

PLAN! GRADY

2016

Mission: POSSIBLE

A Joint Comprehensive Plan prepared for and by Grady County and the Cities of Cairo and Whigham with assistance from the Southwest Georgia Regional Commission



*City
of
Whigham*



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PURPOSE

This comprehensive plan, updated for the Grady County, Cairo and Whigham in 2015, serves as a guide for local government officials and community leaders for making decisions in support of the community's stated vision. Based on input from the public and a Steering Committee, the plan identifies needs and opportunities for the community, as well as goals for each community's future, and policies that provide guidance and direction for achieving these goals. The plan also offers insight into what types of land use and development are appropriate in the Cities of Cairo and Whigham. A community work program is included that specifies a route for working towards implementation of the plan.

This comprehensive plan should be used as a guide by the local government for assessing development proposals, rezoning applications, and redevelopment plans. Residents, business owners, and developers may access the plan as well, to learn about appropriate land use, development, and the trajectory of growth for Grady County and its municipalities. Essentially, the plan seeks to answer the questions: *Where are we?, Where do we want to be?, and, How will get there?*

PROCESS

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014. The DCA rules state that the Comprehensive Plan consists of the following three distinct components:

Needs and Opportunities:

An analysis of the community's needs and opportunities will help determine the existing conditions of each community. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

Community Goals:

Through public and steering committee meetings, the communities' goals and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Community Work Program:

The final component of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a short term work plan, identifying priority projects, potential collaborations, and funding strategies.

Specific components required for Grady County are:

Economic Development:

The Economic Development Element identifies and needs and opportunities related to economic development and vitality of the community and Community Work Program activities are developed for addressing these specific needs and opportunities, considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local development agencies, programs and tools.

Land Use:

This section deals with developing a Future Land Use Map that addresses the various Land Use and Development goals of Cairo and Whigham. Specific development strategies were developed in keeping with the proposed Land Uses, and are described in detail in the next section

PUBLIC INVOLVEMENT

SWGRC's Role

The Southwest Georgia Regional Commission's Planning Department facilitated the 2016 Comprehensive Plan update for Grady County, Cairo and Whigham; collectively known as **"Plan! Grady 2016"**. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and make recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public Input and Steering Committee

The 2016 update of Grady County's Comprehensive Plan relied heavily on public involvement. The planning process began with an initial public hearing at each local government where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the plan process. Aside from public meetings, a website (www.grady-county-comprehensive-plan.com) was created to further explain the plan process, requirements, and also provide another avenue for those interested to provide feedback and input into the plan. Alongside the website, a Facebook page (Plan Grady 2016) was created for citizens to follow along with announcements of meetings and discuss various aspects of the plan. Following the initial public hearings, community input sessions were conducted where the public was invited participate in a S.W.O.T. exercise and to help develop goals and policies for Grady County, Cairo and Whigham regarding a variety of topics.

Review Process

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all three components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the SWGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, each community must adopt the approved plan.

PLAN ORGANIZATION

Plan! Grady 2016 is essentially a joint comprehensive plan for Grady County, Cairo and Whigham. In order to make the plan more usable and for each jurisdiction to take more ownership this plan is broken down by jurisdiction with each government involved having the required sections according to the DCA's O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

GRADY COUNTY

COMMUNITY PROFILE

Bordering Florida to the south, Thomas County to the east, Decatur County to the west and Mitchell County to the north, the 458 square miles of Grady County was home to 25,009 people in 2010. (Currently the total estimated population for the County is 25,359). The County Seat, Cairo, is about 30 miles north of Tallahassee, Florida and 255 miles south of the Georgia's Capital, Atlanta. The climate is temperate with long warm summers and short cool winters. It lies within an area that receives approximately 53 inches of rainfall per year with an average temperature of 67 degrees.

If current demographic trends continue the total population in Grady County could top 25,503 by 2020 and would maintain to some degree the current racial profile of roughly 62.8% Caucasian, 28.7% African American and 10% Hispanic. Although this racial profile mirrors that of the State in general, other aspects of the County's demography more closely matches those of neighboring counties, particularly in the realms of the income distribution, poverty rates and educational attainment.



Community Profile

Grady Bound
Area: 459.78 square miles

Latitude: 30.87471896
Longitude: -84.2343047

Population Summary	
2000 Total Population	23,657
2010 Total Population	25,009
2015 Total Population	25,277
2015 Group Quarters	189
2020 Total Population	25,503
2015-2020 Annual Rate	0.18%
Household Summary	
2000 Households	8,796
2000 Average Household Size	2.66
2010 Households	9,417
2010 Average Household Size	2.63
2015 Households	9,556
2015 Average Household Size	2.63
2020 Households	9,651
2020 Average Household Size	2.62
2015-2020 Annual Rate	0.20%
2010 Families	6,729
2010 Average Family Size	3.10
2015 Families	6,758
2015 Average Family Size	3.11
2020 Families	6,782
2020 Average Family Size	3.11
2015-2020 Annual Rate	0.07%
Housing Unit Summary	
2000 Housing Units	9,989
Owner Occupied Housing Units	64.6%
Renter Occupied Housing Units	23.4%
Vacant Housing Units	11.9%
2010 Housing Units	10,758
Owner Occupied Housing Units	58.7%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	12.5%
2015 Housing Units	10,992
Owner Occupied Housing Units	55.7%
Renter Occupied Housing Units	31.2%
Vacant Housing Units	13.1%
2020 Housing Units	11,149
Owner Occupied Housing Units	55.4%
Renter Occupied Housing Units	31.2%
Vacant Housing Units	13.4%
Median Household Income	
2015	\$33,785
2020	\$39,178
Median Home Value	
2015	\$97,372
2020	\$119,077
Per Capita Income	
2015	\$17,637
2020	\$19,933
Median Age	
2010	37.6
2015	38.1
2020	39.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2015 Households by Income	
Household Income Base	9,556
<\$15,000	23.4%
\$15,000 - \$24,999	14.7%
\$25,000 - \$34,999	13.2%
\$35,000 - \$49,999	12.7%
\$50,000 - \$74,999	16.7%
\$75,000 - \$99,999	11.6%
\$100,000 - \$149,999	4.5%
\$150,000 - \$199,999	2.4%
\$200,000+	0.8%
Average Household Income	\$46,603
2020 Households by Income	
Household Income Base	9,651
<\$15,000	22.1%
\$15,000 - \$24,999	11.4%
\$25,000 - \$34,999	12.3%
\$35,000 - \$49,999	12.1%
\$50,000 - \$74,999	19.1%
\$75,000 - \$99,999	14.1%
\$100,000 - \$149,999	5.1%
\$150,000 - \$199,999	2.8%
\$200,000+	0.9%
Average Household Income	\$52,622
2015 Owner Occupied Housing Units by Value	
Total	6,122
<\$50,000	22.2%
\$50,000 - \$99,999	29.4%
\$100,000 - \$149,999	19.2%
\$150,000 - \$199,999	11.2%
\$200,000 - \$249,999	6.3%
\$250,000 - \$299,999	3.6%
\$300,000 - \$399,999	4.3%
\$400,000 - \$499,999	1.4%
\$500,000 - \$749,999	1.2%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.8%
Average Home Value	\$137,963
2020 Owner Occupied Housing Units by Value	
Total	6,173
<\$50,000	13.9%
\$50,000 - \$99,999	26.6%
\$100,000 - \$149,999	24.8%
\$150,000 - \$199,999	15.9%
\$200,000 - \$249,999	8.0%
\$250,000 - \$299,999	3.4%
\$300,000 - \$399,999	3.9%
\$400,000 - \$499,999	1.2%
\$500,000 - \$749,999	1.1%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.7%
Average Home Value	\$148,639

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age	
Total	25,011
0 - 4	7.6%
5 - 9	7.1%
10 - 14	6.8%
15 - 24	12.7%
25 - 34	12.6%
35 - 44	12.6%
45 - 54	14.2%
55 - 64	12.2%
65 - 74	8.3%
75 - 84	4.4%
85 +	1.5%
18 +	74.3%
2015 Population by Age	
Total	25,279
0 - 4	7.2%
5 - 9	7.4%
10 - 14	6.8%
15 - 24	11.6%
25 - 34	13.3%
35 - 44	12.1%
45 - 54	13.1%
55 - 64	13.0%
65 - 74	9.5%
75 - 84	4.3%
85 +	1.5%
18 +	75.1%
2020 Population by Age	
Total	25,505
0 - 4	6.8%
5 - 9	7.0%
10 - 14	7.5%
15 - 24	11.5%
25 - 34	11.5%
35 - 44	12.5%
45 - 54	12.4%
55 - 64	13.5%
65 - 74	10.6%
75 - 84	5.2%
85 +	1.6%
18 +	74.6%
2010 Population by Sex	
Males	12,114
Females	12,895
2015 Population by Sex	
Males	12,327
Females	12,950
2020 Population by Sex	
Males	12,498
Females	13,005

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

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2010 Population by Race/Ethnicity	
Total	25,009
White Alone	62.8%
Black Alone	28.7%
American Indian Alone	0.7%
Asian Alone	0.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.7%
Two or More Races	1.6%
Hispanic Origin	10.0%
Diversity Index	60.9
2015 Population by Race/Ethnicity	
Total	25,277
White Alone	61.9%
Black Alone	28.5%
American Indian Alone	0.8%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.5%
Two or More Races	1.7%
Hispanic Origin	11.6%
Diversity Index	63.1
2020 Population by Race/Ethnicity	
Total	25,503
White Alone	60.9%
Black Alone	28.0%
American Indian Alone	0.9%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.7%
Two or More Races	1.9%
Hispanic Origin	13.6%
Diversity Index	65.6
2010 Population by Relationship and Household Type	
Total	25,009
In Households	99.2%
In Family Households	86.3%
Householder	26.9%
Spouse	18.7%
Child	32.8%
Other relative	5.0%
Nonrelative	2.8%
In Nonfamily Households	12.9%
In Group Quarters	0.8%
Institutionalized Population	0.8%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2015 Population 25+ by Educational Attainment	
Total	16,929
Less than 9th Grade	9.5%
9th - 12th Grade, No Diploma	16.2%
High School Graduate	31.6%
GED/Alternative Credential	7.7%
Some College, No Degree	15.1%
Associate Degree	8.2%
Bachelor's Degree	6.9%
Graduate/Professional Degree	4.8%
2015 Population 15+ by Marital Status	
Total	19,872
Never Married	30.1%
Married	53.6%
Widowed	7.0%
Divorced	9.3%
2015 Civilian Population 16+ In Labor Force	
Civilian Employed	88.3%
Civilian Unemployed	11.7%
2015 Employed Population 16+ by Industry	
Total	8,826
Agriculture/Mining	6.6%
Construction	8.3%
Manufacturing	11.6%
Wholesale Trade	4.6%
Retail Trade	15.0%
Transportation/Utilities	3.6%
Information	1.4%
Finance/Insurance/Real Estate	5.5%
Services	39.7%
Public Administration	3.6%
2015 Employed Population 16+ by Occupation	
Total	8,827
White Collar	56.3%
Management/Business/Financial	9.6%
Professional	19.5%
Sales	13.2%
Administrative Support	14.1%
Services	15.1%
Blue Collar	28.6%
Farming/Forestry/Fishing	2.9%
Construction/Extraction	6.8%
Installation/Maintenance/Repair	4.8%
Production	7.0%
Transportation/Material Moving	7.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type	
Total	9,417
Households with 1 Person	24.3%
Households with 2+ People	75.7%
Family Households	71.5%
Husband-wife Families	49.6%
With Related Children	21.2%
Other Family (No Spouse Present)	21.8%
Other Family with Male Householder	5.2%
With Related Children	3.0%
Other Family with Female Householder	16.7%
With Related Children	11.3%
Nonfamily Households	4.2%
All Households with Children	35.9%
Multigenerational Households	5.4%
Unmarried Partner Households	6.0%
Male-female	5.2%
Same-sex	0.8%
2010 Households by Size	
Total	9,418
1 Person Household	24.3%
2 Person Household	33.4%
3 Person Household	17.1%
4 Person Household	13.6%
5 Person Household	6.6%
6 Person Household	3.0%
7 + Person Household	2.0%
2010 Households by Tenure and Mortgage Status	
Total	9,417
Owner Occupied	67.0%
Owned with a Mortgage/Loan	40.9%
Owned Free and Clear	26.1%
Renter Occupied	33.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

S.W.O.T.

Strengths

- Cooperation with local agencies & governments
- Available workforce
- Location/proximity to Florida/Alabama
- Financially stable

Weaknesses

- Apathy
- Socioeconomic factors
- Lower Educational attainment
- Lack of volunteers
- Aging fire-fighting equipment
- Lack of sufficient funding to pave roads
- Lack of professional jobs
- Lack of entertainment
- Solid waste disposal-unsightly
- Lack of hotel/motel rooms
- Lack of quality restaurants
- Litter on highways

Opportunities

- Tired Creek Lake as economic engine and proper land use
- Work with City of Cairo for water and sanitary sewer delivery
- Tourism (Ochlocknee Water Trail & TCL)
- Lots of room to grow
- Primed for additional food processing and manufacturing plants
- Work with Georgia Forestry and Homeland Security to secure tankers and trucks, could reduce ISO rating

Threats

- State and Federal unfunded mandates
- Tax loss of \$ funding of projects
- Georgia Agricultural Tax Exemption (GATE) card sales

NEEDS AND OPPORTUNITIES

Needs

We need to improve the skills of our workforce.

- Both Cairo and Grady County suffer from low academic achievement which contributes to higher poverty rates, lack of professional jobs and general apathy in the community.

We suffer from a lack of entertainment opportunities.

- There is a lack of things to do for residents of Grady County and oftentimes people drive to surrounding communities to seek entertainment and dining experiences.

Lack of funding for road paving and fire-fighting equipment is an ongoing problem.

- The prioritized list of roads in need of resurfacing continues to grow but the funding has not kept up. At the same time, the age of Grady Counties fire-fighting equipment has increased as well.

We have litter on our highways and unsightly solid waste disposal facilities.

- It is a bad sign to visitors when the first thing they see as they come into Grady County and Cairo is trash along the roadways. A cleanup campaign or participation in the adopt-a-highway program would certainly help.

We have a lack of Hotel/Motel rooms.

- This may be a direct result to some degree of the lack of entertainment options available. As there become more things for people to do in Grady County perhaps more of a market will emerge for hotels/motels.

Opportunities

The Tired Creek Lake project

- The Tired Creek Lake project could lead to more tourism, jobs, housing and retail growth. It is imperative that once the lake is permitted to fill that Grady County plan accordingly.
- The City of Cairo and Grady County have spoken about the options for providing sewer and water to the lake area. An opportunity exists to collaborate to provide this important infrastructure.

Tourism opportunities

- The Ochlocknee Water Trail and Tired Creek provide good opportunities for Grady County to increase its tourism economy.

Opportunities exist to lower the ISO rating of Grady County

- By working with Georgia Forestry and Homeland Security to procure equipment necessary to fight fires the ISO rating can be reduced to help with home insurance costs for residents.

Primed for additional food processing and manufacturing plants

- Grady County farmers and ranchers could be a catalyst for food processing. More chicken houses are being built in Grady County in 2015. The supply of fruits, vegetables, poultry and livestock could motivate a business to locate in the county to process the locally grown/raised food.
- Plans have been developed to improve the road, sewer and water infrastructure in the industrial area to attract manufacturing plants.

Room to grow

- The abundance of open space in Grady County allows for in-fill development, new housing, farming and cattle operations, and manufacturing and food processing growth.

GOALS & POLICIES

Economic Development

Encourage development or expansion of business and industries that are suitable for Grady County.

- Policy 1: We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.*
- Policy 2: We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.*
- Policy 3: We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.*
- Policy 4: We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.*
- Policy 5: We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.*

Efficient Land Use

Smart Growth Development through a master plan for the entire Tired Creek Lake.

- Policy 1: Our decisions on new development will contribute to, not take away from, our community's character and sense of place.*
- Policy 2: We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.*
- Policy 3: Creation of recreational facilities and set-aside of greenspace are important to our community.*
- Policy 4: We are committed to providing pleasant, accessible public gathering places and parks throughout the community.*
- Policy 5: We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.*

Policy 6: The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.

Transportation

Improve transportation infrastructure.

Policy 1: Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.

Policy 2: Our new and reconstructed roadways will be designed to accommodate multiple functions, including heavy truck traffic and local vehicular circulation.

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of Grady County.

Policy 1: The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

Policy 2: We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

Policy 3: Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

Policy 4: We will promote the protection and maintenance of trees and green open space in all new development.

Policy 5: We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.

Policy 6: We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Policy 7: We will promote enhanced solid waste reduction and recycling initiatives.

Sense of Place

Promote and embrace the sense of place of Cairo, Whigham and Grady County.

- Policy 1: Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.*
- Policy 2: We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.*
- Policy 3: We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.*

Local Preparedness

Identify and put in place the prerequisites for the type of future Grady County seeks to achieve.

- Policy 1: We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.*
- Policy 2: Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.*
- Policy 3: The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.*
- Policy 4: We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.*

Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

- Policy 1: We will make higher education more attainable where/however possible.*

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Grady County.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Grady County has the lowest unemployment rate in the region, thanks to a very diverse roster of businesses. Turner Furniture opened a retail facility in the Bechtou community, creating 45 jobs in 2010 and lowered their workforce by 15 in 2012. According to owners, the Bechtou location sells more furniture than all other stores locations combined. Seminole Marine, a company that builds boats, bought out another company and added 48 jobs to Cairo. Monrovia, one of the nation's largest retailers of nursery and landscaping plants, is also one of the county's largest employers, but they are down to 200. Koyo Bearings is holding steady at about 300 employees and Performance Food Group employs about 120. Other large employers in the county are Aaron's, the Pinewood Nursing, Seminole Wind Restaurant and Robert Bearden, Inc., a local trucking company.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Grady County:

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

REPORT OF ACCOMPLISHMENTS

Grady, Housing									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	STATUS:
Continue to support technical training of code enforcement officials	X	X	X	X	X	N/A	County	Grants/General Fund	Complete
Increase the use of demolition programs to remove dilapidated and substandard housing as needed	X	X	X	X	X	N/A	County	Operating Budget	Postponed. Board of Commissioners has not adopted the required Ordinance to allow this. County staff continues to promote this policy. We will try again later.
Support development of affordable housing plan	X	X	X	X	X	N/A	County	Operating Budget	Completed. Mobile homes, including "mobile home subdivisions" are plentiful in the county. They serve as affordable housing.
Designate CDBG and CHIP target projects	X	X	X	X	X	N/A	County	Operating Budget	Underway. The County has secured a CDBG project in the Lewis Lane Estates Subdivision. The city and county continue to apply for CHIP grants. The city and county alternate years to manage the grant. The county will continue to pursue these opportunities. 2016, annually
Promote the development of housing units through combined efforts in the public, private, and non-profit sectors	X	X	X	X	X	N/A	County	Operating Budget	Complete
Encourage development of personal care homes, nursing homes, and home companion matching programs for senior citizens	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Assist with the rehabilitation and re-use of historically housing by promoting technical and economic assistance	X	X	X	X	X	N/A	County	Operating Budget	Complete
Support state and federal policies prohibiting discrimination in the acquisition of housing	X	X	X	X	X	N/A	County	Operating Budget	Complete
Educate the public and staff on the Fair Housing Act	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote fair lending practices in the county	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Review, and amend if necessary, the Grady County Subdivision regulations to ensure that it encouraged infill and accessory housing	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Grady, Land Use									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	STATUS:
Update Land Development Ordinance, as necessary	X	X	X	X	X	N/A	County	Operating Budget	Complete

Update Subdivision Ordinance, as necessary	X	X	X	X	X	N/A	County	Operating Budget	Complete
Develop Plan for Annual review of short term work program by Planning Commission and County Commission	X					N/A	County	Operating Budget	Complete
Develop additional ordinances as needed to ensure quality development	X	X	X	X	X	N/A	County	Operating Budget	Complete
Support land and soil conservation programs sponsored by the ASCS and SCS	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Continue to protect river corridors and floodplains through local ordinances.	X	X	X	X	X	N/A	County	Operating Budget	Complete
Encourage the development of adequate buffers between incompatible land uses	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Educate commissioners, staff and the public on land use options	X					N/A	County	Operating Budget	Complete
Determine and select appropriate land use tools					X	N/A	County	Operating Budget	Complete
Encourage conservation easements	X	X	X	X	X	N/A	County	Operating Budget	Completed.
Encourage agricultural buffers	X	X	X	X	X	N/A	County	Operating Budget	Completed. Grady County is an agricultural county.
Consider adopting an ordinance requiring a permit for certain types of development	X	X	X	X	X	N/A	County	Operating Budget	Complete
Grady, Economic Development									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	
Continue support of the Cairo-Grady Chamber of Commerce	X	X	X	X	X	N/A	City/County	Operating Budget	Complete
Continue support of the South Georgia Governmental Services Authority	X	X	X	X	X	100,000	County	General Fund	Not accomplished. This is not a priority.
Continue support of Regional Economic Development efforts	X	X	X	X	X	N/A	County	Operating Budget	Complete
Continue to work with the city in economic development efforts	X	X	X	X	X	N/A	County	Operating Budget	Complete
Annually review and promote economic development tools appropriate to the needs of the county	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Expand industrial park and recruit companies	X	X	X	X	X	2,000,000	City/County	General Fund	Underway. City, County and JDA are preparing a grant application to improve 20th Street in an effort to attract more businesses. 2015

Develop an active relationship with area technical schools, skills training centers, and economic development agencies to broaden the range of economic activities in Grady County	X	X	X	X	X	N/A	County	Operating Budget	Underway. JDA is responsible for this. 2015-2019
Promote youth activities in the agricultural sector	X	X	X	X	X	N/A	County	Operating Budget	Completed. Barber Park Master Plan adopted 2014. New archery range built in 2014. New softball field lighting installed 2015. Plash pad and new playground is in design. Recreation Facebook page started.
Support the agricultural agencies that monitor the needs of the Grady County agricultural sector	X	X	X	X	X	N/A	County	Operating Budget	Completed. Grady County supports the University of Georgia's Extension Office. The county also provides rental spaces to FSA and NRCS.
Encourage the development of secondary agricultural processing practices and agricultural marketing strategies	X	X	X	X	X	N/A	County	Operating Budget	Underway. Grady County supports the JDA which encourages businesses to locate in Grady County to support agriculture. 2015-2019
Work with industries in surrounding counties to determine labor force needs and transportation access needs	X	X	X	X	X	N/A	County	Operating Budget	Complete
Encourage the development of crossroads commercial development	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote Grady County hunting preserves, farm lodging, and agri-tourist attractions	X	X	X	X	X	N/A	County	Operating Budget	Complete
Encourage the development of a county beautification program	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Encourage cultural activities and utilize these events as drawing cards for regional visits	X	X	X	X	X	N/A	County	Operating Budget	Complete
Utilize the Southwest Georgia chamber newsletter and other publications to advertise commercial, service, industrial or other vacancies or opportunities	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Develop a resource center where residents can review training materials, skills training, and review employment opportunities, pending funding	X	X	X	X	X	N/A	County	Operating Budget	Not Accomplished. Not a priority at the moment.

Grady, Community Facilities									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	
Update Service Delivery Strategy, as needed	X		X		X	N/A	City/County	Operating Budget	Complete
Support Regional Transportation Planning	X	X	X	X	X	N/A	City/County	Operating Budget	Completed. Grady County supports SWGRC transportation program.
Purchase Public Safety Equipment, as necessary	X	X	X	X	X	500,000	County	General Fund	Underway with changes. Sheriff's Office has a new, high capacity, high performance server. Installed May 2015. All Sheriff and Detention Center staff has either Windows 7/8 Professional version. New Voice over Internet Protocol phone system to be installed countywide June 2015. E-911 dispatch panel to be replaced 2015. Fire rescue truck purchased in 2014. High water capacity tankers purchased in 2015. New ambulance budgeted for 2016.
Promote the development of health care facilities and services	X	X	X	X	X	N/A	County	Operating Budget	Complete
Purchase solid waste equipment, as necessary	X	X	X	X	X	500,000	County	General Fund	Completed. New garbage truck purchased in 2015 for \$225,000. Reserves are set aside each year for purchase of new truck every 5 years.
Consider solid waste disposal alternatives					X	N/A	County	Operating Budget	Completed.
Increase recreational and cultural activities and facilities where possible	X	X	X	X	X	N/A	County	Operating Budget	Complete
Upgrade police dispatch and computer systems as needed.	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote law enforcement programs, upgrade in-house training, and study methods of staff expansion	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote installation of dry hydrants, and upgrade water systems as needed.	X	X	X	X	X	N/A	County	Operating Budget	Complete
Work with State Fire Academy to keep abreast of the latest fire-fighting techniques.	X	X	X	X	X	N/A	County	Operating Budget	Complete
Upgrade and expand facilities, training and equipment on a priority basis, and pending available funding to maintain fire protection	X	X	X	X	X	N/A	County	Operating Budget	Underway. We will be installing a fire alarm system in the Agricultural Building in 2015. We are installing water tanks at all fire stations. We have purchased high capacity fire tankers in order to provide a water shuttle county-wide.
Budget for water distribution maintenance	X	X	X	X	X	N/A	County	Operating Budget	Underway with changes. County is building water and sanitary sewer crossings under Tired Creek Lake in 2015. Water distribution plans and maintenance will be developed over time.
Consider development of a well-head protection ordinance	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. We don't own a well.
Support plans to modernize and rehabilitate schools	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote and enhance vocational, literacy and GED programs.	X	X	X	X	X	N/A	County	Operating Budget	Complete
Develop Recreation Master Plan	X					25,000	County	Operating Budget	Completed. Adopted 2014.

Grady, Natural Resources									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	
Adopt required environmental ordinances: 1. Wetlands, 2. Ground-water recharge	X					N/A	County	Operating Budget	Complete
Continue support of Regional Water Resource Planning Program	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Promote Water Conservation and Water Quality Initiatives	X	X	X	X	X	N/A	County	Operating Budget	Not accomplished. This is not a priority.
Continue enforcement of erosion and sediment control ordinances	X	X	X	X	X	N/A	County	Operating Budget	Complete
Increase county-wide education on environmental issues	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote the use of conservation easements	X	X	X	X	X	N/A	County	Operating Budget	Completed.
Support best management practices of the Soil Conservation Service	X	X	X	X	X	N/A	County	Operating Budget	Completed. County now has two employees trained in erosion and sediment control ordinances and practices.
Promote awareness on the Soil and Erosion and Sedimentation Act	X	X	X	X	X	N/A	County	Operating Budget	Completed. County now has two employees trained in erosion and sediment control ordinances and practices.
Continue to monitor development of the Regional Water Plan and promote river corridor protection measures	X	X	X	X	X	N/A	County	Operating Budget	Complete
Promote land use measures to maintain scenic vistas and a sense of place	X	X	X	X	X	N/A	County	Operating Budget	Complete
Grady, Population									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	
Join Forces with County Extension Service to provide parenting and teen pregnancy prevention classes	X	X	X	X	X	N/A	County	Operating Budget	Underway. County is exploring the use of an existing county building for this purpose in 2015.
Support adult education programs such as the Georgia Peach Program and the JTPA program	X	X	X	X	X	N/A	County	Operating Budget	Underway. County is exploring the use of an existing county building for this purpose in 2015.
Support employment programs when possible	X	X	X	X	X	N/A	County	Operating Budget	Underway. County is exploring the use of an existing county building for this purpose in 2015.

COMMUNITY WORK PROGRAM

Grady County Community Work Program 2016-2020

Work Items/Projects	2016	2017	2018	2019	2020	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
Increase the use of demolition programs to remove dilapidated and substandard housing as needed	X	X	X	X	X	N/A	County	Operating Budget
Designate CDBG and CHIP target projects	X	X	X	X	X	N/A	County	Operating Budget
Expand industrial park and recruit companies	X	X	X	X	X	205,000	City/County	General Fund
Develop an active relationship with area technical schools, skills training centers, and economic development agencies to broaden the range of economic activities in Grady County	X	X	X	X	X	N/A	County	Operating Budget
Encourage the development of secondary agricultural processing practices and agricultural marketing strategies	X	X	X	X	X	N/A	County	Operating Budget
Purchase Public Safety Equipment particularly newer pumper trucks for the VFD; Upgrade and expand facilities, training and equipment on a priority basis, and pending available funding to maintain fire protection	X	X	X	X	X	475,000	County	General Fund
Budget for water distribution maintenance and water & sanitary sewer distribution construction	X	X	X	X	X	4 Million	County	Operating Budget
Join forces with community organizations to provide parenting and teen pregnancy prevention classes	X	X	X	X	X	N/A	County	Operating Budget
Support adult education programs such as the Georgia Peach Program and the JTPA program	X	X	X	X	X	N/A	County	Operating Budget
Support employment programs when possible	X	X	X	X	X	N/A	County	Operating Budget
Barber Park Improvement Project (Splashpad, playground, multipurpose building)	X	X	X	X	X	750,000	County	Operating Budget/SPLOST
Tired Creek Development Project Public Space/Aquatic Center	X	X	X	X	X	400,000	County	Operating Budget/SPLOST
20th Street Reconstruction Project	X					485,000	City/County	Joint Development Authority

RESOLUTIONS

A RESOLUTION TO ADOPT THE GRADY COUNTY COMPREHENSIVE PLAN

WHEREAS, Grady County, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the County Commission held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, Grady County examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Grady County Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 19th day of July 2016.

Commission Chair



Charles Norton



Witness



Carrie Kines, County Clerk

CITY OF WHIGHAM

COMMUNITY PROFILE

Located seven miles west of the City of Cairo and 15 miles east of the City of Bainbridge, the 1.18 square mile City of Whigham is home to 471 people. (Currently the total estimated population for the County is 466). The climate is temperate with long warm summers and short cool winters. It lies within an area that receives approximately 53 inches of rainfall per year with an average temperature of 67 degrees.

If current demographic trends continue the total population in Whigham could top 487 by 2020 and would maintain to some degree the current racial profile of roughly 72% Caucasian, 22% African American and 2% Hispanic.



Community Profile

Whigham
Area: 1.18 square miles

Latitude: 30.89454553
Longitude: -84.3246771

Population Summary	
2000 Total Population	534
2010 Total Population	471
2015 Total Population	480
2015 Group Quarters	22
2020 Total Population	487
2015-2020 Annual Rate	0.29%
Household Summary	
2000 Households	170
2000 Average Household Size	2.90
2010 Households	161
2010 Average Household Size	2.78
2015 Households	166
2015 Average Household Size	2.75
2020 Households	169
2020 Average Household Size	2.75
2015-2020 Annual Rate	0.36%
2010 Families	116
2010 Average Family Size	3.34
2015 Families	118
2015 Average Family Size	3.36
2020 Families	119
2020 Average Family Size	3.37
2015-2020 Annual Rate	0.17%
Housing Unit Summary	
2000 Housing Units	196
Owner Occupied Housing Units	70.9%
Renter Occupied Housing Units	15.8%
Vacant Housing Units	13.3%
2010 Housing Units	191
Owner Occupied Housing Units	66.1%
Renter Occupied Housing Units	16.2%
Vacant Housing Units	15.7%
2015 Housing Units	197
Owner Occupied Housing Units	66.0%
Renter Occupied Housing Units	18.3%
Vacant Housing Units	15.7%
2020 Housing Units	201
Owner Occupied Housing Units	65.7%
Renter Occupied Housing Units	18.4%
Vacant Housing Units	15.9%
Median Household Income	
2015	\$34,448
2020	\$38,156
Median Home Value	
2015	\$110,185
2020	\$127,083
Per Capita Income	
2015	\$17,097
2020	\$19,255
Median Age	
2010	43.3
2015	42.9
2020	44.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

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Area: 1.18 square miles

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2015 Households by Income	
Household Income Base	166
<\$15,000	24.1%
\$15,000 - \$24,999	12.0%
\$25,000 - \$34,999	14.5%
\$35,000 - \$49,999	15.1%
\$50,000 - \$74,999	16.9%
\$75,000 - \$99,999	10.8%
\$100,000 - \$149,999	3.6%
\$150,000 - \$199,999	1.2%
\$200,000+	1.8%
Average Household Income	\$45,970
2020 Households by Income	
Household Income Base	169
<\$15,000	23.1%
\$15,000 - \$24,999	9.5%
\$25,000 - \$34,999	13.6%
\$35,000 - \$49,999	14.2%
\$50,000 - \$74,999	17.8%
\$75,000 - \$99,999	13.6%
\$100,000 - \$149,999	4.7%
\$150,000 - \$199,999	1.8%
\$200,000+	1.8%
Average Household Income	\$51,645
2015 Owner Occupied Housing Units by Value	
Total	130
<\$50,000	21.5%
\$50,000 - \$99,999	24.6%
\$100,000 - \$149,999	20.8%
\$150,000 - \$199,999	9.2%
\$200,000 - \$249,999	6.9%
\$250,000 - \$299,999	3.8%
\$300,000 - \$399,999	6.9%
\$400,000 - \$499,999	2.3%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	2.3%
Average Home Value	\$168,702
2020 Owner Occupied Housing Units by Value	
Total	132
<\$50,000	12.9%
\$50,000 - \$99,999	22.0%
\$100,000 - \$149,999	27.3%
\$150,000 - \$199,999	12.9%
\$200,000 - \$249,999	9.1%
\$250,000 - \$299,999	3.0%
\$300,000 - \$399,999	6.1%
\$400,000 - \$499,999	1.5%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	2.3%
Average Home Value	\$177,099

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Whigham
Area: 1.18 square miles

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2010 Population by Age	
Total	476
0 - 4	6.7%
5 - 9	6.1%
10 - 14	6.5%
15 - 24	10.3%
25 - 34	11.1%
35 - 44	10.3%
45 - 54	15.8%
55 - 64	12.2%
65 - 74	10.7%
75 - 84	6.3%
85 +	2.9%
18 +	76.7%
2015 Population by Age	
Total	479
0 - 4	6.3%
5 - 9	6.9%
10 - 14	6.1%
15 - 24	10.6%
25 - 34	10.9%
35 - 44	11.7%
45 - 54	12.9%
55 - 64	14.2%
65 - 74	10.9%
75 - 84	6.9%
85 +	2.7%
18 +	78.1%
2020 Population by Age	
Total	467
0 - 4	6.0%
5 - 9	6.0%
10 - 14	7.0%
15 - 24	10.5%
25 - 34	9.2%
35 - 44	11.5%
45 - 54	11.5%
55 - 64	16.0%
65 - 74	12.1%
75 - 84	7.4%
85 +	2.9%
18 +	78.2%
2010 Population by Sex	
Males	227
Females	244
2015 Population by Sex	
Males	233
Females	246
2020 Population by Sex	
Males	238
Females	249



2010 Population by Race/Ethnicity	
Total	471
White Alone	75.6%
Black Alone	21.0%
American Indian Alone	1.5%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	0.6%
Hispanic Origin	1.1%
Diversity Index	39.7
2015 Population by Race/Ethnicity	
Total	478
White Alone	74.3%
Black Alone	22.0%
American Indian Alone	1.7%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	0.6%
Hispanic Origin	1.5%
Diversity Index	42.2
2020 Population by Race/Ethnicity	
Total	487
White Alone	72.9%
Black Alone	22.8%
American Indian Alone	1.8%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.0%
Two or More Races	0.8%
Hispanic Origin	1.8%
Diversity Index	43.7
2010 Population by Relationship and Household Type	
Total	471
In Households	94.9%
In Family Households	83.7%
Householder	26.8%
Spouse	20.4%
Child	31.6%
Other relative	3.8%
Nonrelative	1.3%
In Nonfamily Households	11.3%
In Group Quarters	5.1%
Institutionalized Population	5.1%
Noninstitutionalized Population	0.0%



Community Profile

Whigham
Area: 1.18 square miles

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2015 Population 25+ by Educational Attainment	
Total	338
Less than 9th Grade	6.5%
9th - 12th Grade, No Diploma	9.8%
High School Graduate	33.4%
GED/Alternative Credential	11.2%
Some College, No Degree	19.5%
Associate Degree	7.7%
Bachelor's Degree	5.0%
Graduate/Professional Degree	6.8%
2015 Population 15+ by Marital Status	
Total	388
Never Married	19.8%
Married	56.2%
Widowed	10.6%
Divorced	13.4%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	91.5%
Civilian Unemployed	8.5%
2015 Employed Population 16+ by Industry	
Total	130
Agriculture/Mining	3.1%
Construction	6.9%
Manufacturing	12.3%
Wholesale Trade	3.8%
Retail Trade	16.2%
Transportation/Utilities	6.2%
Information	0.0%
Finance/Insurance/Real Estate	3.1%
Services	45.4%
Public Administration	3.1%
2015 Employed Population 16+ by Occupation	
Total	131
White Collar	59.2%
Management/Business/Financial	10.0%
Professional	18.5%
Sales	14.6%
Administrative Support	16.2%
Services	11.5%
Blue Collar	30.0%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	5.4%
Installation/Maintenance/Repair	6.2%
Production	4.6%
Transportation/Material Moving	13.1%



Community Profile

Whigham
Area: 1.18 square miles

Latitude: 30.88454553
Longitude: -84.3246771

2010 Households by Type	
Total	161
Households with 1 Person	26.1%
Households with 2+ People	73.9%
Family Households	72.0%
Husband-wife Families	54.7%
With Related Children	24.2%
Other Family (No Spouse Present)	16.8%
Other Family with Male Householder	5.0%
With Related Children	2.5%
Other Family with Female Householder	12.4%
With Related Children	6.8%
Nonfamily Households	1.9%
All Households with Children	33.5%
Multigenerational Households	5.6%
Unmarried Partner Households	4.3%
Male-female	3.7%
Same-sex	0.6%
2010 Households by Size	
Total	161
1 Person Household	26.1%
2 Person Household	31.1%
3 Person Household	18.0%
4 Person Household	16.1%
5 Person Household	5.0%
6 Person Household	2.5%
7 + Person Household	1.2%
2010 Households by Tenure and Mortgage Status	
Total	161
Owner Occupied	80.7%
Owned with a Mortgage/Loan	45.3%
Owned Free and Clear	35.4%
Renter Occupied	19.3%

S.W.O.T.

Strengths

- Proximity to Recreational Lakes
- Hwy 84 is a major transportation route with high traffic counts
- Great k-8 school
- Progressive, Open-minded local government
- Small town charm i.e. feeling of being safe
- Proximity to Wolf creek preserve and a concentration of the rare Trout Lily.

Weaknesses

- Lack of businesses
- Lack of parking
- Dilapidated structures
- Community Complacency
- No sewer system

Opportunities

- Offer a safe community for residents
- Major transportation route
- Trout Lily Festival
- Downtown Revitalization
- Underused community use grounds (Rattlesnake Roundup grounds)
- Plenty of development opportunities

Threats

- US Hwy 84 is managed by the GDOT so the City of Whigham has no say or control over the roadway.
- Cost to renovate buildings (cost of materials in particular) in downtown Whigham
- Community Complacency
- State/Federal government over regulation
- No zoning restrictions in Grady County could result in undesirable uses adjacent to Whigham.

NEEDS AND OPPORTUNITIES

Needs

We need to promote revitalization of our downtown

- Like many small rural towns, Whigham has experienced a significant decline in businesses located in the downtown which is its only commercial area at present.

We'd like to develop and promote tourism opportunities in our community

- By capitalizing on their proximity to the Wolf Creek Trout Lily Preserve and expanding the utilization of the underused Rattlesnake Round Grounds Whigham wants to have a more increased tourism presence to help diversify the local economy.

We need more parking to help aid in downtown economic development

- In order to attract business to the downtown, Whigham needs to address the lack of parking. Parking may be adequate at this point but it's a bit of a conundrum which comes first? Parking to attract business or businesses that necessitate the need for more parking?

A sewer system is needed for downtown revitalization

- Whigham has never had a sewer system and current health department regulations have made it very difficult to open a business with only a septic tank (oftentimes undersized) available. By putting some type of sewer system in place the City of Whigham will more likely to attract more of a variety businesses.

Opportunities

Proximity to Tired Creek Recreational Lake

- The Tired Creek Lake project is taking shape and Whigham is 5 miles away from it offering them a unique opportunity to capitalize on the eventual influx of tourists to the recreational lake

Major transportation route through Whigham

- US Hwy 84 cuts right through the City of Whigham and although it can be seen as an issue in many respects, the City of Whigham is considering it an opportunity to attract business to the downtown.

Proximity to Wolf Creek Preserve and a concentration of the rare Trout Lily

- Within two miles of the City of Whigham is Wolf Creek Preserve. The preserve is home to the rare Trout Lily and a number of other rare or endangered plants, including trilliums and various Orchids. The Trout Lily's appearance in this location in the United States is a bit of a mystery as it is usually found in the Appalachian Mountains but the conditions are in this location apparently are favorable for the rare flora.

Small town charm, good school and feeling of being "safe"

- With a low (almost non-existent) crime rate the City of Whigham gives its residents of the safe feeling of small town life but still within relatively close proximity to the amenities of life. The City also boasts a K-8 school that has achieved a very good rating in the State of Georgia. This charm puts Whigham in a good position to attract residential development.

Downtown revitalization/reinvention and other development opportunities

- With a number of empty buildings in the downtown and many of them in need of repairs, the City of Whigham has an opportunity or in a sense a "blank slate" that can be used to revitalize and reinvent downtown Whigham. There are also good opportunities for development along Hwy 84 outside the downtown area.

GOALS & POLICIES

Economic Development

Encourage development or expansion of businesses and industries that are suitable for Whigham.

Policy 1: We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

Policy 2: We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve.

Policy 1: Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

Sense of Place

Protect and enhance Whigham's unique qualities.

Policy 1: We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs.

Policy 1: We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

Policy 2: We will consult other public entities in our area when making decisions that are likely to impact them.

Policy 3: We will provide input to other entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for the City of Whigham.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Grady County has the lowest unemployment rate in the region, thanks to a very diverse roster of businesses. Turner Furniture opened a retail facility in the Bechtou community, creating 45 jobs in 2010 and lowered their workforce by 15 in 2012. According to owners, the Bechtou location sells more furniture than all other stores locations combined. Seminole Marine, a company that builds boats, bought out another company and added 48 jobs to Cairo. Monrovia, one of the nation's largest retailers of nursery and landscaping plants, is also one of the county's largest employers, but they are down to 200. Koyo Bearings is holding steady at about 300 employees and Performance Food Group employs about 120. Other large employers in the county are Aaron's, the Pinewood Nursing, Seminole Wind Restaurant and Robert Bearden, Inc., a local trucking company.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of City of Whigham:

Goal: **Encourage and increase regional collaboration among cities and counties.**

Objective: *To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.*

Goal: **Improve infrastructure of water, sewer roads and technology.**

Objective: *To increase the likelihood that businesses will be started or moved to the region.*

Goal: **Increase tourism in the region.**

Objective: *Increase the region's tax base and local government's ability to provide services and recreational opportunities.*

FUTURE LAND USE DESCRIPTION

The Future Land Use Map provides a detailed guide for land use change within the City of Whigham. The Future Land Use Map provides specific parcel-based guidance for zoning applications and to a lesser extent, long range vision for growth. As such, the future land use categories are closely tied to the city's zoning ordinance.

Suburban Residential

This residential category is intended to correspond to areas that are developed, or projected to be developed, for neighborhoods and individual lots exclusive or nearly exclusive low-density, detached single-family residences. The density of residential development in this category ranges from less than one unit per acre to a maximum of approximately two units per acre. This category does not include provisions for manufactured homes, though some manufactured homes may exist in scattered locations at the time of plan adoption. This category is intended to be implemented with one or more suburban residential zoning districts.

Urban Low-Density Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Urban low-density means residential development ranging from three to six (3-6) units per acre (i.e., lot sizes of from 7,500 square feet to 15,000 square feet. The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Public-Institutional

This category is the same as the existing land use category by the same name. It includes state, federal, or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

Neighborhood Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

As one of three sub-classifications of commercial land use, neighborhood business areas intended to provide suitable areas for the retailing of goods and the provision of services to adjacent and nearby residential neighborhoods. Individual establishments are typically smaller in scale, so as not to impact the residential character of the areas these neighborhood commercial districts serve. Highway-oriented and automobile-related sales and service establishments and uses that rely on passer-by traffic from highways are inappropriate. This category is intended to be implemented with a neighborhood business zoning district.

Highway Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

As one of three sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with a highway commercial zoning district.

Mixed Use

This category corresponds to the city's central business district as well as some existing commercial areas targeted for mixed use redevelopment. Downtown Whigham consists of a concentration of region-serving and "Main Street" type commercial stores. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Light Industrial

Light industrial districts are established where some industrial operations such as warehousing and low-intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions.

Transportation, Communications and Utilities

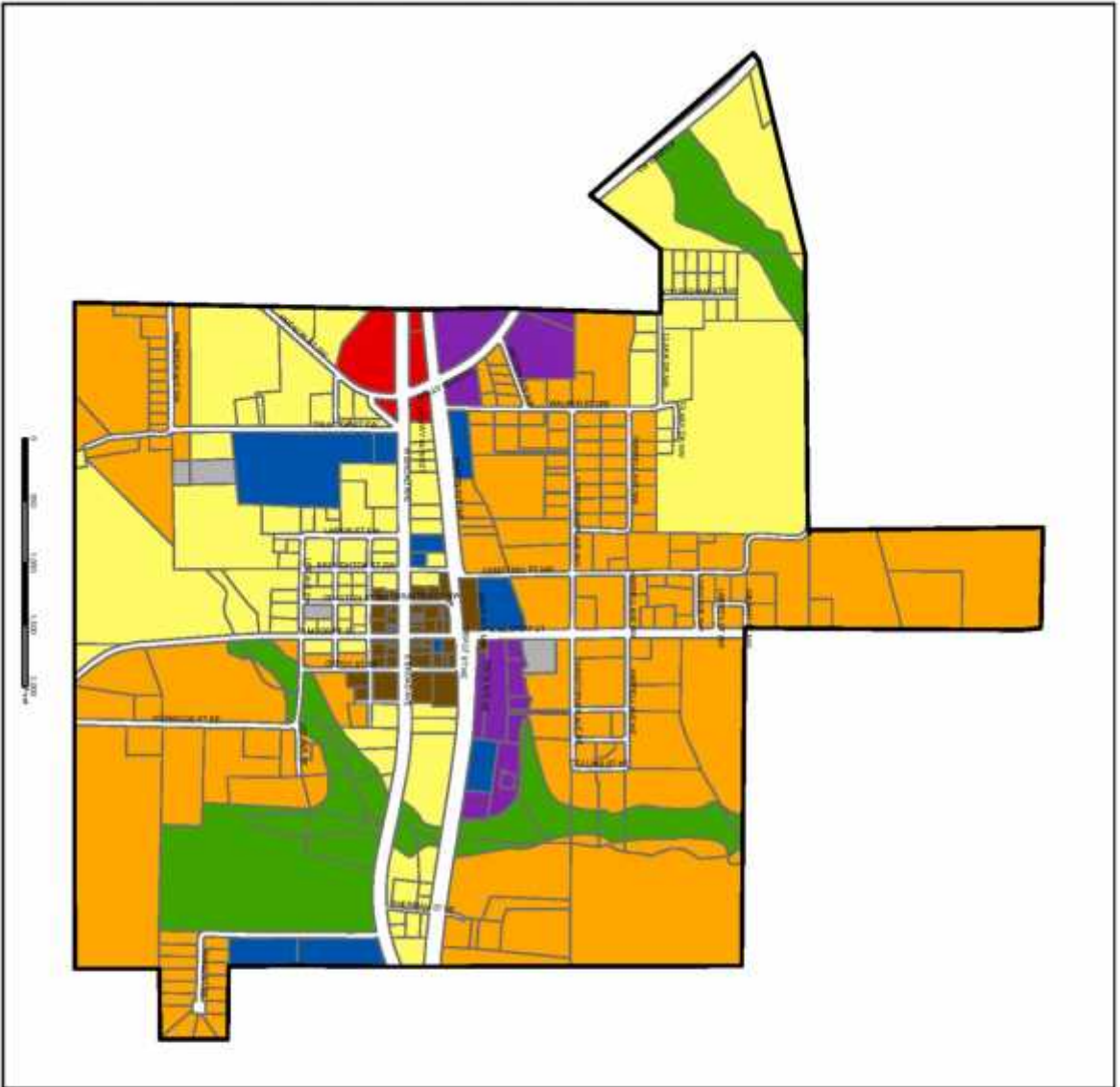
This category is the same as the existing land use category by the same name. It includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, electric utility substations, airports, and other similar uses.

Parks, Recreation and Open Space

This category is the same as the existing land use category by the same name. It corresponds with land dedicated or proposed to be dedicated to active or passive recreational uses and open space, including flood plains. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses. In other cases they may be vacant lands which are intended to be held in the future for park or playground development or as buffers between neighborhoods and heavy industrial uses.

City of Whigham

Future Land Use Map



Legend

Grey	TRANSPORTATION, COMMUNICATIONS, & UTILITIES
Purple	LIGHT INDUSTRIAL
Blue	PARKS, RECREATIONAL, OPEN SPACE
Green	PUBLIC INSTITUTIONAL
Yellow	SUBURBAN RESIDENTIAL
Orange	URBAN/LOW-DENSITY RESIDENTIAL
Brown	MIXED USE
Light Brown	NEIGHBORHOOD COMMERCIAL
Red	HIGHWAY COMMERCIAL

SWQRC
 Southern Wake County
 Regional Council



REPORT OF ACCOMPLISHMENTS

Whigham Report of Accomplishments 2012-2016									
Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	STATUS:
Consider implementation of neighborhood Housing Rehabilitation Program	X	X	X	X	X	N/A	City	General Fund	Not accomplished: no resources
Study the need for additional recreation sites that could serve specific neighborhoods			X		X	N/A	City	General Fund	complete
Study the feasibility of applying for CDBG or other funds for the purpose of installing a city wide sanitary sewer system, or connecting to Cairo's sewer	X	X				N/A	City	General Fund	Underway: 2016 grant cycle
Amend Zoning Ordinance as needed	X	X	X	X	X	N/A	City	General Fund	Complete
Adopt required environmental ordinances: wetland, groundwater recharge.	X					N/A	City	General Fund	Not accomplished: not a priority at this time.
Consider adopting an ordinance requiring a permit for certain types of development" was added	X	X	X	X	X	N/A	City	General Fund	Not accomplished: zoning ordinance in place.
The city should consider adopting an extraterritorial zoning ordinance to control growth in areas of anticipated annexation	X	X	X	X	X	N/A	City	General Fund	Not complete: None anticipated
Make as-needed improvements to the municipal water system	X	X	X	X	X	Varies	City	General Fund/CDBG	Complete
Purchase needed police equipment/vehicles	X	X	X	X	X	\$40,000	City	General Fund/Grants	Complete
Purchase needed fire department equipment/vehicles as needed	X	X	X	X	X	\$200,000	City	General Fund/Grants	Complete
Continue scheduled plan to pave/resurface city streets	X	X	X	X	X	\$100,000	City	General Fund/Grants	Underway: 2015-2025
Update service delivery strategy as needed	X	X	X	X	X	N/A	City/County	General Fund	Complete
Update electrical distribution system	X	X	X	X	X	\$250,000	City	General Fund/Grants	Complete
Support development of multi-purpose facility on Rattle Snake Round-up Grounds	X	X	X	X	X	\$150,000	City	General Fund/Grants	Underway: 2018
Implement a Downtown Revitalization Program with IDA			X			\$10,000	City/IDA	General Fund/Grants	underway: 2025
Continue downtown revitalization plan			X	X	X	\$15,000	City/IDA	General Fund/Grants	not accomplished: duplication of previous item
Continue to support the Grady County Chamber of Commerce	X	X	X	X	X	\$1,000	City	General Fund	Complete
Support Historic preservation national nominations	X	X	X	X	X	N/A	City	General Fund/Grants	complete

COMMUNITY WORK PROGRAM

Whigham Community Work Program 2016-2020								
Work Items/Projects	2016	2017	2018	2019	2020	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
Study the feasibility of applying for CDBG or other funds for the purpose of installing a city wide sanitary sewer system, or connecting to Cairo's sewer	X	X				N/A	City	General Fund
Continue scheduled plan to pave/resurface city streets	X	X	X	X	X	\$100,000	City	General Fund/Grants
Support development of multi-purpose facility on Rattle Snake Round-up Grounds	X	X	X	X	X	\$150,000	City	General Fund/Grants
Implement a Downtown Revitalization Program with IDA			X			\$10,000	City/IDA	General Fund/Grants
Continue to participate and partner with Grady County and Cairo to seek opportunities to share services	X	X	X	X	X	N/A	City	General Fund/Grants

RESOLUTIONS

A RESOLUTION TO ADOPT THE GRADY COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Whigham, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Whigham examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Whigham, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9th day of August 2016.



Witness

Mayor


George Trulock


Lisa Calhoun, City Clerk

CITY OF CAIRO

COMMUNITY PROFILE

Located in the center of Grady County and being the county seat, the City of Cairo and its the 9.37 square miles was home to 9,583 people in 2010. (Currently the total estimated population for the Cairo is 9,541). Cairo lies 13.5 miles west of the City of Thomasville and 30 miles north of Tallahassee, Florida. The climate is temperate with long warm summers and short cool winters. It lies within an area that receives approximately 53 inches of rainfall per year with an average temperature of 67 degrees.

If current demographic trends continue the total population in Cairo could sink to 9,529 by 2020 and would maintain to some degree the current racial profile of roughly 62.8% Caucasian, 28.7% African American and 10% Hispanic. Although this racial profile mirrors that of the State in general, other aspects of the County's demography more closely matches those of neighboring counties, particularly in the realms of the income distribution, poverty rates and educational attainment.



Community Profile

Cairo
Area: 9.37 square miles

Latitude: 30.87951257
Longitude: -84.2090074

Population Summary	
2000 Total Population	9,326
2010 Total Population	9,583
2015 Total Population	9,541
2015 Group Quarters	106
2020 Total Population	9,529
2015-2020 Annual Rate	-0.03%
Household Summary	
2000 Households	3,492
2000 Average Household Size	2.63
2010 Households	3,597
2010 Average Household Size	2.63
2015 Households	3,592
2015 Average Household Size	2.63
2020 Households	3,588
2020 Average Household Size	2.63
2015-2020 Annual Rate	-0.02%
2010 Families	2,443
2010 Average Family Size	3.15
2015 Families	2,411
2015 Average Family Size	3.16
2020 Families	2,392
2020 Average Family Size	3.17
2015-2020 Annual Rate	-0.16%
Housing Unit Summary	
2000 Housing Units	3,925
Owner Occupied Housing Units	56.9%
Renter Occupied Housing Units	32.0%
Vacant Housing Units	11.0%
2010 Housing Units	4,025
Owner Occupied Housing Units	48.6%
Renter Occupied Housing Units	40.8%
Vacant Housing Units	10.6%
2015 Housing Units	4,055
Owner Occupied Housing Units	45.3%
Renter Occupied Housing Units	43.3%
Vacant Housing Units	11.4%
2020 Housing Units	4,077
Owner Occupied Housing Units	44.7%
Renter Occupied Housing Units	43.3%
Vacant Housing Units	12.0%
Median Household Income	
2015	\$26,977
2020	\$30,169
Median Home Value	
2015	\$84,050
2020	\$97,983
Per Capita Income	
2015	\$14,656
2020	\$16,448
Median Age	
2010	34.2
2015	34.4
2020	36.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Cairo
Area: 9.37 square miles

Latitude: 30.87951257
Longitude: -84.2090074

2015 Households by Income	
Household Income Base	3,592
<\$15,000	30.8%
\$15,000 - \$24,999	15.6%
\$25,000 - \$34,999	13.2%
\$35,000 - \$49,999	11.2%
\$50,000 - \$74,999	14.3%
\$75,000 - \$99,999	6.7%
\$100,000 - \$149,999	3.6%
\$150,000 - \$199,999	1.7%
\$200,000+	0.6%
Average Household Income	\$39,905
2020 Households by Income	
Household Income Base	3,588
<\$15,000	30.0%
\$15,000 - \$24,999	12.7%
\$25,000 - \$34,999	12.3%
\$35,000 - \$49,999	10.7%
\$50,000 - \$74,999	16.8%
\$75,000 - \$99,999	10.4%
\$100,000 - \$149,999	4.3%
\$150,000 - \$199,999	2.1%
\$200,000+	0.7%
Average Household Income	\$44,817
2015 Owner Occupied Housing Units by Value	
Total	1,836
<\$50,000	25.1%
\$50,000 - \$99,999	36.7%
\$100,000 - \$149,999	18.1%
\$150,000 - \$199,999	8.7%
\$200,000 - \$249,999	4.4%
\$250,000 - \$299,999	2.7%
\$300,000 - \$399,999	2.3%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	0.7%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	0.4%
Average Home Value	\$112,541
2020 Owner Occupied Housing Units by Value	
Total	1,824
<\$50,000	16.7%
\$50,000 - \$99,999	34.6%
\$100,000 - \$149,999	24.0%
\$150,000 - \$199,999	12.4%
\$200,000 - \$249,999	5.5%
\$250,000 - \$299,999	2.5%
\$300,000 - \$399,999	2.1%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	0.4%
Average Home Value	\$123,066

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Cairo
Area: 9.37 square miles

Latitude: 30.87951257
Longitude: -84.2090074

2010 Population by Age	
Total	9,583
0 - 4	8.5%
5 - 9	7.5%
10 - 14	6.6%
15 - 24	14.1%
25 - 34	14.2%
35 - 44	12.3%
45 - 54	13.0%
55 - 64	10.8%
65 - 74	7.1%
75 - 84	4.2%
85 +	1.5%
18 +	72.8%
2015 Population by Age	
Total	9,540
0 - 4	8.2%
5 - 9	8.2%
10 - 14	7.0%
15 - 24	12.3%
25 - 34	15.2%
35 - 44	12.0%
45 - 54	12.3%
55 - 64	11.4%
65 - 74	8.2%
75 - 84	3.7%
85 +	1.5%
18 +	73.0%
2020 Population by Age	
Total	9,530
0 - 4	7.8%
5 - 9	7.8%
10 - 14	8.0%
15 - 24	12.1%
25 - 34	12.8%
35 - 44	13.2%
45 - 54	11.7%
55 - 64	11.8%
65 - 74	9.0%
75 - 84	4.3%
85 +	1.5%
18 +	72.1%
2010 Population by Sex	
Males	4,595
Females	4,988
2015 Population by Sex	
Males	4,617
Females	4,924
2020 Population by Sex	
Males	4,637
Females	4,892

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Cairo
Area: 9.37 square miles

Latitude: 30.87951257
Longitude: -84.2090074

2010 Population by Race/Ethnicity	
Total	9,583
White Alone	42.4%
Black Alone	45.0%
American Indian Alone	0.7%
Asian Alone	0.5%
Pacific Islander Alone	0.2%
Some Other Race Alone	9.3%
Two or More Races	2.0%
Hispanic Origin	16.1%
Diversity Index	72.1
2015 Population by Race/Ethnicity	
Total	9,541
White Alone	41.3%
Black Alone	44.3%
American Indian Alone	0.6%
Asian Alone	0.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	10.7%
Two or More Races	2.1%
Hispanic Origin	18.4%
Diversity Index	74.3
2020 Population by Race/Ethnicity	
Total	9,529
White Alone	40.5%
Black Alone	43.2%
American Indian Alone	0.8%
Asian Alone	0.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	12.3%
Two or More Races	2.3%
Hispanic Origin	21.3%
Diversity Index	76.7
2010 Population by Relationship and Household Type	
Total	9,583
In Households	98.8%
In Family Households	84.1%
Householder	25.0%
Spouse	14.5%
Child	34.4%
Other relative	6.6%
Nonrelative	3.7%
In Nonfamily Households	14.7%
In Group Quarters	1.2%
Institutionalized Population	1.2%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Cairo
Area: 9.37 square miles

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2015 Population 25+ by Educational Attainment	
Total	6,140
Less than 9th Grade	13.3%
9th - 12th Grade, No Diploma	22.0%
High School Graduate	30.1%
GED/Alternative Credential	6.4%
Some College, No Degree	12.9%
Associate Degree	7.6%
Bachelor's Degree	4.9%
Graduate/Professional Degree	2.8%
2015 Population 15+ by Marital Status	
Total	7,309
Never Married	38.6%
Married	44.6%
Widowed	7.9%
Divorced	6.9%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	81.9%
Civilian Unemployed	18.1%
2015 Employed Population 16+ by Industry	
Total	2,981
Agriculture/Mining	7.3%
Construction	6.2%
Manufacturing	12.0%
Wholesale Trade	4.9%
Retail Trade	16.0%
Transportation/Utilities	1.9%
Information	2.3%
Finance/Insurance/Real Estate	3.7%
Services	41.8%
Public Administration	4.0%
2015 Employed Population 16+ by Occupation	
Total	2,981
White Collar	51.9%
Management/Business/Financial	6.5%
Professional	18.3%
Sales	13.4%
Administrative Support	13.7%
Services	21.3%
Blue Collar	26.8%
Farming/Forestry/Fishing	4.8%
Construction/Extraction	5.5%
Installation/Maintenance/Repair	4.5%
Production	6.2%
Transportation/Material Moving	5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Cairo
Area: 9.37 square miles

Latitude: 30.87951257
Longitude: -84.2050074

2010 Households by Type	
Total	3,597
Households with 1 Person	27.1%
Households with 2+ People	72.9%
Family Households	67.9%
Husband-wife Families	39.7%
With Related Children	17.9%
Other Family (No Spouse Present)	28.2%
Other Family with Male Householder	5.3%
With Related Children	3.0%
Other Family with Female Householder	22.8%
With Related Children	16.0%
Nonfamily Households	5.0%
All Households with Children	37.4%
Multigenerational Households	6.1%
Unmarried Partner Households	7.3%
Male-female	6.2%
Same-sex	1.1%
2010 Households by Size	
Total	3,598
1 Person Household	27.1%
2 Person Household	29.7%
3 Person Household	16.6%
4 Person Household	13.3%
5 Person Household	6.7%
6 Person Household	3.6%
7 + Person Household	2.9%
2010 Households by Tenure and Mortgage Status	
Total	3,597
Owner Occupied	54.4%
Owned with a Mortgage/Loan	33.4%
Owned Free and Clear	21.0%
Renter Occupied	45.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

S.W.O.T.

Strengths

- Full service provider
- Active nuisance & abatement program
- Close proximity to Tallahassee
- Technical College
- Roddenbery Memorial Library
- Grady History Museum/Zebulon Theater/Grady Cultural Center
- Financially stable
- Hospital
- Safe community
- Telecommunication capability

Weaknesses

- Poverty rate
- Education attainment
- Lack of entertainment opportunities
- Need additional lodging (hotels/motels)

Opportunities

- Industrial park property availability
- Population on the edge of 10,000
- Downtown streetscape project (Transportation Enhancement)
- College & career academy
- Work with Grady County

Threats

- Regulatory compliance
- Unfunded government mandates

NEEDS AND OPPORTUNITIES

Needs

We need to improve our workforce.

- Cairo suffers from a higher than average poverty rate and lacks the adequate level of educational attainment to make it an attractive destination for many businesses and industries.

We suffer from a lack of entertainment opportunities.

- Whether its arts and culture or fine dining, Cairo suffers from essentially nothing for its citizens to do.

We need more lodging facilities to assist with capturing tourist dollars.

- There are motels/hotels in Cairo but they are limited. Newer facilities and even some bed and breakfast facilities would be a great benefit.

We have litter on our highways.

- It is a bad sign to visitors when the first thing they see as they come into Cairo is trash along the roadways. A cleanup campaign or participation in the adopt-a-highway program would certainly help.

Opportunities

Lots of amenities to offer prospective business and industry.

- The City of Cairo is a full service provider of utilities with good telecommunication capability. It also has available industrial park property. A local technical college is available as well as a college & career academy at the local school that can provide specialized job training. These have the ability to attract business and industry looking for certain skill sets in their employees.

Attractive downtown environment with parking and foot traffic.

- The Cairo downtown has a lot of possibilities with many of the buildings in great shape. The city is still in the process of completing streetscape improvements that should add to the downtown experience.

Attractive affordable destination for senior living

- Despite not have a lot of entertainment the City of Cairo is an attractive option for seniors because it has a local hospital and it is a safe community in close proximity to Tallahassee.

Small town charm, good school and feeling of being “safe”

- Cairo is pushing the 10,000 mark in population but at the same time retains that small town feel and charm. The nuisance and abatement program helps keep the town looking and a relatively low crime rate reinforces that feeling of safe.

GOALS & POLICIES

Economic Development

Encourage development or expansion of businesses and industries that are suitable for Cairo.

- Policy 1: We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.*
- Policy 2: We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.*
- Policy 3: We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.*

Transportation

Improve transportation infrastructure.

- Policy 1: Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.*
- Policy 2: Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.*
- Policy 3: We support creation of a community-wide pedestrian/bike path network.*

Housing

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the Cairo.

- Policy 1: We will eliminate substandard or dilapidated housing in our community.*
- Policy 2: We will stimulate infill housing development in existing neighborhoods.*
- Policy 3: We will promote senior living facilities in our community to provide for housing for the elderly.*

Sense of Place

Promote and embrace the sense of place of Cairo, Whigham and Grady County.

- Policy 1: Our decisions on new development will contribute to, not take away from, our community's character and sense of place.*
- Policy 2: We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.*
- Policy 3: We want development whose design, landscaping, lighting, signage, and scale add value to our community.*
- Policy 4: Our gateways and corridors will create a "sense of place" for our community.*
- Policy 5: We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.*
- Policy 6: We are committed to providing pleasant, accessible public gathering places and parks throughout the community.*

Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

- Policy 1: We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.*

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for the City of Cairo.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Grady County has the lowest unemployment rate in the region, thanks to a very diverse roster of businesses. Turner Furniture opened a retail facility in the Bechtou community, creating 45 jobs in 2010 and lowered their workforce by 15 in 2012. According to owners, the Bechtou location sells more furniture than all other stores locations combined. Seminole Marine, a company that builds boats, bought out another company and added 48 jobs to Cairo. Monrovia, one of the nation's largest retailers of nursery and landscaping plants, is also one of the county's largest employers, but they are down to 200. Koyo Bearings is holding steady at about 300 employees and Performance Food Group employs about 120. Other large employers in the county are Aaron's, the Pinewood Nursing, Seminole Wind Restaurant and Robert Bearden, Inc., a local trucking company.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of the City of Cairo:

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

FUTURE LAND USE DESCRIPTION

The Future Land Use Map provides a detailed guide for land use change within the City of Cairo. The Future Land Use Map provides specific parcel-based guidance for zoning applications and to a lesser extent, long range vision for growth. As such, the future land use categories are closely tied to the city's zoning ordinance.

Suburban Residential

This residential category is intended to correspond to areas that are developed, or projected to be developed, for neighborhoods and individual lots exclusive or nearly exclusive low-density, detached single-family residences. The density of residential development in this category ranges from less than one unit per acre to a maximum of approximately two units per acre. This category does not include provisions for manufactured homes, though some manufactured homes may exist in scattered locations at the time of plan adoption. This category is intended to be implemented with one or more suburban residential zoning districts.

Urban Low-Density Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Urban low-density means residential development ranging from three to six (3-6) units per acre (i.e., lot sizes of from 7,500 square feet to 15,000 square feet. The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Urban Medium-Density Residential

This residential category is intended to correspond primarily to those existing grid-pattern urban neighborhoods that have lots as small as 5,000 to 6,000 square feet (lot frontages of 50-60 feet). To a lesser extent this category may also apply to undeveloped areas adjacent to existing urban neighborhoods where it is logical to extend the existing grid subdivision pattern. Urban medium density means residential development ranging from approximately six to as many as nine (6-9) units per acre (i.e., lot sizes as small as 5,000 to 6,000 square feet). In some cases, densities of existing development may be slightly lower or higher than this range. The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be appropriate if allowed by applicable zoning regulations. This future land use category is implemented with one or more urban medium density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another.

Public-Institutional

This category is the same as the existing land use category by the same name. It includes state, federal, or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

Office-Professional

This category is for land dedicated to business and service establishments that do not have retail sales and which operate in an office environment. It is a subset of commercial land use. Planning consultants elected to account for office land uses separately from commercial land uses, because they are more compatible with residential land uses and can serve as a transitional land use between commercial and residential areas.

Neighborhood Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

As one of three sub-classifications of commercial land use, neighborhood business areas intended to provide suitable areas for the retailing of goods and the provision of services to adjacent and nearby residential neighborhoods. Individual establishments are typically smaller in scale, so as not to impact

the residential character of the areas these neighborhood commercial districts serve. Highway-oriented and automobile-related sales and service establishments and uses that rely on passer-by traffic from highways are inappropriate. This category is intended to be implemented with a neighborhood business zoning district.

Highway Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

As one of three sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with a highway commercial zoning district.

Mixed Use

This category corresponds to the city's central business district as well as some existing commercial areas targeted for mixed use redevelopment. Downtown Cairo consists of a concentration of region-serving and "Main Street" type commercial stores. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Light Industrial

Light industrial districts are established where some industrial operations such as warehousing and low-intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions.

Heavy Industrial

This category corresponds to industrial operations which may be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Transportation, Communications and Utilities

This category is the same as the existing land use category by the same name. It includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, electric utility substations, airports, and other similar uses.

Parks, Recreation and Open Space

This category is the same as the existing land use category by the same name. It corresponds with land dedicated or proposed to be dedicated to active or passive recreational uses and open space, including flood plains. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses. In other cases they may be vacant lands which are intended to be held in the future for park or playground development or as buffers between neighborhoods and heavy industrial uses.

REPORT OF ACCOMPLISHMENTS

Work Items/Projects	2012	2013	2014	2015	2016	Estimated Cost	Responsible Party	Possible Funding Sources	STATUS:
Continue to support technical training of code enforcement officials	X	X	X	X	X	N/A	City	General Fund	Complete
Continue enforcement of nuisance and abatement ordinance to require rehabilitation to code or demolition of substandard dwelling units	X	X	X	X	X	N/A	City	General Fund	Underway: On-going with changes
Support development of affordable housing plan	X	X	X	X	X	N/A	City	General Fund	Complete
Support development of assisted living housing facility	X	X	X	X	X	N/A	City	General Fund	Complete
Support of housing authority for the development of affordable housing plan	X	X	X	X	X	N/A	City	General Fund	Complete
Review, and amend if necessary, the Cairo Zoning Ordinance to ensure that it reflects the latest housing best practices	X	X	X	X	X	N/A	City	Operating Budget	Complete
The zoning ordinance should be reviewed and amended if necessary to follow current best practices	X	X	X	X	X	N/A	City	General Fund	Complete
Update Subdivision Ordinance, as necessary	X	X	X	X	X	N/A	City	General Fund	Complete
Annual review of short term work program by Planning Commission and City Council	X	X	X	X	X	N/A	City	General Fund	Complete
Promote the protection and planting of trees through consideration of the adoption of a tree ordinance	X	X	X	X	X	N/A	City	General Fund	Not Accomplished: No interest in tree ordinance at this time. Not a priority.
The city should consider adopting an extraterritorial zoning ordinance to control growth in areas of anticipated annexation	X	X	X	X	X	N/A	City	General Fund	Not Accomplished: Not possible at this time.
Continue Support of the Cairo-Grady Chamber of Commerce	X	X	X	X	X	N/A	City	General Fund	Complete
Continue Support of Joint Industrial Development Authority	X	X	X	X	X	N/A	City	General Fund	Complete
Continue Support of the South Georgia Governmental Services Authority	X	X	X	X	X	N/A	City	General Fund	Complete
Continue Support of Regional Economic Development efforts	X	X	X	X	X	N/A	City	General Fund	Complete
Continue to work with the County in Economic Development efforts	X	X	X	X	X	N/A	City	General Fund	Complete
Promote vocational and technical training program	X	X	X	X	X	N/A	City	General Fund	Complete
Support Georgia Department of Labor	X	X	X	X	X	N/A	City	General Fund	Complete
Continue Support of Annual Festival	X	X	X	X	X	N/A	City	General Fund	Complete
Recruit companies to industrial park	X	X	X	X	X	N/A	City/County	General Fund	Complete
Annually review downtown master plan	X	X	X	X	X	N/A	City	General Fund	Complete
Update Service Delivery Strategy, as needed	X	X	X	X	X	N/A	City/County	General Fund	Complete
Continue Street and Drainage Improvement Program	X	X	X	X	X	2,000,000	City	General Fund	Underway: On-going with changes
Continue Support of County-wide Library System	X	X	X	X	X	1,250,000	City	General Fund	Complete
Support Regional Transportation Planning	X	X	X	X	X	N/A	City/County	General Fund	Complete
Develop Recycling Plan and Support	X	X	X	X	X	N/A	City	Solid Waste Fund	Complete
Determine Future Use of Land Application System		X				250,000	City	General Fund	Complete
Expand Existing Wastewater Treatment Plant					X	1,500,000	City	General Fund	Not Accomplished: Will upgrade components as needed

Construct Water Storage Facility (Elevated Tank) and add well sites	X	X				3,000,000	City	Grants Loans	Underway (2016)
Develop City Park Plan and Implement	X	X		X		100,000	City	General Fund	Completed Davis Park. Azalea Park underway (2016)
Support Downtown Development Team and Streetscape Project	X	X	X	X	X	125,000	City	General Fund	Underway: 2020, minor changes
Purchase Public Safety Equipment, as necessary	X	X	X	X	X	500,000	City	General Fund	Underway: On-going
Purchase Solid Waste Equipment, as necessary	X	X	X	X	X	500,000	City	Solid Waste Fund	Underway: On-going
Continue Support of Community Network Services (CNS) Broadband System	X	X	X	X	X	N/A	City	Telecommunications fund	Complete
Adopt required environmental ordinances: 1.) Wetlands, 2.) Ground-water recharge	X					N/A	City	General Fund	Complete
Continue support of Regional Water Resource Planning Program	X	X	X	X	X	N/A	City	General Fund	Complete
Promote Water Conservation and Water Quality Initiatives	X	X	X	X	X	N/A	City	General Fund	Complete
Continue Enforcement of Erosion and Sediment Control Ordinances	X	X	X	X	X	N/A	City/County	General Fund	Complete

COMMUNITY WORK PROGRAM

Cairo Community Work Program 2016-2020								
Work Items/Projects	2016	2017	2018	2019	2020	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
Rehab or eliminate substandard housing	X	X	X	X	X	N/A	City	General Fund
Develop street and drainage improvement projects and prioritize	X	X	X	X	X	2,000,000	City	General Fund
Construct Water Storage Facility (Elevated Tank) and add well sites	X	X				3,000,000	City	Grants Loans
Develop City Park Plan and Implement	X	X		X		100,000	City	General Fund
Continue downtown streetscape project	X	X	X	X	X	125,000	City	General Fund
Purchase Public Safety Equipment as necessary	X	X	X	X	X	500,000	City	General Fund
Purchase Solid Waste Equipment as necessary	X	X	X	X	X	500,000	City	Solid Waste Fund
Develop an Infill plan/development incentives for vacant lots in Cairo	X	X	X	X	X	N/A	City	General Fund
Investigate ways to increase development of senior living facilities in Cairo	X	X	X	X	X	N/A	City	General Fund
Pursue GEFA grant for Automated Meter Reader for water, gas and electric	X	X				1.2 Million	City	Grants/MEAG Utility Funds
Develop a plan for closing/post closure monitoring of the landfill and alternative solid waste destinations	X	X	X	X	X	3 Million	City	General Fund
Recycling Service for Cairo residents	X	X	X	X	X	N/A	City	General Fund
Investigate the feasibility of more stormwater management requirements to better control the stormwater runoff entering city ditches/systems	X	X	X	X	X	N/A	City	General Fund

RESOLUTIONS

A RESOLUTION TO ADOPT THE GRADY COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Cairo, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Cairo examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Cairo, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 11th day of July 2016.



Witness

Mayor


Robert Burns, Sr.


Carolyn Lee, City Clerk

APPENDIX

Public Hearing Ads

The Cairo Messenger
Wednesday February 25, 2015




Public Hearing NOTICE

Grady County is conducting a Public Hearing to begin the Grady County Comprehensive Plan on March 3 at 6 p.m. at 250 N Broad St, Cairo, GA. The current plan will expire on October 31, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

The current Comprehensive Plan is available by visiting www.gradycountyga.org.

Questions should be directed to Carlos Tobar at 377-1512 or by calling Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.




City of Cairo Public Hearing Notice

The City of Cairo is conducting a Public Hearing to begin the City of Cairo's Comprehensive Plan at 6:00 pm on Monday, February 23, 2015 at the Council Chambers. The current plan will expire on October 31, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available for viewing at City Hall between the hours of 8:00 am and 5:00 pm.

Questions should be directed to the City Manager's office at 229-377-1722. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.



Public Hearing Notice

The City of Whigham is conducting a Public Hearing to begin the Whigham Comprehensive Plan on April 2, 2015 at 7PM at the Whigham Council Chambers. The current plan will expire on October 31, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available for viewing at City Hall between the hours of 8AM – 5PM.

Questions should be directed to the City of Whigham, Tel: (229)762-4215. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.



CITY OF CAIRO PUBLIC HEARING NOTICE

The City of Cairo is conducting a Public Hearing to present a draft of the Grady County Comprehensive Plan (Plan! Grady 2016) on November 23, 2015 at 6:00 pm in Council Chambers located at 101-B North Broad Street. The current plan will expire on October 31, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at HYPERLINK <http://www.grady-county-comprehensive-plan.com>/<http://www.grady-county-comprehensive-plan.com>.

A copy can be obtained from City Hall between the hours of 8:00 am to 5:00 pm. Questions should be directed to the City of Cairo office Tel: (229) 377-1722. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616



Grady County Board of Commissioners

Public Hearing Notice

Grady County is conducting a Public Hearing to present a draft of the Grady County Comprehensive Plan (Plan! Grady 2016) on November 17, 2015 at 6:00 p.m. in the Commissioners Board Room. The current plan will expire on October 31, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at www.grady-county-comprehensive-plan.com.

Questions should be directed to Carlos Tobar, County Administrator at the Commissioner's Office Tel: 229/377-1512 or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.



CITY OF WHIGHAM Public Hearing Notice

The City of Whigham is conducting a Public Hearing to present a draft of the Grady County Comprehensive Plan (Plan! Grady 2016) on January 12, 2016 at 7PM at the Whigham Council Chambers, 105 W. Broad Avenue, Whigham, GA. The current plan will expire on October 31, 2016. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at www.grady-county-comprehensive-plan.com

Or a copy can be obtained from city hall between the hours of 8:00AM - 5:00PM.

Questions should be directed to the City of Whigham City Clerk's office Tel: 229-767-4715. Or

Steering Committee Meeting Sign In Sheet

Date: January 28th 2015 Facilitator: Steve O'Neil
 Location: Cairo City Council Chambers

	Name	Agency/Organization	Title	Phone #	Email Address
1	Vicky Reardon	City of Cairo	Building ^{CXX} 2255252	377-6278 132	vreardon@cairocity.net
2	Lisa Colburn	City of Ashburn	City Clerk	762-4215	lcityofashburn@windstream.net
3	Bonnie Trudick	City of Whitman	Mayor	762-4608	trudick@trudickchick.com
4	R. Tom Brown	Cairo Planning Board	Member	307-4427	tbrown1959@gmail.com
5	Cheri Anderson	City of Cairo	City Manager	377-1722	chandi@cairocity.net
6	Cecilia Tyler	City of Cairo	Mayor's Office Director	377-1722 183	ctyler@cairocity.net
7	CARLOS TOBAR	Grady County	County Administrator	377-1512	carlostobar@windstream.net
8					
9					
10					
11					
12					

Cairo/Grady Co 3/24/15
 Goals / Policies Meeting

Name	Jurisdiction (city or co)
R. Tom Brown	Cairo Planning Board
Bonnie Trudick	City of Cairo
Cecilia Tyler	City of Cairo
Joyanne Jickel	County President
Cheri Aldret	City of Cairo
James W. Reardon (if w/roebuck @ yaho.com)	Ashburn/Town of Ashburn
Carlos Tobar	Grady County

Whigham Goals/Policy Meeting Sign In Sheet

Date: April 14th, 2015	Facilitator: Steve O'Neil
Location: Whigham Council Chambers	

#	Name	Address	Email Address
1	Nick Marsh	3976 COLLINS RD	base03@windstream.net
2	Michael Zarechanski	119 Christopher Ave NW Whigham	szarechanski@yahoo.com
3	Christa Strickland	"	"
4	Israel Kirkland	157 S.W. Larkin St. Whigham	
5	Ashlee Landrum	523 Bert Phillips Rd. Climax GA	ashlee@windstream.net
6	Larry S. Jorg	204 Christopher Ave. NW	lsgtjorg@windstream.net
7	Ken HASE	101 West Broad Street	khase1@yahoo.com
8	Lisa Calhoun	City Hall	calhoun@whigham@windstream.net
9	Tony Beck	Peterson West	wbeck1@windstream.net
10	James Smith	Whigham Ga	trulank@trulankshakes.com
11	Jim Sellers	Whigham Ga	
12	Jeffrey Brinson	Whigham	
13	Paul Simpson	Whigham Ga	
14	CAROL BOOTH	Whigham Ga 31787	
15			
16			

Steering Committee Meeting Sign In Sheet

Date: April 28th, 2015	Facilitator: Steve O'Neil
Location: Cairo City Hall Conference Room	

Cairo/Grady Policies Development

#	Name	Agency/Organization	Title	Phone #	Email Address
1	Jim Ellis	Grady Co. EMA	Director	229-378-2271	ellisjim@windstream.net
2	Celeste Tyler	City of Cairo	Main Admin Dir	317-1722 ^{ext 185}	ctylerc@cairocity.net
3	Brian Hayes	City of Cairo	Public Works Director	317-2028 ^{ext 24}	bhayes@cairocity.net
4	Carol Middleton	City of Cairo	City Manager	317-1722	CADDM@CAIROCITY.NET
5	Ray Prince	Grady County Comm.	County Comm	229-224-6820	R.Prince1956@hotmail.com
6	Carlos Tebar	Grady County BOA	County Administrator	229-377-1972	carlos.tebar@windstream.net
7					
8					
9					
10					
11					

Meeting Sign In Sheet

Date: June 23rd 2015

Facilitator: Steve O'Neil

Location: Cairo City Council Chambers

Cairo/Grady Issues & Opportunities

Name	Agency/Organization	Title	Phone #	Email Address
1 Jonathan Ann McLaughlin				
2 Frank W. Robinson	Grady Co. H.T.P.	member	# 399 1297	frankrob@yahoo.com
3				
4				
5				
6				
7				
8				

Issues + Opportunities Sign In

May 21, 2015 6PM

Lisa C Calhoun

Alyssa

Jim Sellers

Jeff Brainer

Meeting Sign In Sheet

Date: September 8th 2015	Facilitator: Steve O'Neil	Community Work Program Development Meeting
Location: Cairo City Council Chambers		

	Name	Agency/Organization	Title	Phone #	Email Address
1	Brian Hayes	City of Cairo	Public Official		bhayes@cairocity.net
2	Chris Addison	City of Cairo	City Manager	377-1722	CADDISON@CAIROCITY.NET
3	Peleste Tyler	City of Cairo	Marketing Dir	377-1722	ctyler@cairocity.net
4					
5					
6					
7					

Meeting Sign In Sheet

Date: September 8th 2015	Facilitator: Steve O'Neil	Community Work Program Development
Location: Grady Co. Commission Chambers		

	Name	Agency/Organization	Title	Phone #	Email Address
1	James Ellis	Grady Co EMA	Director	378-2271	jamesme0@hotmail.com
2	CARLOS TOBAR	Grady County Rec	Administrator	736-7278	carlostobar@windstream.net
3					
4					
5					

Meeting Sign In Sheet

Date: September 8th 2015	Facilitator: Steve O'Neil	Community Work Program Development
Location: Whigham Council Chambers		

	Name	Agency/Organization	Title	Phone #	Email Address
1	Lisa C. Calhoun	City of Whigham	City Clerk	762-4215	
2	George Tevlock	" " "	Mayor	762-4698	
3					
4					
5					

A RESOLUTION TO ADOPT THE GRADY COUNTY COMPREHENSIVE PLAN

WHEREAS, Grady County, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the County Commission held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, Grady County examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Grady County Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 19th day of July 2016.

Commission Chair



Charles Norton

Witness



Carrie Kines, County Clerk

A RESOLUTION TO ADOPT THE GRADY COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Cairo, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Cairo examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

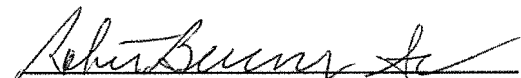
THEREFORE, BE IT RESOLVED by the City Council of Cairo, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 11th day of July 2016.



Witness

Mayor


Robert Burns, Sr.


Carolyn Lee, City Clerk

A RESOLUTION TO ADOPT THE GRADY COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Whigham, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

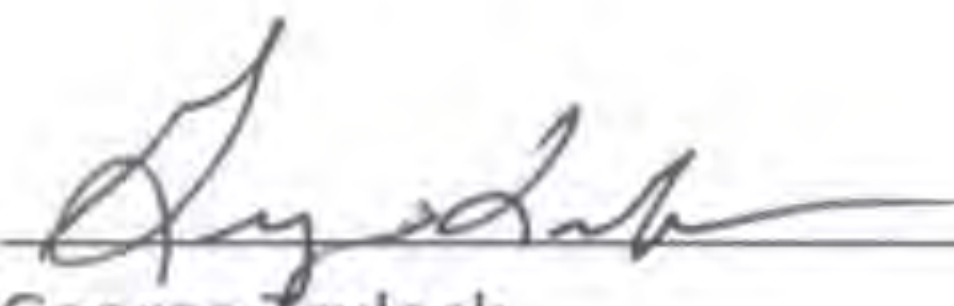
WHEREAS, in the development of the comprehensive plan, the City of Whigham examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Whigham, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

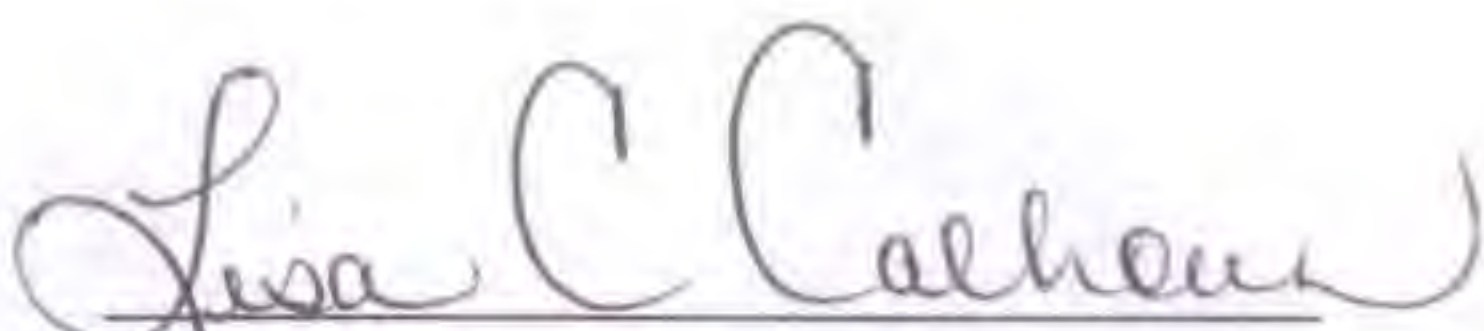
Adopted on the 9th day of August 2016.



Mayor


George Trulock

Witness


Lisa Calhoun, City Clerk