

**Randolph County**

**and the**

**Cities of**

**Cuthbert**

**and**

**Shellman**

**Partial Comprehensive Plan Update**

**Prepared By: The Lower Chattahoochee Regional Development Center**

# Randolph County Community Assessment

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## Introduction



The Partial Plan Update of the Comprehensive Plan is intended to be a policy guide in the interim period between comprehensive plans. 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 Community Assessment portion of the Partial Plan Update includes a list of potential issues and opportunities upon which the community may want to take action. The Assessment is an analysis of data and information including existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, areas of disinvestment, as well as maps of existing land use and areas requiring special attention. All of the planning documents included in the Assessment should be considered in the evaluation of community policies and activities.

## Quality Community Objectives

The first step of the Partial Plan update is to validate and evaluate Randolph County and its municipalities' current policies, activities and development patterns for consistency with the Quality Community Objectives. The following is the Quality Community Objectives Local Assessment. This includes a list of potential issues and opportunities the communities may want to act upon; an analysis of existing development patterns including a map of the recommended character areas to be considered in the development of the community's vision; an evaluation of current policies, activities, and development patterns for consistency with the Quality Community Objectives. Finally, this Community Assessment also includes an analysis of data and information relating to potential issues and opportunities prevalent to these communities.

### Randolph County:

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Very limited area of sidewalks in unincorporated area of Randolph County.
7. In some areas, several errands can be made on foot, if so desired.	X		

8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		However, the High School is too far out to be reached by walking or biking.
10. Schools are located in or near neighborhoods in our community.	X		

**Infill Development**

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

Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.	X		Allows small lot development of 5000 sq. ft. or less.

**Sense of Place**

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

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	

6. If applicable, our community has a plan to protect designated farmland.		X	
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<b>Transportation Alternatives</b>			
<b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b>			
Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Transit
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	Regional Bike Plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b>			
Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		

6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
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### Resource Conservation

#### Heritage Preservation

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

Statement	Yes	No	Comment
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X		

### Open Space Preservation

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

Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

### Environmental Protection

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



Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.		X	At this point, it is not necessary for Randolph county to participate in passing environmental ordinances
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		

### **Social and Economic Development**

#### **Growth Preparedness**

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

Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		This process is underway.
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		

7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

**Appropriate Businesses**

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

Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	

**Employment Options**

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

Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.		X	Designated entrepreneur friendly community in 2008, working on support program.
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

<b>Housing Choices</b>			
<b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</b>			
Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		However much of the housing stock is in need of repair, especially in the older, more distressed neighborhoods.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

<b>Educational Opportunities</b>			
<b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Limited assistance is available so a stronger push for programs is needed.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

**Governmental Relations**

**Regional Solutions**

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

Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

**Regional Cooperation**

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

Statement	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

The City of Cuthbert

Development Patterns			
Traditional Neighborhoods			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.		X	Zoning ordinance allows for new construction to match the setbacks of existing development.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		County and City Works Departments maintain these areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		County and City Works Departments maintain these areas.
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

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

Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	

2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.	X		Allows small lot development for 5000 sq. ft. or less.

<p><b>Sense of Place</b>  <b>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</b></p>			
Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.			Not Applicable

<p><b>Transportation Alternatives</b>  <b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b></p>			
Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural Transit
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		Some places within the city have sidewalks, others do not. This is something the city is looking into.

4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	Do have a regional bike plan.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b>			
Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
<b>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</b>			
Statement	Yes	No	Comment
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.		X	

3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X		
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<b>Open Space Preservation</b>			
<b>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</b>			
Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

<b>Environmental Protection</b>			
<b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b>			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.	X		



8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		
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<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
<b>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b>			
Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		This process is underway.
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</b>			
Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	

<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.		X	Designated entrepreneur friendly community in 2008, working on support program.
2. Our community has jobs for skilled labor.	X		Limited in capacity.
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Limited in capacity.

<b>Housing Choices</b>			
<b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</b>			
Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes).	X		Although housing is available, in many of the distressed neighborhoods, the housing stock is lacking.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		

5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

<b>Educational Opportunities</b>			
<b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Limited in capacity
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>			
Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		

4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
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**Regional Cooperation**  
**Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.**

Statement	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

The City of Shellman

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.		X	Zoning ordinance allows for new construction to match the setbacks of existing development.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

<b>Infill Development</b>			
<b>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</b>			
Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.	X		

<b>Sense of Place</b>			
<b>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</b>			
Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		Needs to be updated
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.			Not Applicable

<b>Transportation Alternatives</b>			
<b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b>			
Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Regional Transit system under development
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	Regional bike plan
7. We allow commercial and retail development to share parking areas wherever possible.	X		

<b>Regional Identity</b>			
<b>Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b>			
Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
<b>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</b>			
Statement	Yes	No	Comment
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		Historic Preservation is the responsibility of the planning and zoning commission.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X		

<b>Open Space Preservation</b>			
<b>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</b>			

Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

<b>Environmental Protection</b>			
<b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b>			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		X	

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
<b>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b>			
Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		



3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</b>			
Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	

<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.		X	Entrepreneurial friendly designation in 2008, Working on support program.
2. Our community has jobs for skilled labor.	X		Limited in capacity
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Limited in capacity.

<b>Housing Choices</b>			
<b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</b>			
Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		Problem is quality housing
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

<b>Educational Opportunities</b>			
<b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b>			
Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Limited in capacity
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		Through Randolph County, Albany Tech, Randolph-Clay High School, etc.

3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>			
Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

<b>Regional Cooperation</b>			
<b>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</b>			
Statement	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

# Population

The projected population for Randolph County and the Cities of Cuthbert and Shellman over the next twenty plus years is expected to continue to decline. However, the current trends of migration to southern rural counties could cause an increase in the population or stabilize it. It is believed that as the State of Georgia’s Metropolitan areas continue to grow many residents will choose to relocate to smaller communities to escape the hustle of the larger cities and to capitalize on much lower land prices. In addition, natural disasters such as hurricanes and tornados are causing a shift in the nation’s population, as citizens are relocating from areas and states with greater risk of sever and life threatening weather. Also, the 65-and-over age group that has comprised, on average, 16% of the total population county-wide as well as within the Cities of Cuthbert and Shellman is expected to remain a vital part of the community and continue to increase in numbers.

**Figure 1: Randolph County Total Population 1980-2000**

	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
Randolph	9,599	8,023	7,791	-16.42%	-2.89%
Cuthbert	4,340	3,730	3,731	32.44%	.02%
Shellman	1,254	1,162	1,166	51.51	.34%
Coleman	164	137	149	-18.54%	8.75%
State of Georgia	5,486,900	6,478,149	8,186,453	18.06%	26.37%

Source: U.S. Census Bureau, 1980, 1990, 2000. Lower Chattahoochee RDC Staff, 2008.

**Figure 2: Randolph County Total Population Projections 2005-2030**

	2005	2010	2015	2020	2025	2030
Randolph County	7,339	6,887	6,435	5,983	5,531	5,079
Cuthbert	3,579	3,427	3,274	3,122	2,970	2,818
Shellman	1,144	1,122	1,100	1,078	1,056	1,034
Coleman	145	142	138	134	130	127

Source: U.S. Census Bureau, Lower Chattahoochee RDC Staff 2008

## Issues

- Providing infrastructure for changing population (water, sewer, schools, transportation, etc.).
- Providing additional classrooms and school facilities for a changing population.
- Paying for growth.
- Integrating new comers with old timers.
- Increasing property values and potentially increasing taxes.

## Opportunities

- Diversifying the population.
- Expanding tax base from new residential, commercial and industrial growth.
- Expanding local job opportunities.
- Expanding community investment.

## Economic Development

Randolph County and its municipalities have a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in the county. The majority are retail-type establishments with limited employment opportunities. There are very few industrial-type businesses. The majority of the population in the work force is employed in the service producing sector, followed by employment in government and finally being employed in the good producing sector. Tourism has an excellent possibility for becoming a money generator as well as horticultural nurseries and agribusinesses.

### Randolph County Total Employed Civilian Population 1990-2000

	1990	2000	% Change 1990-2000
<b>Randolph County</b>	3,141	2,930	-6.7
<b>State of Georgia</b>	3,090,276	3,839,756	19.52
<b>United States</b>	115,681,202	129,721,512	11.00

Source: U.S. Bureau of the Census

### Randolph County Employment by Industry Projections 2005-2030

Randolph County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	3,331	3,081	2,830	2,761	2,691	2,531	2,371	2,211	2,051	1,891	1,731
Agriculture, Forestry, Fishing, hunting & mining	533	375	217	247	277	213	149	85	21	0	0
Construction	156	131	105	124	143	140	137	133	130	127	124
Manufacturing	830	807	783	640	496	413	329	246	162	79	0
Wholesale Trade	113	132	150	113	76	67	58	48	39	30	21
Retail Trade	453	426	398	315	232	177	122	66	11	0	0
Transportation, Warehousing, and Utilities	105	122	138	147	156	169	182	194	207	220	233
Information	NA	NA	NA	NA	31	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	155	116	76	92	107	95	83	71	59	47	35
Professional, Scientific, Management, Administrative, and Waste Management Services	86	90	94	90	85	85	85	84	84	84	84
Educational, Health and Social Services	493	512	530	583	636	672	708	743	779	815	851
Arts, Entertainment, Recreation, Accommodation and Food Services	214	109	3	74	145	128	111	93	76	59	42
Other Services	69	116	163	150	137	154	171	188	205	222	239
Public Administration	124	149	173	172	170	182	193	205	216	228	239

## **Issues**

- Means of tracking growth or reduction in businesses and proposed changes in businesses.
- Uneven levels of development need of redevelopment (Cuthbert and Shellman Downtown/ Surrounding Neighborhoods).
- Lack of local incentives to attract industry.
- Growth limited due to infrastructure (water, sewer, natural gas).
- Transportation for job opportunities.
- Diversify job base.
- No citizen-education program to allow interested parties to learn about the development process.

## **Opportunities**

- Implementation of a Business Recruitment and Retention Program and entrepreneur support program.
- Seek assistance from the Georgia Department of Economic Development (GDEcD) in developing surveys to assess the current situation in the county with existing businesses
- Community Economic Development Programs use tools such as downtown revitalization and low interest rate loans to attract new businesses and rehabilitate existing buildings in the downtown area of Cuthbert and Shellman.
- Adequate public facilities (water, sewer, natural gas) are necessary for commercial, industrial and residential growth.
- Increase of local job opportunities which will require less access to transportation.
- Implementation of a rural public transit system.
- Work with Albany Tech on job training and adult education programs.
- Continued development of local education system.
- Industrial and commercial development.

## Housing

Housing stock in Randolph County consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing such as apartments is found in Cuthbert and Shellman where water and sewer is available. The 2000 housing inventory consisted of 3,402 housing units. The total housing stock consisted of 71% single family units, 6% multi-family units and manufactured or mobile home units which make up 23% of total housing units. A small number of the County's housing units (27%) are rental units. In comparison 30% of total units in Georgia were used as rental units in 2000. Housing cost in Randolph County have been relatively low when compared to the region and the state, with a median housing value of \$48,600 in 2000 as compared to the state's median 2000 value of \$111,200. From a cost burden standpoint only 14% of Randolph County home owners are cost burdened. Renters appear to pay more of their incomes on housing with only 21% paying less than 30% of their income on rent. In the region 52.9% of renters pay less than 30% of their income of housing cost while 56% of renters in the State of Georgia pay less than 30% of their income on rent. Randolph County is projected to loose only a small amount of housing within the next twenty five years, only 180 units.

**Randolph County Number of Household Units by Type 1980-2000**

	1980	1990	2000
<b>Total Housing Units</b>	3,546	3,225	3,402
<b>Single Family Units</b>	3,044	2,429	2,405
<b>Multi-Family Units</b>	242	194	188
<b>Mobile Home/Trailer</b>	260	556	801
<b>All Other Units</b>	-	46	8

Source: U.S. Bureau of the Census, (SF3), Lower Chattahoochee Staff.

**Randolph County Occupancy Status 1990-2000**

	1990	2000
<b>Total Housing Units Built</b>	3,225	3,402
<b>Housing Units Vacant</b>	410	493
<b>Owner Occupied</b>	1,877	2,001
<b>Renter Occupied</b>	938	908

Source: U.S. Bureau of the Census, SF 3

## Randolph County Projected Number Housing Units 1980-2030

<b>Randolph County: Types of Housing</b>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	3,546	3,386	3,225	3,314	3,402	3,366	3,330	3,294	3,258	3,222	3,186
Single Units (detached)	2,981	2,687	2,392	2,358	2,323	2,159	1,994	1,830	1,665	1,501	1,336
Single Units (attached)	63	50	37	60	82	87	92	96	101	106	111
Double Units	137	113	88	85	82	68	55	41	27	13	0
3 to 9 Units	80	63	45	58	70	68	65	63	60	58	55
10 to 19 Units	19	17	15	8	0	0	0	0	0	0	0
20 to 49 Units	6	26	46	26	6	6	6	6	6	6	6
50 or more Units	0	0	0	15	30	38	45	53	60	68	75
Mobile Home or Trailer	260	408	556	679	801	936	1,072	1,207	1,342	1,477	1,613
All Other	0	23	46	27	8	10	12	14	16	18	20

### Issues

- Availability of affordable and adequate housing.
- Increase of mobile home units in the last twenty (20) years.
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Balancing housing cost with housing quality.

### Opportunities

- Construction of additional affordable and adequate housing.
- Diversify housing mix from predominantly single family site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- Create housing communities rather than housing developments, retrofit existing housing areas.
- Increase home ownership opportunities.
- Allow accessory units like garage apartments or mother-in-law units.
- Create ordinances that have options available for loft living, downtown living and neo-traditional development.



## Natural and Cultural Resources

Randolph County should expand appropriate infrastructures to meet development needs and minimize the affects on sensitive areas. Randolph County, Cuthbert, and Shellman should develop educational programs to promote conservation and protection of important resources for all segments of society. The County and its municipalities should also strengthen and improve existing regulations regarding development in sensitive areas.

### Issues

- No Greenspace Plan/not actively working to preserve greenspace.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Make sure the public has adequate access to regulatory guidelines concerning natural and cultural community resources.
- Historic resource conditions are endangered and/or declining.
- The community has abandoned and potentially contaminated brownfield/greyfield properties.
- There are potential water pollution problems.
- There are erosion, sedimentation, storm water runoff problems.
- No plan to protect designated farm land (unincorporated Randolph County).
- Develop a Conservation Subdivision ordinance.
- No Historic Preservation Commission.

### Opportunities

- Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- Improve, enhance, and promote Randolph County, Cuthbert, and Shellman's natural and cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Continue to enforce best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Develop a local bike/pedestrian plan to compliment the Regional Bike Plan. Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage brownfield/greyfield redevelopment.
- Adopt and enforce a tree preservation ordinance and tree replanting.
- No organized tree planning campaign in public areas that make walking more comfortable in summer.

## ***Community Facilities***

Randolph County, the City of Cuthbert, and the City of Shellman’s community facilities have met demand for the last ten (10) years, although more infrastructure has been required. The communities have improved their fiscal Stability, solid waste collections system and recreation services. The County, as well as the two cities, has been hampered by the lack of transportation facilities. They have heavily supported the four-laning of U.S. Highway 27 and encourage the four-laning of U.S. Highway 82. Together, they have been the leaders in the push for a new four county regional transit facility, which will ease the strain and lack of public transportation for not only the county but for the surrounding area. They have been developing a better road paving system that allows for prioritizing repairs of the denser areas and has been on top of addressing drainage problems within their community. Randolph County boasts top notch fire and law protection agencies, recently having acquired new ambulances, as well as various types of upgrades to their existing public safety fleets. The educational facilities have been successful at meeting the current and future needs of the county. The recreational facilities have become worn and tattered; however, work has begun to establish new recreational facilities, additional parks, and updating of the existing facilities. The City of Cuthbert has begun improving its roads, sidewalks, and drainage by updating and improving various streets, including Andrew Street, College Street, and Villa Nova Street, amongst others, and neighborhoods throughout the city. The City of Shellman has nearly finished the project of paving existing dirt roads throughout the City and has established key areas in which to correct drainage problems.

### **Randolph County School Enrollment 2008**

<b>Grade</b>	<b>Pre-K</b>	<b>Kindergarten</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Sub-Total</b>
<b># of Students</b>	144	87	95	91	98	106	91	712

### **Randolph County Middle School and High School Enrollment 2008**

<b>Grade</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>Sub-Total</b>	<b>Total Students</b>
<b># of Students</b>	97	61	78	178	113	90	114	731	1443

## **Issues**

- Careful planning will be required to ensure adequate services are available to Randolph County and its jurisdictions.
- Anticipated failure of individual septic tanks. The majority of county residents use septic tanks and many of these tanks will fail during the planning period.
- Storm water management.
- Septic and land application systems are consumptive uses of water. With future growth there is the possibility of diminishing the supply of regional water. As a result, the development of

- A few County/City buildings are operating at capacity and are in need of expansion.
- Lack of local public facilities and services including medical and ambulance services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.
- No street tree ordinance that requires new development to plant shade-bearing trees appropriate to area climate.
- No sidewalk ordinance that requires all new development to provide user friendly sidewalks.

### **Opportunities**

- The County and Cities need to review and update/maintain their current water system, as needed.
- Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Existing community facilities, both public and private, provide a good foundation for existing and future populations in the area.

### ***Intergovernmental***

Issues and opportunities exist between neighboring jurisdictions such as Stewart, Clay, and Quitman 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, Randolph County should strongly consider the implementation and impact of Regional Transportation Planning. 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 done in conjunction with the update of the 2013 Comprehensive Plan.

### **Issues**

- Important to keep line of communication open with Clay, Stewart, and Quitman counties.
- Coordinate closely with neighboring counties and cities in meeting the State and Federal storm water management requirements.
- Actively participate in regional transportation planning efforts.

### **Opportunities**

- With projected growth for area counties and cities; an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.

- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process.

### ***Transportation***

Randolph County can easily be considered a gateway through Southwest Georgia as U.S. Highway 27 and U.S. Highway 82 offers travelers accessibility to the area. Challenges ahead include widening U.S Highway 82, paving existing dirt roads, and considering a regional transportation plan.

### **Issues**

- The increased maintenance cost associated with development along dirt roads.
- Maintaining existing paved county roads and dirt roads.
- Cost of widening US Highway 82.
- No sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.

### **Opportunities**

- Regional Transportation Facility to serve Stewart, Randolph, Clay, and Quitman Counties.

### ***Land Use***

Maximizing land development opportunities while protecting natural resources are the key to Randolph County, the City of Cuthbert and the City of Shellman'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. While single-family detached housing is the predominant residential use, manufactured housing is the second most frequently used residential type. Commercial uses, which make up less than one percent of total land use, are predominantly located in the Town Center and along State Routes along with industrial uses which are scattered in and around the county.

### **Issues**

- No ordinance to regulate aesthetes of development in highly visible areas.
- No plan for Nodal Development.
- Excessive number of dilapidated structures both site built and mobile homes
- Determine if any brownfields exist and connect developers to the federal and state incentives for cleaning up brownfield sites.
- Aid to deteriorating areas in an effort to create opportunities for reinvestment and redevelopment in deteriorating areas.
- Land use mix is heavily favored towards agricultural use and residential use. There is a need to diversify land use base.
- Identify and promote infill development opportunities.

### **Opportunities**

- Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/ Development Maps.

- Work with developers, land owners, and conservation groups to preserve open space around the county and in the cities.
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.
- Develop a guidebook that illustrates the type of new development we want in our community.
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Adopt a stream buffer ordinance and create an incentive to create greenway connections.
- The County is a blank canvas, which can allow for very desirable development pattern.

## Analysis of Existing 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 how they interact. The purpose of this section is to map and review existing land use in Randolph County, the City of Cuthbert and the City of Shellman; look at areas in need of attention, areas in need of protection and areas with development opportunities. The last task is the creation of a character area map which groups areas of similar land use characteristics or land use traits.

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

**Existing Land Use Definitions Table**

Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots).
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production.
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses).
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust.
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries).
Transportation/Communication/Utilities	Land used transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities).
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots.

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

Existing Land Use Table: Randolph County

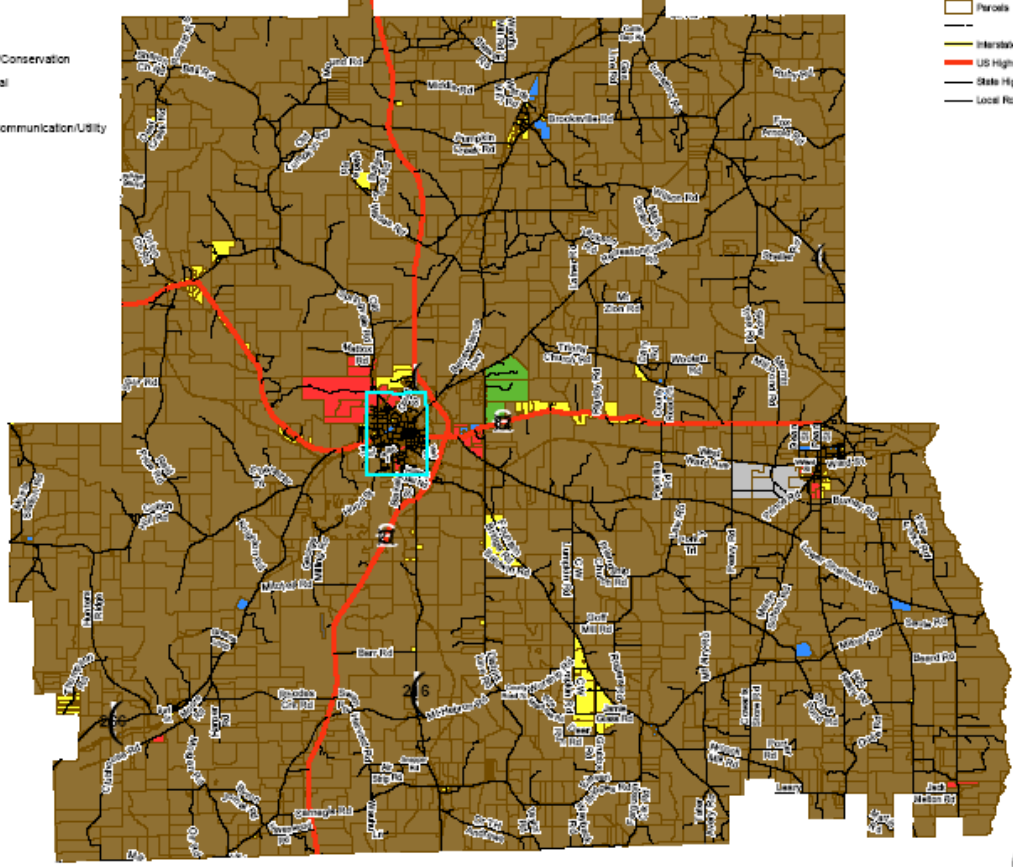
Existing Land Use	Parcels	Acreage
Residential	3,087	5,510.3
Agriculture/Forestry	2,401	259,915.2
Transportation/Communication/Utilities	1	5,443.4
Parks/Recreation/Conservation	5	850.8
Undeveloped/Vacant	n/a	n/a
Public/Institutional	133	793.9
Industrial	6	953.4
Commercial	305	2,120.8
Total	5,938	275,587.8

Existing Land Use Classifications

- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utility

# Randolph County, Georgia

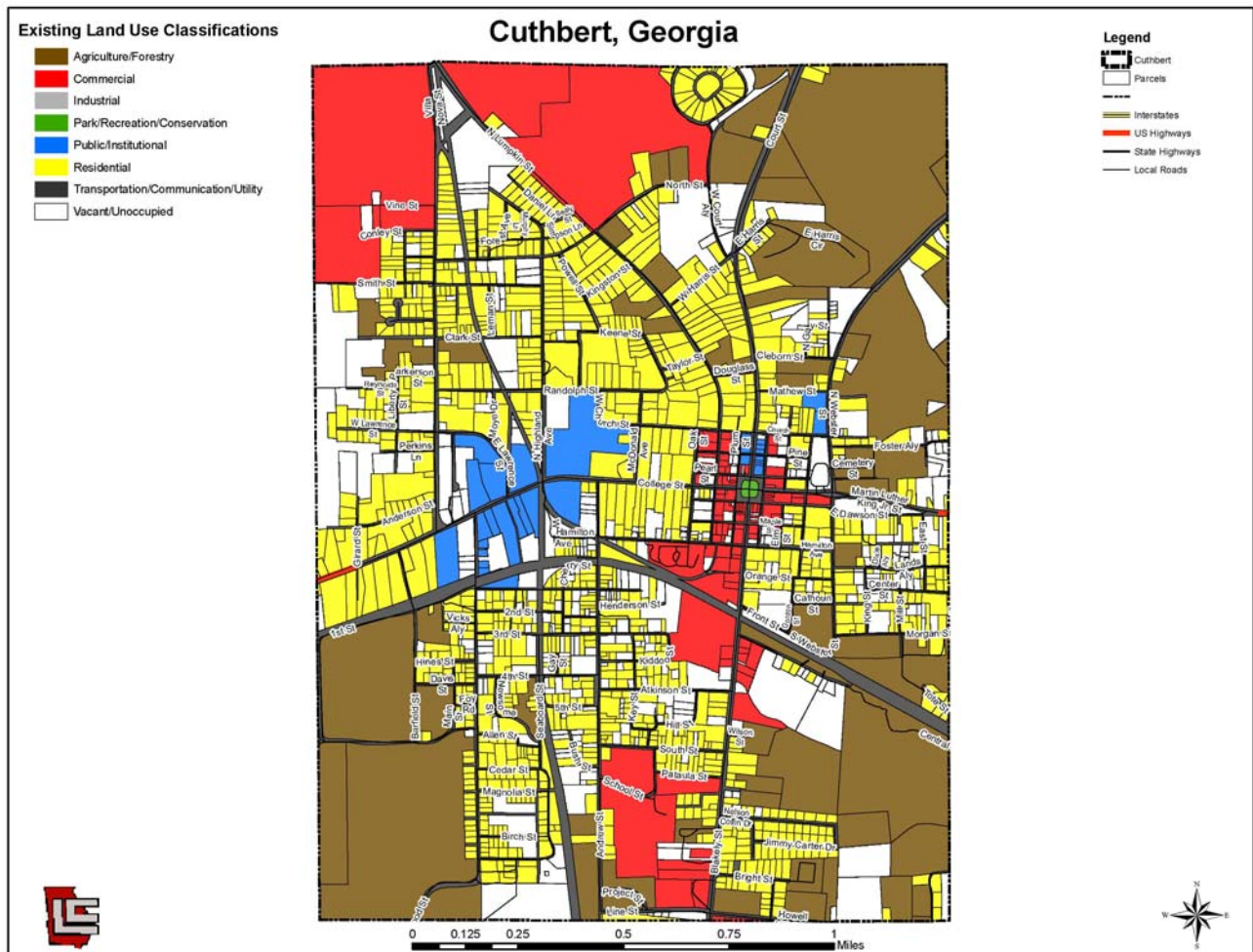
- Legend
- Municipalities
  - Parcels
  - Interstates
  - US Highways
  - State Highways
  - Local Roads



0 1.25 2.5 5 7.5 10 Miles

## Existing Land Use Table: City of Cuthbert

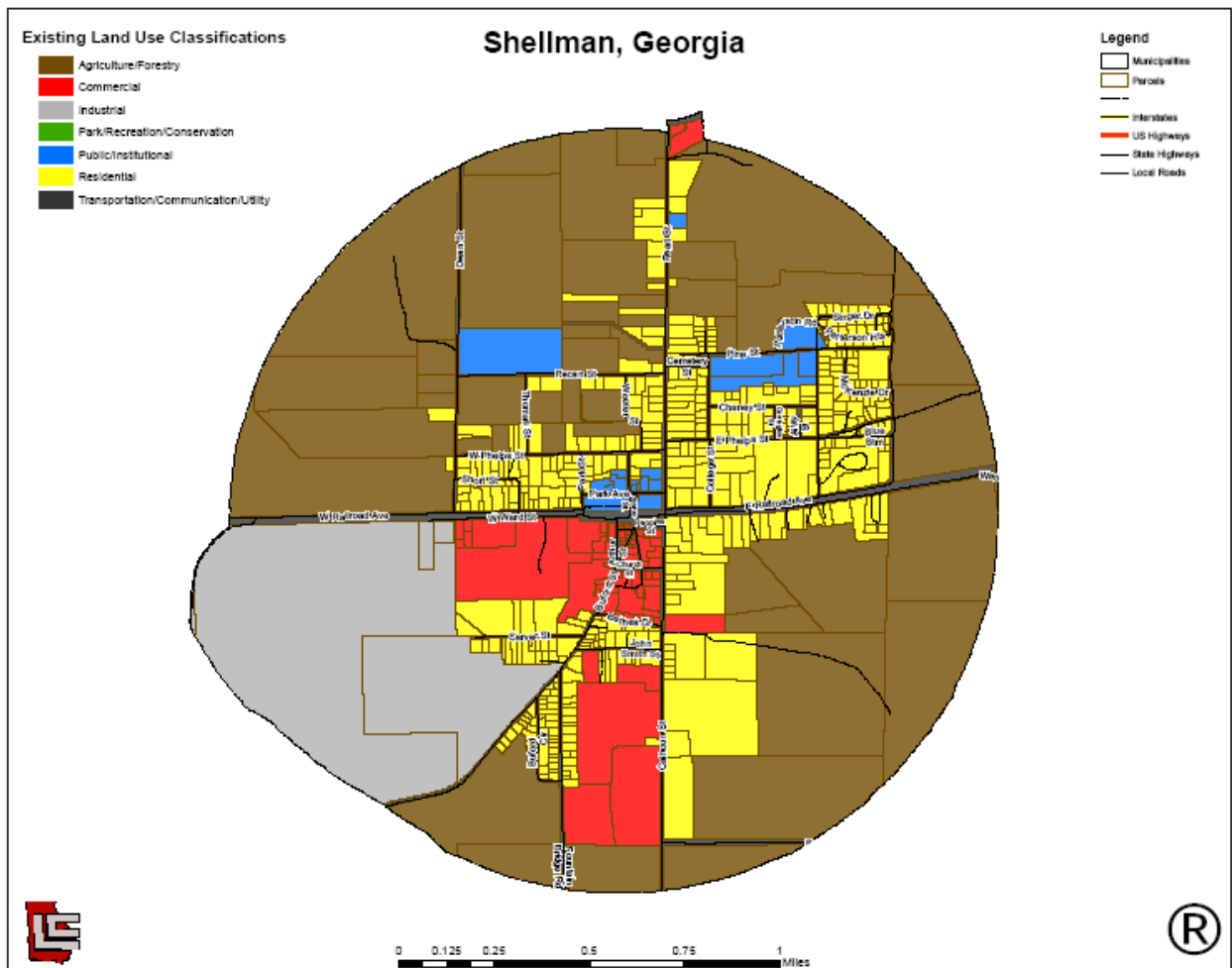
Existing Land Use	Parcels	Acreage
Residential	1,211	566
Agriculture/Forestry	66	545
Transportation/Communication/Utilities	5	215
Parks/Recreation/Conservation	1	1
Undeveloped/Vacant	431	322
Public/Institutional	30	53
Industrial	n/a	n/a
Commercial	100	260
<b>Total</b>	<b>1,844</b>	<b>1,962</b>





### Existing Land Use Table: City of Shellman

Existing Land Use	Parcels	Acreage
Residential	369	317
Agriculture/Forestry	40	1,022
Transportation/Communication/Utilities	1	403
Parks/Recreation/Conservation	0	0
Undeveloped/Vacant	140	173
Public/Institutional	18	54
Industrial	3	289
Commercial	58	117
<b>Total</b>	<b>629</b>	<b>2,375</b>



## ***Areas Requiring Special Attention***

### ***Areas Where Development is Likely to Occur***

#### ***Significant Natural Resources***

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.

The City of Cuthbert is located in what may be seen as an opportune area for development. Although it may appear to be flanked by heavily sloped areas, many of the individual parcels are open, within the 0 to 20 percent range for slope and very few spots are actually affected by either wetland protected areas or open water. The city is poised to be positively impacted by future development. Although some parcels are limited to the types of development that are suitable to the slope and land features, it stands as being a highly sought after area. The City of Cuthbert is in the process of identifying several key areas for a redevelopment strategy, in hopes of attracting better housing, better shopping districts, and more jobs.

The City of Shellman is probably the best suited for any future development, not being affected by parcels being protected wetland areas, open water, or 20 percent very steep slope and terrain. Many efforts should be tackled head on for the City of Shellman to try to attract as much redevelopment as can be sought after. Although the City of Shellman is a small area, and is perhaps mostly residential or agricultural in nature, efforts can be made to attract viable business and job opportunities, as well as attract redevelopment to key elements of the area.

The County of Randolph is perhaps the most hindered piece of the puzzle, having most of the area on the west side of the county either within the 20 percent very steep slope distinction or having pieces of parcels being designated as protected wetlands. This may seem like a dismal picture, only limiting the redevelopment areas to the eastern side of the county. However, this can and may be deceiving for within the slope designation of 20 percent steep slope, there are various areas that would be ideal places for redevelopment, for they have the potential to serve multi family housing areas, as well as large scale redevelopment and attracting industries that can use the open area as well as the slope restrictions to their best fit.

### ***Areas with Significant In-fill Development Opportunities***

In-fill opportunities exist in and around the cities of Cuthbert, Shellman and the unincorporated communities of Randolph County such as Benevolence and Coleman. The availability of water and sewer in Cuthbert and Shellman make in-fill opportunities more likely in those two cities. Not only is infill development more likely in Shellman and Cuthbert, but higher density development is likely due to the availability of water and sewer. The unincorporated area of Coleman has a water system, which will allow in-fill development on smaller size lots. Benevolence does not have public water, but there are opportunities to in-fill on existing larger lots. The Board of Commissioners and the Randolph

County, Cuthbert and Shellman elected officials need to identify key vacant lots in all of these communities that could be used as public park/open space for neighboring residents.

### ***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 to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increase illegal dumping and graphite and 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, utilize existing public infrastructure, and increase job opportunities and local tax revenues.

Potential Brownfields in Randolph County, Cuthbert, and Shellman consist of a few old unused gas stations located mostly in the area formerly known as the City of Coleman and a few junk yards located throughout the county.

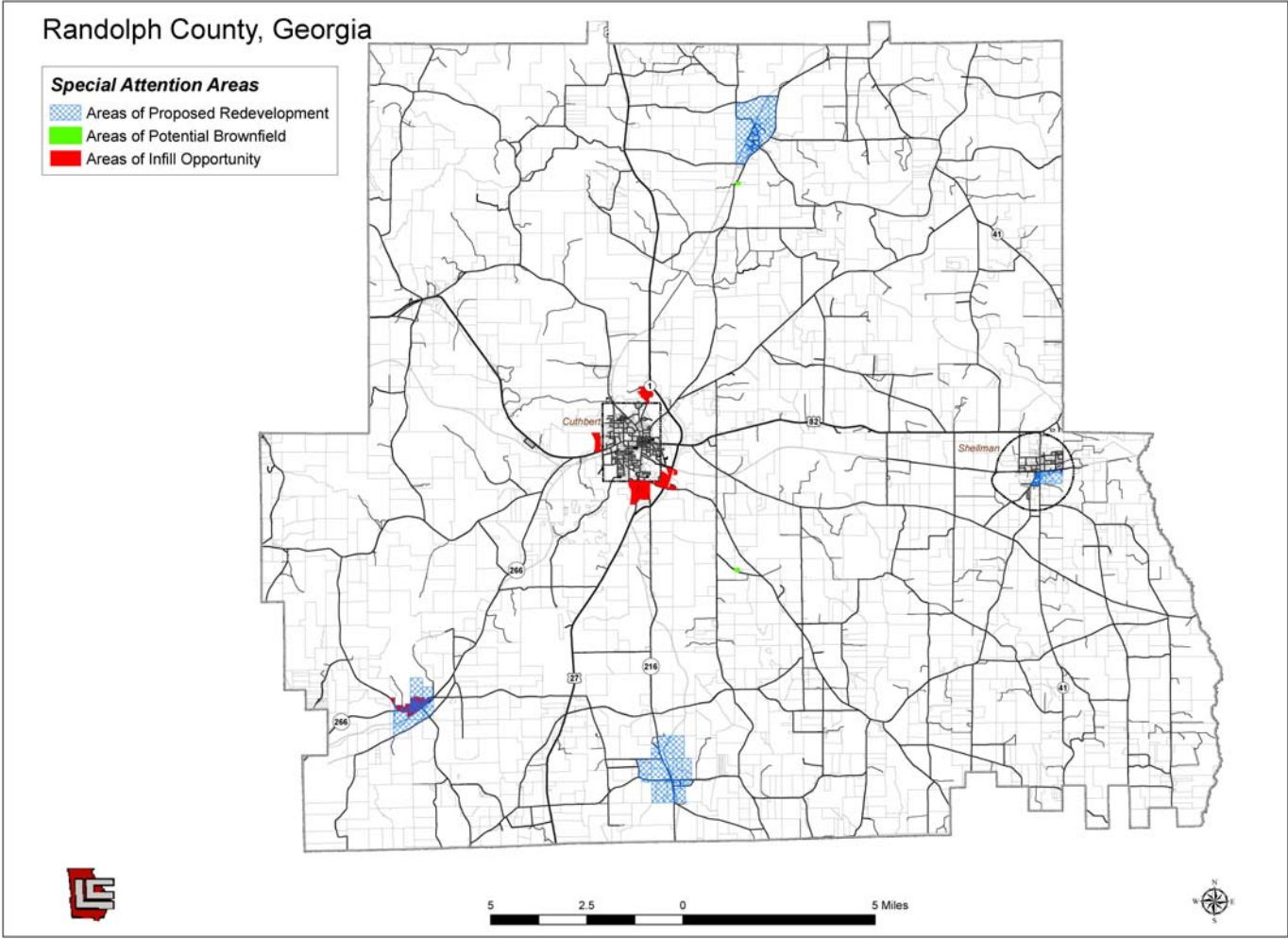
### ***Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness***

All communities have areas of disinvestment or areas in need of improvement; Randolph County and its jurisdictions are no different. As they grow, market forces will take care of (improve) most of the areas in need of improvement. However in some cases a public/private partnership will be needed to make improvements happen. Due to the fact that the county and the two cities are showing a decline in population, a strong push is being made in order to accommodate public/private partnerships to fix the problems they are facing with the decline of residential and commercial districts. The City of Cuthbert is currently exploring the option offered by the Department of Community Affairs for a redevelopment strategy to turn this phenomenon around.

Areas of concern include the downtown areas of Randolph County, and the cities of Shellman and Cuthbert. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage and sewer, as well as street disrepair. The three communities are taking steps to remedy these problems by applying for various funding opportunities. Some other areas of concern within these three communities are abandoned or failing strip mall areas, where shops have been abandoned and either the strip mall has become obsolete or only one or two shops remain open. These areas have a tendency to attract crime and unwanted attention from those wanting to commit crimes. The City of Cuthbert is currently reviewing their downtown areas and various adjoining properties for a redevelopment plan to re-develop these run down areas and provide opportunities to better housing and bringing in the commercial element.

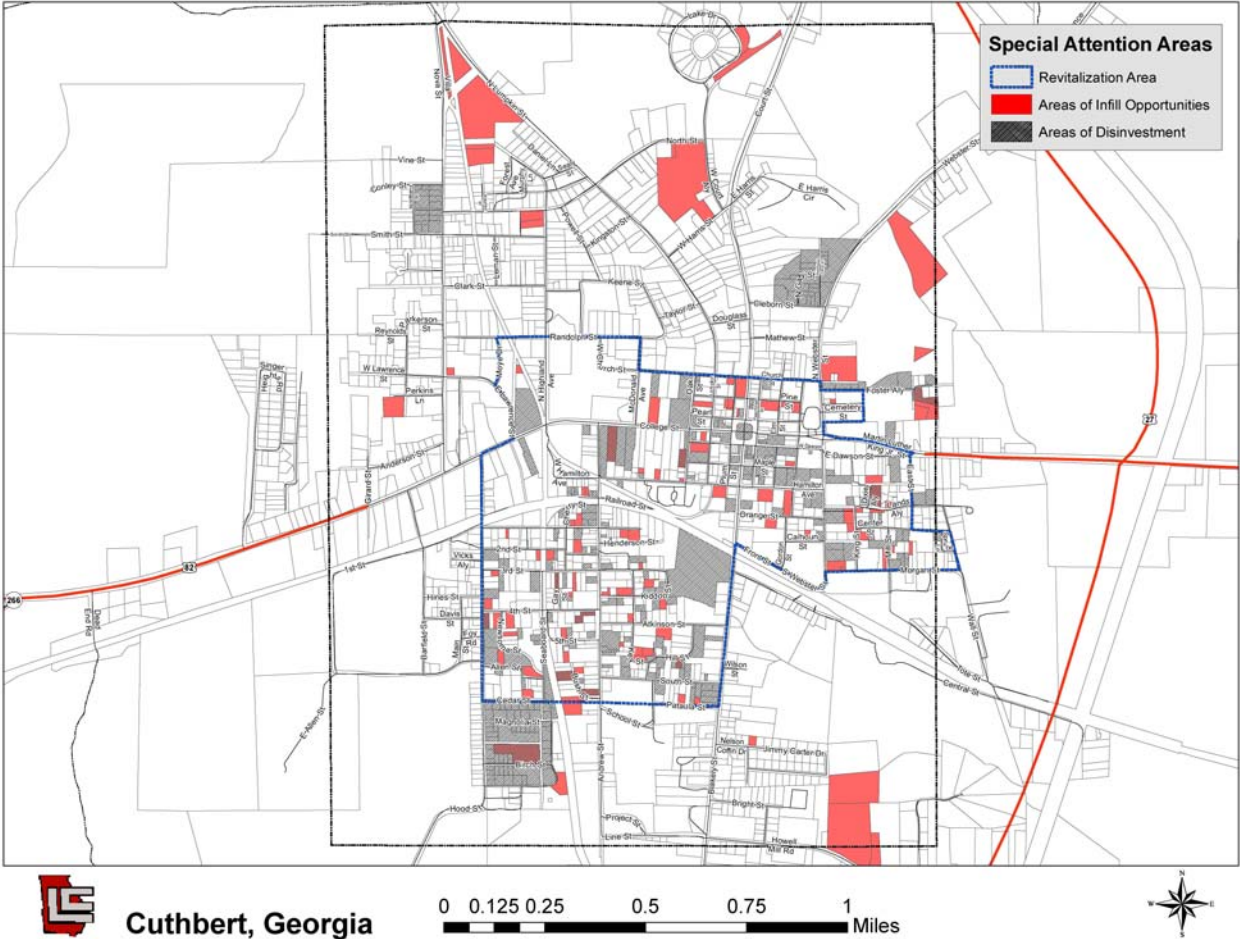
# Areas Requiring Special Attention

## Randolph County



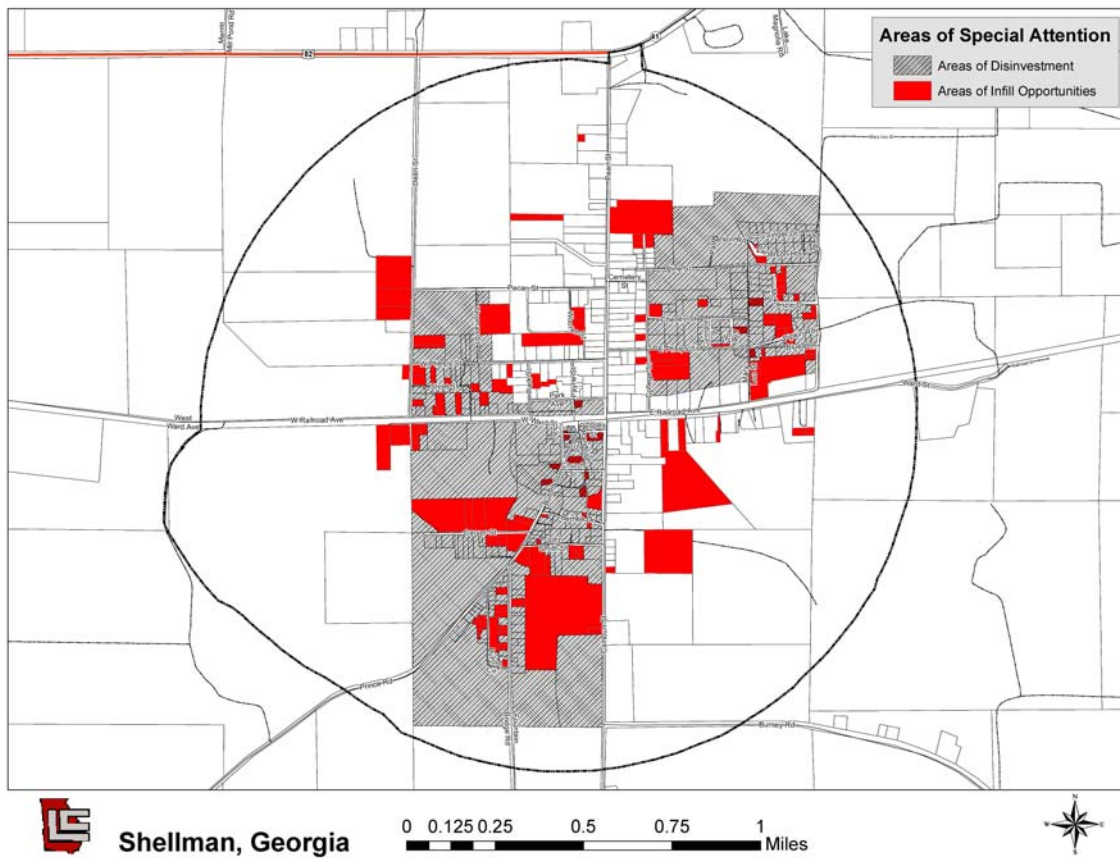
# Areas Requiring Special Attention

## The City of Cuthbert



# Areas Requiring Special Attention

## The City of Shellman



Short Term Work Programs for Randolph County, the City of Cuthbert, and the City of Shellman.

Randolph County

***Randolph: Report of Accomplishments***

<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Jointly among cities of Shellman and Cuthbert, hired a full-time code enforcement and county-wide building inspector.	Completed	
Adopt and enforce building codes.	Completed	
Adopted comprehensive business license ordinance in the county.	Completed	
Construct a building to house the MR/MH/Sa services of New Horizons.	Completed	
Stripe County roads.	Completed	
Upgrade bathrooms at county park.	Completed	
Upgrade and/or replace county fire truck.	Completed	
Purchase a dirt pan.	Completed	
Replace automobiles in the Sheriff's Department.	Completed	
Upgrade automobiles in the Sheriff's Department.	Completed	
Voting precincts were constructed for Fountain Bridge Precinct and a tentative poll site was constructed in the Trinity/Pachitla area.	Completed	

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Marketing efforts for the industrial park are coordinated with the Randolph EDA and the Randolph County Chamber of Commerce/Southwest Georgia Chamber of Commerce.	Underway	Ongoing activity.
Hwy 27 Association formed for completion and marketing and efforts continue to the four-laning of Hwy 82.	Underway	Ongoing activity.
Ordinances were adopted to formalize hunting camps into private businesses organized as RV parks which comply with environmental laws and local codes and zoning requirements.	Completed	Ongoing activity.

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
\$400K in CHIPs grants were received in 2004 and \$400K were applied for in 2008.	Completed	

<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Geological study and environmental initial studies have been completed in the area and neighboring rock quarries.	Completed	

A new comprehensive plan update is being developed jointly with cities and Chamber Initiative of Business Randolph.	Underway	Finish 2009
A new Randolph County Governmental Center was constructed in 2006 and restoration efforts of the Historic Randolph County Courthouse are underway.	Completed/Underway	Courthouse renovations will be completed by 2013.

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Adopt and enforce a protection plan for groundwater recharge areas.	Completed	
Adopt and enforce policies for the protection of wetlands.	Completed	
Develop a plan for renovation of the courthouse including relocation of county employees.	Completed	

### *Randolph: Short Term Work Program Update*

<b>Community Facilities</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Keep lines of communication open with Cuthbert and Shellman in and effort to develop stronger working relationships.	2009, 2010, 2011, 2012, 2013	Randolph County, Cuthbert, Shellman	\$500	Cuthbert
Work with Health Department to identify failing septic tanks and areas of potential failure.	2012	Randolph County	\$3,000	Randolph County
Coordinate and continue to enforce storm water management regulations with Cuthbert and Shellman	2009, 2010, 2011, 2012, 2013	Randolph County	\$3,000	Randolph County
Look at sewage system, both private and public, options.	2013	Randolph County	\$2,000	Randolph County
Assess County space needs and determine what needs expansion, renovation or closure.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Maintain/update/expand public facilities and services, including water, medical, ambulance, schools, etc. as economic conditions allow.	2009, 2010, 2011, 2012, 2013	Randolph County, School Board, DFACS, etc.	\$500,000 - \$1,000,000	Randolph County, CDBG, USDA
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing County website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2009, 2010, 2011, 2012, 2013	Randolph County	\$2,000	Randolph County, County leadership class
Look at various fee sources to supplement existing tax structure.	2009, 2010, 2011, 2012, 2013	Randolph County	\$5,000	Randolph County



Continue to stripe roads in the county as needed.	2009, 2010, 2011, 2012, 2013	Randolph County	\$15,000	Local
Careful planning will be required to ensure adequate public facilities. Adequate community facilities are needed to provide a good foundation for existing and future populations.	2009, 2010, 2011, 2012, 2013	Randolph County	\$500,000	Local, CDBG, USDA
Participate in Regional transportation planning efforts. Continued work towards Rural Transit Facility.	2009, 2010	Randolph County	\$1,000	Local, Federal Transit Authority
Look at creating a capital improvements program to assess community facility project needs, cost and revenues.	2013	Randolph County	\$2000	Randolph County
Construct an Economic Progress Center (Regional)	2010,2011	Randolph County	\$2.1 million	CDBG, DCA (Stimulus Money), Randolph County, Cities
Construct a Community Development/Rural Life Center	2010,2011	Randolph County	\$3.5 million	CDBG, DCA (Stimulus Money), Randolph County, Cities
Construct a Social Services Center	2010, 2011	Randolph County	\$2.1 million	CDBG, DCA (Stimulus Money),USDA, Randolph County,
Support regional communication, cooperation and facilities	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Construct a Regional Emergency Services Center	2010, 2011	Randolph County	\$1.9 million	CDBG, DCA (Stimulus Money)
Regional Jail –Retrofit and Modifications	2010, 2011	Randolph, Clay, Quitman, Stewart, Calhoun, Cusseta/Chattahoochee, Terrell Counties	\$1.5 million	County, Cities, Rural Development Program
Pave (incrementally) 200 miles of unimproved roads	2009, 2010, 2011, 2012, 2013	Randolph County	\$4.2 million	Randolph County, CDBG, DCA (Stimulus Money)
Roadway improvements (surface aggregate and drainage) on unimproved dirt roads	2009, 2010, 2011, 2012, 2013	Randolph County	\$2.1 million	Randolph County, CDBG, DOT, DCA (Stimulus Money)
Entranceway Lower Chattahoochee Regional Airport	2011	Randolph County	\$210,000	Randolph County, CDBG, DOT, DCA (Stimulus Money)
Surface CR 17 Rhodes Creek Road (unimproved dirt road)	2011	Randolph County	\$200,000	Randolph County, DOT, DCA (Stimulus Money)
Construct (3) railway sidings and bulk cargo loading platforms for the Georgia Southwestern Railway in Cities of Cuthbert, Shellman, and	2009, 2010, 2011, 2012,	Randolph County, Cuthbert, Shellman	\$400,000	CDBG, DCA (Stimulus Money), Randolph

Community of Cornegie (unincorporated).	2013			County, Cities, Southwest Rail Line
Rehab Shellman/Randolph County existing train depot.	2009, 2010	Randolph County, Shellman	\$125,000	DOT, DCA (Stimulus Money), Randolph County, Shellman
Resurface Randolph County roads and city streets Cuthbert/Shellman.	2009, 2010, 2011, 2012, 2013	Randolph County, Cuthbert, Shellman	\$6.8 million	CDBG, DOT, Randolph County, Cuthbert, Shellman
Widen existing roadways to handle heavy agriculture/timber loads.	2009, 2010, 2011, 2012, 2013	Randolph County	\$3.2 million	Randolph County, CDBG, DCA (Stimulus Money)
Construct sidewalks in Benevolence, Carnegie, and Coleman (unincorporated communities).	2009, 2010, 2011, 2012, 2013	Randolph County	\$1.2 million	Randolph County, CDBG, DCA (Stimulus Money)
Construct a landfill, recycling center, and concrete rock crushing facility.	2009, 2010, 2011, 2012, 2013	Randolph County, Cuthbert, Shellman	\$1.9 million	Randolph County, DCA (Stimulus Money), GA EPD
Expand Information Technology Program (regional).	2009, 2010, 2011, 2012, 2013	Randolph County, Cuthbert, Shellman, other counties	\$300,000	Randolph County, cities, DCA (Stimulus Money)
Continue to lobby and support the four-laning of U.S. 82.	2009, 2010, 2011, 2012, 2013	Randolph County	\$250	Local
Christmas Tree Road	2011	Randolph County		DOT/County
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	2013	Randolph County	\$500	Randolph County
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate	2012	Randolph County	\$1500	Randolph County
Adopt a street tree ordinance that requires new development to plant shade bearing trees that are appropriate to our climate.	2013	Randolph County	\$1,000	Randolph County
Pave CR 11	2011	Randolph County	\$500,000	Randolph County, DCA CDBG

<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to market the Industrial Park.	2009, 2010, 2011, 2012, 2013	Development Authority, Randolph County	\$2,000	Local
Promote Tourism in Randolph County, Cuthbert and Shellman.	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, Development Authority, Randolph County	\$25,000	Local

Support small business enterprise in the county.	2009, 2010, 2011, 2012, 2013	Randolph County	\$50,000	GA DCA RLF, Local
Continue to support Randolph county chamber of commerce.	2009, 2010, 2011, 2012, 2013	Randolph County	\$6000	Randolph County
Support the Randolph County Development Authority.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Local
Support the Southwest Georgia Development Authority.	2009, 2010, 2011, 2012, 2013	Randolph County	\$500	Local
Support Hwy 27 Association.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Local
Construct a spec. building in Industrial Park.	2009	Development Authority	\$500,000	Local, One GA, USDA
Support community investment in infrastructure and buildings.	2009, 2010, 2011, 2012, 2013	Randolph County	\$2,000	Local
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	2011	Chamber of Commerce	\$1,000	Chamber Dues
Create incentives to attract industry (Property tax freeze, etc.).	2009, 2010, 2011, 2012, 2013	Randolph County	\$2,000	Randolph County, Chamber of Commerce
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	2009, 2010, 2011, 2012, 2013	Randolph County, Chamber	\$3,000	Randolph County, Chamber of Commerce, GDECD
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	2010	Randolph County	\$2,000	Randolph County, GDECD
Create an economic development strategy to attract business and industry. Look at low interest loans and property tax freeze as possible incentives.	2009, 2010	Randolph County, LCRDC	\$3,500	Randolph County, GDECD, CDBG, USDA
Maintain and expand upon public facilities (water, sewer, etc.).	2009, 2010, 2011, 2012, 2013	Randolph County, Cuthbert, Shellman	\$500,000	Randolph County, Cuthbert, Shellman, USDA, CDBG
Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas.	2009, 2010, 2011, 2012, 2013	Randolph County, Cuthbert, Shellman	\$1,000	CDBG, Randolph County and Cities
Finish developing and support the Rural Regional Transit Program. Facilities should help with home to work travel.	2009, 2010, 2011, 2012, 2013	Randolph County, Clay County, Stewart County, Quitman County	\$5,000	GA DOT, Randolph County, Clay County, Stewart County, Quitman County
Work with Albany Tech on job training and adult education programs.	2009, 2010, 2011, 2012, 2013	Randolph County, Albany Tech	\$1,000	Randolph County
Support continued development of local education system. Increase dual enrollment opportunities.	2009, 2010, 2011, 2012, 2013	School Board, Randolph County, Andrew College, Albany Tech	\$1,000	GA Dept. of Education, One Georgia, Randolph County
Diversify job base.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County, Citifies, Randolph Chamber of Commerce, GADEC
Continue to lobby and support four-laning of US 82.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1000	Randolph County
Provide education opportunities to learn about the development process.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County

<b>Housing</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Randolph County and the municipalities. Enforce compatibility standards.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Create housing communities rather than housing developments by eliminating barriers to developing mixed-use developments.	2009, 2010	Randolph County	\$1,000	Randolph County
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	2012	Randolph County	\$500	Randolph County
Ordinances need to allow for loft living, downtown living and neo-traditional development.	2012	Randolph County	\$500	Randolph County
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures.	2009, 2010, 2011, 2012, 2013	Randolph County	\$500,000	GA DCA CDBG/CHIP, Local
Support the West Georgia Consortium	2009, 2010, 2011, 2012, 2013	City	\$300	Randolph County
Continue to apply for affordable housing grants in an effort to balance housing cost and housing quality in an effort to construct affordable quality housing.	2009, 2010, 2011, 2012, 2013	Randolph County	\$500,000	GA DCA CDBG/CHIP, Local
Continue to implement code enforcement program	2009, 2010, 2011, 2012, 2013	Randolph County	\$8000	Randolph County
Continue to increase home ownership opportunities.	2009, 2010, 2011, 2012, 2013	Randolph County	\$500,000	GA DCA, HUD, Local

<b>Land Use</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study effective land use planning for Randolph County, including brownfield and greyfield redevelopment.	2010,2011	Randolph County, RDC	\$3,000	GA DCA, Local
Pursue more effective water conservation and aquaculture techniques, resource conservation and protection in the county.	2011,2012	Randolph County	\$5,000	GA DNR, Local
Update Comprehensive Plan (Partial Plan)	2009	Randolph County	\$15,000	Local
Update Comprehensive Plan (Full Update).	2013	Randolph County	\$15,000	Randolph County
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	2009, 2010, 2011, 2012, 2013	Randolph County	\$2,000	Randolph County
Diversify land use mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	2011	Randolph County	\$2,000	Randolph County
Work with developers, landowners, and conservation groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions, traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desirable development pattern.	2009, 2010, 2011, 2012, 2013	Randolph County	\$2,000	Randolph County
Develop a guidebook that illustrates the type of development wanted in the community.	2010	Randolph County	\$1,000	Randolph County
Plan areas for nodal development.	2011	Randolph County	\$2,000	Randolph County
Reserve for industrial and commercial growth on future development maps	2012	Randolph County	\$15,000	Randolph County
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	2009, 2010, 2011, 2012, 2013	Randolph County	\$1500	Randolph County
Continue to enforce zoning ordinance and subdivision regulations	2009, 2010, 2011, 2012, 2013	Randolph County	\$10,000	Randolph County

Development ordinances to regulate the aesthetics of development in our highly visible areas.	2012	Randolph County	\$1,500	Randolph County
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<b>Natural and Historic Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> <li>1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.</li> <li>2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.</li> </ol>	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Identify contaminated properties (brownfield and greyfields). If any identified, promote redevelopment. Connect developer to federal and state incentives for cleaning up brownfield sites.	2011	Randolph County	\$3,000	Randolph County
Identify water pollution problems and solutions	2011	Randolph County	\$5,000	Randolph County, DNR
Identify and prioritize erosion, sedimentation, and storm water runoff problems.	2011	Randolph County	\$5,000	Randolph County, DCA, DNR
Protect historic resources.	2009	Randolph County	\$5,000	Randolph County, DCA, DNR
Strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	2009, 2010, 2011, 2012, 2013	Randolph County	\$1,000	Randolph County
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2011	Randolph County	\$2,000	Randolph County
Continue to enforce soil erosion, stormwater best management practices.	2009, 2010, 2011, 2012, 2013, 2013	Randolph County	\$5,000	Randolph County
Develop a bicycle/pedestrian plan to compliment regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	2013	Randolph County	\$50,000	Randolph County
Continue efforts to rehabilitate the Randolph County Courthouse.	2009, 2010, 2011	Randolph County	\$3,000,000	GA DNR Heritage Grant, GA DCA LDF, Gov. Discretionary, Local Assistance Grant, SPLOST, Bonds, USDA
Work with the Department of Natural Resources on studying Grier's Cave and possibly promoting the cave as a tourist attraction.	2011	Randolph County, DNR	\$20,000	GA DNR, Local
Develop a Greenspace Plan and actively work to preserve greenspace. Adopt and enforce a tree preservation ordinance.	2012	Randolph County	\$2,000	Randolph County
Develop a plan to protect designated farmland.	2011	Randolph County	\$2,000	Randolph County
Consider creating a Historic Preservation Commission.	2011	Randolph County	\$1,000	Randolph County
Develop a Conservation Subdivision Ordinance.	2013	Randolph County	\$1,500	Randolph County
Develop local land conservation program or work with state and national land programs to preserve	2013	Randolph County	\$2,000	Randolph County

environmentally important areas.				
Adopt a tree replanting and tree preservation ordinance for new development.	2013	Randolph County	\$1,000	Randolph County
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	2013	Randolph County	\$1,000	Randolph County

*Cuthbert City: Report of Accomplishments*

<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Upgrade water lanes	Underway	Ongoing activity as funds allow.
Replace water hydrants.	Underway	Ongoing activity as funds allow.
Pave remaining dirt roads.	Completed	
Widen Villa Nova Street.	Completed	
Widen Hood Street.	Underway	2011
Construct sidewalks along Villa Nova Street.	Completed	
Construct remaining sidewalk along Hood Street.	Completed	
Construct sidewalks along College Street.	Not Accomplished	Priority reassessment.
Continue to repair curb, gutters, and sidewalks as needed.	Underway	Ongoing activity as funds allow.
Renovate the upstairs of City Hall.	Not accomplished	Funding/looking for grant money.
Replace windows at City Hall.	Not accomplished	Funding/looking for grant money.
Upgrade the façade of City Hall.	Not accomplished	Funding/looking for grant money.
Separate the Police Department and City Hall.	Underway	2010-2011
Upgrade three lift stations.	Completed	
Construct new well and tank.	Completed	
Extend water and sewer lines on Hwy 82 West and East.	Completed	
Loop the water and sewer system.	Not accomplished	
Construct sewer lift stations at the Sports Complex and Singer Heights.	Underway	2007 Sports Complex
Purchase 100 acres for limbs and chipper.	Not accomplished	Funding
Enhance lighting at the Day Park.	Underway	2010
Construct Bathrooms at the Day Park.	Completed	
Upgrade ball fields, tennis courts, and playground equipment at Day Park.	Not Accomplished	Priority reassessment.
Develop a passive park (picnic tables, walking trails, landscaping, bathrooms).	Not Accomplished	Priority reassessment.
Make remaining lift station upgrades on Birch Street.	Completed	
Update the computer system at City Hall.	Completed	2006
Continue water and sewer line extensions on US Hwy 82.	Completed	

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to market the Industrial Park	Underway	Ongoing activity.
Continue to support the Randolph County Chamber of Commerce.	Underway	Ongoing activity.

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Implement a code enforcement program.	Underway	Began 2008.
Continue housing rehabilitation programs.	Underway	Began 2004-Ongoing.Applying in 2009.
Continue to support the building inspection program.	Underway	Program enacted/2008, ongoing.

<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Update Comprehensive Plan.	Underway	March, 2009
Enforce the Zoning Ordinance.	Underway	2008, Ongoing
Adopt subdivision regulations.	Completed	
Coordinate with the County and/or other municipalities on hiring a land use/code enforcement officer	Completed	

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Adopt and enforce a protection plan for the groundwater recharge areas.	Completed	
Request mapping of flood prone areas.	Completed	
Adopt and enforce policies for protection of wetlands.	Completed	
Develop Compatibility standards for the historic districts.	Postponed	Loss of Better Home Town designation; stopped the project.
Implement plan for preservation of historic districts.	Postponed	Loss of Better Home Town designation; stopped the project.

### *Cuthbert City: Short Term Work Program Update*

<b>Community Facilities</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Keep lines of communication open with Randolph County in an effort to develop stronger working relationships.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500	Cuthbert
Participate in regional transportation planning efforts. Continued work towards Rural Transit Facility.	2009, 2010	Cuthbert	\$1,000	Local, Federal Transit Authority
Careful planning will be required to ensure adequate public facilities. Adequate community facilities are needed to provide a good foundation for existing and future populations.	2009, 2010	Cuthbert	\$500,000	Local, CDBG, USDA
Look at various fee sources to supplement existing tax structure.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$5,000	Cuthbert
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing County website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$2,000	Cuthbert, City leadership class
Maintain/update/expand public facilities and services, including water, safer medical and ambulance, schools, etc. as economic conditions allow.	2009, 2010, 2011, 2012, 2013	Cuthbert, School Board, County, DFACS, etc.	\$500,000-\$1,000,000	Cuthbert, CDBG, USDA
Coordinate and continue to enforce stormwater management regulations with Randolph County.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$3,000	Cuthbert
Work with Health Department to identify failing septic tanks and areas of potential failure.	2012	Cuthbert	\$3,000	Cuthbert
Continue efforts to upgrade water lines and fire hydrants in city.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000,000	GEFA, GA DCA, Cuthbert
Make street and drainage improvements and construct a sidewalk on Hood Street.	2011	Cuthbert	\$500,000	GA DCA, Local



Continue efforts to repair curb, gutter, and sidewalks in the city as needed.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$75,000	Cuthbert
Assess available public space and determine what needs expansion, renovation or closure. Continue efforts to separate the Police Department and City Hall.	2010, 2011	Cuthbert	\$30,000	Cuthbert
Continue efforts to construct sewer lift stations at Sports Complex and Singer Heights.	2013	Cuthbert	\$75,000	GEFA, Housing Authority, Cuthbert
Continue to Improve Iris Garden Park.	2009, 2010, 2011	Cuthbert	\$175,000	GA DCA LDF, GA DOT TE, Cuthbert
Construct a bikeway/pedestrian trail in the city.	2011	Cuthbert	\$300,000	GA DOT TE, GA DNR, Cuthbert
Construct a recreation center.	2013	Cuthbert	\$2,000,000	GA DCA CDBG, Cuthbert
Make drainage improvements on Andrew and W. Hamilton Streets.	2010, 2011	Cuthbert	\$75,000	Cuthbert
Continue Day Park improvement efforts including ball fields, tennis courts, playground equipment, enhance lighting, and constructing bathrooms.	2010	Cuthbert, Andrew College	\$125,000	GA DCA LDF, GA DNR, Cuthbert
Support feasibility study of a western by-pass around the city.	2013	Cuthbert, Development Authority	\$10,000	GA DOT, Cuthbert
Support the four-laning of U.S. Hwy 82.	2009, 2010, 2011, 2012, 2013	Cuthbert, Development Authority	\$100	Cuthbert
Extend Central Avenue to Tote Road.	2013	Cuthbert	\$50,000	GA DOT LARP, Cuthbert
Extend Lawrence Street to Circle Drive in Singer Heights Subdivision.	2013	Cuthbert	\$50,000	GA DOT LARP, Cuthbert
Construct a connector road between Hood and Line Streets.	2013	Cuthbert	\$150,000	GA DOT LARP, Cuthbert
Add improved directional signs around the square.	2010	Cuthbert, GA DOT	\$10,000	GA DOT, Cuthbert
Construct community parks in each quadrant of the city.	2013	Cuthbert	\$100,000	GA DCA LDF, Gov. Discretionary, GA DNR Grants, Private Sources, Cuthbert
Construct a new City Hall.	2011	Cuthbert	\$150,000	Cuthbert
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.				
Make street and drainage improvements and construct a sidewalk on Webster, Orange and Hamilton Streets.	2011	Cuthbert	\$350,000	Cuthbert
Require that newly built sidewalks connect to existing sidewalks wherever possible.	2012	Cuthbert	\$1,000	Cuthbert
Look at creating a capital improvements program to assess community facility project needs, cost, and revenues.	2013	Cuthbert	\$2,000	Cuthbert
Widen Dawson Road	2011	Cuthbert	\$100,000	CDBG, DOT, City
Purchase police cars	2009	Cuthbert	\$50,000	Cuthbert, USDA
Purchase garbage truck	2009	Cuthbert	\$100,000	Cuthbert, USDA
Create a street tree ordinance that requires new development to plant shade-bearing trees appropriate to climate.	2012	Cuthbert	\$1,500	Cuthbert

<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Support continued development of local education	2009, 2010, 2011,	School Board,	\$1,000	GA Dept. of

system. Increase dual enrollment opportunities.	2012, 2013	Randolph County, Cuthbert, Andrew College, Albany Tech		Education, One Georgia, Cuthbert
Work with Albany Tech on job training and adult education programs.	2009, 2010, 2011, 2012, 2013	Cuthbert, Randolph County	\$1,000	Cuthbert
Maintain and expand upon public facilities (water, sewer, etc.)	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500,000	Cuthbert, USDA, CDBG
Create an economic development strategy by using tools such as creating an urban redevelopment plan (Cuthbert), low interest rate loans and a property tax freeze to rehabilitate and attract businesses.	2009, 2010	Cuthbert, LCRDC	\$500,000	Cuthbert, GDEcD, CDBG
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	2010	Cuthbert	\$2,000	Cuthbert, GDECD
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program, and an entrepreneur support program.	2009, 2010, 2011, 2012, 2013	Cuthbert, Chamber of Commerce	\$3,000	Cuthbert, Chamber of Commerce, GDEcD
Create incentives to attract industry (Property tax freeze, etc.).	2009, 2010, 2011, 2012, 2013	Cuthbert	\$2,000	Cuthbert, Chamber of Commerce
Complete Urban Redevelopment Plan (Cuthbert) to aid in redevelopment of downtown and surrounding areas. Create Revitalization Opportunity Zone strategy.	2009	LCRDC	\$3,500	Cuthbert
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	2011	Chamber of Commerce	\$1,000	Chamber Dues
Support Community investment in infrastructure and buildings to better attract industrial and commercial development.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$2,000	Cuthbert
Construct a spec. building in Industrial Park.	2009	Development Authority	\$500,000	Cuthbert, One GA
Support Hwy 27 Association.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert
Support small business enterprise in the city.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$50,000	GA DCA RLF, Cuthbert
Promote Tourism in Randolph County and Cuthbert.	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, Development Authority, County, Cuthbert	\$25,000	Cuthbert
Continue to lobby and support the four-laning of U.S. 82.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1000	Cuthbert
Continue marketing efforts for the Industrial Park.	2009, 2010, 2011, 2012, 2013	Downtown Development Authority, Cuthbert	\$2,000	Cuthbert
Attract Fast Food restaurants to the City.	2009, 2010, 2011, 2012, 2013	Cuthbert, Development Authority, Chamber of Commerce	\$30,000	Cuthbert
Increase tourism and marketing of the city.	2009, 2010, 2011, 2012, 2013	Cuthbert, Downtown Development Authority, Chamber of Commerce	\$30,000	GA DITT, Cuthbert
Use existing Revolving Loan Fund to create and maintain jobs	2009, 2010, 2011, 2012, 2013	Cuthbert	\$50,000	GA DCA, Cuthbert
Implement a walking tour of downtown area in the city	2009, 2010, 2011, 2012, 2013	Cuthbert, Downtown Development Authority, Better Hometown	\$10,000	Cuthbert
Continue to support the Randolph County Chamber of Commerce	2009, 2010, 2011, 2012, 2013	Cuthbert	\$6,000/yr.	Cuthbert
Support the Southwest Georgia Development Authority	2009, 2010, 2011,	Cuthbert	\$500	Cuthbert

	2012, 2013			
Support the Randolph County Development Authority	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500	Cuthbert
Implement a streetscape plan in the central business district around the square	2009, 2010	Cuthbert	\$200,000	GA DOT TE, Gov. Discretionary, GA DCA LDF, Cuthbert
Diversify job base.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	GDEC, DCA, LDF
Finish developing and support Regional Rural Transit facility. Facility should help with home to employment travel.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500	Cuthbert
Increase local job opportunities which will require less access to transportation by infilling existing urban areas and creating job opportunities in those areas.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert, USDA, CDBG
Provide education opportunities to learn about the development process.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert

<b>Housing</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to increase home ownership opportunities	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500,000	GA DCA, HUD, Cuthbert
Continue to apply for affordable housing grants in an effort to balance housing cost and housing quality.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500,000	GA DCA CDBG/CHIP, Cuthbert
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures	2009, 2010, 2011, 2012, 2013	Cuthbert	\$500,000	GA DCA CDBG/CHIP, Cuthbert
Create housing communities rather than housing developments by eliminating barriers to developing mixed-use developments.	2009, 2010	Cuthbert	\$1,000	Cuthbert
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert
Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Randolph County and the municipalities. Enforce compatibility standards.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert
Continue to implement a code enforcement program	2009, 2010, 2011, 2012, 2013	Cuthbert	\$2,000	Cuthbert
Support the West Georgia Consortium	2009, 2010, 2011, 2012, 2013	Cuthbert	\$300	Cuthbert
Develop a 24-unit senior citizen affordable housing complex	2009, 2010, 2011, 2012, 2013	Housing Authority	\$750,000	USDA, GA DCA CDBG & CHIP
Promote a rent-to-own home ownership program in the city	2009, 2010, 2011, 2012, 2013	Housing Authority	\$25,000	GA DCA, USDA
Promote affordable multi-family housing in the city	2009, 2010, 2011, 2012, 2013	Housing Authority, Cuthbert	\$75,000	USDA, GA DCA CHIP, Cuthbert
Finish and implement Redevelopment Plan	2009, 2010	Cuthbert	\$3,000	Cuthbert
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	2011	Cuthbert	\$1,500	Cuthbert
Ordinances need to allow for loft living, downtown living and neo-traditional development.	2011	Cuthbert	\$500	Cuthbert

<b>Land Use</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible</b>	<b>Cost Estimate</b>	<b>Funding Source</b>

		<b>Party</b>		
Study effective land use planning for City of Cuthbert, including brownfield and greyfield redevelopment.	2010,2011	Cuthbert, RDC	\$3,000	GA DCA, Cuthbert
Pursue more effective water conservation and aquaculture techniques, resource conservation and protection in the county.	2011,2012	Cuthbert	\$5,000	GA DNR, Cuthbert
Update Comprehensive Plan.(Full Plan Update)	2013	Cuthbert	\$15,000	Cuthbert
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert
Apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$2,000	Cuthbert
Diversify land use mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	2011	Cuthbert	\$2,000	Cuthbert
Work with developers, landowners, and conservation groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions. Traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desirable development pattern.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$2,000	Cuthbert
Update Comprehensive Plan. (Partial)	2009	Cuthbert	\$5,000	Cuthbert
Develop a guidebook that illustrates the type of development we want in our community.	2013	Cuthbert	\$1,500	Cuthbert
Plan areas for nodal development.	2012	Cuthbert	\$1,500	Cuthbert
Development ordinances to regulate the aesthetics of development in our highly visible areas.	2011	Cuthbert	\$1,500	Cuthbert
Create an ordinance that allows neo-traditional development and loft living options.	2012	Cuthbert	\$1,500	Cuthbert
Create an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	2010	Cuthbert	\$2,000	Cuthbert
Continue to enforce zoning ordinance and subdivision regulations	2009, 2010, 2011, 2012, 2013	Cuthbert	\$100	Cuthbert
Require new development connect with existing development thru a street network, not a single entry/exit.	2013	Cuthbert	\$500	Cuthbert
Reserve land for industrial and commercial growth on future development map.	2012	Cuthbert	\$15,000	Cuthbert

<b>Natural and Historic Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Randolph County, Cuthbert
Identify contaminated properties (brownfield and greyfields) and promote redevelopment connect developers to federal and state incentives for cleaning up brownfield sites.	2011	City	\$3,000	Cuthbert,
Identify water pollution problems and solutions.	2011	Cuthbert	\$5,000	Cuthbert, DNR

Identify and prioritize erosion, sedimentation, and storm water runoff problems.	2011	Cuthbert	\$5,000	Cuthbert DCA, DNR
Protect historic resources.	2009	Cuthbert	\$5,000	Cuthbert, DCA, DNR
Adopt, strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	2009, 2010, 2011, 2012, 2013	Cuthbert	\$1,000	Cuthbert
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2011	Cuthbert	\$2,000	Cuthbert
Continue to enforce soil erosion and stormwater best management practices	2009, 2010, 2011, 2012, 2013	Cuthbert	\$5,000	Cuthbert
Develop a bicycle/pedestrian plan to complement regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	2013	Cuthbert	\$50,000	Cuthbert
Develop, adopt, and enforce a historic preservation ordinance in the city.	2013	Cuthbert	\$3,000	GA DCA, Cuthbert
Develop a Greenspace Plan and actively work to preserve greenspace, through direct purchase set-asides, etc. Adopt and enforce a tree preservation ordinance.	2012	Cuthbert	\$3,500	Cuthbert
Consider creating a Historic Preservation Commission.	2012	Cuthbert	\$1,500	Cuthbert
Develop a Conservation Subdivision Ordinance.	2013	Cuthbert	\$1,500	Cuthbert
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	2013	Cuthbert	\$1,000	Cuthbert
Purchase land in the city designated for parks and greenspace.	2013	Cuthbert	\$60,000	GA DNR, Cuthbert
Develop a local land conservation program or work with state or national land conservations programs to preserve environmentally important areas.	2013	Cuthbert	\$2,000	Cuthbert

The City of Shellman

*Shellman City: Report of Accomplishments*

<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Construct a back-up well	Completed	
Upgrade water system (to include Pearl Street Water Main)	Completed	
Investigate surface water in sewer system	Completed	
Purchase City Truck	Completed	
Purchase Backhoe	Completed	
Purchase 2 police cars	Completed	
Put a kitchen in the Depot	Underway	2010
Put heating and cooling in the Depot	Underway	2010
Put flooring in Depot (portion)	Underway	2010
Resurface West Ward Street	Completed	
Resurface School Street	Completed	
Pave Maryanna Street	Not Accomplished	Priority Reassessment
Build a new facility to house the fire department	Underway	2010
Develop a house numbering system	Completed	
Replace awnings on downtown buildings	Completed	
Request DOT signs indicating Shellman on Highway 520	Completed	
Construct restrooms and concession stand at ballfield	Completed	

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Participate in the Regional Chamber of Commerce	Not completed.	Chamber is no longer regional. Now a County Chamber.

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Work toward locating a Limited Care Retirement Community in Shellman	Not Accomplished	Lack of infrastructure/funds.

<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Update and enforce zoning ordinance	Completed	
Adopt and enforce subdivision regulations	Completed	
Adopt and enforce building codes	Completed	
Update Comprehensive Plan	Underway	2009
Annex land south of U.S. 82 between GA Hwy 41 and Dean Street	Completed	

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>

Develop a plan for the restoration and use of the downtown buildings	Not Accomplished	Priority Reassessment
Adopt and enforce a protection plan for groundwater recharge areas	Completed	
Adopt and enforce policies for the protection of wetlands	Completed	
Implement plan for the preservation of the Historic District	Not Accomplished	Lack of Interest

### *Shellman City: Short Term Work Program Update*

<b>Community Facilities</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Important to keep lines of communication open with Randolph County and Cuthbert in order to develop stronger working relationships and to share resources. Continued work towards Rural Transit Facility	2009, 2010, 2011, 2012, 2013	Shellman	\$5,000	Shellman, Federal Transit Authority
Finish developing rural transit facility and participate in regional transportation efforts.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Shellman
Careful planning will be required to ensure adequate public facilities. Adequate community facilities are needed to provide a good foundation for existing and future populations.	2009, 2010, 2011, 2012, 2013	Shellman	\$500,000	Shellman, CDBG, USDA
Look at various fee sources in order to better pay for growth and take cost burden off of property owners.	2009, 2010, 2011, 2012, 2013	Shellman	\$5,000	County
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing County website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2009, 2010, 2011, 2012, 2013	Shellman	\$2,000	Shellman, County leadership class
Maintain/update/expand public facilities and services, including water, sewer, medical and ambulance, schools, etc. as economic conditions allow.	2009, 2010, 2011, 2012, 2013	Shellman, School Board, DFACS, etc.	\$500,000-\$1,000,000	Shellman, CDBG, USDA
Coordinate and continue to enforce storm water management regulations with Randolph County.	2009, 2010, 2011, 2012, 2013	Shellman	\$3,000	Shellman
Repave city roads.	2009, 2010, 2011, 2012, 2013	Shellman / Randolph County	\$500,000	Shellman, Randolph, DOT, CDBG, DCA (Stimulus Money)
Work with Health Department to identify failing septic tanks and areas of potential failure.	2012	Shellman	\$3,000	Shellman
Investigate surface water in sewer system	2009, 2010	Shellman	\$5,000	Shellman
Assess available public space and determine what needs renovation, expansion or closure.	2009, 2010, 2011, 2012, 2013	Shellman	\$500	Shellman
Construct a new fire station.	2009, 2010	Shellman	\$150,000	USDA Rural Dev., Gov. Discretionary, Shellman
Resurface walking trail	2011	Shellman	\$10,000	GA DCA LDF, Shellman
Continue to renovate the Depot including kitchen renovations, heating, cooling, and flooring	2009	Shellman	\$15,000	GA DCA LDF, Gov. Discretionary, USDA, Shellman
Pave Maryanna Street	2012	Shellman	\$15,000	GA DOT LARP, Shellman
Purchase one police car	2010	Shellman	\$25,000	COPS grant, Shellman
Purchase ditch witch trenching machine	2013	Shellman	\$17,000	Shellman

Construct welcome sign on U.S. 82	2013	Shellman	\$20,000	GA DCA LDF, Shellman
Continue efforts to replace awnings on downtown buildings	2009, 2010, 2011, 2012, 2013	Shellman	\$20,000	Shellman
Purchase fire safety equipment for Volunteer Fire Department	2009,2010	Shellman	\$25,000	USFA FEMA, Shellman
Require new development to connect to existing sidewalks whenever possible	2013	Shellman	\$10,000	Shellman, Developer
Develop a capital improvements program	2012	Shellman	\$2,500	Shellman
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	2011	Shellman	\$2,000	Shellman
Develop solar system as alternative energy source.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000,000	Shellman, CDBG, DCA (Stimulus Money)
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to area climate.	2013	Shellman	\$500	Shellman
Look at creating capital improvements program	2013	Shellman	\$2,000	Shellman
Create a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	2013	Shellman, RDC	\$1,500	RDC, Shellman,
Update SDS as part of the full plan update.	2013	Shellman	\$500	Shellman

<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Support continued development of local education system. Increase dual enrollment opportunities.	2009, 2010, 2011, 2012, 2013	Shellman, School Board, Randolph County, Andrew College, Albany Tech	\$1,000	GA Dept. of Education, One Georgia, Shellman
Work with Albany Tech on job training and adult education programs.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Shellman
Finish developing the Rural Regional Transit Program	2009, 2010	Shellman, Randolph County, Clay County, Stewart County, Quitman County	\$5,000	GA DOT, Shellman, Randolph County, Clay County, Stewart County, Quitman County
Support developing regional rural transit facility to help with travel to work and increase local job opportunities which will required less access to transportation.	2013	Shellman	\$500	Shellman
Maintain and expand upon public facilities (water, sewer, etc.)	2009, 2010, 2011, 2012, 2013	County, Cuthbert, Shellman	\$500,000	County, Cuthbert, Shellman, USDA, CDBG
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	2010	Shellman	\$2,000	Shellman, GDECD
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program as well as support program.	2009, 2010, 2011, 2012, 2013	Shellman	\$3,000	Shellman, Chamber of Commerce, GDEcD
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	2011	Chamber of Commerce	\$1,000	Chamber Dues
Support community investment in public facilities to better attract industrial/commercial development.	2009, 2010, 2011, 2012, 2013	Shellman	\$2,000	Shellman
Support Hwy 27 Association	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Shellman
Support small business enterprise in the city.	2009, 2010, 2011, 2012, 2013	Randolph County	\$50,000	GA DCA RLF, Shellman
Promote tourism in Shellman and Randolph County. Increase Shellman marketing efforts.	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, Development Authority, City	\$25,000	Shellman



Continue to participate in the Randolph County Chamber of Commerce	2009, 2010, 2011, 2012, 2013	Shellman	\$800	Shellman
Support a regional jail facility in Terrell County	2009, 2010, 2011, 2012, 2013	Shellman	\$500	Shellman
Create as many local development incentives as possible to attract commercial and industrial development.	2009, 2010, 2011, 2012, 2013	Shellman	\$500	Shellman
Support the Randolph County Development Authority	2009, 2010, 2011, 2012, 2013	Shellman	\$500	Shellman
Support the Southwest Georgia Development Authority	2009, 2010, 2011, 2012, 2013	Shellman	\$100	Shellman
Support the four-laning of U.S. 82	2009, 2010, 2011, 2012, 2013	Shellman	\$100	Shellman
Encourage more businesses to locate downtown	2009, 2010, 2011, 2012, 2013	Shellman, Randolph Chamber of Commerce	\$10,000	Revolving Loan Fund, GA DCA, USDA RBEG
Implement a streetscape plan in the central business district	2012	Shellman	\$200,000	Gov. Discretionary, GA DCA LDF, Local
Diversify job base.	2009, 2010, 2011, 2012, 2013	Randolph County, Shellman	\$10,000	Gov. Discretionary, GA DCA LDF, Local
Provide education opportunities to learn about the development process.	2009, 2010, 2011, 2012, 2013	Shellman	\$5,000	Shellman
Consider a redevelopment plan to aid in redevelopment of downtown and surrounding areas. Use low interest rate loans and other revitalization techniques as development incentives.	2012	Shellman	\$3,000	Shellman

<b>Housing</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Create housing communities rather than housing developments, retro fit existing housing areas if possible.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,500	Shellman
Continue to increase home ownership opportunities	2009, 2010, 2011, 2012, 2013	Shellman	\$500,000	GA DCA, HUD, Shellman
Continue to apply for affordable housing grants in an effort to balance housing cost and housing quality.	2009, 2010, 2011, 2012, 2013	Shellman	\$500,000	GA DCA, CDBG/CHIP, Shellman
Support the West Georgia Consortium Corporation.	2009, 2010, 2011, 2012, 2013	Shellman	\$300	Shellman
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures	2009, 2010, 2011, 2012, 2013	Shellman	\$500,000	GA DCA CDBG/CHIP, Shellman
Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Randolph County and the municipalities. Enforce compatibility standards.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Shellman
Pursue a citywide housing rehabilitation program	2009, 2010, 2011, 2012, 2013	Shellman	\$500,000	GA DCA CDBG/CHIP, Shellman
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	2011	Shellman	\$500	Shellman
Develop housing programs that focus on households with special needs.	2010	Shellman	\$1,000	Shellman
Ordinances need to allow for loft living, downtown living and neo-traditional development.	2011	Shellman	\$500	Shellman
Write a redevelopment plan.	2013	Shellman	\$1,500	Shellman
Continue to support code enforcement program	2009, 2010, 2011, 2012, 2013	Shellman	\$2,000	Shellman
Look at ways to diversify housing mix from predominately single-family site-built to a mixture of single-family attached and multi-family.	2012	Shellman	\$1,500	Shellman

<b>Land Use</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Study effective land use planning for City of Shellman, including brownfield and greyfield redevelopment. Connect developers to federal and state incentives for cleaning up identified sites.	2010,2011	Shellman, RDC	\$3,000	GA DCA, Shellman
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county	2011,2012	Shellman	\$5,000	GA DNR, Shellman
Update Comprehensive Plan, partial update.	2009	Shellman	\$15,000	Shellman
Update Comprehensive Plan, full update.	2013	Shellman	\$15,000	Shellman
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Shellman
Apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	2009, 2010, 2011, 2012, 2013	Shellman	\$2,000	Shellman
Diversify land use mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	2011	Shellman	\$2,000	Shellman
Work with developers, landowners, and conservation groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions. Traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desirable development pattern.	2009, 2010, 2011, 2012, 2013	Shellman	\$2,000	Shellman
Develop a guidebook that illustrates the type of development we want in our community.	2012	Shellman	\$1,500	Shellman
Plan areas for nodal development.	2012	Shellman	\$1,500	Shellman
Development ordinances to regulate the aesthetics of development in our highly visible areas.	2012	Shellman	\$1,500	Shellman
Create an ordinance that allows neo-traditional development.	2012	Shellman	\$1,500	Shellman
Look at adopting land use measures that will protect natural resources in Shellman (steep slopes, flood plains, etc.)	2012	Shellman	\$1,500	Shellman
Create an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	2012	Shellman	\$2,000	Shellman
Continue to enforce zoning ordinance and subdivision regulations.	2009, 2010, 2011, 2012, 2013	Shellman	\$2,000	Shellman
Reserve land for industrial and commercial growth in future land use plan.	2012	Shellman	\$15,000	Shellman

<b>Natural and Historic Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> <li>1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.</li> <li>2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on</li> </ol>	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Randolph County and Shellman

websites, newsletters, etc.				
Identify contaminated properties (brownfield and greyfields) if identified promote redevelopment.	2011	Shellman	\$3,000	Shellman
Identify water pollution problems and solutions.	2011	Shellman	\$5,000	Shellman, DNR
Identify and prioritize erosion, sedimentation, and storm water runoff problems.	2011	Shellman	\$5,000	Shellman, DCA, DNR
Protect historic resources.	2009	Shellman	\$5,000	Shellman, DCA, DNR
Adopt, strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	2009, 2010, 2011, 2012, 2013	Shellman	\$1,000	Shellman
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2011	Shellman	\$2,000	Shellman
Continue to enforce soil erosion and stormwater best management practices.	2009, 2010, 2011, 2012, 2013	Shellman	\$5,000	Shellman
Do a bike/pedestrian plan to complement the regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	2013	Shellman	\$50,000	Shellman
Acquire the Oliver Hall property.	2009	Shellman	\$1,000	Shellman
Continue efforts to implement Historic Preservation recommendations.	2009, 2010, 2011, 2012, 2013	Shellman, RDC	\$3,500	RDC, Shellman
Develop a Greenspace Plan and actively work to preserve greenspace by direct purchase or set-asides, etc. Adopt and enforce a tree preservation ordinance.	2013	Shellman, RDC	\$3,500	RDC, Shellman
Develop a Conservation Subdivision Ordinance.	2012	Shellman, RDC	\$1,500	RDC, Shellman
Adopt a tree replanting ordinance for new development.	2013	Shellman, RDC	\$1,500	Shellman
Develop a land conservation program or work with national and state land conservation programs to preserve environmentally important areas.	2013	Shellman, RDC	\$1,500	Shellman
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	2013	Shellman	\$60,000	GADNR, Shellman
Continue redevelopment of Shellman Depot.	2009, 2010, 2011	Shellman	\$125,000	Shellman, DOT, USDA

## **Implementation Policies**

Randolph County, the City of Cuthbert and the City of Shellman have established and adopted the following policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

### ***Housing***

- Eliminate substandard housing conditions in the county and cities.
  - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities such as development spurred by population growth.
  - Support continued improvements of existing housing conditions through available public and private means.
  - Seek available funding such as housing improvement grants.
  - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
  - Make the necessary improvements and repairs to substandard housing units that are within repair.
  - Support enforcement of existing building codes and nuisance ordinances.
  - Promote the removal of deteriorating unoccupied structures that are aesthetically challenged or are a potential fire and health hazards, or represent housing for illegal activities.
  - Support the enforcement of an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the county to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
  - Encourage mixed-use developments in appropriately defined areas in affordable housing communities.
  - Improve and expand the existing housing stock for all income levels.
  - Promote fair housing practices.
- Increase home ownership throughout county.
  - Increase opportunities for low-to-moderate income families to become homeowners.
  - Promote affordable/quality housing.
  - Encourage a compatible mixture of housing types and costs in each neighborhood.
- Develop housing where adequate infrastructure already exists; or can be economically provided.
- Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Randolph County and its municipalities. Also enforce compatibility standards.

## ***Economic Development***

- Pursue economic development that will aid Randolph County and its municipalities in becoming more self-sufficient to include offering all needed and desired services locally as well as increased local job opportunities.
  - Recruit a diversity of businesses to provide a broad economic base.
  - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Centers and other appropriately define areas.
  - Consider costs as well as benefits in making decisions on proposed economic development projects.
  - Consider the employment needs, skill levels and qualifications of our existing population in making decisions on proposed economic development projects.
  - Support economic development that is compatible with existing businesses and the tourist industry.
- Support programs for retention, expansion and creation of businesses that stimulate the community's economy and are an appropriate fit to the county and its municipalities and maintain their character.
  - Encourage citizens to shop locally.
    - Ensure convenient business hours to best accommodate local citizens.
    - Encourage merchants to sell items of necessity and those which are bought most frequently.
    - Encourage merchants to sell items that are unique to Randolph County, the City of Cuthbert, and the City of Shellman and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources in decision making on economic development projects.
  - Encourage reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in previously undeveloped areas in the community.
  - Encourage the rehabilitation of storefronts in the Town Center.

## ***Intergovernmental Coordination***

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial. Keep line of communication open with Clay, Stewart, and Quitman Counties.
  - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation, medical services, and water.
  - Coordinate closely with neighboring counties and cities in meeting State and Federal storm water management requirements.
- Engage in cooperative planning with surrounding governments, county and city.
  - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
  - Offer input to other public entities in your area when they are considering a decision that is likely to have an impact on your community or your plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.
  - Encourage use of schools as community facilities.

- Encourage school location decisions that support the community’s overall growth and development plans.
- Encourage and support the activities of the Randolph County School Board to educate the children and adults of the county.
- Encourage and support literacy and adult education programs as well as job training.
- Work cooperatively with Randolph/Clay County High and social service providers to reduce high school drop out rate.

### ***Natural and Cultural Resources***

- The protection and conservation of county resources is vital in the decision-making process for future growth and development.
  - Encourage resource management planning in new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or historic areas, archaeological or cultural resources from encroachment.
  - Consider the potential impacts on air and water quality in making decisions on new developments and transportation improvements.
  - Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
  - Ensure that conditions for the protection of natural and historic resources are included in the county’s zoning ordinance, and other applicable regulating documents.
  - Protect sensitive plant and animal habitats, scenic views and site, significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
  - Promote respectful and responsible usage of natural and historic resources by creating education programs targeting these resources.
  - Enforce the Storm Water Management ordinance and best use management practices for erosion and sedimentation issues.
  - As part of the neighborhood redevelopment strategy, develop the abandoned rail line as a connector between residential areas and public use areas.
  - Strengthen and enforce resource protection regulations.
  - Adopt appropriate site design guidelines for developing in sensitive areas (e.g., steep slopes, wetlands, etc.).
  - Link local trail systems with state designated bike routes and existing trails in neighboring communities.
  - Develop programs that encourage infill development or brownfield/greyfield redevelopment.
  - Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make this brochure available to the public by posting it in public places and on websites, in newsletters, etc.

### ***Community Facilities and Services***

- Encourage the development and expansion of educational and recreational opportunities for all citizens.
  - Encourage school location decisions that support the community’s overall growth and development plans.

- Support Adult Education program in the county.
- Encourage and support the expansion of services such as the local library.
- Encourage and support the activities of the Randolph County School Board to educate the children of the county.
- Encourage development where adequate infrastructure already exists or can be economically provided.
  - Encourage development on sites with existing water and sewer.
  - Encourage water and sewer system extensions that support or encourage new development in areas appropriate for such activities by reason of policy and public health and safety as well as welfare of residents and employees.
  - Encourage revitalization of vacant or under-utilized buildings.
  - Encourage the rehabilitation of storefronts in the Town Centers.
- Encourage development and expansion of public facilities, service and commercial to stimulate the local economy.
  - Plan for and develop shopping center, banks, pharmacy, and hotels/motels.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities be provided in support of Randolph County and its jurisdiction's residents, commerce and industry.
  - Develop and maintain water and sewer system maintenance programs to increase efficiency and operational longevity.
- Identify abandoned and contaminated property in the county and its jurisdictions, and determine the impact on natural/cultural resources.
- Enforce the Storm Water Management requirements.
- Work with the Health Department to identify failing septic tanks and areas of potential failure.
- Promote the expansion of sewer systems with surface water discharge where economically feasible in order to promote less water usage.
- Seek funding to expand existing buildings in order to alleviate capacity issues.
- Identify areas for potential cemeteries.
- Look at potential fees (Impact fees, Subdivision Review fees, Service Tax District fees, etc.) to compensate for new growth.
- Facilitate cooperation between local leaders, volunteers, and the general public by providing information about community programs on county/city websites, public notices, local libraries, newspapers, etc.

### ***Land Use***

- Diversify land use base by seeking commercial and industrial facilities and reserving land for industrial and commercial growth.
- Ensure that all decisions by Randolph County and/or its municipalities on new development will contribute to, not take away from, the community's character and sense of place.
  - Discourage incompatible land uses to adjacent and nearby property.
  - Encourage safe, efficient and aesthetically pleasing developments.
  - Address excessive numbers of dilapidated structures both site built and mobile homes by either rehabilitation activities or demolition.
  - Seek funding to aid struggling areas.

- Encourage development that is considerate of historic areas, sense of place, and the overall setting of our community. The unincorporated land in Randolph County is a blank canvas which provides opportunities for desirable development patterns.
  - Continue to seek funding for deteriorating areas and areas of disinvestment.
  - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.
  - Work with the developers/landowners and conservation groups to preserve open space.
  - Consider developing a conservation subdivision ordinance.
- Preserve and maintain agricultural and sensitive areas.
  - Prohibit the location of solid waste handling facilities and the disposal of hazardous waste within the county.
  - Promote a balanced and efficient use of land that is appropriate with the resource base and the health, safety and welfare of the county's residents.
  - Require construction practices that are designed to minimize soil erosion and sedimentation.
  - Create stream buffer easements in an effort to create greenway connections.
  - Confirm brownfield areas and connect owners or developers to appropriate Federal and State agencies.
  - Promote traditional neighborhood concepts especially in and around historic areas.

### ***Transportation***

- Develop new and improve existing roadways to ensure appropriate design.
  - Encourage use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
  - Continue development of regional transportation facility in the Springvale Community.
  - Seek Department of Transportation funds for widening of US Hwy 82.
  - Support and encourage the addition of bicycle lanes as streets are repaved and when it is economically feasible.
- Support the creation of a community-wide trail and/or pedestrian/ bike path network.
  - Provide for safe, efficient movement of citizens throughout Randolph County, Cuthbert and Shellman.
  - Create bike paths and walking trails between public and private facilities such as the Randolph County courthouse, Randolph County government center, and Andrew College.
- Maintain minimal conflicts between local and through traffic.
  - Employ traffic calming measures along major highways.
  - Ensure that excessive vehicular traffic will not harm the peaceful nature of the community and residential areas.
  - Provide for timely maintenance, repairs and improvements of streets and highways, both paved and dirt.
  - Limit development along dirt roads due to paving and maintenance costs.



*ADOPTION RESOLUTION*

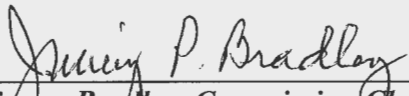
*WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 Counties and cities prepare a Comprehensive Plan; and*

*WHEREAS, the County of Randolph prepared the required Partial Comprehensive Plan Update and the Report of Accomplishment and 5-year update of its Short Term Work Program; and*


*WHEREAS, by this resolution, the County certifies that the plan update was reviewed by the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and*

*NOW, THEREFORE BE IT RESOLVED, that the County of Randolph does hereby adopt the Randolph County-City of Cuthbert and City of Shellman Joint Comprehensive Plan Partial Update.*

*Resolved this 12<sup>th</sup> day of May, 2009.*

  
\_\_\_\_\_  
*Jimmy Bradley, Commission Chairman  
County of Randolph*

*Attest:*

  
\_\_\_\_\_  
*Kiesha Burkes, County Clerk*

*ADOPTION RESOLUTION*

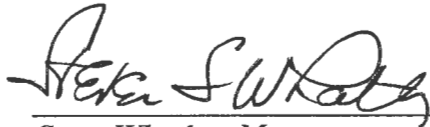
*WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 Counties and cities prepare a Comprehensive Plan; and*

*WHEREAS, the City of Cuthbert prepared the required Partial Comprehensive Plan Update, the Report of Accomplishment and 5-year update of its Short Term Work Program; and*

*WHEREAS, by this resolution, the County certifies that the plan update was reviewed by the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and*

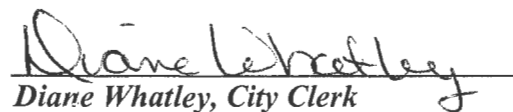
*NOW, THEREFORE BE IT RESOLVED, that the City of Cuthbert does hereby adopt the Randolph County-City of Cuthbert and City of Shellman Joint Comprehensive Plan Partial Update.*

*Resolved this 11 day of May, 2009.*



*Steve Whatley, Mayor  
City of Cuthbert*

*Attest:*



*Diane Whatley, City Clerk*

**ADOPTION RESOLUTION**

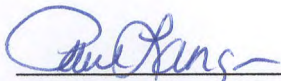
*WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 Counties and cities prepare a Comprehensive Plan; and*

*WHEREAS, the City of Shellman prepared the required Partial Comprehensive Plan Update, the Report of Accomplishment and 5-year update of its Short Term Work Program; and*

*WHEREAS, by this resolution, the County certifies that the plan update was reviewed by the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and*

*NOW, THEREFORE BE IT RESOLVED, that the City of Cuthbert does hereby adopt the Randolph County-City of Cuthbert and City of Shellman Joint Comprehensive Plan Partial Update.*

Resolved this 4<sup>th</sup> day of May, 2009.



\_\_\_\_\_  
Paul Langford, Mayor  
City of Shellman

Attest:

  
\_\_\_\_\_  
Margaret Gurthie, City Clerk

MAYOR  
PAUL P. LANGFORD

CITY CLERK  
MARGARET COOK

## CITY OF SHELLMAN

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MAYOR PROTEM:  
SCOTT CURRY

COUNCIL MEMBERS:  
JAMES R. CRITTENDEN  
CHARLES PLATT  
STEWART SHORT  
JAMES C. WEATHERSBY

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### 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

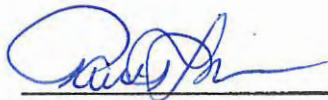
**WHEREAS**, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

**WHEREAS**, the City of Shellman has been notified by the 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 City of Shellman City Council, that the City of Shellman's Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the City of Shellman City Council in session this 4<sup>th</sup> day of December 2017.

City of Shellman  
City Council



Honorable Paul P. Langford, Mayor

ATTEST

SEAL



Margaret Cook, City Clerk