



August 18, 2020

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Bainbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

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

If you have any questions concerning our submittal, please contact Steve O'Neil, Community Development Director, at steveo@bainbridgcity.com

Sincerely,

A handwritten signature in blue ink, appearing to read "ER", written over a light blue circular stamp.

Edward Reynolds
Mayor, City of Bainbridge

Enclosures



CITY
of

BAINBRIDGE

★ GEORGIA ★

2030 COMPREHENSIVE PLAN

City of
BAINBRIDGE
GEORGIA

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INTRODUCTION

This comprehensive plan is a long-range (15 to 20-year) statement of the City of Bainbridge's vision for development (and redevelopment). By addressing the entire physical environment of the city and the multitudes of functions, policies, and programs that comprise their day to day workings, the plan seeks to guide the what, when, where, why, and how of future physical changes to the landscape of Bainbridge.

The purpose of Bainbridge's comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of Bainbridge's stated goals for the future. The plan should serve as the local government's guide for assessing development proposals, including rezoning applications, and redevelopment plans. For residents, business owners, and members of the development community, the plan provides insight into what types of land uses and development are appropriate at various locations throughout the city. Finally, for evaluating various local government functions and services, the plan is a point of reference for government staff in preparing capital improvement programs and associated budgets.

The last full Comprehensive Plan for Bainbridge was completed and adopted in 2010 by the consulting firm Robert & Company of Atlanta. Although not much has changed since 2010, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The 2020 Bainbridge Comprehensive Plan will lay the groundwork for citywide decision making through the year 2030 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities, and a community work program. The City of Bainbridge is a Tier 1 job Tax Credit community and therefore, according to the DCA's rules, will be required to do an economic development element. Bainbridge also has a zoning ordinance and is therefore required to do a land use element as well.

Bainbridge Community Development Department Role

The Community Development Department developed the 2020 Comprehensive Plan update in-house and hosted and facilitated public input methods and meetings. The Bainbridge City Council holds the ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public Input and Steering Committee

The 2020 update of the Bainbridge Comprehensive Plan relied heavily on public involvement. The planning process began with an initial public hearing at the Bainbridge City Council meeting in September 2019 where the plan requirements, an overview of the process, as well as various ways the public could participate in the plan process, were discussed.

Input Events:

November 2019

The City of Bainbridge hosted 11th grade students from Bainbridge High School for a two day "Student Government Days" event. At that time, planning staff introduced the comprehensive plan to the students and took them through a S.W.O.T. exercise for the future development of the City of Bainbridge. Students also used a blank map of Bainbridge in a "What Do You Want to See Where" exercise.

February 2020

The Bainbridge Middle School STEM students attended our advertised public input session and presented a project that they had been working on that was derived from the City's current comprehensive plan. Their project consisted of examining the City's policy of "encouraging housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (home-ownership)." As a group, they identified a site in the City that needs revitalization and presented a well-thought out development plan with computer designed 3D models of tiny homes. Their purpose statement from their presentation:

What we are here for:

Our purpose here is to create the first tiny house community in Decatur County and to promote home ownership. Our goal with this is to provide affordable housing for the people in and around Bainbridge, that have a lower income level. Their lower income level makes it harder to find a nice, affordable and safe home. That is where we come in, making the idea of affordable yet nice tiny houses that will become home. We are proposing that the tiny house community consist of homes that are between 350-600 sq ft. The first community will be on Fourth Street which is in the West Bainbridge area. The homes will be built on permanent foundations and connected to the city water system, and be totally electric.

Overview:

We want to help push to replace the run down and dangerous homes in Bainbridge with tiny houses for the low-income people. They would rent the house for 7 years if they wish to own the house, and pay monthly for the amount of square footage they have. Home Ownership or Financial Literacy classes should be taken/given. Bainbridge needs some fixing in some places and nobody has really done anything, but that needs to change.

The presentation by the students was truly amazing with regards to the detail they went into, including census data and research from other tiny home communities throughout the country.

After the presentation, the students joined us in a S.W.O.T. exercise for the Comprehensive Plan update. After creating the strengths, weaknesses, opportunities, and threats, the students were each given six dot stickers to place on the most important items from the list. This was designed to show the degree of importance or priority.

April 2020

As the COVID-19 requirements began to take place in March of 2020 and we could no longer have "in-person" meetings, the City of Bainbridge utilized its social media capabilities to get more feedback regarding strengths, weaknesses, opportunities, and threats through online polls titled "Coffee & Planning" that were advertised as Facebook events through the City's Facebook page. The poll events took place on April 11th and May 11th, 2020.

Following the public input sessions, a list of needs and opportunities was derived from the S.W.O.T. results and presented to the steering committee. The steering committee was formed from various department heads, business owners, a planning commission member, and at least one elected official and one economic developer, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

- Roy Oliver, Assistant City Manager
- Allie Godwin, City Clerk
- Rick McCaskill, Industrial Development Authority
- Roslyn Palmer, Councilmember
- Lisa Taylor, Director of Administrative Services
- Gabe Menendez, Public Service Director
- Darrell Cox, Local Business Owner
- Amanda Glover, DDA Director
- Billy Ward, Planning Commissioner
- Lauren Minor, Chamber of Commerce Director

The steering committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the plan as a document representative of the City of Bainbridge's overall goals. Due to time constraints in the process brought on by the COVID-19 pandemic, we did manage to get one (very long) steering committee together to review the list of needs and opportunities, develop goals and policies, create a community work program, and review the Future Land Use Map for any changes. The steering committee also discussed the Regional Water Plan and the Rules for Environmental Planning Criteria with regards to the City of Bainbridge and its Comprehensive Plan Update. The draft of the Comprehensive Plan update was then advertised on social media and sent to City Council for their review before the second public hearing in August.

July 2020

In early August, 2020, the second public hearing was held before City Council to field any questions, concerns, or comments from the public regarding the plan and its contents.

Review Process

According to the DCA's rules for comprehensive planning, effective March 1, 2014, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all 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.

COMMUNITY PROFILE

The City of Bainbridge is the county seat of Decatur County, located in Southwest Georgia. Bainbridge is located near the geographic center of Decatur County, which borders Seminole County to the west; Miller, Baker, and Mitchell Counties to the north; Grady County to the east; and the State of Florida to the South. The largest neighboring city is Tallahassee, Florida, located approximately 40 miles southeast of Bainbridge. Bainbridge is within the 14 county Southwest Georgia Region, an area of the state heavily relied on for agricultural and forestry products.

Bainbridge encompasses a total land area of approximately twenty (20) square miles. As a historical inland port city, Bainbridge is bisected by the Flint River. Today, the river and associated lakes and waterways provide scenery and recreational opportunities.

The 2010 population for Bainbridge was 12,697 as reported by the U.S. Census, which is 46% of Decatur County's population of 27,842. The most recent annual Census estimate (2019) for Bainbridge indicates a very slight decrease in population (-3%) to 12,306. Decatur County also experienced a very small population decrease from 27,842 in 2010 to an estimated 27,168 in 2019 (-2.4%).



Community Profile

Bainbridge City, GA
 Bainbridge City, GA (1304896)
 Geography: Place

Prepared by Esri

	Bainbridge ci...
Population Summary	
2000 Total Population	11,771
2010 Total Population	12,697
2019 Total Population	12,306
2019 Group Quarters	500
2024 Total Population	12,087
2019-2024 Annual Rate	-0.36%
2019 Total Daytime Population	15,059
Workers	7,645
Residents	7,414
Household Summary	
2000 Households	4,438
2000 Average Household Size	2.56
2010 Households	4,757
2010 Average Household Size	2.53
2019 Households	4,623
2019 Average Household Size	2.55
2024 Households	4,542
2024 Average Household Size	2.55
2019-2024 Annual Rate	-0.35%
2010 Families	3,143
2010 Average Family Size	3.15
2019 Families	3,066
2019 Average Family Size	3.16
2024 Families	2,996
2024 Average Family Size	3.16
2019-2024 Annual Rate	-0.46%
Housing Unit Summary	
2000 Housing Units	5,129
Owner Occupied Housing Units	53.9%
Renter Occupied Housing Units	32.6%
Vacant Housing Units	13.5%
2010 Housing Units	5,495
Owner Occupied Housing Units	45.5%
Renter Occupied Housing Units	41.1%
Vacant Housing Units	13.4%
2019 Housing Units	5,432
Owner Occupied Housing Units	40.0%
Renter Occupied Housing Units	45.1%
Vacant Housing Units	14.9%
2024 Housing Units	5,437
Owner Occupied Housing Units	39.8%
Renter Occupied Housing Units	43.7%
Vacant Housing Units	16.5%
Median Household Income	
2019	\$28,234
2024	\$33,232
Median Home Value	
2019	\$138,241
2024	\$155,454
Per Capita Income	
2019	\$16,363
2024	\$19,001
Median Age	
2010	35.0
2019	36.7
2024	37.7

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income	
Household Income Base	4,622
<\$15,000	29.5%
\$15,000 - \$24,999	16.1%
\$25,000 - \$34,999	11.4%
\$35,000 - \$49,999	12.8%
\$50,000 - \$74,999	13.8%
\$75,000 - \$99,999	7.7%
\$100,000 - \$149,999	6.3%
\$150,000 - \$199,999	1.6%
\$200,000+	0.9%
Average Household Income	\$43,232
2024 Households by Income	
Household Income Base	4,541
<\$15,000	25.5%
\$15,000 - \$24,999	14.3%
\$25,000 - \$34,999	11.9%
\$35,000 - \$49,999	13.4%
\$50,000 - \$74,999	14.5%
\$75,000 - \$99,999	9.0%
\$100,000 - \$149,999	8.1%
\$150,000 - \$199,999	2.3%
\$200,000+	1.0%
Average Household Income	\$50,191
2019 Owner Occupied Housing Units by Value	
Total	2,172
<\$50,000	11.6%
\$50,000 - \$99,999	20.6%
\$100,000 - \$149,999	23.3%
\$150,000 - \$199,999	20.3%
\$200,000 - \$249,999	9.9%
\$250,000 - \$299,999	3.9%
\$300,000 - \$399,999	4.4%
\$400,000 - \$499,999	1.8%
\$500,000 - \$749,999	3.6%
\$750,000 - \$999,999	0.4%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.2%
Average Home Value	\$170,361
2024 Owner Occupied Housing Units by Value	
Total	2,167
<\$50,000	9.9%
\$50,000 - \$99,999	17.0%
\$100,000 - \$149,999	20.8%
\$150,000 - \$199,999	21.4%
\$200,000 - \$249,999	12.0%
\$250,000 - \$299,999	4.8%
\$300,000 - \$399,999	4.7%
\$400,000 - \$499,999	1.9%
\$500,000 - \$749,999	6.6%
\$750,000 - \$999,999	0.8%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$194,635

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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	Bainbridge ci...
2010 Population by Age	
Total	12,697
0 - 4	7.7%
5 - 9	7.4%
10 - 14	7.5%
15 - 24	14.3%
25 - 34	13.0%
35 - 44	12.3%
45 - 54	13.1%
55 - 64	10.6%
65 - 74	6.9%
75 - 84	4.9%
85 +	2.3%
18 +	72.8%
2019 Population by Age	
Total	12,305
0 - 4	7.1%
5 - 9	7.2%
10 - 14	7.0%
15 - 24	13.1%
25 - 34	13.4%
35 - 44	12.4%
45 - 54	11.8%
55 - 64	11.8%
65 - 74	8.9%
75 - 84	4.8%
85 +	2.3%
18 +	74.9%
2024 Population by Age	
Total	12,082
0 - 4	7.0%
5 - 9	6.9%
10 - 14	6.9%
15 - 24	12.9%
25 - 34	13.1%
35 - 44	12.2%
45 - 54	11.9%
55 - 64	11.4%
65 - 74	9.8%
75 - 84	5.5%
85 +	2.3%
18 +	75.1%
2010 Population by Sex	
Males	5,964
Females	6,733
2019 Population by Sex	
Males	5,828
Females	6,477
2024 Population by Sex	
Males	5,742
Females	6,340

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Community Profile

Bainbridge City, GA
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 Geography: Place

Prepared by Esri

	Bainbridge ci...
2010 Population by Race/Ethnicity	
Total	12,697
White Alone	41.1%
Black Alone	54.7%
American Indian Alone	0.3%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	1.3%
Hispanic Origin	4.1%
Diversity Index	56.9
2019 Population by Race/Ethnicity	
Total	12,305
White Alone	43.8%
Black Alone	50.5%
American Indian Alone	0.3%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.6%
Two or More Races	1.8%
Hispanic Origin	5.4%
Diversity Index	59.9
2024 Population by Race/Ethnicity	
Total	12,086
White Alone	42.3%
Black Alone	51.1%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.9%
Two or More Races	2.2%
Hispanic Origin	6.1%
Diversity Index	61.0
2010 Population by Relationship and Household Type	
Total	12,697
In Households	94.9%
In Family Households	80.3%
Householder	24.8%
Spouse	13.6%
Child	35.5%
Other relative	4.0%
Nonrelative	2.5%
In Nonfamily Households	14.6%
In Group Quarters	5.1%
Institutionalized Population	4.9%
Noninstitutionalized Population	0.2%

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Community Profile

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Prepared by Esri

	Bainbridge ci...
2019 Population 25+ by Educational Attainment	
Total	8,073
Less than 9th Grade	5.2%
9th - 12th Grade, No Diploma	11.4%
High School Graduate	29.5%
GED/Alternative Credential	7.6%
Some College, No Degree	20.9%
Associate Degree	5.9%
Bachelor's Degree	10.1%
Graduate/Professional Degree	9.2%
2019 Population 15+ by Marital Status	
Total	9,686
Never Married	37.1%
Married	43.7%
Widowed	8.0%
Divorced	11.2%
2019 Civilian Population 16+ In Labor Force	
Civilian Employed	95.3%
Civilian Unemployed (Unemployment Rate)	4.7%
2019 Employed Population 16+ by Industry	
Total	4,641
Agriculture/Mining	4.9%
Construction	5.6%
Manufacturing	13.3%
Wholesale Trade	3.7%
Retail Trade	16.0%
Transportation/Utilities	2.2%
Information	1.8%
Finance/Insurance/Real Estate	4.1%
Services	43.0%
Public Administration	5.5%
2019 Employed Population 16+ by Occupation	
Total	4,640
White Collar	53.7%
Management/Business/Financial	8.3%
Professional	16.2%
Sales	16.4%
Administrative Support	12.8%
Services	19.5%
Blue Collar	26.8%
Farming/Forestry/Fishing	3.4%
Construction/Extraction	4.4%
Installation/Maintenance/Repair	3.3%
Production	8.1%
Transportation/Material Moving	7.7%
2010 Population By Urban/ Rural Status	
Total Population	12,697
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	86.7%
Rural Population	13.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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	Bainbridge ci...
2010 Households by Type	
Total	4,757
Households with 1 Person	30.1%
Households with 2+ People	69.9%
Family Households	66.1%
Husband-wife Families	36.3%
With Related Children	16.0%
Other Family (No Spouse Present)	29.8%
Other Family with Male Householder	4.6%
With Related Children	2.5%
Other Family with Female Householder	25.2%
With Related Children	17.9%
Nonfamily Households	3.9%
All Households with Children	36.9%
Multigenerational Households	5.4%
Unmarried Partner Households	6.2%
Male-female	5.7%
Same-sex	0.5%
2010 Households by Size	
Total	4,757
1 Person Household	30.1%
2 Person Household	28.9%
3 Person Household	17.4%
4 Person Household	12.1%
5 Person Household	7.6%
6 Person Household	2.4%
7 + Person Household	1.6%
2010 Households by Tenure and Mortgage Status	
Total	4,757
Owner Occupied	52.5%
Owned with a Mortgage/Loan	33.5%
Owned Free and Clear	19.0%
Renter Occupied	47.5%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	5,495
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	88.2%
Rural Housing Units	11.8%

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Prepared by Esri

Top 3 Tapestry Segments

- 1.
- 2.
- 3.

Bainbridge ci...
Small Town Simplicity (12C)
Rural Bypasses (10E)
City Commons (11E)

2019 Consumer Spending

Apparel & Services: Total \$	\$5,052,234
Average Spent	\$1,092.85
Spending Potential Index	51
Education: Total \$	\$3,333,331
Average Spent	\$721.03
Spending Potential Index	45
Entertainment/Recreation: Total \$	\$7,918,130
Average Spent	\$1,712.77
Spending Potential Index	52
Food at Home: Total \$	\$12,974,007
Average Spent	\$2,806.40
Spending Potential Index	54
Food Away from Home: Total \$	\$8,545,875
Average Spent	\$1,848.56
Spending Potential Index	50
Health Care: Total \$	\$15,015,558
Average Spent	\$3,248.01
Spending Potential Index	55
HH Furnishings & Equipment: Total \$	\$4,924,978
Average Spent	\$1,065.32
Spending Potential Index	50
Personal Care Products & Services: Total \$	\$2,014,593
Average Spent	\$435.78
Spending Potential Index	49
Shelter: Total \$	\$40,379,276
Average Spent	\$8,734.43
Spending Potential Index	47
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,926,692
Average Spent	\$1,282.00
Spending Potential Index	52
Travel: Total \$	\$4,677,568
Average Spent	\$1,011.80
Spending Potential Index	45
Vehicle Maintenance & Repairs: Total \$	\$2,813,723
Average Spent	\$608.64
Spending Potential Index	53

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

SWOT RESULTS

Bainbridge 11th grade Civics/Student Government Class

November 20th, 2019

Strengths

- Locally owned Businesses
- Taurus, Inc.
- Hospitality
- Strong Agriculture
- Well known School
- The Square
- The Bean Café
- Walmart
- Beef-O-Brady's
- Parades
- Veteran Recognition
- Christmas decorations
- Recreation center
- Free events
- Free lunches at school
- River
- Chik-fil-a
- Downtown events
- Rivertown Days event
- Clean streets
- Football game/sports events

Weaknesses

- Places to shop
- Low variety of anything
- Too much invested in football
- No pool
- Too much fast food
- Not enough industry

- Not enough vocational jobs
- Old buildings
- Finishing construction
- Too many chicken places
- All in one bigger building
- Too many hotels
- The fair is too small
- Everything closes too early
- Food chains
- Places for teens to hang out
- Upgrade the AG/4H building
- Hospital
- Pot holes
- Road construction (very slow)
- Lack of people keeping jobs open
- Lack of good workers/job training
- Lack of art program support
- Lack of expansion into climax
- Public housing

Opportunities

- K-Mart building
- Unused buildings downtown
- Public transportation
- Public bus stops
- Hydroelectricity
- YMCA remodel
- Charter House Lot
- Fred's Building
- Mall Area
- County Fair
- Better Park at boat basin
- Flint River

- Vacant spaces
- Potter street building
- Old drive in theater
- Murals
- Air strip

Threats

- Change in City Limits
- WW3
- Natural Disasters
- Criminals
- Pollution
- Construction on the bypass
- Potholes
- Railroad tracks
- Lack of employment
- Low income

SWOT Results
Bainbridge Middle School STEM students
February 27th, 2020

(+#) represents the degree of importance to participants in the SWOT session

Strengths

- Public Spaces (+7)
- Low cost of living (+6)
- Hospitality - + 5
- Chik-Fil-A - +4
- School system- +4
- Access to fresh food - +3
- River - +3
- Growing downtown - +2
- History - +1
- Agriculture - +1
- Sports Facilities- +1
- Access to higher education- +1
- Favorable Climate
- Natural Resources
- Diverse Faith community

Weaknesses

- Art Programs - +9
- Homeless - +8
- Spotty Blight (historic)- +7
- Hurricane Damage lingering - +6
- Youth Activities- +5
- Family Restaurants- +4
- Elderly Activities- +3
- Rural Healthcare - +3
- Workforce Development- +2
- Retail- +1
- Vacant commercial Spaces - +1
- Shotwell Corridor

Opportunities

- Rural Healthcare - +8
- Current Youth Activities- +7
- Sports Facilities- +5
- Solar Energy- +4
- Boat Basin - +3
- Historic district - +3
- Boating
- Airport

Threats

- Poverty- +13
- Addiction - +12
- Flooding/Natural disasters- +5

Online SWOT Results
April 11th, 2020

What do you see as our community's biggest strengths?



What do you see as our community's biggest weaknesses?



What do you see as our community's biggest threats?



What do you see as our community's biggest opportunities or under utilized facets?

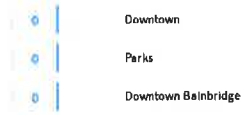


Online SWOT Results & Bonus Q's

May 11th, 2020

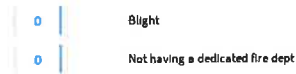
What do you see as some of our community's strengths?

Top



What do you see as some of our community's weaknesses?

Top



What do you see as some of our community's opportunities or the facets which are currently under utilized?

Top



 Poll Everywhere

What do you see as some of our community's threats or issues we may see arise in the future?

Top



 Poll Everywhere

In one to two word phrases, tell us what you would like to see in Bainbridge within the next 5 years.

trained police jobs
utilities sewer well

 Poll Everywhere

In one to two word phrases, describe what you like most about Bainbridge.

spaceriver



NEEDS AND OPPORTUNITIES

The following is a list of needs and opportunities that represent both the major problems facing the city and potential strategies for improvement. The list was developed from the identified strengths, weaknesses, opportunities and threats that face the City of Bainbridge.

Economic Development

1. We lack sufficient jobs or economic opportunities for local residents.
2. We need to develop a more skilled labor force.
3. We need more Industrial Park property.
4. We need more water and wastewater capacity at industrial areas in the future.
5. Our community's economy is too dependent upon one or two industries or economic sectors, particularly the industrial sector.

Public Infrastructure/Programs

1. Address drainage problems in Bainbridge.
2. Improve the conditions of City streets.
3. GIS Mapping of utilities and cemeteries needs to be completed.
4. The City's Utilities Master Plan needs to be updated.
5. The Bainbridge Wastewater Treatment Plant is in need of upgrades and/or replacement.
6. A Fiber Optic Network expansion plan needs to be developed.

Parks/Public Spaces

1. The underutilized boat basin and riverfront park system needs to continue to be addressed and completed according to prior plans.
2. Continue to work on the Chason Park Expansion and its associated phases.
3. Extend/improve the riverfront walking path so that it connects Cheney Griffin Park, Chason Park, the Earle May Boat Basin Park, and the existing nature trail.
4. Finish the Disc Golf Course in the Earle May Boat Basin Park.
5. Design and build the mountain bike course (Cheney Griffin Park) and trail system (Earle May Boat Basin Park).
6. Re-design and rebuild the fishing dock and kayak launch at Cheney Griffin Park.

Housing & Neighborhoods

1. Public housing developments need improvement.
2. There is a perception that there is a homelessness situation in Bainbridge that needs to be assessed and addressed.
3. Since it would be beneficial to them, the City should encourage new housing developments, as well as redevelopment. The importance of infill development should be addressed and encouraged by City leaders.
4. Bainbridge needs to address blighted neighborhoods caused by abandoned/derelict homes, as well as landlords neglecting their property.
5. The City has options for affordable housing, but there are concerns about the quality and safety of some existing housing.
 - a) There is an imbalance between owner-occupied and rental homes within existing single-family neighborhoods, which is creating instability in code-related issues. The City has been proactive in stepping up code enforcement initiatives, but a perception remains that there is a lack of investment in the upkeep and maintenance of rental properties as compared to owner occupied homes.
6. Identify neighborhoods in need of revitalization and put plans in place to stem the flow of blight.
7. Create an inventory of Historic Properties.

GOALS AND POLICIES

These goals and policy statements are designed to address each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals. Identifying these items helps the community organize their actions.

Economic Development (ED)

Encourage development or expansion of businesses and industries that are suitable for Bainbridge and its workforce.

- Policy 1: The City of Bainbridge 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: The City of Bainbridge will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.*
- Policy 3: The City of Bainbridge will identify the best areas for industrial park land and provide enough water and sewer service to accommodate future industrial development in identified areas.*
- Policy 4: The City of Bainbridge will encourage the development of Downtown as a vibrant center of the community, even after normal business hours, in order to improve overall attractiveness and local quality of life.*
- Policy 5: The City of Bainbridge will work with vocational training programs through local college's and the high school to ensure an adequate supply of properly trained workforce for local industries.*

Public Infrastructure & Programs (PIP)

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

- Policy 1: The City of Bainbridge will continue to identify and implement a maintenance list of problem areas with regards to street conditions and areas prone to flooding.*
- Policy 2: The City of Bainbridge will look at future utility needs as expansion is considered.*

Parks & Public Spaces (PPS)

Provide a variety of safe, well-maintained parks and public spaces to meet the varied needs and interests of the community.

- Policy 1: The City of Bainbridge is committed to providing pleasant, accessible, public gathering places and parks throughout the community.*
- Policy 2: The City of Bainbridge will continue to implement our waterfront connectivity plan to provide active and passive recreational opportunities.*
- Policy 3: The City of Bainbridge will plan for pedestrian and bike connections between major generators and destinations of bike trips (residential neighborhoods, schools, and shopping)*
- Policy 4: The City of Bainbridge will continue to implement our Downtown Master Plan.*

Housing (HN)

Provide a housing program that helps transition residents from public subsidized housing to affordable homes (single family, duplexes, townhouses, etc.).

- Policy 1: The City of Bainbridge will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).*
- Policy 2: The City of Bainbridge will encourage the development of housing options for all income ranges.*

Encourage property maintenance and reduce the percentage of substandard housing.

- Policy 1: The City of Bainbridge will eliminate substandard or dilapidated housing in our community.*
- Policy 2: The City of Bainbridge will continue to improve and utilize code enforcement to help improve neighborhood appearance.*

Address the homelessness situation in the City of Bainbridge and develop partnerships with organizations that can assist.

- Policy 1: The City of Bainbridge will identify and coordinate with organizations that can help in the fight against homelessness.*

Policy 2: The City of Bainbridge will assess the needs of individual homeless persons.

Policy 3: The City of Bainbridge will help low-income families avoid becoming homeless.

ECONOMIC DEVELOPMENT ELEMENT

The Comprehensive Economic Development Strategy (CEDS) is a snapshot of regional economic development information for Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, and Worth counties. The Southwest Georgia Regional Commission, along with public and private stakeholders, developed a Comprehensive Economic Development Strategy for Region 10.

This CEDS contains information on the goals and objectives for the region. Overall, the region is losing population, but some counties have experienced growth (Dougherty, Lee, and Colquitt). Our region is characterized by slow, steady growth. This has worked in the region's favor because it gives communities the time they need to build capacity (water, sewer, high speed internet, etc.), and infrastructure. Existing infrastructure has been able to accommodate the small businesses that have been created throughout the region. There does, however, continue to be a strong need for financing and other financial tools. The Regional Commission continues to make loans available to eligible businesses.

Industries have been established in the region and the region is constantly working on its improvement of water, sewer, roads, and technology. Businesses are being added to the economy, mainly restaurants and small-box retailers like Dollar General. In Bainbridge recently, the addition of Taurus Firearms and A-1 Roof Trusses is bringing a significant number of jobs, further strengthening the local economy.

Schools in our region are improving in spite of severe budget cuts. High school and technical schools are working more closely together to improve high school graduation rates and provide greater opportunities for students. The work-based learning program and the youth apprentice program at Bainbridge High School have proven to be quite popular, as well as the dual enrollment program offered by both Bainbridge High School and GRACE Christian Academy. Both programs have seen high enrollment numbers.

Farmers and other stakeholders in the region are impacting the local economy with the creation of Solar Farms as an alternative source of energy. This is still a work in progress as more farms are popping up around the area. Local leaders are working to strike a balance between agriculture, the environment, and economic development. Solar energy has surged in popularity over the past few years and the price of panels has dropped dramatically. The fate of this energy source relies heavily on driving down the cost of solar power. The U.S. Department of Energy has a program, the SunShot Initiative, which funds cooperative research, development, demonstration, and deployment projects to drive down the cost of solar electricity. Solar farms in Decatur, Early, Mitchell, and Terrell Counties are reportedly among the largest solar installations in the state of Georgia.

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

Goal: Expand existing industries.

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

Goal: Support technical colleges within the region.

Objective: To increase the levels of education, both short and long term, of the region's workforce.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Increase tourism in the region.

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



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Demographic and Income Profile

Bainbridge
Area: 20.09 square miles

Summary	Census 2010	2015	2020	
Population	12,697	12,464	12,297	
Households	4,757	4,704	4,647	
Families	3,199	3,124	3,063	
Average Household Size	2.56	2.54	2.54	
Owner Occupied Housing Units	2,585	2,392	2,353	
Renter Occupied Housing Units	2,172	2,312	2,293	
Median Age	35.0	35.9	36.9	
Trends: 2015 - 2020 Annual Rate	Area	State	National	
Population	-0.27%	0.90%	0.75%	
Households	-0.24%	0.93%	0.77%	
Families	-0.39%	0.80%	0.69%	
Owner HHs	-0.33%	0.90%	0.70%	
Median Household Income	2.24%	2.80%	2.66%	
Households by Income		2015	2020	
		Number	Percent	
<\$15,000		1,440	30.6%	
\$15,000 - \$24,999		808	17.2%	
\$25,000 - \$34,999		609	12.9%	
\$35,000 - \$49,999		473	10.1%	
\$50,000 - \$74,999		632	13.4%	
\$75,000 - \$99,999		409	8.7%	
\$100,000 - \$149,999		242	5.1%	
\$150,000 - \$199,999		35	0.7%	
\$200,000+		56	1.2%	
Median Household Income		\$26,310	\$29,393	
Average Household Income		\$41,011	\$46,182	
Per Capita Income		\$15,750	\$17,748	
Population by Age	Census 2010	2015	2020	
	Number	Percent	Number	Percent
0 - 4	997	7.9%	931	7.5%
5 - 9	946	7.5%	926	7.4%
10 - 14	975	7.7%	869	7.0%
15 - 19	948	7.5%	851	6.8%
20 - 24	829	6.5%	906	7.3%
25 - 34	1,657	13.1%	1,603	12.9%
35 - 44	1,580	12.4%	1,552	12.5%
45 - 54	1,667	13.1%	1,531	12.3%
55 - 64	1,351	10.6%	1,458	11.7%
65 - 74	870	6.9%	989	7.9%
75 - 84	608	4.8%	567	4.5%
85+	269	2.1%	281	2.3%
Race and Ethnicity	Census 2010	2015	2020	
	Number	Percent	Number	Percent
White Alone	5,892	46.4%	5,652	45.3%
Black Alone	6,218	49.0%	6,121	49.1%
American Indian Alone	32	0.3%	38	0.3%
Asian Alone	103	0.8%	119	1.0%
Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	274	2.2%	310	2.5%
Two or More Races	178	1.4%	224	1.8%
Hispanic Origin (Any Race)	556	4.4%	629	5.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

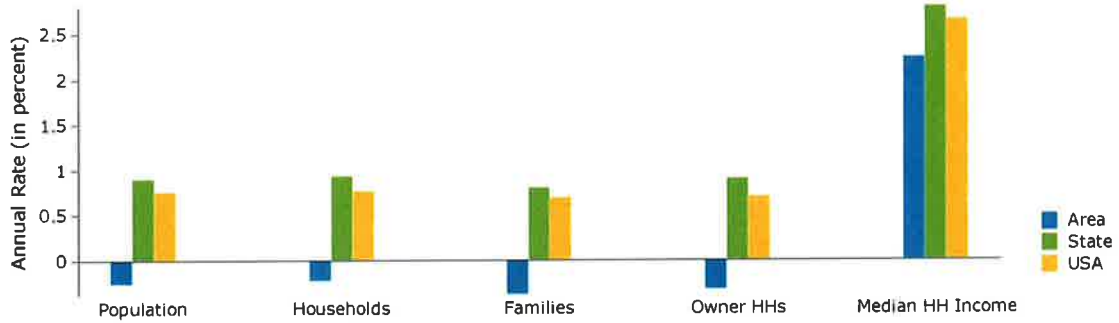


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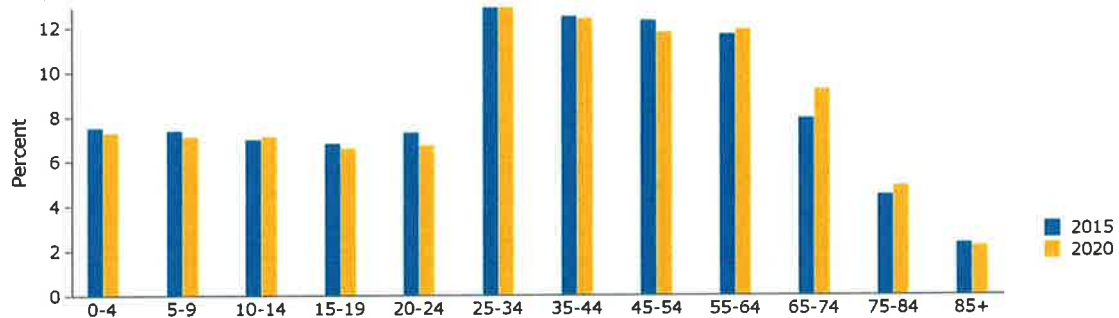
Demographic and Income Profile

Bainbridge
Area: 20.09 square miles

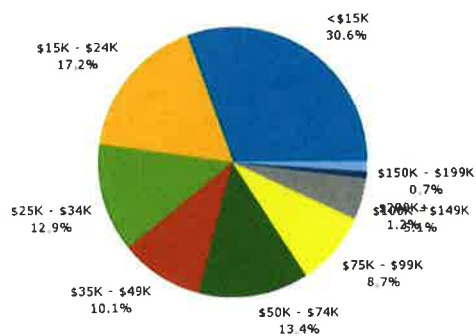
Trends 2015-2020



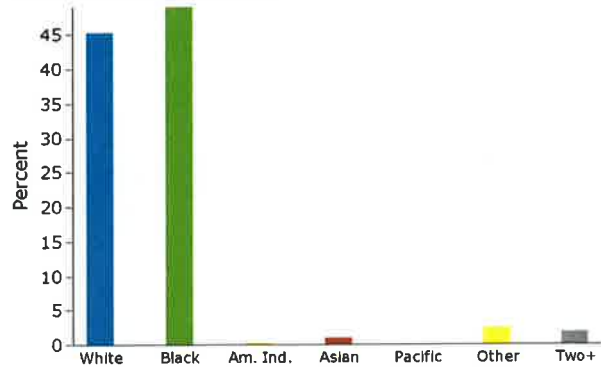
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Disposable Income Profile

Bainbridge
Area: 20.09 square miles

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	12,697	12,464	12,297	-167	-0.27%
Median Age	35.0	35.9	36.9	1.0	0.55%
Households	4,757	4,704	4,647	-57	-0.24%
Average Household Size	2.56	2.54	2.54	0.00	0.00%

2015 Households by Disposable Income

	Number	Percent
Total	4,704	100.0%
<\$15,000	1,596	33.9%
\$15,000-\$24,999	913	19.4%
\$25,000-\$34,999	618	13.1%
\$35,000-\$49,999	535	11.4%
\$50,000-\$74,999	665	14.1%
\$75,000-\$99,999	208	4.4%
\$100,000-\$149,999	112	2.4%
\$150,000-\$199,999	34	0.7%
\$200,000+	24	0.5%
Median Disposable Income	\$22,595	
Average Disposable Income	\$33,554	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	230	748	786	842	902	639	556
<\$15,000	136	269	204	258	346	200	183
\$15,000-\$24,999	37	117	135	125	189	137	173
\$25,000-\$34,999	25	121	113	87	102	66	104
\$35,000-\$49,999	20	87	93	94	93	111	38
\$50,000-\$74,999	12	108	155	149	111	86	45
\$75,000-\$99,999	1	27	48	71	30	21	10
\$100,000-\$149,999	0	11	29	37	17	13	3
\$150,000-\$199,999	0	6	6	11	9	2	0
\$200,000+	0	2	1	11	6	3	0
Median Disposable Income	\$12,739	\$23,556	\$28,920	\$28,765	\$19,431	\$23,149	\$19,086
Average Disposable Income	\$18,292	\$31,828	\$39,063	\$42,720	\$31,388	\$32,968	\$24,773

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Household Budget Expenditures

Bainbridge
Area: 20.09 square miles

Demographic Summary		2015	2020	
Population		12,464	12,297	
Households		4,704	4,647	
Families		3,124	3,063	
Median Age		35.9	36.9	
Median Household Income		\$26,310	\$29,393	
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	55	\$39,733.74	\$186,907,521	100.0%
Food	57	\$4,843.05	\$22,781,696	12.2%
Food at Home	59	\$3,067.90	\$14,431,400	7.7%
Food Away from Home	54	\$1,775.15	\$8,350,297	4.5%
Alcoholic Beverages	50	\$279.63	\$1,315,384	0.7%
Housing	54	\$11,609.74	\$54,612,202	29.2%
Shelter	52	\$8,500.59	\$39,986,791	21.4%
Utilities, Fuel and Public Services	61	\$3,109.14	\$14,625,411	7.8%
Household Operations	52	\$958.20	\$4,507,369	2.4%
Housekeeping Supplies	59	\$425.01	\$1,999,239	1.1%
Household Furnishings and Equipment	55	\$1,018.24	\$4,789,824	2.6%
Apparel and Services	55	\$1,273.15	\$5,988,894	3.2%
Transportation	59	\$6,225.85	\$29,286,408	15.7%
Travel	49	\$957.46	\$4,503,904	2.4%
Health Care	59	\$2,810.29	\$13,219,586	7.1%
Entertainment and Recreation	56	\$1,847.54	\$8,690,840	4.6%
Personal Care Products & Services	53	\$419.06	\$1,971,259	1.1%
Education	48	\$724.96	\$3,410,203	1.8%
Smoking Products	75	\$349.46	\$1,643,861	0.9%
Miscellaneous (1)	66	\$719.51	\$3,384,588	1.8%
Support Payments/Cash Contribution/Gifts in Kind	55	\$1,384.15	\$6,511,028	3.5%
Life/Other Insurance	59	\$270.17	\$1,270,880	0.7%
Pensions and Social Security	51	\$3,618.27	\$17,020,355	9.1%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) **Miscellaneous** includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fees, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

DIGITAL ECONOMY ELEMENT

The staff of the Southwest Georgia Regional Commission has compiled the information contained within the Southwest Georgia Digital Economy Plan. This would not have been possible without input from stakeholders throughout Southwest Georgia and the state of Georgia.

Connecting America: The National Broadband Plan states that broadband is the great infrastructure challenge of the early 21st century. It compares this infrastructure change to that of electricity and phone service. Change happens. The world that we live in today varies tremendously from that of ten years ago. Each generation sees new technologies and products that have never been thought of before. The Digital Economy is now serving as the engine for economic growth, job creation, global competitiveness, and more efficient lives. New industries and job prospects are being created daily based on new technology. The COVID-19 pandemic brought high speed internet availability to the forefront of our minds as many people were working and learning from home.

The Digital Economy Plan is intended to explore Southwest Georgia's current digital footprint, resources, infrastructure, and services; and to develop goals, strategies, and implementation measures to help ensure that Southwest Georgia stays ahead of the curve in the ever-changing digital economy. The plan assessed the current status of the digital economy, involved stakeholders from various sectors in the community involvement stage, and used the information from both to develop strategies and goals to help move Southwest Georgia forward.

Technology can make the difference in whether a community succeeds or fails. Technology changes everything. Southwest Georgia's digital plan will help redesign the digital footprint and create a process that will enable each community to meet the demands of tomorrow. Healthcare, education, and service provision will all be impacted. Crossing the digital divide puts all of Georgia on equal footings with fewer challenges to overcome.

A copy of the Southwest Georgia Digital Economy Plan can be found at:

<http://www.swgreplanning.org/swarc-digital-economy-plan.html>

Bainbridge is unique compared to its surrounding communities because the City of Bainbridge operates its own fiber network that links governmental, educational, and key industries. The City is interested in expanding the network to more users and plans are being developed as to how best to expand the network.

Future Land Use

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

Rural Residential

This residential category is intended to facilitate low density single-family detached residential development in areas where agriculture is still the predominant use of the area. This area may or may not have water and sewer service available. The density of residential development in this category is a five-acre minimum.

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 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 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 the 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 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.

Urban High-Density Residential

This residential category corresponds with areas developed or planned for high-density urban residential uses. Urban high density means residential development ranging from nine to as many as twelve (9-12) units per acre. Though not necessarily limited to such, urban high-density residential areas are predominantly apartment complexes and in fewer instances, manufactured home parks. This future land use category is implemented with a high-density (multi-family) urban residential zoning district and a manufactured home park zoning district.

Public-Institutional

This category 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 Business

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 are 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 passerby 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.

Central Business

This category corresponds to the City's central business district, as well as some existing commercial areas targeted for mixed use redevelopment. Downtown Bainbridge 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 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 of 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

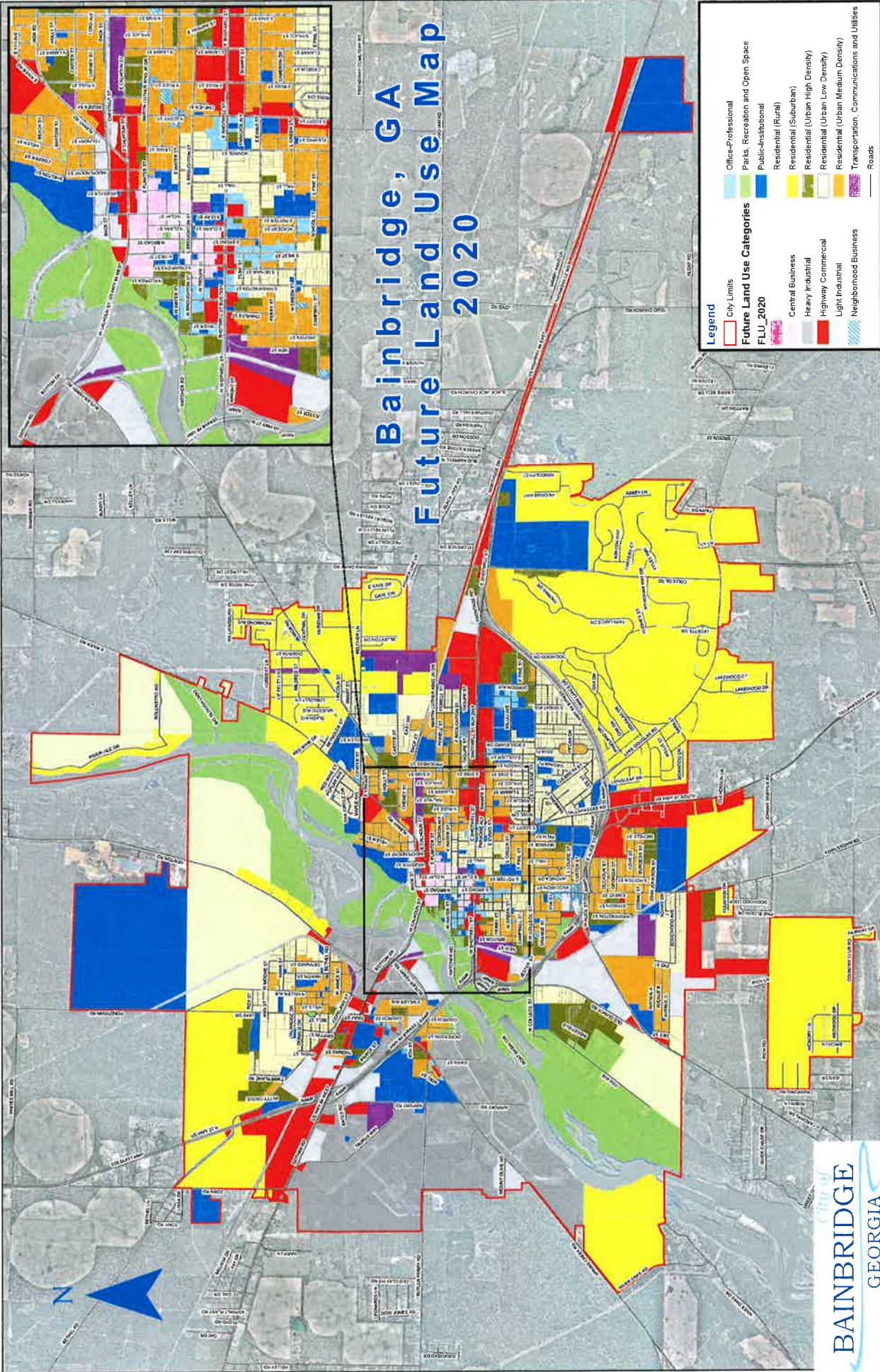
This category is the same as the existing land use category by the same name. It includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, electric utility substations, airports, and other similar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

FUTURE LAND USE MAP

See next page.



Bainbridge, GA Future Land Use Map

Legend

- City Limits
- Office-Professional
- Parks, Recreation and Open Space
- Public-Institutional
- Residential (Rural)
- Residential (Suburban)
- Residential (Urban High Density)
- Residential (Urban Low Density)
- Residential (Urban Medium Density)
- Transportation, Communications and Utilities
- Roads

Future Land Use Categories
FLU_2020

- Central Business
- Heavy Industrial
- Highway Commercial
- Light Industrial
- Neighborhood Business

REPORT OF ACCOMPLISHMENTS

Report of Accomplishments 2015-2019, City of Bainbridge									
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source	Status:
Housing									
Research HUD and DCA Planning and Community Development Grant Programs for Neighborhood Stabilization.	X					Community Development	Staff Function	General Fund	Postponed. Target area needed to be defined before research, 2022
Conduct HUD Revitalization Study for Neighborhood Redevelopment Areas		X				Community Development	\$15,000	CDBG/Grant	Postponed. Target area changed. 2022
Economic Development									
Work with Georgia Department of Economic Development to develop tourism marketing materials.	X	X	X	X	X	City/Chamber of Commerce	\$10,000	Grant/Matching Funds	Postponed. Shift in budget needed. Late 2020
Work with Georgia Power resource center to analyze existing industry and develop an over and under study	X	X	X	X	X	City/Chamber of Commerce/Ga Power	Staff Function	General Fund	Complete
Hold Annual Career Resource Fair for Job Seekers	X	X	X	X	X	City/Dept. of Labor/Chamber of Commerce	\$5,000	DOL/Chamber	Complete
Hold Annual Festivals for Outdoor Recreation, Arts, and Cultural Events	X	X	X	X	X	Chamber of Commerce	Staff Function	Chamber/Leisure Services	Complete
Promote Waterfront Connectivity Master Plan; encourage public/private partnerships for development	X	X	X	X	X	Community Development/Public Works	Staff Function	General Fund	Complete
Continue to implement the downtown master plan and revise as necessary	X	X	X	X	X	City/DDA/Main Street	Staff Function	General Fund	Complete. Continue
Project or Activity									
Intergovernmental Coordination									
Annual Review of Short Term Work Program at City Department Retreat	X	X	X	X	X	City	Staff Function	General Fund	Complete. Continue w/ minor change
Look for more ways to collaborate with Decatur County on shared needs and issues	X	X	X	X	X	City	Staff Function	General Fund	Complete.

Community Facilities and Services									
Expand Boat Basin Campground		X				Leisure Services	\$25,000	General Fund	Postponed until 2022. Budget cuts for 2021.
Renovate Boat Basin Playground			X			Leisure Services	\$200,000	SPLOST	Complete
Parks and Recreation Master Plan (Coordinate Greenspace Acquisition Strategy with River Corridor Planning)					X	Leisure Services/Community Development	\$40,000	General Fund	Complete.
Continue to develop and prioritize street improvement projects	X	X	X	X	X	Public Works	\$130,000	LMIG	Complete. Continue
Continue to work with the DOT to develop a truck route	X	X	X			Public Works	Staff Function	State Funded DOT	Complete.
Analyze and if possible, expand the recreational programs available to seniors	X	X				City/Recreation Authority	Staff Time	General Fund	Complete.
Implement the connectivity master plan to help improve access to the boat basin	X	X	X	X	X	City	\$65,000	Trail Grant	Underway. 2023
Investigate the costs and potential locations for a dog park	X	X				City	Staff Time	General Fund	Complete
Expand code enforcement staff	X	X	X	X	X	City	Staff Time	General Fund	Complete
Project or Activity									
2015 2016 2017 2018 2019 Responsible Party Cost Estimate Funding Source									
Public Safety									
Improve and possibly expand the Citizen's Academy	X	X	X	X	X	City	\$10,000/yr	City	Complete
Project or Activity									
2015 2016 2017 2018 2019 Responsible Party Cost Estimate Funding Source									
Utilities/Public Works									
Water/Sewer Master Plan Update to Identify Potential New Well and Tower Locations (Coordinate with Strategic Plan for Annexation)					X	Utilities Department	\$70,000	General Fund	Underway w/changes. Changed to Stormwater Master Plan
More frequent inspection of storm drains	X	X	X	X	X	Public Works	Staff Time	General Fund	Underway. 2021. Inspecting and Mapping

Long Term Work Program									
Conduct River Corridor Protection Plan (See GA Part V Environmental Criteria)						Consultant/Community Development	\$10,000	General Fund	Not Complete. Abandoned
Adopt River Corridor Protection Ordinance (See GA Part V Environmental Criteria)						City Council/Community Development	Staff Time	General Fund	Not Complete. Abandoned
Shotwell Corridor/Mall Area Redevelopment Study						Consultant/Community Development	\$25,000	General Fund/Grant	Not Complete. No Funding. Will continue to plan for it.
Parks and Recreation Master Plan (Coordinate Greenspace Acquisition Strategy with River Corridor Planning)						Leisure Services/Community Development	\$40,000	General Fund	Underway. 2022
Phase III Streetscape						Community Development	\$820,311	Federal Grant	Not Complete. No Funding
West Street Streetscape						Community Development	\$200,000	Federal Grant	Not Complete. No Funding
North Broad Street Development						D.D.A	\$500,000	City/Loans/Grants	Underway. 2024
Phase IV-East River Sewer Project						Utilities Department	5 Million	GIFA Loan	Not Complete. Abandoned for now

COMMUNITY WORK PROGRAM 2020-2024

Community Work Program 2020-2024, City of Bainbridge								
Project or Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Housing								
Research HUD and DCA Planning and Community Development Grant Programs for Neighborhood Stabilization.			X			Community Development	Staff Function	General Fund
Develop a Housing Plan		X	X	X	X	Consultant	\$20,000	General Fund/CDBG Grant
Conduct HUD Revitalization Study for Neighborhood Redevelopment Areas			X			Community Development	\$15,000	CDBG/Grant
Economic Development								
Work with Georgia Department of Economic Development to develop tourism marketing materials.	X					City/Chamber of Commerce	\$10,000	Grant/Matching Funds
Identify new industrial park land and plan for increases to water and sewer capacity accordingly.	X	X	X	X	X	Development Authority	Staff Function	General Fund
Designate an Urban Redevelopment Area in North east Bainbridge	X	X				City	Staff Function	General Fund
Create an opportunity zone in the area along Shotwell Street and South Scott Street.	X	X				City	Staff Function	General Fund
Continue to implement the downtown master plan and revise as necessary	X	X	X	X	X	City/DDA/Main Street	Staff Function	General Fund
Intergovernmental Coordination								
Annual Review of Short Term Work Program at City Council & Department Retreats		X	X	X	X	City	Staff Function	General Fund

Parks & Public Spaces								
Project or Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Expand Boat Basin			X			Parks Dept.	\$25,000	General Fund
North Broad Street Development	X	X	X	X		D.D.A	\$500,000	City/Loans/Grants
West Street Gateway entrance		X	X	X		D.D.A	\$200,000	City/Loans/Grants
Phase III Streetscape (West St from Broughton to Shotwell St)			X	X	X	D.D.A	\$500,000	City/Loans/Grants
Shotwell Corridor/Mall Area Redevelopment Study				X	X	Consultant/Community Development	\$25,000	General Fund/Grant
Parks Master Plan (Coordinate Greenspace Acquisition Strategy with River Corridor Planning)			X	X	X	Community Development	\$40,000	General Fund
Disc Golf Course at Earle May Boat Basin	X	X				Parks Dept.	\$15,000	General Fund
Extend and pave the riverfront walking path to connect chason park all the way to Bill Reynold Sports	X	X	X			Parks Dept.	\$25,000	Grants/General Fund
Implement the connectivity master plan to help improve access to the boat basin	X	X	X	X	X	City	\$65,000	Trail Grant
Build a Fishing Dock and Kayak Launch at Cheney Griffin Park	X	X	X			City	\$200,000	General Fund
Design and build Mountain bike course and trail.		X	X	X		Parks Dept./Community Developemnt	\$30,000	Grants/General Fund

Project or Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Public Infrastructure & Programs								
Develop Stormwater Master Plan in preparation for stormwater utility		X	X	X	X	Utilities Department	\$70,000	General Fund
More frequent inspection of storm drains	X	X				Public Works	Staff Time	General Fund
Develop a Utilities Master Plan		X	X	X	X	Consultant	\$20,000	General Fund
Fiber Optic Network Expansion plan	X	X	X			Utilities/Public Works	Staff Time	General Fund
Upgrade or Replace the Wastewater Treatment Plant			X	X	X	Utilities/Public Works	Staff Time	Grant/GEFA Loan
Continue to develop and prioritize street improvement projects	X	X	X	X	X	Public Works	\$130,000	LMIG



A RESOLUTION TO ADOPT THE BAINBRIDGE COMPREHENSIVE PLAN

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

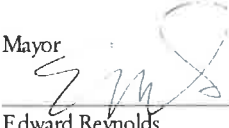
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Bainbridge 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 Bainbridge, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 20th day of October 2020.

Mayor


Edward Reynolds

Witness


Allie Godwin, City Clerk

APPENDIX

Meeting Sign in Sheets

Bainbridge Comprehensive Plan Public Meeting

February 27th 2020

Name	Email
Cullen Glover ✓	amanda.glover@bellsouth.net
Kaylee Buchanan ✓	leannsbuchanan@gmail.com
Mason Scryers ✓	Scryersmason07@icloud.com
Kate Johnson ✓	katejohnson6@icloud.com
Lola McNair ✓	cmairlola@gmail.com
Edda Garcia ✓	edda.g100@gmail.com
Kaylee Howell ✓	Mujaman.howell@gmail.com
Tyrene Butler ✓	tbutler300@gmail.com
Sherm Howell	SMHSCOLLOR@GMAIL.COM
Daisha Jones	dsjones@student.dcboc.com
Haven Burney	rdburney14@gmail.com
Letitia Adams	tut-197614@yahoo.com
Mariah Green ✓	Mhgreen1@student.dcboc.com
Tasha Green	tajreen4623@gmail.com
Bob Glover	robert.glover@sofenis.com
LeAnn Buchanan	leannsbuchanan@gmail.com
Kim Johnson	kjohnson@dcboc.com
Roxanne McNair	kimcnair77@yahoo.com
Sylvia Washington	swashington06@gmail.com
Ansley Johnson	

11 Grade Student Government Days Student List:

Water Superintendent - Garrett Cox

Gas Superintendent - Jaylon Randall

Mayor - Kaitlin Floyd

City Manager - Joshua Robinson

Assistant City Manager - Xavier Scott

Community Affairs Director - Madalyn Yancey

Special Events Coordinator - Amaya Thompson

Chief Marshal - Garyn King

Deputy Marshal 1 - Craig Speh

Deputy Marshal 2 - Quayde Hawkins

Administrative Services Director - Alivia Alston

Clerk of Court - MacKenzie Thomas

Technology Director - Ari Patterson

Accounting Manager - Weston Powell

Public Services Director - Corbin Austin

Assistant Director of Public Services - Abbigayle Hamilton

Utilities Director - Jalen Wallace

Parks Crew Supervisor - Jack Burke

Public Works Manager - Mikayia Kincaid

Public Safety Director - Ashton Matthews

Public Safety Deputy Director - Karli Willis

Public Safety Fire Chief - John Shephard

Criminal Investigation Director - Yamaria Kincaid

City Council Members - Piper Loeffler, AnnaMarie Hall, Michelle Perkins, Vivi Schuyler, Lucas Reynolds, Aiden Matthews

Planning Commission - Corbin Austin, Anala McIntyre, Ja Myah Crapp, Ashia Brown, Celena Floyd
Andrea Waters

Public Meeting Ads:

BAINBRIDGE, GEORGIA
COMPREHENSIVE PLAN
VIRTUAL COMMUNITY INPUT MEETING

BLUEPRINT
BAINBRIDGE
FORWARD TOGETHER

A CITIZEN DRIVEN PLAN FOR
BAINBRIDGE'S FUTURE
[HTTPS://POLLEV.COM/CRYSTALHINES767](https://pollev.com/crystalhines767)

MONDAY
MAY 11TH
4:00 - 6:00 PM

f
bond
ure to

• Ruby Ingram,
63. Driving with
expired tag (\$135).

reported on the
2100 block of Butler
Ferry Rd.

residence reported
on the 100 block of
Deese Rd.

City of
BAINBRIDGE
GEORGIA

PUBLIC HEARING

The City of Bainbridge will hold a Public Hearing to begin the “City of Bainbridge Comprehensive Plan” on Tuesday, September 17th at 6:30 p.m. in Council Chambers at City Hall. 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 that will be used to develop the plan with 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 on the City’s website at www.bainbridgecity.com, under “Recent News.”

Questions regarding the Comprehensive Plan should be directed to Steve O’Neil, City Planner 229-248-2000 ext.125.

DECA
SHER
ARRE

COMMUNITY OPEN HOUSE

COMPREHENSIVE PLAN UPDATE
FEBRUARY 20 & 27
6:00 PM | CITY HALL

GET
INVOLVED
& SHARE
YOUR IDEAS

101 S BROAD ST
BAINBRIDGE, GA 39817
WWW.BAINBRIDGECITY.COM

YOUR CITY. YOUR IDEAS. YOUR PLAN.

complaints he got are from customers about food service gov.

Public Hearing Notice

The City of Bainbridge is conducting a Public Hearing to finish the City of Bainbridge Comprehensive Plan on August 18th 2020 at 6:30 pm at City Hall. The current plan will expire on October 31, 2020. 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 submitting the Comprehensive plan to the Regional Commission and the Department of Community Affairs.

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 current Comprehensive Plan are available for viewing at Bainbridge City Hall between the hours of 8am and 5pm

Questions should be directed to Steve O'Neil with the City of Bainbridge, office Tel: 229-400-9303.

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Steering Committee Sign In Sheet

Steering Committee Meeting
Bainbridge Comprehensive Plan
Wednesday, June 17, 2020

Sign In Sheet

Please print your name

1. Rick McCaskill
2. Amanda Galore
3. Gabriel Menendez
4. Don Whaley
5. Billy Ward
6. Darrell Cox
7. Allie Godwin
8. Lauren Minor
9. Lisa Taylor
10. Roy Oliver
11. _____
12. _____
13. _____
14. _____