Natural and Cultural Resources Opportunities

- Improve, enhance, and promote Chattahoochee County's natural and cultural resources
- Due to limited growth pressure, Chattahoochee County officials have a good opportunity to modify existing ordinances and review new ordinances

Natural and Cultural Resources Goals

Goal 1: Identify and map, promote and preserve natural and cultural/historic sites including cemeteries.

Goal 2: Keep Chattahoochee's development regulations updated

Goal 3: Educate the public and the BOC on soils and land suitability problems in regards to placing septic tanks

Goal 4: Address neighborhood storm water runoff problems

Section 8: Chattahoochee County Community Development Areas of Concern

Areas Where Development is Likely to Occur

Growth areas in Chattahoochee County include the intersections of 520/280 and SR26, including (a) the intersections of US 27 and 520/280 and the corridors themselves; (b) US 27 down to River Bend Road; and (c) SR 520/280 down to Firetower Road and along the SR 26 corridor to the Indian Hills Subdivision. Development opportunities exist along the roads that run just outside the old city limits of Cusseta, such as Gordy Mill Pond Road, Old SR 137, and River Bend Road. Development pressures will also occur between the Fort Benning boundary and U.S. 27, 520/280, SR 26, and River Bend Road.

Chattahoochee County does not have any areas where the pace of development is outpacing or will soon outpace the availability of community facilities or services, including transportation.

Areas with Significant In-fill Development Opportunities

Infill opportunities exist throughout Chattahoochee County. Most notable for possible infill development is Town Center area which includes land located within the old city limits of Chattahoochee County; and the newer subdivision areas of Chattahoochee County. The presence of public water makes infill development more likely in the aforementioned areas. Infill in these areas would benefit the community as they are closer to resources and they are more centralized, which increases the possibility that residents choose walking/biking over vehicular travel.

Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty

All communities have areas of disinvestment or areas in need of improvement and Chattahoochee County is no different. As they grow, market forces will take care of, that is, essentially improve, most of the areas in need of improvement. However, in some cases a public/private partnership will be



needed to catalyze improvement. Chattahoochee County grew in population from 2000 to 2014, by 24%. It is anticipated that that moderate population growth will continue into the future. Regardless of future growth or decline Chattahoochee County officials need to engage the public in redevelopment efforts that would benefit the community as a whole.

There are three areas of land in Chattahoochee County that require special attention. The first is the land adjacent to the Fort Benning Military Installation. One of the biggest threats to military bases in the U.S. is encroachment by

non-compatible land uses. Non-compatible land uses tend to be of a residential nature, although not all commercial or industrial uses are automatically base-compatible.

The area of land for which base compatibility is an issue is land located within 3,000 feet of the base boundaries. This generally includes the area located north and south of River Bend Road, west of the 520\280–US 27 corridor down to River Bend Road, and north of the 520/280 and SR 26 intersection east to the county line. Issues of concern include the impact of smoke and noise from Fort Benning on neighboring properties and the impact of light from surrounding development on Fort Benning operations.

Another area of concern is the rail line that runs through downtown Cusseta-Chattahoochee County. At one time there seemed to be a great opportunity to turn the abandoned line into a bike trail. However, after many efforts to acquire the right-of-way the owner, GDOT, decided that they would not sell the rail line right-of way but continue to lease the line to CSX. Thus the rail line serves as an ad hoc walking trail for the citizens of Chattahoochee County. The railroad line represents a great opportunity to connect residential areas to public uses to include the County Administration Building/Court House, the middle/high school and commercial areas located in the Town Center of Cusseta, and commercial uses at the intersection of US 26 and 520/280.

Broad Street also needs special attention. Retrofitting Broad Street for better pedestrian access and improving its appearance by incorporating it as a streetscape project along with a bike pedestrian project would be a great start to invigorating the Town Center of Chattahoochee County. The major corridors through Chattahoochee County are also areas of special concern. State routes 520/280, and SR 26 as well as U.S. Highway 27 are Chattahoochee County's major transportation corridors. Opportunities exist for infill development, new development, retrofitting existing developments and encouraging better development types along the areas of those corridors.

Brownfields

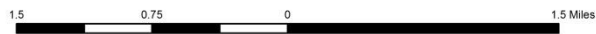
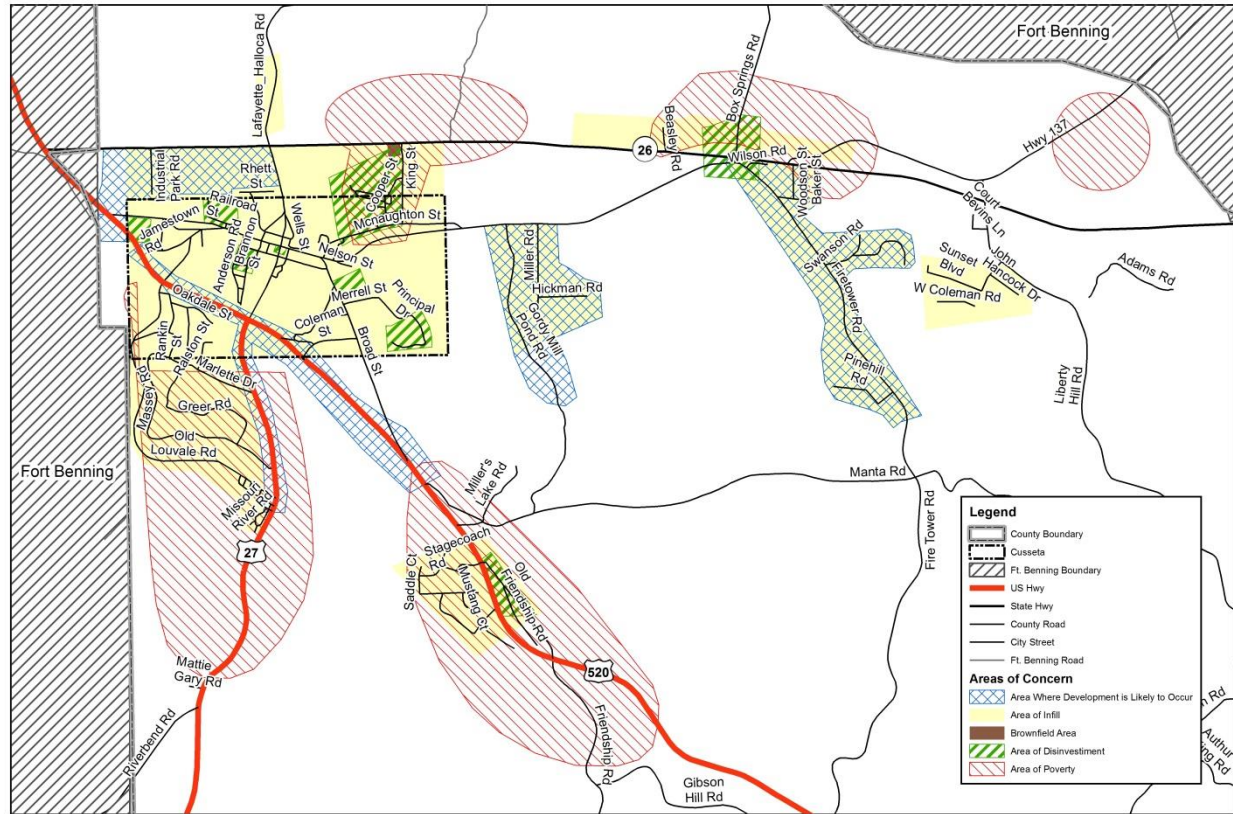
In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age, or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plant.

Some issues involving brownfields are the potential hazards to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, enhance the utilization of existing public infrastructure, increase job opportunities and local tax revenues.

Chattahoochee County currently has one potential brownfield.

Figure 29: Chattahoochee County Community Development Areas of Concern Map

Chattahoochee County, Georgia
Community Development Areas of Concern



Section 9: Land Use

Maximizing land development opportunities while protecting natural resources is the key to Chattahoochee County's success. Key challenges to officials include protecting natural resources while encouraging development and establishing commercial and industrial uses as a large percentage of the land use mix. Agricultural use, mostly associated with timber production, dominates the county's existing land use. Second to agricultural use is the residential use of land in the county. Single-family detached and manufactured housing are the predominant residential uses. Commercial use, which makes up less than one percent of total land use, is predominantly located along within the old city limits of Cusseta along SR 520/280 and SR 26.

Analysis of Existing Land Use and Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but also how these land uses interact. The purpose of this section is to map and review existing land use in Chattahoochee County and to look at areas in need of attention, areas in need of protection, and areas with development opportunities.

The following table presents the definitions of each of the land use categories.

Table 22: Existing Land Use Definitions Table

Existing Land Use	Definition
Residential	The predominant use of land within the residential category is for single-family, duplex and multi-family dwelling units organized into general categories of net densities.
Agricultural/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. This category includes landfills. This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Parks/Recreation/Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust, or similar uses.
Public/Institutional	Community facilities excluding utilities. This category includes certain state, federal or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/Communication/Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Undeveloped/Vacant	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals does not include roads.

Table 23: Existing Land Use

Unified Government of Cusseta-Chattahoochee County		
	Acres	Percent
Agricultural/Forestry	33,012	84
Commercial	65	.17
Public/Institutional	791	2
Industrial	88	.2
Residential	4528	12
Transportation/Communication/Utilities	22	.05
Undeveloped/Vacant	441	1
Parks/Recreation/Conservation	152	0.58
Total	39,099	100%

Chattahoochee County's largest land use acreage belongs to agricultural/forestry, followed by; residential, public/institutional, undeveloped vacant, and parks, recreation, conservation. Unfortunately, commercial acreage is low at 65 acres and industrial is not much better at 88 acres. Obviously the number of commercial uses and industrial uses need to increase to be of help the revenue base.

Figure 30: Chattahoochee County Existing Land Use Map

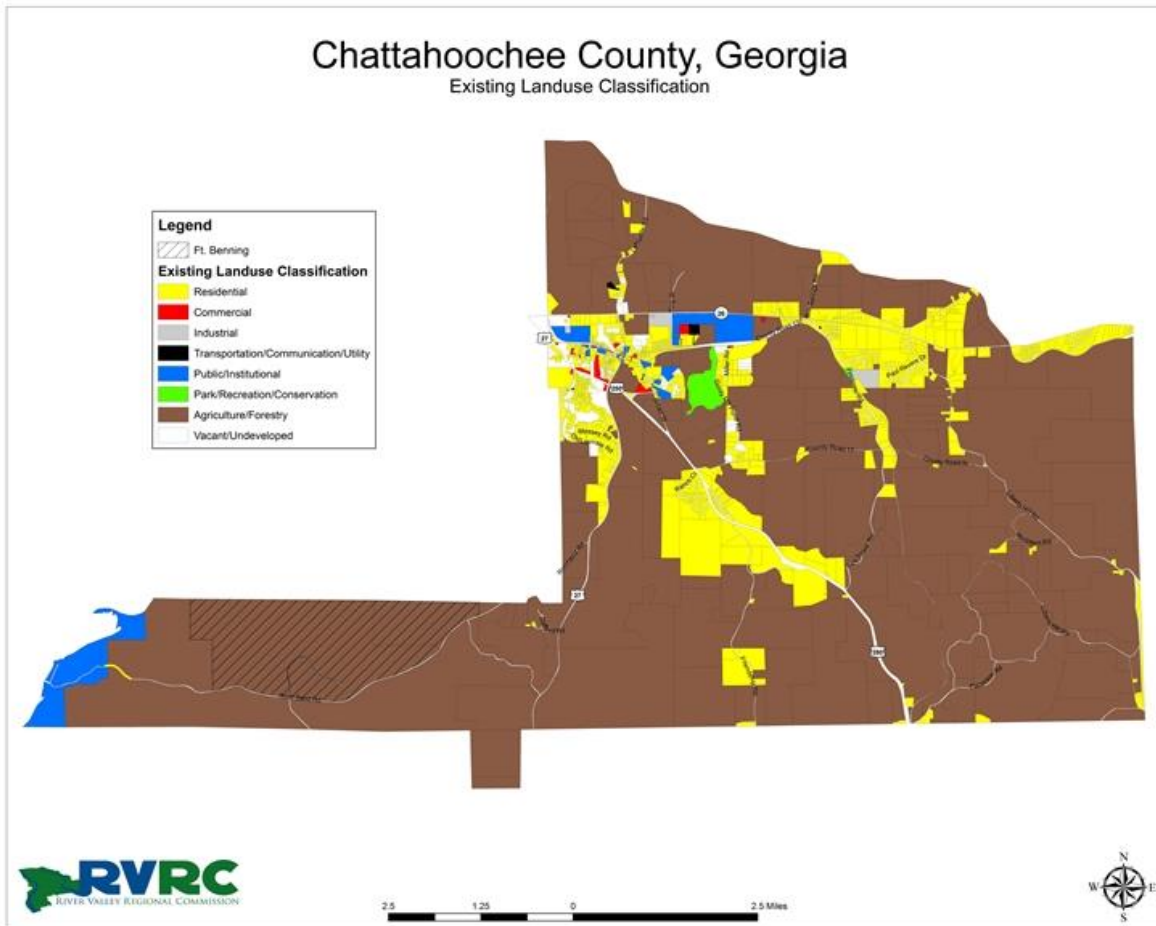
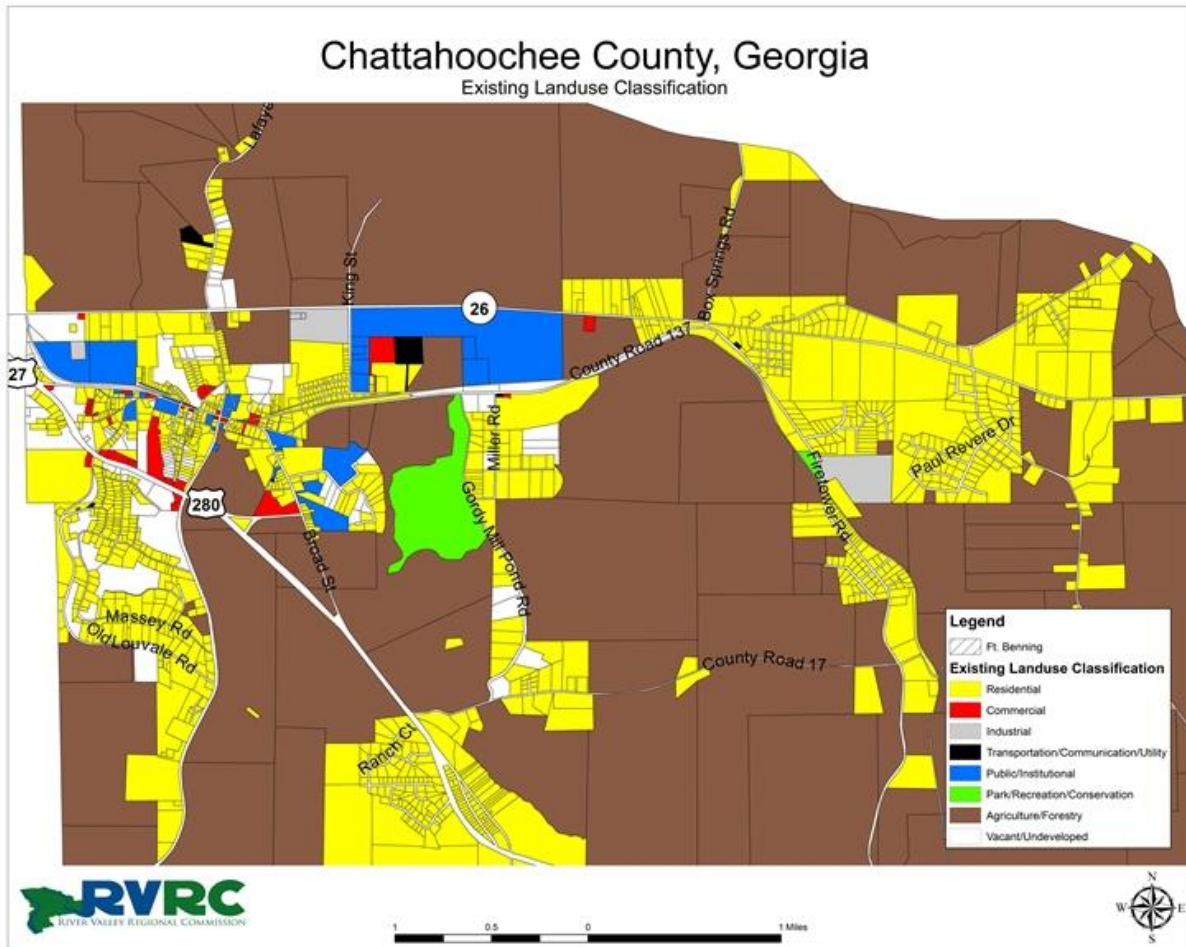


Figure 31: Cusseta Area Existing Land Use Classification Map



Analysis of Future Land Use

Growth in the RVRC rural counties has been slow over the last twenty years, and Chattahoochee County is no exception to this reality. Chattahoochee County has however experienced more residential growth than all other RVRC jurisdictions but Muscogee and Harris County. Chattahoochee County received a boost in residential growth due to the expansion of Fort Benning with the development of two subdivisions. Over the last ten years however, there have been 17 residential building permits issued. A limited amount of commercial development has taken place in recent years. The most recent commercial addition is the Dollar General store located in with in the old city limits of Cusseta on highway 520/280. In 2007 on River Bend Road an urban assault training facility was built. Based on past and existing trends of development in Chattahoochee County, minimal to moderate growth is expected in the next ten years. Growth areas in Chattahoochee County include the intersections of 520/280 and SR26, including (a) the intersections of US 27 and 520/280 and the corridors themselves; (b) US 27 down to River Bend Road; and SR 520/280 down to Firetower Road and along the SR 26 corridor to the Indian Hills Subdivision. Development opportunities exist along the roads that run just outside the old city limits of Cusseta, such as Gordy Mill Pond Road, Old SR 137. Please see the Community Development Areas of concern map for a depiction of areas of potential growth. In summary, there will be only limited pressure placed on Chattahoochee County’s infrastructure and public facilities caused by future development. Chattahoochee County has the community facilities and the infrastructure capacity to handle anticipated growth for the next the next 20 years with the exception

of water service. Water capacity, considering present system distribution problems has six to ten years of life. From a land use standpoint, Chattahoochee County's main focus is to take existing development and improve it by adding in-fill on vacant lots in and around the more urbanized area of Cusseta.

Land Use Needs

- Potential encroachment of non-compatible land use next to Fort Benning property
- Land use mix is heavily favored towards agricultural use and residential use need to diversify land use base with more commercial development

Land Use Opportunities

- Chattahoochee County has ample vacant land located along U.S. 27, State Route 520/280 and State Route 26 to reserve for industrial and commercial growth.
- Encourage traditional neighborhood/compatible development around historic structures or districts.

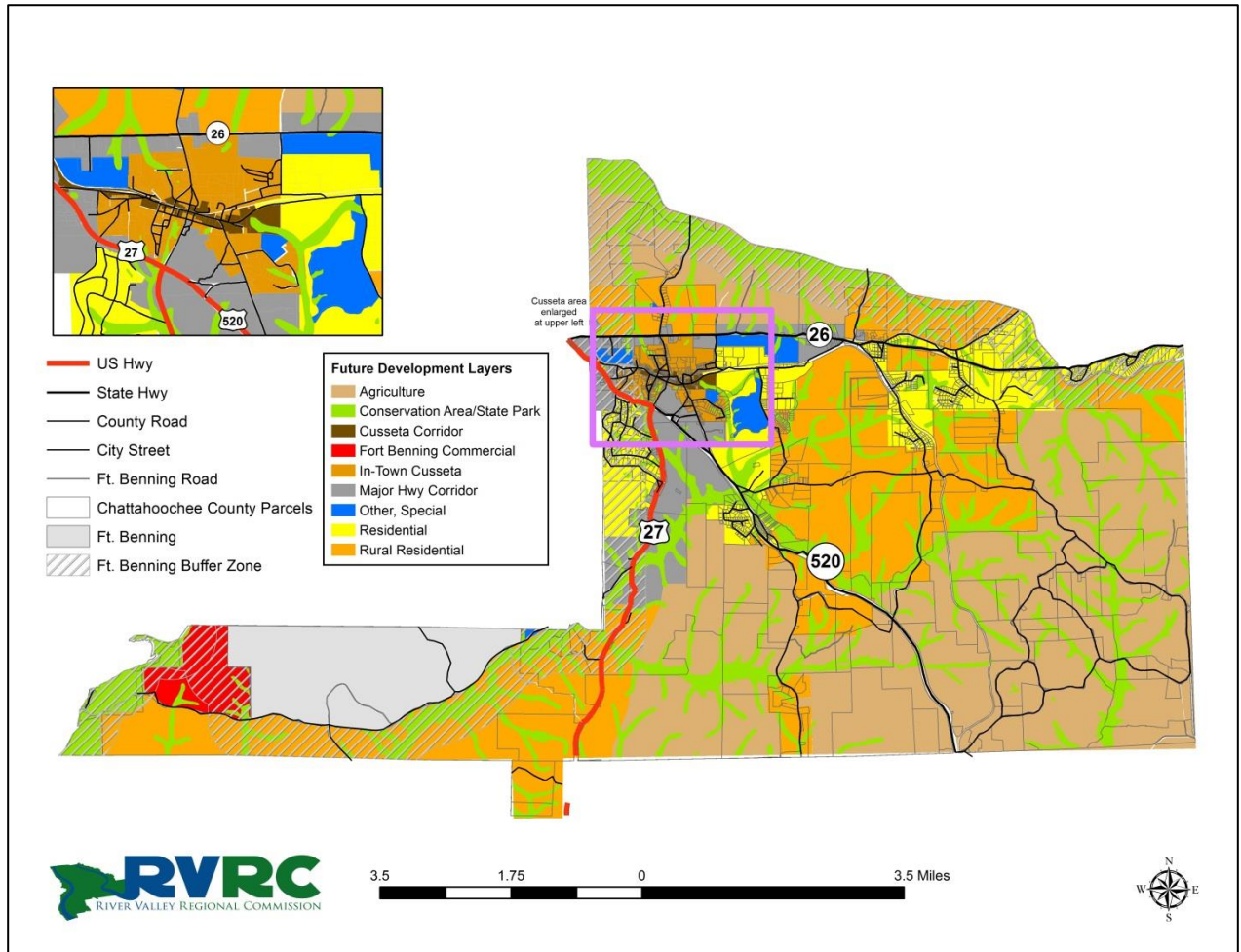
Land Use Goals

Goal 1: Manage development next to Ft. Benning property

Goal 2: Increase commercial land use activities

Goal 3: Utilize River Valley Regional Commission's Design Guidelines handbook.

Figure 32: Cusseta-Chattahoochee Future Development Map



Section 10: Character Area Vision Statements

Parks/ Recreation/ Conservation

Vision: Cusseta-Chattahoochee County will protect its natural resources, to include State, Federal, and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors and natural buffers) and other significant preserves.

1. Limited new development (only including agricultural use, bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields).
2. Promote use of conservation easements.
3. Promote areas as passive use tourism and recreational destinations.
4. Construction and widening of roadways should only be done when absolutely necessary with careful designs.
5. Environmentally sensitive areas will be preserved by setting them aside as public parks, trails or greenbelts.
6. Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive areas.
7. Limited use of low-density residential development.

Land Uses or Zoning Categories Preferred: Cusseta-Chattahoochee County prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e. wells, utilities, and bike / pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (Agricultural), RR (Rural Residential) and the floating zone, Public Use District.

Quality Community Objectives for this Area: Open Space Preservation, Environmental Protection and Regional Cooperation

Implementation Measures/Strategies:

1. Conserve, maintain and promote the natural, historic and cultural resources of Cusseta-Chattahoochee County.
 - a. Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
 - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - a. Support regional tourism alliances with other counties and other facilities (such as Riverbend) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - b. Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - c. Discourage the obstruction of scenic views and sites in the county.
3. Promote and Enhance the Outdoor Recreation Industry.
 - a. Improve River Bend Park (add campsites and boat ramp).
 - b. Develop and promote additional competitions and festivals.



Agriculture/ Forestry

Vision: Maintaining agriculture and forestry practices that are a part of Cusseta-Chattahoochee County's development vision and economy. The goal is to protect remaining agricultural areas while allowing limited residential development.

1. Limited new development.
2. Protect farmland/ forest land and open space.
3. Maintain appropriate size lot.
4. Require compatible architectural designs that maintain the rural character.
5. Widening roadways only when absolutely necessary and with careful designs.
6. Any residential development should be done 5+ acre tracts.

Land Uses or Zoning Categories Preferred: Land Uses preferred include agriculture/ forestry, low density residential, transportation/ communication/ utility and limited public institutional use. Preferred zoning categories include A-1 (Agricultural) or Public Use District

Quality Community Objectives for this Area: Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas, Resource Conservation

Implementation Measures/Strategies:

1. Conserve and maintain shared green spaces for natural resources and recreation.
 - a. Require that construction designs minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
2. Protect residential areas and residents from incompatible land uses and their activities.
 - a. Discourage incompatible land uses, adjacent or within residential areas

Rural Residential

Vision: Cusseta-Chattahoochee County will maintain rural, undeveloped land and lower density residential development with typically large lots, open space and pastoral views.

1. Existing residential areas in Cusseta-Chattahoochee County will be maintained for the continuation low density rural development living. New development in this area will be on either 1 to 5 acre plus tracts.

Land Uses or Zoning Categories Preferred: Low density residential. Zoning classifications preferred include A-1 (Agricultural) and RR (Rural Residential) and R-2.

Quality Community Objectives for this Area: Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas

Implementation Measures/Strategies:

1. New residential development will be single-family on 1-5 acre plus tracts.
2. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
3. Require site plans.

Residential

Vision: To maintain existing residential development pattern and where appropriate retrofit existing development by placing street lighting, bike/ pedestrian trails in an effort to improve subdivisions connectivity.

1. Encourage mix uses, blending residential development with schools, parks and recreation services.
2. Subdivision linked in compact patterns to encourage walking and reduce the need for automobile traveling within the subdivision.



Land Uses or Zoning Categories Preferred: Preferred land is single-family detached residential. Preferred zoning categories are R-1, R-2, R-3 and R-4.

Quality Community Objectives for this Area: Infill Development, Transportation Alternatives, Environmental Protection and Housing Choices.

Implementation Measures/Strategies:

1. Improve and expand the existing housing stock for all income levels.
 - a. Support continued improvement of existing housing conditions.
 - b. Add more affordable housing opportunities.
 - c. Encourage owners of substandard units to improve their properties.
2. Promote strong connectivity and continuity between developments.
3. Establish good vehicular and pedestrian/ bike connections to retail/commercial services as well as internal street connectivity to adjacent properties/ subdivisions. Developments should have multiple site access points.
4. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
5. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
6. Promote infill development where possible.



In-Town-Cusseta

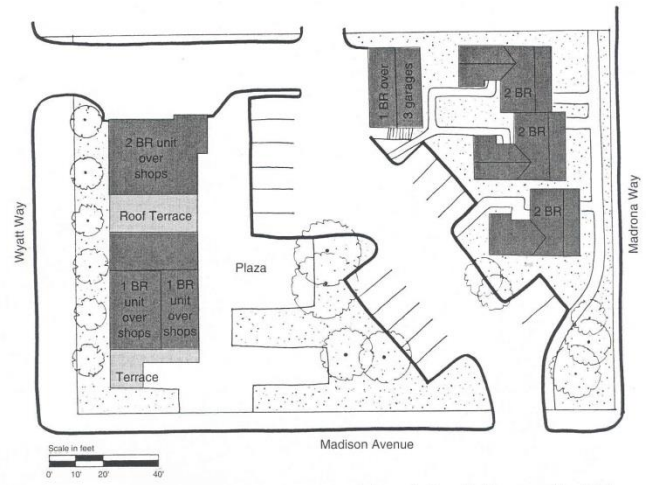
Vision: Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored. This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. It will be an attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to government facilities, shopping, dining, socializing and entertainment.

Land Uses or Zoning Categories Preferred: Land Use categories preferred include mixed residential, public buildings and uses, parks, etc. Zoning classifications preferred include R-2, R-4, and R-5. Public water and sewer or approved septic tanks are required for development in this area

Quality Community Objectives for this Area: Transportation Alternatives, Heritage Preservation, Sense of Place, Infill Development, Housing Choices and Environmental Protection.

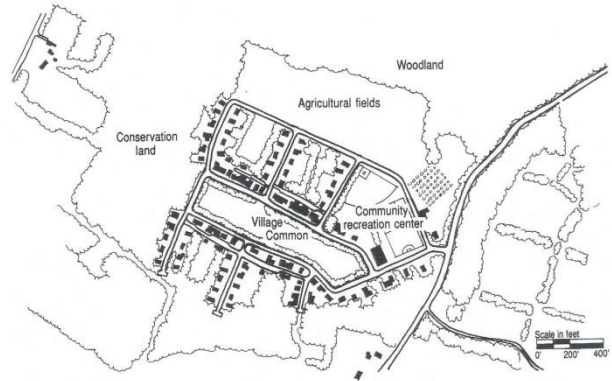
Implementation Measures/Strategies:

1. Improve the appearance of sidewalk and street and provide amenities such as benches and streetlights.
2. Encourage a mix of residential and community facilities at small enough scale and proximity to encourage walking between destinations.
3. Improve and expand the existing housing stock for all income levels.
 - a. Support continued improvement of existing housing conditions.
 - b. Strive for the elimination of housing discrimination and promote fair housing practices.
 - c. Promote and encourage more affordable housing opportunities.
 - d. Encourage owners of substandard units to improve their properties.
4. Promote mixed, residential uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
5. Promote strong connectivity and continuity between developments.
6. Establish good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/subdivisions, and multiple site access points.
7. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
8. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
9. Promote infill development.
10. Encourage adaptive re-use of historic structures.
11. Preserve historic and cultural buildings and monuments.
12. Provide daily clean-up services in the in-town Cusseta areas.



Cusseta Corridor/Town Center

Vision: Cusseta-Chattahoochee County will ensure proper management of all developed and undeveloped land paralleling Broad Street to Town Center and out to King Street intersection. In an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/pedestrian trails, benches, outdoor lighting), signage, façades, parking, and connectivity. Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored. This area will be a focal point for the county offering a concentration of activities to include general retail, professional offices, high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. It will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment.



Land Uses or Zoning Categories Preferred: Mixed residential, commercial, public institutional, bike/pedestrian facilities and traditional neighborhoods. Preferred zoning categories include R-2, R-4, R-5, C-1, and C-2. Public water and sewer are required for high-density development in this area.

Quality Community Objectives for this Area: Traditional Neighborhoods, Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Open Space Preservation, Environmental Protection, Appropriate Business and Housing Choices

Implementation Measures/Strategies:

- a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
- b. Provide access for pedestrians and bicycles.
- c. Coordinate land uses and bike/ pedestrian facilities with transit stops.
- d. Encourage a mix of residential, commercial uses, and community facilities at small scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Promote an adequate, efficient and appropriate mix of goods and services in the Town Center.
 - b. Encourage the rehabilitation of storefronts in the Town Center.
 - c. Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Town Center.
 - d. Encourage adaptive re-use of historic structures.
 - e. Preserve historic and cultural buildings and monuments.
 - f. Provide daily clean-up services in the downtown areas.
3. Encourage citizens to shop locally.
 - a. Make business hours compatible with the needs of local shoppers.

Major Highway Corridor

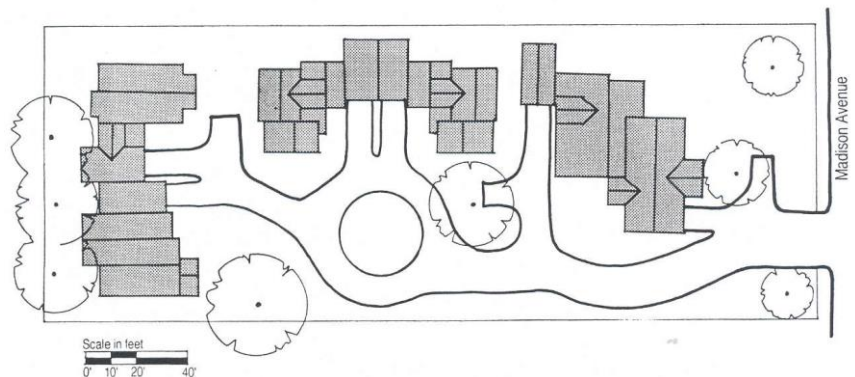
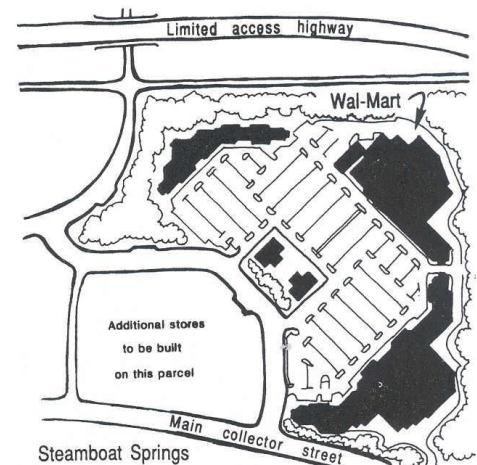
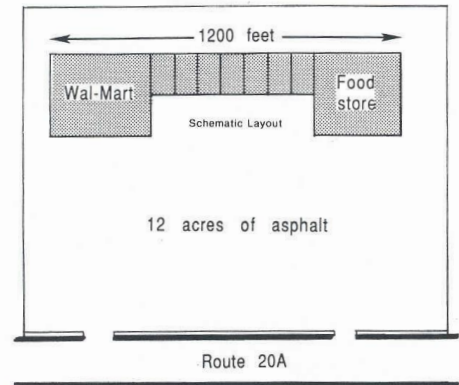
Vision: Cusseta-Chattahoochee County will ensure proper management of developed and undeveloped land on both sides of high-volume transportation facilities such as SR 520/280, U.S. 27 and SR 26; by controlling points of ingress and egress, encouraging landscaping, sign control (size, height, placement) minimizing impervious surface, encouraging frontage roads/ access roads, land use connectivity and protecting scenic views.

Land Uses or Zoning Categories Preferred: Preferred land uses include mixed residential, commercial, industrial, public uses, public transit (if available), utilities and bike/ pedestrian access. Zoning categories preferred are R-2, R-3, R-4, R-5, MHU -1, C-1, C-2, I-1, and PUD. Public water and sewer are required for high-density development in this area.

Quality Community Objectives for this Area: Infill Development, Transportation Alternatives, Regional Identity, Appropriate Businesses, Employment Opportunities, Housing Choices, Regional Cooperation

Implementation Measures/Strategies:

1. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
2. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
3. Provide pedestrian facilities behind drainage ditches or curbs.
4. Coordinate land uses and bike/ pedestrian facilities with transit stops.
5. Provide paved shoulders for bicycles or emergency breakdown lanes.
6. Unacceptable uses: new billboards.



Fort Benning Commercial

Vision: Area is designed for Fort Benning related commercial activity. Business should be smoke and noise compatible with low-lighting requirements.

1. Limited commercial development preferably For Benning mission related.
2. Commercial structures and activities need to be compatible to smoke and noise generated by Fort Benning activities.
3. Light brightness needs to be sensitive to Fort Benning training activities.

Land Use or Zoning Categories Preferred: Cusseta-Chattahoochee County prefers Fort Benning compatible development in this character area. Preferred zoning classification is C-1.

Quarterly Community Objectives for this Area: Regional Identity, Environmental Protection, Conservation, Open Space Protection.

Implementation Measures/Strategies:

1. Conserve and maintain green space to buffer activities from Fort Benning related activities.
2. Adopt a greenspace buffering police for development next to Ft. Benning.
3. Develop lighting guidelines for business developing next to Fort Benning.
4. Advise new businesses looking to develop or operate within this area on smoke and noise issues associated with Fort Benning training missions.

Other Special

Existing public uses and/or outdoor recreation facilities not likely to change in use over the planning period.

Quality Community Objectives

The Quality Community Objectives list is a valuable guide to use when trying to establish smart, effective and efficient development.

Chattahoochee County has taken small strides in implementing the Quality Community Objectives. They are still listed in the Character Areas of the 2008 Comp Plan and have been transferred to the 2016 Comprehensive Plan.

The county has had success in creating more walkable areas and connectivity to nodal areas of the county and incorporated environmental impact analysis during the rezoning and subdivision review processes.

Section 11: Report of Accomplishments and Community Work Program

Report of Accomplishments 2016-2020

Community Facilities

Activity	Status	Explanation
Update water distribution system in phases	Complete	
Map potential cemetery locations	Complete	
Improve roads and storm water problems by purchasing Heavy equipment (Backhoe and motor grader)	Complete	
Neighborhood Service Center Rehabilitation	Underway	Completion Date 12-2023

Economic Development

Activity	Status	Explanation
Begin Redevelopment of Broad Street and surrounding neighborhoods by creating a streetscape drawing of Broad Street.	Complete	
Do a market analysis to identify niche markets in Chattahoochee County in an effort to create more retail jobs	Underway	Completion Date 2-2021
Update the Chattahoochee county web site to reflect what location incentives they can provide to a commercial facility, residential development or a small industry. Such as: A discount on solid waste collection fees, water discount, property tax reduction, etc. Also promote job training programs, closeness to Columbus and FT Benning and tourism assets on the web site.	Underway	Completion Date 6-2021
Send elected officials, staff or citizens to the Georgia Academy for Economic Development.	Complete	
Determine what impact the Inland Port may have on Chattahoochee County by meeting with State Economic Development staff, RVRC staff and or Inland Port Officials	Complete	Completion Date 6-2021
Meet with NSA staff to determine what can be done to expand its impact on Chattahoochee County	Complete	

Housing

Activity	Status	Explanation
Link DCA housing program information to the Chattahoochee County web-site in an effort to increase affordable and adequate housing opportunities through grants and other state and/or federal housing programs.	Underway	Completion Date 1-2021
Address housing blight and health concerns by rehabilitating or demolishing usage structures and cutting overgrown lots.	Completed	
Identify vacant residential lots to help promote infill housing.	Underway	Completion Date 6-2021

Natural and Historic Resources

Activity	Status	Explanation
Develop a document listing and illustrating the location and policies or regulation of natural and cultural community resources and protected historic resources including cemeteries. Place the document on the Chattahoochee County web site.	Complete	
Identify neighborhood storm water, runoff and erosion problems.	Complete	
Update development regulations by adopting development policies and/or DNR Natural Environmental Planning Criteria.	Underway	Completion Date 6-2021
Make quad maps of potential problem soil areas in Chattahoochee County.	Completed	

Land Use

Activity	Status	Explanation
Update Comprehensive Plan.	Underway	Completion Date 6-2021
Revisit/review Base compatibility guidelines in regards to development next to Fort Benning.	Completed	
Review the RVRC Design Guidelines handbook with the Chattahoochee PC and BOC and determine if it can be beneficial as a tool in the development review process.	Completed	
Create an inventory of potential commercial land sites and buildings that are available for redevelopment and/or in-fill development.	Completed	

Transportation

Activity	Status	Explanation
Identify and prioritize roadway improvements. Including the pavement of dirt roads in existing subdivisions. Also identify storm water run-off and erosion problems. Apply for grants to fix problems.	Completed	
Schedule a status update meeting with DOT in regards to the potential widening of SR 26.	Completed	
Identify areas where sidewalks are needed in order to provide a safer walking environment.	Completed	
Meet with Pataula Transit Authority concerning the possibility of establishing a pick-up and drop-off point in Chattahoochee County.	Underway	Completion Date 6-2021

Intergovernmental

Activity	Status	Explanation
Update SDS.	Completed	

Community Work Program 2021-2025

Community Facilities/Equipment

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct ADA compliant playground in City Park	2022	Unified Government of Cusseta-Chattahoochee County (UGOCCC)	\$45,000	UGOCCC
Remodel the old city hall building into a museum and welcome center	2021	UGOCCC	\$185,000	UGOCCC
Remodel the old family connections facility to meet the needs of the tax commissioner's office	2021	UGOCCC	\$150,000	UGOCCC
Neighborhood Service Center Rehabilitation	2022	UGOCCC	\$185,000	UGOCCC

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Do a market analysis to identify niche markets in Chattahoochee County in an effort to create more retail jobs.	2021	UGOCCC	\$3,000	UGOCCC
Update the Chattahoochee county web site to reflect what location incentives they can provide to a commercial facility, residential development or a small industry. Such as: A discount on solid waste collection fees, water discount, property tax reduction, etc. Also promote job training programs, closeness to Columbus and FT Benning and tourism assets on the web site.	2021	UGOCCC	\$3,000	UGOCCC
Send new elected officials to the Georgia Academy for Economic Development or other training programs.	2022	UGOCCC	\$1,000	UGOCCC
Provide IDA resources to recruit businesses.	2022	UGOCCC	\$5,000	UGOCCC
Add Pad-Ready building site	2024	UGOCCC	\$75,000	UGOCCC

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Link DCA housing program information to the Chattahoochee County web site in an effort to increase affordable and adequate housing opportunities through grants and other state and/or federal housing programs.	2022	UGOCCC	\$250	UGOCCC
Address dilapidated housing needs.	2021	UGOCCC	\$500,000	UGOCCC
Identify vacant residential lots to help promote infill housing.	2021	UGOCCC	\$2,000	UGOCCC

Natural and Cultural Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update development regulations by adopting development policies and/or DNR Natural Environmental Planning Criteria.	2021	UGOCCC	\$500	UGOCCC

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Comprehensive Plan.	2020/2021	UGOCCC	No cost	DCA Planning Contract
Revisit/ review Base compatibility guidelines in regards to development next to Fort Benning.	2023	UGOCCC	COST	Carl Vinson Institute of Government, Fort Benning, RVRC
Update Zoning Ordinance Variance Language.	2022	UGOCCC	1,500	UGOCCC

Transportation

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Meet with Pataula Transit Authority concerning the possibility of establishing a pick-up and drop-off point in Chattahoochee County.	2021	UGOCCC	\$1,000	UGOCCC
Widening of SR 26.	2025	GDOT	Unknown	GDOT
Continuation of Street Improvements.	3031-2022	UGOCCC	\$610,000	UGOCCC LMIG
Intersection Improvements at Broad Street and US 280/SR 520	2025	GDOT	Unknown	GDOT

Intergovernmental				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Actively Participate in RVRC Council meetings.	2021- 2026	UGOCCC	3,0000	UGOCCC

Appendix 1

Design Guidelines

2016

Prepared by
River Valley Regional Commission

Unified Government of Cusseta-Chattahoochee County
Comprehensive Plan 2020

River Valley Regional Commission Design Guidelines

Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.



Commercial Development Facades

Description: The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street trees also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the Town of Pine Mountain’s lot coverage and neighborhood requirements.

See Figure 1: Façade detail in Additional Images section.

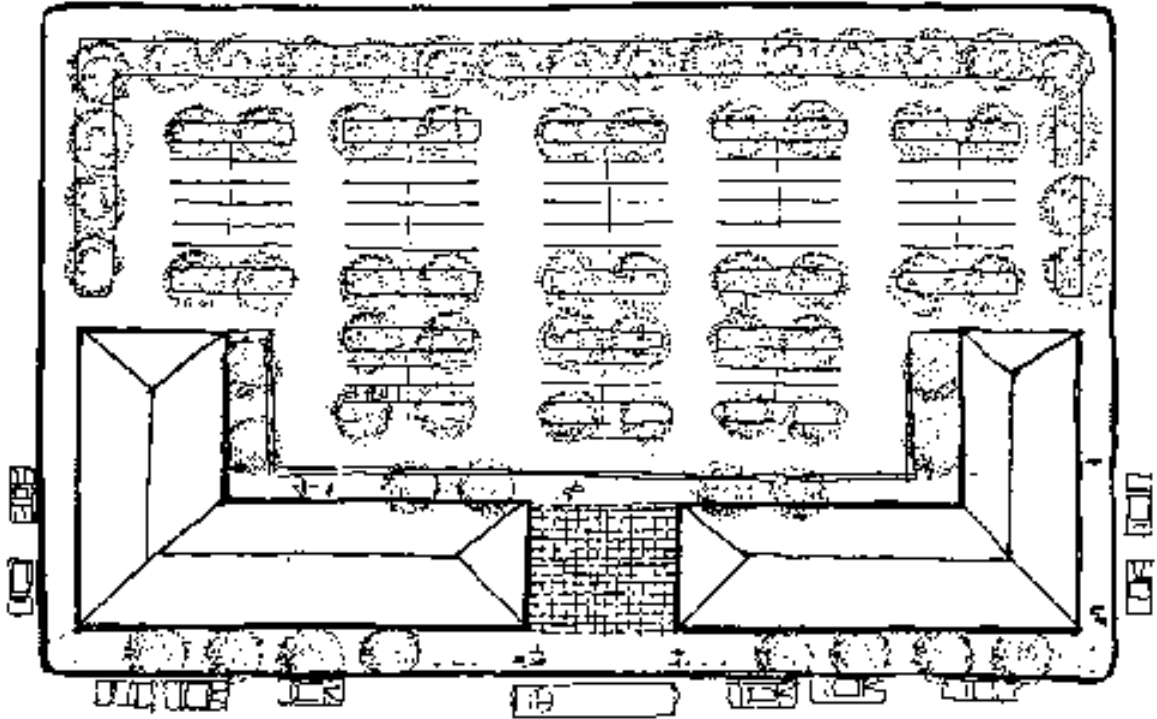
Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
2. Create a Design Review process that reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.
3. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of

future parking supply/demand, and review if local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Commercial Development Site Plan



Description: In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

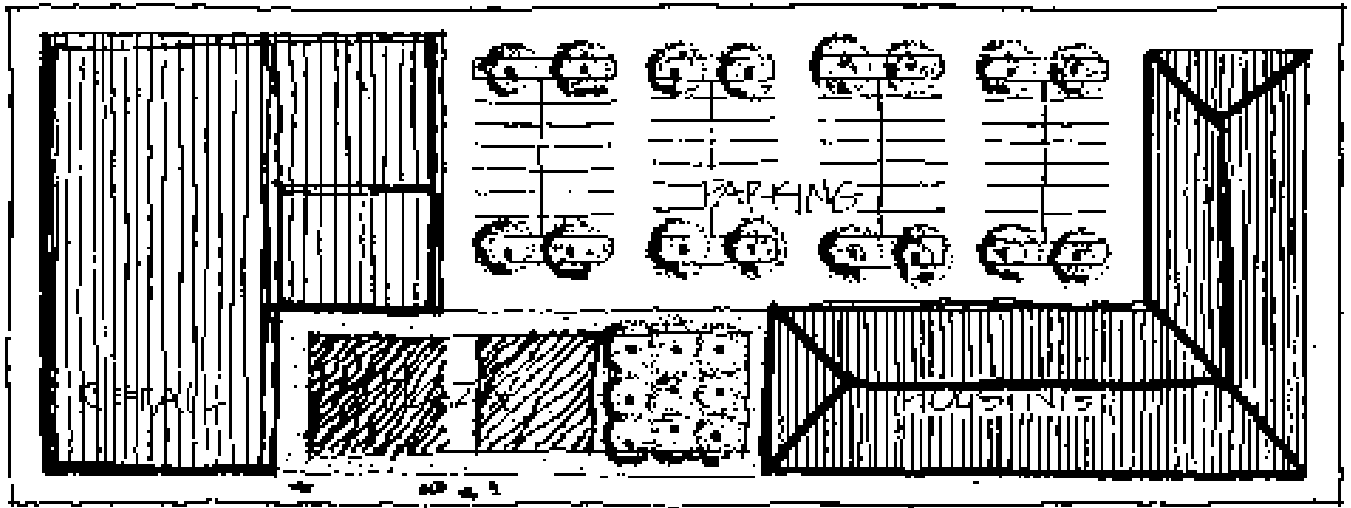
Implementation Measures:

Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.

Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Mixed-Use Development Site Plan



Description: Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

See Figure 3: Mixed-Use Development in Additional Images section for more examples.

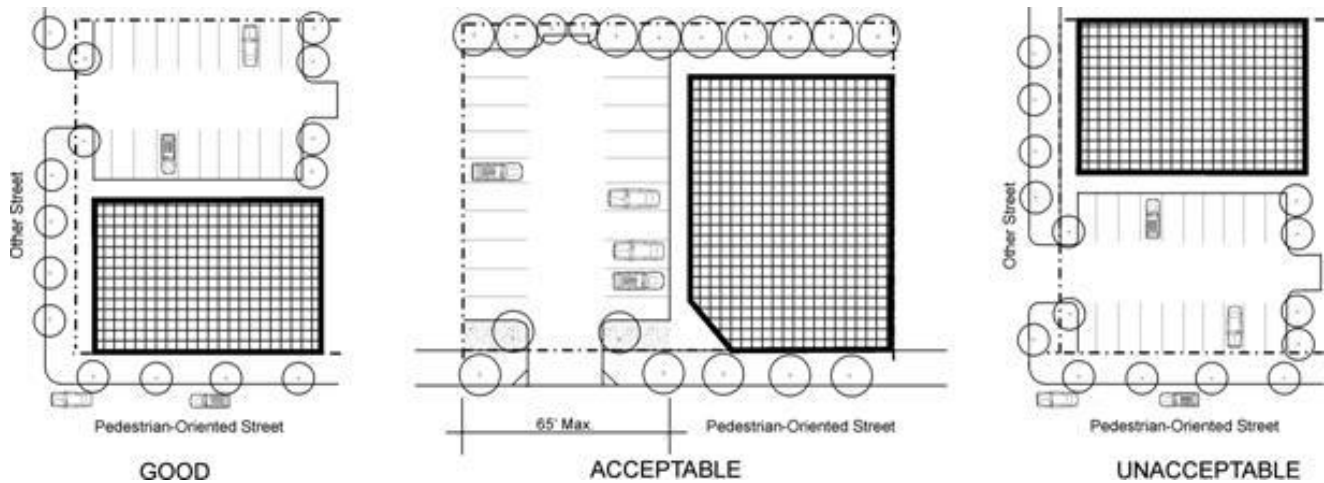
Implementation Measures:

Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.

Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

Appropriate Character Areas: Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

Building Frontage Diagram



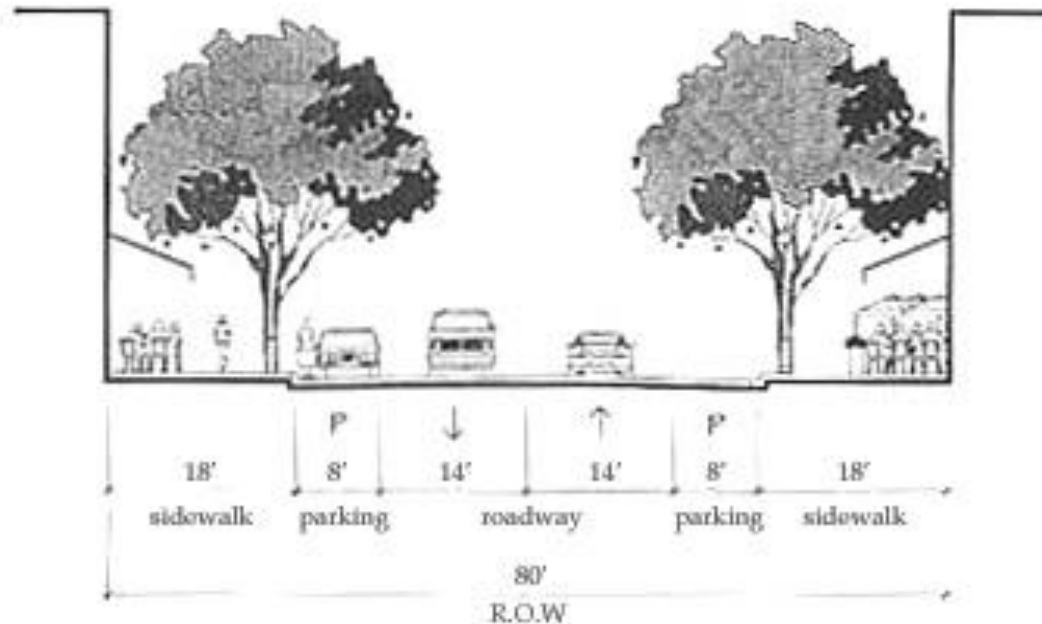
Description: These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

Implementation Measures:

Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums will force development to come closer to the street for walkability, traffic calming, higher density, and a more traditional urban feel.

Appropriate Character Areas: Town Center, Commercial Corridor

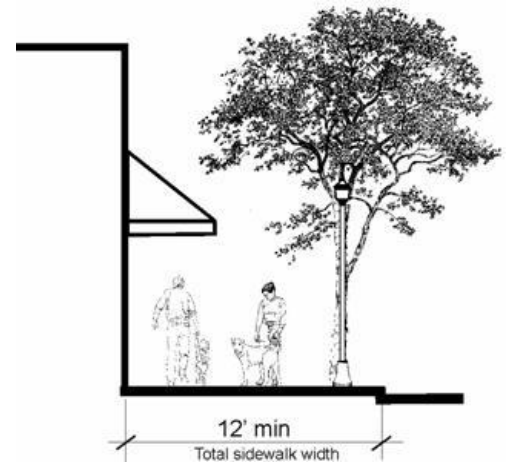
Commercial Street Cross Sections



Description: These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

Implementation Measures:

Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character. Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.



Appropriate Character Areas: Town Center, Commercial Corridor

Live/Work Units



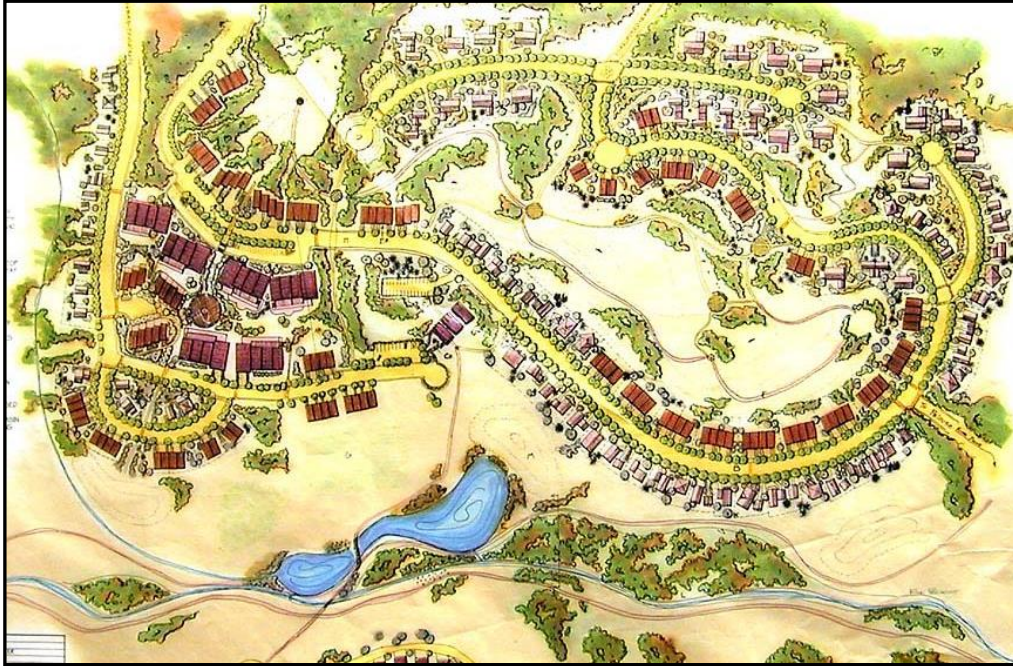
Description: Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

Implementation Measures:

Consider utilizing Overlay Districts as a way to allow for a mixed- use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

Conservation and Cluster Subdivision



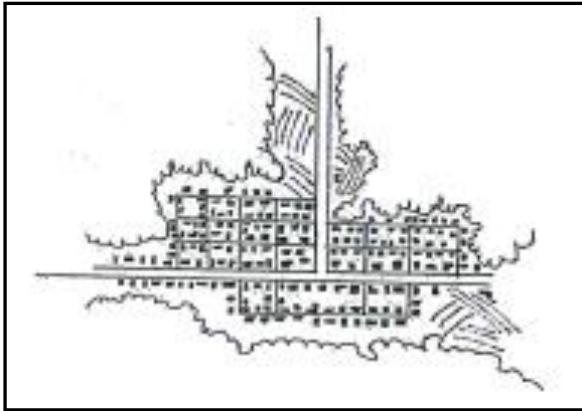
Description: Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

Implementation Measures:

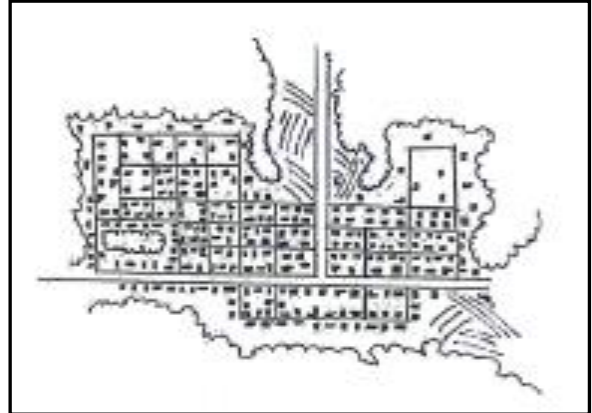
1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.
3. Adopt Cluster Zoning as a means of ensuring the type of development described above.
4. Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

Appropriate Character Areas: Conservation/Resort

Extension of Existing Traditional Neighborhoods



Existing Traditional Neighborhood



Extension of Existing Neighborhood

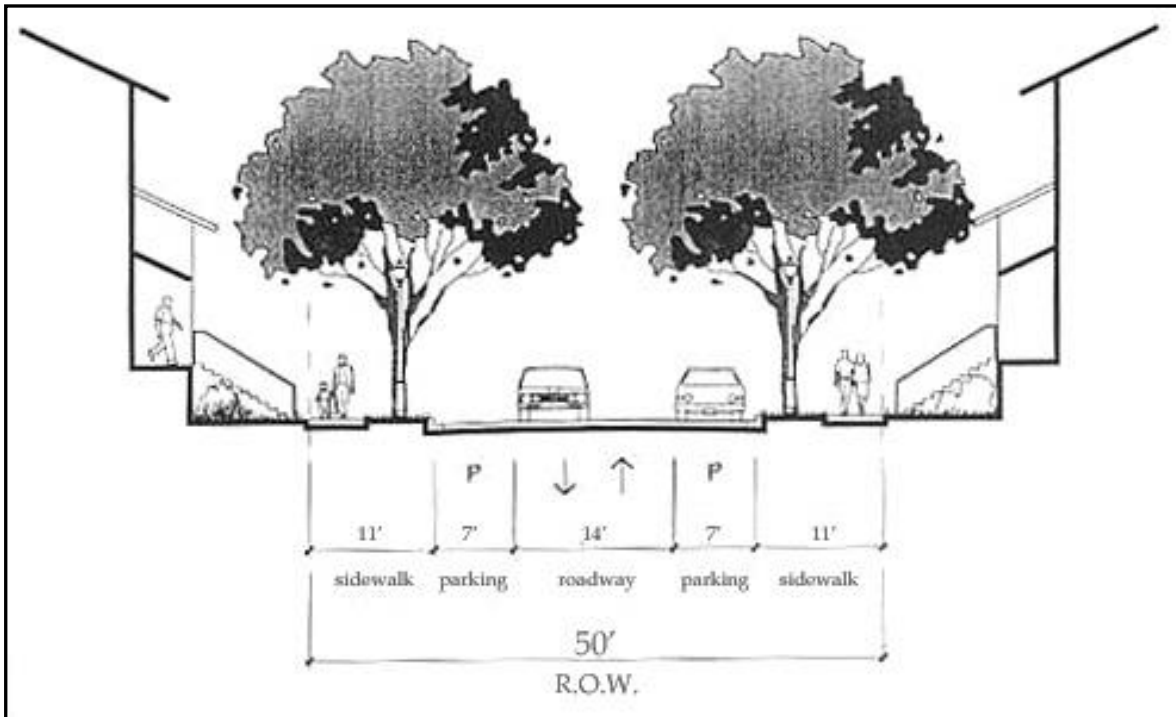
Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

Implementation Measures:

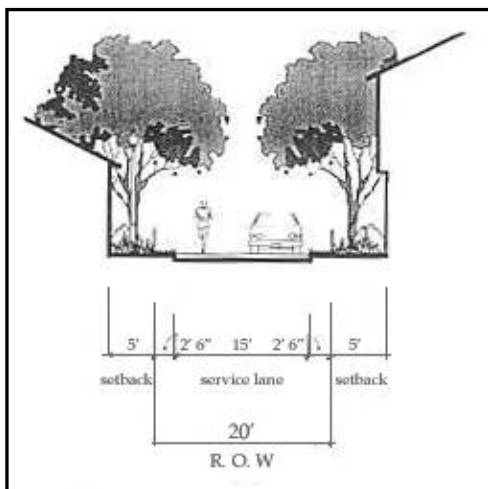
1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

Appropriate Character Areas: Traditional Neighborhood Developing

Residential Street Sections



Description: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

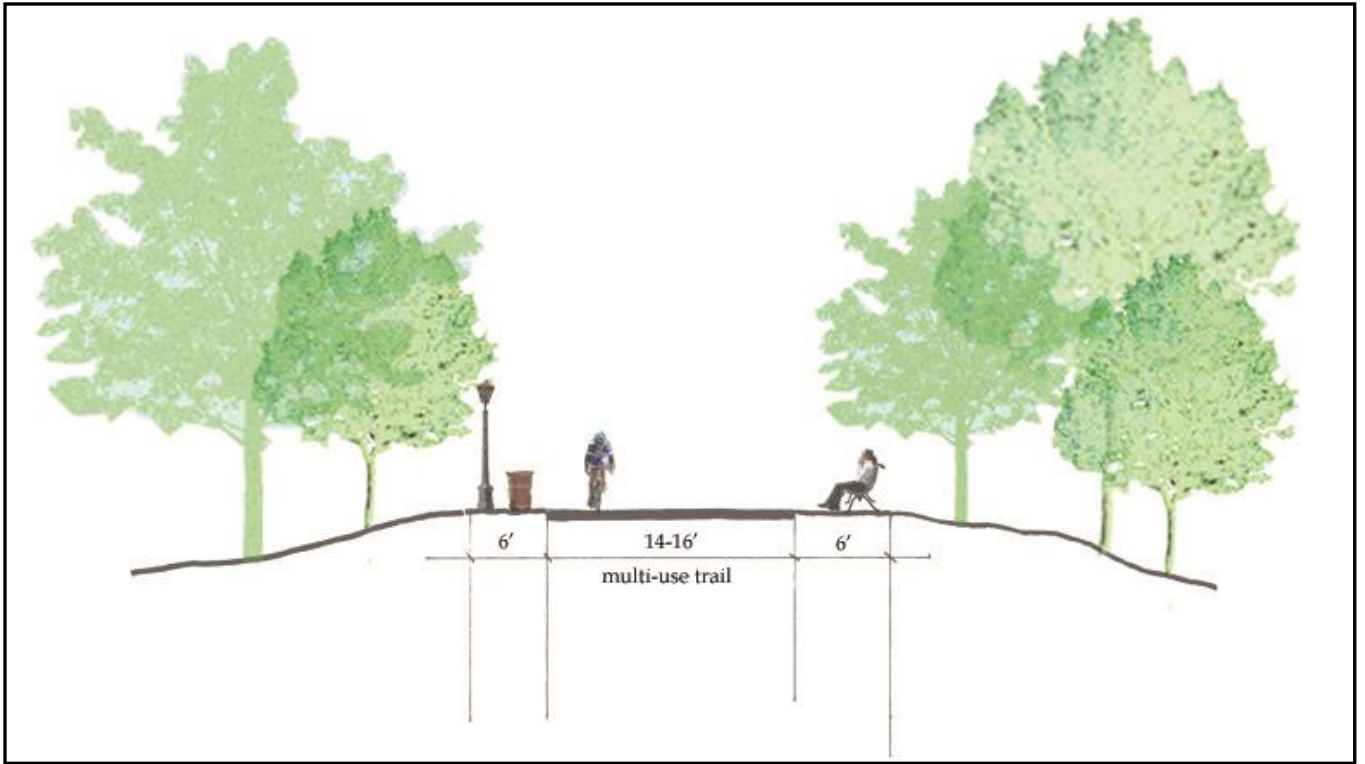


Implementation Measures:

Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.

Appropriate Character Areas: Traditional Neighborhood Existing, Traditional Neighborhood Developing

Bike/Pedestrian Path



Description: The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and cyclists, as well as provide a trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

Implementation Measures:

Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

Appropriate Character Areas: Linear Bike/Pedestrian Trail

Additional Images

Figure 1: Façade Detail

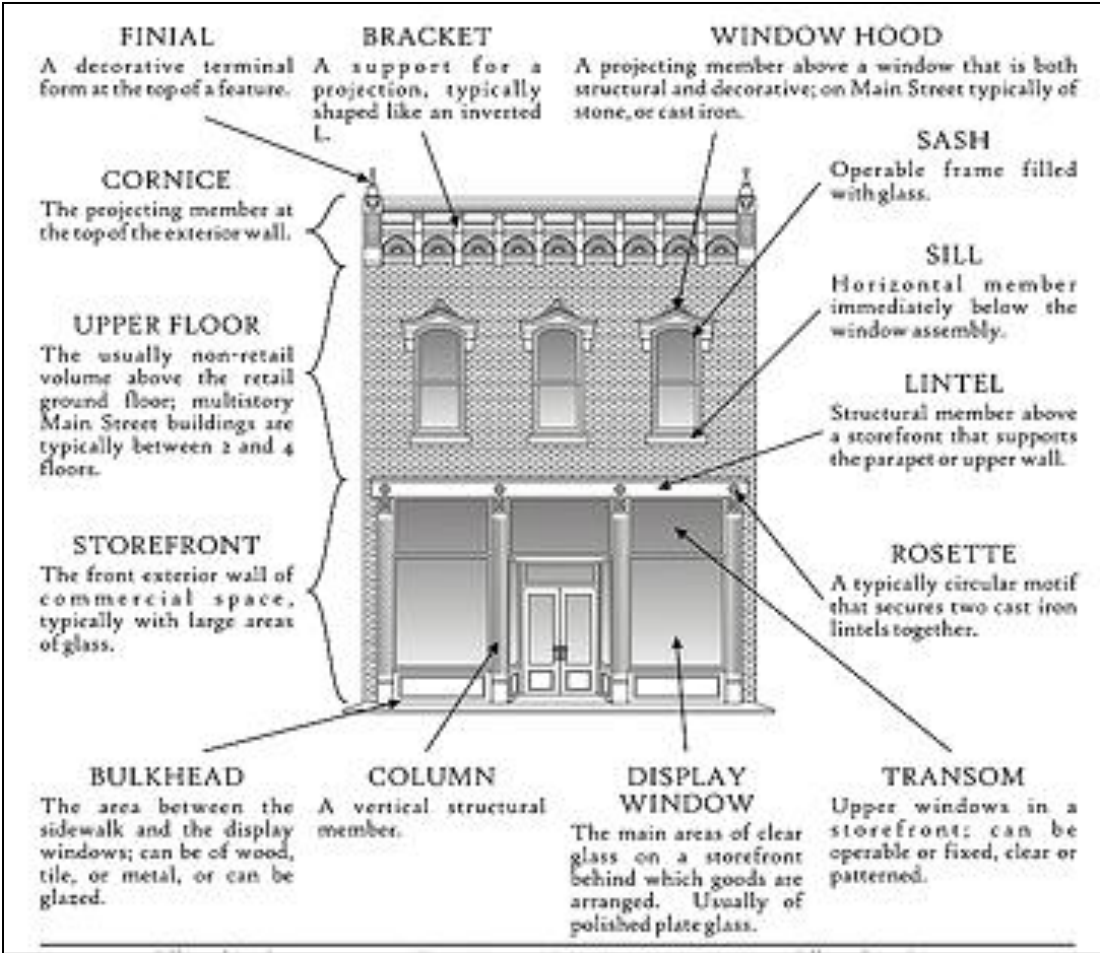


Figure 2: Conventional vs. Conservation Subdivision

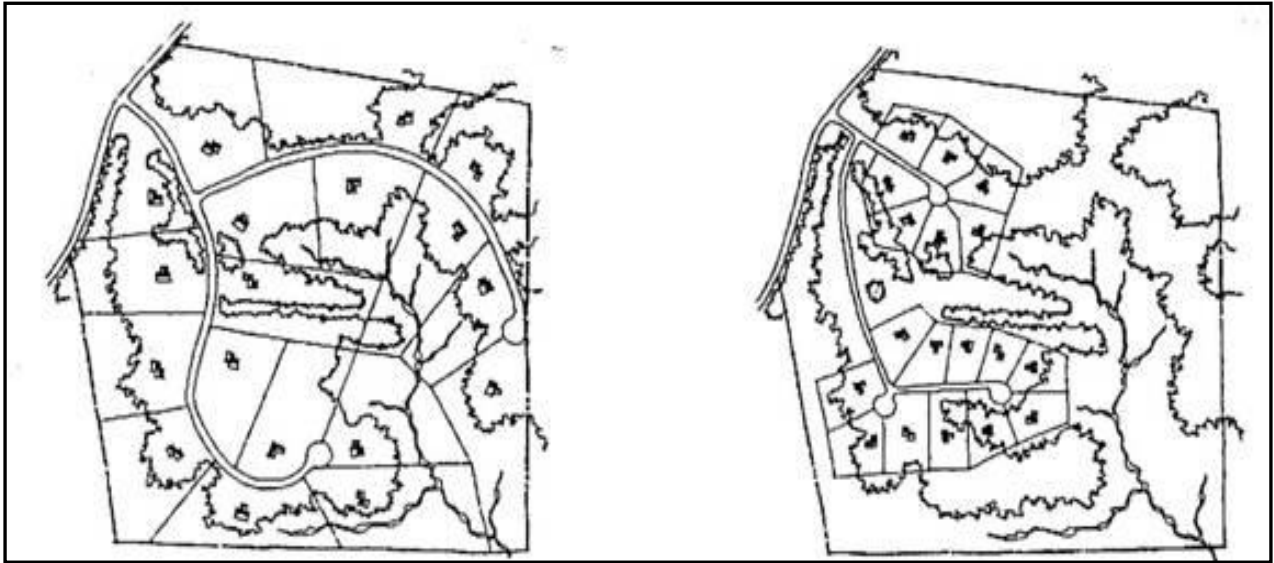
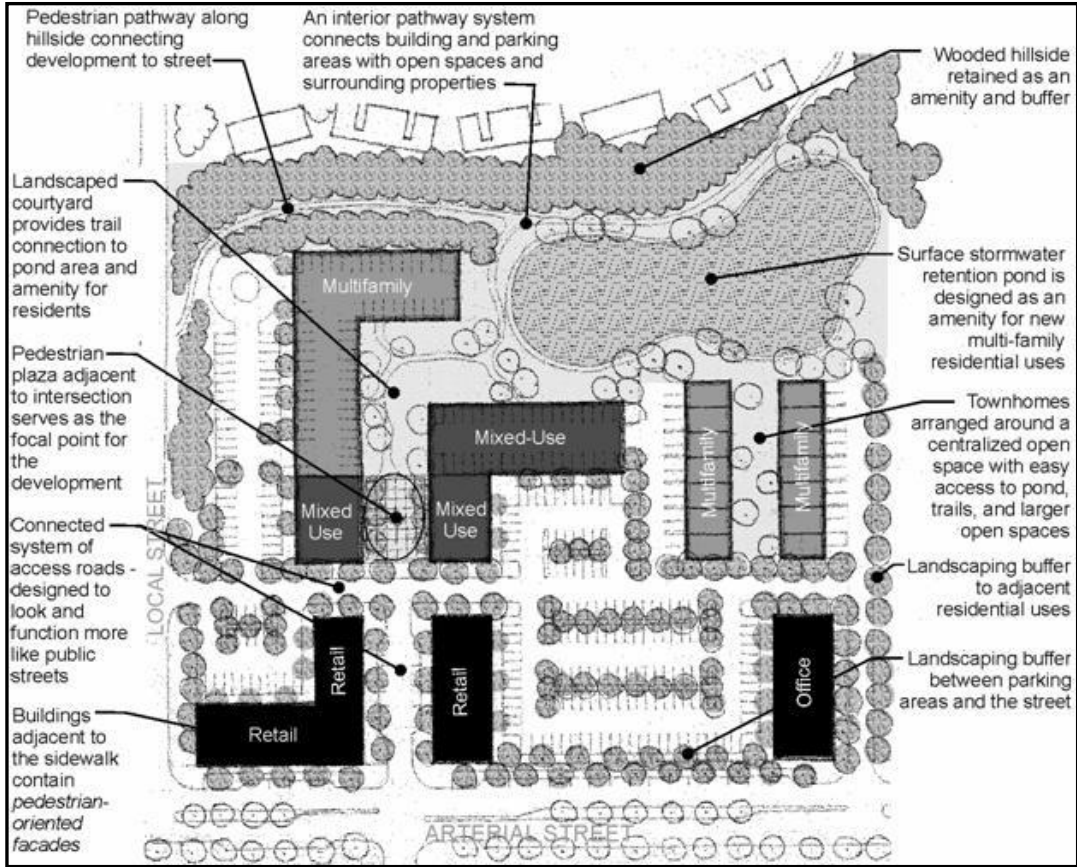


Figure 3: Mixed-Use Development



Appendix 2
Public Participation Program

2020

Prepared by
RIVER VALLEY REGIONAL COMMISSION

Unified Government of Cusseta-Chattahoochee County

Comprehensive Plan 2020
Community Participation Program

Identification of the Unified Government of Cusseta-Chattahoochee County:

Stakeholders

The following is a list of the Unified Government of Cusseta-Chattahoochee County stakeholders. A “stakeholder” is considered to be someone who has a vested interest in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process, and the Community Participation Program should include tools to identify and engage representatives who have a present or future stake in the community. Key stakeholders include: 1. the community residents representing a diverse range of backgrounds and interests; 2. residents, specifically those that have been historically left out of the decision making process, like members of low-income communities, immigrant communities, and ethnic and minority groups; 3. business, industry and civic leaders; 4. the development community including real estate professionals, media representatives; and 5. city and county staff and elected officials. Other key stakeholders include agriculture and forestry interests, banks, churches and church leaders, civic clubs, students, tourism officials, service organizations, military leaders and members of the military with a vested interest in the community. Local property owners and local business owners have also been identified as key stakeholders.

Stakeholders are vital to the process, because they create and are affected by change. Participation of these groups can help foster community understanding and support for the Comprehensive Plan document and provide fuel for the implementation of the plan.

In order to assure all interested parties have a voice in the process, the Unified Government of Cusseta-Chattahoochee County Board of Commissioners and the Planning Commission will serve as the steering committee for the comprehensive planning process.

The following is a list of the Unified Government of Cusseta-Chattahoochee County Stakeholders. The list has been reviewed and approved by both the Chattahoochee County Commission and the Chattahoochee County Planning Commission.

Unified Government of Cusseta-Chattahoochee County Board of Commissioners

Gerald Douglas – Chairman – admin@ugoccc.us - (h) 706-989-1234
James Morton -Vice Chair – admin@ugoccc.us - (c) 706-987-2255
Jim Lawrence – Commissioner – jel646976@att.net - (c) 706-527-9010
Tommy Martin - Commissioner – admin@ugoccc.us -
Damon Hoyte – Commissioner damonhoyte2004@yahoo.com - 229-942-0371

The Unified Government of Cusseta-Chattahoochee County Planning Commission

Charles Coffey, Chairman gotcoffey72@yahoo.com
Mary Braswell, Commissioner
Jeanette Cameron, Commissioner
Randy Register, Commissioner
Pat Felix, Commissioner
Lou Beck, Secretary

The Unified Government of Cusseta- Chattahoochee County Staff

Laura Lee Bernstein – County Manager – lberstein@ugoccc.com (P) 706-989-3602
Suzanne Huff, County Clerk- Suzanne@ugoccc.us (h) 706-989-3602

Chattahoochee County Sheriff

Hank Lynch, Sheriff – info@chattcosheriff.us

Cusseta-Chattahoochee County EMA/Fire Chief

Johnny Floyd, Jr., jfloyd@ugoccc.com (h) 706-989-3421

Cusseta-Chattahoochee County Chamber of Commerce

Jeanie Field- President- (h) 706-989-3249

Chattahoochee County School Board

Kristi Brooks, Superintendent - kbrooks@chattco.org

Chattahoochee County DFCS

Danielle Wiggins, Director 706-989-3681

Chattahoochee County Health Department

Dr. Beverly Townsend - (W) 706-989-3663

Chattahoochee County Enrichment Services Program, Inc.

Tiffani Ford-Williams - tford@espcaa.org - (W) 706-989-3407

Fort Benning

George Steuber- George.w.steuber4.civ@mail.mil
Mr. Scalia

River Valley Regional Commission

Office of Community and Economic Development

Sarah Walls – Assistant Executive Director swalls@rivervalleyrc.org - (w) 706-256-2910

Participation Techniques

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public meeting took place on Wednesday, August 12, 2020 at 9:00 AM at the Unified Government of Cusseta-Chattahoochee County Administrative Building Neighborhood Services Center. The second public hearing took place on Tuesday, January 5, 2021 at 6:00 PM at the Neighborhood Services Center.



Planning Process

The Vision Statement as well as the Needs and Opportunities was first reviewed by staff, citizens and elected officials on October 6, 2020. That meeting was streamed live on Facebook.

The next step was to place the 2016 Comprehensive Plan on the wixsite so citizens could comment on the plan from the comfort of their homes. The site link is <https://sdeclue.wixsite.com/chattcompplan>. I received four responses and was disappointed. However, the four previous and current sentiments adding on sewage treatment facility and maintenance of gravel costs.

The next comprehensive plan meeting occurred on November 20, 2020 with the county manager and the county clerk attending. We went over the Vision Statement, Needs and Opportunities, Report of Accomplishments, and the new Community Work Program. We also decided to place a survey on Survey Monkey. The response to that survey was a great success. One hundred, twenty people responded to the survey which included 26 questions.


Chattahoochee County staff notified the following organizations and asked for comments: Chattahoochee County Planning Commission, Health Department, DFACS, IDA, and the Chamber of Commerce. Community groups were also notified of the survey and asked to comment. Those groups included: Cusseta-Chattahoochee County citizens feedback, Cusseta in the Spotlight, Cusseta Changes for the Better, Cusseta Neighborhood Watch and the Unified Government of Cusseta-Chattahoochee County Page. The sixty-five pages of responses received were used to finalize the Needs and Opportunities and the new Community Work Program. The final meeting was held by the Chattahoochee County Planning Commission on December 17, 2020 to discuss Land Use elements.

Google Calendar - December 20... Home | Tabbot County Comprehi... X +

sdedue.wixsite.com/chattcomplan

Apps RVRC Timesheet RVRC Docudelivery Office 365 Synovus American Associati... American Planning... BHAR | Tello Cultural Landscape... CVLGA DCA Planning Portal

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Home We Need Your Help! Read the Plan Give Us Your Thoughts

Chattahoochee County Comprehensive Plan

The comprehensive plan is a vision for the future of Chattahoochee County. The ultimate aim of the process is to develop a strong community, a resilient economy, a vibrant place to live, and a healthy environment. This updated plan for 2020 takes a snapshot of Chattahoochee County today and charts a path into the next decade.



Let's Chat!
We'll reply as soon as we can

1:10 PM
Wednesday
12/23/2020

Google Calendar - December 20... Home | Tabbot County Comprehi...
sdedue.wixsite.com/chatcompplan
Apps RVRC Timesheet RVRC Docudelivery Office 365 Synovus American Associati... American Planning... BHAR | Trello Cultural Landscape... CVLGA DCA Planning Portal
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We Need Your Help!

We need your ideas, feedback, thoughts, corrections and suggestions to make sure the comprehensive plan reflects the Chattahoochee County you know and the path you want it to take. We will thoroughly review every comment and make changes to the plan to ensure the plan expresses the vision of Chattahoochee County residents.



Read The Plan

[Read the Latest Updates Here](#)

[Latest Updates](#) by [Scott Benson](#) on Scribd

Let's Chat!
We'll reply as soon as we can

1:11 PM
Wednesday
12/30/2020

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Read The Plan

Read the Latest Updates Here

Latest Updates by Scott Berson on Scribd

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Georgia
Department of
Community Affairs

Unified Government of Cusseta

Name(s) of Submitting Government(s):
Chattahoochee County

RC: RVRC

Submittal Type: Comp Plan Update

Prepared: RC Local Government Consultant Specify

Cover Letter Date: 1/18/16

Date Submittal Initially Received by RC: 1/19/2016

Explain Unusual Turn-ins or Other Anomalies, when present:

Records/Incomplete Information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCARC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.). PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN**

SCRIBD 1 of 28

Let's Chat!
We'll reply as soon as we can

1:12 PM
Wednesday
12/30/2020

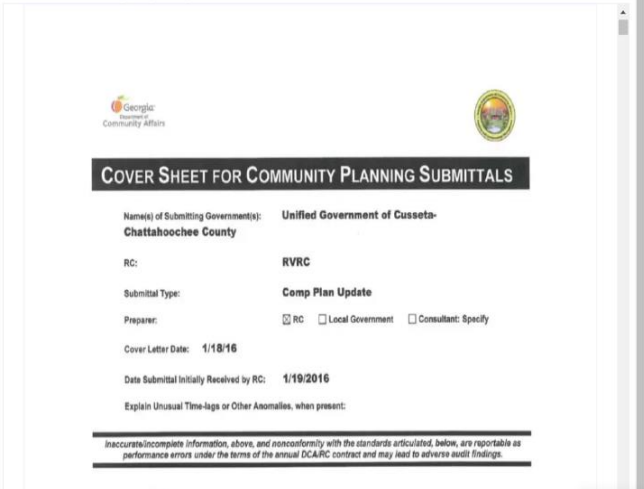
Google Calendar - December 20 | wix Home | Talbot County Compre... | sdeclue.wixsite.com/chatcompplan

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SCRIBD 1 of 28

↓ Read the Full 2016 Plan Below ↓

[2016 Cusseta-Chatt County Comp Plan](#) by Scott Berson on Scribd



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Unified Government of Cusseta-Chattahoochee County**

RC: **RVRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **1/18/16**

Date Submittal Initially Received by RC: **1/19/2016**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING

SCRIBD 1 of 30

Let's Chat! We'll reply as soon as we can

1:12 PM Wednesday 12/30/2020

Google Calendar - December 201... Home | Talbot County Compr...
 sdeclue.wixsite.com/chatcomplan
 Apps RVRC Timesheet RVRC Docdelivery Office 365 Synovus American Associ... American Planning... BHAR | Tello Cultural Landscape... OLGGA DCA-Planning Portal

The site was designed with the WIX.com website builder. Create your website today. [Start Now](#)

Give Us Your Thoughts

Leave a comment below with thoughts, suggestions, criticism, corrections, or anything else you'd like to share about the comprehensive plan. You can post your comment directly here or send it with the "Contact" form below.

4 comments

Leave a message.

Received the following error message when attempting to access the Fall 2018 Plan noted on this www.rivervalley.com related to comment

Mark Brantley - 3 months ago Reply

The Comprehensive Plan for Unified Government of Currituck-Chatham-Dorchester Community Agreement 2008-2010 noted the following: "Anticipated failure of individual water mains. The majority of water mains are over 100 years old and many of these mains will fail during the planning period. The area formerly known as the City of Currituck has many water mains which appear to be in poor condition. The Currituck-Chatham-Dorchester County water system is only adequate to serve current demands with a growth in population of 2,000 to 3,000 people. Any growth beyond 2,000 people will result in a water treatment system. "Can you and local politicians are cooperative in the event of water system growth. Will there be growth in the possibility of financing for water treatment? As a result, the development of water systems with surface water discharge, would it be considered as a water treatment system or as a water treatment system?" See Page 6 http://www.rivervalley.com/currituck-chatham-dorchester-community-agreement_plus_2008.pdf

In 2017, the Unified Government of Currituck-Chatham-Dorchester was made aware of the following report: "Water mains in 2022". We are still dealing with the same outdated system. The citizens of the Unified Government of Currituck-Chatham-Dorchester desire an adequate water system. Any further development of residential, commercial, or industrial areas depends on adequate infrastructure that includes water and adequate sewage treatment that can support the existing system as well as new future citizens. Thank you for bringing this issue to public notice.

Mark Brantley - 3 months ago Reply


Along with the infrastructure that is needed, the administration of the plan needs to be reviewed. The law firm that has been hired to do the plan has not been reviewed and the plan has not been reviewed. The plan has been reviewed only once and that was when it was possibly going to be passed. The town and plan have been reviewed. This progress assessment is needed.

James D - 3 months ago Reply

Thank for your comment!

Edna Williams - 3 months ago Reply

CONTACT RIVER VALLEY REGIONAL COMMISSION



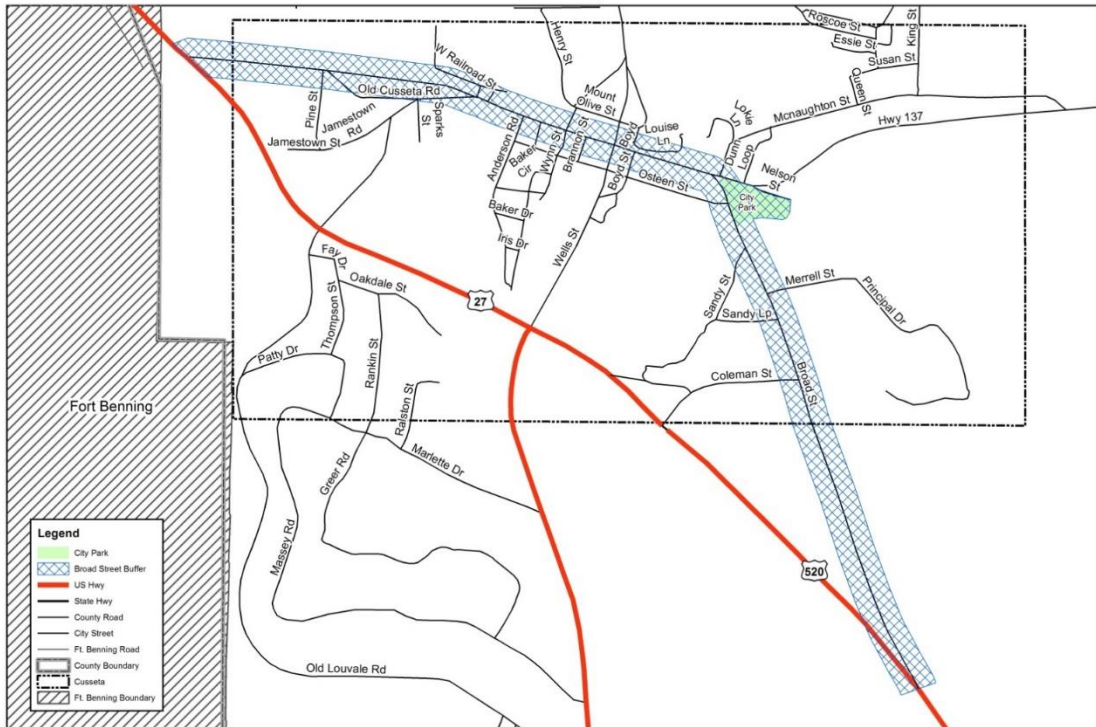
710 Front Ave A, Columbus, GA 31901
 mrm@rivervalleyrc.org
 (706) 256-2910

Let's Chat! [#Rivervalleycommission](#)

1:14 PM
Wednesday
12/30/2020

Broad Street Corridor

Chattahoochee County, Georgia
Broad Street Redevelopment Area



Comprehensive Plan Public Plan Hearing Advertisement

United Government of Cusseta-Chattahoochee County
Comprehensive Plan
Final Public Hearing
January 5, 2021

AGENDA

1. Introductions
2. Review of the Comprehensive Plan
3. Questions and Comments
4. Adjourn

United Government of Cusseta-Chattahoochee County
Comprehensive Plan
Final Public Hearing
January 5, 2021

MINUTES

Ms. Slocum facilitated introductions at the meeting. She discussed the changes to the demographics of the county and other data in the plan. She then talked about the public participation section of the plan including the website and the online survey. She pointed out the county's priorities and then invited questions and comments from the attendees. She then adjourned the meeting.

S at the Marion County Public Library

6), on Friday, Sept. 11 at 10:30 a.m.
 * Family Movie (Little Giants) on Friday, Sept. 11 at 4 p.m.
 * Q&A College Orientation on Monday, Sept. 14 from 5 to 6:30 p.m.

* Preschool Class (ages 2 to 6), on Friday, Sept. 18 at 10:30 a.m.
 * Do-It-Yourself Activity for Teens (Clothespin Picture Frame) on Friday, Sept. 18 at 4:30 p.m.
 * Computer Classes on Monday, Sept. 21 at 10:30 a.m.
 * Crochet for Kids (ages 7 to 18) on Monday, Sept. 21 at 4:30 p.m.
 * Preschool Class (ages 2 to 6), on Friday, Sept. 25 at 10:30 a.m.
 * Meet the Author (Paranormal writer Faith Serafin) at noon on Saturday, Sept. 26.

please call the extension office at (229)-649-2625.

Columbus Tech offers free Adult Education Classes in Stewart County

Columbus Technical College offers free adult education classes on a regular basis in Stewart County. This includes GED training and testing.
 Classes are held on Tuesday and Thursday from 1 to 4 p.m. at the Parks Memorial Public Library in Richland, located at 800 Wall Street. For more information call 706-580-7261.

ION FUND BALANCES 2014

DEBT SERVICE FUND	TOTAL
	\$ 1,236,210.86
	909,968.90
	6,125,664.88
	1,829,317.01
435.91	370,367.02
	1,019.04
	73,829.59
435.91	10,546,377.10
	5,549,328.74
	317,807.51
	106,617.06
	83,009.51
	636,822.34
	779,209.29
	188,049.02
	823,184.43
	461,893.53
	184,901.24
	5,413.34
	602,645.98
	644,701.08
692,000.00	692,000.00
157,527.40	157,527.40
849,527.40	11,233,010.47
849,091.49	-686,833.37
695,000.00	695,000.00
	-695,000.00
695,000.00	0.00
154,091.49	-686,833.37
245,577.20	816,249.01
91,485.71	\$ 129,815.64



Ragan Insurance

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PLAYER OF THE WEEK!



Brandy Rushing, Maurice Carter, Coach Mike Swaney

Ragan Insurance Agency proudly supports our Marion County Eagles. Ragan Insurance Agency proudly presents #5 **Maurice Carter** running back/cornerback for the Marion County Eagles, with Player of the Week. Maurice is a senior at Marion County High School.

Comprehensive Plan Public Hearing

An initial public hearing to discuss upcoming Comprehensive Plan activities for the Unified Government of Cusseta-Chattahoochee County is scheduled, for September 17, 2015, at the Neighborhood Services Center located at 439 Broad Street. The public hearing will start at 6:00 P.M.

The public is invited to attend this hearing. The purpose of this hearing is to brief the community of the plan development process, opportunities for public participation in development of the plan and to obtain input on the proposed planning process.

If anyone needs assistance due to handicap or foreign language barriers please contact Suzanne Weaver at 706-989-3602 or at Suzanne@ugoccc.us. For more information about the public hearing, please contact Rick Morris at 706-256-2910 or at rmmorris@rivervalleyrc.org.

#742

Public Meeting

The Unified Government of Cusseta-Chattahoochee County will hold a joint public meeting on Tuesday, January 12, 2016 at 6:00 p.m. at the Neighborhood Service Center located at 439 Broad Street, Cusseta, GA 31805 to review a **draft Comprehensive Plan Update**.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted until January 22, 2016 at the following address:

River Valley Regional Commission
ATTN: The Unified Government of Cusseta-Chattahoochee County
Comprehensive Plan
P.O. Box 1908
Columbus, GA 31902-1908

The Unified Government of Cusseta-Chattahoochee County is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Cusseta-Chattahoochee County Clerk. The Clerk, Suzanne Weaver, can be reached at 706-989-3602. For more information about the public hearing, please contact Allison Stocum with the River Valley Regional Commission at 706-256-2910.

PARTNERS

Propane of G.A., Inc.

Hours

Monday - Friday: 8:30 am - 5:30 pm (closed for lunch 12 to 1)
Closed on Saturdays

BUENA VISTA OFFICE (Serving Marion, Chattahoochee and Stewart Counties)
PO Box 199, 205 W. 8th Ave
Buena Vista, GA
229-649-4040 or 877-649-3196

ELLAVILLE OFFICE (Serving Schley, Sumter and Webster counties)
PO Box 5, 5 East Oglethorpe St.
*New Location - next to Ellaville Floral
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Chattahoochee County
 Comprehensive Plan Update
 Public Hearing
 Neighborhood Services Center
 6:00 P.M.
 September 17, 2015

Name	County/City	Email Address (If changed)
1. Rick Morris	RURC ^{Phone# 706-616-7126}	rmorris@rivervalleyrc.org
2. Johnny Floyd F.	Chatt. Co.	JFloyd1282@aol.com
3. David Bucher	Chatt co.	Chattahoochee2@yahoo.com
4. Patrick Felix	CHATT Co	PATRICKFELIX@BELLSONLINE.NET
5. Kimberly A. Sparks	Chattco	gakim41@yahoo.com
6. Shely Russell	Chatt.	SWill581@aol.com
7. Matthew Kinney	Chattco	mkinney@aol.com
8. Martha Burgamy	Chattco	mburgamy@yahoo.com
9. Deloris Baker	Chattahoochee	dbaker@espheadstart.org
10. Jim Lawrence	CHATT	JEL647986@ATT.net
11. Maurice Marshall	Muscogee/Columbus	maurice.marshall@gdol.ga.gov
12. Ruth Funder	Chatt	706 9891556
13.		
14.		
15.		
16.		
17.		
18.		
19.		

Chattahoochee County
 Comprehensive Plan Update
 Public Hearing
 Neighborhood Services Center
 6:00 P.M.
 September 17, 2015

Name	County/City	Email Address (If changed)
1. Rick Morris	RVRC ^{Phone# 706-616-4706}	r.morris@rivervalleyrc.org
2. Johnny Floyd F.	Chatt. Co.	JFloyd1282@aol.com
3. David Bucher	Chatt co.	Chattahoochee2@yahoo.com
4. PATRICK FELIX	CHATT Co	PATRICKFELIX@BELLSEVENTH.NE CHATT
5. Kimberly A. Sparks	Chattco	gakim41@yahoo.com
6. Shely Russell	Chatt.	SWill581@aol.com
7. Matthew Kinney	Chattco	mkinney@aol.com
8. Martha Burgamy	Chattco	mburgamy@yahoo.com
9. Deloris Baker	Chattahoochee	dbaker@espheadstart.org
10. Jim Lawrence	CHATT	JEL647986@ATTN.net
11. Maurice Marshall	Muscogee/Columbus	maurice.marshall@gdol.ga.gov
12. Ruth Funder	Chatt	706 9891556
13.		
14.		
15.		
16.		
17.		
18.		
19.		

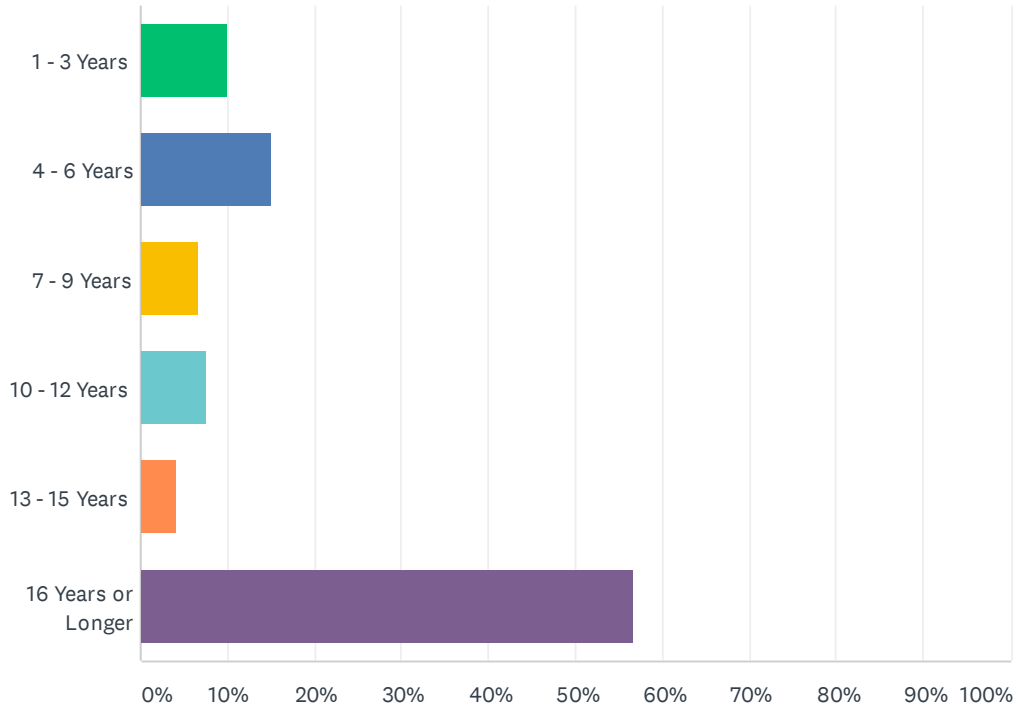
Unified Government of Cusseta – Chattahoochee County

County-Wide

Comprehensive Plan Survey

Q1 How long have you lived here?

Answered: 120 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - 3 Years	10.00%	12
4 - 6 Years	15.00%	18
7 - 9 Years	6.67%	8
10 - 12 Years	7.50%	9
13 - 15 Years	4.17%	5
16 Years or Longer	56.67%	68
TOTAL		120

Q2 How has Chattahoochee County changed over the time you have lived there?

Answered: 98 Skipped: 22

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	nothing but a dollar general and subway	12/1/2020 4:55 PM
2	It has turn into a rental property slum	11/26/2020 9:13 PM
3	Things have started drying up. It looks like a trashy town.	11/26/2020 4:03 PM
4	Been here for a short time, cannot tell. But, sadly, some really good business have closed.	11/26/2020 12:27 PM
5	.	11/25/2020 12:24 PM
6	Getting a high school is the only major change i have seen	11/25/2020 9:47 AM
7	The unity and strength that we shared as a community is fading.	11/25/2020 9:09 AM
8	Other than loosing a grocery store and hardware store, nothing.	11/25/2020 1:19 AM
9	Other than loosing a grocery store and hardware store it hasn't changed.	11/25/2020 1:11 AM
10	It has changed little but a lots of improvement still needed.	11/24/2020 8:25 PM
11	It's no grocery store here and everybody seems like they are moving away to better places!	11/24/2020 7:03 PM
12	People are doing their jobs.	11/24/2020 7:01 PM
13	It has improved in a few areas but we've went backwards in alot ways.	11/24/2020 6:27 PM
14	Not much.	11/24/2020 5:59 PM
15	It hasn't changed.	11/24/2020 4:21 PM
16	Loss of business ie grocery store, hardware,	11/24/2020 12:02 AM
17	Yes	11/23/2020 11:19 PM
18	Many new people in last 10 yrs High School has helped with town identity	11/23/2020 11:18 PM
19	Only downhill. No improvements!	11/23/2020 5:05 PM
20	Not a whole heck of a lot.	11/23/2020 2:42 PM
21	We have lost a grocery store and hardware store. The Dollar General is a wreck. A restaurant closed and one has opened. We have new Christmas decorations and street signs in the town.	11/22/2020 8:15 PM
22	It has not changed other than losing some businesses	11/22/2020 8:02 AM
23	Not that I can see	11/21/2020 10:06 PM
24	Consolidated government, new middle & high school,	11/21/2020 9:28 PM
25	Completely	11/21/2020 6:20 PM
26	Not at all! No one wants progress an that has been made aware in the board meetings with the way they shut things down with out even looking at further options! Taking peoples jobs because they arnt doing what they tell them when they arnt their boss! Always want people in this town to have nothing ! As long as you all are in power of our town it will never be anything more than a caution light an some police.	11/21/2020 6:19 PM
27	It has not	11/21/2020 12:56 PM
28	Not much	11/21/2020 11:44 AM
29	Not much	11/21/2020 11:02 AM
30	.	11/21/2020 9:32 AM
31	Lost businesses; drug use up; new sheriff's dept is better	11/21/2020 6:58 AM
32	Not much just no grocery store anymore and it's killing me not having Colman's no more.	11/21/2020 2:34 AM
33	More local organizations have expanded. Such as food and clothing closets	11/20/2020 11:26 PM
34	All the stores are closing down	11/20/2020 10:40 PM

Comprehensive Plan Survey for Chattahoochee County

35	It's the exact same	11/20/2020 10:21 PM
36	High school built. Some progress	11/20/2020 10:15 PM
37	I've lived here all my life and I've seen many changes, some good, some not so good. The thing that has not changed is there is very little opportunities for a person to make a decent living to support their families. Very little as far as entertainment or anything to occupy the lives of our families.	11/20/2020 10:10 PM
38	none but subway	11/20/2020 10:01 PM
39	No	11/20/2020 8:39 PM
40	No	11/20/2020 8:35 PM
41	Coleman's closed which will have a negative impact. The golf course closed which was a summer job to a lot if local kids growing up. Seem to have more businesses leaving than staying or coming. Have also seen an effort to clean up some dilapidated trailers, which improves the appearance of the county.	11/20/2020 8:35 PM
42	Very little	11/20/2020 7:22 PM
43	New housing areas, rec center, splash pad added. Coleman's closed. Not much else has changed aside from spiffy new streets signs.	11/20/2020 7:05 PM
44	Yes.... Seems to have lost a lot of businesses	11/20/2020 6:48 PM
45	Attempts to transition into a " bedroom community" have produced varying degrees of growth but nothing consequential to date.	11/20/2020 6:42 PM
46	Not much.	11/20/2020 6:37 PM
47	Yes, businesses closing	11/20/2020 6:33 PM
48	New road signs, chattco spirit banners went up on light poles...	11/20/2020 5:54 PM
49	Yes to much zoning	11/20/2020 5:52 PM
50	Little more progressive	11/20/2020 5:46 PM
51	It hasn't changed at all other than Coleman's closing.	11/20/2020 5:46 PM
52	None	11/20/2020 5:44 PM
53	Troublesome people have been banned from the county. Keep up the good work sheriff's dept	11/20/2020 5:36 PM
54	Not much. Still very little do to tax base. Plus side there is a high school	11/20/2020 5:34 PM
55	More traffic on the highway.	11/20/2020 5:19 PM
56	It hasn't. We do not have much to eat here, we don't have a grocery store and we are still not able to have internet.	11/20/2020 5:13 PM
57	Added an ambulance service	11/20/2020 5:05 PM
58	It has changed for the worse	11/20/2020 5:01 PM
59	There are fewer businesses and more people.	11/20/2020 4:59 PM
60	The Schools have improved. The Fire Dept is really good.	11/20/2020 4:46 PM
61	Very slowly	11/20/2020 4:41 PM
62	Hasn't much	11/20/2020 4:09 PM
63	In various ways; Unfortunately, we've lost the grocery and hardware store on which we all depended.	11/20/2020 3:57 PM
64	Hasn't. We need internet!	11/20/2020 3:54 PM
65	Went down	11/20/2020 3:40 PM
66	It has not changed.	11/20/2020 3:40 PM

Comprehensive Plan Survey for Chattahoochee County

67	The biggest change has been businesses closing.	11/20/2020 3:30 PM
68	many more people whose families are not from Chattahoochee county	11/20/2020 3:29 PM
69	Not much has changed, been here since 1993, had more small business back then, had a bank, feed store, bait and tackle store, even a liquor store.	11/20/2020 3:23 PM
70	Hasn't, really	11/20/2020 3:21 PM
71	More community activities. Return of the high school. Better quality of water. More diverse governing body	11/20/2020 3:13 PM
72	Nope.. just business close people moved out still we have no proper housing	11/20/2020 3:02 PM
73	It has gotten a lot better since I first arrived back in '07. The school system and just people around the community with the help of fort benning has made it better.	11/20/2020 2:59 PM
74	We have one sheriffs Dept, one garbage services, and one water system. Before in the past we had two of each	11/20/2020 2:59 PM
75	No	11/20/2020 2:49 PM
76	the closing of the police dept, adding of chattco ha, closing of coleman's grocery and here. hopefully the new place will open in 2021.	11/20/2020 2:44 PM
77	Nope	11/20/2020 2:42 PM
78	None	11/20/2020 2:32 PM
79	Increase people moving here, not working, never worked and don't intend to. Come here and expect to be given stuff free. Free food/ very cheap rents at briarwood/ electrical assist etc.. town needs more productive, contributing citizens	11/20/2020 2:29 PM
80	Businesses closed and drugs and hoodlums took over	11/20/2020 2:29 PM
81	Not at all	11/20/2020 2:20 PM
82	We now have a recreation center and we have a high school for a children. We do have a Dollar General, but we have lost several business including our only grocery store.	11/20/2020 2:20 PM
83	Not much.	11/20/2020 2:18 PM
84	Fewer businesses, less friendly for families / children.	11/20/2020 2:15 PM
85	Places have come and gone.	11/20/2020 2:15 PM
86	Not too much	11/20/2020 2:15 PM
87	Not much has changed other than school and a few businesses	11/20/2020 2:15 PM
88	NA	11/20/2020 2:14 PM
89	Four Winds has closed and opened 3 or 4 times, gotten a new sheriff, the county has upgraded street signs making things look nicer, along with other things.	11/20/2020 2:14 PM
90	I don't really feel like it has changed enough to notice	11/20/2020 2:13 PM
91	Not really much	11/20/2020 2:11 PM
92	It has been slow in the growth of new businesses staying open and keeping long running business open. There isn't as much community involvement as there used to be. Our town seems to be on a long decline with no community interest to make things better.	11/20/2020 2:08 PM
93	None	11/20/2020 2:02 PM
94	Not much really. Was sad to lose our grocery store and hardware store. The schools are consistent.	11/20/2020 2:02 PM
95	No one enforces anything around here. Noise ordinance, no one cares. Stray dogs, again no one cares. Really gone downhill	11/20/2020 2:02 PM
96	Grown in population.	11/20/2020 2:01 PM
97	The high school was built and we got the Dollar General, but Four Winds closed, Jus' closed,	11/20/2020 2:01 PM

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Sweet Potato Heaven opened, closed, opened. Coleman's moved...but then it closed this year. The board office used to be a store. We had a bank. People knew each other because we saw each other in community spaces and we did things (like the Christmas parade. It's just short now and having it at night is dangerous)

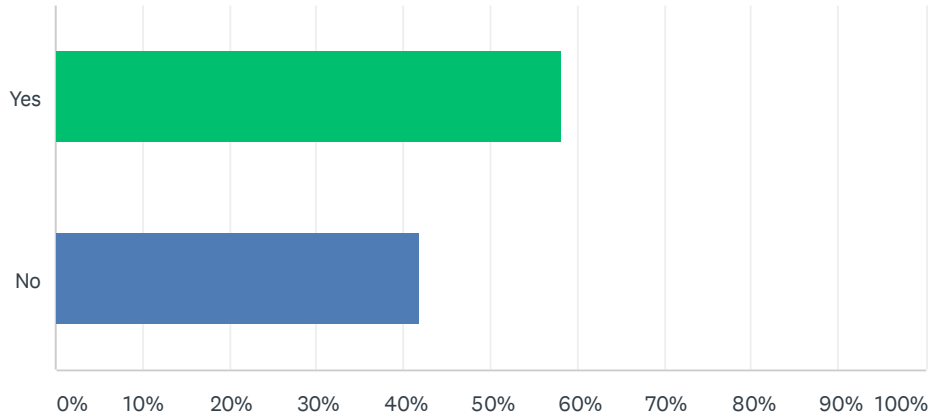
98

Water is unreliable and internet is not sufficient.

11/20/2020 1:59 PM

Q3 Do you walk around your neighborhood or community?

Answered: 98 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	58.16%	57
No	41.84%	41
TOTAL		98

Q4 If you do walk around your neighborhood or community, where do you walk to?

Answered: 55 Skipped: 65

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	park	12/1/2020 4:55 PM
2	Broad st. using the sidewalks	11/25/2020 9:48 AM
3	From McNaughton Street to the Marathon.	11/25/2020 9:10 AM
4	Liberty hill rd.	11/25/2020 1:20 AM
5	To the end of my neighborhood... to liberty hill rd.	11/25/2020 1:12 AM
6	Around the road	11/24/2020 8:26 PM
7	Down McNaughton street and Broad Street and around the track at the city track	11/24/2020 6:33 PM
8	For fitness....to CCEC and the library.	11/24/2020 5:59 PM
9	From park to 520 down broad street	11/24/2020 4:21 PM
10	Dog walking , post office	11/24/2020 12:03 AM
11	In & out of city limits	11/23/2020 11:20 PM
12	Just Broad st area & the City park	11/23/2020 11:19 PM
13	Up and down Hwy 26	11/22/2020 8:02 AM
14	Just around	11/21/2020 10:07 PM
15	Along Broad street & at the park	11/21/2020 9:29 PM
16	Everywhere! If not walk than drive an see no new progress . Everything looks run down an a lot of the old building in our are are torn down an looks terrible !	11/21/2020 6:20 PM
17	Around broad Street	11/21/2020 12:56 PM
18	Through the town from 520/280 & Broad Street to the rec center, up and down streets.	11/21/2020 6:59 AM
19	From Anderson all the way to the park with my 2boys and to the store sometimes.	11/21/2020 2:34 AM
20	Post office/ broad street	11/20/2020 11:26 PM
21	On my street	11/20/2020 10:40 PM
22	Park	11/20/2020 10:15 PM
23	Gordy Mill Pond/Hero Trail area	11/20/2020 8:41 PM
24	Library or park	11/20/2020 8:36 PM
25	Around the neighborhood	11/20/2020 7:23 PM
26	Only on my street.	11/20/2020 7:06 PM
27	Rural areas for exercise	11/20/2020 6:43 PM
28	Pine street, old Cusseta road, Jamestown road	11/20/2020 6:38 PM
29	Up to the courthouse to meet a visitor	11/20/2020 5:54 PM
30	Cheveron station dollar General, used to walk to Coleman's sumter emc, community Center the library friends homes and have walked to the water dept once	11/20/2020 5:43 PM
31	On broad st. And area	11/20/2020 5:35 PM
32	Just in the neighborhood,almost 2 miles.	11/20/2020 5:20 PM
33	The stop sign at the highway, to Cooper's pond, to RedLine, to the upper cemetery.	11/20/2020 5:01 PM
34	Broad street	11/20/2020 4:47 PM
35	Rec dept	11/20/2020 4:42 PM
36	Gordy mill pond rd	11/20/2020 4:09 PM

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37	To the park or on Broad Street; around my neighborhood;	11/20/2020 3:58 PM
38	out to the dump.	11/20/2020 3:30 PM
39	Broad street	11/20/2020 3:13 PM
40	Pine Street, Board Street, Jamestown Rd	11/20/2020 3:00 PM
41	I just walk within the neighborhood which is the ranch so anywhere else is highway.	11/20/2020 2:59 PM
42	The park	11/20/2020 2:49 PM
43	just around for fresh air.	11/20/2020 2:44 PM
44	Just the neighborhood	11/20/2020 2:42 PM
45	The skreets	11/20/2020 2:32 PM
46	the neighbors	11/20/2020 2:30 PM
47	I walk in my neighborhood.	11/20/2020 2:21 PM
48	Around the area for exercise	11/20/2020 2:19 PM
49	Throughout the town and to the park.	11/20/2020 2:16 PM
50	Down the road	11/20/2020 2:15 PM
51	I walk up and down our road each morning for exercise. On Lafayette Road	11/20/2020 2:14 PM
52	Down broad and around town	11/20/2020 2:13 PM
53	Park	11/20/2020 2:11 PM
54	Nowhere in particular	11/20/2020 2:03 PM
55	Nowhere but up and down the road. Not anywhere to walk to from friendship.	11/20/2020 2:00 PM

Q5 I think the best place in Chattahoochee County is:

Answered: 95 Skipped: 25

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	nowhere nothing to do	12/1/2020 4:56 PM
2	River bend park	11/26/2020 9:14 PM
3	Riverbend Park	11/26/2020 4:03 PM
4	Downtown	11/26/2020 12:28 PM
5	.	11/25/2020 12:25 PM
6	What places? You have the schools that close at 3 the recreation center that closes at 5 but open late for zumba one day a week	11/25/2020 9:50 AM
7	It used to be Broad Street. I don't know as of now.	11/25/2020 9:12 AM
8	Riverbend park. I wish there was a playground there.	11/25/2020 1:20 AM
9	Riverbend park, i wish they had a playground there.	11/25/2020 1:14 AM
10	The park	11/24/2020 8:26 PM
11	Dollar General	11/24/2020 7:04 PM
12	The park	11/24/2020 7:02 PM
13	The Rec	11/24/2020 6:34 PM
14	The Karate Center held at the community center.	11/24/2020 6:00 PM
15	The park	11/24/2020 4:22 PM
16	River bend park?	11/24/2020 12:05 AM
17	Park, River Bend & count offices inc Courthouse	11/23/2020 11:21 PM
18	Courthouse square & River Bend Park	11/23/2020 11:19 PM
19	The library	11/23/2020 5:05 PM
20	My own yard.	11/23/2020 2:42 PM
21	My property. We love the isolation and beauty of the landscape.	11/22/2020 8:17 PM
22	My home.	11/22/2020 8:03 AM
23	River Bend Park	11/21/2020 10:08 PM
24	In Cusseta	11/21/2020 9:31 PM
25	The library thank you for atleast fixing that place an opening it back up! That is one place needed in this community so our residence can go see how the people in charge want nothing better for this town!	11/21/2020 6:22 PM
26	Renfroe	11/21/2020 6:20 PM
27	My house	11/21/2020 12:57 PM
28	There is none, except my home.	11/21/2020 11:52 AM
29	Library	11/21/2020 11:03 AM
30	.	11/21/2020 9:32 AM
31	going out of town on Broad toward 520/280 where there are open fields. Also on Gordy Mill Pond Road (? Right name?)	11/21/2020 7:02 AM
32	The park but it needs swings and a few other equipment there for the kids to play on.	11/21/2020 2:35 AM
33	River bend	11/20/2020 11:27 PM
34	N/a	11/20/2020 10:41 PM
35	The Plantation sub division	11/20/2020 10:22 PM

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36	Schools. Rec center	11/20/2020 10:16 PM
37	Aside from my home, my church.	11/20/2020 10:11 PM
38	nothing	11/20/2020 10:01 PM
39	Broad St/schools - sense of close community	11/20/2020 8:43 PM
40	Park	11/20/2020 8:39 PM
41	Park	11/20/2020 8:37 PM
42	Riverbend park	11/20/2020 7:23 PM
43	Recreation center. Added tons of positive activities for community.	11/20/2020 7:07 PM
44	The high school	11/20/2020 6:49 PM
45	n/a	11/20/2020 6:44 PM
46	Chattco Football Field	11/20/2020 6:38 PM
47	Don't know	11/20/2020 6:34 PM
48	Middle of town	11/20/2020 5:55 PM
49	Subway	11/20/2020 5:53 PM
50	Downtown	11/20/2020 5:47 PM
51	Riverbend	11/20/2020 5:46 PM
52	Riverbend park	11/20/2020 5:44 PM
53	My home	11/20/2020 5:43 PM
54	My house. Lol our school system	11/20/2020 5:36 PM
55	My neighborhood.	11/20/2020 5:21 PM
56	School	11/20/2020 5:14 PM
57	The people	11/20/2020 5:05 PM
58	No where	11/20/2020 5:02 PM
59	The library.	11/20/2020 5:02 PM
60	The Rec center 1ST Baptist Church	11/20/2020 4:49 PM
61	All about the same	11/20/2020 4:42 PM
62	N/A	11/20/2020 4:09 PM
63	The Baptist church, the Rec Center, or Neighborhood Service Center; also the park;	11/20/2020 4:00 PM
64	The farm/ranch subdivision	11/20/2020 3:55 PM
65	The schools	11/20/2020 3:40 PM
66	the people	11/20/2020 3:30 PM
67	The best place is the high school.	11/20/2020 3:30 PM
68	nothing comes to mind for this question	11/20/2020 3:24 PM
69	Riverbend	11/20/2020 3:21 PM
70	Court house area	11/20/2020 3:14 PM
71	The park and rec. That's all we have	11/20/2020 3:02 PM
72	That field by the elementary school. Or the recreation center.	11/20/2020 3:00 PM
73	Jamestown Road	11/20/2020 3:00 PM

Comprehensive Plan Survey for Chattahoochee County

74	My home	11/20/2020 2:49 PM
75	my house. I am in the woods and I like my life like that.	11/20/2020 2:45 PM
76	At home.	11/20/2020 2:43 PM
77	Louisville	11/20/2020 2:33 PM
78	C Out in the county	11/20/2020 2:30 PM
79	Old city park	11/20/2020 2:30 PM
80	Our recreation center is the best place.	11/20/2020 2:22 PM
81	The high school	11/20/2020 2:19 PM
82	Shady places that are pedestrian / family friendly.	11/20/2020 2:16 PM
83	N/A	11/20/2020 2:16 PM
84	No where	11/20/2020 2:16 PM
85	That's tough. There's a few things I like. Latavias closet is good for the community, the high school is where we all gather for sporting events and the parks are fun for families. I don't think I have a favorite	11/20/2020 2:16 PM
86	NA	11/20/2020 2:14 PM
87	My house	11/20/2020 2:14 PM
88	Nothing	11/20/2020 2:11 PM
89	The top of Chattco football stadium. The views are beautiful.	11/20/2020 2:10 PM
90	My property	11/20/2020 2:03 PM
91	The park or the library.	11/20/2020 2:03 PM
92	The park by the neighborhood center	11/20/2020 2:02 PM
93	My own home.	11/20/2020 2:02 PM
94	None the playgrounds are all falling apart.	11/20/2020 2:02 PM
95	The high school. The district takes pride in making it nice	11/20/2020 2:01 PM

Q6 My least favorite place in the community is:

Answered: 90 Skipped: 30

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	no internet service in the county	12/1/2020 5:07 PM
2	All the junk trailer parks	11/26/2020 9:15 PM
3	Trailer Parks	11/26/2020 4:03 PM
4	Too early to tell.	11/26/2020 12:29 PM
5	.	11/25/2020 12:27 PM
6	Anywhere that is un-kept	11/25/2020 9:51 AM
7	Trailer park where dumpsters greet you!	11/25/2020 9:13 AM
8	The trailer park behind the marathon. There are so many more...	11/25/2020 1:25 AM
9	Idk	11/24/2020 7:04 PM
10	I don't have one.	11/24/2020 7:03 PM
11	Broad street because we don't have anything there anymore	11/24/2020 6:35 PM
12	The neighborhood at the end of my street.	11/24/2020 6:02 PM
13	Broad street, looks deserted	11/24/2020 4:22 PM
14	The crack house neighborhood	11/24/2020 12:06 AM
15	Trash in & around town, inc old cars , equipment wood piles & junk that doesn't belong in or around he lolspecialattengg to ionthh th jjjon in& outside yards	11/23/2020 11:27 PM
16	Cusseta Mobile Home Estates	11/23/2020 11:20 PM
17	The lack of beauty...	11/23/2020 5:06 PM
18	My neighbors yards and houses	11/23/2020 2:43 PM
19	Every abandoned building	11/22/2020 8:18 PM
20	Trailer park	11/22/2020 8:03 AM
21	Jail	11/21/2020 10:09 PM
22	Run down neighborhoods	11/21/2020 9:32 PM
23	I don't have one just wish everything in this town was better an fixed ! Change isn't always bad at all! This town needs a lot of change!	11/21/2020 6:22 PM
24	None	11/21/2020 6:21 PM
25	Trailer parks	11/21/2020 12:57 PM
26	The trailer park this needs cleaning up.	11/21/2020 11:58 AM
27	Not sure	11/21/2020 11:03 AM
28	.	11/21/2020 9:32 AM
29	back roads within town; lots of run down and trashy looking places	11/21/2020 7:03 AM
30	Chevron because everybody talks about everybody there.	11/21/2020 2:35 AM
31	N/a	11/20/2020 11:28 PM
32	The trailer park	11/20/2020 10:41 PM
33	N/A	11/20/2020 10:22 PM
34	N/a	11/20/2020 10:17 PM
35	Can't really say what my least favorite place is.	11/20/2020 10:12 PM
36	everywhere	11/20/2020 10:02 PM

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37	Any places that look abandoned or run down	11/20/2020 8:52 PM
38	None	11/20/2020 8:39 PM
39	Dollar general always a mess	11/20/2020 7:24 PM
40	Trailer parks that badly need repairs from the looks of them	11/20/2020 7:08 PM
41	The less than favorable looking trailer parks	11/20/2020 6:51 PM
42	The blighted, run-down sections	11/20/2020 6:45 PM
43	The mess on broad street at four way stop!	11/20/2020 6:39 PM
44	Marathon gas station	11/20/2020 6:36 PM
45	None	11/20/2020 5:55 PM
46	No answer	11/20/2020 5:54 PM
47	The jail.	11/20/2020 5:47 PM
48	I don't have a favorite	11/20/2020 5:47 PM
49	Anderson st area	11/20/2020 5:45 PM
50	Haven't really found one yet	11/20/2020 5:43 PM
51	Any area that is not kept up. Nasty yards	11/20/2020 5:36 PM
52	?	11/20/2020 5:24 PM
53	The roads are horrible	11/20/2020 5:14 PM
54	Lack of grocery store	11/20/2020 5:06 PM
55	Broad street	11/20/2020 5:02 PM
56	Certain places thru out the County are dumps need to be cleaned up Special enforcement needs to get busy!	11/20/2020 4:51 PM
57	Down tOwn	11/20/2020 4:43 PM
58	N/A	11/20/2020 4:09 PM
59	Homes and trailers that do not keep up their property	11/20/2020 4:02 PM
60	Trailer park	11/20/2020 3:55 PM
61	The gas station by Subway	11/20/2020 3:41 PM
62	My least favorite place is the 280/27 intersection because of the accidents.	11/20/2020 3:33 PM
63	no jobs	11/20/2020 3:30 PM
64	right now broad st the demolished building, it looks terrible	11/20/2020 3:26 PM
65	???	11/20/2020 3:22 PM
66	Trailer courts community	11/20/2020 3:14 PM
67	Walking down broad Street and not seeing anything	11/20/2020 3:03 PM
68	Trailer park	11/20/2020 3:01 PM
69	Downtown.	11/20/2020 3:00 PM
70	Nowhere to go	11/20/2020 2:50 PM
71	no where. I like my community.	11/20/2020 2:45 PM
72	Rec center	11/20/2020 2:44 PM
73	Park	11/20/2020 2:33 PM
74	public works office	11/20/2020 2:31 PM

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75	All the crumbling trailer parks	11/20/2020 2:30 PM
76	In my opinion, our numerous trailer parks are my least favorite places.	11/20/2020 2:24 PM
77	Tax commissioner 's office	11/20/2020 2:20 PM
78	I don't really have a least favorite; the last thing that struck me as something really negative is the county refusing to take care / curate for the cemeteries.	11/20/2020 2:18 PM
79	The Gas station on the highway by the caution light.	11/20/2020 2:17 PM
80	Dollar store	11/20/2020 2:16 PM
81	I don't have a least favorite I don't think	11/20/2020 2:16 PM
82	Not sure	11/20/2020 2:15 PM
83	The internet options	11/20/2020 2:14 PM
84	Broad street and the intersection by the Chevron.	11/20/2020 2:12 PM
85	Nowhere	11/20/2020 2:04 PM
86	The closed Coleman's 🙄🙄🙄	11/20/2020 2:04 PM
87	I don't not like any particular thing.	11/20/2020 2:03 PM
88	Everywhere else	11/20/2020 2:02 PM
89	All the playgrounds	11/20/2020 2:02 PM
90	Broad street. It used to be nice, but now it's just sad looking.	11/20/2020 2:02 PM

Q7 If I were Mayor or County Commission Chairman, the first thing I would do to make my community a better place for young people is:

Answered: 83 Skipped: 37

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	a place for the younger kids to hang out and do something other than the rec. have social dances on the weekends karaoke just fun	12/1/2020 5:08 PM
2	Get Reid of the junk trailers	11/26/2020 9:16 PM
3	Get reliable high speed internet	11/26/2020 4:04 PM
4	Engaging the community in the understanding of the benefits of healthy young population. This got to be a community (all ages) effort.	11/26/2020 12:34 PM
5	Get with the united way because we are in there district and see how they can help. Boys and girls club. I know that they want volunteers but adults work outside of cusseta which makes it hard for people to volunteer	11/25/2020 9:54 AM
6	Create a safe place where they can all gather to socialize and have fun together.	11/25/2020 9:14 AM
7	Have more thing for them to do. Like free movie nights at the park. I would also interact with them and see what they would like. The kids we are raising today will be taking care of us one day...	11/25/2020 1:34 AM
8	More activities for the to be involved in	11/24/2020 7:05 PM
9	Clean it up of all the drugs.	11/24/2020 7:04 PM
10	Change the rec hours back to include Saturday. The kids don't have anything to do on the weekends.	11/24/2020 6:39 PM
11	Bring in a Boys/Girls club.	11/24/2020 6:04 PM
12	Improve economic development	11/24/2020 4:23 PM
13	Job opportunity,	11/24/2020 12:07 AM
14	Roads 'needmiovngse nfixhouryardswe Cleanlfege exi	11/23/2020 11:31 PM
15	Work with the school to provide supervised recreation & lessons on job skills -not hand outs	11/23/2020 11:21 PM
16	I have no idea. They have nothing here, outside school activities.	11/23/2020 5:07 PM
17	Seek extra curriculum trades people to provide trade classes.	11/23/2020 2:44 PM
18	Have a gathering place	11/22/2020 8:19 PM
19	Get better internet. So our kids have the online experience as kids in our surrounding area	11/22/2020 8:05 AM
20	Maybe game room	11/21/2020 10:10 PM
21	Form a committee to get input & support from families, churches and schools.	11/21/2020 9:37 PM
22	Listen to new opinions not taking peoples jobs ! Trying to make way for new development! Would for sure figure out how to make this town not only survive on one account ! We have no money the way those things are brought in are listening trying new ways get off the old ways! Stop letting these older minds cloud our town! We need progress not scared to weigh multiple options instead of just shutting it all down because many years in office havnt had debt ! Well there is good debt an bad an takes a person wanting better for our town that we desperately need! We shouldn't be struggling this much to give our children in schools the things they need with what is going on with covid an kids being sent home to do school ! This shouldn't be this hard to provide them with the things they need to be successful ! Computers internet no matter where they live! I'd reach out to my community more instead of sitting in my office chair worrying about all the needs of the community not just in my own house hold! I'd not want to make a dime taking someone's job away !	11/21/2020 6:28 PM
23	Internet at a reasonable price	11/21/2020 6:21 PM
24	Get the internet	11/21/2020 12:58 PM
25	Provide reliable internet that way the kids can have a better success rate academically.	11/21/2020 11:59 AM
26	Get decent internet so school isn't a struggle and families can take advantage of streaming videos instead of having to pay high satellite TV prices	11/21/2020 11:04 AM

Comprehensive Plan Survey for Chattahoochee County

27	.	11/21/2020 9:32 AM
28	Expand rec center and library	11/21/2020 7:04 AM
29	Open a bigger water park. Put more equipment at the park like swings monkey bars etc. Also have four h here. For teens and kids.	11/21/2020 2:37 AM
30	N/a	11/20/2020 11:29 PM
31	Provide more work opportunities	11/20/2020 10:42 PM
32	Get internet ran underground. Not wifi .	11/20/2020 10:23 PM
33	Internet receotion	11/20/2020 10:17 PM
34	Some kind of industry or some business with job opportunities.	11/20/2020 10:14 PM
35	Improve internet. That opens doors for job opportunities as well as social/entertainment options.	11/20/2020 9:00 PM
36	Have more activities for them	11/20/2020 8:40 PM
37	More activity s	11/20/2020 7:25 PM
38	1.Add cabled internet! 2. Lay new pipes for water. 3. Consider adding water plant for city water versus septic tanks.	11/20/2020 7:11 PM
39	More areas for them to hang out	11/20/2020 6:51 PM
40	Have a planning group organize a weekly function during the summer months.	11/20/2020 6:42 PM
41	Get businesses here for jobs, not just for young people.	11/20/2020 6:37 PM
42	Get the major onstection near the gas and go fixed to stop all the accidents!	11/20/2020 5:56 PM
43	Wi-Fi	11/20/2020 5:54 PM
44	There's nothing here to keep them occupied	11/20/2020 5:47 PM
45	start a big brother/sister program	11/20/2020 5:46 PM
46	Good luck... But seriously... A safe place to just hang out	11/20/2020 5:46 PM
47	Doesn't matter if young or old. You need commerce to build a tax base. You need to try to bring in United way and there programs. We still are in the area so why don't they come? They want volunteers. Back to tax base more things better housing. Never ending circle	11/20/2020 5:41 PM
48	More job opportunities.	11/20/2020 5:25 PM
49	Jobs	11/20/2020 5:07 PM
50	Implement more safety measures in the town itself. Fix roads that need immediate fixing and tend to the urgent needs of the residents	11/20/2020 5:04 PM
51	Develop programs for the different ages to help keep them involved and off these mean streets I see to many of all ages walking these streets when they shouldn't be!	11/20/2020 4:55 PM
52	quit	11/20/2020 4:43 PM
53	Have more activities for children and teens	11/20/2020 4:02 PM
54	Get internet for the WHOLE county!	11/20/2020 3:55 PM
55	Get businesses to come here so they can get jobs	11/20/2020 3:42 PM
56	I would ensure that the county had proper internet access so the young people could compete in today's world.	11/20/2020 3:42 PM
57	create career opportunities	11/20/2020 3:31 PM
58	update the playground at the park, pave the track around the field, kids could skate, ride their bikes.	11/20/2020 3:27 PM
59	Not be afraid of change	11/20/2020 3:23 PM

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60	Work hard to improve the tax base to support quality of living	11/20/2020 3:15 PM
61	Home for some of the people that's here because everybody don't want to live in a trailer park better transportation	11/20/2020 3:04 PM
62	Find something to help entertain them.	11/20/2020 3:01 PM
63	Well first I'd ask the school system to have them tell me what can make it better than do that.	11/20/2020 3:00 PM
64	Give them job,give them something to do,have mentors for them	11/20/2020 2:50 PM
65	getting true broadband internet. if they can't connect, they can't do business.	11/20/2020 2:48 PM
66	Bring in fiber optics and bring broadband internet here. If Covid hasn't made it blatantly obvious that high speed internet is detrimental to function in today's society, then nothing will. Bring in a cell phone tower so people actually get reception. Had we known ahead of time that there's no high speed internet available, we never would've moved here.	11/20/2020 2:48 PM
67	Change alot	11/20/2020 2:33 PM
68	Sewage system so businesses would come. So you people could get jobs and be productive	11/20/2020 2:32 PM
69	get rid of the drug problem and try to create jobs	11/20/2020 2:31 PM
70	I would create jobs and transportation opportunities.	11/20/2020 2:25 PM
71	High speed internet.	11/20/2020 2:20 PM
72	More parks with amenities/ walking paths / general accessibility.	11/20/2020 2:19 PM
73	Create a better youth center where ALL kids are welcome. A better playground.	11/20/2020 2:18 PM
74	Do more with the Rec Center, create a Teen Center and learning Center with different social, entertainment and learning programs for teens and young adults.	11/20/2020 2:18 PM
75	Internet	11/20/2020 2:16 PM
76	Bring more jobs to the area	11/20/2020 2:16 PM
77	Na	11/20/2020 2:15 PM
78	Community center with more than just basketball	11/20/2020 2:05 PM
79	Update the playgrounds. Make a better walking path.	11/20/2020 2:05 PM
80	I would have to know what the young people want...maybe something like a weekly walk-up or drive in movie type thing?	11/20/2020 2:04 PM
81	Open a rec/education center that provides bus services so these young folks can get jobs and get out of here.	11/20/2020 2:03 PM
82	Get reliable internet. Starting with people who aren't eligible for anything except satellite internet like the ranch, and friendship road.	11/20/2020 2:03 PM
83	Better internet service and dedicated community spaces. The rec tries, but it's small and underfunded.	11/20/2020 2:03 PM

Q8 The most important problems facing my community are:

Answered: 80 Skipped: 40

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	lack of places to eat lack of internet lack of this to don	12/1/2020 5:09 PM
2	Fort Benning not paying there fair share to be in chat too he's county	11/26/2020 9:18 PM
3	Lack of revenue streams, little to no economic development efforts, lack of decent and affordable housing, inability to recruit business to the community	11/26/2020 4:06 PM
4	Too early to tell; I just moved here.	11/26/2020 12:34 PM
5	Quality Housing	11/25/2020 9:54 AM
6	Not enough decent housing, no grocery store, no transportation to get in and out of town and extremely high light bills!	11/25/2020 9:17 AM
7	Internet is a big deal where i live. The 5 acre rule for mobile homes, Daycare, and littering. So much garbage on side of the roads.	11/25/2020 1:42 AM
8	I think it is all the drugs.	11/24/2020 7:06 PM
9	No grocery store	11/24/2020 7:05 PM
10	No housing opportunities. If you want a decent home you have to leave this great safe place to go to Columbus for an affordable home. We need affordable 2 & 3 bedroom starte type homes under \$120,000. We need transportation to Columbus for people who don't have it. The 5 acre ordinance is ridiculous and shoul be abolished.	11/24/2020 6:43 PM
11	The plumbing!!! We need to be on a sewer system.	11/24/2020 6:05 PM
12	Racial disparities, drugs, lack of things to do	11/24/2020 4:23 PM
13	Lack of employment opportunities, absence of service business, code enforcement,	11/24/2020 12:12 AM
14	Ofreshffacezt	11/23/2020 11:32 PM
15	The prevailing idea that all things should be provided free Substandard housing	11/23/2020 11:22 PM
16	The lack of any conveniences	11/23/2020 5:08 PM
17	Trashy yards	11/23/2020 2:44 PM
18	Joblessness Poverty	11/22/2020 8:21 PM
19	Lack of high speed internet. With good internet many can apply for work from home jobs.	11/22/2020 8:06 AM
20	DrugDrugs	11/21/2020 10:10 PM
21	Drug problems, lack of businesses,	11/21/2020 9:41 PM
22	No progress . Less buildings for business to start or grow . Took the grocery store away an no idea when one would be back in town ! Kids not having the things they need to have a atleast progressive school year! Roads are a mess everywhere in this town! People in charge an not wanting to help the community! Drugs an child abusers near children an their homes! Drugs are a serious issue in this town an it shouldn't be! We are a smaller community compared to most ! Not okay!	11/21/2020 6:31 PM
23	No internet	11/21/2020 6:22 PM
24	No internet and no where to really walk safely	11/21/2020 12:58 PM
25	Lack of reliable internet.	11/21/2020 12:00 PM
26	Lack of high speed internet. We moved outside the "city" limits.only internet is satellite. I therefore lost my work from home job. Now we are trying to live off my husband's disability! Due to health issues I can not work with the public I HAVE to work from home. We do not want to move but we may have to head back to Marion county	11/21/2020 11:06 AM
27	.	11/21/2020 9:32 AM
28	drugs, poverty, ignorance and the sewage system	11/21/2020 7:05 AM
29	The people that think there better than everybody. People who speeds up and down the road	11/21/2020 2:38 AM

Comprehensive Plan Survey for Chattahoochee County

when there's a death child sign up the road and they don't care.

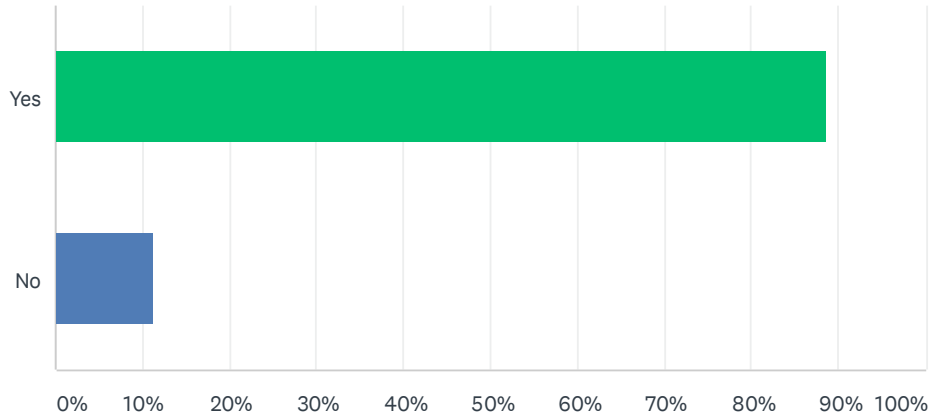
30	Poverty/ lack of employment	11/20/2020 11:30 PM
31	Drugs/poverty	11/20/2020 10:24 PM
32	Internet no grocery store now.	11/20/2020 10:18 PM
33	Jobs	11/20/2020 10:14 PM
34	Limited decent affordable housing. Limited job/income opportunities.	11/20/2020 9:03 PM
35	To many young people walking streets	11/20/2020 8:41 PM
36	More business	11/20/2020 7:26 PM
37	Lack of reliable internet.	11/20/2020 7:18 PM
38	Drugs	11/20/2020 6:54 PM
39	Lack of shopping venues.	11/20/2020 6:42 PM
40	No jobs, nothing to do.	11/20/2020 6:38 PM
41	Access to grocery store.	11/20/2020 5:56 PM
42	No Wi-Fi	11/20/2020 5:55 PM
43	No internet for families	11/20/2020 5:48 PM
44	nothing for kids to do	11/20/2020 5:46 PM
45	Theft and drugs	11/20/2020 5:46 PM
46	Quality affordable housing	11/20/2020 5:42 PM
47	Drugs and boredom.	11/20/2020 5:26 PM
48	Jobs	11/20/2020 5:08 PM
49	The old generation with their closed of mind and the lack of availability for housing	11/20/2020 5:04 PM
50	We need a Grocery store	11/20/2020 4:56 PM
51	Clean up; also, we need a grocery store desperately	11/20/2020 4:04 PM
52	Internet!	11/20/2020 3:56 PM
53	Access to a grocery store for those not having transportation.	11/20/2020 3:51 PM
54	Drug use	11/20/2020 3:43 PM
55	crime and poverty	11/20/2020 3:31 PM
56	Lack of jobs, no businesses, poverty	11/20/2020 3:28 PM
57	Water, sewage	11/20/2020 3:23 PM
58	Poverty	11/20/2020 3:15 PM
59	Not having enough businesses, not no places people can move everybody won't live in Columbus.	11/20/2020 3:06 PM
60	So many people on welfare	11/20/2020 3:02 PM
61	I'm unsure.	11/20/2020 3:01 PM
62	No jobs	11/20/2020 2:51 PM
63	Not going to answer	11/20/2020 2:50 PM
64	no true broadband internet. no local job opportunities, but I don't mind driving to columbus. if internet were present, more people could work from home.	11/20/2020 2:49 PM
65	Trashy	11/20/2020 2:34 PM

Comprehensive Plan Survey for Chattahoochee County

66	Drugs	11/20/2020 2:32 PM
67	criminal	11/20/2020 2:32 PM
68	Problems facing the community is lack of a grocery store, internet and transportation.	11/20/2020 2:26 PM
69	This is complicated. We're one of the most impoverished / unemployed people in our state and likely in the country. The systemic changes needed to address this would be difficult and involve long-term planning / support.	11/20/2020 2:23 PM
70	Lack of internet, lack of jobs,and affordable rental homes that are decent	11/20/2020 2:21 PM
71	Drugs, lack of a grocery store to get fresh fruit, vegetables and meats, lack of any community involvement or pride.	11/20/2020 2:21 PM
72	The lack of respect when you do go to the dollar general or other places out here.	11/20/2020 2:18 PM
73	Internet	11/20/2020 2:16 PM
74	No good employment, poor internet	11/20/2020 2:16 PM
75	Poverty(no jobs)	11/20/2020 2:05 PM
76	Lack of jobs here. I think most people are ok with commuting to Columbus though. Poverty.	11/20/2020 2:05 PM
77	Not sure	11/20/2020 2:05 PM
78	There is absolutely no industry here. If you don't work for the county or the school, you don't have many places to get a job. We don't have land—it's all Benning and what we do have is controlled by "those families" with no interest in growth	11/20/2020 2:04 PM
79	Lack of places to work and shop	11/20/2020 2:03 PM
80	Internet, roads, reliable water.	11/20/2020 2:03 PM

Q9 Are there any things you would change in your community?

Answered: 79 Skipped: 41



ANSWER CHOICES	RESPONSES	
Yes	88.61%	70
No	11.39%	9
TOTAL		79

Q10 If you answered yes, please list the most important changes you would make.

Answered: 66 Skipped: 54

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	High speed internet	12/1/2020 8:37 PM
2	everything i listed before	12/1/2020 5:09 PM
3	Get Reid of all the junk rental properties	11/26/2020 9:24 PM
4	Identify potential revenue streams other than property tax, present ourselves as business friendly	11/26/2020 4:07 PM
5	I would make it more inviting, by supporting new and existing business.	11/26/2020 12:36 PM
6	We need commerce	11/25/2020 9:55 AM
7	Create more decent housing areas.	11/25/2020 9:17 AM
8	I would put up deer cams and catch the people littering. Then i would write tickets. Then, if the land already has a mobile home on it and it is 1 acre or more you can replace it with a 2010 or newer mobile home. I would also repave the elementary parking lot and make more parking. Oh and the play ground needs more wood chips and the track needs paving.	11/25/2020 1:53 AM
9	For the cops to brake down on the drugs more.	11/24/2020 7:07 PM
10	More community oriented activities like the Christmas parade. Its the only time the community comes together. Carnivals or family movie nights would be great.	11/24/2020 6:45 PM
11	Sewer system!! Then you can bring in job opportunity!	11/24/2020 6:06 PM
12	Bring family connection back	11/24/2020 4:24 PM
13	Neighborhood watch program, recycling program,	11/24/2020 12:13 AM
14	Think about slowly developing RiverBend into a rec area that would draw tourists & provide some local jobs. If it's not feasible, ask the state to take it over & develop like Florence Marina Give tax incentives to improve properties that are on Broad st & Hwy 520 since they are so visible Make developers accountable for private roads & sewage plants with a bond to pay for maintenance	11/23/2020 11:31 PM
15	Other than a bigger building for the Dollar General and cleaning up all the broken down dirty pleaces that make the area look dirty and run down, I don't see how anything can be really important improvements without growth, and without a treatment plant growth won't happen. Besides there are way too many who don't see any reason for growth. In my opinion, driving 20 plus miles to get/do anything is way far too far!!! No where to order a pizza, no where to go get icecream on a hot night. I think some who have lived here for so long don't even know how it would feel to live near things. It feels like this place is dying!	11/23/2020 5:23 PM
16	Trashy yards	11/23/2020 2:44 PM
17	Road maintenance Recycling program Refurbish old houses	11/22/2020 8:25 PM
18	Commissioners ! Or atleast help them see other options to help our community get better!	11/21/2020 6:31 PM
19	Bring more business into county	11/21/2020 6:23 PM
20	Things for the youth of our community to do	11/21/2020 12:59 PM
21	Have a good place for daily exercise. I see a weekly Zumba class offered and that's it. Some of us want to get started but could not keep up with that.	11/21/2020 11:07 AM
22	fix the septic and water systems	11/21/2020 7:06 AM
23	Get more businesses to the area to increase employment	11/20/2020 11:33 PM
24	A better school system for our children. And enough buses to get our children to school on time.	11/20/2020 10:25 PM
25	Sewer system where we could prosper	11/20/2020 10:18 PM
26	Community beautification, job opportunities and family oriented activities.	11/20/2020 10:15 PM
27	Redo Rec center splash pad	11/20/2020 8:42 PM

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28	Walking trails	11/20/2020 7:27 PM
29	Internet. Fiber optic cables preferred. Water is ongoing issue. I like the small town vibe in Cusseta, so would not change much else.	11/20/2020 7:18 PM
30	We need reliable internet in this area. What we have is not efficient, lags, or just isn't available. With covid I would love to work from home but because of internet issues I can't do it.	11/20/2020 6:55 PM
31	Keep streets and gutters clean, now Jamestown road with actual mower instead of Bush hog.	11/20/2020 6:45 PM
32	Work to bring business, industry etc. here.	11/20/2020 6:39 PM
33	Make it easier for developers to come in and build homes so we can have a grocery store	11/20/2020 5:56 PM
34	Put in a grocery store	11/20/2020 5:48 PM
35	give the children a place to go with activities other than basketball	11/20/2020 5:48 PM
36	More patrolling of the neighborhood for the speeders.	11/20/2020 5:29 PM
37	Housing rules for land owners	11/20/2020 5:05 PM
38	Get a decent grocery store. Generally clean up the place	11/20/2020 4:58 PM
39	Old dilapidated buildings need to be repaired or torn down. Also, the trailer parks need to be made to look neater, as well as repairs being done as needed.	11/20/2020 4:07 PM
40	Internet!	11/20/2020 3:56 PM
41	I would try to recruit new businesses	11/20/2020 3:55 PM
42	Fix the roads	11/20/2020 3:43 PM
43	hold people accountable for the upkeep of their property	11/20/2020 3:32 PM
44	have a community garden, provide kids with more trade skills, like workshops	11/20/2020 3:31 PM
45	Not be afraid of change Increase tax base without losing small town appeal (easier said than done)	11/20/2020 3:25 PM
46	Insist community clean up and fine slim lords	11/20/2020 3:16 PM
47	Putting our citizen in better homes, transportation for those doesn't have it	11/20/2020 3:07 PM
48	Find more things to do in CUSSETA	11/20/2020 3:03 PM
49	Having fences for people that need them so lame ole neighbors can't complain about a dog being in there yard. Cry baby people also don't need dogs of there own.	11/20/2020 3:02 PM
50	resources for helping with bills,job training,and summer camps for kids	11/20/2020 2:53 PM
51	true broadband internet is the biggest change. new blood on the council's too, but they are elected, so that is improbable.	11/20/2020 2:51 PM
52	Answered yes, not going to answer.	11/20/2020 2:50 PM
53	Clean up the place	11/20/2020 2:34 PM
54	Clean out drugs and known drug places	11/20/2020 2:33 PM
55	Clean streets	11/20/2020 2:33 PM
56	Increase affordable housing would help as well as the previous stated desires.	11/20/2020 2:29 PM
57	I would start with advocating to have our water system expanded from Fort Benning / which is provided by Columbus. If that's not an option our water system, although daunting, needs to be done in a similar way.	11/20/2020 2:27 PM
58	The most important change that needs to be made is lack of a DFAC system that is here and truly working to help children and families in our community.	11/20/2020 2:24 PM
59	Internet Court industry Build affordable housing	11/20/2020 2:21 PM
60	More community gatherings, better internet. Clean/fix up the buildings on broad so it doesn't	11/20/2020 2:18 PM

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	look deserted	
61	Internet	11/20/2020 2:17 PM
62	More businesses more retail to cut down on Columbus travel	11/20/2020 2:06 PM
63	A store we could purchase produce and meats at.	11/20/2020 2:06 PM
64	Have reliable internet. Have the water main fixed once and for all so people on friendship don't keep losing water. Get the water dept to not flush the lines for over 8 hours when that keeps many residents from having water. Keep logging trucks off friendship road they drive too fast and it's causing pot holes to form just before 355 and the house before it.	11/20/2020 2:05 PM
65	Internet speed/faster internet Jobs Sidewalks/paved walking trail/outdoor workout spaces Industry Possibly a gym Street lights in key areas	11/20/2020 2:05 PM
66	Bus young and old folks to Columbus	11/20/2020 2:03 PM

Q11 What things in your community should stay as they are? Please explain why.

Answered: 62 Skipped: 58

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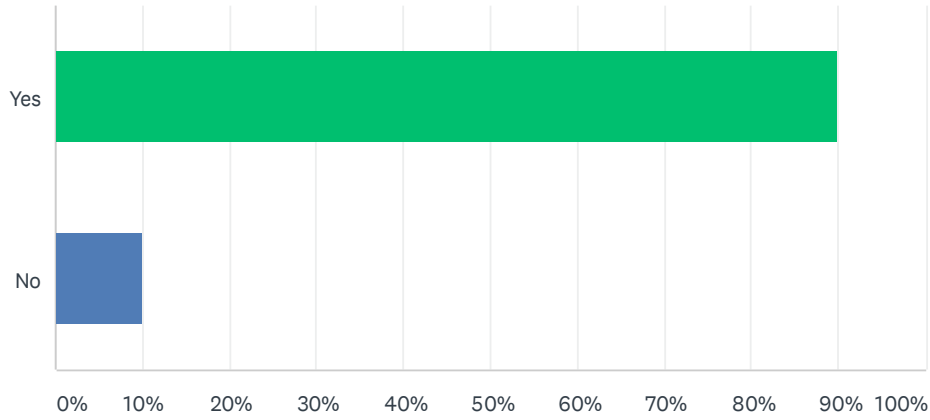
#	RESPONSES	DATE
1	The country way of life should not change.	12/1/2020 8:39 PM
2	nothing cusseta need to change and grow	12/1/2020 5:10 PM
3	Small and rural	11/26/2020 4:07 PM
4	The values. The things that have sustained the community withing the years...even during political and financial changes.	11/26/2020 12:38 PM
5	Library. Remodeling has begun	11/25/2020 9:59 AM
6	Everything except abandoned trailers/ houses. Neighborhoods need to be cleaned up and free of abandoned trailers.	11/25/2020 9:20 AM
7	The rec center is nice... i love the flowerbed at the end of 137. I would love to see more of that.	11/25/2020 1:56 AM
8	The old place.	11/24/2020 7:08 PM
9	Not sure	11/24/2020 6:45 PM
10	The community and unity that we have.	11/24/2020 6:07 PM
11	Pride in football, or school districts. Seems to be the only thing people connect over	11/24/2020 4:25 PM
12	Small town community..friendly people .	11/24/2020 12:15 AM
13	Slow development to keep the rural ideal. Keep housing to minimum acre. Many people move here because it's cheap. They aren't who we should be trying to attract. Others move here for the Rural feel & low crime. They aren't coming for the strip malls & large development .	11/23/2020 11:31 PM
14	Churches, the Christmas parade. That and the library are the best things.	11/23/2020 5:25 PM
15	Post office for convenience	11/23/2020 2:46 PM
16	The Sheriff. He is does a great job.	11/22/2020 8:31 PM
17	Our way of life is amazing. I moved from Miami and love country living. Just wished we had better internet	11/22/2020 8:07 AM
18	It nice and quiet	11/21/2020 10:11 PM
19	Honest nothing but the police station should stay the same at least they are doing something an that isn't always 100% everything . But that is better than our parks our county leaders they all are just not what this county needs .	11/21/2020 6:33 PM
20	The area. I love the county feel don't want it to grow to much	11/21/2020 12:59 PM
21	We don't need fast food chains or anything like that to move in. We need to keep the small town vibe	11/21/2020 11:08 AM
22	Everything	11/21/2020 9:33 AM
23	library, rec center, Kashita Commons, Feed the Valley, recycling center: these are vital to the community	11/21/2020 7:07 AM
24	Monthly food truck. It helps many people	11/20/2020 11:33 PM
25	N/a	11/20/2020 10:19 PM
26	I feel that the governing authority is at a good place and should continue to try to better our community.	11/20/2020 10:17 PM
27	School/community spirit provides cohesive community "family"	11/20/2020 9:11 PM
28	Na	11/20/2020 8:42 PM
29	My neighborhood is mostly great. In town, Rec center should stay and it's positive activities. Keeps kids engaged and out of trouble.	11/20/2020 7:20 PM
30	Honestly not sure	11/20/2020 6:56 PM

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31	No answer.	11/20/2020 6:46 PM
32	Don't know. It's small town feel?	11/20/2020 6:41 PM
33	School spirit and chattco pride	11/20/2020 5:56 PM
34	No answer	11/20/2020 5:56 PM
35	Maybe make another park for the older children	11/20/2020 5:49 PM
36	Not sure	11/20/2020 5:09 PM
37	Nothing	11/20/2020 5:05 PM
38	Schools	11/20/2020 4:59 PM
39	Churches and schools are ok as is.	11/20/2020 4:08 PM
40	I don't think the community can afford any more businesses closing. Also, the high school should continue to grow.	11/20/2020 4:02 PM
41	They shouldn't. We need internet and a new grocery store	11/20/2020 3:56 PM
42	The school systems, it's good to keep our kids local.	11/20/2020 3:44 PM
43	rural atmosphere. i don't want to see us as nothing but a bedroom community for columbus	11/20/2020 3:32 PM
44	change is needed	11/20/2020 3:31 PM
45	Nothing	11/20/2020 3:16 PM
46	We don't have anything really down here to stay the same I grew up down here and it's still the same	11/20/2020 3:08 PM
47	Good citizens trying to do the best they can	11/20/2020 3:03 PM
48	Don't know	11/20/2020 2:53 PM
49	recreation center, field maintenance	11/20/2020 2:52 PM
50	N/A	11/20/2020 2:51 PM
51	Broad street ! Because that's the only part of the history of the town thats left	11/20/2020 2:35 PM
52	Nothing	11/20/2020 2:34 PM
53	The natural beauty here is abundant and mostly accessible to everyone. This is a great thing!	11/20/2020 2:27 PM
54	I do not believe that things should ever stay as they are, we should always be trying to grow into a better community.	11/20/2020 2:27 PM
55	N/a	11/20/2020 2:21 PM
56	The county worker crews do a great job keeping things clean and tidy	11/20/2020 2:18 PM
57	Friendly	11/20/2020 2:17 PM
58	Dollar general	11/20/2020 2:06 PM
59	I'm grateful for the services our community provides. We've never been without power or water long in the event of a storm.	11/20/2020 2:06 PM
60	The small town feel. Our community should not be turned into another city people drive by.	11/20/2020 2:06 PM
61	The feeling of safety. We all know each other and we support each other. The school is important to this as they help with the idea of being in this together.	11/20/2020 2:06 PM
62	N/a	11/20/2020 2:05 PM

Q12 Are there areas in your community that need improving?

Answered: 69 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes	89.86%	62
No	10.14%	7
TOTAL		69

Q13 If you answered yes, please list the most important areas that you would change in your community.

Answered: 57 Skipped: 63

Comprehensive Plan Survey for Chattahoochee County

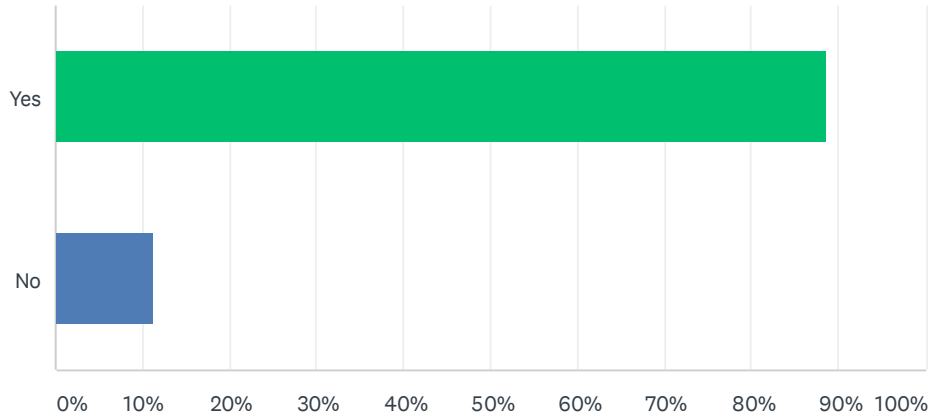
#	RESPONSES	DATE
1	park and broad street	12/1/2020 5:10 PM
2	Roads paved	11/26/2020 9:25 PM
3	Downtown, abandoned railway, Hwy. 520	11/26/2020 4:08 PM
4	Roads, traffic lights, etc.	11/26/2020 12:39 PM
5	Water and needs improvement and sewage	11/25/2020 10:00 AM
6	ROADS NEED TO BE PAVED! DUMPSTERS IN TRAILER PARKS NEED TO BE MOVED TO THE BACK. YARDS CLEANED OF JUNK AND ABANDONED TRAILERS DEMOLISHED.	11/25/2020 9:22 AM
7	I would ask that all the none livable homes or mobile homes be torn down or donated to the fire department for training.	11/25/2020 2:01 AM
8	The crimes.	11/24/2020 7:08 PM
9	Broad street and a side walk is needed from Mcnaughton street to King street. The road is very busy with pedestrians, busses, etc.	11/24/2020 6:47 PM
10	The trailer parks and trailers need to be brought to code. The heavy drug traffic areas need to be cleaned up.	11/24/2020 6:09 PM
11	Trailer parks, broad street revitalization	11/24/2020 4:25 PM
12	Clear out the known drug houses, clean up abandoned or derelict properties	11/24/2020 12:18 AM
13	Broad street Lg Trailer parks	11/23/2020 11:32 PM
14	Everything!!!!!!	11/23/2020 5:26 PM
15	Trashy yards, septic system allowing restaurants.	11/23/2020 2:46 PM
16	The water system The road maintenance	11/22/2020 8:32 PM
17	Clean up the trailer parks or hold owners of deplorable homes accountable	11/22/2020 8:08 AM
18	Parks, building, roads, animal control , stores for people ! Some kinda transportation services . The ambulance in our county needs a better trained staff! The times they get to a home are ridiculously slow .	11/21/2020 6:35 PM
19	Improve water pressure In Renfroe	11/21/2020 6:25 PM
20	River bend park.	11/21/2020 1:00 PM
21	The walking track behind the neighborhood center. Keep it well lit later on each night so if people want to use that to walk we can.	11/21/2020 11:09 AM
22	All the Abandoned dwellings and sides of roads that wash away when it rains	11/21/2020 7:08 AM
23	Access to food and or basic necessities	11/20/2020 11:34 PM
24	N/a	11/20/2020 10:19 PM
25	Our town needs to look more appealing to travelers and prospective citizens.	11/20/2020 10:18 PM
26	*better housing *remove housing that is falling apart *address drug usage	11/20/2020 9:51 PM
27	The trailer court in Louisville is an eyesore	11/20/2020 8:43 PM
28	Drainage in the ranch	11/20/2020 7:28 PM
29	Give the fire station and EMT station on old Cusseta road a face lift.	11/20/2020 6:48 PM
30	Trailer park - Lewisville???	11/20/2020 6:42 PM
31	All the commissioners know what they are and do nothing	11/20/2020 5:57 PM
32	Our road needs improvement	11/20/2020 5:05 PM
33	I would like to see more community events.	11/20/2020 4:17 PM

Comprehensive Plan Survey for Chattahoochee County

34	We need to make it look cleaner and more inviting.	11/20/2020 4:09 PM
35	Trailer parks.	11/20/2020 3:56 PM
36	The county laws allowing people to keep trash on their properties should be upheld. To many trailers torn down and not cleaned up.	11/20/2020 3:47 PM
37	clean up and brighten up the downtown area	11/20/2020 3:33 PM
38	a walking trail, better park, a community center	11/20/2020 3:32 PM
39	Vacant housing	11/20/2020 3:26 PM
40	Everything internet capabilities decent housing return grocery store	11/20/2020 3:17 PM
41	Roads	11/20/2020 3:09 PM
42	Places on broad st	11/20/2020 3:04 PM
43	Resources for bills ,summer camp for kids,mentors to help kids	11/20/2020 2:54 PM
44	road maintenance and water system. our pipes are falling apart.	11/20/2020 2:53 PM
45	trailer parks that is where most of the corruption is!	11/20/2020 2:36 PM
46	Parks roads	11/20/2020 2:34 PM
47	Town	11/20/2020 2:33 PM
48	Lack of a grocery store is a major issue and slum trailer parks needs to be replaced with affordable housing.	11/20/2020 2:32 PM
49	Update the park, rec Center and improve the look of Broad street	11/20/2020 2:30 PM
50	We need more businesses; people should also be allowed to serve or sell alcohol at any restaurant/ bar establishments in the future.	11/20/2020 2:29 PM
51	Roads and the water	11/20/2020 2:22 PM
52	All the little trailer parks need more policeing	11/20/2020 2:19 PM
53	Downtown needs cleaned up. Get rid of all the burned out houses	11/20/2020 2:11 PM
54	Street Cleanliness and maintenance	11/20/2020 2:07 PM
55	The broke down buildings all over town	11/20/2020 2:07 PM
56	Didn't I answer this? Faster/stable internet in all parts of the county Sidewalks/paved walking paths Industry	11/20/2020 2:07 PM
57	Internet not internet in 5 years but this year.	11/20/2020 2:06 PM

Q14 Is there a park or recreation facility in your community?

Answered: 71 Skipped: 49



ANSWER CHOICES	RESPONSES	
Yes	88.73%	63
No	11.27%	8
TOTAL		71

Q15 How could your neighborhood park or recreation center be improved?

Answered: 55 Skipped: 65

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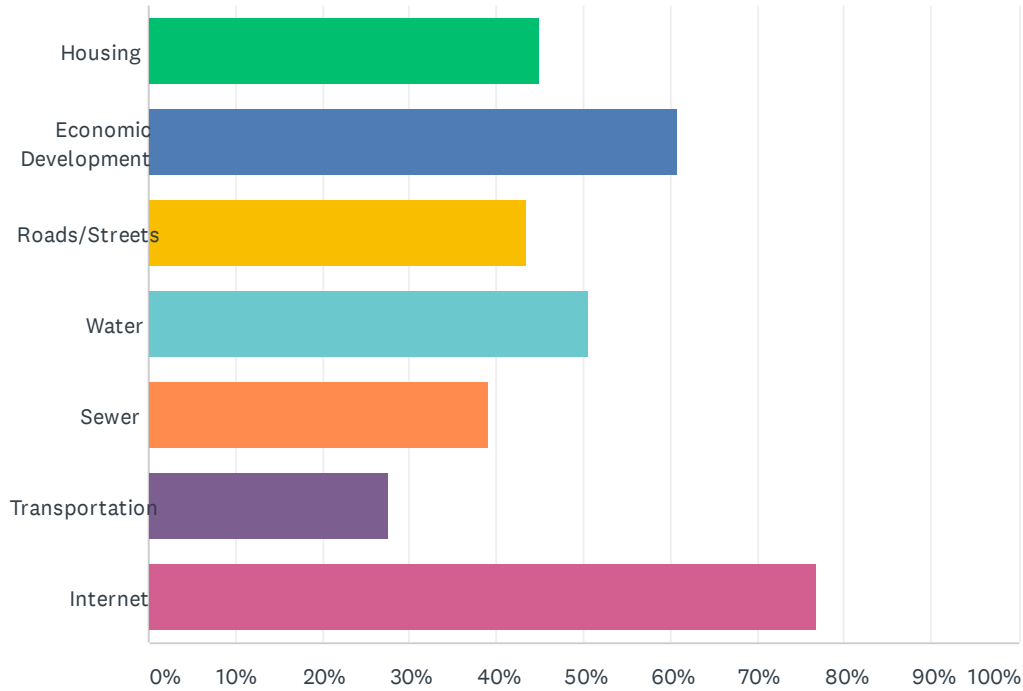
#	RESPONSES	DATE
1	have recreational items for kids with disabilities, movies night during the summer up until the fall have like a carnival	12/1/2020 5:12 PM
2	It doesn't need improving	11/26/2020 9:26 PM
3	Riverbend could be cleaned up and other things could be added besides fishing	11/26/2020 4:09 PM
4	More things offered for adults at rec. Center	11/25/2020 10:01 AM
5	Park needs playground equipment, tables and barbecue qrills. Recreation Center need to open on the weekends for children.	11/25/2020 9:24 AM
6	Park needs more wood chips and the track needs paved. Riverbend needs repaved as well. I would also build a playground there.	11/25/2020 2:03 AM
7	To clean it up.	11/24/2020 7:10 PM
8	we need a bathroom, something for the kids to play on, if a swing set or slide, picnic tables	11/24/2020 6:48 PM
9	They have been improved.	11/24/2020 6:10 PM
10	They could be in the same place, and offer more programs	11/24/2020 4:25 PM
11	Our parks and recreation center are in very good condition and easy to access	11/24/2020 12:20 AM
12	It should be managed by the school imo The county shouldn't be providing recreation. The school has the experience . When the school took over the Daycare Center, it improved 100%	11/23/2020 11:35 PM
13	No opinion	11/23/2020 2:47 PM
14	I am retired and don't use the facilities.	11/22/2020 8:32 PM
15	Add more activities for the youth	11/22/2020 8:09 AM
16	More options for the wide variety of types of children in our area from disabilities, age (old or young), an or if needed special needs or wants . They need to be improved .	11/21/2020 6:36 PM
17	.	11/21/2020 9:33 AM
18	expand to have more things to do, more of a gym, horseshoe pits, really long jump ropes so kids could do Double-Dutch and make permanent hopscotch markings.	11/21/2020 7:10 AM
19	More equipment at the park like sings monkey bars etc.	11/21/2020 2:39 AM
20	Upgraded playground	11/20/2020 11:35 PM
21	More activities	11/20/2020 10:19 PM
22	Add picnic tables, "little library", walking path/trail	11/20/2020 9:54 PM
23	More playground material	11/20/2020 8:44 PM
24	Bathrooms need to be open on weekends	11/20/2020 7:30 PM
25	No answer.	11/20/2020 6:48 PM
26	Don't know, open more hours more activities.	11/20/2020 6:43 PM
27	More community involvement	11/20/2020 5:57 PM
28	Just make things available to the older children	11/20/2020 5:51 PM
29	Fix the water park... Provide a pool	11/20/2020 5:50 PM
30	Better hours	11/20/2020 5:09 PM
31	I have never used either to comment on improvements. The park looks like an open field and I have only voted at the rec center.	11/20/2020 4:20 PM
32	The park walking trail needs to be paved.	11/20/2020 4:10 PM
33	It's good	11/20/2020 3:57 PM

Comprehensive Plan Survey for Chattahoochee County

34	It's fine as is.	11/20/2020 3:47 PM
35	where to start? Just go down there and have a look	11/20/2020 3:34 PM
36	total upgrade	11/20/2020 3:33 PM
37	Satisfied	11/20/2020 3:18 PM
38	They doing a great job.	11/20/2020 3:10 PM
39	Add more activities for young people to do	11/20/2020 3:05 PM
40	More playground equipment	11/20/2020 2:55 PM
41	more activities for youth.	11/20/2020 2:54 PM
42	Better customer service. Better/more sports offered/options.	11/20/2020 2:53 PM
43	having access to it at times where people can actually use it	11/20/2020 2:37 PM
44	More excerse equipment and a pool would be awesome.	11/20/2020 2:33 PM
45	More playground equipment for kids. The rec Center needs to be updated, make a separate building for a larger workout/ weight room and rooms to hold clubs or meetings in.	11/20/2020 2:33 PM
46	More amenities for children such as jungle gyms / swings, accessibility for the disabled, and gardens.	11/20/2020 2:30 PM
47	More accessible	11/20/2020 2:22 PM
48	Add a swing set. Have the playground be accessible to children who may have a disability. They want to be included too. Also have a playground area geared toward toddlers.	11/20/2020 2:21 PM
49	More community events.	11/20/2020 2:20 PM
50	Better lighting	11/20/2020 2:17 PM
51	More activities and someone willing to get the kids off the streets and something to look forward to	11/20/2020 2:08 PM
52	I don't know enough about it to have a valuable opinion.	11/20/2020 2:07 PM
53	Provide updated park equipment for children to play on	11/20/2020 2:07 PM
54	More services, better design, more parking	11/20/2020 2:07 PM
55	Fix the equipment	11/20/2020 2:06 PM

Q16 What kind of projects would you like your local government to address?

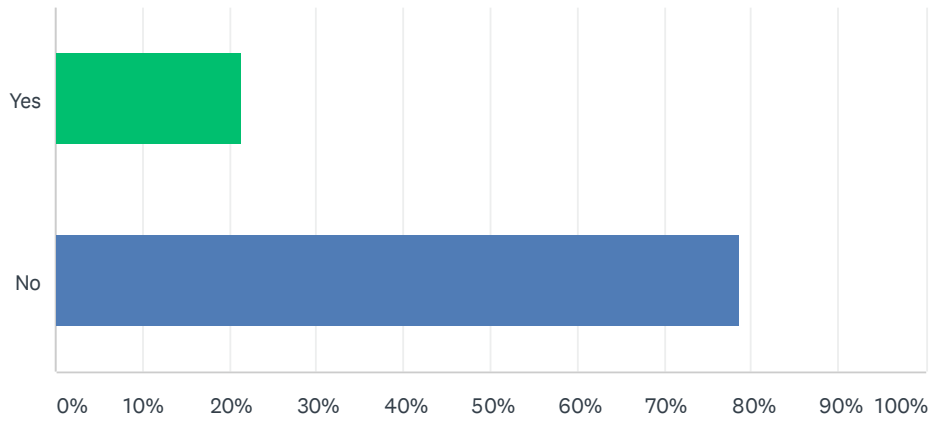
Answered: 69 Skipped: 51



ANSWER CHOICES	RESPONSES	
Housing	44.93%	31
Economic Development	60.87%	42
Roads/Streets	43.48%	30
Water	50.72%	35
Sewer	39.13%	27
Transportation	27.54%	19
Internet	76.81%	53
Total Respondents: 69		

Q17 Are you aware of the vision for Chattahoochee County?

Answered: 70 Skipped: 50



ANSWER CHOICES	RESPONSES	
Yes	21.43%	15
No	78.57%	55
TOTAL		70

Q18 If no, what do you envision in Chattahoochee County?

Answered: 52 Skipped: 68

Comprehensive Plan Survey for Chattahoochee County

#	RESPONSES	DATE
1	change	12/1/2020 5:13 PM
2	Not much	11/26/2020 9:28 PM
3	A great and welcoming place to live. A place that that encourages a safe and healthy environment for the community and local business.	11/26/2020 12:42 PM
4	A community that is close knit with affordable housing and places where people can get the things that they need without having to leave town. A transportation system where people can catch a ride to and from work.	11/25/2020 9:27 AM
5	A nice clean family friendly, safe place for old and young people. I do like this town already.	11/25/2020 2:08 AM
6	I don't know.	11/24/2020 7:11 PM
7	Not too much growth	11/24/2020 6:49 PM
8	I would like to see growth and development but I'm afraid that there are those who want to keep the county from growing and developing and progressing.	11/24/2020 6:17 PM
9	Business growth and expansion.	11/24/2020 12:22 AM
10	I hope for slow development that attracts people who can be tax payers. Hopefully they would be a part of our very safe & close knit community. We have a lot to offer.	11/23/2020 11:42 PM
11	The new library.	11/23/2020 5:28 PM
12	Something to attract more military families.	11/23/2020 2:48 PM
13	Growth	11/22/2020 8:33 PM
14	For it to be welcoming for small and big business alike.	11/22/2020 8:10 AM
15	Change!	11/21/2020 6:37 PM
16	Small, but thriving community	11/21/2020 6:26 PM
17	Great country place to raise your family	11/21/2020 1:01 PM
18	More community events- even zoom one for covid that could get people to know one another better. Plan a yearly springnor fall festival that people from neighboring communities can attend. A local weekly farmers market or monthly flea market. More community events that draw families closer together. Once covid ends...	11/21/2020 11:12 AM
19	To end Systemic poverty	11/20/2020 11:37 PM
20	One day that their will be actual businesses on 280 . Places people can work .	11/20/2020 10:27 PM
21	Internet and sewerage	11/20/2020 10:21 PM
22	Economic growth	11/20/2020 10:20 PM
23	Affordable transportation to Columbus for errands and medical appts; basic needs met - good water lines, internet, decent housing; income opportunities - work from home or other	11/20/2020 10:04 PM
24	Grow our town	11/20/2020 7:31 PM
25	I enjoy living in a small town. Miss the convenience of local grocery store and local diner, but am good with compromise to keep town small. If we had modern conveniences (internet) than I am sure that would draw in more people.	11/20/2020 7:24 PM
26	Activities for children and youth. With no economic growth, we are stymied.	11/20/2020 6:52 PM
27	More things to do so I don't have to always go to Columbus.	11/20/2020 6:45 PM
28	N/a	11/20/2020 5:58 PM
29	Internet	11/20/2020 5:58 PM
30	Just for it to be a better place to live and raise your children	11/20/2020 5:52 PM
31	Better internet options	11/20/2020 5:11 PM

Comprehensive Plan Survey for Chattahoochee County

32	A better community	11/20/2020 5:06 PM
33	I would like improved community services.	11/20/2020 4:21 PM
34	I would like to see it cleaned up. Our children would be proud to live here if we presented our area better.	11/20/2020 4:12 PM
35	I envision cleaner water that doesn't turn my whites yellow. Internet for everyone that wants it. And a grocery store	11/20/2020 3:57 PM
36	Better housing areas and better water supply, better roads	11/20/2020 3:49 PM
37	things not changing much	11/20/2020 3:34 PM
38	More job opportunities	11/20/2020 3:28 PM
39	A bedroom community for fort Benning and Columbus	11/20/2020 3:19 PM
40	It's so hard to envision on something when you have people in the community just want to stay the same	11/20/2020 3:11 PM
41	improving water supply, sewer system, roads	11/20/2020 2:57 PM
42	Everything	11/20/2020 2:56 PM
43	Nothing. Honestly. Without the army base in such close proximity, this town wouldn't be much of anything.	11/20/2020 2:56 PM
44	I envision Chattahoochee County moving into the 21st century for all of its residence young and old.	11/20/2020 2:35 PM
45	Community growth and community involvement	11/20/2020 2:35 PM
46	I would like to see it cleaned up.	11/20/2020 2:34 PM
47	I envision that Chattahoochee County could be a quaint, aesthetically pleasing, 'sleepy town' for families that prefer rural living without having to forfeit a good education, amenities, or access to basic things that larger townships / cities could provide.	11/20/2020 2:34 PM
48	A nicer place to live or visit	11/20/2020 2:21 PM
49	Better Internet	11/20/2020 2:18 PM
50	Alot	11/20/2020 2:08 PM
51	Na	11/20/2020 2:08 PM
52	Fix the water, internet and roads.	11/20/2020 2:07 PM

Q19 How would you like the county to look in the next 30 years?

Answered: 63 Skipped: 57

Comprehensive Plan Survey for Chattahoochee County

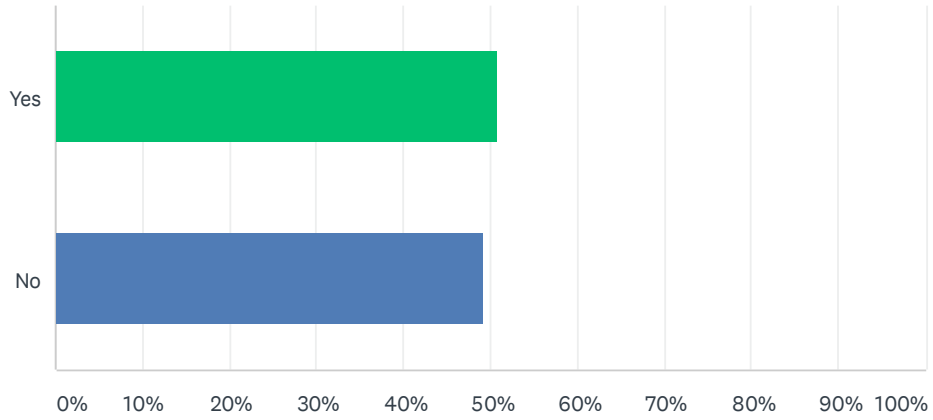
#	RESPONSES	DATE
1	not sure I'm moving	12/1/2020 5:13 PM
2	Like Harris co	11/26/2020 9:28 PM
3	A small rural community with economic growth and quality of life for all ages.	11/26/2020 4:10 PM
4	Healthy community, faithfully to our values, an attracting place for industry.	11/26/2020 12:43 PM
5	Better housing. Business/ shops stores	11/25/2020 10:03 AM
6	Bring back uptown BROAD STREET! Shopping centers, a grocery store and AFFORDABLE HOUSING. I love the safety of my city!! No fast food joints need but, at least small settings/stores where we can get what we need without having to leave town ... ESPECIALLY FOR OUR ELDERLY and those without transportation.	11/25/2020 9:31 AM
7	No litter, more flowerbeds, and i would like to have a grocery store again.	11/25/2020 2:11 AM
8	I don't know	11/24/2020 7:12 PM
9	A little change. Not like a Ft Mitchell or Columbus. Still a small country town with more opportunities.	11/24/2020 6:50 PM
10	I would like to see a better developed infrastructure, new businesses, and and a 30-40% increase in population.	11/24/2020 6:19 PM
11	Progressive, new businesses, reliable internet, low income housing.	11/24/2020 4:26 PM
12	Hopefully still a small town with improved local services	11/24/2020 12:26 AM
13	Not to develop & be Harris County. Otherwise I just want it to be clean, nice, rural. I want slow growth so that we remain neighborly & familiar with each other.	11/23/2020 11:44 PM
14	I will have passed, so I have no vision, even in one year!	11/23/2020 5:28 PM
15	No opinion	11/23/2020 2:48 PM
16	I would like it to be self sufficient. I hate having to go 15 miles to get groceries or dinner.	11/22/2020 8:35 PM
17	I would love for Cusseta to be progressive town. Open to entrepreneurs and young professionals	11/22/2020 8:11 AM
18	I'd hope it would be more up keep going on along with needs for families. More stores or some kinda job opportunities for people in our town!	11/21/2020 6:38 PM
19	Clean	11/21/2020 6:26 PM
20	Not sure	11/21/2020 1:01 PM
21	Add some community country charm. More local businesses and places to eat and enjoy the company of others.	11/21/2020 11:13 AM
22	The same.	11/21/2020 9:33 AM
23	prosperous with community ties, business, and new families and opportunities, and festivals, like art, craft, and seasonal	11/21/2020 7:13 AM
24	It will probably be a dead town with no stores left.	11/21/2020 2:40 AM
25	Better housing, a grocery store, more places to eat	11/20/2020 11:37 PM
26	Continue the things they are doing to improve the beauty of our little town. The road signs and other projects that have been done look great and we need to continue in the direction we are headed in	11/20/2020 10:23 PM
27	Clean and appealing!	11/20/2020 10:20 PM
28	Affordable housing for young singles and families, fast Internet throughout the county, considered safe for kids and families	11/20/2020 10:08 PM
29	Better roads and better water	11/20/2020 8:45 PM
30	Lots of growth	11/20/2020 7:31 PM

Comprehensive Plan Survey for Chattahoochee County

31	A county with fiber optic cable for internet along with a couple of independently owned diners would be great.	11/20/2020 7:26 PM
32	I can't envision that, having lived here most of my 74 years.	11/20/2020 6:54 PM
33	Not like a ghost town.	11/20/2020 6:46 PM
34	With a bank and a grocery store	11/20/2020 5:59 PM
35	Personally I miss Coleman's and I really don't like the idea of a truck stop here. It will bring transients and prostitution. Truck drivers are okay but what follows...	11/20/2020 5:54 PM
36	Internet be available in the county. This pandemic has taught us the great need for it.	11/20/2020 5:53 PM
37	A grocery store	11/20/2020 5:46 PM
38	I don't know	11/20/2020 5:06 PM
39	I would like the area to be cleaner with more businesses and internet.	11/20/2020 4:23 PM
40	Much cleaner; I hope it will still remain a small town though.	11/20/2020 4:13 PM
41	Cleaner nicer and rich with internet	11/20/2020 3:58 PM
42	Like Plains Ga, clean and populated with thriving businesses.	11/20/2020 3:50 PM
43	idk	11/20/2020 3:35 PM
44	keep the same rural feel but with aesthetic and economic improvements	11/20/2020 3:34 PM
45	I'll be dead and gone by then	11/20/2020 3:29 PM
46	Blue Ribbon schools, grocery store, high speed internet, adequate shopping community entertainment	11/20/2020 3:21 PM
47	I would love to see growth in this county new business coming this county and sewer system	11/20/2020 3:12 PM
48	Ba	11/20/2020 3:05 PM
49	better road system, improved water system, added sewer system, vibrant recreation dept.	11/20/2020 2:58 PM
50	I don't know	11/20/2020 2:57 PM
51	Don't care	11/20/2020 2:56 PM
52	more businesses on the highway frontage for jobs !	11/20/2020 2:38 PM
53	I would like the county to be and like a community acceptable for families.	11/20/2020 2:37 PM
54	A beautiful, well maintained community with more businesses and things to do.	11/20/2020 2:37 PM
55	Very little has changed past 28 years I've been here.	11/20/2020 2:36 PM
56	As I last described.	11/20/2020 2:34 PM
57	Growth so that people want to live here	11/20/2020 2:23 PM
58	More businesses and things to draw people to the community	11/20/2020 2:21 PM
59	No idea	11/20/2020 2:18 PM
60	Bigger and cleaner	11/20/2020 2:09 PM
61	Still small, but with resources that all of our citizens can use.	11/20/2020 2:08 PM
62	Cleaner, faster internet, more jobs	11/20/2020 2:08 PM
63	Reliable water, internet, and decent roads	11/20/2020 2:07 PM

Q20 Do you think a Chattahoochee County transit service is needed?

Answered: 63 Skipped: 57



ANSWER CHOICES	RESPONSES	
Yes	50.79%	32
No	49.21%	31
TOTAL		63

Q21 Why and when would you consider using a public transit system?

Answered: 31 Skipped: 89

Comprehensive Plan Survey for Chattahoochee County

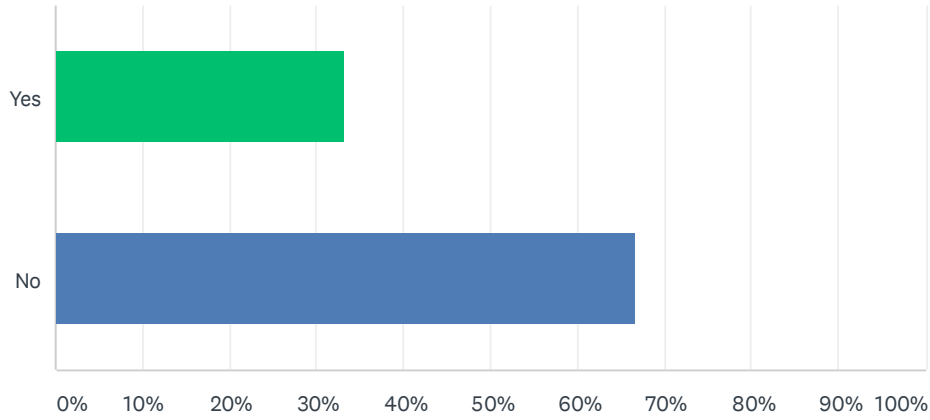
#	RESPONSES	DATE
1	for doctr appointments and go to the grocery store	12/1/2020 5:14 PM
2	Doctor appointments and shopping trips	11/26/2020 4:10 PM
3	I'm very blessed to have transportation. But, elderly people and others with financial constraints may be in need of public transportation.	11/26/2020 12:45 PM
4	People can't get out and go to work because they don't have transportation. From 5am to at least 6-7pm we should have a transit system running at least Monday thru Friday.	11/25/2020 9:33 AM
5	Its not for me there are alot of elderly that cant drive anymore or they do not have cars.	11/25/2020 2:13 AM
6	To get my kids to the doctors.	11/24/2020 7:12 PM
7	Transit system fo get back and forth to doc appts in Columbus, back and forth to school, to and from grocery stores	11/24/2020 4:27 PM
8	I wouldn't, but I know many people who cannot afford vehicles that need transportation to a job or store.	11/22/2020 8:37 PM
9	to be able to get to a store or job! For people to get to food pick up services in the area to a library or park with kids.	11/21/2020 6:39 PM
10	Personally, I would not use a transit but I know people in this community are without transportation and a transit could beneficial to them	11/20/2020 11:40 PM
11	I would only use it if for some reason I was unable to drive but there are many people in this county have no transportation and would love to have dependable transportation to dr visits, shopping or just any number of reasons.	11/20/2020 10:24 PM
12	N/a.	11/20/2020 10:23 PM
13	I see posts on Facebook about needing rides to Columbus to go to WalMart/grocery shopping and I know older residents who need reasonably priced transportation to dr's appts.	11/20/2020 10:17 PM
14	The elderly who have no means of getting to doctors appts or necessary shopping might not have family to assist them.	11/20/2020 6:56 PM
15	No	11/20/2020 5:59 PM
16	Myself personally probably only when inclement weather. I do see a lady who walks past my house on a regular basis. She comes from around the water dept to Dollar General almost daily	11/20/2020 5:57 PM
17	When I have to go to the family care connect to see doctor.	11/20/2020 5:54 PM
18	I probably wouldn't use it but I know that you have quite a few people that could benefit from it	11/20/2020 5:47 PM
19	Because there is people out here that can't drive and depend on others for transportation	11/20/2020 5:07 PM
20	to go to Columbus, especially now that there isn't a grocery store	11/20/2020 3:36 PM
21	To go to Columbus and Atlanta for doctor appointments and entertainment	11/20/2020 3:22 PM
22	Consider how small the town is we have a lot of people don't have cars and I know that are benefit a lot of people	11/20/2020 3:12 PM
23	When I need to go somewhere	11/20/2020 3:06 PM
24	For everything	11/20/2020 2:57 PM
25	Would be good to get people who don't have transportation to columbus to work! But most people want everything free and I don't want my taxes to cont to rise! Half can't keep paying it all, so others don't pay and get everything free!	11/20/2020 2:39 PM
26	I would use transit weekly for errands and appointments.	11/20/2020 2:38 PM
27	When I am unable to drive or have car issues.	11/20/2020 2:38 PM
28	Public transport would combat unemployment / poverty / illness / lack of education. There is no reason -not- to consider it.	11/20/2020 2:35 PM

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29	For work	11/20/2020 2:23 PM
30	Some people can't get to Columbus to work due to no transportation. I feel like a shuttle to Columbus a few times daily would benefit a lot of people	11/20/2020 2:23 PM
31	I would not, as I have a car. However, many people here don't and I think transit would help them.	11/20/2020 2:08 PM

Q22 Do you like the look of downtown Cusseta?

Answered: 63 Skipped: 57



ANSWER CHOICES	RESPONSES	
Yes	33.33%	21
No	66.67%	42
TOTAL		63

Q23 If not, please list the most important changes you would make to the downtown?

Answered: 42 Skipped: 78

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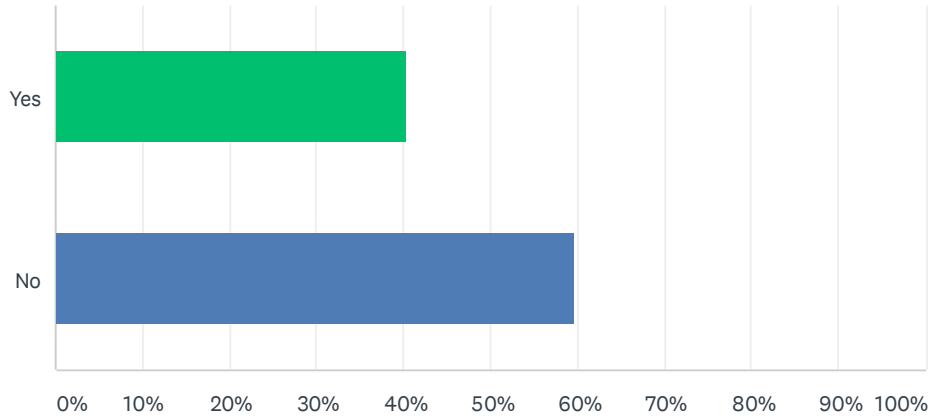
#	RESPONSES	DATE
1	just colorful	12/1/2020 5:14 PM
2	Abandoned buildings need to be torn down or cleaned up!	11/26/2020 4:10 PM
3	It looks sad and abandoned.	11/26/2020 12:46 PM
4	Yes it is an improvement but more could be done	11/25/2020 10:04 AM
5	Well, I consider Broad Street as Uptown but, it needs to be made alive! More lights, shopping areas and a place to sit outside and enjoy food and fun with family and friends! Kid friendly of course! No bars, family friendly environment.	11/25/2020 9:37 AM
6	Its nothing there. We need businesses.	11/24/2020 6:52 PM
7	REVITALIZE, bring new business	11/24/2020 4:27 PM
8	Local commerce, renovated (not torn down) buildings	11/24/2020 12:28 AM
9	Again encourage owners to improve looks of properties with tax incentives. This would be approved by some type of board, I guess to ensure the changes were actually done. This would be beneficial to everyone	11/23/2020 11:47 PM
10	Get rid of the eye sores!! Keep the trees cut nicely	11/23/2020 5:31 PM
11	More restaurants	11/23/2020 2:49 PM
12	The run down houses need to be fixed.	11/22/2020 8:37 PM
13	I didn't know we had a downtown.	11/22/2020 8:12 AM
14	Nothing but torn down buildings an other old buildings not in use roads are bad going toward the gas station heading down broad street. For atleast two months the corner buildings are nothing but bricks everywhere looks like a mess!	11/21/2020 6:40 PM
15	Business needed	11/21/2020 6:27 PM
16	Needs to be cleaned up	11/21/2020 1:01 PM
17	Get one! Do some things to bring in some more small business. Really haven't seen much of a downtown area since I've been here. Sheriff's office ..closed up businesses a post office....	11/21/2020 11:15 AM
18	either open up and add new businesses or take them down and plant trees and flowers and make walking and sitting a pleasant experience	11/21/2020 7:15 AM
19	It just looks like a deserted town most days	11/20/2020 10:25 PM
20	Just tore down the old buildings that was our history	11/20/2020 7:32 PM
21	Too expensive, but pattern our streets after those in Ellaville, Ga, ie, street lamps, underground utilities.	11/20/2020 6:58 PM
22	Looks like a dead/ghost town.	11/20/2020 6:47 PM
23	Look right across the street from the sheriffs office	11/20/2020 6:00 PM
24	Needs to be cleaner and safer	11/20/2020 5:08 PM
25	Clean up the area.	11/20/2020 4:25 PM
26	I'm not sure where downtown is exactly. We don't have one per se.	11/20/2020 4:15 PM
27	Tear down houses that are uninhabitable.	11/20/2020 3:51 PM
28	clean it up, old buildings falling apart, the trailers look bad also	11/20/2020 3:38 PM
29	downtown looks dirty and lifeless. this needs to be addressed	11/20/2020 3:35 PM
30	Not much can be done that hasn't already been done	11/20/2020 3:29 PM
31	It's too vertical. There needs to a complex center	11/20/2020 3:23 PM
32	It doesn't have enough business downtown cusseta it's no growth in it downtown cusseta. I've	11/20/2020 3:14 PM

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	been here 59 years only thing that did was push building down and they closed them up	
33	What downtown? A building was just knocked down and no one is cleaning up the debris. Everything looks old and decrepit, unkept. What downtown? You blink and you miss it, it's non-existent. I would love to see a new building erected and a new store brought in, like a gift shop, ice cream parlor, restaurant, antique store... Something. But there's nothing inviting there, if anything, it looks like you want to stay away from there. Bring some class, integrity, some good ol country charm in. Make it welcoming. I can understand why no businesses want to come here, especially since there's no internet available here. I apologise for not being overly enthusiastic about this town, but I'm glad this isn't our forever home and we'll be moving soon.	11/20/2020 3:06 PM
34	None	11/20/2020 2:57 PM
35	I would love to see a town square, painting and destruction or the renovation of old house and buildings.	11/20/2020 2:40 PM
36	Tear down trailer park	11/20/2020 2:39 PM
37	There is no downtown	11/20/2020 2:39 PM
38	Clean it up and modernize the county buildings	11/20/2020 2:24 PM
39	Get some businesses in here, it looks deserted	11/20/2020 2:24 PM
40	Build businesses	11/20/2020 2:09 PM
41	I miss those old buildings that were torn down! Other than that, it's nice.	11/20/2020 2:09 PM
42	Broad street is a mix of residential, a couple businesses, and abandoned buildings—two of which are literally in the process of being torn down. It doesn't feel clean	11/20/2020 2:09 PM

Q24 Do you like the look of the commercial areas located along US 280/SR 520, SR 26, and US 27?

Answered: 62 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes	40.32%	25
No	59.68%	37
TOTAL		62

Q25 If not, please list the most important changes you would make to the commercial areas?

Answered: 36 Skipped: 84

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#	RESPONSES	DATE
1	I'm leaving beginning of 2021 so not sure	12/1/2020 5:15 PM
2	Run down properties and empty buildings need to be cleaned up and/or torn down.	11/26/2020 4:11 PM
3	Upgrade and development.	11/24/2020 6:20 PM
4	Revitalize and bring businesses that will attract customers that are traveling	11/24/2020 4:28 PM
5	Grocery, restaurant.. easier access (exit and entrance to parking) greater verity of business	11/24/2020 12:33 AM
6	It's going to improve with the new truck stop	11/23/2020 11:47 PM
7	Clean it up! Make it at least pleasant to look at. It's pretty sparse!!!!	11/23/2020 5:32 PM
8	Coleman properties need cleaning up	11/23/2020 2:50 PM
9	Refurbishing needs to be done.	11/22/2020 8:39 PM
10	We need businesses with the loss of Coleman and ranger burger we only have 2 gas stations and a dollar general. We need to be more inviting to businesses	11/22/2020 8:14 AM
11	If businesses are closed the owners of the buildings should keep the outside looking nice and we'll kept. Who wants to even consider moving a business into an area when it looks like a ghost town.	11/21/2020 11:17 AM
12	clean it up and put good shops and businesses in but don't overcrowd. And make it pretty.	11/21/2020 7:16 AM
13	We are improving it just needs to continue	11/20/2020 10:24 PM
14	The Subway/Marathon has some big bumps/uneven parking/potholes. Consider making the caution light at Hwy 27 a red light to make it a safer intersection	11/20/2020 10:24 PM
15	Too many now empty bldgs and the rest look run down. Would look better if the empty businesses were torn down and the space between old Coleman's buildings look like a public dump site.	11/20/2020 7:29 PM
16	Rather not answer.	11/20/2020 6:58 PM
17	Looks run down, like a ghost town.	11/20/2020 6:47 PM
18	There is no commercial areas	11/20/2020 6:00 PM
19	Overgrowth	11/20/2020 6:00 PM
20	More uniform look	11/20/2020 5:49 PM
21	Don't know where that is	11/20/2020 5:08 PM
22	Cleaning up areas. Better access.	11/20/2020 4:26 PM
23	Clean and neaten up	11/20/2020 4:24 PM
24	Need to get rid of the junk at the hardware store and hurry up a build a grocery store	11/20/2020 3:58 PM
25	Clean up around the businesses	11/20/2020 3:52 PM
26	clean it up, bring new business	11/20/2020 3:39 PM
27	But I believe that is fixin to change	11/20/2020 3:30 PM
28	What is Perry Brothers doing	11/20/2020 3:24 PM
29	They don't look open. They look abandoned and sketchy.	11/20/2020 3:07 PM
30	Cleaning the areas would help.....most building are empty....	11/20/2020 2:42 PM
31	Dollar store junky and 1 gas/convenience store.	11/20/2020 2:41 PM
32	The commercial areas are fine but are overwhelming when we have no curated spaces for our locals.	11/20/2020 2:36 PM
33	Cleaned up	11/20/2020 2:24 PM

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34	Coleman's is currently abandoned and the hardware store has had junk piled in the lots for years. I know it was purchased by Perry brothers, so I hope it is razed and something unified and clean goes in that space. The gas station on the corner of 280 and Wells has a sign that keeps falling off the post, so it would be nice to see that cleaned up. That area in the ravine is full of kudzu	11/20/2020 2:11 PM
35	Actual truck stop and more businesses to bring in more revenue from through traffic	11/20/2020 2:10 PM
36	Hold them accountable to maintain their areas better. Get a grocery store and maybe a restaurant it's annoying to want to take the family to dinner and have to drive to Columbus.	11/20/2020 2:08 PM

**Q26 What kind of new developments do you think need to take place
in Chattahoochee County?**

Answered: 59 Skipped: 61

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#	RESPONSES	DATE
1	not sure leaving 2021	12/1/2020 5:15 PM
2	None	11/26/2020 9:29 PM
3	Industrial Park additions, internet, bike trail or walking trail	11/26/2020 4:12 PM
4	Bring community committed industry! I worked in a pharmaceutical company in Cobb County (long drive!) That not only provides work for hundred of employees, but is also engage with the Atlanta metro community.	11/26/2020 12:50 PM
5	Nothing major that would take away the safety of our community but at least housing and a grocery store.	11/25/2020 9:39 AM
6	Better internet for rural areas.	11/25/2020 2:17 AM
7	More jobs and a store	11/24/2020 7:14 PM
8	Businesses	11/24/2020 6:53 PM
9	Sewer system Fast food/restaurant Retail/Grocery Manufacturing	11/24/2020 6:22 PM
10	Businesses, housing,	11/24/2020 4:28 PM
11	Small and large business..increase local employment opportunities and tax base	11/24/2020 12:36 AM
12	Small housing developments with affordable housing. More fancy houses can come with more fancy tax payers. Possibly apartment & town house housing	11/23/2020 11:49 PM
13	At doesn't really matter, because it isn't going to happen!	11/23/2020 5:33 PM
14	Restaurants, trade schools	11/23/2020 2:50 PM
15	Fast food restaurant Small stores Grocery store Variety store	11/22/2020 8:40 PM
16	Make our city more attractive to professionals and entrepreneurs	11/22/2020 8:15 AM
17	So many changes . Adding places for people to grow !	11/21/2020 6:42 PM
18	Businesses with jobs	11/21/2020 6:27 PM
19	Not sure at this time	11/21/2020 1:02 PM
20	An affordable gym, safe walking area, a coffee shop/bakery would be awesome. Programs that help our elderly citizens. Also..utilize social media to better let the community keep up with what is going on.	11/21/2020 11:19 AM
21	.none	11/21/2020 9:34 AM
22	if you're talking about overall, then I think CC needs to start with the septic because we aren't going to have any success without it.	11/21/2020 7:18 AM
23	Four h for teens and kids and a bigger water park.	11/21/2020 2:41 AM
24	Restaurants	11/20/2020 11:40 PM
25	Low overhead jobs that give an opportunity for high school kids and willing adults to have part-time jobs.	11/20/2020 10:31 PM
26	Maybe housing, industry and recreation.	11/20/2020 10:27 PM
27	Need a grocery store	11/20/2020 8:46 PM
28	More business	11/20/2020 7:34 PM
29	Internet, internet, internet. Need fiber cables laid. Sewage treatment plant if growth is wanted.	11/20/2020 7:33 PM
30	A restaurant that serves great food, a pharmacy, and grocery store.	11/20/2020 7:00 PM
31	More jobs/business/industry.	11/20/2020 6:48 PM
32	Grocery store	11/20/2020 6:01 PM

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33	Housing	11/20/2020 6:00 PM
34	We need a grocery store	11/20/2020 5:54 PM
35	Shopping, jobs and groceries	11/20/2020 5:50 PM
36	More apartments, more houses and commercial establishments	11/20/2020 5:09 PM
37	I think we need a grocery store, restaurants and a bank to support development. I think we need lodging for families of Chattco graduates.	11/20/2020 4:29 PM
38	Need a grocery store	11/20/2020 4:28 PM
39	Grocery store. Internet	11/20/2020 3:58 PM
40	grocery chain, fast food, barber shop,	11/20/2020 3:40 PM
41	i can't think of any thing specifically	11/20/2020 3:36 PM
42	Single family housing	11/20/2020 3:31 PM
43	Housing housing housing Essential shopping	11/20/2020 3:26 PM
44	We need a grocery store	11/20/2020 3:14 PM
45	An actual grocery store, not the Dollar General. Not something that's extremely overpriced. Bring in a gas station that doesn't smell like the grease in fryers haven't been changed since 1950 with a wall full of slot machines.	11/20/2020 3:11 PM
46	Grocery store.	11/20/2020 3:07 PM
47	grocery store	11/20/2020 2:59 PM
48	Don't know	11/20/2020 2:58 PM
49	Our main development needs to be a grocery store.	11/20/2020 2:43 PM
50	Need sewage system first.	11/20/2020 2:42 PM
51	A grocery store, a pharmacy, some type of travel center along 520. Hotel and restaurants	11/20/2020 2:42 PM
52	Businesses	11/20/2020 2:39 PM
53	A new water system seems to be necessary / unavoidable to improve the quality of life as it is and for any future development.	11/20/2020 2:37 PM
54	We need industry to provide jobs	11/20/2020 2:25 PM
55	More businesses	11/20/2020 2:24 PM
56	Better internet	11/20/2020 2:19 PM
57	We need Industry. People focus on housing, but why does anyone want to live in a space where the closest grocer is 20 minutes away?	11/20/2020 2:12 PM
58	Business	11/20/2020 2:10 PM
59	Entertainment, grocery store. Maybe a pharmacy?	11/20/2020 2:09 PM