



## COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Grady County and the cities of Cairo and Whigham**

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: **Specify**

Cover Letter Date: **5/14/21**

Date Submittal Initially Received by RC: **5/14/21**

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

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

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



**Phillip Drew, Chairman**  
District 5

**Keith Moye, Vice Chair**  
District 3

**June Knight**  
District 1

**Ray Prince**  
District 2

**J.C. (Buddy) Johnson**  
County Administrator

**LaFaye Copeland**  
District 4

May 13, 2021

Southwest Georgia Regional Commission

PO Box 346

Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Grady County 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 John White, County Clerk at [jwhite@gradyco.org](mailto:jwhite@gradyco.org).

Sincerely,

Phillip Drew,

Grady County Commission Chairman

Enclosures

Gabe Ridley, County Attorney

HR Director – John White

Finance Director, Holly D Murkerson

33 17<sup>th</sup> Ave NW • CAIRO, GEORGIA 39827 • P: 229.377.1512 • F: 229.377.1039



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Camilla, GA 31730

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If you have any questions concerning our submittal, please contact Chris Addleton, City Manager at (229) 377-1722 or [caddleton@cairocity.net](mailto:caddleton@cairocity.net).

Sincerely,

  
Howard Thrower III  
Mayor, City of Cairo

Enclosures

City of Whigham  
PO Box 71  
108 W. Broad Ave  
Whigham, GA 39897  
Phone: (229)762-4215  
Fax: (229) 762-3358



Mayor: George Trulock  
City Clerk: Lisa Calhoun  
Chief of Police: Tony Black  
Utilities Director: Josh Ausburn

May 14, 2021

Southwest Georgia Regional Commission  
PO Box 346  
Camilla, GA 31730

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If you have any questions concerning our submittal, please contact Rachel Rogers at 229-762-4215 or [rachel.rogers@cityofwhigham.net](mailto:rachel.rogers@cityofwhigham.net)

Sincerely,

A handwritten signature in black ink, appearing to read 'George C. Trulock'.

George C. Trulock  
Mayor, City of Whigham

Enclosures

# Plan Grady 2016

## Mission: Possible

2021 Comprehensive Plan Update



*City  
of  
Whigham*

*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*

Prepared by:

Southwest Georgia Regional Commission

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## PURPOSE

This comprehensive plan, updated for 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 the 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 October 1, 2018. The DCA rules state that the Comprehensive Plan consists of the following nine 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.

**Broadband Services Element:** (Required for all local governments, updates at local discretion.) Each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access to broadband to parts of the local government's jurisdiction designated by the Department as unserved areas.

**Capital Improvements Element:** (Required for local governments that charge impact fees, optional but encouraged for all other local governments. Updates required every year.) For communities that charge development impact fees, a detailed Capital Improvements Element prepared to meet the Development Impact Fee Compliance Requirements (DCA Rules 110-12-2) is required. As such, it is not necessary to embed this element directly into the comprehensive plan document; however, it must be consistent with and reflective of the other components of the comprehensive plan.

**Economic Development Element:**

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 a diversity of the economic base, quality of the local labor force, effectiveness of local development agencies, programs, and tools.

**Land Use Element:**

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.

**Transportation Element.**

This section evaluates the adequacy of the major components of the local transportation system for serving needs of the community throughout the planning period. Components such as road network, alternative modes, parking facilities, railroads, trucking etc. also, the integration of transportation and land use policies, programs and projects should be incorporated in the plan as a guide to current and future land use.

## **Housing Element.**

This section is required for Community Development Block Grant Entitlement Communities. Although, it is optional but encouraged for all other local governments. It evaluates the current and future housing needs. Some factors are considered to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. Factors such as housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.

## **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. In 2021, SWGRC facilitated the five-year update for Grady County, Cairo, Whigham, and allowed public participation and input in the plan's update. A new element (Broadband) was added as a required plan update.

### **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 planning process. Aside from public meetings, a website ([www.grady-countycomprehensive-plan.com](http://www.grady-countycomprehensive-plan.com)) was created to further explain the planning process, requirements, and 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 to 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. Also, the 2021 plan update included public participation through joint public hearings, and a website (<http://www.swgrcplanning.org/grady-county.html>) containing the draft copy of the plan for

public review and comment. The draft plan was also sent to neighboring counties for their comments.

### **Review Process**

According to the DCA's new rules for comprehensive planning, effective October 1, 2018, the local comprehensive plan must reflect the nine plan elements (Community Goals, Needs and Opportunities, Community Work Program, Broadband Services Element, Economic Development Element, Land Use Element, Transportation Element, Housing Element and Capital Improvements Element). However, Capital Improvements Element (CIE) is optional if the local government does not charge impact fees but encouraged for all other local governments. The CIE element is required to be updated every year. Each community must transmit their plan to the Southwest Georgia Regional Commission (SWGRC) when all the above 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 comply 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. 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 24,633 people in 2019 (U.S Census Bureau 2019). As of 2018, the total estimated population for the County was 24,748 which is a decrease in population by 115 people. The County Seat, Cairo, is about 30 miles north of Tallahassee, Florida, and 255 miles south of 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 above 24,633 by 2020 and would maintain to some degree the current racial profile of roughly 66.5% Caucasian, 29.8% African American and 12.1% Hispanic. Although this racial profile mirrors that of the State in general, other aspects of the County's demography more closely match those of neighboring counties, particularly in the realms of the income distribution, poverty rates, and educational attainment.

## QUICK FACTS DATA

<b>Grady County, Georgia</b>	
2019 Population Estimates	<b>24,633</b> <i>Source: Vintage 2019 Population Estimates</i>
Median Household Income	<b>\$ 42,348</b> <i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>
Persons in poverty, percent	<b>20 %</b> <i>Source: 2018 Small Area Income and Poverty Estimates (SAIPE)</i>
Educational Attainment: Percent high school graduate or higher	<b>80.3 %</b> <i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>
Persons without health insurance, under age 65 years, percent	<b>20.8 %</b> <i>Source: Source: 2018 Small Area Health Insurance Estimates (SAHIE)</i>
Median Housing Value	<b>\$ 112,500</b> <i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>
Total Housing Units	<b>10,848</b> <i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>
Number of Firms	<b>2,083</b> <i>Source: 2012 Survey of Business Owners: Company Summary</i>
Veterans	<b>1,571</b> <i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>
Percent of households with a broadband Internet subscription	<b>70.4 %</b> <i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>



## Community Profile

Grady Bound  
Area: 459.78 square miles

Latitude: 30.87471896  
Longitude: -84.2343047

<b>Population Summary</b>	
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%
<b>Household Summary</b>	
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%
<b>Housing Unit Summary</b>	
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%
<b>Median Household Income</b>	
2015	\$33,785
2020	\$39,178
<b>Median Home Value</b>	
2015	\$97,372
2020	\$119,077
<b>Per Capita Income</b>	
2015	\$17,637
2020	\$19,933
<b>Median Age</b>	
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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<b>2015 Population 25+ by Educational Attainment</b>	
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%
<b>2015 Population 15+ by Marital Status</b>	
Total	19,872
Never Married	30.1%
Married	53.6%
Widowed	7.0%
Divorced	9.3%
<b>2015 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	68.3%
Civilian Unemployed	11.7%
<b>2015 Employed Population 16+ by Industry</b>	
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%
<b>2015 Employed Population 16+ by Occupation</b>	
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.



# Community Profile

Grady Bound  
Area: 459.78 square miles

Latitude: 30.87471896  
Longitude: -84.2343047

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)	21.6%
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 an 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.*

- Grady County suffers 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 litters 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.

#### *We need high-speed internet (Broadband)*

- Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. Currently, 30% area in Grady County is underserved. The entire county needs to be provided with broadband internet subscriptions.

## **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 plans 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 the development or expansion of businesses and industries that are suitable for Grady County.*

Policy 1:	<i>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.</i>
Policy 2:	<i>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.</i>
Policy 3:	<i>We will consider impacts on infrastructure and natural resources in our decision-making on economic development projects.</i>
Policy 4:	<i>We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.</i>
Policy 5:	<i>We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.</i>
Policy 6:	<i>We 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.</i>

### Efficient Land Use

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

Policy 1:	<i>Our decisions on new development will contribute to, not take away from, our community's character and sense of place.</i>
Policy 2:	<i>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.</i>
Policy 3:	<i>The creation of recreational facilities and the set-aside of greenspace are important to our community.</i>
Policy 4:	<i>We are committed to providing pleasant, accessible public gathering places and parks throughout the community.</i>
Policy 5:	<i>We support increases in residential density in areas where community design standards, environmental constraints, and available infrastructure capacities can satisfactorily accommodate the increased density.</i>
Policy 6:	<i>The community will use sequential, phased extension of utilities and services to encourage the rational expansion of development to areas immediately contiguous to already developed areas of the community.</i>

## **Transportation**

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

<i>Policy 1:</i>	<i>Our new and reconstructed roadways will be appropriately designed, using context-sensitive design considerations, to enhance community aesthetics, and to minimize environmental impacts.</i>
<i>Policy 2:</i>	<i>Our new and reconstructed roadways will be designed to accommodate multiple functions, including heavy truck traffic and local vehicular circulation.</i>
<i>Policy 3:</i>	<i>We will incorporate mobility facilities that connect people safely to key destinations and communities.</i>
<i>Policy 4:</i>	<i>We will develop mobility plans that assist senior citizens and people with disabilities to safely connect to outdoor events.</i>

## **Resource Management**

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

<i>Policy 1:</i>	<i>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.</i>
<i>Policy 2:</i>	<i>We will encourage new development to locate in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological, or cultural resources from encroachment.</i>
<i>Policy 3:</i>	<i>Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.</i>
<i>Policy 4:</i>	<i>We will promote the protection and maintenance of trees and green open space in all new development.</i>
<i>Policy 5:</i>	<i>We will work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.</i>
<i>Policy 6:</i>	<i>We will ensure safe and adequate supplies of water through the protection of ground and surface water sources.</i>
<i>Policy 7:</i>	<i>We will promote enhanced solid waste reduction and recycling initiatives.</i>

## **Sense of Place**

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

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

### **Local Preparedness**

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

Policy 1:	<i>We will ensure that capital improvements needed to accommodate future development are provided concurrently with new development.</i>
Policy 2:	<i>Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.</i>
Policy 3:	<i>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.</i>
Policy 4:	<i>We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.</i>

### **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:	<i>We will make higher education more attainable where/however possible.</i>
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### **Broadband Technology**

***Facilitate the development and provision of Broadband facilities for connectivity to the World Wide Web.***

*Objective 1: Apply for grants for the provision of high-speed internet connectivity and accessibility*

*Objective 2: Amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.*

*Objective 3: Develop a Broadband ordinance that will guild installation and provision of internet services.*

<i>Policy 1:</i>	<i>We will work or partner with internet technology companies to provide services throughout the communities to improve and promote the economy, under Cairo, Whigham, and Grady County's land-use policies.</i>
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Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. In the past, the traditional form of communication (face to face) in our communities, schools, businesses, healthcare, and homes was mostly used. Although, other means of communication by radio, television, satellite, wire, and cable were used. However, these means of communication are still underutilized in various communities due to the unavailability of services in this area. The intrusion of COVID-19 has unfolded the importance of internet connectivity and accessibility as schools, healthcare, businesses, and individuals practice social distancing and transitioned to virtual. In rural communities, it is a great challenge to transition into the new means of communication as they lack a reliable high-speed connection. According to the Pew Institute, nearly 21 million Americans, mostly in rural areas, still lack a reliable high-speed connection. This can present its own set of challenges with so many people working from home. Access is essential when we work, learn, and socialize from home.



Source: <https://www.govtech.com/dc/Verizon-Moves-to-Build-Out-Cell-Tower-Infrastructure-in->

The evolvement of Broadband technology presents an opportunity for our communities to have larger coverage and access to high-speed and connectivity to the internet. Broadband is a critical infrastructure in the 21st century and very essential to our education, healthcare, economic vitality, and basic quality of life. Currently, 30% of the area in Grady County is underserved with Broadband according to the Georgia Broadband Deployment Initiative map published by the Department of Community Affairs (DCA). The underserved locations and served locations in Grady County are 4,158 and 9,774, respectively. The map below shows underserved and served areas in Grady County, the City of Cairo, and the City of Whigham.

# Grady County

Broadband Map

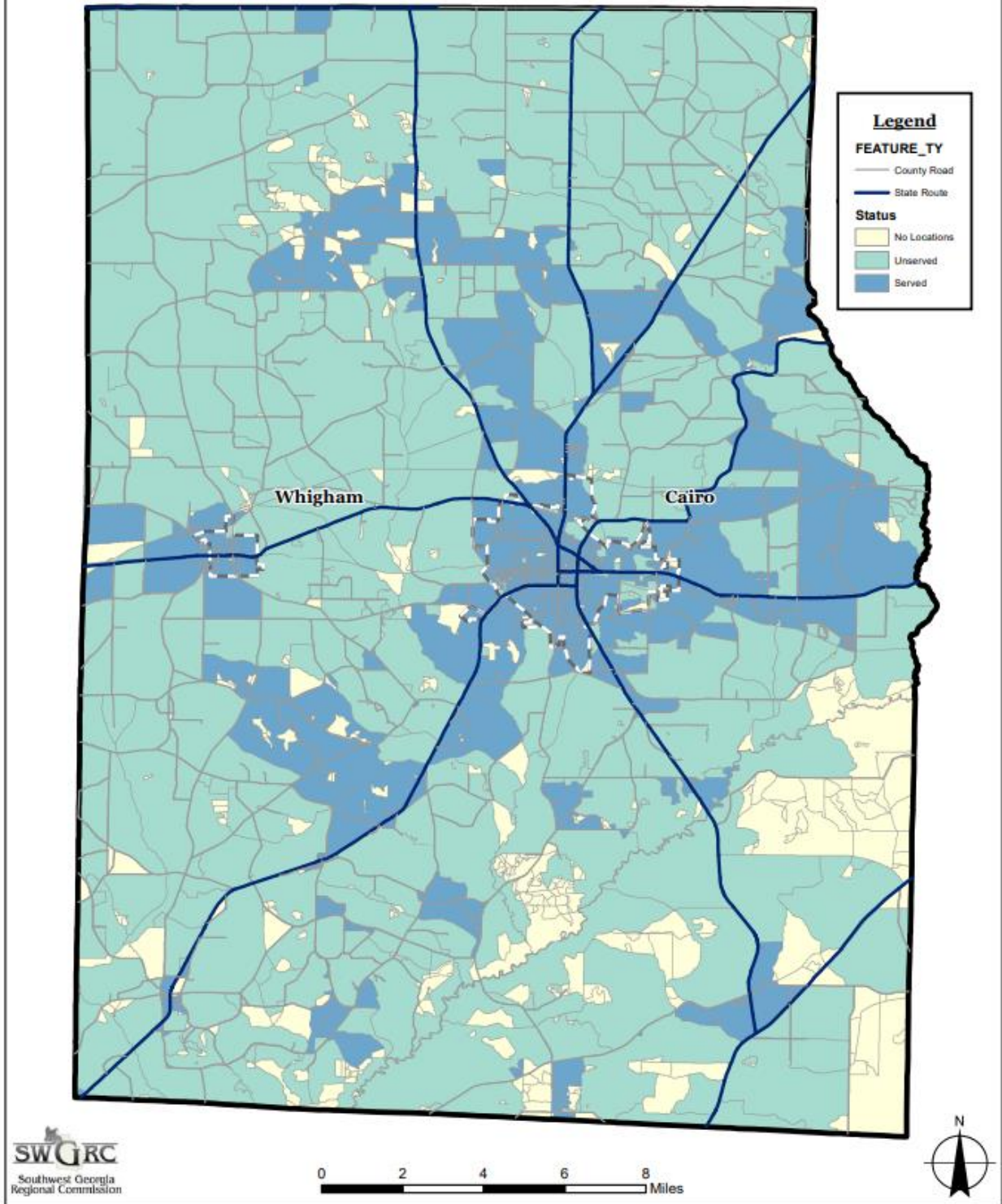


Fig 1: Broadband Map Showing Served and Underserved Areas, Grady County Georgia.

## **ECONOMIC DEVELOPMENT**

The Comprehensive Economic Development Strategy (CEDS) as developed by 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 serve 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 the 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 regions 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 Beachton community, creating 45 jobs in 2010, and lowered their workforce by 15 in 2012. According to owners, the Beachton location sells more furniture than all other store 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 the 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.*

**Goal: Support investments in economic development designated areas that enhance mobility.**

*Objective: To improve the well-being, reduce traffic and greenhouse emissions through the integration of bikeways, sidewalks, trails, and mobility facilities.*

**GRADY COUNTY AND CITIES REPORT OF ACCOMPLISHMENTS AND NEW COMMUNITY WORK PROGRAMS**

## Grady County Report of Accomplishments

Work Items/Project	2016	2017	2018	2019	2020	Estimated Cost	Responsible Party	Possible Funding Sources	STATUS
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 as need stronger county ordinances.
Designate CDBG and CHIP target projects	X	X	X	X	X	N/A	County	Operating Budget	Ongoing and will continue to apply for CDBG and CHIP grants
Expand industrial park and recruit companies	X	X	X	X	X	205,000	City/County	General Fund	Currently underway and continuing through the JDA. December 2025
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	Currently underway and will continue through the Archway Partnership. December 2025
Encourage the development of secondary agricultural marketing strategies	X	X	X	X	X	N/A	County	Operating Budget	Currently Underway and will continue through the Archway Partnership June 2025
Purchase Public Safety Equipment particularly newer pumper trucks for the VFD; Upgrade and expand facilities,	X	X	X	X	X	475,000	County	General Fund	Currently underway and new equipment is updated and purchased each year July 2025

## Grady County Report of Accomplishments (Cont'd)

training, and equipment on a priority basis, and pending available funding to maintain fire protection									
Budget for water distribution maintenance and water & sanitary sewer distribution construction	X	X	X	X	X	4 Million	County	Operating Budget	Postponed due to lack of funds.
Join forces with community organizations to provide parenting and teen pregnancy prevention classes	X	X	X	X	X	N/A	County	Operating Budget	Postponed due to lack of funds.
Support adult's education programs such as the Georgia Peach Program and the JTPA program	X	X	X	X	X	N/A	County	Operating Budget	Currently underway and is a continuing project with no completion date. May 2025
Support employment programs when possible	X	X	X	X	X	N/A	County	Operating Budget	Postponed due to funding.
Barber Park Improvement Project (Splashed, playground, multipurpose building)	X	X	X	X	X	750,000	County	Operating Budget/SPLOST	Currently underway with improvements. April 2025
Tired Creek Development Project Public Space/Aquatic Center	X	X	X	X	X	400,000	County	Operating Budget/SPLOST	Postponed due to lack of funds.
20th Street Reconstruction Project	X					485,000	City/County	Joint Development Authority	Completed in 2018.

## Grady County Community Work Program

Work Items/Project	2021	2022	2023	2024	2025	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/Grants
Apply for CDBG and CHIP grants to address issues in CDBG and CHIP designated areas.	X	X	X	X	X	N/A	County	CDBG and CHIP Grants
Expand industrial park and recruit companies to increase the employment rate and tax revenue.	X	X	X	X	X	205,000	City/County	General Fund/Grants
Establish an effective and active relationship in areas with technical schools, skills training centers, educational institutions, and economic development agencies to increase the employment rate in Grady County.	X	X	X	X	X	N/A	County	Operating Budget/Grants
Establish programs that support urban agriculture, healthy living, and innovative strategies.	X	X	X	X	X	N/A	County/USDA Grants	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
Include water distribution system, sanitary sewer distribution, and new construction as a budget item.	X	X	X	X	X	4 Million	County	Operating Budget/CDBG Grant
Partner with community organizations to provide parenting and teen pregnancy, prevention classes.	X	X	X	X	X	N/A	County	Operating Budget
Collaborate with the organization that conducts adult education programs such as the Georgia Peach Program and the Job Training Partnership Act (JTPA) program.	X	X	X	X	X	N/A	County	Operating Budget
Collaborate with industries to develop employment training programs and recruitment exercises for a stronger economy in Grady County.	X	X	X	X	X	N/A	County	Operating Budget/Grants
Provide resources to improve Barber Park Project (Splashed, playground, multipurpose building)	X	X	X	X	X	750,000	County	Operating Budget/SPLOST
Continue to develop the Tired Creek Development Project Public Space/Aquatic Center.	X	X	X	X	X	400,000	County	Operating Budget/SPLOST
Provide Broadband Services throughout the County.	X	X	X	X	X	N/A	City/County	Grants
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	X	City/County	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	x	x	x	x	x	RC Staff Time	Region10, SWGA RC.	Grants



## 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 20<sup>th</sup> day of July 2021.

Commission Chair

  
\_\_\_\_\_  
Phillip Drew

Witness

  
\_\_\_\_\_  
John White, 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 464 people based on the United States Census Bureau 2019. Currently, the total estimated population for the City is 541 (American Community Survey 2019). 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.

Based on the current demographic trends, the population of Whigham is increasing and could be greater than 541 by end of 2020. There were 66.5% Caucasian, 32% African American, 0.6% Two or more races, and 0.9% Some other races (That is 1.5% Hispanic). The percentage of the male and female population was 46.6% and 53.4% respectively. There were 13.7% of people below the poverty level and the median household income was \$37,431 (U. S. Census Bureau 2019)

<b>Whigham city, Georgia</b>	
2019 Population Estimates	<b>464</b>
<i>Source: Vintage 2019 Population Estimates</i>	
Median Household Income	<b>\$ 35,764</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Persons in poverty, percent	<b>25.1 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Educational Attainment: Percent high school graduate or higher	<b>74.7 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Persons without health insurance, percent	<b>25.6 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Median Housing Value	<b>\$ 61,400</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Total Housing Units	<b>220</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Male Median Income	<b>\$ 17,014</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Female Median Income	<b>\$ 11,818</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Veterans	<b>27</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Percent of households with a broadband Internet subscription	<b>63.0 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	



## Community Profile

Whigham  
Area: 1.18 square miles

Latitude: 30.89454553  
Longitude: -84.3246771

<b>Population Summary</b>	
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%
<b>Household Summary</b>	
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%
<b>Housing Unit Summary</b>	
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	68.1%
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%
<b>Median Household Income</b>	
2015	\$34,448
2020	\$38,156
<b>Median Home Value</b>	
2015	\$110,185
2020	\$127,083
<b>Per Capita Income</b>	
2015	\$17,097
2020	\$19,255
<b>Median Age</b>	
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

Whigham  
Area: 1.18 square miles

Latitude: 30.89454553  
Longitude: -84.3246771

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

Latitude: 30.89454553  
Longitude: -84.3246771

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



## Community Profile

Whigham  
Area: 1.18 square miles

Latitude: 30.88454553  
Longitude: -84.3246771

<b>2010 Population by Race/Ethnicity</b>	
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
<b>2015 Population by Race/Ethnicity</b>	
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
<b>2020 Population by Race/Ethnicity</b>	
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
<b>2010 Population by Relationship and Household Type</b>	
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

Latitude: 30.80454553  
Longitude: -84.3246771

<b>2015 Population 25+ by Educational Attainment</b>	
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%
<b>2015 Population 15+ by Marital Status</b>	
Total	388
Never Married	19.8%
Married	56.2%
Widowed	10.6%
Divorced	13.4%
<b>2015 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	91.5%
Civilian Unemployed	8.5%
<b>2015 Employed Population 16+ by Industry</b>	
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%
<b>2015 Employed Population 16+ by Occupation</b>	
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%



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 the 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.***

- To attract business to downtown, Whigham needs to address the lack of parking. Parking may be adequate at this point, but it is a bit of a conundrum that comes first. Parking to attract businesses 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 be more likely to attract more of a variety of businesses.

## **We need high-speed internet (Broadband)**

- Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. Currently, 66.3% of households are with broadband internet subscriptions in Whigham. The entire city needs to be provided with broadband internet subscriptions.

## **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 several 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 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 relative 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 some empty buildings, 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 the 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 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 a decision 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.*

## **Broadband Technology**

*Goal: Support the development and provision of high-speed internet facilities for connectivity to the World Wide Web.*

<i>Policy 1:</i>	<i>We will work with technology companies or partner with our neighboring local governments to provide internet services throughout the communities in alignment with the City of Whigham’s vision</i>
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## **ECONOMIC DEVELOPMENT**

The Comprehensive Economic Development Strategy (CEDS) as developed by 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 serve 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 the 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 regions 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 Beachton community, creating 45 jobs in 2010, and lowered their workforce by 15 in 2012. According to owners, the Beachton location sells more furniture than all other store 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 Whigham:

<b>Goal:</b>	<b>Encourage and increase regional collaboration among cities and counties.</b>
<i>Objective:</i>	<i>To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.</i>
<b>Goal:</b>	<b>Improve the infrastructure of water, sewer roads, and technology.</b>
<i>Objective:</i>	<i>To increase the likelihood that businesses will be started or moved to the region.</i>
<b>Goal:</b>	<b>Increase tourism in the region.</b>
<i>Objective:</i>	<i>Increase the region’s tax base and local government’s ability to provide services and recreational opportunities</i>
<b>Goal:</b>	<b>Support investments in economic development designated area that enhance mobility</b>
<i>Objective:</i>	<i>To improve the well-being, reduce traffic and greenhouse emissions through the integration of bikeways, sidewalks, trails, and mobility facilities.</i>

## **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, a 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 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 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 use 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 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 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 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 the 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.

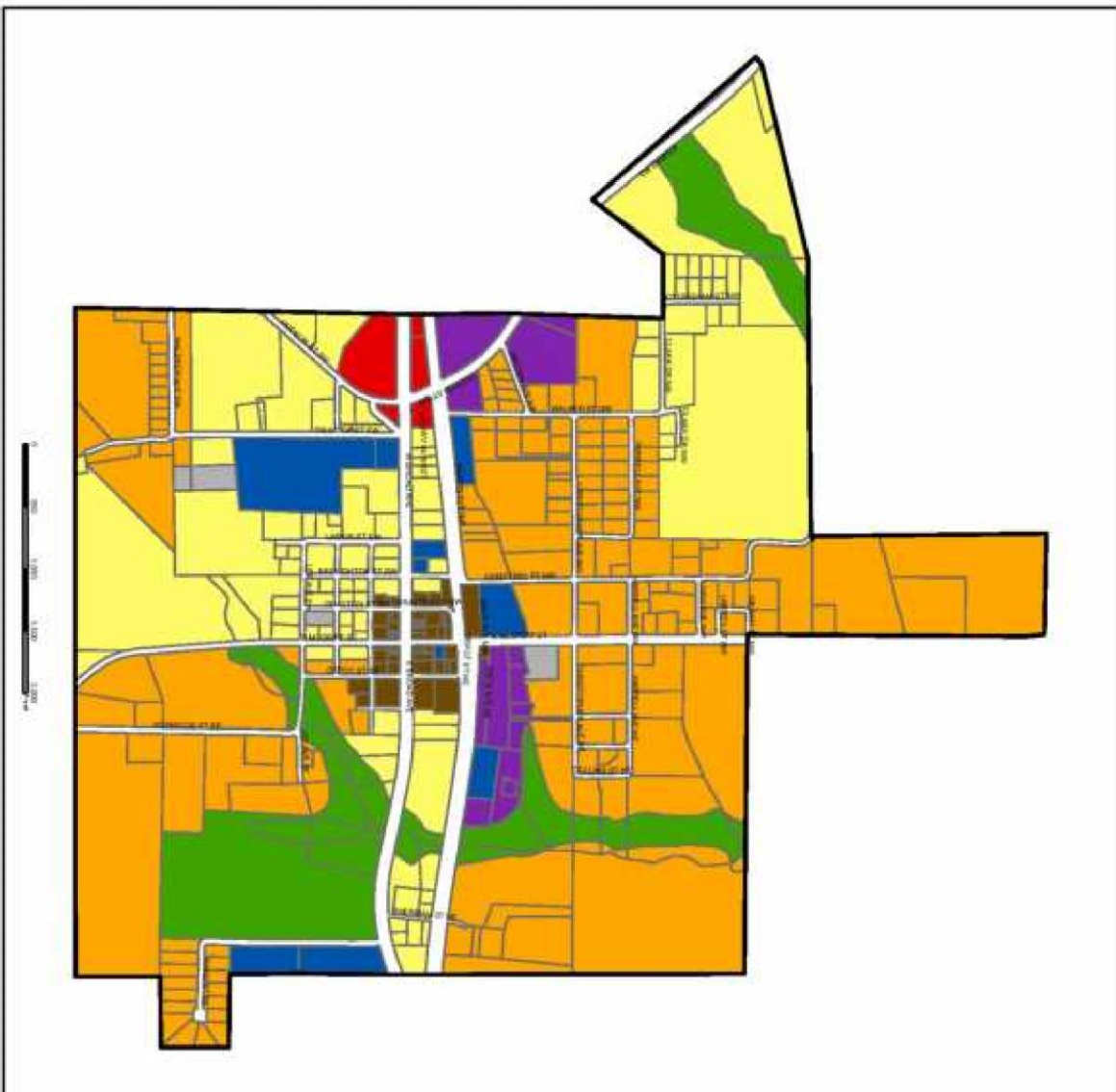
### **Parks, Recreation, and Open Space**

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 that 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
Yellow	LOW DENSITY RESIDENTIAL
Green	PARKS, RECREATION, OPEN SPACE
Blue	PUBLIC INSTITUTIONS
Purple	SUBURBAN RESIDENTIAL
Orange	USEFUL LOW DENSITY RESIDENTIAL
Light Orange	MEDIUM DENSITY RESIDENTIAL
Dark Orange	MEDIUM DENSITY COMMERCIAL
Red	HIGHWAY COMMERCIAL

SWGHC  
Sustainable Whigham  
Regional Commission



## City of Whigham Report of Accomplishments

<b>Work Items/Project</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>STATUS</b>
Study the feasibility of applying for CDBG or other funds to install a city-wide sanitary sewer system, or connect to Cairo's sewer	X	X				N/A	City	General Fund	Postponed Not feasible for the population. Pursuing alternative solutions
Continue scheduled plan to pave/resurface city streets	X	X	X	X	X	N/A	County	SPLOST/TSPLOST/Operating Budget	Currently underway/ Ongoing. December 2025
Support development of the multi-purpose facility on Rattle Snake Round-up Grounds	X	X	X	X	X	205,000	City/County	General Fund	Completed
Implement a Downtown Revitalization Program with the Industrial Development Authority (IDA).	X	X	X	X	X	N/A	County	Operating Budget	Currently underway. December 2025
Continue to Participate and partner with Grady County and Cairo to seek opportunities to share services	X	X	X	X	X	N/A	County	Operating Budget	Currently underway. December 2025

## City of Whigham Community Work Program

<b>Work Items/Project</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Apply for CDBG for an alternative sanitary sewer system or connecting to Cairo’s sewer facility.	x	x	x	x	x	\$750k	City	General Fund/Grants
Embark on downtown streetscape/lighting project and an alternative septic/sewer project for a block of downtown businesses.	x	x	x	x	x	\$1 Million	City	General Fund/ Grants
Continue scheduled plans to pave/resurface city streets.	x	x	x	x	x	\$1.2 Million	County	SPLOST/TSPLOST/Operating Budget
Rehab or eliminate substandard housing.	x	x	x	x	x	\$300,000	City	Grants
Implement a Downtown Revitalization Program with the Joint Development Authority (JDA).	x	x	x	x	x	\$7,000	County	Operating Budget
Continue to Participate and partner with Grady County and Cairo to seek opportunities to share services.	x	x	x	x	x	\$5,000	County	Operating Budget
Collaborate with internet service providers to make Broadband facilities available throughout the City of Whigham.	x	x	x	x	x	\$2 Million	City	Grants
Participate in Hazard Mitigation Plan development, update, and grant application.	x	x	x	x	x	\$15,000	City/County	Grants
Partner with Southwest Georgia Regional Commission to develop Age-Friendly activities that support the Age-Friendly designation.	x	x	x	x	x	RC Staff Time	Region10, SWGA RC.	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;

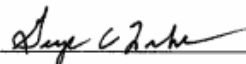
**WHEREAS**, in the development of the comprehensive plan, The City of Whigham examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

**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.

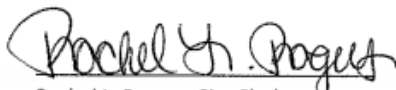
Adopted on the 10<sup>th</sup> day of August 2021.



Mayor

  
George C. Trulock

Witness

  
Rachel L. Rogers, 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 9.37 square miles was home to 9,369 people in 2019 (U.S. Census Bureau 2019). Currently, the total estimated population for Cairo is 9,446 (American Community Survey 2019). 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.

Based on the current demographic trends the population of Cairo is increasing and could be greater than 9,369 by end of 2020. There were 50% Caucasian, 45.33% African American, 3.04% Two or More Races, 1.23% American Indian and Alaska Native, 0.31% Asian, and 0.10% Native Hawaiian and other Pacific Islander. The percentage of the male and female population was 47.1% and 52.9% respectively. There were 33.2% of people below the poverty level and the median household income was \$33,418 (U. S. Census Bureau 2019) Although this racial profile mirrors that of the State in general, other aspects of the County's demography more closely match those of neighboring counties, particularly in the realms of the income distribution, poverty rates, and educational attainment.

Cairo city, Georgia	
2019 Population Estimates	<b>9,369</b>
<i>Source: Vintage 2019 Population Estimates</i>	
Median Household Income	<b>\$ 34,476</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Persons in poverty, percent	<b>31.9 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Educational Attainment: Percent high school graduate or higher	<b>76.0 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Persons without health insurance, percent	<b>19.8 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Median Housing Value	<b>\$ 106,400</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Total Housing Units	<b>3,974</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Number of Firms	<b>625</b>
<i>Source: 2012 Survey of Business Owners: Company Summary</i>	
Male Median Income	<b>\$ 22,545</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Female Median Income	<b>\$ 17,162</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Veterans	<b>542</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Percent of households with a broadband Internet subscription	<b>67.0 %</b>
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	



## Community Profile

Cairo  
Area: 9.37 square miles

Latitude: 30.87951257  
Longitude: -84.2090074

<b>Population Summary</b>	
2000 Total Population	9,326
2010 Total Population	9,563
2015 Total Population	9,541
2015 Group Quarters	106
2020 Total Population	9,529
2015-2020 Annual Rate	-0.03%
<b>Household Summary</b>	
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%
<b>Housing Unit Summary</b>	
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%
<b>Median Household Income</b>	
2015	\$26,977
2020	\$30,169
<b>Median Home Value</b>	
2015	\$84,050
2020	\$97,983
<b>Per Capita Income</b>	
2015	\$14,656
2020	\$16,448
<b>Median Age</b>	
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	30.6%
\$15,000 - \$24,999	15.8%
\$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	16.6%
\$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	6.7%
\$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: -84.2030074

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	0.8%
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

Latitude: 30.87951257  
Longitude: -84.2090074

<b>2015 Population 25+ by Educational Attainment</b>	
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%
<b>2015 Population 15+ by Marital Status</b>	
Total	7,309
Never Married	38.6%
Married	44.6%
Widowed	7.9%
Divorced	8.9%
<b>2015 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	81.9%
Civilian Unemployed	18.1%
<b>2015 Employed Population 16+ by Industry</b>	
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%
<b>2015 Employed Population 16+ by Occupation</b>	
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: -84.2650074

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)	20.2%
Other Family with Male Householder	5.3%
With Related Children	3.0%
Other Family with Female Householder	22.9%
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
- Proximity to Tallahassee
- Technical College
- Roddenberry 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
- The population on the edge of 10,000
- Downtown streetscape project (Transportation Enhancement)
- College & career academy
- Work well 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 an 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 litters 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.

***We need high-speed internet (Broadband)***

- Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. Currently, 68.7% of households are with broadband internet. It is a crucial need to ensure all of Cairo is covered with broadband.

**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 can attract businesses and industries looking for certain skill sets in their employees.

***An attractive downtown environment with parking and foot traffic.***

- 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.

***An 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 near Tallahassee.

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

- Cairo is pushing the 10,000 marks 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 safety.

**GOALS & POLICIES**

**Economic Development**

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

<i>Policy 1:</i>	<i>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.</i>
<i>Policy 2:</i>	<i>We will consider impacts on infrastructure and natural resources in our decision-making on economic development projects.</i>
<i>Policy 3:</i>	<i>We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.</i>

**Transportation**

*Improve transportation infrastructure.*

<i>Policy 1:</i>	<i>Our new and reconstructed roadways will be appropriately designed, using context-sensitive design considerations, to enhance community aesthetics, and to minimize environmental impacts.</i>
<i>Policy 2:</i>	<i>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.</i>
<i>Policy 3:</i>	<i>We support the creation of a community-wide pedestrian/bike path network.</i>

**Housing**

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

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

**Sense of Place**

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

<i>Policy 1:</i>	<i>Our decisions on new development will contribute to, not take away from, our community’s character and sense of place.</i>
<i>Policy 2:</i>	<i>We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.</i>

Policy 3:	<i>We want development whose design, landscaping, lighting, signage, and scale add value to our community.</i>
Policy 4:	<i>Our gateways and corridors will create a "sense of place" for our community.</i>
Policy 5:	<i>We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.</i>
Policy 6:	<i>We are committed to providing pleasant, accessible public gathering places and parks throughout the community.</i>

**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:	<i>We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.</i>
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**Broadband Technology**

*Support the development and provision of high-speed internet facilities for connectivity to the World Wide Web.*

Policy 1:	<i>We will work or partner with internet technology companies to provide services throughout the communities and ensure it complies with City's and County's land-use regulations.</i>
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**ECONOMIC DEVELOPMENT**

The Comprehensive Economic Development Strategy (CEDS) as developed by 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 serve 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 the 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 regions 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 Beachton community, creating 45 jobs in 2010, and lowered their workforce by 15 in 2012. According to owners, the Beachton location sells more furniture than all other store 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 the infrastructure of water, sewer roads, and technology.**  
*Objective: To increase the likelihood that businesses will be started or moved to the region.*
- Goal: Support investments in economic development designated areas that enhance mobility.**  
*Objective: To improve the well-being, reduce traffic and greenhouse emissions through the integration of bikeways, sidewalks, trails, and mobility facilities.*



## **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, a 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 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 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 the 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 use 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 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 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 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 nonresidential 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 the 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 that 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 a 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.

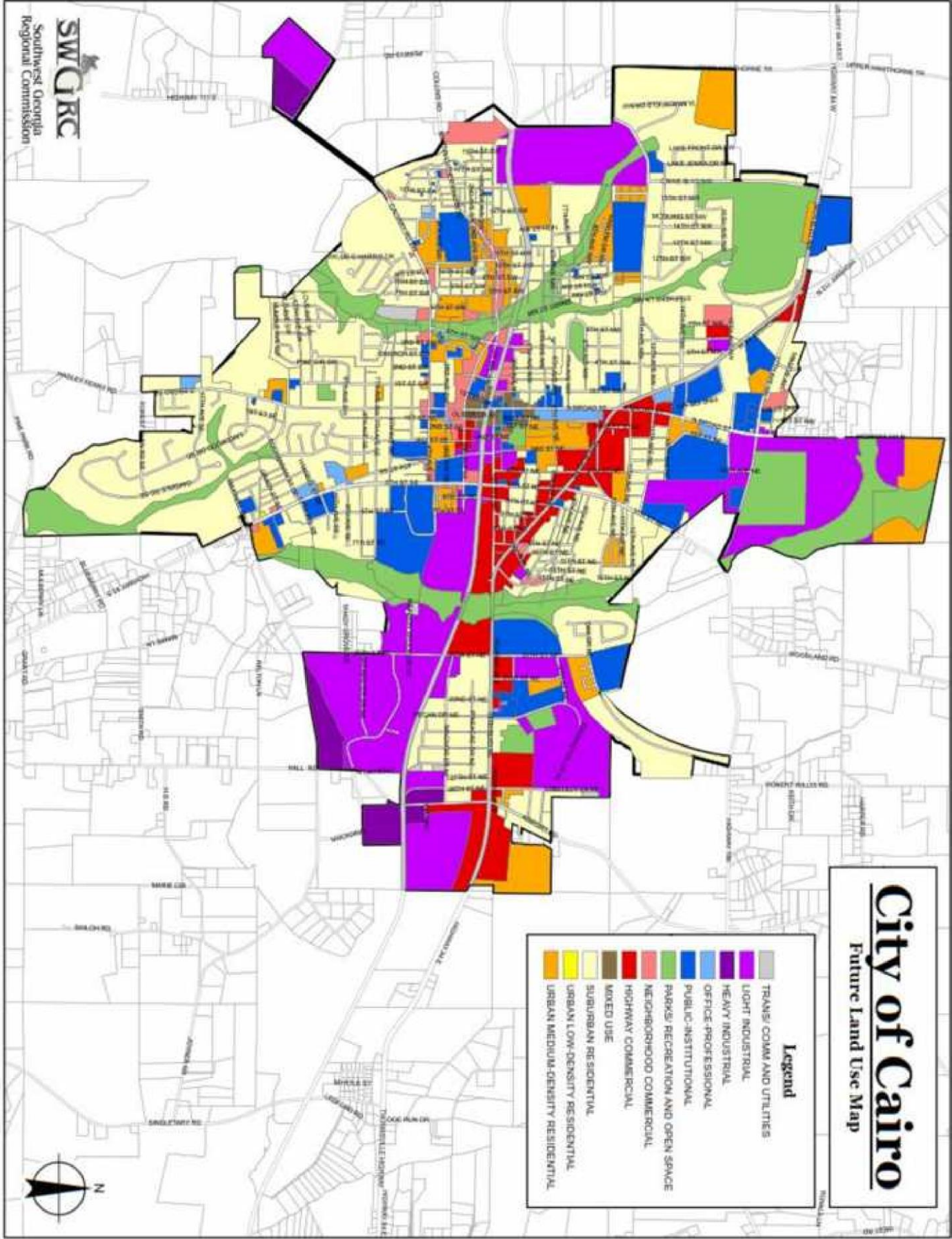
### **Parks, Recreation, and Open Space**

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 that are intended to be held in the future for park or playground development or as buffers between neighborhoods and heavy industrial uses.

# City of Cairo

## Future Land Use Map

- Legend**
- TRANS COMM AND UTILITIES
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - OFFICE PROFESSIONAL
  - PUBLIC INSTITUTIONAL
  - PARKS RECREATION AND OPEN SPACE
  - NEIGHBORHOOD COMMERCIAL
  - HIGHWAY COMMERCIAL
  - MIXED USE
  - SUBURBAN RESIDENTIAL
  - URBAN LOW-DENSITY RESIDENTIAL
  - URBAN MEDIUM-DENSITY RESIDENTIAL



**SWQRC**  
 Southwest Georgia  
 Regional Commission

## City of Cairo Report of Accomplishments

Work Items/Project	2016	2017	2018	2019	2020	Estimated Cost	Responsible Party	Possible Funding Sources	STATUS
Rehab or eliminate substandard housing	X	X	X	X	X	N/A	City	General Fund	Ongoing and will continue with CHIP Grants
Develop street and drainage improvement projects and prioritize	X	X	X	X	X	2,000,000	City	General Fund SPLOST	Completed
Construct Water Storage Facility (Elevated Tank) and add well sites	X	X				300,000	City	Grants/Loans	Completed the construction of Elevated Water Tank
Develop City Park Plan and Implement	X	X		X		100,000	City	General Fund	Completed renovation of Davis and Azalea Parks
Continue downtown streetscape project	X	X	X	X	X	125,000	City	General Fund	Currently Underway June 2021
Purchase Public Safety Equipment as necessary	X	X	X	X	X	500,000	City	General Fund SPLOST	Completed
Purchase Solid Waste Equipment as necessary	X	X	X	X	X	500,000	City	Solid Waste Fund	Completed
Develop an infill plan/development incentive for vacant lots in Cairo	X	X	X	X	X	N/A	City	General Fund	Postponed Lack of funds for incentives
Investigate ways to increase the development of senior living facilities in Cairo	X	X	X	X	X	N/A	City	General Fund	Completed
Pursue GEFA grant for Automated Meter Reader for water, gas, and electric	X	X				1.2 Million	City	Grants/Utility Funds	Completed
Develop a plan for closure/post-closure monitoring of the landfill and alternative solid waste destinations	X	X	X	X	X	3 Million	City	General Fund	Currently Underway June 2021
Recycling Service for Cairo residents	X	X	X	X	X	N/A	City	General Fund	Not Accomplished Consolidated to Grady County
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 SPLOST	Completed

## City of Cairo Community Work Program

Work Items/Project	2021	2022	2023	2024	2025	Estimated Cost	Responsible Party	Possible Funding Sources
Rehab or eliminate substandard housing.	x	x	x	x	x	300,000	City	Grants
Rehabilitate or reconstruct streets, and drainage systems.	x	x	x	x	x	\$4.0 million	City	TSPLOST/Grants
Construct and replace water mains to improve water distribution.	x	x	x	x	x	\$2.2 million	City	Grants/Loan
Continue downtown streetscape project.	x	x	x	x	x	N/A	City	General Fund/Grants
Purchase Public Safety Equipment, as necessary.	x	x	x	x	x	\$500,000	City	SPLOST Fund/Grants
Purchase Public Works Equipment	x	x	x	x	x	\$400,000	City	SPLOST
Develop an infill plan/development incentive for vacant lots in Cairo.	x	x	x	x	x	N/A	City	General Fund
Develop a plan for closure/post-closure of garbage and trash landfill cells.	x	x	x	x	x	\$1.0 million	City	Landfill Fund
Engage and support the Grady County Recycling Service for Cairo residents.	x	x	x	x	x	N/A	City	General Fund
Provide Community Network Services (CNS) Broadband throughout the City of Cairo.	x	x	x	x	x		City	Grants
Build a new Police Station	x					\$3.7million	City	General Fund
Renovate vacated Police Station (Railroad depot)	x	x				\$400,000	City	SPLOST
Provide resources for Sewer to improve Sewer distribution and Wastewater facility	x	x	x	x	x	\$1.0 million	City	SPLOST/Grants
Renovate Southern Terrace Park.	x	x	x			\$400,000	City	SPLOST/ Grants
Expand Forest Lawn Cemetery	x	x				\$250,000	City	Cemetery Fund
Provide resources to maintain electric distribution	x	x	x	x	x	\$1.0 million	City	Electric Fund
Participate in Hazard Mitigation Plan development, update, and grant application.	x	x	x	x	x	\$15,000	City/County	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	x	x	x	x	x	RC Staff Time	Region10, SWGA RC.	Grants

**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**, public meetings and hearings were held 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 26<sup>th</sup> day of July 2021.

Mayor

  
Howard Throver III

Witness

  
Dana Barfield, City Clerk



**A RESOLUTION  
BY GRADY COUNTY AND ITS CITIES  
TO TRANSMIT THE UPDATED GRADY COUNTY COMPREHENSIVE  
PLAN TO THE  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW PRIOR TO  
ADOPTION**

WHEREAS, Grady County, Georgia, and the cities of Cairo, and Whigham, have found it necessary to update their joint Comprehensive Plan due October 31, 2021, as part of the requirements to maintain its Qualified Local Government Status; and

WHEREAS the county and cities held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

WHEREAS Grady County and its cities will use the Comprehensive Plan to guide public expenditures and public programs.

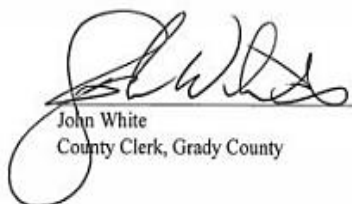
THEREFORE, BE IT RESOLVED by Grady County, Georgia, and the cities of Cairo, and Whigham, that the updated Comprehensive Plan shall be submitted for review and recommendation to the Southwest Georgia Regional Commission and the Georgia Department of Community Affairs. We do hereby certify that adequate citizen participation requirements have been met.

Adopted on the 20<sup>th</sup> day of April, 2021.

  
Philip Drew  
Chairman, Grady County Board of Commissioners

(seal)



  
John White  
County Clerk, Grady County



**APPENDIX**

line instruction.

those of "Charlie."

## PUBLIC HEARING NOTICE

## PUBLIC HEARING NOTICE

Grady County and the Cities of Cairo, and Whigham are conducting a Public Hearing to update the Grady County Joint Comprehensive Plan on Tuesday, April 6, 2021, 9:00 am at 33 17th Ave NW Cairo, GA 39827. The current plan will expire on October 31, 2021. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

Grady County and the Cities of Cairo, and Whigham are conducting a Public Hearing to update the Grady County Joint Comprehensive Plan on Tuesday, April 6, 2021, 9:00 am at 33 17th Ave NW Cairo, GA 39827. The current plan will expire on October 31, 2021. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to update the comprehensive plan and offer opportunities for public participation in the development of the plan and obtain input on the proposed planning process.

The purpose of this hearing is to brief the community on the process to be used to update the comprehensive plan and offer opportunities for public participation in the development of the plan and obtain input on the proposed planning process.

Copies of the current Comprehensive Plan are available for viewing and downloading at [http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/plan\\_grady\\_2016\\_\\_final.pdf](http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/plan_grady_2016__final.pdf)

Copies of the current Comprehensive Plan are available for viewing and downloading at [http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/plan\\_grady\\_2016\\_\\_final.pdf](http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/plan_grady_2016__final.pdf)

Or at the following local governments:

Or at the following local governments:

Grady County  
33 17th Ave NW  
Cairo, GA 39827  
229.377.1512  
Monday-Friday  
8:00am-5:00pm

City of Cairo  
119 North Broad  
Cairo, GA 39828  
229.377.1722  
Monday-Thursday  
8:00am-5:00pm

Grady County  
33 17th Ave NW  
Cairo, GA 39827  
229.377.1512  
Monday-Friday  
8:00am-5:00pm

City of Cairo  
119 North Broad  
Cairo, GA 39828  
229.377.1722  
Monday-Thursday  
8:00am-5:00pm

City of Whigham  
108 West Broad Avenue  
Whigham, GA 39897  
229.762.4215

Monday-Friday 8:00 a.m. - 12:00 p.m.

City of Whigham  
108 West Broad Avenue  
Whigham, GA 39897  
229.762.4215

Monday-Friday 8:00 a.m. - 12:00 p.m.

Questions should be directed to the Cities of Cairo, Whigham, or the Grady County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Questions should be directed to the Cities of Cairo, Whigham, or the Grady County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Display

Jump to section

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# PUBLIC HEARING NOTICE

Grady County and the Cities of Cairo, and Whigham are conducting a Public Hearing to present a draft of the Grady County Joint Comprehensive Plan Tuesday, April 20, 2021, 6:00 pm at 33 17th Ave NW Cairo, GA 39827. The current plan will expire on October 31, 2021. 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 an update of the plan is drafted and made available for public review, but before 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 is submitted to the Georgia Department of Community Affairs for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at <http://www.swgrcplanning.org/grady-county.html>

Or a copy can be obtained from:

Grady County	City of Cairo
33 17th Ave NW	119 North Broad
Cairo, GA 39827	Cairo, GA 39828
229.377.1512	229.377.1722
Monday-Friday	Monday-Thursday
8:00am-5:00pm	8:00am-5:00pm

City of Whigham  
 108 West Broad Avenue  
 Whigham, GA 39897  
 229.762.4215  
 Monday-Friday 8:00 a.m. - 12:00 p.m.

Questions should be directed to the Cities of Cairo, Whigham, or the Grady County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Contractor License: Any Contractor by the State of Georgia by a licensed Utility Contractor ten on the face of the bid envelope is clearly shown. See Instructions.

Work to Be Done: The work and equipment necessary to complete Milestone Industrial Park as shown consists of the construction sanitary sewer construction, storm sewers, erosion control and work will be awarded in one (1) lot as shown on the schedule.

Plans and Bidding Documents: be obtained from Watkins & Associates, LLC, 31794, Phone: (229) 388-8823 each set (non-refundable). Pick up at the Grady County Joint Development of Commerce, 961 North Broad Street, LLC on Mondays through request and receipt of the documents. The LLC will transmit the Bidding Documents are transmitted with the Bidding Documents. Par the Engineer. Neither Owner nor Bidding Documents, including the Office of the Engineer.

Pre-Bid Conference: A pre-bid conference will be held on Monday, April 12, 2021 at the Grady County Joint Chamber of Commerce, 961 North Broad Street. The pre-bid conference is mandatory.

Bonds: All bid forms must be accompanied by a bond in the amount of ten percent (10%) of the amount of the bid. A bond of one hundred percent (100%) of the amount of the bid must be provided to the Treasury Department's most current requirements. For more information, please visit [www.watkinseng.com](http://www.watkinseng.com).

Funding: Any Contract or Construction funded by a grant in part from the Georgia Program and other local funds.

The Owner, reserves the right to accept or reject any or all bids.

Owner: Grady County Joint Development  
 By: Julian Brown  
 Title: Executive Director  
 Date: March 31st, April 7th 2021

# PUBLIC HEARING NOTICE

Grady County and the Cities of Cairo, and Whigham are conducting a Public Hearing to present a draft of the Grady County Joint Comprehensive Plan Tuesday, April 20, 2021, 6:00 pm at 33 17th Ave NW Cairo, GA 39827. The current plan will expire on October 31, 2021. 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 an update of the plan is drafted and made available for public review, but before transmittal to the Regional Commission for review.

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Copies of the draft Comprehensive Plan are available for viewing and downloading at <http://www.swgrcplanning.org/grady-county.html>

Or a copy can be obtained from:

Grady County	City of Cairo
33 17th Ave NW	119 North Broad
Cairo, GA 39827	Cairo, GA 39828
229.377.1512	229.377.1722
Monday-Friday	Monday-Thursday
8:00am-5:00pm	8:00am-5:00pm

City of Whigham  
 108 West Broad Avenue  
 Whigham, GA 39897  
 229.762.4215  
 Monday-Friday 8:00 a.m. - 12:00 p.m.

Questions should be directed to the Cities of Cairo, Whigham, or the Grady County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

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Comprehensive Plan Public Hearing

DATE	NAME	ADDRESS	
4-6-2021	Michelle Boyd	1575 Lullwater Circle Cairo GA	
4-6-2021	John White	33 17th Ave NW Cairo, GA 39827	
4-6-2021	JC Johnson	33 17th Ave NW Cairo GA 39827	
4-6-2021	Ray Prince	2137 Hy 188N. Cairo, GA. 39827	
04/06-2021	Raymond Adams	453 Stage Coach Rd. Pelham, GA 31779-4020	
04-06-2021	June Knight	1020 Hwy. 84 West Cairo GA 39828	
4-6-21	Barbara Padh	SW GA RC Camilla GA	
4-6-21	Kay Oltowale	SW GA RC Camilla GA	
4-6-2021	Chris Aderson	119 N. Broad St	
4-6-2021	Terry Akiose	111 Wood Dale Dr	
4-6-21	Keith Pope	2517 Hedley Ferry Rd	
4-6-21	Whitney Brannen	65 11th Ave Cairo	
4/6/21	Holly Murkerson	33 17th Ave NW, Cairo 39827	
	Stanley A. Blizg	1978 N Wood Sts Cairo	
	Howard Throuer III	1818 Lakewood Dr SE Cairo	
	Betty Gidney		
	<del>Richard</del>		
	Lynne	1449 15th St NW Cairo	
	Alysa Blakeney	119 N Broad St Cairo	
	Julie Brown	527 12th Ave NW, Cairo	
	Gabe Ridley	401 North Broad St, Cairo	
	George Trudak	Broad Av Whigham GA	

Comprehensive Plan Public Hearing

DATE	NAME	ADDRESS	T
4/20/21	John White	Grady BOC	
4-20-21	Phillip Brown	Grady BOC	
4-20-21	Keith Kays	Grady BOC	
4-20-21	Jane Knight	Grady BOC	
4-20-21	Debbie Johnson	Grady BOC - Admin.	
4-20-21	Raymond Adams	Grady Co. S.O.	
	Howard Thaworth III	1818 Lakewood Dr SE Cairo 39828	
4-20-21	Ray Smith	3421 Da Highway 188 N Cairo 39829	
4-20-21	Wilhelmina Brown	6511th Ave Cairo	
4-20-21	Kay Okubale	SWGRC Camille.	
4-20-21	[Signature]	525 W. 12th Cairo GA	
4/20/21	Hoely Mullen	Grady County BOC	
4-20-21	[Signature]	City Waycross	
4/20/2021	Debra Hodges	1834 Oldcourse rd Cairo	
4/20/21	Olivera Blakely	1070 Wilder Rd, Pelham	
4/20/21	Juliana Brown	577 12th Ave NW Cairo	
4/20/21	Feraby Moya	2517 Hadley Ferry Rd Cairo	
4/20/21	Julia King	1382 Calhoun Dr.	
4/20/21	Nola Daudrey	1071 Rawls Road Cairo Ga.	
4-20-21	Rodney Gordon	631 9th Ave SE, Cairo, GA	
4-21-21	Larry Mullen	1787 Old Thomas Rd Ocklawaha Ga	

**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](http://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/>

Or 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](http://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](http://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: 229-762-4715. 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 <sup>CNA</sup> <del>Assistant</del>	377-6078/130	vreardon@cairocity.net
2	Lisa Coltrani	City of Livingston	City Clerk	762-4215	lcoltrani@windstream.net
3	Bonnie Trubick	City of Nkoyan	Mayor	762-4608	trubick@nkoyan.kc.mo.us
4	R. Tom Brown	Cairo Planning Board	Member	327-4427	tbrown195@gmail.com
5	Cheri Robinson	City of Cairo	City Manager	377-1722	crobin@cairocity.net
6	Celisse Tyler	City of Cairo	Mayor's Office Director	377-1722 ext 188	ctyler@cairocity.net
7	CARLOS TOBAR	Grady County	County Administrator	377-1512	carlos.tobar@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
Brian Hay	City of Cairo
Celisse Tyler	City of Cairo
Jessie Luchel	County President
Cheri Robinson	CITY OF CAIRO
Frankie Reardon	Planning Board
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	3776 Collins Rd	base03@windstream.net
2	Michael Strickland	119 Christopher Ave NW Whigham	strickm@yahoo.com
3	Christa Strickland	"	"
4	Israel Kirkland	157 500, Larkin St Whigham	
5	Ashlee Landrum	523 Port Phillips Rd. Climax GA	ashlee@windstream.net
6	Larry S. Jody	224 Christopher Ave. NW	LSJody@windstream.net
7	Ken HASE	101 West Broad Street	khase1@yahoo.com
8	Kiss Calhoun	City Hall	cityofwhigham@windstream.net
9	Tony Kraft	PO Box 1881	WTKRAFT@WINDSTREAM.NET
10	Truleck	Whigham Ga	truleck@truleckshakes.com
11	Jim Sellers	Whigham Ga	
12	Jeffrey Brinson	Whigham	
13	Trul Sellers	Whigham Ga	
14	Cathy Booth	Whigham Ga 31797	
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	224-378-2271	ellisjim@windstream.net
2	Celeste Tyler	City of Cairo	Main Street Dir	377-1722 ext 105	ctylerc@cairocity.net
3	Brian Hayes	City of Cairo	City Manager	377-2000	bhayes@cairocity.net
4	Cheryl Addison	City of Cairo	City Manager	377-1722	CAADDLEMAN@CAIROCITY.NET
5	R. Prince	Grady County Comm.	County Comm.	229-224-0220	R.Prince.1956@hotmail.com
6	Carlos Taber	Grady County P.O.	County Administrator	229-377-1972	carlos.taber@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's Ann McLaughlin				
2 Frank W. Roehner	Grady Co. H. P. S.	member	# 399 1297	francebaker@yahoo.com
3				
4				
5				
6				
7				
8				

Issues + Opportunities Sign In

May 21, 2015 6PM

Lara C Calhoun

Alyssa

Jim Sellers

Jeff Brainer

### Meeting Sign In Sheet

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

	Name	Agency/Organization	Title	Phone #	Email Address
1	Brian Hayes	City of Cairo	Assistant Director		bhayes@cairocity.net
2	Chris Anderson	City of Cairo	City Manager	377-1782	CANDER@CAIROCITY.NET
3	Celeste Tyler	City of Cairo	Marketing Dir	377-1782	ctyler@cairocity.net
4					
5					
6					
7					

### Meeting Sign In Sheet

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

	Name	Agency/Organization	Title	Phone #	Email Address
1	James Ellis	Grady Co EMA	Director	378-2271	jamesma00@hotmail.com
2	CARLOS TOBAR	Grady County Rec	Administrator	736-7275	carlostobar@windstream.net
3					
4					
5					

### Meeting Sign In Sheet

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

	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					

## Grady County, Georgia

2019 Population Estimates

**24,633**

Source: *Vintage 2019 Population Estimates*

Median Household Income

**\$ 42,348**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Persons in poverty, percent

**20 %**

Source: *2018 Small Area Income and Poverty Estimates (SAIPE)*

Educational Attainment: Percent high school graduate or higher

**80.3 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Persons without health insurance, under age 65 years, percent

**20.8 %**

Source: *Source: 2018 Small Area Health Insurance Estimates (SAHIE)*

Median Housing Value

**\$ 112,500**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Total Housing Units

**10,848**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Number of Firms

**2,083**

Source: *2012 Survey of Business Owners: Company Summary*

Veterans

**1,571**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Percent of households with a broadband Internet subscription

**70.4 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

## Cairo city, Georgia

2019 Population Estimates

**9,369**

Source: *Vintage 2019 Population Estimates*

Median Household Income

**\$ 34,476**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Persons in poverty, percent

**31.9 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Educational Attainment: Percent high school graduate or higher

**76.0 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Persons without health insurance, percent

**19.8 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Median Housing Value

**\$ 106,400**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Total Housing Units

**3,974**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Number of Firms

**625**

Source: *2012 Survey of Business Owners: Company Summary*

Male Median Income

**\$ 22,545**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Female Median Income

**\$ 17,162**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Veterans

**542**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Percent of households with a broadband Internet subscription

**67.0 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

## Whigham city, Georgia

2019 Population Estimates

**464**

Source: *Vintage 2019 Population Estimates*

Median Household Income

**\$ 35,764**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Persons in poverty, percent

**25.1 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Educational Attainment: Percent high school graduate or higher

**74.7 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Persons without health insurance, percent

**25.6 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Median Housing Value

**\$ 61,400**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Total Housing Units

**220**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Male Median Income

**\$ 17,014**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Female Median Income

**\$ 11,818**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Veterans

**27**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Percent of households with a broadband Internet subscription

**63.0 %**

Source: *2014-2018 American Community Survey 5-Year Estimates*

Source: U.S Census Bureau 2019

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