

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Randolph County**

RC: **RVRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **10/11/17**

Date Submittal Initially Received by RC: **10/11/17**

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

None

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.**

Randolph County

Established in 1828

County Officers

Tony Thompson, Probate Judge
Eddie Fairbanks, Sheriff
Kay Arnold, Superior Court Clerk
Brooke Hixon, Tax Commissioner
Rusty Chapman, Coroner
Sarah Torbert, Magistrate Judge
John Taylor, Chief Appraiser
William Rogers, Road Superintendent
Lori Moore, Interim County Administrator
Kenneth Burns, Fire Chief/EMA Director

51 Court Street
Post Office Box 221
Cuthbert, Georgia 39840
Office 855-782-6311
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County Commissioners

Jimmy Bradley, Chairman
Steven Jackson, Vice-Chairman
Jimmie Allen
Lamar White
Wesley Williams
Carlisa Cooper, County Clerk
Taryn Roberson, Finance Director
Sandra Thompson, Supervisor
Elections/Registration

Email Address: randolphgaclerk@gmail.com

The Randolph County Board of Commissioners is an Equal Opportunity Service Provider & Employer

October 11, 2017

River Valley Regional Commission
710 Front Avenue, Suite A
P.O. Box 1908
Columbus, GA 31902

Re: Comprehensive Plan Update Submittal

Mrs. Patti Cullen:

The Randolph County Board of Commissioners has completed and update of its comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the 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 Ms. Lori Moore, County Administrator at 855-782-6310 or via email at finance.rcc@gmail.com.

Sincerely,



Steve Jackson
Vice Chair
Randolph County Board of Commissioners

RANDOLPH COUNTY COMPREHENSIVE PLAN

2017



Randolph County Courthouse, Cuthbert, GA

RESOLUTION

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

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

WHEREAS, Randolph County has been notified by the appropriate cognizant authority that its most recent effort to update the local Comprehensive Plan did adequately address the Minimum Standards and Procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Randolph County Board of Commissioners, that the Randolph County Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the Randolph County Board of Commissioners in session this ____ day of _____, 2017.

RANDOLPH COUNTY
BOARD OF COMMISSIONERS

Honorable Jimmy Bradley, Chairman

ATTEST

SEAL

Carlisa Cooper, County Clerk

ACKNOWLEDGEMENTS

COUNTY COMMISSIONERS

Jimmy Bradley, County Commission Chair

Steve Jackson, Commission, Vice Chair

Lamar White, Commissioner

Wesley Williams, Commissioner

Jimmie Allen, Commissioner

Lori Moore, County Administrator

Carlisa Cooper, County Clerk

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Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the and Randolph County Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Cuthbert, Shellman and Randolph County residents that will result in better government decisions and greater community agreement with those decisions.

Comprehensive Planning Process

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community’s vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—An analysis of the community’s existing development patterns; and
- Community Work Program--The community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Economic Development—Randolph County is a Tier 1 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program. An Economic Development

Plan is required for Tier 1 communities seeking to improve economic opportunities for their citizens;

- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Cuthbert, Shellman and Randolph County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development, Demographics, Housing, Natural and Cultural Resources, Education, Health, Community Facilities, Transportation, Intergovernmental, and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

Identification of Stakeholders

The Cuthbert and Shellman City Councils and the Randolph County Board of Commissioners appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Leadership Team and Stakeholder Lists).

Participation Techniques

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held January 11, 2017 to inform the public that the planning process was underway, to go over the plan's timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Cuthbert, Shellman and Randolph County's potential Needs and Opportunities (See Appendix for Documentation).

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders, stakeholders and local residents were contacted by email to assist in these citizen involvement

opportunities (See Appendix for Documentation). Session attendees developed a individual city and County vision statements. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the community work programs of Cuthbert, Shellman and Randolph County.

A public meeting was held September 13, 2016 at Randolph County Administrative Building. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was positioned at various stations to take comments. Displays, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting and were summarized and responded to in a timely manner. A deadline of September 22, 2016 was given for formal written comments. A final public hearing was held September 28, 2017 at the Randolph County Welcome Center located in Cuthbert, Georgia to allow for further review of the draft documents (See Appendix for Documentation). A deadline of October 2, 2017 was given for formal written comments.

DATA, NEEDS AND OPPORTUNITIES

Population

The first census (1840) of Randolph County credited the community with 8,276 residents. After recording a significant population gain to 12,868, a 55.5% increase, in 1850 the community experienced a population growth correction in 1860 to a population of 9,571 which is a decrease of 25.6%. Starting in 1860 until 1930 the population increased every decade, with the exception of the 1910 to 1920 decade where the population dropped from a population high of 18,841 in 1910 to 16,721 in 1920. In 1930 Randolph County's population once again rebounded to 17,174 persons. Over the next 40 years until 1970 Randolph County's population decreased to 8,734 people. Randolph County's population increased by 865 person from 1970 to 1980 to a population of 9,599. Since 1980 the county population has continued to drop to its current population estimate of 7,177 residents.

Reasons for the growth and loss of population in the county are many but many credit the invention of the cotton gin which made processing of short-staple cotton profitable, the need for farm labor to harvest cotton, and a growing demand for cotton in the U.S. and abroad as reasons for population growth until 1930. The loss of population, like other areas of the rural South, workers in Randolph County lost jobs due to mechanization, invasion of the boll weevil, and the decline in agriculture. In the 20th Century the Great Migration of African Americans saw many families move from the county to cities in the North and Midwest for work and less oppressive conditions.

The twenty-five year population projections are presented in the following table.¹ Projections have been derived by; applying an average percent growth or decrease in population from 1990 to 2010 to create the population projections.

Projections suggest the population decrease at the county level will continue until 2030, but that is not unique for the area. Among the ring of six counties abutting Randolph County, four are projected to lose population over the next twenty-five years. Of the four counties among this group two are projected to experience growth, the numerical increase is not significant with each county adding 17 or 18 people per year. Of the forty-seven counties which constitute the state's southwest quadrant, only sixteen are projected to increase in population from 2010-2030. The city of Cuthbert and the city of Shellman have also decreased in population over the last twenty-five years. Cuthbert has gone from a population of 3,755 in 1990 to an estimated 2015 population of 3,697 while Shellman has decreased in population from 1,161 in 1990 to 1,071 in 2015. Both decreases are minimal with Cuthbert losing 58 people and Shellman losing 90 residents.

The most recent decennial census reflects a twenty-year trend among age groups across the community. The school age population (0-18 yrs.) in 2010 was reported to be at its lowest level in quite some time. After decreasing in size by 631 this cohort's share of the total population decreased from 29% to 22%. The change shown below reflects a decrease of residents 1990-2010 of 301 residents. The only time of population loss among younger workers (20-44 yrs.) since 1990 is reflected in the accompanying table, equating to a decrease of 1,061. Percentage wise the Net decline across the decades went from 34% to 22% of total county population. Both older cohorts recorded uninterrupted growth since 1990. Older workers (45-64 yrs.) increased in number by 714, for a share increase from 20% to 30%; the 65 and older population decreased slightly by 12 which equated to share growth from 17% to 18%. Since 1990, Randolph County's median age increased from 32.3 in 1990 to 42.8 in 2010.



People at the Crossroads Festival in Cuthbert



People at the Crossroads Festival in Cuthbert

Table 1
Randolph County Cuthbert, Shellman and the State of Georgia Population
1990-2015

Community	1990	2000	2010	2015	Percent Change Since 2010
Shellman	1,161	1,166	1,083	1,071	-1.1%
Cuthbert	3,755	3,731	3,873	3,697	-4.5%
Randolph County	8,020	7,791	7,719	7,315	-5.2%
State of Georgia	6,478,216	8,186,453	9,687,653	10,214,860	5.4%

Sources: U.S. Census Bureau, 1990, 2000, 2010, 2015 American Factfinder, River Valley RC Staff

Table 2
Randolph County Cuthbert, Shellman and the State of Georgia Population Projections
2020-2030

Community	2020	2025	2030
Shellman	1,059	1,047	1,035
Cuthbert	3,306	3,285	3,264
Randolph County	6,935	6,360	6,017
State of Georgia	10,770,548	11,356,465	11,974,257

Source: River Valley RC Staff

**Table 3
Population by Age Group 1990, 2000, 2010
Randolph County, Georgia**

	1990	%	2000	%	2010	%
Age						
Age 18 and Below	2,359	29.4	2,129	27.3	1,728	22.4
Age 65 and Above	1,388	17.3	1,212	15.5	1,376	17.8
<5	570	7.1	552	7.1	499	6.5
5-9	658	8.2	582	7.5	437	5.7
10-14	559	7.0	597	7.7	481	6.2
15-19	525	6.5	768	9.9	573	7.4
20-24	513	6.4	486	6.2	439	5.7
25-34	1199	15.0	809	10.4	823	10.6
35-44	1027	12.7	1,078	13.8	809	10.5
45-54	578	7.2	998	12.8	1174	15.2
55-59	472	5.9	366	4.7	562	7.3
60-64	526	6.6	343	4.4	546	7.1
65-74	708	8.8	586	7.5	717	9.3
75-84	464	5.8	455	5.8	452	5.8
85+	221	2.8	171	2.2	207	2.7
Total	8,020	100	7,791	100	7,719	100
Median Age	32.3		36.1		42.8	

Source: U.S. Census Bureau, 1990, 2000, 2010

Community Facilities

Community Facilities includes buildings/sites and services that support efficient growth and development patterns that protect and enhance quality of life. These amenities are often the most direct connection between the citizens, the elected government, and the public servants. Often new visitors judge a community by the appearance or availability of the community facilities. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public amenities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area. The following sections are a description of the City of Cuthbert, City of Shellman and Randolph County's community facilities.

Community Owned Buildings

The City of Cuthbert owns the following buildings, facilities and sites:

- Andrews Street Park, Andrews Street
- Aquifer Well, Villa Nova Street
- City Hall, 113 Court Street
- Cuthbert Library, 106 Pearl Street
- Cuthbert Park-Baseball Field, Tennis Courts, Picnic Areas Webster/Morgan Street
- Cuthbert Storage Shed, Webster Street
- Eastview Cemetery, Webster Street
- Fire Station, Blakely Street
- Five (5) Well/Meter/Pump Stations/Equipment Webster Street, Hamilton Street@ Andrews Street, Andrews Street @ Cuthbert Street, HWY 82 West, HWY 82 East
- Four Lift Stations, North Lumpkin Street, Birch Street, Hwy 27 South, CR 134, Hwy 82 East
- Iris Park, 450 College Street
- Jail Yard, Pine/Elm Street
- Office, 111 Court Street
- Old Jail, 156 Peachtree Street
- Parking Lot, Peachtree/Pine Street
- Pool and Bath House – Anderson Street
- Randolph Square
- Sanitation, Water, Gas and Sewer Departments, 150 North Webster Street
- Sewage Treatment, Wall Street
- Shop Machinery Building, Pole Barn Shed, Benevolence
- Water Dispensing Building, Webster Street
- Water Lab, Wall Street

- Water Tank, Hamilton Street
- 14 Vacant Properties
- One (1) Retail Building
- Lot with Building, 668 Blakely Street

The City of Shellman owns the following buildings, facilities and sites:

- City of Shellman City Hall
- Shellman Train Depot
- Shellman City Park and playground (Park Avenue)
- Mattie Davis Park (Baseball/Softball Field, and Basketball Court,)
- Cheney Street Public Housing
- Fire Station
- Eastview Cemetery
- Downtown Retail Building (Shellman Drug)
- Water System (Water Tank, 2 Wells and Distribution System)
- Sewage Treatment System (Sewage Treatment Pond on East Railroad Street; 2 pump stations, collection system)
- Several Public Works Structures
- Six vacant parcels of land

Randolph County owns the following buildings, facilities and sites:

- | | | |
|-----------------------------|-----------------------------------|-----------------------------|
| • Welcome Center | Includes County Offices) | • Scales House |
| • Emergency Mgmt Bldg | • Coleman City Hall | • N Service Center |
| • Health Department | • Transfer Station | • Dwelling - EMT House |
| • Ag/Ed Building | • New Government Center | • Storage Shed |
| • County Shop | • Block Concession Stand/Bathroom | • New Jail & Storage Shed |
| • Commissioners Office | • MR Center | • Building for Duck |
| • Senior Citizens Center | • Storage Shed @ Rd Dept | • 14 Vacant Parcels |
| • New Horizons Bldg | • Chlorine Feed/Storage | • 10 Residential Properties |
| • Seven Fire Stations | • Fluoride Feed Bldg | |
| • Old Sawyer Bldg - 2 Story | • Water Tank | |
| • Welcome Center(| | |

Conditions vary for all the aforementioned properties in both Cuthbert, Shellman, and Randolph County. Critical Structures and services get the “lion’s share “of attention and thus funding. Priority projects are listed in each jurisdictions Community Work program.

Utilities

Water

Groundwater is mostly utilized for municipal, commercial, industrial and agricultural use within both communities and in the Coleman Area of Randolph County. All the cities in Randolph County have municipal water supply and distribution systems. The unincorporated areas of Randolph County are primarily served by private wells with the exception of the Coleman area.

Sewer

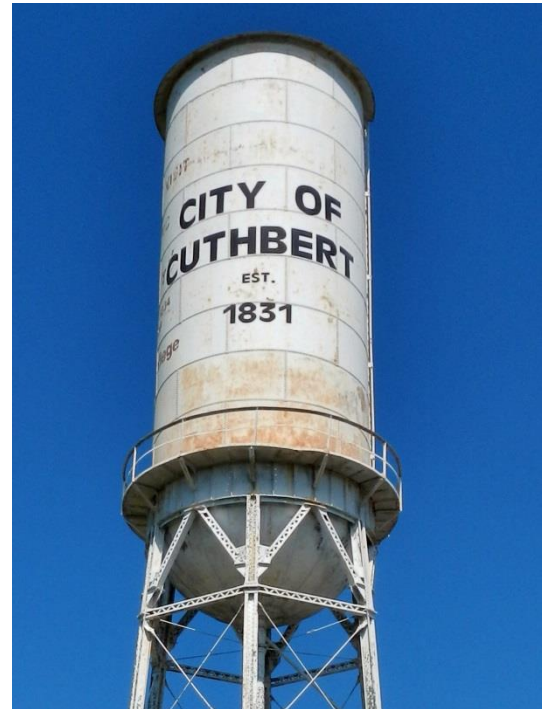
Unincorporated Randolph County is served primarily by individual septic systems not a sanitary sewer system. Although septic systems can cause groundwater pollution problems, they are generally not an issue in the county due to the lack of population density where the systems are utilized.

Sewage treatment is provided by the cities of Cuthbert and Shellman.

The provision of service in Randolph County, Cuthbert and Shellman is adequate to meet the projected growth. Development of sewage treatment facilities in unincorporated areas is often financially prohibitive as a result of customer base. However, the provision of sewer treatment would be beneficial in terms of attracting commercial and industrial development. The use of individual septic tanks is proliferating throughout the county, particularly in response to residential development in some areas of Randolph County.

Gas

The City of Cuthbert and Shellman own and operate a natural gas distribution system, providing services for residential, commercial and industrial customers in their Cities. Both utility are comprised of a 20-pound pressure system for residential customers and small businesses and a 150-pound pressure system for large commercial and industrial customers. There are over 14 miles of main lines in the Shellman system, and approximately 29 miles of main lines in Cuthbert.



Cuthbert Water Tower

Table 4
Water & Sewer Service by City and County

City/County	Services Provided	Water Source	Number of Water Connections
Randolph County	W	G	400
Cuthbert	B	G	645
Shellman	B	G	620

Source: Local Government Survey 2017

Table 5
Water Usage & Storage Information

City/County	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply
Randolph County	600,000	263,000	450,000	N/A	Ground	1230 gpm	600
Cuthbert	350,000	180,000	375,000	N/A	Ground	450 gpm	1665
Shellman	1,440,000	544,300	750,000	N/A	Ground	800 gpm	1789

Source: Local Government Survey 2017

Table 6
Sewage Treatment System Capabilities

City/County	Sewage Plant Capacity (gal/day)	Load (gal/day)
Randolph County	N/A	N/A
Cuthbert	500,000	200,000
Shellman	300,000	75,000
TOTAL:	800,000	275,000

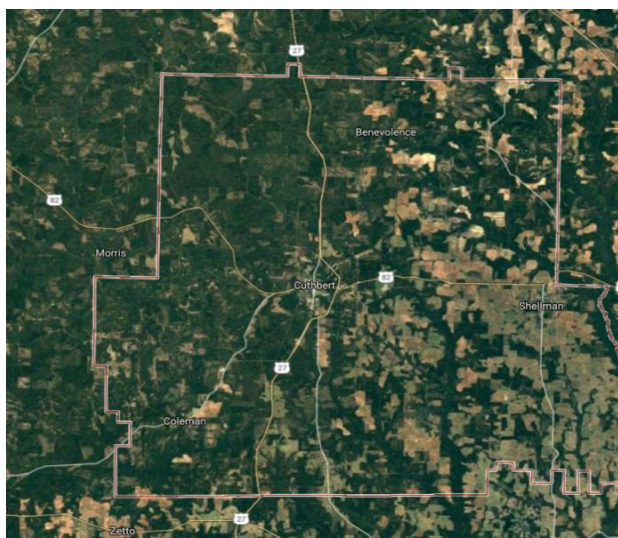
Source: Local Government Survey 2017

Planning and Zoning

Planning and zoning are tools local governments use to guide and shape the future growth of a community so that areas with natural characteristics are kept in the highest and best use.

A zoning ordinance divides a community into districts and sets standards and permissible uses of land within those districts. This provides multiple benefits:

- to conserve and protect natural, economic and scenic resources
- to secure safety from fire, panic and other dangers; to promote health, aesthetics, morals, convenience, order, prosperity and general welfare
- to provide adequate light and air; to prevent the overcrowding of land
- to promote desirable living conditions and stability in neighborhoods
- to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.



Aerial View of Randolph County

The City of Cuthbert, City of Shellman and Randolph County have adopted zoning ordinances and have trained staff on hand to oversee the implementation of this tool.

The City of Shellman issued 4 building permits in 2016. The city of Cuthbert issued 40 building permits in 2016. Randolph County issued a total of 81 building permits in the following categories: new residential, residential addition and repair, new commercial and commercial additions and repairs.

Fire Protection

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, pumping and storage capacity among others. The class in which a community is placed plays a major role in determining individual fire insurance rates.

Randolph County has earned an ISO rating of 8/10. Properties located within a five mile radius of the city of Cuthbert have an ISO of 8. The remainder of Randolph County has an ISO of 10. The Randolph County Fire Department is all-volunteer: There are eight, fire stations located

throughout Randolph County. The strategic station and sub-station locations were determined by the National Fire Services Office in order to offer wide spread fire coverage into Randolph County. The Randolph County Fire Department responded to approximately 60 incidences in 2016 according to fire department officials.

The City of Cuthbert has earned an ISO rating of 4. The Cuthbert Fire Department deploys personnel from one location. Station No. One is located in downtown and houses one fully staffed engine company, one partially-staffed ladder company, one reserve engine, and the administrative offices. The Cuthbert Firemen are paid and thus are full-time city employees. Station No. Two is a Randolph County Owned Fire station which is all-volunteer but is located in the city. These stations protect the approximate 3.05 square miles inside the Cuthbert city limits. The Cuthbert Fire Department responded to approximately 220 incidences in 2016.

The City of Shellman has earned an ISO rating of 5. The Shellman Fire Department deploys personnel from one location. Station No. One is located in downtown. The Shellman Firemen are volunteers. These stations protect the approximate 3.17 square miles inside the Shellman city limits. The Shellman Fire Department responded to five incidences in 2016.

Law Enforcement

In Randolph County, law enforcement functions are handled by the Sheriff's department. The Cuthbert Police Department work within the city limits of Cuthbert. The City of Shellman contracts with Randolph County for law enforcement services. The City of Cuthbert also has a mutual aid agreement with the County Sheriff's department responding to incidences in the unincorporated area and within the City Limits of Cuthbert.

The Cuthbert Police Department has approximately 11 officers and is comprised of three branches: Chief's Office, Operations and Administration. The Police Department is charged with apprehension of criminals, the prevention and detection of crime, protection and assistance of the public and maintaining public order. In 2016, the Cuthbert Police Department responded to 2,602 calls for service.

The Randolph County Sheriff's Office is comprised of five branches: Sheriff's office including administration, Court and Courthouse Security, Criminal Investigations, the Jail and Patrol. The Sheriff's Office handles investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, operation of the county jail and execution of warrants. The Randolph County Sheriff's Department on average responds to a total of 500 plus calls a year for service according to Sheriff's department staff.

Emergency Medical Service

Emergency Medical Service (EMS) is an important component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection. EMS services in Randolph County are provided by Grady EMS. According to, EMS staff there were approximately 1,100 calls for service in 2016. Listed below are the needs and Opportunities for Randolph County, Cuthbert, and Shellman.

Needs

- Safer Roads, Better Drainage System, Road Repair and Maintenance
- Complete Welcome Center (Old Courthouse) repairs
- Water System Improvements for the Coleman System
- Renovate vacant County Correctional Facility
- Update Emergency Systems (Sirens and Generators)

Opportunities

- Development of an emergency shelter
- Lower ISO in the Coleman Area
- Improved Emergency Response System and preparedness
- Safer Roads
- Expanding utility services into the county to spur development into areas likely to grow.

Transportation

Randolph County and the cities of Cuthbert and Shellman are predominantly accessed and navigated by vehicular means; however, both of these local governments are making concerted efforts to improve bicycle and pedestrian networks. Randolph County as do the cities utilizes the Pataula Public Transportation System, a regional public bus service located which is located in Randolph County. Pataula Transit also serves Quitman County and Stewart County. Randolph County also has a small airport, the Lower Chattahoochee Regional Airport, located south of Cuthbert off U.S Highway 27.

Circulation and transportation in Randolph County consists primarily of 512 miles of U.S., GA Highways, and local roads. Randolph County has 380 miles, of which 36 miles is unpaved, 44 miles of city streets and 89 miles of State Highway. The Randolph County Department of Public Works is responsible for the maintenance and repair of all county roads, as well as the associated and appropriate signage along those routes. Within the City of Cuthbert and the City of Shellman Public Works Department has a similar role of maintenance and repair.

There is one railroad line operating in Randolph County. The Georgia Southwestern Railroad, Inc. owns 32 miles of route in Randolph County.

The Lower Chattahoochee Regional Airport is publicly owned by the Randolph County Airport Authority and is located roughly four miles southwest of the city of Cuthbert. The runway is 3000 ft. long. It specializes in agricultural aircraft, but also has many private business users, recreational visitors. The Lower Chattahoochee Regional Airport supports Randolph County with 3 jobs, an annual payroll of \$ 56,900 in payroll, and an economic output of \$143,900 for the local economy (Economic Impact of Lower Chattahoochee Regional Airport, 2011)

Many current residents of Randolph County, Cuthbert and Shellman rely on the efficient and safe transportation connections to surrounding areas for job related commuting. This data demonstrates that economic improvements and improvements to infrastructure, including future land use, adjacent road planning, and aesthetic enhancements of transportation systems will not only benefit current residents of Randolph County, Cuthbert and Shellman, but also commuters, visitors, and future populations of the community.

These proposed improvements to the current transportation system will increase its efficiency and will benefit Randolph County, Cuthbert and Shellman in multiple ways. Enhancing connectivity within the area will decrease costs associated with trash service pick-up, the 911 systems and first responders, as well as for the school transit systems. These enhancements will also benefit local place-making efforts and promote economic development by highlighting gathering places and other focal points within the community. Randolph County, Cuthbert, and Shellman transportation opportunities are listed below:

**Table 7
Randolph County Road Data**

Road by Function	Linear Miles
Unpaved	35.5
Interstate	0
State Route	88.6
County Road	379.6
City Street	43.7
Total Mileage	511.9

Source: Georgia County Guide 2017 (Draft 2015 Data)

**Table 8
Freight Railroad Systems Operating in Randolph County**

Freight Railroads	Rank	Length	Location	Operating
Georgia Southwestern Railroad, Inc.	Short Line	11 Miles	City of Cuthbert to Clay County Line	GSRW (Both Lines) GDOT Owns R.O.W for the Cuthbert/Clay County Route
		21 Miles	Quitman/Randolph County Line to Terrell County Line	

Source: Georgia State Rail Plan 2015

Needs

- Improve (Pave) and better Maintain Randolph County Roads
- Institute a yearly bicycle ride from Cuthbert to lake Walter F. George and back to Cuthbert
- Develop rural roads for backcountry cycling
- Widening of U.S. 82
- Bridge Replacements
- Develop East to West road Connections in Randolph County

Opportunities

- Streetscape improvements
- Connect Downtown and Andrew College with sidewalks on both side of Highway 82
- Grow The Lower Chattahoochee Regional airport
- Transportation services at the regional airport(Use Pataula Transit)

Housing

Overall the total number of housing units has increased in Randolph County, City of Cuthbert and City of Shellman. Randolph County added 682 units from year 2000 to year 2015. The city of Cuthbert added 174 housing units, while the city of Shellman added 12 housing units. The number of housing units added in the unincorporated area of Randolph County is 496. Occupied housing increased by 247 units between 2000 and 2015, ninety-eight percent of which were renter-occupied units. This surge increased the community’s renter occupancy rate from 31% (2000) to 39% (2015), a rate which is two percentage points higher than the state rate.

Table 9
Housing Characteristics 2000 - 2015

Jurisdiction	Randolph County			Cuthbert			Shellman		
	2000	2010	2015	2000	2010	2015	2000	2010	2015
Housing Units Vacant	493	966	950	189	351	332	58	71	78
Housing Units Owner Occupied	2,003	2,133	2,098	797	892	696	278	278	291
Housing Units Renter Occupied	906	1,054	1,036	563	663	695	129	149	108
Total	3,402	4,153	4,084	1,549	1,906	1,723	465	498	477

Sources: U.S. Census Bureau, 2000, 2010, 2015 American Community Survey, River Valley RC Staff

Randolph County’s, Cuthbert’s and Shellman’s tenure of household percentages have changed over the last fifteen years. As the Table 10 below indicates Randolph County had a 2000 owner occupied rate of 68.9% and a rental occupied rate of 31.1%. Cuthbert had a 2000 owner occupied rate of 58.6 % and a rental occupied rate of 41.4%. Shellman had a 2000 owner occupied rate of 68.3% % and a rental occupied rate of 31.7%. The numbers for 2015 look quite different with Randolph County showing a 61% owner occupied rate and a 39% renter occupied rate. Cuthbert’s 2015 owner and renter occupied number is 50%. Shellman is the only jurisdiction that shows a growth in an owner occupancy rate with a 2015 percentage of 72.9% and a rental occupancy rate of 27.1%. The 2010 U.S. Census tenure of household number for Shellman shows a decline of owner occupied housing of 3.2 percentage points from 68.3% to 65.1%. The large shifts shown for some of the smaller jurisdictions, Cuthbert and Shellman, especially, may be attributable to the large margins of error inherent in (census) surveying of small population bases.

Table 10
Randolph County, City of Cuthbert and City of Shellman

Tenure of Households			
	2000	2010	2015

Randolph County			
Owner	68.9%	66.9%	61%
Renter	31.1%	33.1%	39%
City of Cuthbert			
Owner	58.6%	57.4%	50%
Renter	41.4%	42.6%	50%
City of Shellman			
Owner	68.3%	65.1%	72.9%
Renter	31.7%	34.9%	27.1%
Source: U.S. Census 2000, 2010, ACS 2015			

The housing in Randolph County, Cuthbert and Shellman consists of a mixture of traditional single family stick-built homes, a small percentage, 4%, of multi-family homes and numerous mobile homes. The 2000 Census data revealed that 64% of homes in Randolph County were single-family detached and 26% were mobile homes. In 2010 74% of homes in Randolph County were single – family detached and 21% were mobile homes. The U.S. Census American Community Survey of 2015 has Randolph County at 70% single –family detached homes and 22% mobile homes. The U.S. Census American Community Survey (ACS) of 2015 shows the State of Georgia with a 67.9% single-family detached homes and 8.6% were mobile homes.

In Randolph County, 32% of occupied housing was built prior to 1960, and 21% was built in the 1960s and 70s. Between 1980 and 1999 (38.7%) of occupied homes were constructed. Cuthbert showed higher number than Randolph County prior to 1960, 34%, and a lower number, 20% from 1960-1979. Between 1980 and 1999, 43% of the occupied homes were built in the city of Cuthbert. In Shellman prior to 1960, 36%, of occupied housing units were built and 15% from 1960-1979. Between 1980 and 1999, 32% of the occupied homes were built in the city of Shellman. After 2000, construction slowed down greatly in Randolph County and the city of Cuthbert; only 8% of occupied homes in Randolph County and 4% of occupied homes in Cuthbert were constructed after 2000. The city of Shellman on the other hand, shows that 17% of occupied homes were constructed after 2000. The large shift shown for Shellman, may be attributable to the large margin of error inherent in the U.S. Census ACS surveying of small population bases.

Table 11
Randolph County Housing Types 2000 - 2015

Category	2000	2010	2015
TOTAL Housing Units	3,402	4,153	4,084
Single Units (detached)	2,182	3,067	2,861
Single Units (attached)	92	25	45
Double Units	96	126	131
3 to 4 Units	51	0	22
5 to 9 Units	31	38	104
10 or more	41	21	20
Mobile Home or Trailer	899	876	887
All Other	10	0	14

Sources: U.S. Census Bureau, 2000, 2010, 2015 American Community Survey, River Valley RC Staff

Note: 2000 and 2010 information for the Cities of Cuthbert and Shellman is not available. ACS 2015 data is available for the Cities of Cuthbert and Shellman but was not included due the large margins of error.

Needs

- Develop loft housing in vacant commercial structures in downtown Cuthbert
- Develop a list of vacant housing units and properties in Randolph County, Cuthbert and Shellman

Opportunities

- Regulatory climate in Randolph County, Cuthbert and Shellman is conducive to creative solutions in regards to providing affordable and safe housing.
- Available and affordable land
- Affordable housing prices

Economic Development

For Randolph County and the City of Cuthbert and the City of Shellman to realize its full potential, the community must expand its economic development efforts. The Cities of Cuthbert and Shellman, the Randolph County Board of Commissioners in collaboration with the Randolph County Chamber of Commerce, Randolph County Development Authority, and with other

economic development partners must address critical needs such as recruiting new businesses compatible with the existing industry mix, assisting existing businesses to grow and succeed and forging strong alliances among local, regional, state and federal government agencies to promote the economic well-being of Randolph County, Cuthbert and Shellman. County business leaders must also work closely with education partners to enable residents to develop their talents and become productive members of the Randolph County workforce. Having a highly skilled workforce enables a community to recruit new quality jobs. This same well-trained workforce is equally important to the success of existing business and industry.

In 2015, Randolph County had a median household income of \$28,377 with 4,084 households and a population of 5,595 people over the age of 18 (U.S. ACS Estimate, 2015). According to the Georgia Department of Labor, Randolph County had an annual average unemployment rate of 8.5% in 2016. This rate is higher than the 7.3% found in the Randolph area and the 5.4% in the State of Georgia.



Business on the Square in Cuthbert

Table 12
Randolph County
Historical Unemployment Data
2000-2016

Year	Employment	Unemployment	Labor Force	Rate
2000	2823	180	3003	6
2001	2654	234	2888	8.1
2002	2687	264	2951	8.9
2003	2748	222	2970	7.5
2004	2612	202	2814	7.2
2005	2519	208	2727	7.6
2006	2688	185	2873	6.4
2007	2568	177	2745	6.4
2008	2555	235	2790	8.4
2009	2417	335	2752	12.2
2010	2616	363	2979	12.2
2011	2569	376	2945	12.8
2012	2481	355	2836	12.5
2013	2503	289	2792	10.4
2014	2458	264	2722	9.7
2015	2204	221	2425	9.1
2016	2262	210	2472	8.5

Source: Georgia Department of Labor 2016

A sustainable economy can be defined as one that has a diversity of jobs, supports local businesses and provides a predictable tax base. The mix of industries in Randolph County include retail trades, public administration, healthcare/social assistance and finance/insurance to name a few. Most employment in Randolph County is in the Services Industry (45.2%), followed by Agricultural/Mining (10%), Manufacturing (10.0%), and Retail Trade (11.0%) (ESRI Business Analyst, 2017).

**Table 13
Workers by Employment Type**

<i>SIC Codes</i>	<i>Percentage of Workforce</i>
Agriculture and Mining	10.0 %
Construction	6.2%
Manufacturing	10.0%
Transportation/Utilities	8.4%
Information	0.2%
Wholesale Trade	0.1%
Retail Trade	11.0%
Finance, Insurance, Real Estate	3.5%
Services	45.2%
Public Administration	5.4%

Source: ESRI Business Analyst 2017

According to the Georgia Department of Labor, the top employers in Randolph County are:

- A Private Homecare Agency
- Andrew College
- Dixie Discount
- Evergreen Timber, Inc.
- First State Bank of Randolph County
- Georgia Feed Products Co. LLC
- Mitchell County Transit
- Peerless Manufacturing Co.
- Randolph Logging, LLC
- Whatley Oil and Auto Parts Co. Inc.

*Georgia Department of Labor

The Environmental Systems Research Institute (ESRI) Business Analyst program provides substantive information concerning business markets including consumer buying patterns. The table below includes consumer purchase information for Randolph County by using a Market Potential Index or MPI. A MPI measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. An MPI exceeding 100 indicates that adults or households in the Randolph County trade area spend more on average for certain items than citizens do elsewhere in the United States. Averages higher than an MPI of 100 give an indication of a higher than average consumer market for a particular product and thus a potential for a business to capitalize on those market trends. Listed below are some of the products for the Randolph County trading area that have an MPI over 100.

Table 14
Products/Consumer Behavior

Apparel (Adults)	MPI
Bought any fine jewelry in last 12 months	113
Beverages (Adults)	
Drank regular cola in last 6 months	118
Cell Phones (Adult/Households)	
Number of cell phones in household: 1	123
Convenience Stores (Adults)	
Bought cigarettes at convenience store in last 30 days	150
Bought gas at convenience store in last 30 days	123
Spent at convenience store in last 30 days: \$100+	117
Electronics and Internet Market	
Spent on camera/camcorder last 12 months: \$1-99	115
HH purchased portable GPS navigation device/12 months	123
HH owns miniature screen TV (≤13 in)	123
HH recent TV purchase: regular screen (13-26 in)	130
HH owns video game system: Nintendo DSI	174
HH owns video game system: PlayStation 2 (PS2)	106

Played Massive Multi-Player Online game/30 days	108
Social network: used to find local information	104
Social network: used for gaming	105
Social network: used to support favorite brands	101
Social network: used to get coupons or discounts	109
Social network: used to gain access to VIP events	114
Finances Market	MPI
Bank/financial inst. Used: local/community bank	113
Have personal loan – not for education	165
Average monthly debit card expenditures: \$226-\$450	109
Paid bills last 12 months: in person	154
Tax preparation: used H&R Block on-site	119
Health and Beauty	MPI
Typically spends 1-3 hours exercising per week	104
Control diet for blood sugar level	144
Control diet for cholesterol level	120
Control diet for salt restriction	175
Uses doctor's care/diet for diet method	157
Buys foods specifically labeled as fat-free	112
Buys foods specifically labeled as low sodium	107
Buy foods specifically labeled as sugar-free	122
Used meal/dietary weight loss supplements in last 6 months	134
Provide services as a primary caregiver/caretaker	130
Insurance (Adults/Households)	MPI
Have auto insurance: 1 vehicle in household covered	116
Pets and Products	MPI
HH owns any dog	109
HH owns 2+ cats	109
HH owns 2+ dogs	139

HH used flea/tick/parasite product for cat/dog	119
HH bought pet food in last 12 months from discount store	134
HH bought flea control product from vet in last 12 months	111
HH member took pet to vet in last 12 months : 2 times	103
HH member took pet to vet in last months: 4 times	105
Psychographics (Adults)	MPI
Price is usually more important than brand name	110
Am interested in how to help the environment	114
Usually value green products over convenience	125
Restaurant Market	MPI
Spent at family rest/steak house last 6 months ≤\$31	136
Fam rest/steak house /6 months: Golden Corral	157
Fam rest/steak house /6 months: Logan's Roadhouse	178
Fam rest/steak house /6 months: Ruby Tuesday	123
Fam rest/steak house /6 months: Waffle House	187
Spent at family rest/steak house last 6 months ≤\$11	143
Fast Food/drive-in last 6 months: Arby's	110
Fast Food/drive-in last 6 months: Burger King	134
Fast Food/drive-in last 6 months: Captain D's	335
Fast Food/drive-in last 6 months: Church's Fr. Chicken	184
Fast Food/drive-in last 6 months: Hardee's	253
Fast Food/drive-in last 6 months: KFC	150
Fast Food/drive-in last 6 months: Krispy Kreme	141
Fast Food/drive-in last 6 months: Long John Silver's	185
Fast Food/drive-in last 6 months: Pizza Hut	143
Fast Food/drive-in last 6 months: Popeye's Chicken	134
Fast Food/drive-in last 6 months: Sonic Drive-In	170
Sports and Leisure	MPI
Participated in fishing (fresh water) in last 12 months	130

Participated in football in last 12 months	117
Participated in hunting with rifle in last 12 months	139
Participated in hunting with shotgun in last 12 months	136
Participated in motorcycling in last 12 months	122
Participated in roller skating in last 12 months	139
Spent on sports/rec equipment in last 12 months \$1-\$99	115
Watch on TV: auto racing (NASCAR)	129
Watch on TV: baseball (MLB regular season)	66
Watch on TV: basketball (WNBA)	155
Watch on TV: bowling	128
Watch on TV: boxing	137
Watch on TV: fishing	146
Watch on TV: high school sports	142
Watch on TV: rodeo	138
Watch on TV: wrestling (WWE)	221
Member of religious club	125
Played bingo in last 12 months	129
Played lottery 6+ times in last 30 days	125
Attended movie in last 90 days: once/week or more	134
Rented movie/other video/30 days: horror	132
Rented movie/other video/30 days: musical	127
Bought for child last 12 months: girl action figure	120
Bought for child last 12 months: action game	200
Bought for child last 12 months: bicycle	118
Bought for child last 12 months: word game	118
Bought book last 12 months: mail order	129

DATA NOTE: AN MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Mattox and Reid Dry Goods Store 1924, photo courtesy of the Vanishing Georgia Program of the Georgia State Archives



McClelland Millinery Shop 1915, photo courtesy of the Vanishing Georgia Program of the Georgia State Archives

One significant component of the economy of Randolph County and the Cities of Cuthbert and Shellman is agriculture. In 2015 there were 197 farms in Randolph County which comprise a total of approximately 119,235 acres. The average farm is about 605 acres (Georgia County Guide 2017). Row/forage crops provide the most income of the farms in the county. According to the 2015 Georgia Farm Gate Value Report, Randolph County ranked among the top 20 counties for forest products and wheat production. Overall, the Farm Gate Value in 2015 for Randolph County was \$55,580,000 resulting in the county ranking 69th in the state in production of agriculture crops.

Table 15
Randolph County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Randolph County	197	119,235	53,671	45.0	189.8 (thousands)	85.3 (thousands)
River Valley Region	4,588	1,002,225	420,520	41.95	2,383 (thousands)	579.5 (thousands)
Georgia	42,257	9,620,836	3,609,788	37.52	24,634.9 (thousands)	4,733.0 (thousands)

Source: Georgia County Guide 2017

Tourism in the State of Georgia is another significant component of the local economy in Randolph County and the cities of Cuthbert and Shellman. According to the Georgia Department of Economic Development the state's tourism industry generated a record-breaking \$61.1 billion in business sales including direct, indirect and induced impact in 2016, up 3.5 percent, according to the U.S. Travel Association and Tourism Economics.

“Georgia’s tourism industry impact has shattered records once again. Not only do we welcome millions of visitors each year, but tourism supports employment across multiple industry sectors, employing an estimated 450,000 Georgians statewide,” said Governor Deal. “Congratulations to Georgia’s tourism industry professionals – it’s our people, our destinations and our world famous southern hospitality that keeps people coming back year after year.”

According to the U.S. Travel Association and Tourism Economics, Georgia’s total tourism demand now stands 34 percent higher than its pre-recession level in 2008. Visitor spending generated more than \$3.2 billion in state and local tax revenue in Georgia. In addition, every Georgia household would need to be taxed an additional \$900 per year to replace the tourism taxes received as a result of the industry’s tax contribution.”

Most of the tourism benefits can be attributed to the Arts, Entertainment, Recreation, Accommodation and Food Services sector. According to the State of Georgia, tourism in Randolph County in 2015 supported 60 local jobs, a payroll of \$1,110,000 generated \$ 5,270,000 in direct tourism spending and \$ 140,000 in local tax revenues.

The community’s economies have seen conventional industries come and go because of economic conditions. Yet, tourism is an industry which can neither relocate nor go out of business because they each are a reflection of the local history.

In addition, numerous ancillary heritage tourism development opportunities are available to more fully develop the larger tourism potential of Randolph County. Other existing sites and potential attractions that contribute to the local Randolph County economy are:

- Christmas Tour of Homes
- Andrew College
- The Fletcher Henderson House
- Lake Walter F. George
- The Randolph County Welcome Center (Old Court House)

The Georgia Department of labor reported that in 2010, around 760 Randolph County residents were commuting out of the county to work, while around 364 non-residents were driving into Randolph County to work which is a net decrease of 396 workers which means more people are traveling out of Randolph County to work than those commuting into Randolph County to work.

**Table 16
Commuting Patterns
Randolph County, Georgia**

County	Commuters into Randolph County	Commuters out of Randolph County
Calhoun County	44	216
Clay County	70	53
DeKalb County	10	0
Dougherty County	6	151
Early County	22	29
Marion	0	54
Lee County	70	14
Quitman County	5	0
Randolph County	N/A	N/A
Stewart County	30	24
Sumter County	0	5
Terrell County	92	191
Webster County	15	0
Muscogee County	0	23
Total	364	760

Map 1

Randolph County, Georgia In-Migration and Out-Migration for Work

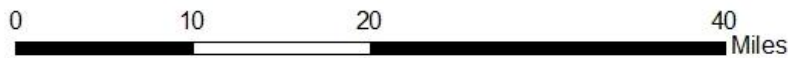
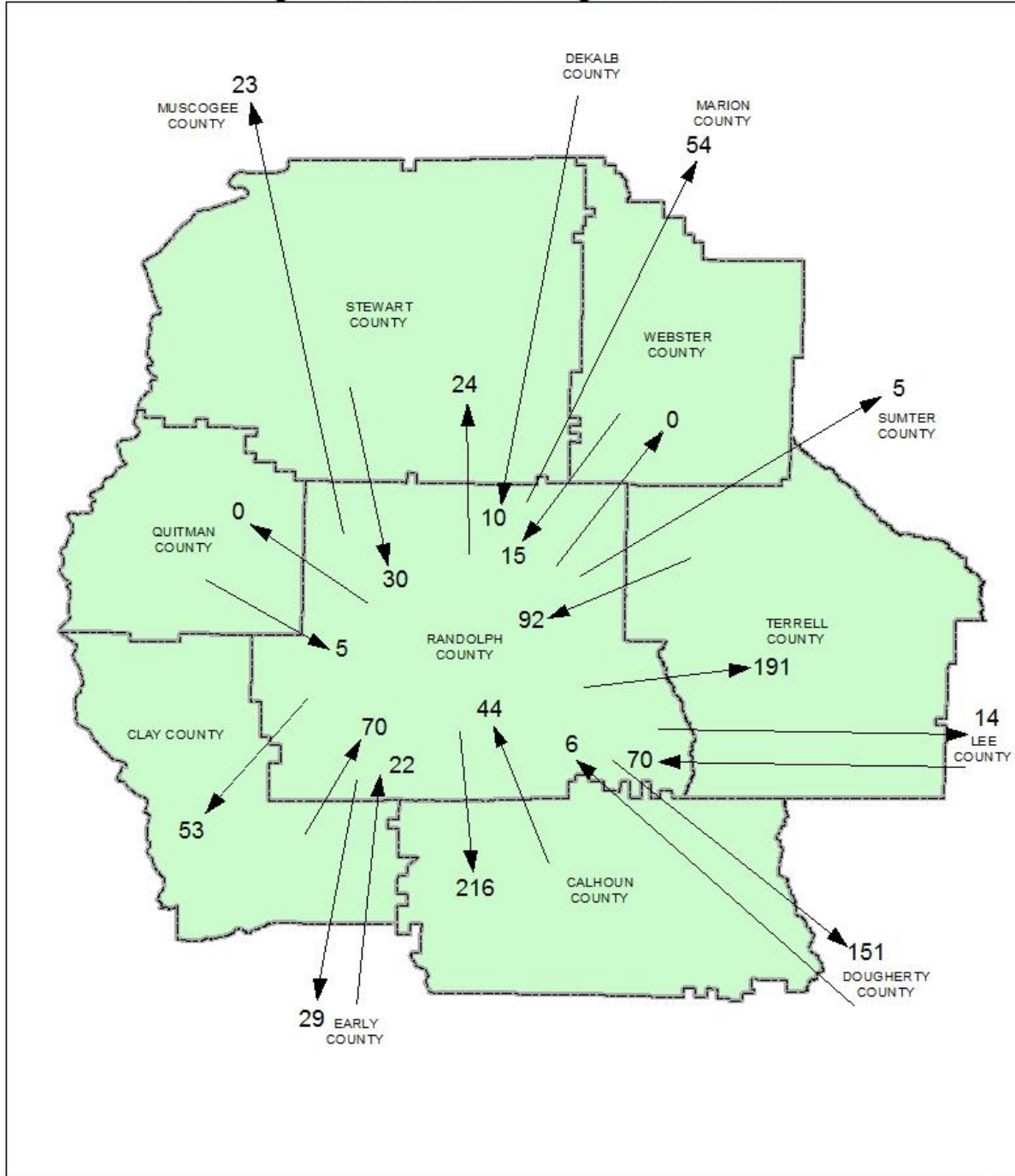


Table 17
Randolph County Workers

Workers Age 16+ by place of work	2011-2015 ACS Estimate	Percent
Total	2,474	100%
Worked in State of Residence	2,365	95.6%
Worked in County of Residence	1,937	78.3%
Worked Outside County of Residence	428	17.3%
Worked Outside State of Residence	109	4.4%

Source: U.S Census ACS Estimate 2011-2015

Unemployment as a whole can harm economic growth as a waste of human capital and community resources. It also takes a toll on individuals by eroding self-esteem, spurring psychological anxiety/depression, exacerbating chronic diseases and placing stress on social relationships. All of these issues both for the individual and society drain a community of its assets and skilled workforce.

Leakage and surplus analysis indicates how much money is flowing into and out of the county for retail goods. It is a general indicator of whether there is room in the marketplace for another retail business. In general a -0- leakage/surplus factor would indicate that the existing businesses meet existing demand. A high surplus factor indicates that there is more commerce in that sector than expected in the county. A high leakage factor indicates that the residents of Randolph County, Cuthbert and Shellman are going elsewhere for these goods.

In this case, and as just one example, the high surplus factor for building materials, garden equipment and supply stores (\$5,687,219) indicates that there are a lot of residents outside Randolph County who are shopping in Cuthbert and Shellman. The leakage factors for motor vehicle and parts dealers (\$14,306,426) may indicate that even with the increased services and retail that Randolph County, Cuthbert and Shellman serve for the surrounding counties, specialized retail establishments have been hesitant to enter the market place.

Needs

- More diverse economy and businesses
- Improve access and options to broadband/internet, especially WiFi
- Recruit support businesses for recreation and eco-tourism (i.e. bike shops and sporting goods stores)
- Lack of economic infrastructure, i.e. limited water and sewer capacity

- Aging Population
- Lack of Entertainment
- Community engagement, lack of public/business involvement
- Education Attainment
- Signature Event
- Cemetery Tourism, festivals, community paintings
- Arts in Historic Court House

Opportunities

- Redevelop underutilized buildings and sites in Randolph County, Cuthbert and Shellman
- Capitalize on the widening of U.S. 27 and increasing traffic volumes on both U.S. 27 and State Highway 82
- Opportunity for programming and partnerships to develop a workforce with soft skills
- Available industrial sites
- Capitalize on existing agriculture by developing support businesses
- Low Labor Cost
- Availability of Labor Training
- Positive Political and Business Climate
- Availability of Higher Education
- Capitalize on the presence of Diverse Power
- Timber Availability
- Strong Agricultural Infrastructure
- Bioenergy Statewide
- Airport is a Regional Asset
- Historic and Agritourist Growth Potential
- Food Processing Industry Expansion Potential

Education

Randolph County citizens have faced many challenges to its education system and support staff which has contributed to statistics of the academically underachieving and undereducated population. The district is comprised of four schools ranging from Head Start, Randolph Elementary School and Randolph Middle School. Randolph County and Clay County operate a joint high school. The four schools are also a major employer in the region. The percentage of individuals living under the poverty level, declination of population and enrollment, reductions in funding, and failures to retain current and future teaching staff has been detrimental to the success of students and staff region-wide.

Current faculty has made tremendous efforts to address concerns and issues within the school system and in many ways have been successful. Recent technology updates and facility upgrades have been made possible through government grant funds. Evidence of curriculum improvements and teacher performance can be seen through the improved test results on the elementary level as well as in high school graduation tests. Positive progress has been made within Advanced Placement classes and corresponding student testing, as well as success for students accepted into and excelling through Dual Enrollment courses. Despite significant reductions in government funding, and the decline in regional population, Randolph - Clay High School, the elementary and middle schools have managed to maintain accreditation and make substantial achievement-related improvements.

The City of Shellman is also home to the SOWEGA STEM CHARTER SCHOOL. The school has a staff of 22 and an enrollment of two hundred and five students. The charter school payroll is \$1,200,000. The school attracts students from all over southwest Georgia and has a significant economic impact on Shellman and Randolph County.

Retention of current educated residents who contribute to the workforce and community is the highest priority and goal for future growth and economic achievement of Randolph County, the city of Cuthbert and the city of Shellman. Higher education offered through Andrew College and Albany Technical College aid in providing opportunities for residents to further themselves within the area. Continuing to provide information and guidance on post-education opportunities within the region to individuals prior to graduation would help promote local businesses and potentially contribute to resident retention rates. Encouraging economic growth and fostering positive environments for local business would improve the financial health of Randolph County, the city of Cuthbert and the city of Shellman, and neighboring communities and therefore result in economic progress needed to maintain and grow the current educated resident population.



Historic Postcard of Andrew College

Table 18
Four-Year Cohort Graduation Rates
Randolph-Clay and Surrounding Counties

Jurisdiction	2014	2015	2016
Randolph-Clay County	76.70%	76.40%	80.00%
Quitman County	66.70%	66.67%	86.67%
Stewart County	70.40%	76.47%	86.00%
Webster	70.00%	80.00%	92.63
Georgia	72.60%	78.80%	79.39

Source: Governor's Office of Planning and Budget

Table 19
Educational Attainment

	Georgia			Randolph-Clay		
	2000	2010	2015	2000	2010	2015
High School Grad/GED or Higher	79%	84%	85%	62.40%	70.40%	72.90%
Bachelor's Degree or Higher	24%	27%	29%	9.50%	13.00%	14.70%

Source: US Census 2000 ACS Estimate 2010, 2015

Needs

- Increase education attainment levels and reduce the dropout rate
- Coordination of program initiatives with Andrew College and Albany Tech

Opportunities

- Partnerships between schools, businesses and civic organizations to create internship/mentorship/job training opportunities

Health

Randolph County, the city of Cuthbert and the City of Shellman are fortunate to have a medical center. The Southwest Georgia Regional Medical (SGRMC) is located in the city of Cuthbert. The hospital is a county-owned 25-bed critical access hospital with oversight by the Randolph County Hospital Authority, (SGRMC) is managed by Phoebe Putney Memorial Hospital.

Offering safe and reliable care, Southwest Georgia Regional Medical Center is ideal for patients needing long-term intravenous therapy, extensive wound care, or continued recuperative assistance following orthopedic or other surgery. In 1999, Southwest Georgia Regional Medical Center was the first hospital in Georgia to receive critical access designation, ensuring vital services are available locally for residents of Randolph County.

Many factors including housing, the economy, neighborhood and community safety contribute to a community's overall health and wellness, but many Randolph County, Cuthbert and Shellman citizens face challenges specific to access to and availability of community exercise opportunities, abundance of healthy, cost-effective food choices, and neighborhood and community safety. With healthy growth of the economy and thus job generation, improved medical provider access, means to access of healthy food choices, and other related improvements can significantly impact the current health challenges of the community.

Randolph County' as many counties in Southwest Georgia have higher rates of adult obesity, adult diabetes and higher rates of obesity even in lower income preschool children. The current adult diabetes rate in Randolph County is 14.7%, the adult obesity rate in Randolph County is 33.2 % and the obesity rate for low income preschool children is 15.8%. In comparison the State of Georgia has adult diabetes rate of 10.4%, an adult obesity rate of 27.8% and an obesity rate for low income preschool children of 14.6% (Source: CityData.com) . As one can see the rates for Randolph County are all higher than the rates for the State of Georgia.

The Georgia Department of Health also does health assessments. Under the category of health factors which looks at health behaviors, clinical care; the social, economic and physical environment; Randolph County is ranked 145 out of 159 Georgia Counties. In comparison Clay County is ranked 152, Quitman County 100, Stewart County 151 and Webster County 104. Under the category of Health Outcomes, which looks at the length and quality of life of residents; Randolph County is ranked 158 out of 159 Georgia counties. In comparison Quitman County is ranked 159, Clay County is ranked 157, Stewart County is 151 and Webster County is 124.

As is proven, diet is a major contributing factor for the cause of obesity and diabetes as well as high blood pressure and high cholesterol. This point is driven home when you look at the consumer food choices of Randolph County, city of Cuthbert and city of Shellman in comparison to other U.S citizens. The Environmental Systems Research Institute (ESRI) Business Analyst program provides substantive information concerning business markets including consumer buying patterns. The table below includes consumer purchase information for Randolph County

by using a Market Potential Index or MPI. A MPI measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. An MPI exceeding 100 indicates that adults or households in the Randolph County trade area spend more on average for certain items than citizens do elsewhere in the United States.



Patterson Hospital 1930, photograph from the Vanishing Georgia Project of the Georgia State Archives



SOUTHWEST GEORGIA
REGIONAL MEDICAL CENTER

**Table 20
Randolph County Restaurant Market Potential Index**

Restaurant Market	MPI
Spent at family rest/steak house last 6 months ≤\$31	136
Fam rest/steak house /6 months: Golden Corral	157
Fam rest/steak house /6 months: Logan's Roadhouse	178
Fam rest/steak house /6 months: Ruby Tuesday	123
Fam rest/steak house /6 months: Waffle House	187
Spent at family rest/steak house last 6 months ≤\$11	143
Fast Food/drive-in last 6 months: Arby's	110
Fast Food/drive-in last 6 months: Burger King	134
Fast Food/drive-in last 6 months: Captain D's	335
Fast Food/drive-in last 6 months: Church's Fr. Chicken	184
Fast Food/drive-in last 6 months: Hardee's	253
Fast Food/drive-in last 6 months: KFC	150
Fast Food/drive-in last 6 months: Krispy Kreme	141
Fast Food/drive-in last 6 months: Long John Silver's	185
Fast Food/drive-in last 6 months: Pizza Hut	143
Fast Food/drive-in last 6 months: Popeye's Chicken	134
Fast Food/drive-in last 6 months: Sonic Drive-In	170

As you can see Randolph County Citizens are very fond of steak and fast food and purchases much more than the average U.S. citizen. Of course this makes sense given the lower income levels of Randolph County residents and the fact that fast food is, in many cases the only option for residents of Randolph County and much of Southwest Georgia.

The MPI average for those visiting and buying food from Captain D's (335), Waffle House (187), Logan's Road House (178), Churches Fried Chicken (184), Hardee's (253), KFC (150), Krispy Kreme (141), Long John Silver's (185) and Sonic Drive-In (170) is 198. This 198 MPI average is thus 98% higher than the average MPI of 100 for U.S. citizens.

Needs

- Increase public knowledge of Health and Wellness programming and activities in Randolph County, Cuthbert, Shellman and the RVRC

Opportunities

- Existing health care infrastructure (SGRMC and West Georgia Public Health Department) for public health care and dietary programs
- Andrew College, Albany Tech, Randolph County School System and SOWEG STEM Charter School for public health, healthy food initiatives

Natural Resources

Cuthbert, Shellman, and Randolph County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The natural and cultural resources of Cuthbert, Shellman, and Randolph County are fundamental components in the development of the area and should be included in the planning process. These governments should develop educational programs to promote conservation and protection of important resources for all segments of society. Randolph County, Cuthbert, and Shellman should also strengthen and improve existing regulations regarding development in sensitive areas. Within the jurisdictional boundaries of Cuthbert, Shellman, and Randolph County there are water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

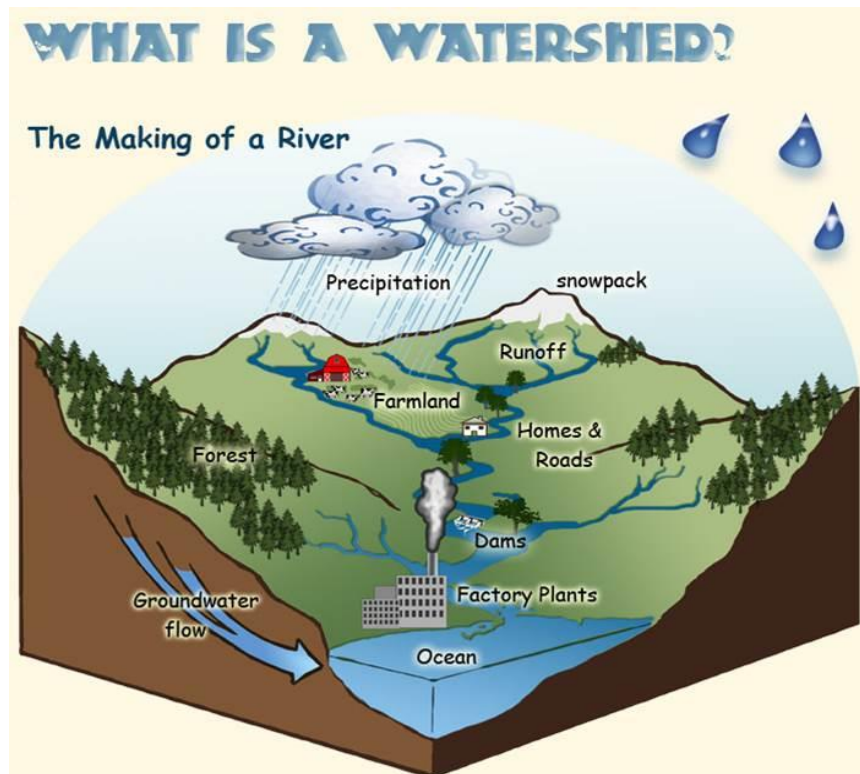
Water Resources Planning

Cuthbert, Shellman, and Randolph County realize the importance of their location in the Lower Middle Chattahoochee, Lower Chattahoochee, and Ichawaynochaway Watersheds and understand the significant role current and future development plays in water quality. Jimmy Bradley and Jimmy Thompson, representing the Cities of Cuthbert and Shellman respectively, contributed to the development of the first 2011 Regional Water Plan for the Middle Chattahoochee region. Cuthbert, Shellman, and Randolph County continue to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in local government decisions.

Water Supply Watersheds

A watershed is an area of land that drains all rainfall to a common outlet, such as a stream, river, or lake. The boundaries of a watershed are delineated by the highest points of land which surround it. These land areas can be infinitesimally small or very large and are comprised of all surface water—lakes, streams, reservoirs and wetlands—and all underlying ground water within the given boundary (water.usgs.gov/edu/watershed.html). However, when discussing watersheds, one must first consider the streams which create them.

Streams are ranked based on the number of the tributaries flowing into them. There are several methods used to classify streams in this manner; however, the Strahler method is the most commonly used. In this method, streams without tributaries, or headwaters, are given a value of 1 and are called first order. As streams of the same order begin to intersect, the resulting stream is assigned an order one value higher (ex. $1+1=2$). When streams of different orders come together, the resulting stream retains the order of the stream with the greatest order (ex. $1+2=2$) (pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm).



Source: U.S. Forest Service Air, Water and Aquatic Environments Science Program

Just as smaller streams come together to create greater bodies of water, large watersheds are created by numerous small watersheds. All watersheds are measured by hydrologic unit codes (HUC). The HUC is a sequence of numbers or letters that identify a unique hydrological feature such as a watershed. The smallest water sheds can have a ten or twelve digit HUC identification (HUC-10 or HUC-12). These areas come together to create watersheds with eight digit codes (HUC-8) (water.usgs.gov/GIS/huc.html). The State of Georgia is divided into 52 large HUC-8 watersheds. Randolph County is included in three of these, the Lower Middle Chattahoochee Watershed, the Lower Chattahoochee Watershed, and the Ichawaynochaway Watershed. However, due to the number of first and second order streams in Cuthbert, Shellman, and Randolph County, there are multiple small watersheds (HUC-12) which can affect the streamflow and water quality of rivers downstream (water.usgs.gov/edu/watershed.html).

Watersheds are important because they support ecological processes that sustain diverse populations of plants and animals and provide humans with water that can be used for a multitude of purposes. The activity occurring within watersheds affects the quantity and quality of the water that flows downstream (water.usgs.gov/edu/watershed.html). Water quantity can be altered by drought, excessive rainfall, withdrawals, or transfers between watersheds. Water quality can be negatively impacted by pollution, which can enter the water through point or non-point sources, causing it to become impaired or threatened. When the quality of water in a watershed is degraded, the ecosystem can suffer and the water that we use for drinking, irrigation, and recreation is compromised. As a result, watershed protection is vital to ensuring the health of the environment and the health of the people who live and play in them (www.cwp.org/mission-vision/) (See Appendix for Maps).

Groundwater Recharge Areas

Randolph County is located in the Southern Coastal Plain Province in an important groundwater recharge area. There are five major aquifer systems in the Coastal Plain Province. Randolph County is located over the Cretaceous-Tertiary Aquifer System, the Claiborne Aquifer System, and the Clayton Aquifer System (epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-18.pdf) (See Appendix for Maps). Aquifers are geologic formations that are comprised of permeable rock which contribute groundwater to wells and springs. The groundwater supplied by aquifers is an important natural resource, accounting for more than 90% of the drinking water for rural populations across the country (www2.usgs.gov/faq/categories/9812/2496). In the Chattahoochee and Flint River Basins, a strong connection exists between groundwater and surface water. In the past, groundwater withdrawal has resulted in reduced flows in the river as well as its tributaries, especially during periods of drought. This continues to be an area of concern for the region (www.georgiawatercouncil.org/Files_PDF/plan_9-13-07_overview.pdf).

The Cretaceous-Tertiary Aquifer System underlies the northwestern corner of Randolph County at the Stewart/Quitman County line. This system is created by an interconnected group of sub-

systems that developed in the Late Cretaceous sands of the Coastal Plain Province. As a significant groundwater recharge area, this area is highly susceptible to sources of pollution. Just below this area lies the Clayton Aquifer System, and below it lies the Claiborne Aquifer System in the Southeastern portion of the county. The Clayton Aquifer System has a recharge area which covers an estimated 80 square miles and the Claiborne Aquifer System has a recharge area of 350 square miles. (https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-19.pdf).

Due to procedural changes at the state level, the Environmental Protection Division has not required Randolph County and the Cities of Cuthbert and Shellman to adopt a Groundwater Recharge Area Protection Ordinance. However, Randolph County and all municipalities within its borders must still meet other federal and state requirements in regards to groundwater recharge areas.

Wetlands

Wetlands are areas which are inundated or saturated by surface or groundwater at a frequency and duration to support, under normal circumstances, vegetation adapted for life in saturated soil conditions. Many wetlands are adjacent to river corridors or man-made lakes and reservoirs created for hydroelectric activities.

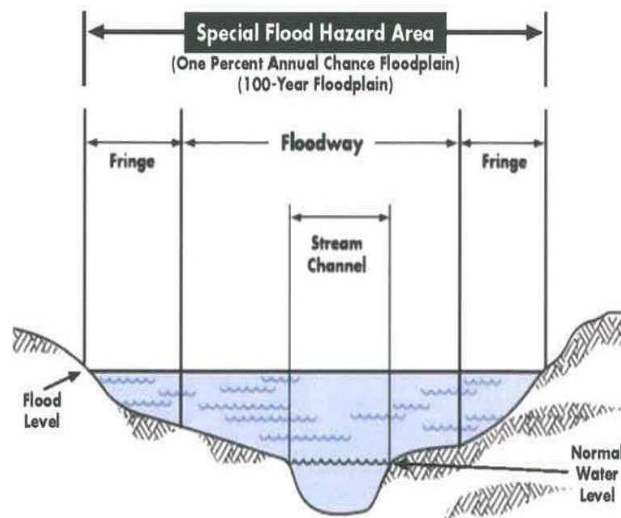
Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources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

The National Wetlands Inventory conducted by the U.S. Fish and Wildlife Services indicates the presence of wetlands scattered throughout Randolph County, Cuthbert, and Shellman. In Randolph County, there are 16,833 acres of forested wetlands, 607 acres of non-forested emergent wetlands, 2,956 acres of scrub/shrub wetlands and 1,561 acres of open water (See Appendix for Maps). At this time, the Georgia Environmental Protection Division has not required Randolph County to adopt a Wetland Protection Ordinance. However, Randolph County, Cuthbert, and Shellman do recognize the importance and many benefits of wetlands and follow State regulations regarding their protection.

Floodplains

Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes and is characterized in terms of frequency and duration. Areas located near water bodies, where flooding is likely to occur, are called floodplains. Floodplains provide many valuable services for both people and wildlife. Using floodplains for community amenities such as parks, bike paths, open spaces and wildlife areas can improve a community's quality of life. Preserving floodplains as open space is effective for avoiding damage from flooding and can enhance the natural functions of waterways. Proper management of floodplains and watersheds can keep pollutants out of rivers, can assist in the maintenance of optimum flow volume and velocity of streams, and can keep sediment loads from overpowering the riverine system.

There are two identified flood zones within Randolph County, and both are within the city limits of Shellman. The city of Shellman is characterized as a Zone X flood zone, which is outside of the 500 year flood area. A small area in the Southeastern portion of Shellman is characterized as a Zone A flood zone, for which no base flood elevation has yet been determined. Any development should be closely monitored in areas subject to flooding. Communities built in floodplains should incorporate flood control-infrastructure and evacuation procedures into their design plan (<https://www.nationalgeographic.org/encyclopedia/flood-plain/>). Cuthbert, Shellman, and Randolph County have not been mapped for flood prone areas under the Federal Emergency Management Agency program and do not currently participate in the National Flood Insurance Program. Randolph County, Cuthbert, and Shellman should be mapped in the next several years.



Source: Municode

Soil Types

Soil quality is the capacity of the soil to function as a vital living ecosystem sustaining plants, animals and human beings. Soil that is well cared for can regulate the movement of water, provide essential nutrients, filter and buffer pollutants, aid in nutrient cycling, and create physical stability and support for roots and other structures. Healthy soil provides clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife and beautiful landscapes. Soil has both inherent and dynamic properties. For example, sandy soil drains faster than clayey soil and deep soils have more room for roots than soils with bedrock near the surface. Soils respond differently to management techniques based on their inherent properties and the surrounding landscape (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>). The following table illustrates the many soil types found in Randolph County and a partial list of uses for each (See Appendix for Maps).



Dirt Road in Randolph County

Slopes

Topography, or slope, is a term used to describe the contours and surface features of the earth. Topography includes information such as latitude and longitude, but also data regarding elevation; namely how steep or how flat the land is. Detailed information about the topography of an area is essential for the planning and construction of buildings and structures. Along with soil type, topography dictates what uses are best suited for a parcel of land. Steep areas, by their very nature, are more likely to experience problems with soil erosion and stormwater runoff than flat areas. Due to this, these areas are more likely to have an increased risk for damage from natural disasters.

Most of the slopes within the county are less than 15%. Areas with slopes over 15% can be found predominantly in the southwestern portion of the county with several in the northern half of the county (See Appendix for Maps).

Protected River Corridors

There are no State designated River Corridors in Randolph County, Cuthbert, or Shellman.

Table 21
Soil Suitability

Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
Henderson	2-20	Well-drained	Slow	<ul style="list-style-type: none"> • Most areas are in forest of mixed hardwoods and pines • Cleared areas are used for pasture
Luka	0-2	Moderately Well-drained	Moderate	<ul style="list-style-type: none"> • Much of the soil has been cleared and cultivated. It is cropped to corn, soybeans, small grains, truck crops, and hay or is in pasture • Native vegetation is forest of water oak, willow, beech, sweetgum, hickory, maple, ironwood, eastern cottonwood, alder, white oak, and in some places, pine.
Norfolk	0-10	Well-drained, Negligible to Medium Runoff	Moderate	<ul style="list-style-type: none"> • Mostly cleared and used for general farm crops • Where cultivated--corn, cotton, peanuts, tobacco, and soybeans. Where wooded-pines and mixed hardwoods.
Orangeburg	0-25	Well-drained Slow to Medium Runoff	Moderate	<ul style="list-style-type: none"> • Mostly used for growing cotton, corn, tobacco, and peanuts. Some areas are in pasture and forest. • Forest species are longleaf pine, shortleaf pine, loblolly pine, and some oaks, hickory, and dogwood.
Rains	0-2	Poorly Drained Nearly Level	Low	<ul style="list-style-type: none"> • Major uses: Forest, cropland • Where cultivated--corn, soybeans, and small grains. Where wooded-pond pine, loblolly pine, and hardwoods.
Vaucluse	2-25	Well-drained High Runoff	Moderately Slow	<ul style="list-style-type: none"> • Forest, cropland • Where cultivated--corn, cotton, small grain, soybeans, or pasture. Where wooded--loblolly and longleaf pine.
Wagram	0-15	Well-drained Negligible to Medium Runoff	Moderate	<ul style="list-style-type: none"> • Cropland • Where cultivated--tobacco, cotton, corn, and small grains. Where wooded--loblolly and longleaf pine, white oak, red oak, turkey oak, and post oak; hickory, holly, and dogwood.

Source: National Cooperative Soil Survey, U.S.A.

Prime Agricultural and Forest Land

Prime agricultural land is defined as those soil types which are ideally suited for production of crops. There are 422.7 square miles or 270,536 acres of land in Randolph County. In the county, 119,235 acres are farmland with 53,671 acres in harvest crops.

(<http://www.agcensus.usda.gov/>) (RVRC staff)

The forested areas of Cuthbert, Shellman, and Randolph County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. There are 189,800 acres in privately owned forestland. The forestland provides a

haven for wildlife. The hunting and fishing industries are increasingly important to the economic sector of Cuthbert, Shellman, and Randolph County. Both governments should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

Table 22
Randolph County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Randolph County	197	119,235	53,671	45.0	189.8 (thousands)	85.3 (thousands)
River Valley Region	4,588	1,002,225	420,520	41.95	2,383 (thousands)	579.5 (thousands)
Georgia	42,257	9,620,836	3,609,788	37.52	24,634.9 (thousands)	4,733.0 (thousands)

Source: Georgia County Guide 2017



Agricultural Field in Randolph County

Plant and Animal Habitats

Cuthbert, Shellman, and Randolph County have many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Randolph County. State and federally designated endangered plant and animal species are listed in the following tables.

Table 23
Randolph County Endangered Species

Animal Occurrences		
Scientific Name	Common Name	Status
<i>Anodontoides radiatus</i>	Rayed Creekshell	Vulnerable
<i>Elliptio purpurella</i>	Inflated Spike	Imperiled
<i>Quadrula infucata</i>	Sculptured Pigtoe	Vulnerable
<i>Villosa villosa</i>	Downy Rainbow	Vulnerable
<i>Ichthyomyzon gagei</i>	Southern Brook Lamprey	Secure
<i>Hybopsis sp. 9</i>	Etowah Chub	Critically Impaired
<i>Lythrurus atrapiculus</i>	Blacktip Shiner	Apparently Secure
<i>Notropis harperi</i>	Redeye Chub	Apparently Secure
<i>Pteronotropsis euryzonus</i>	Broadstripe Shiner	Vulnerable
<i>Pteronotropsis grandipinnis</i>	Apalachee Shiner	Apparently Secure
<i>Pteronotropsis welaka</i>	Bluenose Shiner	Vulnerable
<i>Etheostoma edwini</i>	Brown Darter	Secure
<i>Etheostoma swaini</i>	Gulf Darter	Secure
<i>Ambystoma tigrinum</i>	Tiger Salamander	Secure
<i>Drymarchon couperi</i>	Eastern Indigo Snake	Vulnerable

Source: NatureServe Explorer, 2017



Eastern Indigo Snake: Endangered Species with Habitat in Randolph County

Table 24
Randolph County Endangered Species

Plant Occurrences		
Scientific Name	Common Name	Status
<i>Brickella cordifolia</i>	Flyr's Brickell-bush	Vulnerable
<i>Linum sulcatum</i>	Grooved Yellow Flax	Secure
<i>Linum sulcatum var. harperi</i>	Harper's Grooved-yellow Flax	Imperiled
<i>Magnolia pyramidata</i>	Pyramid Magnolia	Apparently Secure
<i>Melanthium woodii</i>	Ozark Bunchflower	Secure

Source: NatureServe Explorer, 2017

Needs

- Follow BMP's for agricultural practices that are established by USDA and NCRS
- Stay abreast of changing agricultural/water use practices

Opportunities

- Positive working relationship between Randolph County, USDA and NCRS

Cultural Resources

People have lived in the State of Georgia and what is now Randolph County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation and their activities, are considered cultural resources.

In 1990, a comprehensive survey of Randolph County historic resources was completed. This survey identified sites, objects, structures and buildings that were eligible for the National Register of Historic Places in Cuthbert, Shellman and unincorporated Randolph County.



Sam Sawyer House Front Door Detail

The 1990 survey of historic resources identified 481 structures in Randolph County as being eligible for the National Register of Historic Places. There are currently three designations in

Randolph County listed on the National Register of Historic Places and the Georgia Register of Historic Places: The Cuthbert Historic District (1975), the Fletcher Henderson House (1982) and the Shellman Historic District (1985).

Randolph County in conjunction with the City of Cuthbert and the City of Shellman has enacted a historic preservation ordinance and appointed a historic preservation commission to protect historic resources. As a result, the county and the cities are eligible for the Certified Local Government program administered by the National Park Service and for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. The Randolph County Historic Society is a county-wide non-profit entity that also sponsors National Register listings, oversees the application for survey funds, maintains an inventory of local historic resources, and attempt to preserve endangered resources.



The Randolph County Historic Society identified and mapped the cemeteries in Randolph County in 2017.

Randolph County, the City of Cuthbert and the City of Shellman understand the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. Each local government makes the conservation of the area's history, tradition, and culture through preservation a priority. They also know the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

Needs

- Save the historic fabric of the community taking care of historic structures in the unincorporated areas of Randolph County.(take care of historic county owned downtown assets located in Cuthbert.)

Opportunities

- Determine the best uses for, rehabilitate and utilize vacant historic buildings

Intergovernmental Coordination

Coordination between local governments, community service providers and local/regional authorities is vital when planning for and anticipating positive growth and development success. Randolph County elected officials, the City of Cuthbert and the City of Shellman elected officials communicate well with each other and will continue to do so. Both the Randolph County Chamber of Commerce, the Randolph County Industrial Development Authority and the Randolph County Hospital Authority all communicate well with the elected bodies of Randolph County. Randolph County also maintains its regional presence through active involvement with the River Valley Regional Commission and the Middle-Chattahoochee Regional Water Planning Council.

By partnering with neighboring jurisdictions, Randolph County, city of Cuthbert and the city of Shellman can produce a greater impact on regional environmental/conservation issues related to water quality, the longleaf pine ecosystem and endangered habitats of the gopher tortoise and red cockaded woodpecker. Working together to ensure conservation of natural resources can spur growth in the outdoor recreation industry and be a powerful economic engine for local communities.

Furthermore, coordination of projects and resources will also reduce costs for large endeavors such as road improvements. This approach will not only foster fiscal responsibility by stretching tax payer dollars, it will also ensure that planning and development across jurisdictional boundaries is done in a cohesive manner.

Also, meeting state and regional requirements that all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law will mean that residents have access to the latest information, tools and best management practices that benefit Randolph County, Cuthbert and Shellman.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan. The Pre-Disaster Mitigation Plan for Randolph County, Cuthbert, and, Shellman was will be adopted by the Randolph County Board of Commissioners and the Cuthbert and Shellman City Councils in 2018.

Needs

- Better means of communication between local governments, business community, local civic groups, youth development organizations, groups that respond to specific community needs, etc.
- Utilize current technology including social media to engage the community in council/commission meetings, planning efforts and civic volunteering opportunities

Opportunities

- Increase the number of business/civic leadership meetings held annually
- Maintain the existing city, county, Chamber of Commerce , Industrial Development Authority partnerships on projects that cross jurisdictional lines to insure cost-effective use of resources
- Continue to work with regional entities on leadership and economic development



RVRC Council Meeting.

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. Many difficult decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Randolph County would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Existing Development Patterns

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

**Table 25
Existing Land Use: Randolph County**

Existing Land Use Definitions	
Agriculture/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) agriculture, or commercial timber or pulpwood harvesting.
Residential Single Family & Multi-Family	The predominant use of land within the residential category is for single-family and multi-family dwelling unites organized into general categories of net densities.

Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Park/Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management area, national forests, golf courses, recreation centers or similar uses.
Public/Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
Transportation/ Commercial/Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Undeveloped/Vacant	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Table 26
Existing Land Use: Randolph County, Cuthbert and Shellman

Existing Land Use (acres)	Randolph County	Randolph County Percent	Cuthbert	Cuthbert Percent	Shellman	Shellman Percent	TOTAL	Total Percent
Residential	2,581.03	0.95%	593.70	30.82%	371.68	18.36%	3,546.73	1.29%
Multi-Family Residential	0.98	0.00%	48.15	2.50%	6.29	0.31%	55.44	0.02%
Agriculture/Forestry	261,450.09	96.16%	469.23	24.36%	1,344.78	66.44%	263,265.30	95.44%
Commercial	391.65	0.14%	79.45	4.13%	111.01	5.48%	582.16	0.21%
Industrial	675.20	0.25%	0	0.00%	13.47	0.67%	688.67	0.25%
Parks/Recreation/Conservation	251.54	0.09%	90.56	4.70%	9.91	0.49%	352.06	0.13%
Public/Institutional	717.97	0.26%	227.90	11.83%	61.57	3.04%	1,007.56	0.37%
Transportation/Utilities/Communication	5,080.51	1.87%	206.60	10.73%	102.83	5.08%	5,390.06	1.95%
Vacant	746.51	0.27%	210.50	10.93%	2.67	0.13%	959.80	0.35%
TOTAL	271,895.49	100.00%	1,926.09	100.00%	2,024.20	100.00%	275,847.77	100.00%

Source: River Valley Regional Commission, 2017

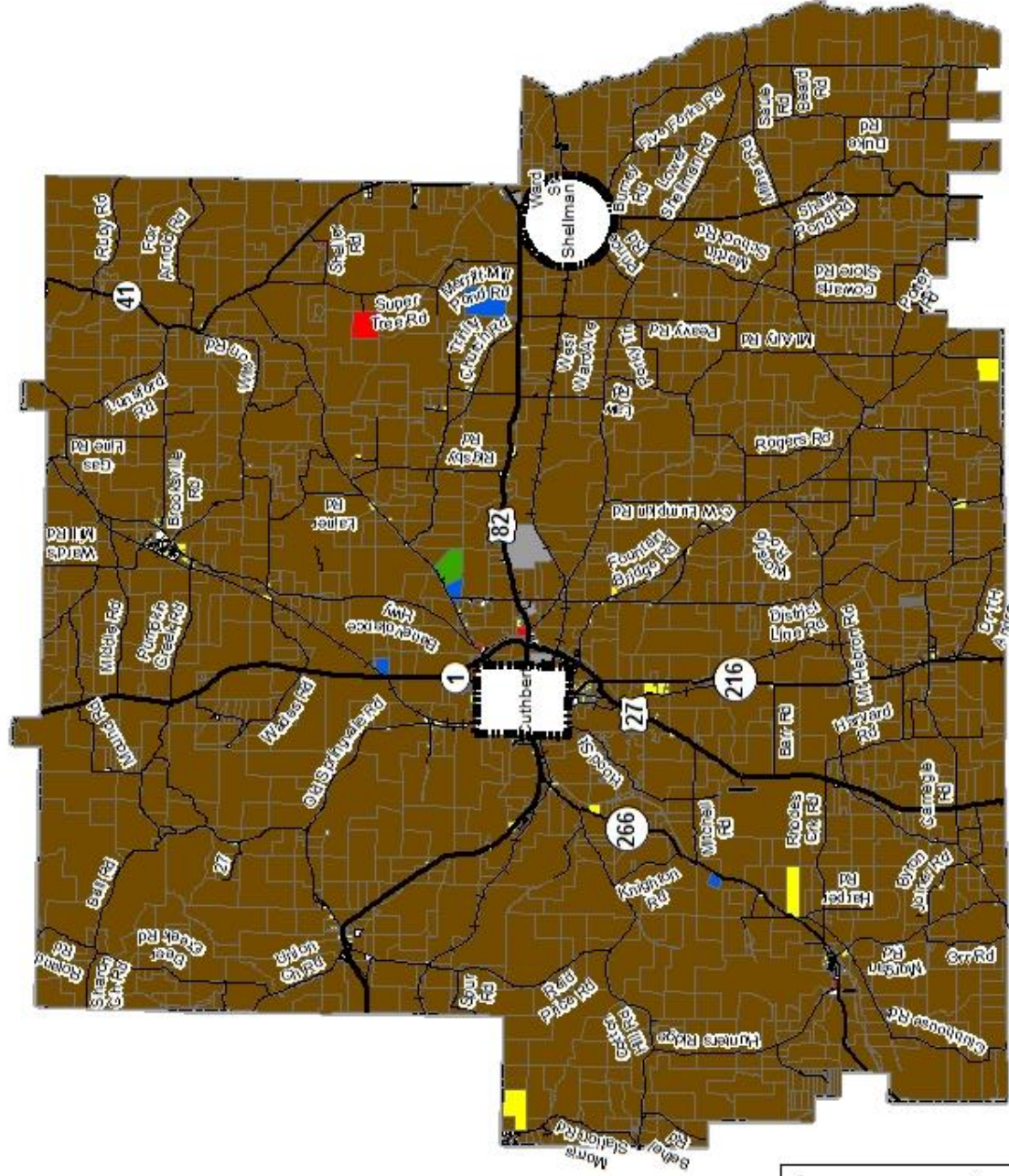
Needs

- Update Comprehensive Plan
- Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development in the unincorporated area of Randolph County

Opportunities

- Available Land
- Low Land Cost

Existing Land Use Map Randolph County and Cities



Existing Land Use Classifications

	Residential
	Agricultural/Forest
	Commercial
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Transportation/Utilities/Communication
	Vacant



Future Land Use

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses and where and how they may interact. The Randolph County future land use map is based on existing land use, the current zoning map and transportation factors. Due to the population trends, there should be only limited pressure placed on Randolph County infrastructure and public facilities caused by future development.

This section will map and review proposed land use in Randolph County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 27
Future Land Use: Randolph County

Future Land Use Definitions	
General Agriculture and Forestry District	The agricultural district is established to maintain those area with land characteristics, such as soil moisture, temperature, and content suitable for farming, dairying, forestry operations, and other agricultural activities; to protect land used or needed for food production and other agricultural uses from encroachment by untimely and unplanned residential, commercial, or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature; to prevent the subdivision of land for residential development that requires public services such as paved roads, water, and sanitary sewer; and to preserve the rural, open space character of certain areas.
Rural Residential District	The rural residential district is composed of open land areas and forest lands located on non-prime agricultural soils where a more intensive use of land is unlikely to occur in the near future. This district is intended to preserve lands best suited for large parcel residential uses and preserve land suited to the eventual economical and practical provisions of streets, utilities, schools, and other facilities in the development of the county.
Residential District	The residential district is established for more concentrated medium-to-higher density residential area of the county. These areas are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment. Certain nonresidential uses that are more compatible with residential uses may be permitted on review of the planning commission.

Commercial District	The commercial district is established to provide suitable areas for a broad range of retail, wholesale and service uses. General compatibility with abutting different uses is required, this may be achieved through buffering, screening, and/or development plan review. Development in this district should be located on major thoroughfares (highway), arterial streets or collector streets and the associated street network, the location and development of commercial activities shall be encouraged so as to minimize traffic hazards and interference with adjacent uses.
Industrial District	The industrial district is established to provide area for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust, and glare associated with uses permitted in this district be confined as much as possible. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products, and employees be minimal but that transportation facilities and routes be easily accessible. Development in these districts should be served by sanitary sewer or have provision for on-site disposal.
Park/Recreation/Conservation	This category is for land dedicated to active or passive recreational uses. These area may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management area, national forests, golf courses, recreation centers or similar uses.
Public/Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
Transportation/Commercial/Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Randolph County Future Land Use Classification



Future Land Use Classification

- Agriculture/Forestry
- Commercial
- Manufactured Home Park
- Industrial
- Residential District (Medium to High Density Residential)
- Rural Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Transportation/Communication/Utility



Areas Requiring Special Attention

Significant Natural Resources

The Randolph County contains significant environmental features such as soil types, topography, flood prone areas, location of aquifers and wetlands that provide opportunities for and place constraints on the way land is used. Mapping these natural resources in the community can identify where development can safely and feasibly occur and which zones should be protected or avoided. If possible, vegetative areas and natural habitats are best left undisturbed in order to optimize the environmental health of the ecosystem by providing sun and wind protection, mitigating stormwater runoff, reducing flooding, purifying water improving air quality by reducing carbon dioxide and releasing oxygen into the atmosphere. These resources play a large role in the quality of life for residents; providing access to the natural beauty of the community, and expanding the economy by virtue of their value as tourist amenities.

Significant Cultural Resources

Cultural Resources are among those components of life that contribute to development of the Region's sense of place; characteristics that generally distinguish it from other regions. While most events are not known beyond the site of occurrence, some have impacts which reverberate far beyond the site. Randolph County has a unique history and many locally significant resources. Preserving the resources that represent the history of this community add to the quality of life for all city and county residents.

Old Courthouse – Welcome Center

The Randolph County Courthouse, designed by architects Kimball, Wheeler and Parkins of Atlanta, the building was completed 1886-1887. The Courthouse is in the Queen Anne architectural style. This style is noted by a variety of materials and designs on the exterior of the building including brick, terracotta ornaments, stone, wood and metal (www.randolphcountyga.com/our-historic-courthouse).

While in continual use, the Randolph County Courthouse fell into disrepair due to a lack of funding and knowledgeable craftspeople. In the 2000's, the county partnered with the local historic society, the chamber of commerce and other civic organizations to completely renovate the Courthouse. As a result, a grand opening reception was held in 2015.

Old Main at Andrew College

Andrew College was founded in 1854 in Cuthbert, Georgia with the mission to provide a liberal arts education for women. Old Main on the Andrew College Campus was constructed in 1892 and originally housed the entire college – classrooms, library, auditorium, student dormitory and offices for faculty and administration. With its Victorian architecture, Old Main is the most recognizable and iconic building on campus (www.georgiaencyclopedia.org/articles/education/andrew-college).

Fletcher Henderson Home

Fletcher Henderson was born in 1897 in Cuthbert, Georgia. He studied chemistry and mathematics at Atlanta University; however, music was his first love. While being employed as a pianist for Black Swan records in New York, he accompanied such famous blues singers as Ida Cox, Ma Rainey and Bessie Smith. He also formed his own orchestra, the Fletcher Henderson Orchestra, making several records and featuring talented instrumentalists like Louis Armstrong. By 1935, Henderson disbanded his orchestra due to a lack of good musicians and became an arranger and accompanist for Benny Goodman. Fletcher Henderson's musical legacy lies in his skilled arrangements, the development of top musical talents and his musical innovations (www.georgiaencyclopedia.org/articles/arts-culture/fletcher-henderson-1897-1952).

Shellman Depot

The train depot in Shellman was constructed by the Central of Georgia Railroad in 1893.



Randolph County Courthouse and Welcome Center



Old Main, Andrew College



Shellman Depot



Fletcher Henderson House

Areas Where Development is Likely to Occur

In general, Randolph County, in regards to topography, has most of the area on the west side of the county beginning on the west side of Cuthbert, within the 15 to 25 percent steep to very steep slope distinction. Wetlands are also present on the west side of Randolph County but the wetland foot print is much less than what is on the east side of Randolph County. On a positive note the presence of prime farmland west of Cuthbert is considerably less than what you find east of Cuthbert. Much of the soil found west of Cuthbert is better suited for the growth of timber. Land located east of Cuthbert has much more prime farm land and slopes that are more in the 0-3 percent and 3 -8 percent range. The eastern side of the county also has more wetland area than the western side of Randolph County. The Randolph County and Terrell County have a very large wetland area that they share as part of the Ichawaynochaway creek.

Areas where development is most likely to occur in the unincorporated area of Randolph County is just outside of the city limits of Cuthbert and Shellman along U.S. Highway 27 and U.S. Highway 82. The majority of slopes in this area are between 0%-15% with scattered pockets of 15% to 25% slopes. These areas have available land and water/public sewer availability. Both U.S. Highway 27 and U.S. Highway 82 have increasing traffic counts as well. Infill development is also possible with many vacant lots in subdivision areas located outside of Cuthbert and open farm land outside of Shellman.

Areas Where Development May Outpace Available Facilities and Services

While the majority of unincorporated Randolph County is in agricultural use, there are two transportation corridor areas and three population pockets in the cross road communities of Coleman, Benevolence and Carnegie that could impact the water and sewer service areas in Randolph County. Areas where development is most likely to occur that could also outpace available facilities and services in the unincorporated area of Randolph County is just outside of the city limits of Cuthbert and Shellman along the U.S. Highway 27 and U.S. Highway 82 corridors. These areas have available land and water/public sewer available. Both U.S. Highway 27 and U.S. Highway 82 have good traffic counts as well. Also just north of the city of Cuthbert on U.S. Highway 27 is a large industrially zoned parcel. A combination of several smaller businesses and a new industrial facility would stress the existing water and sewer systems provided by the City of Cuthbert and Shellman.

Currently, Carnegie is experiencing residential infill development. If the residential density in Carnegie gets too high, which would take over 20 years with the existing pace of development, you could have water issues given that people in Carnegie use a well and septic tank system. The former City of Coleman is also an area where new development and infill development could occur. Coleman has a public water system left over from its incorporated

days. The water system is in need of a new well and well pump and is currently using the back-up pump. If the back-up pump goes then Coleman residents go without water. Although new development has been limited in this area the 30 plus houses that exist are struggling with inadequate water service.

Areas of Disinvestment/Proposed Redevelopment and In-fill Development Opportunities

All communities have areas of disinvestment or areas in need of improvement; Randolph County and its jurisdictions are no different. As they grow, market forces will impact (improve) most of the areas in need of improvement. However in many cases a public/private partnership will be needed to make improvements happen. Due to the fact that the county and the two cities are showing a decline in population, a strong push is being made in order to accommodate public/private partnerships to fix the problems they are facing with the decline of residential and commercial districts. The City of Cuthbert adopted a redevelopment strategy several years ago to turn this phenomenon around. Areas of concern include the downtown areas of the cities of Shellman and Cuthbert with vacant buildings and other occupied building that are in need of repair. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage, water and sewer, as well as street disrepair. Randolph County, Cuthbert and Shellman are taking steps to remedy these problems by applying for various funding opportunities. Some other areas of concern within Cuthbert are abandoned or failing strip mall areas, where shops have been abandoned and either the strip mall has become obsolete or only one or two shops remain open. These areas have a tendency to attract crime and unwanted attention from those wanting to commit crimes. The City of Cuthbert and Shellman are currently reviewing their downtown areas major commercial corridors and various adjoining properties in an effort to better housing in both cities and to improve commercial properties.

In-fill opportunities exist in and around the cities of Cuthbert, Shellman and the unincorporated/cross road communities of Randolph County such as Benevolence, Coleman and Carnegie. The availability of water and sewer in Cuthbert and Shellman make in-fill opportunities more likely in those two cities. Not only is infill development more likely in Shellman and Cuthbert, but higher density development is likely due to the availability of water and sewer. The unincorporated area of Coleman has a water system, which will allow in-fill development on smaller size lots. Benevolence does not have public water, but there are opportunities to in-fill on existing larger lots. Carnegie does not have public water but that community is already experiencing infill development. The Randolph County Board of Commissioners, Cuthbert and Shellman elected officials need to identify key vacant lots in all of these communities that could be used for residential and commercial or as public pocket park/open space for neighboring residents.

Brownfields

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfield's are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield's can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

There are no known brownfields listed for Randolph County, the City of Cuthbert or the City of Shellman on the Environmental Protection Agency's Superfund list. Potential Brownfields in Randolph County, Cuthbert, and Shellman consist mostly of abandoned industrial/agricultural properties, a few old unused gas stations located mostly in the area formerly known as the City of Coleman and a few junk yards located throughout the county.

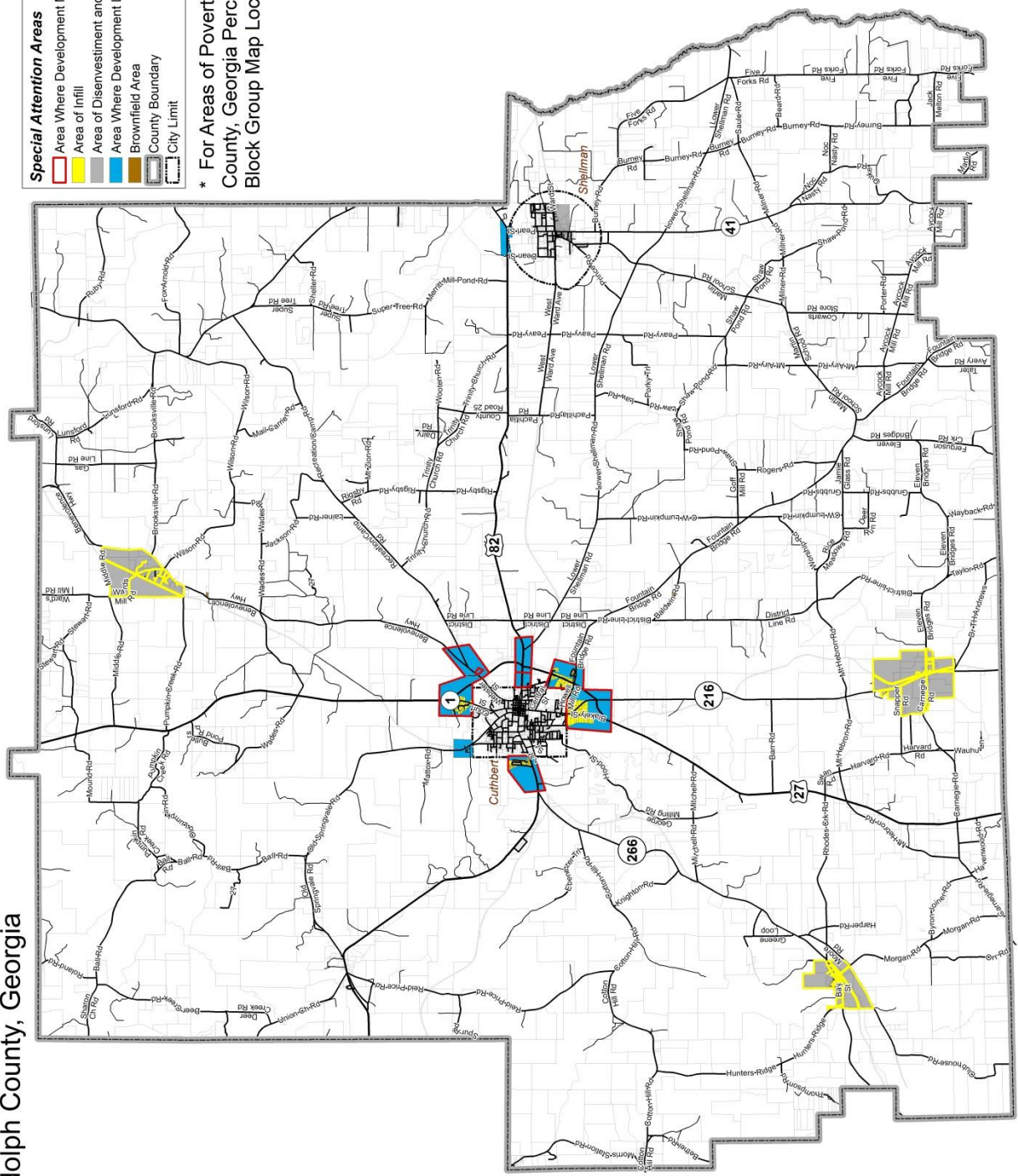


Example: Abandoned Agricultural Facility

Randolph County, Georgia

- Special Attention Areas**
- Area Where Development May Outpace Available Facilities and Services
 - Area of Infill
 - Area of Disinvestment and Potential Redevelopment
 - Area Where Development Likely to Occur
 - Brownfield Area
 - County Boundary
 - City Limit

* For Areas of Poverty see Randolph County, Georgia Percent Poverty by Block Group Map Located in Map Appendix.



Vision Statement and Goals

Given its rich agricultural history, untapped potential and dedicated leadership, Randolph County, the City of Cuthbert and the City of Shellman will become a forerunner in regional business development that ensures sufficient and diverse economic growth that will enhance the quality of life for its residents and an event destination for people from neighboring counties and travelers passing through the County. Randolph County, the City of Cuthbert and the City of Shellman will continue to provide a fiscally sound government that is responsive to the needs of residents and businesses while improving and expanding upon public facilities and infrastructure all in an effort to Grow Randolph. Attainment of this vision will be supported by the following planning goals:

1. Maintain effective communication networks between Randolph County, the City of Cuthbert and the City of Shellman while engaging local businesses to become more involved in community activities and issues.



Randolph County BOC Chairman Jimmy Bradley, Shellman Mayor Paul Langford and Cuthbert Mayor Steve Whatley

2. Improve the local economies of Randolph County, the City of Cuthbert and the City of Shellman by continuing to support and by committing to Grow Randolph initiatives.



- Advancing residential development that meets the housing needs of Randolph County, the City of Cuthbert and the City of Shellman residents, in a decent, safe and affordable manner.



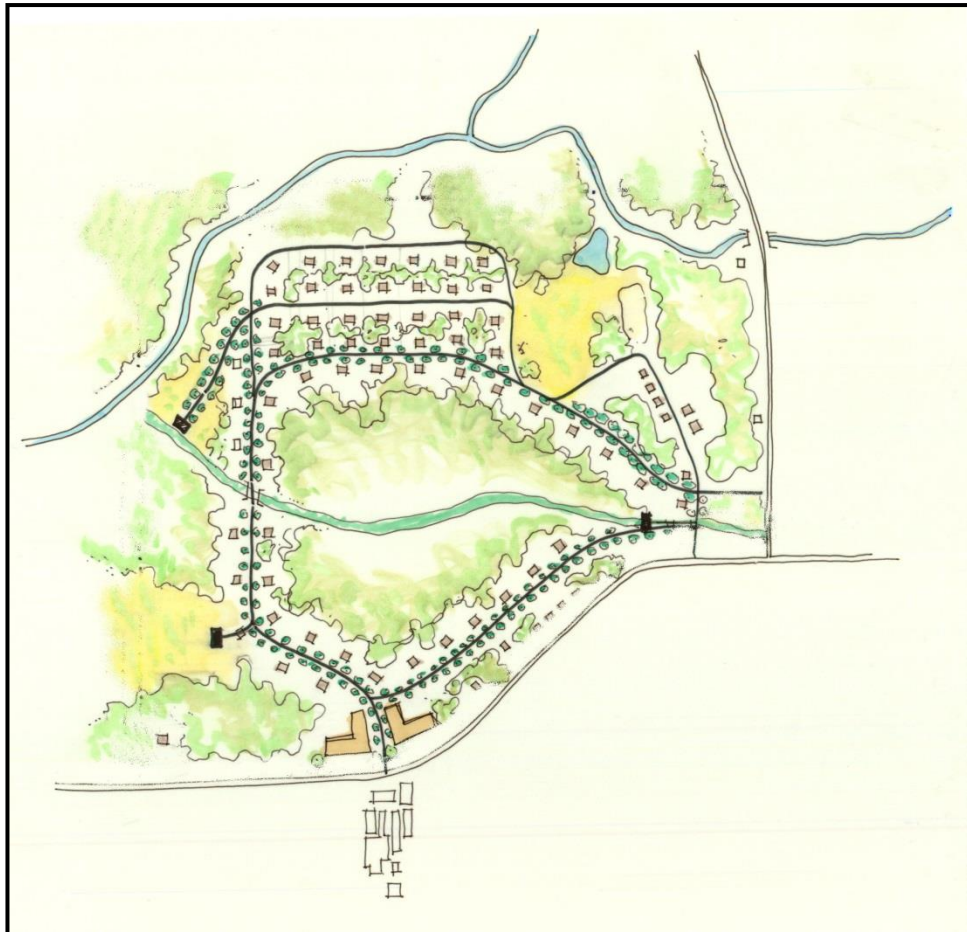
Example: Historically Appropriate Affordable Housing



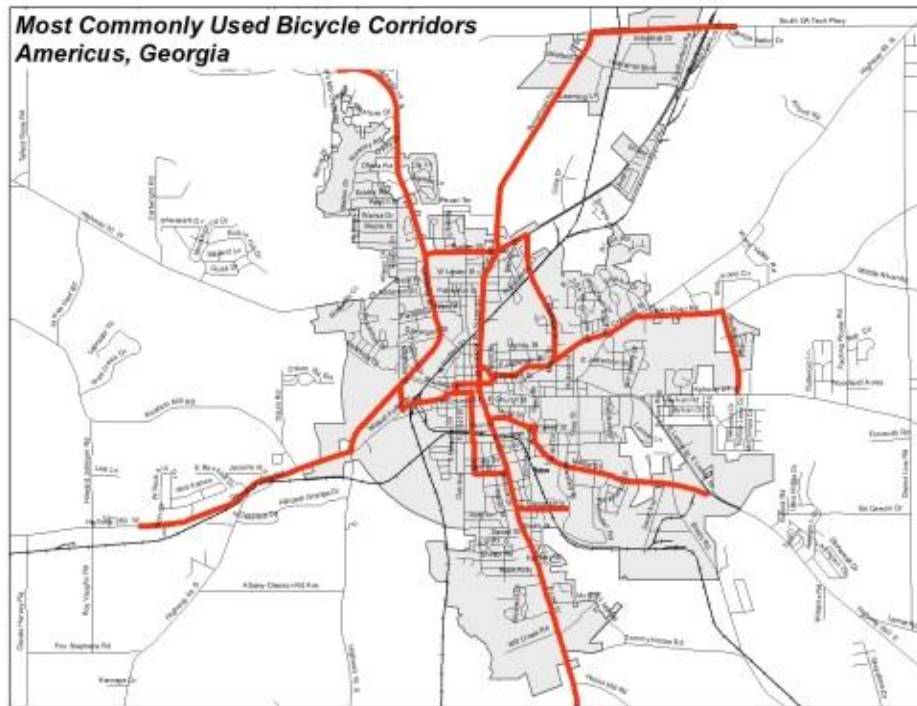
Example of Live/Work Development

4. Ensure that development is done in a manner that serves to limit the impact on environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.

Conservation Subdivision



5. Develop a well-planned, efficient, effective, and safe transportation system, involving all modes of transport that meets local, regional and state needs.



Example: Bicycle Network Map

6. Preserve Randolph County's, Cuthbert's and Shellman's historic downtowns and other historic and cultural resources that provide valuable information about the proud history of Randolph County and its residents.



Example of identification signage for historic areas



Workers Restoring Historic Windows



Example of Active Historic Downtown
(Americus, photo courtesy of Allen Forrest)

7. Improve and expand upon public infrastructure and public facilities including recreational areas, public safety buildings, educational resources, roads, water, sewer and the airport.



Example of signage for significant natural resources and sites



Randolph County Industrial Park
Water Tank

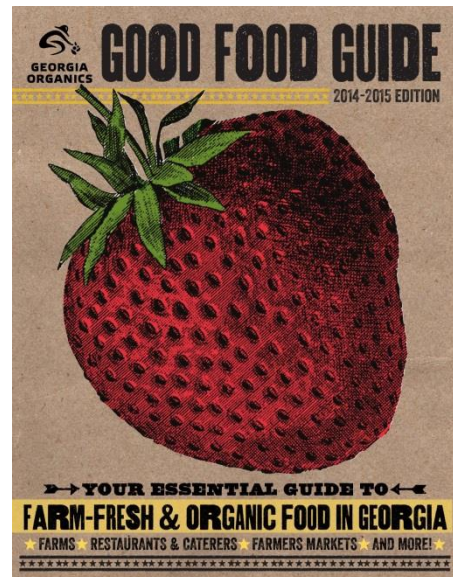
8. Capitalize on agricultural expansion opportunities.



Agri-Tourism in South Georgia



Example of a Farmer's Market with Locally Grown Produce



COMMUNITY WORK PROGRAM

RANDOLPH COUNTY

Community Work Program

Five Year Implementation Plan

2017-2022

**RANDOLPH COUNTY
COMMUNITY FACILITIES**

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Renovate old Ag. Building for climate control storage	2018	Randolph County	\$75,000.00	Randolph County
Finish renovation of old court house (Welcome Center) including repairing four (4) chimney stacks.	2021	Randolph County	\$100,000	Randolph County
Improve the Water System located in Coleman. Specifically replace the primary well pump and make upgrades.	2018	Randolph County	\$500,000	Randolph County
Renovate vacant county correctional facility into an emergency shelter with a tornado safe room.	2021	Randolph County	\$500,000	Randolph County, GEMA/Grant
Purchase back-up generators and additional warning sirens	2020	Randolph County	\$60,000	Randolph County, GEMA
Repair clock in old courthouse (Welcome Center)	2019	Randolph County	\$20,000	Randolph County, Fund Raisers

ECONOMIC DEVELOPMENT

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete the Grow Randolph Initiative	2019	Randolph Chamber of Commerce	\$10,000	Randolph County, Cuthbert, Shellman, Randolph County Chamber of Commerce, Ga Dept. of Tourism
Make the Welcome Center more interactive for visitors	2018	Randolph County and Randolph Chamber of Commerce	\$10,000	Randolph County and Randolph Chamber of Commerce
Complete the CEDS.	2018	Randolph County, RVRC	\$8,000	RVRC Counties and Cities
Create a bike event that utilizes Hwy 39, to Lake Walter F. George Dam, Bagby, State Park, Florence Marina and finishes back in downtown Cuthbert.	2021	Randolph County, Randolph County Chamber of Commerce	\$5,000	Randolph County, GDOT

HOUSING

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Increase home ownership opportunities by attaching and updating housing program links from the Georgia Department of Community Affairs Housing web site to the Randolph Co. Chamber of Commerce web site.	2018	Randolph County	\$1,000	Randolph County
Create a list of vacant housing units and identify those houses that are available.	2019	Randolph County	\$1,500	Randolph County
Develop loft housing in vacant commercial structures in downtown Cuthbert to be primarily utilized by Andrew College students.	2022	Randolph County, City of Cuthbert	\$250,000	Randolph County, City of Cuthbert

EDUCATION

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
• More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program)	2022	Family Connections, Randolph County School System, Andrew College, Albany Tech	\$10,000	Andrew College and Albany Tech

HEALTH

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Inventory what health/nutritional educational programs are available in Randolph County and determine who provides those services and who else needs to be a partner	2020	Randolph County, Randolph County Chamber of Commerce, River Valley Regional Commission	\$2,500	Randolph County Chamber of Commerce , River Valley Regional Comm, Southwest Georgia Regional Medical Center

NATURAL AND CULTURAL RESOURCES

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Add community natural resource conservation and protection language to our stream monitoring program Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	2019	Randolph County	\$2,000	Randolph County
Finish renovations of old court house including repairing the 4 chimney stacks.	2022	Randolph County	\$100,000	Randolph County
Install a composting facility for animal carcass to prevent the introduction of dangerous pathogens into waterways.	2020	Randolph County	\$35,000	Randolph County, Georgia EPD
Finish stream testing for water pollution problems	2017	Randolph County	\$5,000	Randolph County, Georgia EPD
Annually appoint two members to the Regional Water Council	2018, 2019, 2020, 2021	Randolph County	\$500	Randolph County
Limb and Yard Waste Plan	2018, 2019	Randolph County	\$500,000	Randolph County, State

LAND USE

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Update Comprehensive Plan	2018	Randolph County, RVRC	\$50,000	DCA
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development in the unincorporated area of Randolph County	2018	Randolph County RVRC	\$10,000	Randolph County

TRANSPORTATION

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Pave (incrementally) 50 miles of unimproved road over the 5 year time period. Roads to be paved include: George Midland Rd, Pumpkin Creek Road, Settle Store Rd., Rhodes Creek Road	2018, 2019, 2020, 2021, 2022	Randolph County	\$3,000,000	Randolph County, DOT (LMIG and TIA) CDBG
Bridge Replacements (3) Incrementally Eleven Bridges Rd, Ball Rd, Brooksville Rd	2018, 2019, 2020, 2021	Randolph County	\$7,000,000	Randolph County, DOT
Widen(four lane) U.S. Hwy 82, Invite a DOT reprehensive to update project activities in regards to widening activities	2019	Randolph County, City of Cuthbert and Shellman	\$2,000,000	Randolph County, City of Cuthbert, City of Shellman, GDOT
Resurface and improve deteriorating county paved roads	2017-2022	Randolph County	\$1,750,000	Randolph County, GDOT, LMIG, TIA
Grade and gravel additional roads	2018-2022	Randolph County	\$100,000	Randolph County, GDOT, LMIG, TIA
Enlarge transit system facility for more vans	2018	Randolph/Quitman/Stewart Counties	\$50,000	Randolph/Quitman/Stewart Counties, GDOT

INTERGOVERNMENTAL

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete Randolph County, Cuthbert and Shellman Pre-disaster Mitigation Plan	2019	Randolph, RVRC	\$30,000	Randolph County, GEMA
Develop a meeting schedule for U.S. Hwy 27 Association	2018	Randolph County, Cuthbert and Shellman	\$500	U.S.27 Hwy Association

REPORT OF ACCOMPLISHMENTS

RANDOLPH COUNTY

Report of Accomplishments (ROA)

Five Year Implementation Plan

2012-2016

COMMUNITY FACILITIES		
ACTIVITY	STATUS	EXPLANATION
Work with Health Department to identify failing septic tanks and areas of potential failure.	Completed	
Coordinate and continue to enforce storm water management regulations with Cuthbert and Shellman	Completed	
Maintain/update/expand public facilities and services, including water, medical, ambulance, schools, etc. as economic conditions allow.	Completed	
Construct a Community Development/Rural Life Center	Not accomplished. No longer activities the local government intends to undertake.	Priority of last administration not a priority of current administration due to cost and demand concerns
Construct a County Jail	Completed	
Construct sidewalks in, Carnegie and Coleman (un-incorporated communities)	Not accomplished. No longer activities the local government intends to undertake.	Is not now a priority for the BOC. Road paving and repaving is a bigger concern
Support a recycling center or a concrete rock crushing facility (Construction and Demolition Landfill)	Not accomplished. No longer activities the local government intends to undertake.	Priority of last administration not a priority of current administration due to cost and demand concerns.
Develop a sidewalk ordinance that requires all new developments to provide user friendly sidewalks	Not accomplished. No longer activities the local government intends to undertake.	No new subdivision development in the county. New construction is primarily in development.
Create a street tree ordinance that requires new developments to plant shade-bearing trees appropriate to climate	Not accomplished. No longer activities the local government intends to undertake.	No new subdivision development to apply a Street Tree Ordinance to.
ECONOMIC DEVELOPMENT		
ACTIVITY	STATUS	EXPLANATION
Finish purchase of US 27 property	Completed	
Continue to market the Industrial Park.	Completed	
Construct a spec building in Industrial Park.	Completed	
Create an economic development strategy to attract business and industry. Look at low interest loans and property tax freeze as possible incentives.	Completed	

HOUSING		
ACTIVITY	STATUS	EXPLANATION
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units. Focus efforts in Coleman.	Not accomplished. No longer have activities the local government intends to undertaken.	Not suitable for the unincorporated lines of Randolph County. No public sewage system. Multi-family construction is better suited for Cuthbert and Shellman.
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated, abandoned structures, to balance housing cost and housing quality in an effort to construct affordable quality housing.	Not accomplished. No longer have activities the local government intends to undertaken.	Housing in the unincorporated area is not a current priority.
Continue to implement code enforcement program	Completed	
Continue to increase home ownership opportunities.	Underway	Will be continued as a 2017-2022 CWP item. County will place a link to the DCA housing progress on the web page. Will complete in 2018.
NATURAL AND CULTURAL RESOURCES		
ACTIVITY	STATUS	EXPLANATION
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/ promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	Underway	Will be done on a smaller scale in conjunction with a stream monitoring presentations to local governments and civic groups. Complete 2019. Annual activity 2017 -2022.
	Underway	Will be done on a smaller scale in conjunction with a stream monitoring presentations to local governments and civic groups. Complete 2019. Annual activity 2017 -2022.
Identify water pollution problems and solutions	Completed	

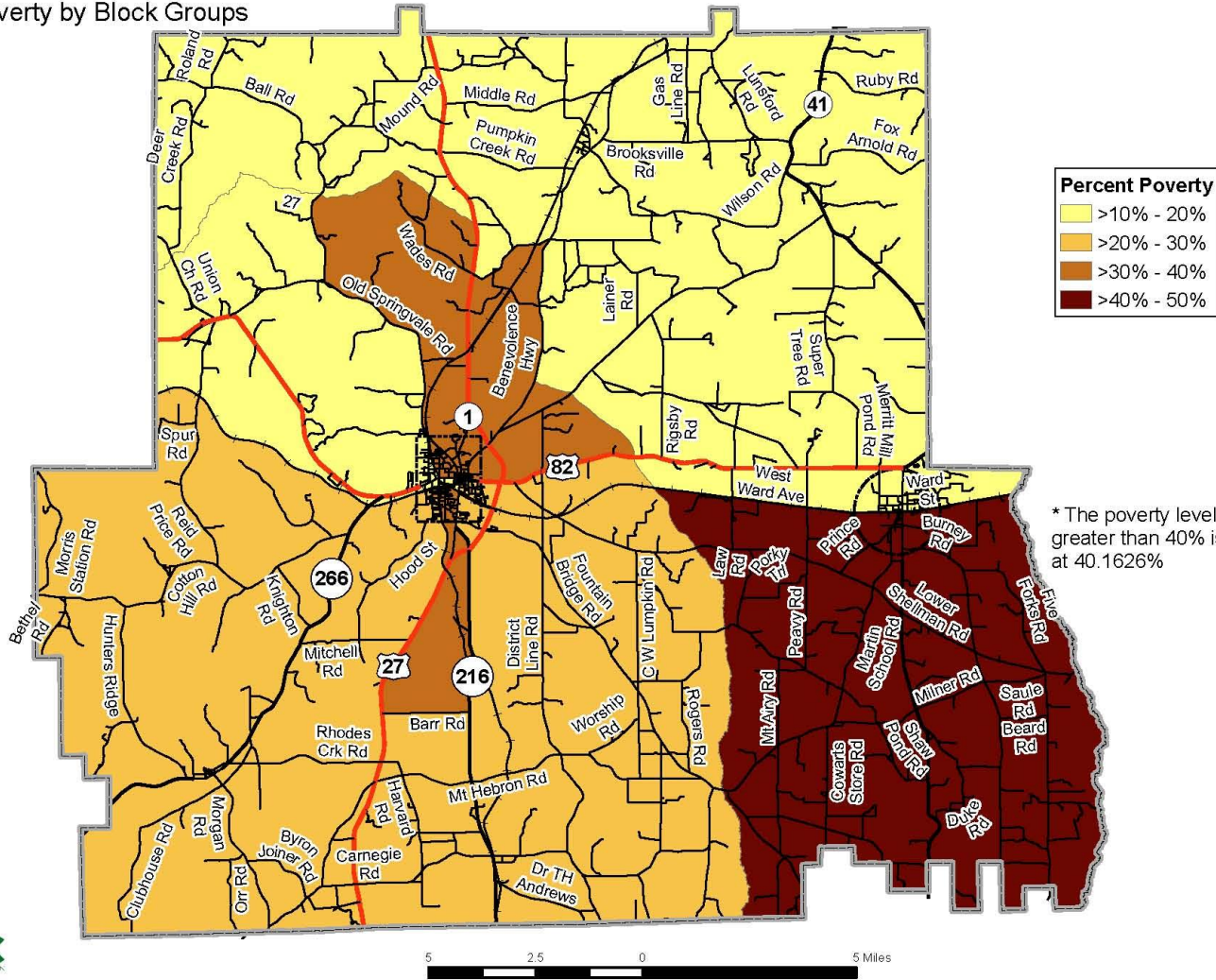
Continue to identify and prioritize erosion, sedimentation, and storm water runoff problems and include in data base.	Completed	
Continue to strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	Completed	
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	Completed	
Continue efforts to rehabilitate the old Randolph County Courthouse.	Underway	Have completed 90% of needed work to the courthouse. Will complete work in 2022.
Develop a Greenspace Plan and actively work to preserve greenspace. Adopt and enforce a tree preservation ordinance.	Not accomplished. No longer have activities the local government intends to undertake.	Not an issue yet due to the amount of available land and existing greenspace and the lack of development.
Create a Historic Preservation Commission.	Completed	
Work with state and national land programs to preserve environmentally important areas.	Not accomplished. No longer activities the local government intends to undertake.	
LAND USE		
ACTIVITY	STATUS	EXPLANATION
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county.	Completed	
Update Comprehensive Plan (Full Update), plan areas for nodal development. Reserve for industrial and commercial growth on future development maps.	Underway	Will complete in 2017.
Eliminate excessive number of dilapidated structures both site-built and mobile homes and apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	Completed	
Develop a guidebook that illustrates the type of development wanted in the community.	Not accomplished. No longer activities the local government intends to undertake.	Existing documents will be used as an example of desired development types.

Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	Underway.	2018
Develop ordinances to regulate the aesthetics of development in our highly visible areas.	Not accomplished. No longer activities the local government intends to undertake.	Will use existing available documents to promote design/aesthetics sensitivities.
TRANSPORTATION		
ACTIVITY	STATUS	EXPLANATION
Pave (incrementally) 200 miles of unimproved roads	Underway	Can only pave about 50 miles in five years due to cost. This is an annual and on-going activity. Will finish existing road projects in 2021.
Bridge Replacements (5) Incrementally	Completed Two (2)	Will complete three (3) more over the next 5 years (2017 – 2022).
Entranceway Lower Chattahoochee Regional Airport	Completed	
Surface CR 17 Rhodes Creek Road (unimproved dirt road)	Underway	Completion 2020.
Construct (3) railway sidings and bulk cargo loading platforms for the Georgia Southwestern Railway in Cities of Cuthbert, Shellman, and Community of Carnegie (unincorporated).	Completed	
Work with RVRC, Stewart County, Quitman County, and the cities of each county to further develop the three county Rural Transit Facility located in Randolph County.	Completed	
Develop a bicycle/pedestrian plan to compliment regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	Not accomplished.	Will use Regional Bike Plan as a guide.
Pave and resurface CR11	Completed	
INTERGOVERNMENTAL		
ACTIVITY	STATUS	EXPLANATION
Create Regional Ambulance Service	Completed	
Create an Economic Progress Center (Regional): Continue rehabilitation on existing courthouse and use as the Economic Progress Center once the rehabilitation is completed.	Not accomplished. No longer activities the local government intends to undertake.	Courthouse is 90% renovated. Courthouse now houses county administration and is also the Welcome Center. A Regional Economic Progress Center is no longer a priority.

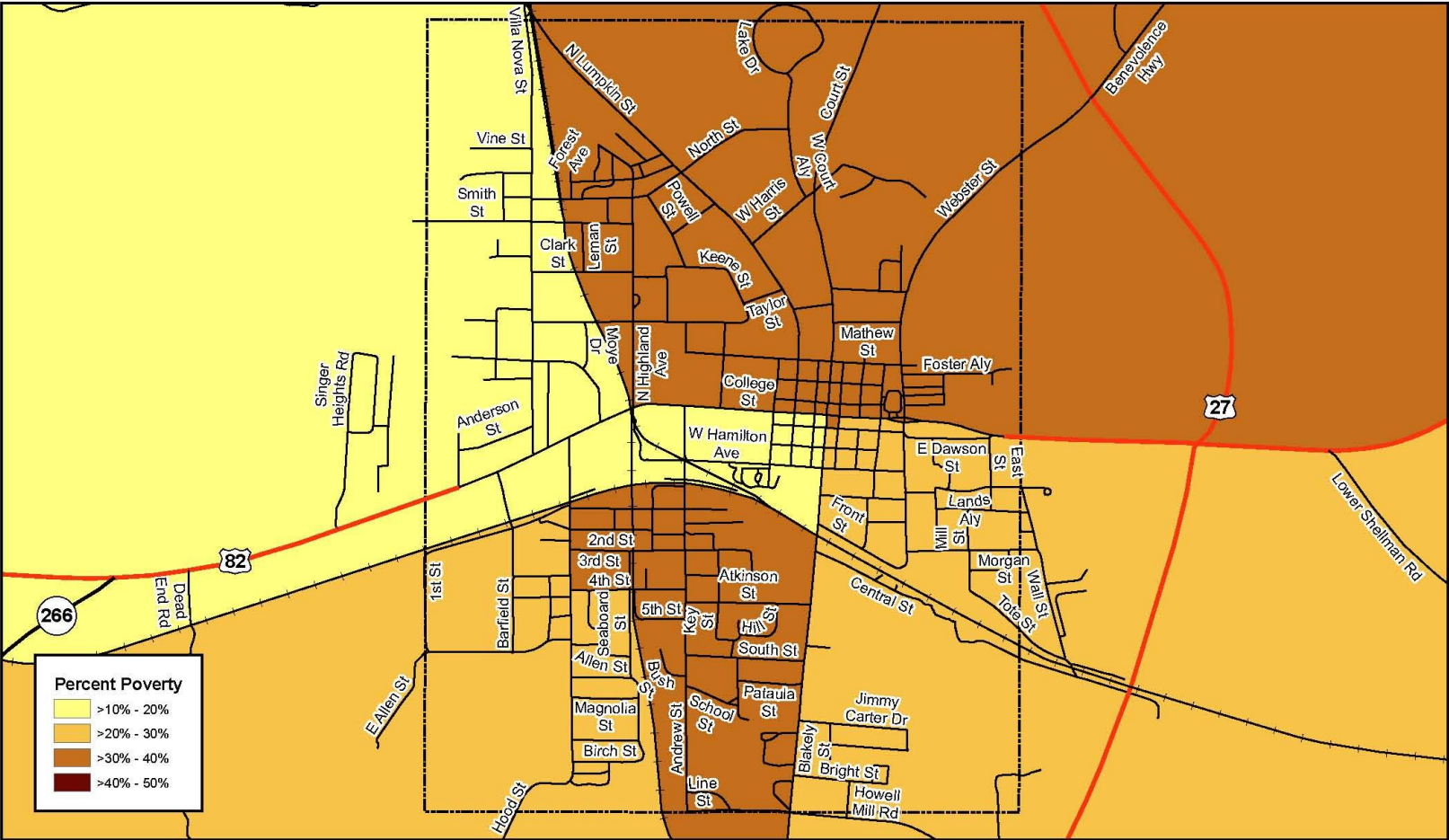
Support regional E-911 communication, cooperation and facilities	Completed	
Expand information technology program(Regional)	Completed	
Support Hwy 27 Association	Completed	
Continue to support Randolph County Chamber of Commerce.	Completed	
Support the Randolph County Development Authority.	Completed	
Support the Southwest Georgia Development Authority.	Completed	
Continue to lobby and support four-laning of US 82.	Completed	

APPENDIX: MAPS

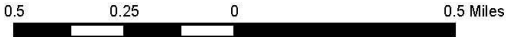
Randolph County, Georgia
Percent Poverty by Block Groups



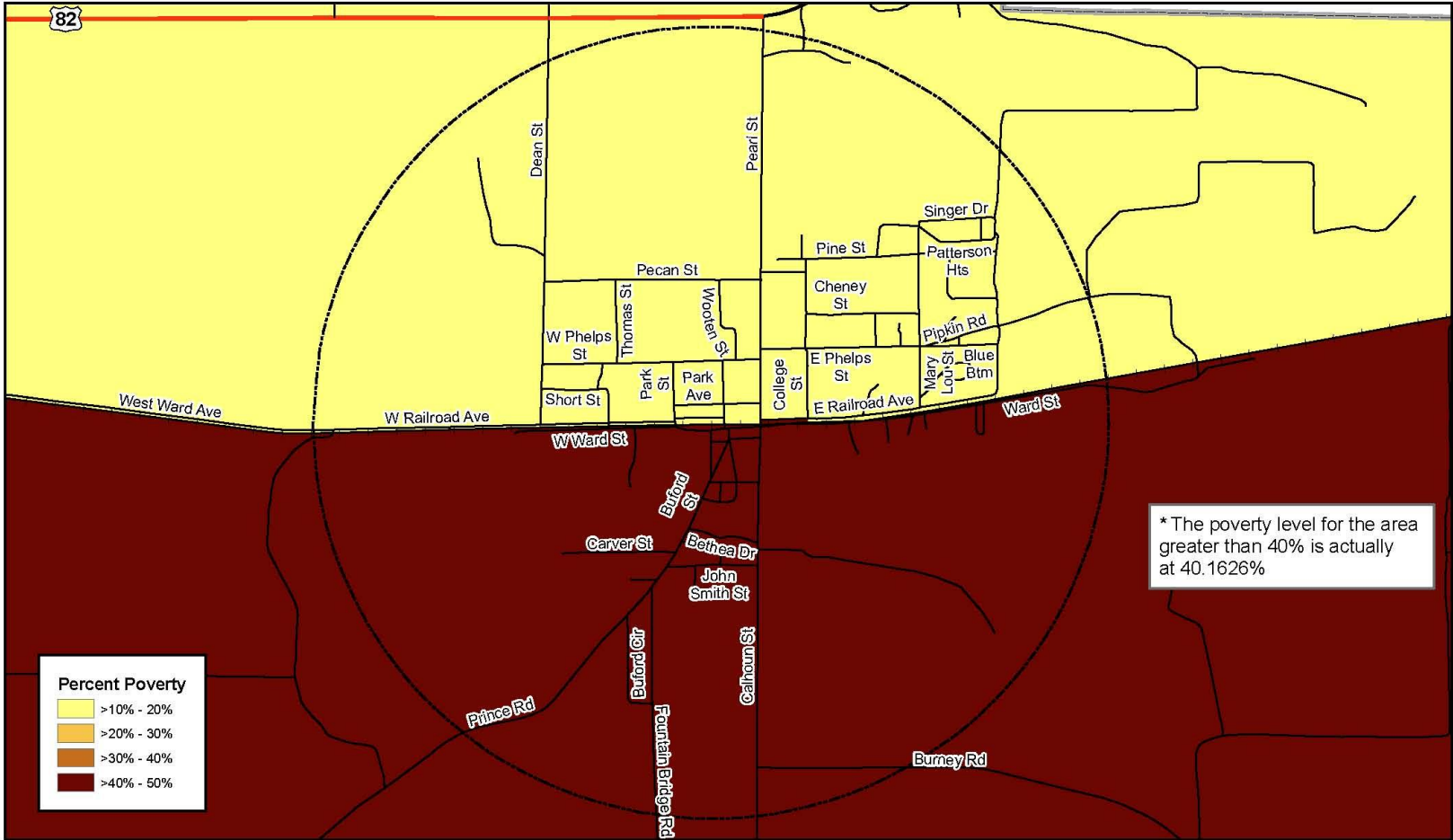
Cuthbert, Georgia Percent Poverty by Block Groups



City Limits



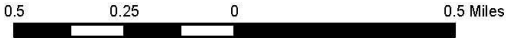
Shellman, Georgia Percent Poverty by Block Groups



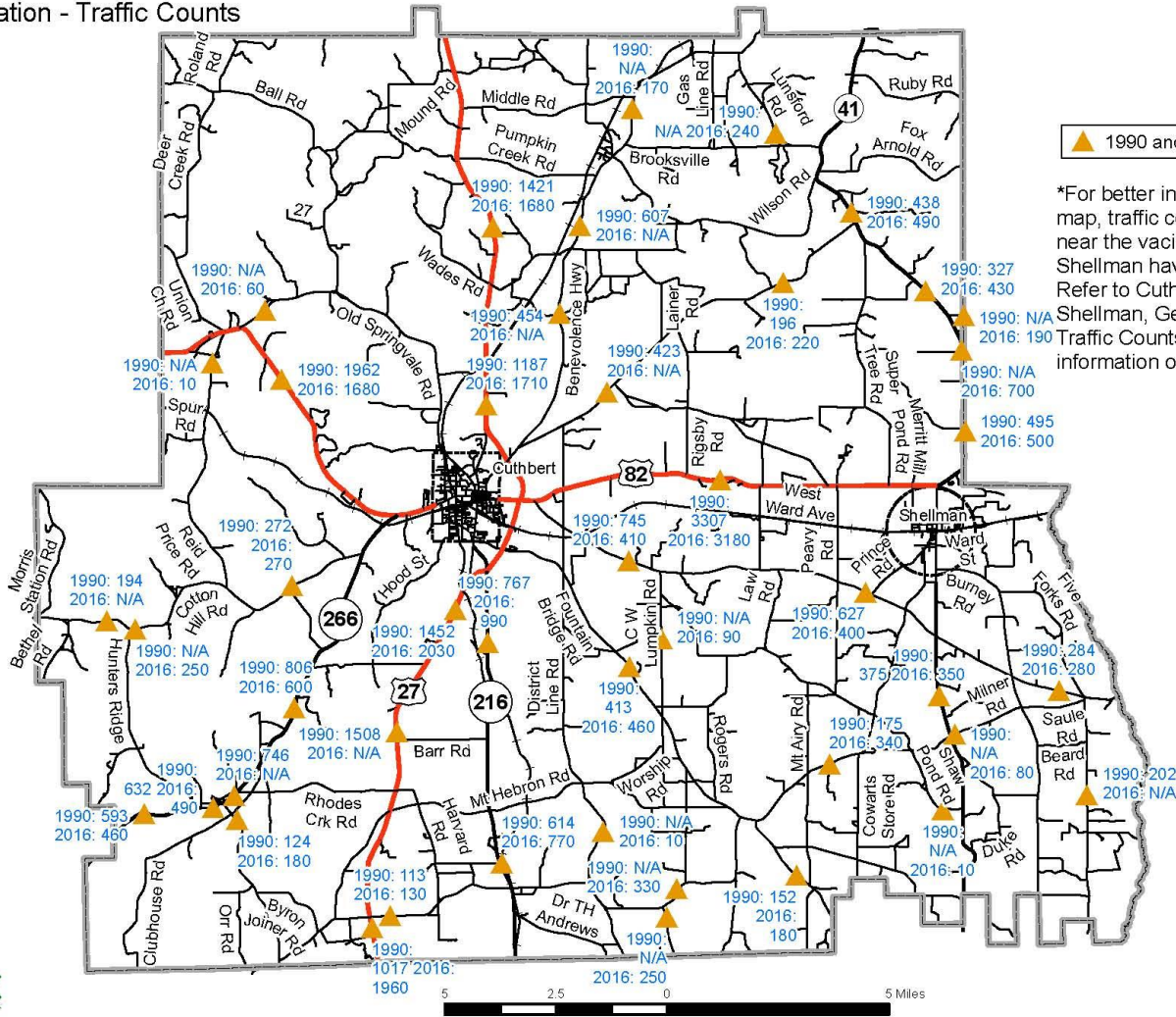
* The poverty level for the area greater than 40% is actually at 40.1626%



City Limits



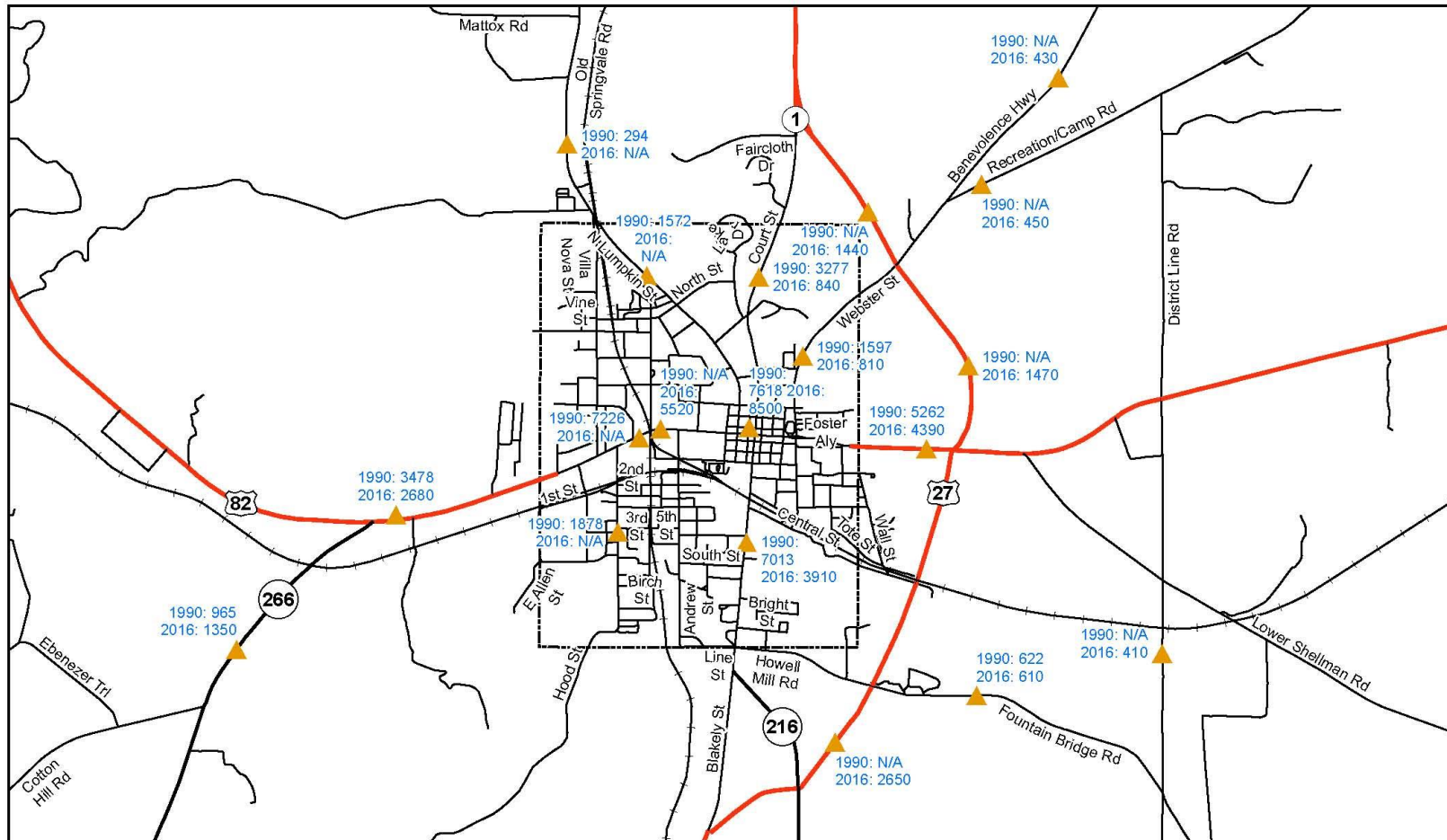
Randolph County, Georgia Transportation - Traffic Counts



*For better interpretation of this map, traffic counts within and near the vicinity of Cuthbert and Shellman have been removed. Refer to Cuthbert, Georgia and Shellman, Georgia Transportation - Traffic Counts maps for more information on these cities.

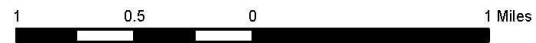


Cuthbert, Georgia Transportation - Traffic Counts

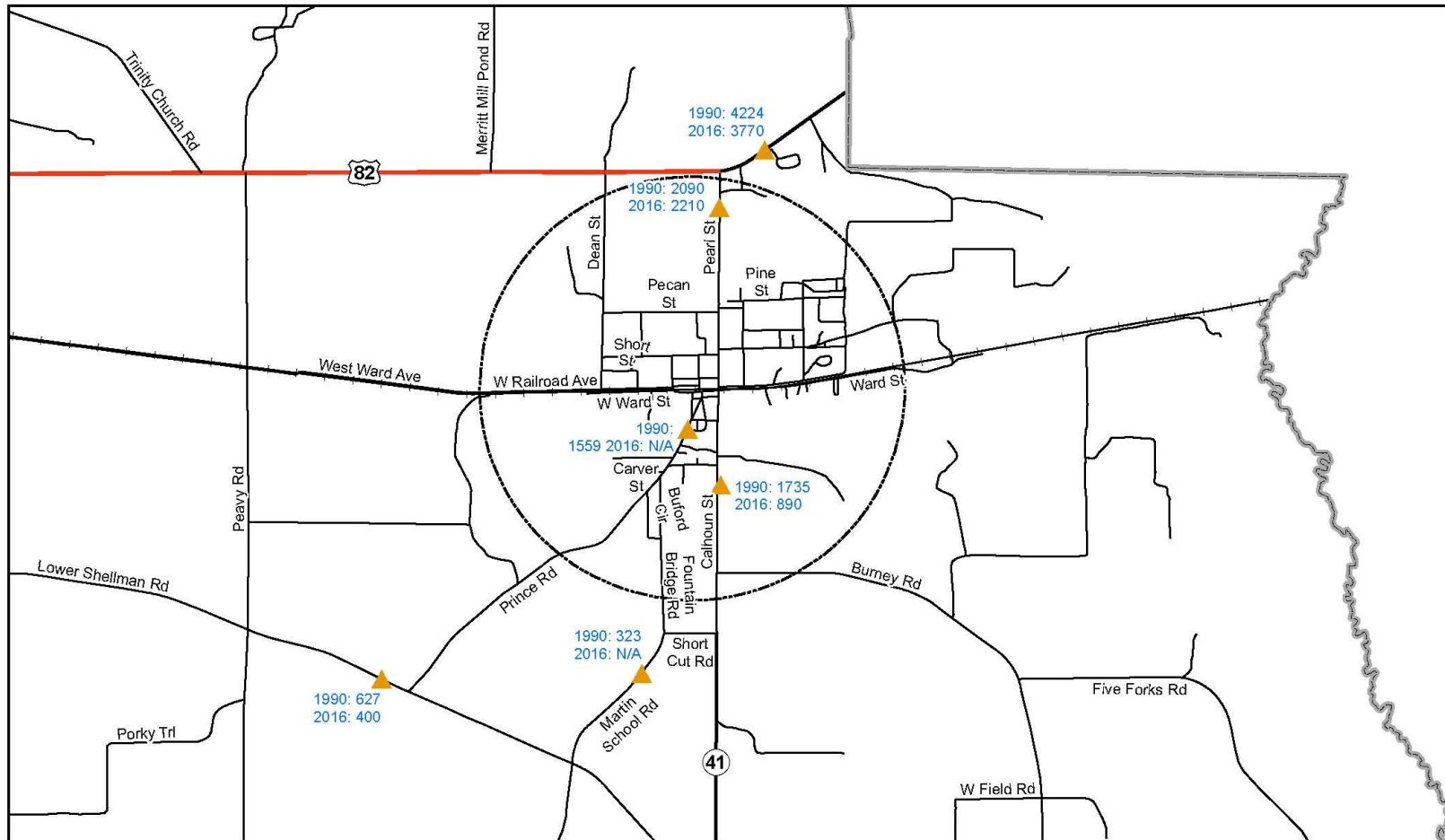


▲ 1990 and 2016 Traffic Counts

▭ City Limits

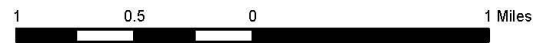


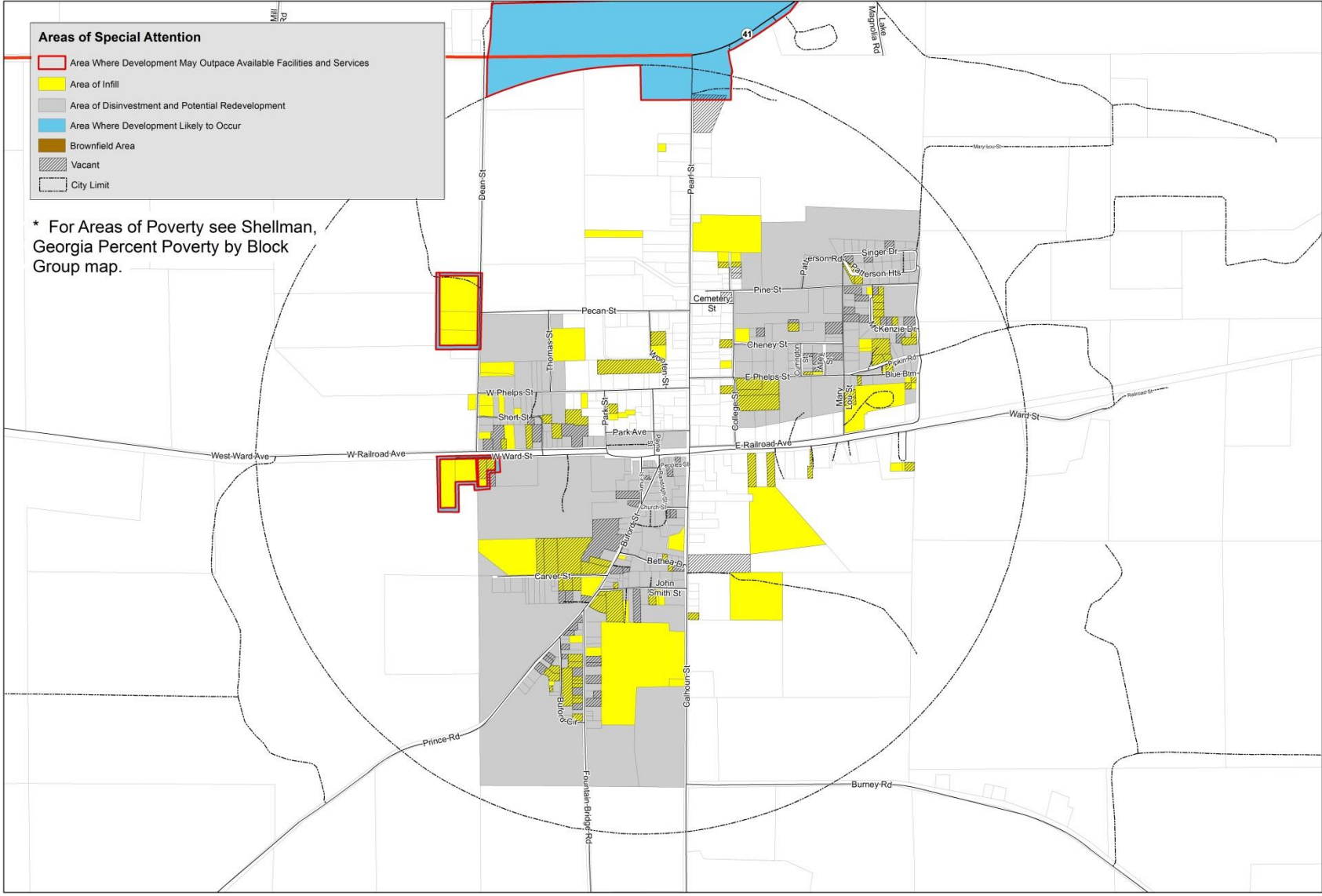
Shellman, Georgia Transportation - Traffic Counts



▲ 1990 and 2016 Traffic Counts

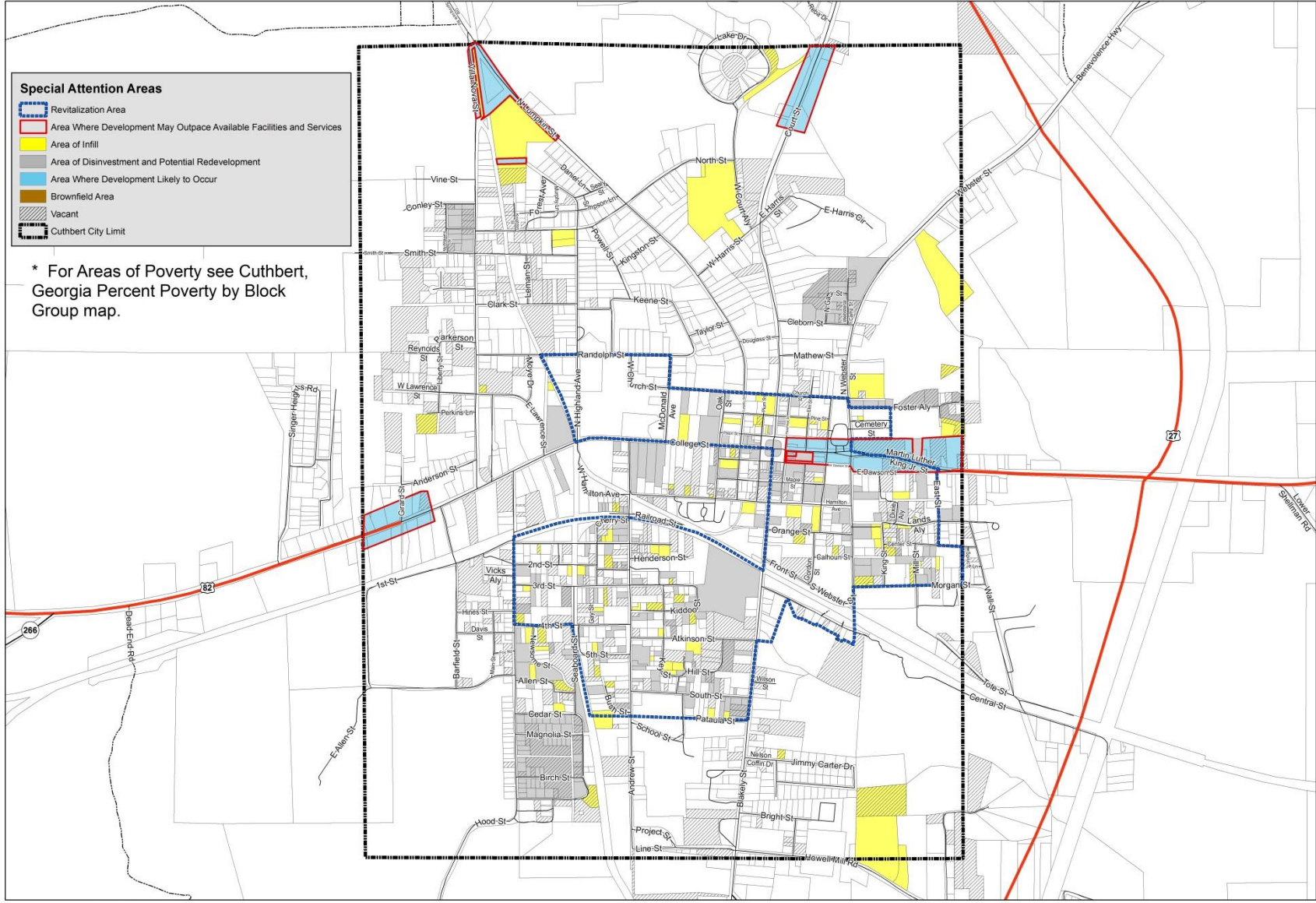
◻ City Limits





Shellman, Georgia





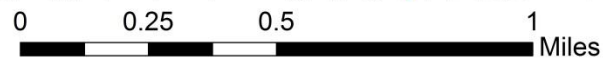
Special Attention Areas

- Revitalization Area
- Area Where Development May Outpace Available Facilities and Services
- Area of Infill
- Area of Disinvestment and Potential Redevelopment
- Area Where Development Likely to Occur
- Brownfield Area
- Vacant
- Cuthbert City Limit

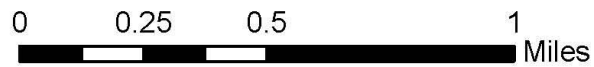
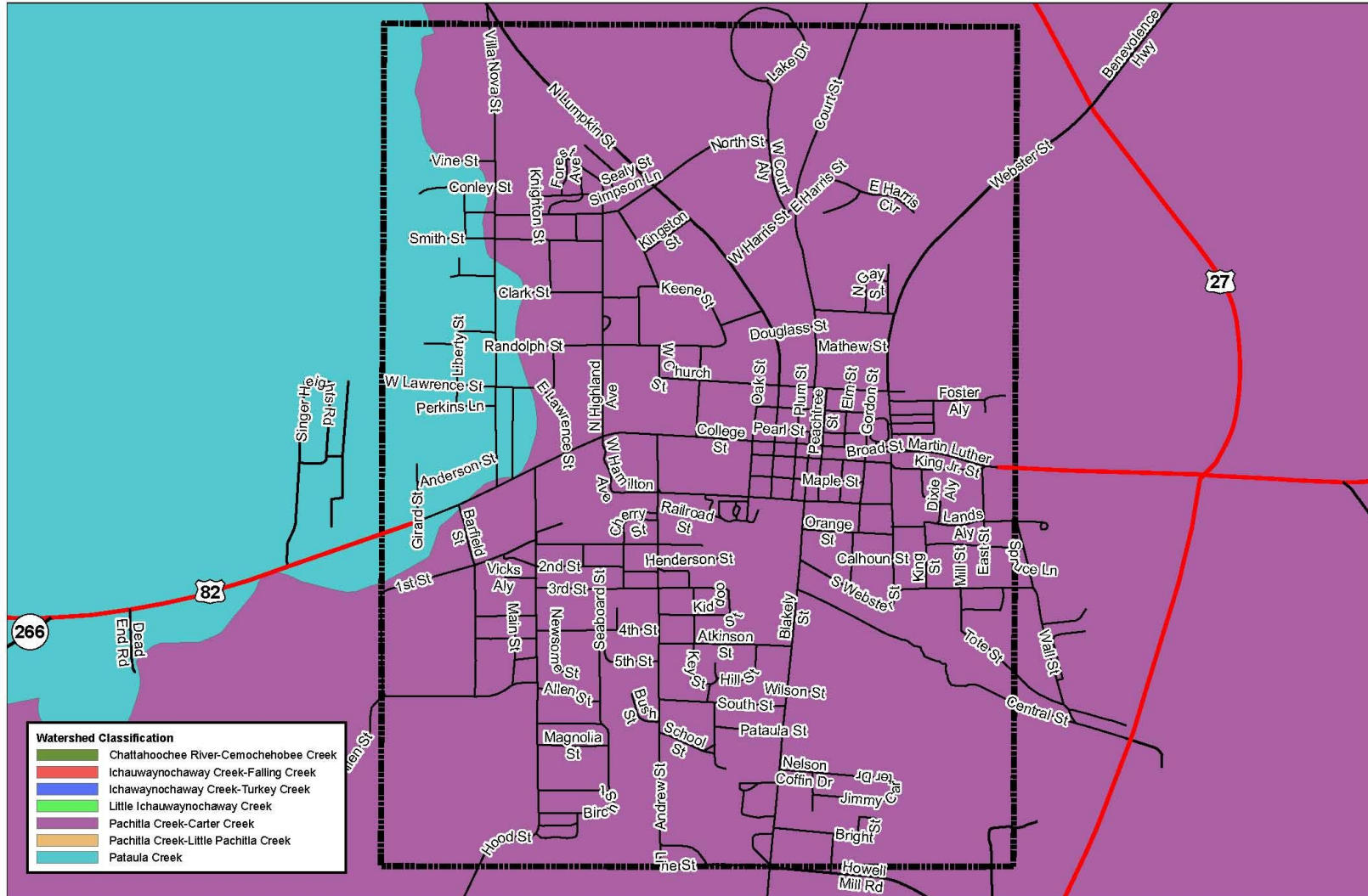
* For Areas of Poverty see Cuthbert, Georgia Percent Poverty by Block Group map.



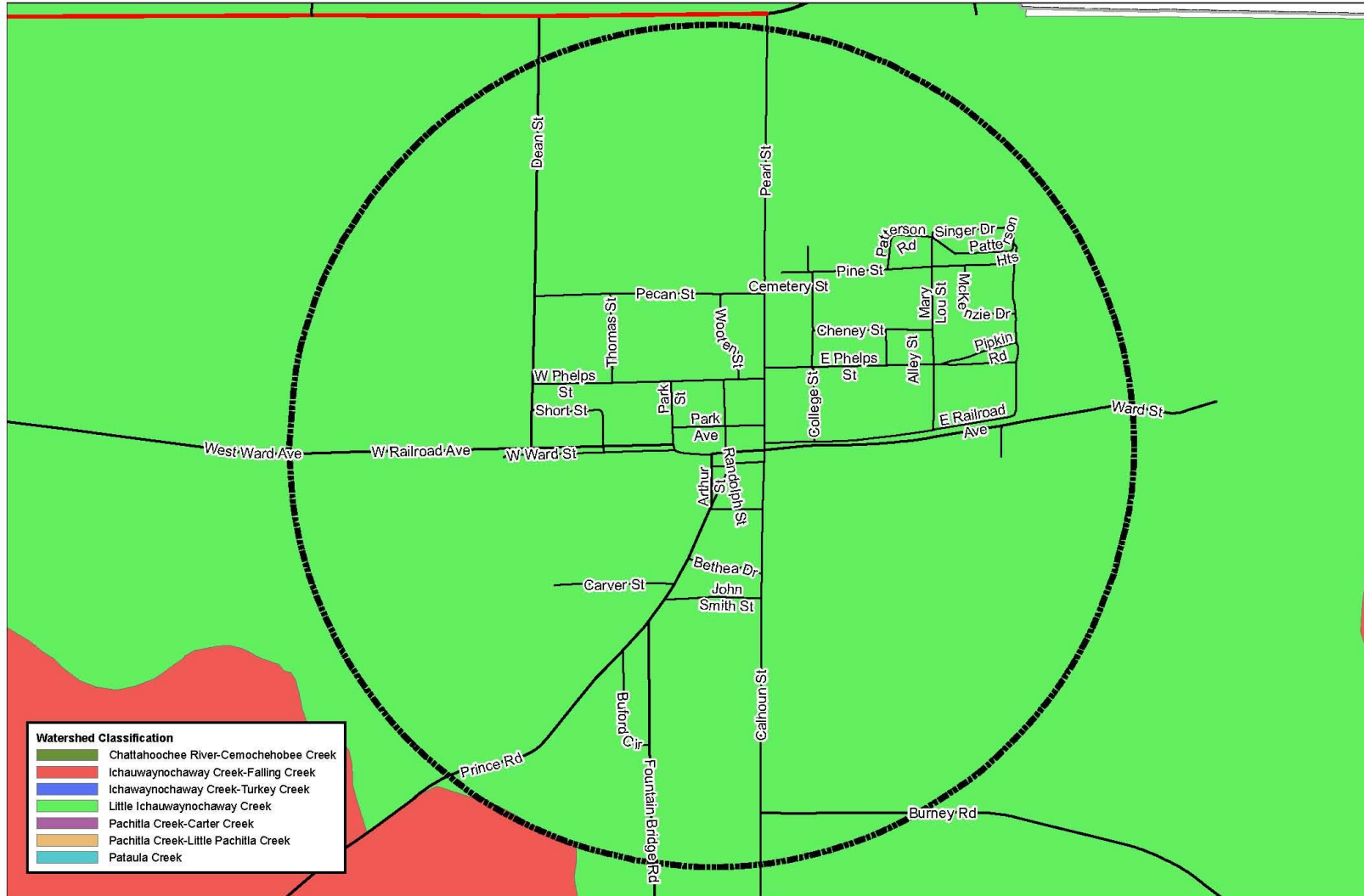
Cuthbert, Georgia



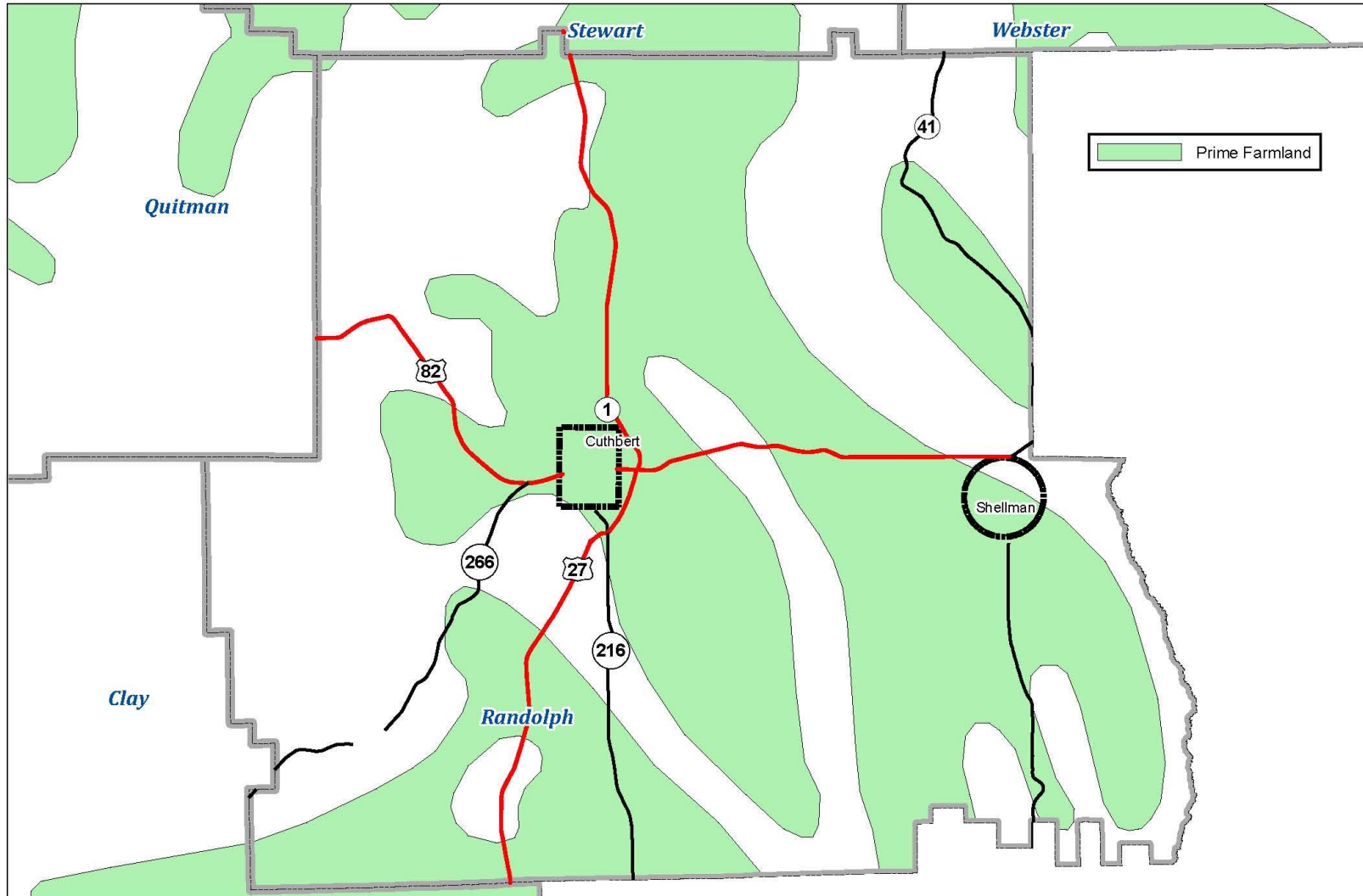
Cuthbert, Georgia Watersheds



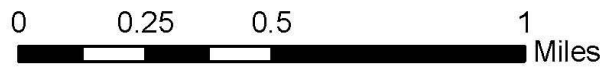
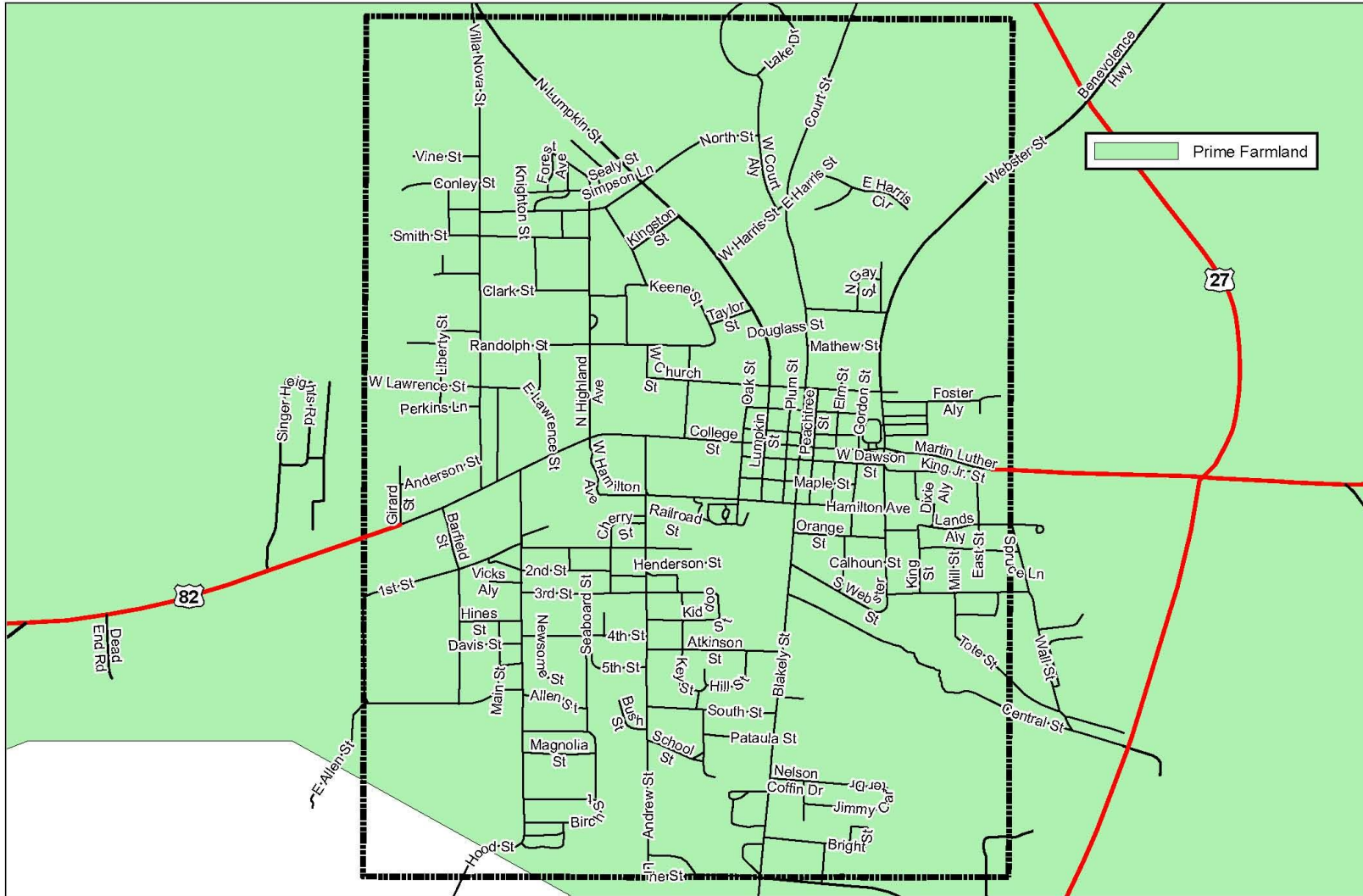
Shellman, Georgia Watersheds



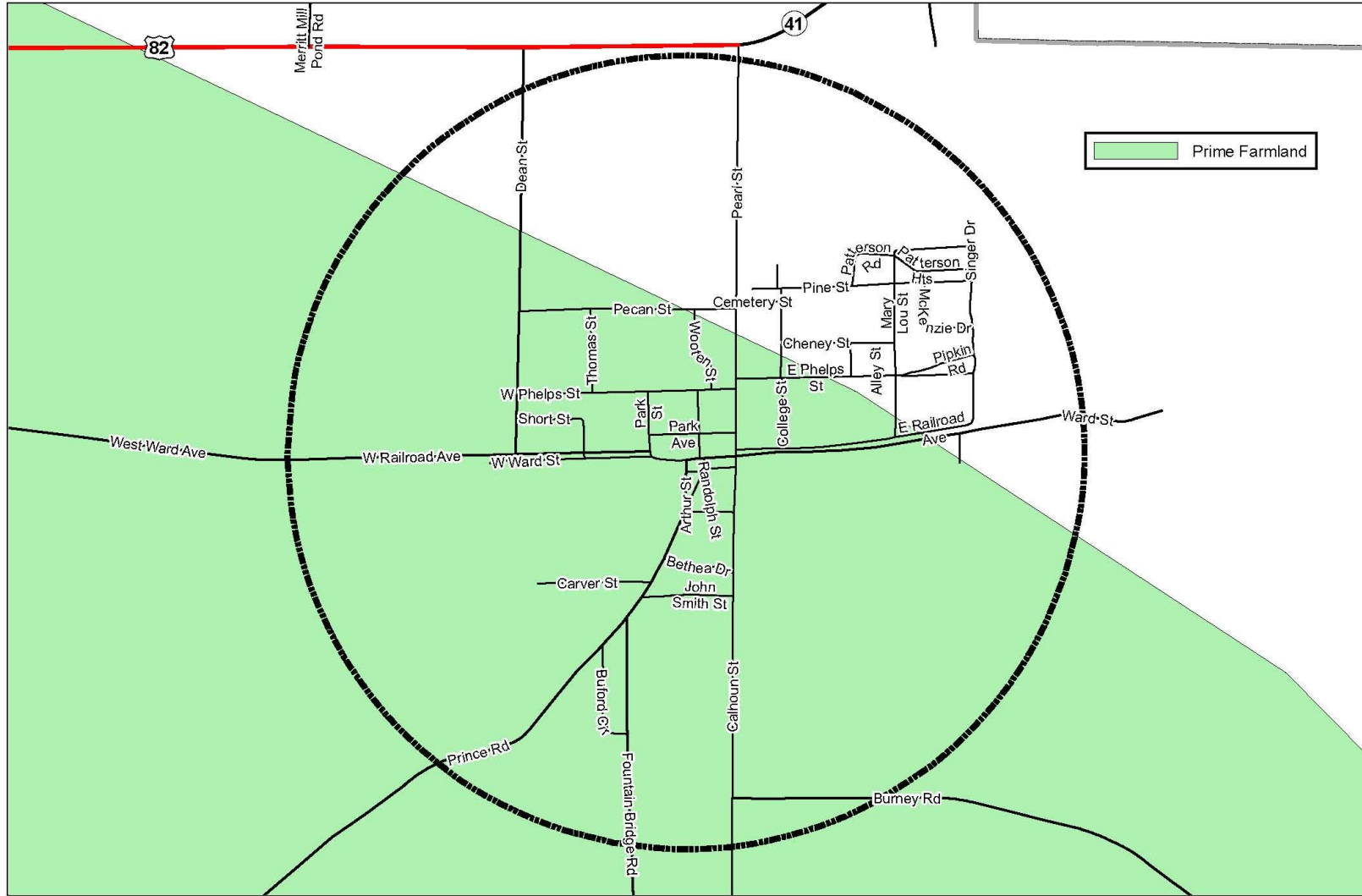
Randolph County Prime Farmland Concentrations



Cuthbert, Georgia Prime Farmland Concentrations



Shellman, Georgia Prime Farmland Concentrations

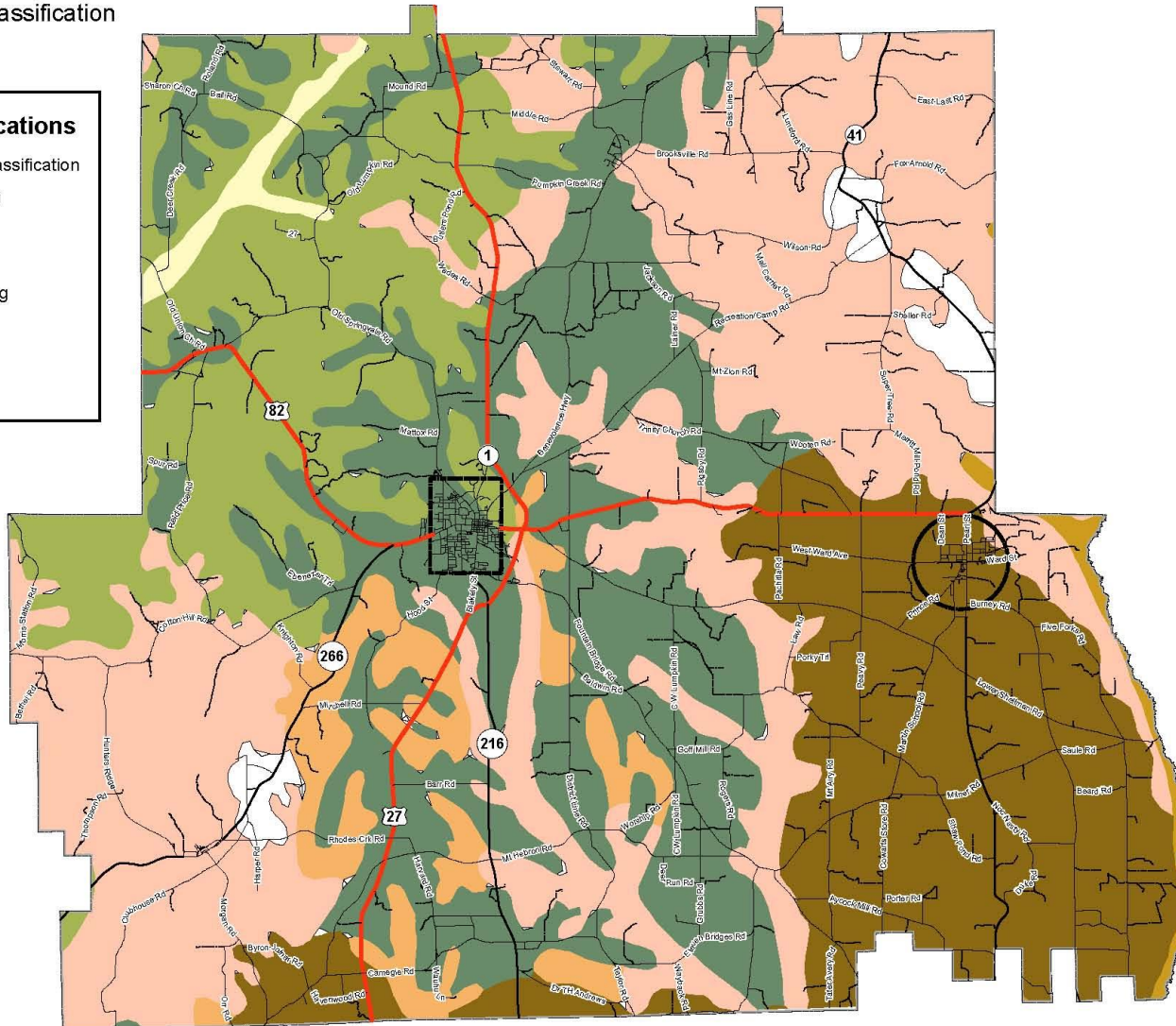


Randolph County, Georgia

Soil Classification

Soil Classifications

-  No Soil Classification
-  Henderson
-  Iuka
-  Norfolk
-  Orangeburg
-  Rains
-  Vacluse
-  Wagram

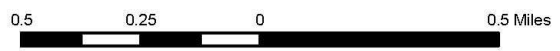
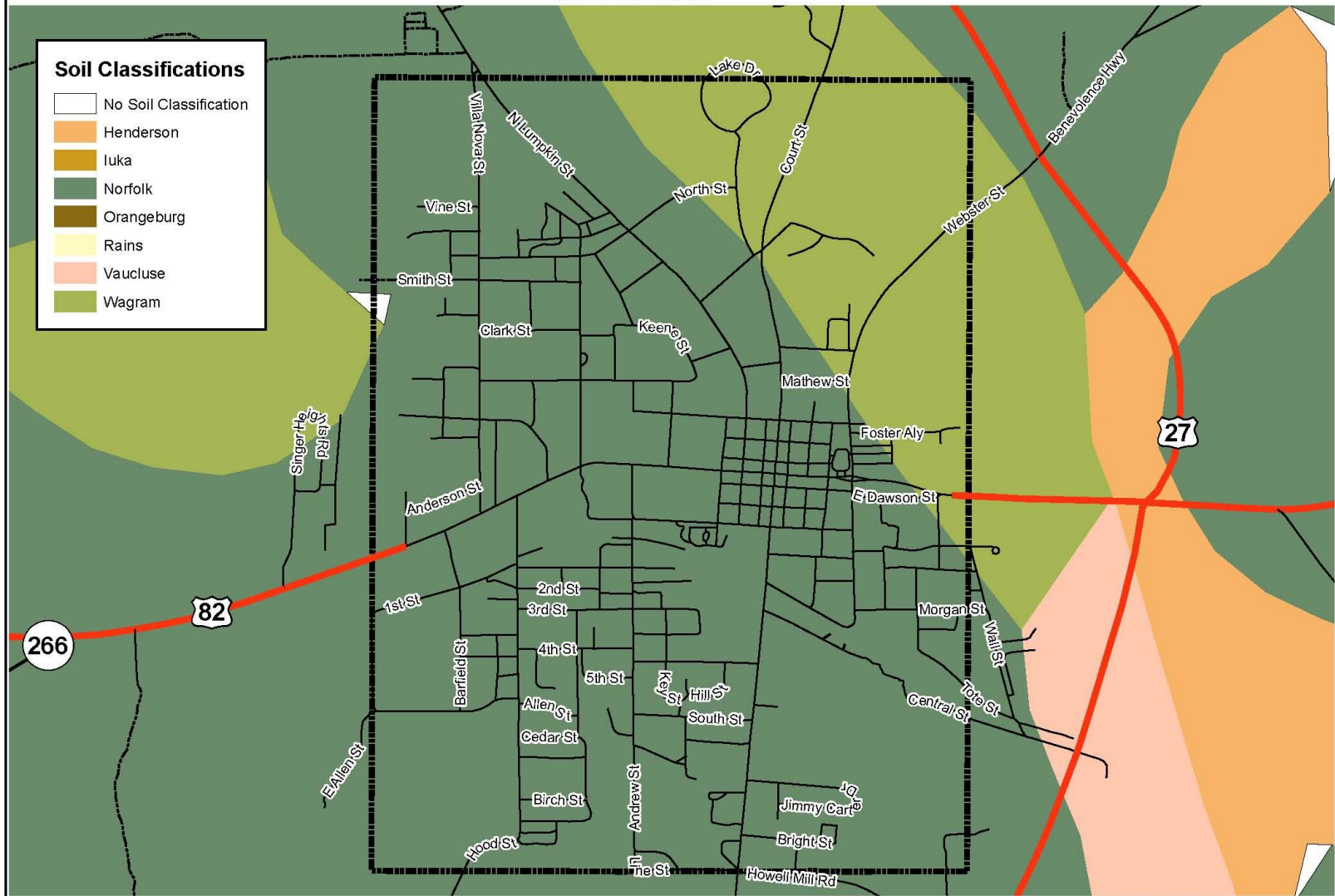


Cuthbert, Georgia

Soil Classification

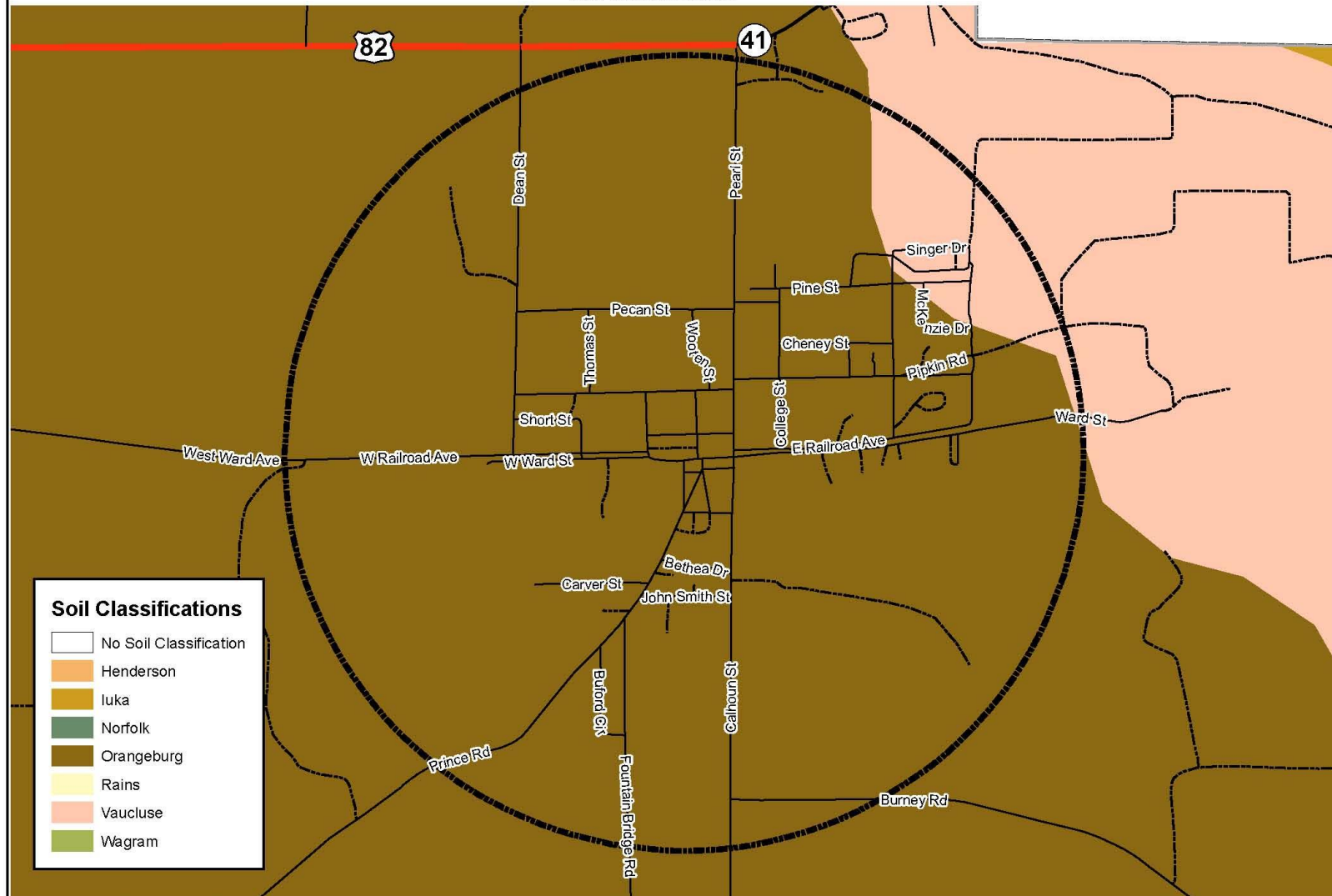
Soil Classifications

- No Soil Classification
- Henderson
- Iuka
- Norfolk
- Orangeburg
- Rains
- Vaucluse
- Wagram



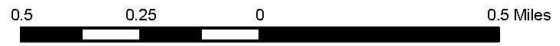
Shellman, Georgia

Soil Classification



Soil Classifications

- No Soil Classification
- Henderson
- Iuka
- Norfolk
- Orangeburg
- Rains
- Vaucluse
- Wagram



Randolph County, Georgia

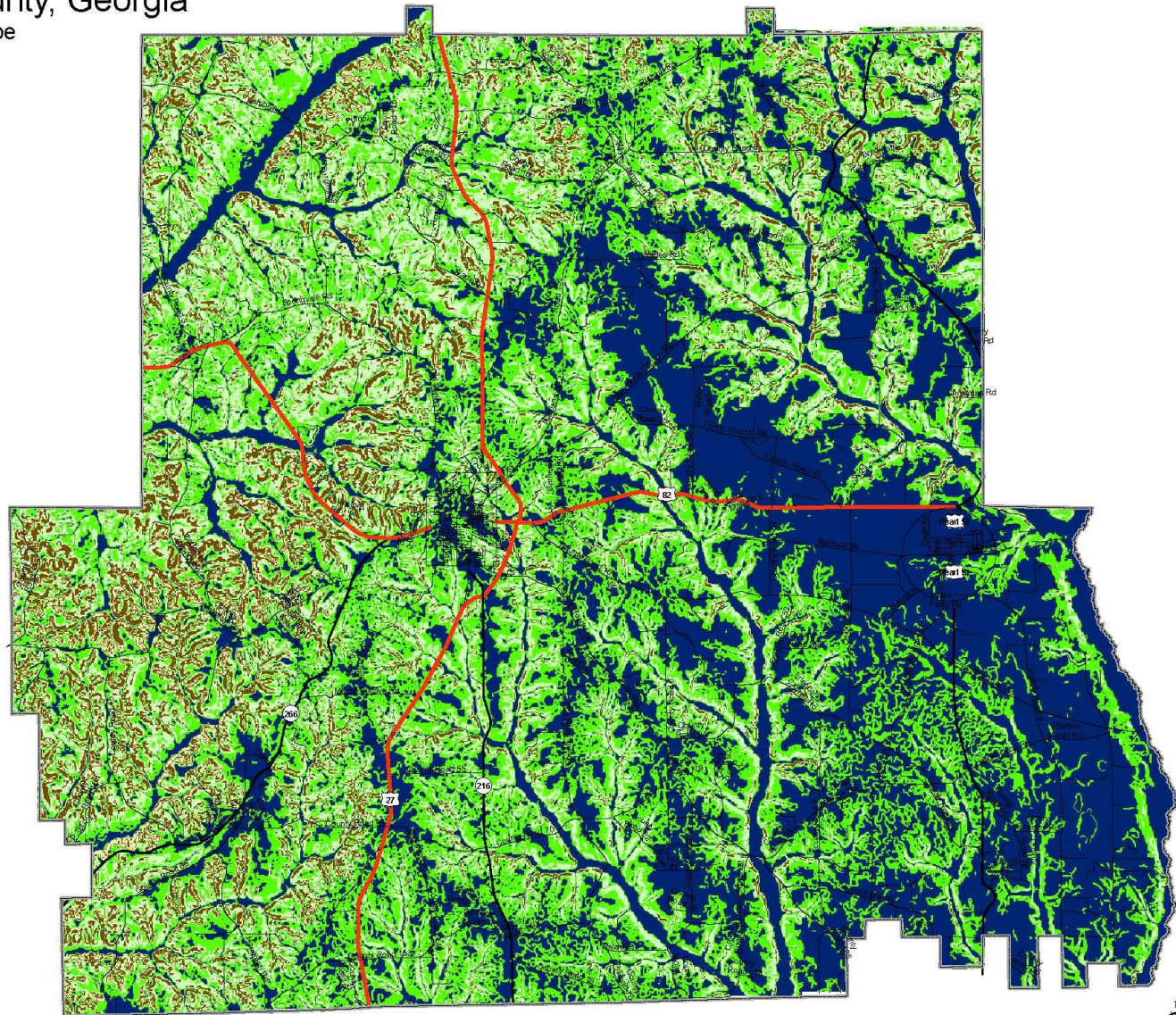
Slope

Legend

- City Limits
- County Limits
- US Hwy
- State Hwy
- County Road
- City Street
- Forestry

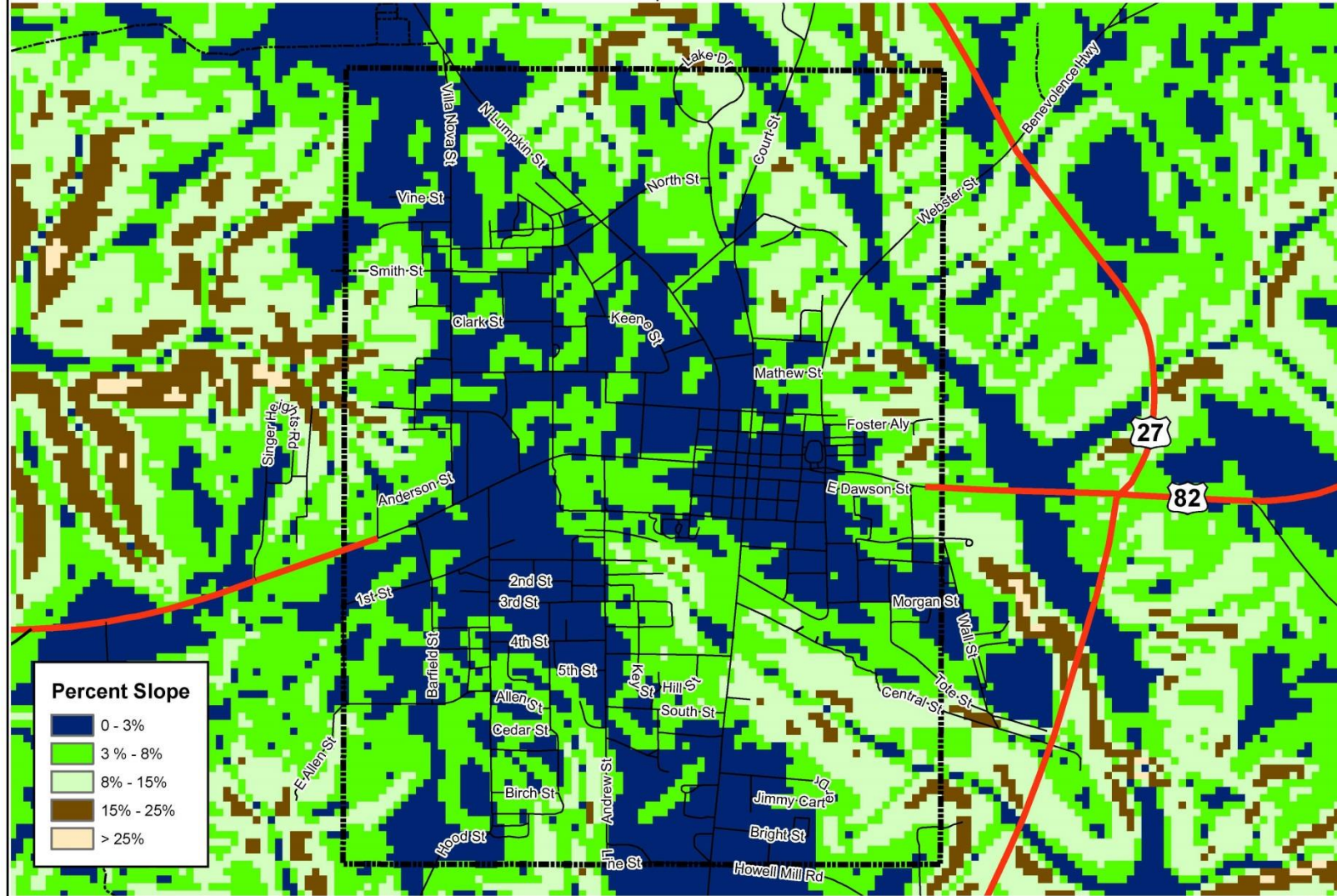
Slope

- 0 - 3%
- 3% - 8%
- 8% - 15%
- 15% - 25%
- > 25%



Cuthbert, Georgia

Slope



Shellman, Georgia



Slope








Randolph County, Georgia

National Wetlands Inventory





Legend

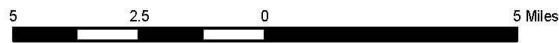
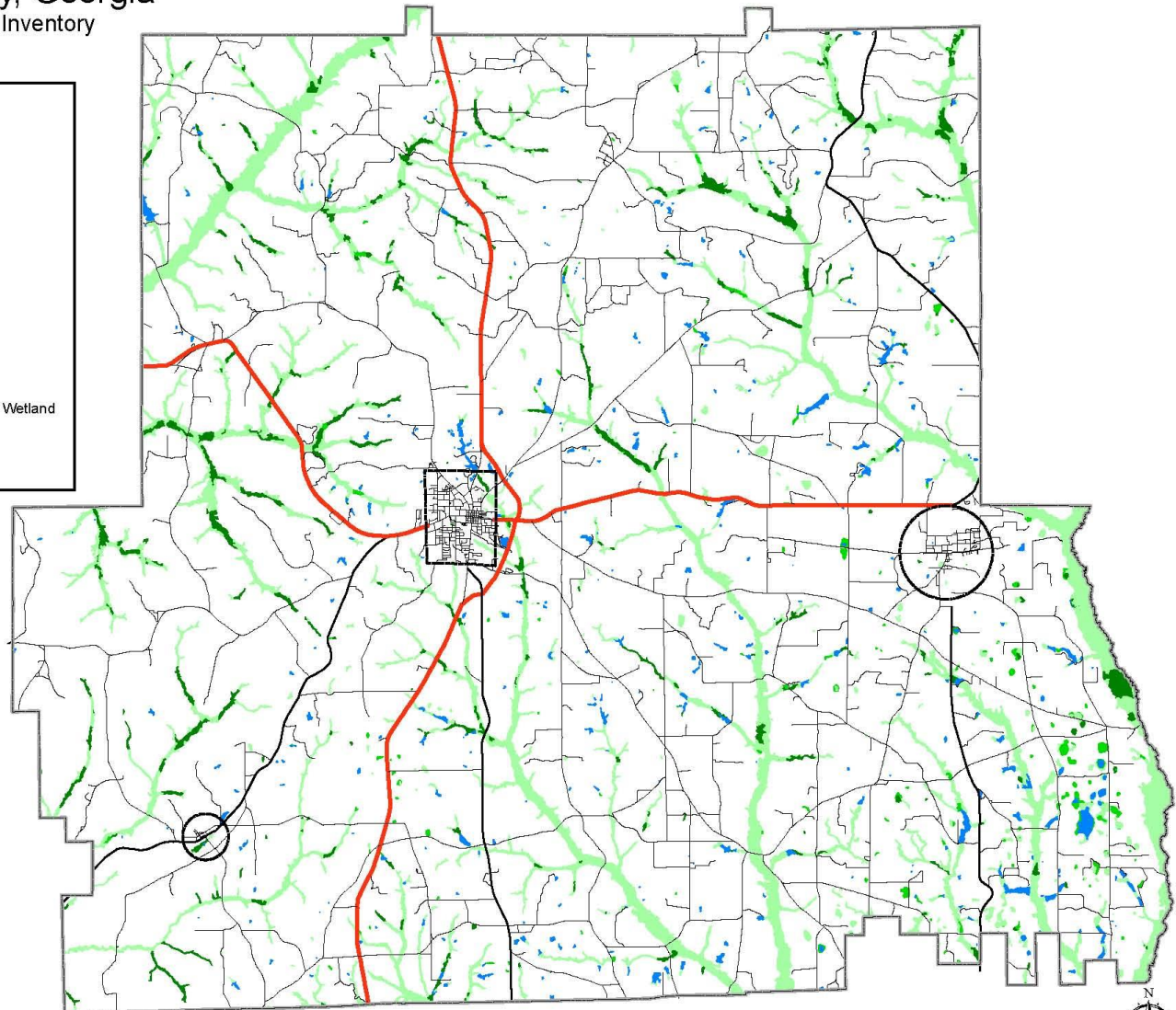
-  County Boundary
-  City Limit

Road

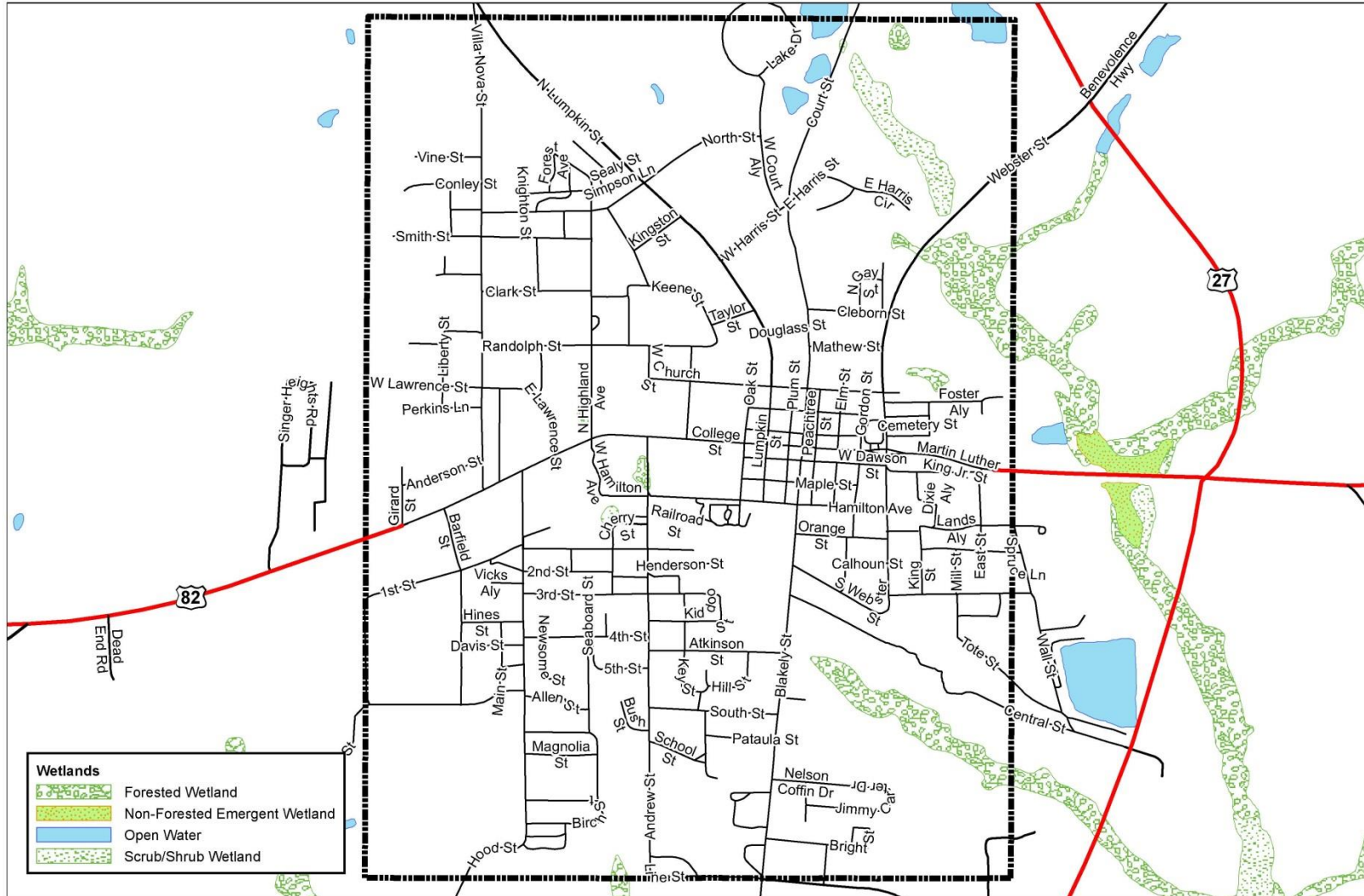
-  US Hwy
-  State Hwy
-  County Road
-  City Street
-  Forestry

NW Wetland Classification

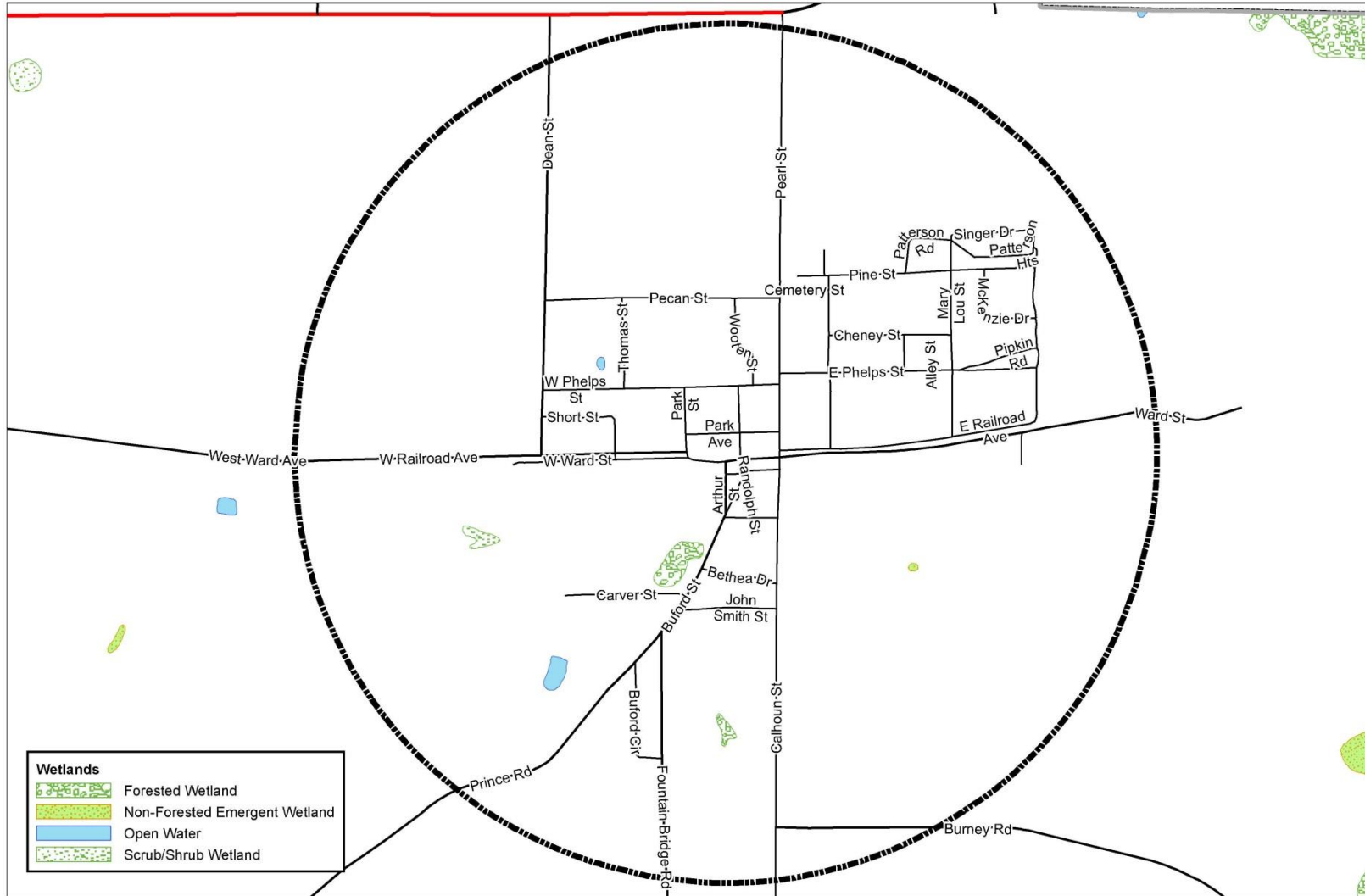
-  Forested Wetland
-  Non-Forested Emergent Wetland
-  Scrub/Shrub Wetland
-  Open Water



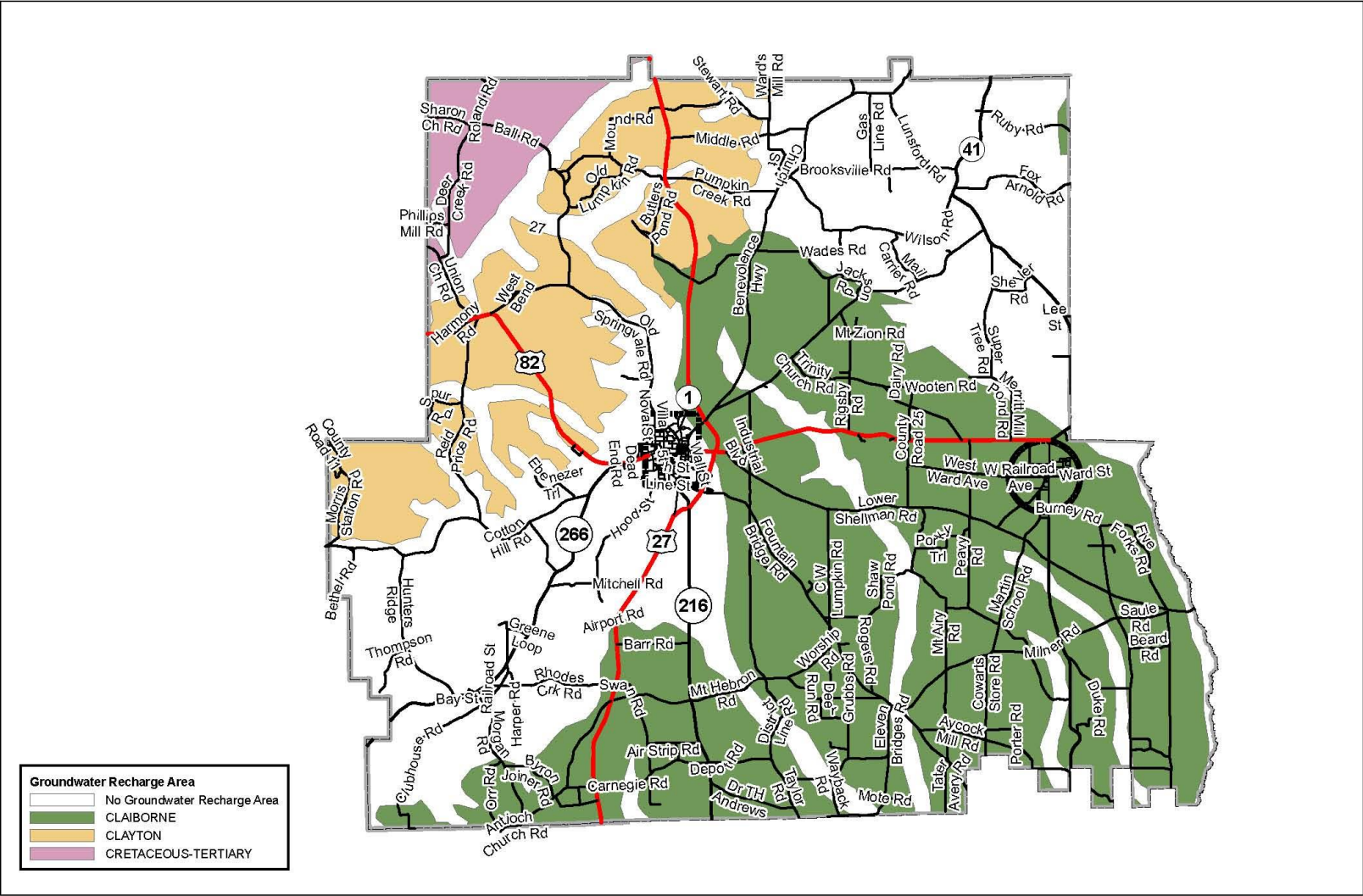
Cuthbert, Georgia National Wetlands Inventory



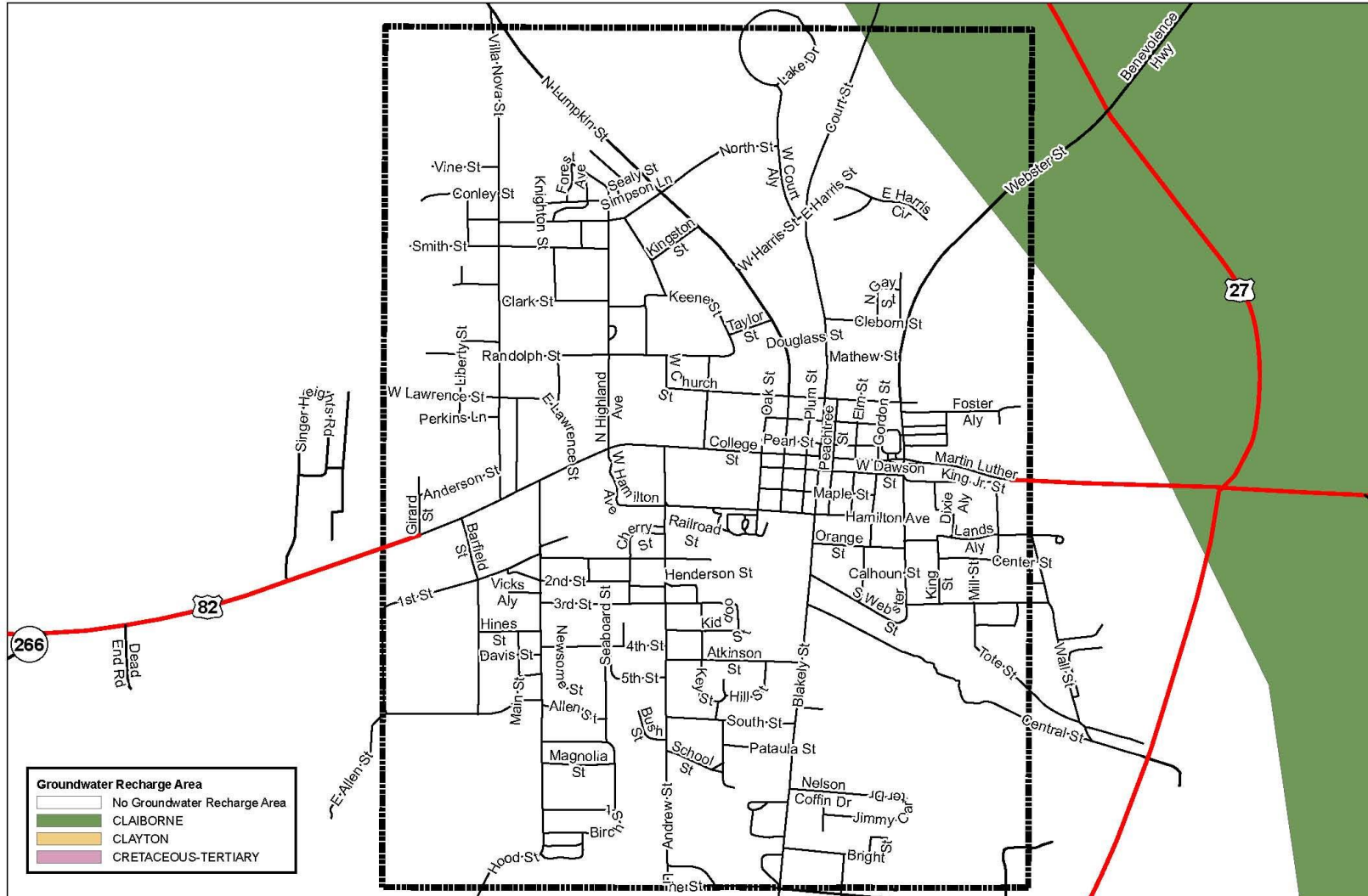
Shellman, Georgia National Wetlands Inventory



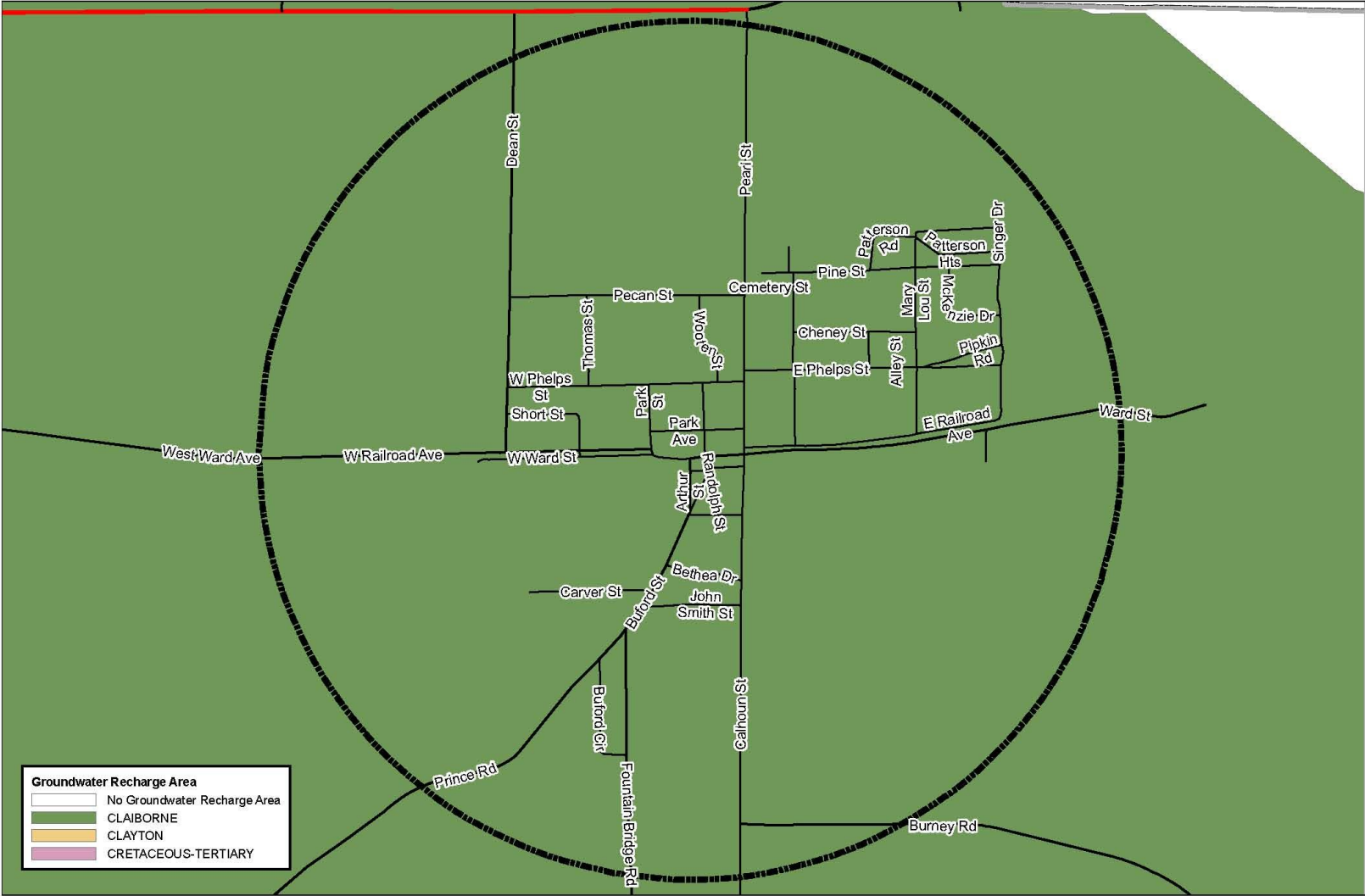
Randolph County, Georgia Groundwater Recharge Area



Cutubert, Georgia Groundwater Recharge Area



Shellman, Georgia Groundwater Recharge Area



Randolph County, Georgia

Q3 Flood Data

Legend

RVRC_Municipalities

County Boundary

Road

US Hwy

State Hwy

County Road

City Street

Forestry

Q3 Flood Zone

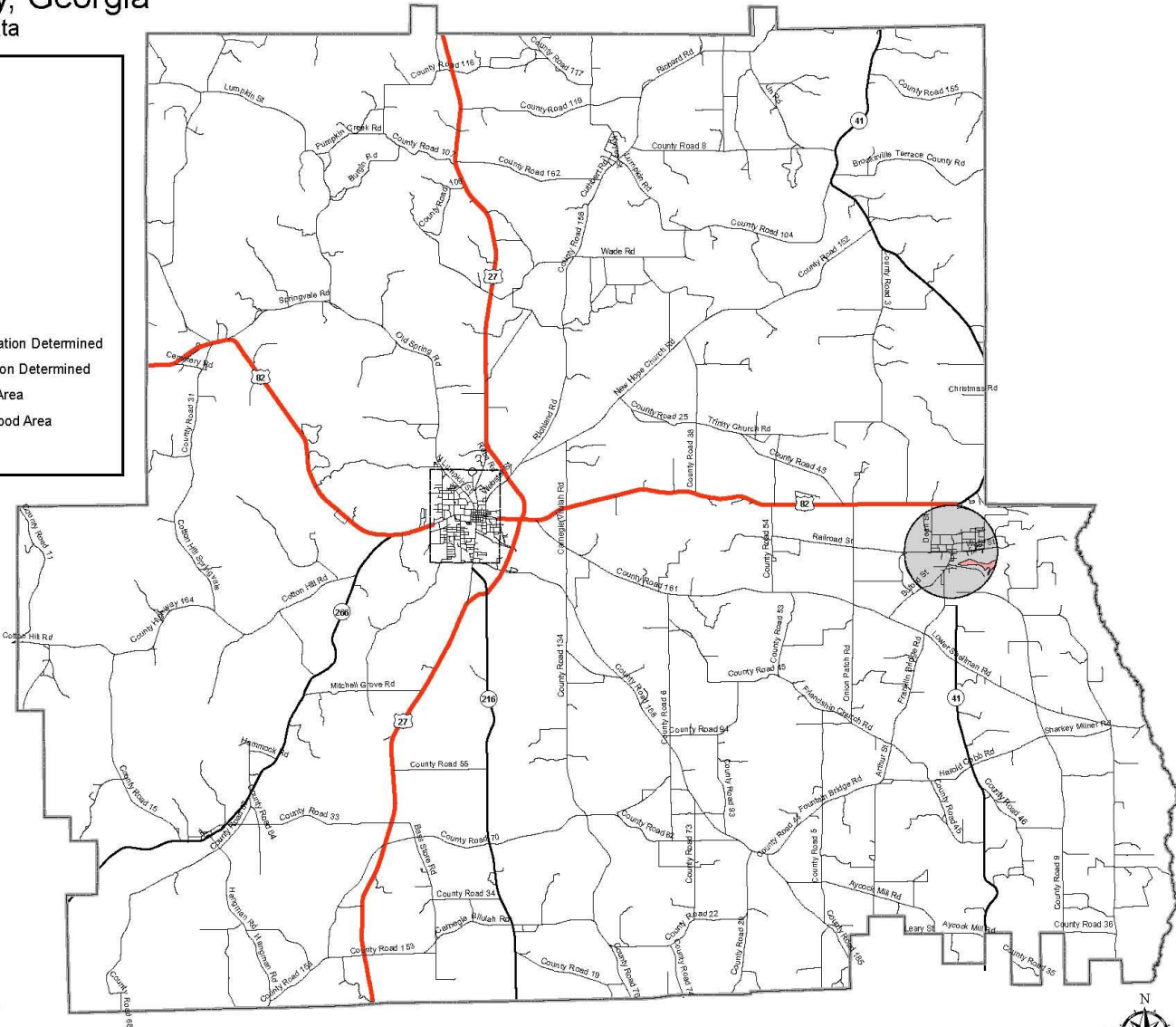
(Zone A) No Base Flood Elevation Determined

(Zone AE) Base Flood Elevation Determined

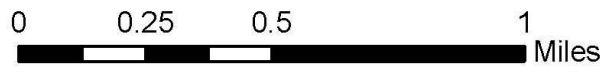
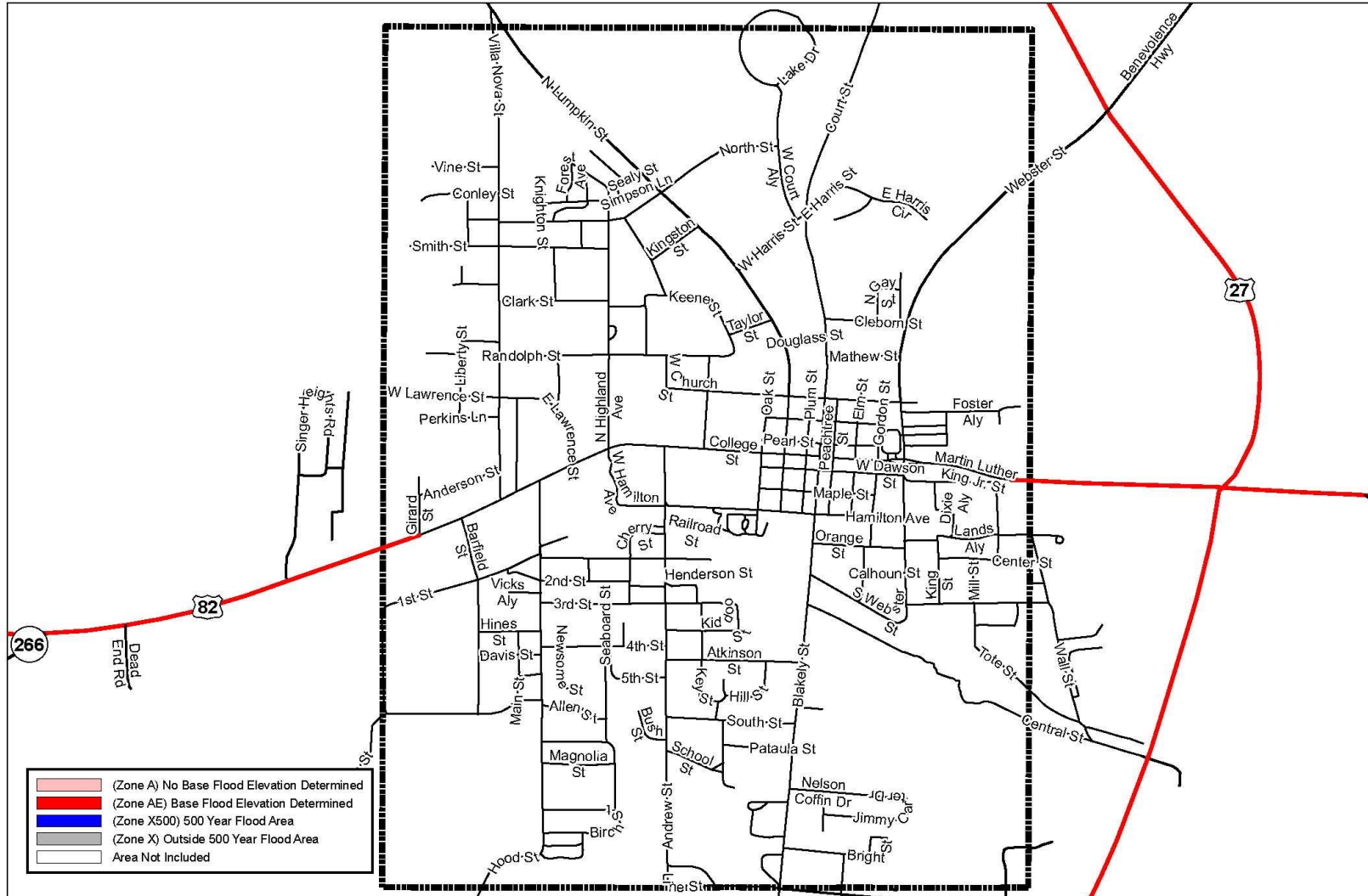
(Zone X500) 500 Year Flood Area

(Zone X) Outside 500 Year Flood Area

Area Not Included



Cutubert, Georgia Q3 Flood Zone



Shellman, Georgia Q3 Flood Zone



APPENDIX: STAKEHOLDERS, PUBLIC HEARINGS AND WORK SESSIONS

Identification of Randolph County and the Cities of Cuthbert and Shellman Stakeholders

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

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

The following is a list of Randolph County, and the Cities of Cuthbert and Shellman stakeholders. The list has been reviewed and approved by both the Randolph County Commission and the City Councils of Cuthbert and Shellman.

RANDOLPH COUNTY

Randolph County Board of Commissioners

Jimmy Bradley, County Commission Chair, 229-732-6440, redistrict2boc@gmail.com

Steve Jackson, Commission Vice Chair, 229-732-7188, redistrict1boc@gmail.com

Lamar White, Commissioner, 229-732-2233, redistrict4boc@gmail.com

Wesley Williams, Commissioner, 229-886-5612, redistrict3boc@gmail.com

Jimmie Allen, Commissioner, 229-537-0631, redistrict5boc@gmail.com

Randolph County Chamber of Commerce

Patricia Goodman, Executive Director, 855-782-6310, ppgoodman@hotmail.com

Randolph County Development Authority

Paul Langford, Chairman

Randolph County Fire Chief

Kenneth Burns, Fire Chief, randolphfirechief@gmail.com

Randolph County Planning Commission

Randolph County Staff

Lori Moore, County Administrator 855-782-6310, finance.rcc@gmail.com

Carlisa Cooper, County Clerk, 855-782-6310, randolphgaclerk@gmail.com

Taryn Roberson, Admin. Assistant/Finance, 855-782-6310, rcbocassistant@gmail.com

Randolph County Sheriff

Eddie Fairbanks, Sheriff 229-732-2525

Randolph County School Board

Dr. Marvin Howard, Superintendent, 229-732-3601

Randolph County DFCS

Randolph County Health Department

Randolph County Zoning Department

Ben Plowden, 229-732-5212, benrcce@yahoo.com

Andrew College

Linda Buchanan, President, Andrew College

Residents

Vincent Gadson, 229-310-3505

Hattie Chappell, 229-732-3100

Laura Bussey

Geraldine Perkins

Mary Kearney

CITY OF CUTHBERT

City of Cuthbert City Council

Steve Whatley, Mayor, 229-723-2611, zelmo@windstream.net

Betty Jones, Council Person,

Jack Torbert, Council Person

Karen Johnson, Council Person, 229-732-6995

Jimmy Rice, Council Person

Vincent Gadson, Council Person

Annie Howard, Council Person

City of Cuthbert Staff

Diane Goza, City Clerk, 229-732-3761, dwhatley@hotmail.com

City of Cuthbert Police Chief

Jennifer Fairbanks, Interim Chief of Police, 229-732-3986

Southwest Georgia Housing Authority

Debi McDade, 229-732-2128,

CITY OF SHELLMAN

City of Shellman City Council

Paul Langford, Mayor, 229-679-5070, shellmandrugco@windstream.net

Scott Curry, Mayor Pro-Tem 229-679-5779

James Weathersby, Council Person, 229-310-1184

Charles Platt, Council Person, 229-869-1036

Stewart Short, Council Person, 229-679-2011

City of Shellman Staff

Margaret Cook, City Clerk, 229-679-5306, shellcityhall@windstream.net

Michelle Graham, Assistant City Clerk, 229-679-5306, shellcityhall@windstream.net

River Valley Regional Commission

Rick Morris, Planning Director, rmorris@rivervalleyrc.org -(w) 706-256-2910

Allison Slocum, Senior Planner, 706-256-2910, aslocum@rivervalleyrc.org

Participation Techniques

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public meeting took place on September 13, 2016 at 8:00 a.m. at the Historic Courthouse in Cuthbert, Georgia. The second public hearing took place on September 28, 2017 at 8:00 a.m. at the Randolph County Welcome Center.

S.W.O.T. / Vision Meeting

In order to develop a Vision Statement, a S.W.O.T. (Strength, Weaknesses, Opportunities, and Threats) Analysis was conducted. The S.W.O.T. Analysis was done by Erin Henderson of the AETIOS Group. The S.W.O.T. Analysis was done in the spring/summer of 2016 as part of a economic/tourism initiative requested by the Randolph County Chamber of Commerce. The Georgia Department of Economic Development/ Tourism Product Development Team did all of the community involvement activities in regards to the development of the tourism initiatives. According to the Randolph County Chamber of Commerce approximately 85 citizens attended the first meeting and attendance was strong at every meeting held thereafter. The River Valley Regional Commission staff has requested by the 2017 Comprehensive Plan Stake Holder Committee to use the S.W.O.T. work done by the AETIOS Group and the economic/tourism development recommendations from the Georgia Department of Economic Development Tourism Product Development Team. River Valley Regional Commission (RVRC) staff began its Comprehensive Plan process by reviewing the work completed by the aforementioned organizations and then began working with stakeholders to develop Needs and Opportunities, Goals and a Unified Vision Statement.

Planning Process

The plan review and update started at the September 13, 2016 at the first Public Meeting held at the Randolph County Welcome Center (old Courthouse).

The next meeting in which the Comprehensive Plan was discussed took place October 25, 2016 at the Randolph County Welcome Center (old Courthouse). In general, staff reviewed the Comprehensive Plan process. Topics discussed were the identification of leadership team, identification of stakeholders, public participation techniques, plan elements, plan schedule and benchmarks, and community needs and opportunities. Also reviewed were the existing Land Use Maps for the City of Cuthbert, City of Shellman and Randolph County.

The needs and opportunities list developed during the first comprehensive plan public hearing and the Vision Statement were reviewed. Planning Commission comments in regards to the Future Development map were also discussed.

On November 29, 2016 the second Comprehensive Plan meeting was held at the Randolph County Welcome Center (old Courthouse). The meeting centered around developing community goals and creating a Vision Statement.

Beginning in January 2017 several meetings were held to gain input into all elements of the Comprehensive Plan Update. Meetings were held at the Welcome Center, Cuthbert City Hall and Shellman City Hall. The meetings centered around finalizing the Needs and Opportunities list, the Unified Vision and Goals and developing the Future and Existing Land Use sections. Natural and Cultural Areas of Concern maps were developed and a lot of time was also spent on developing the Report of Accomplishments and the Community Work Program.

Staff also used the Comprehensive Plan Implementation meetings held on April 25, 2017 with the Randolph County BOC Chairman, County Manager and Mayor of Cuthbert to work on the 2017 Community Work Programs and to go over Future Land Use Maps and other 2017 Comprehensive Plan topics.

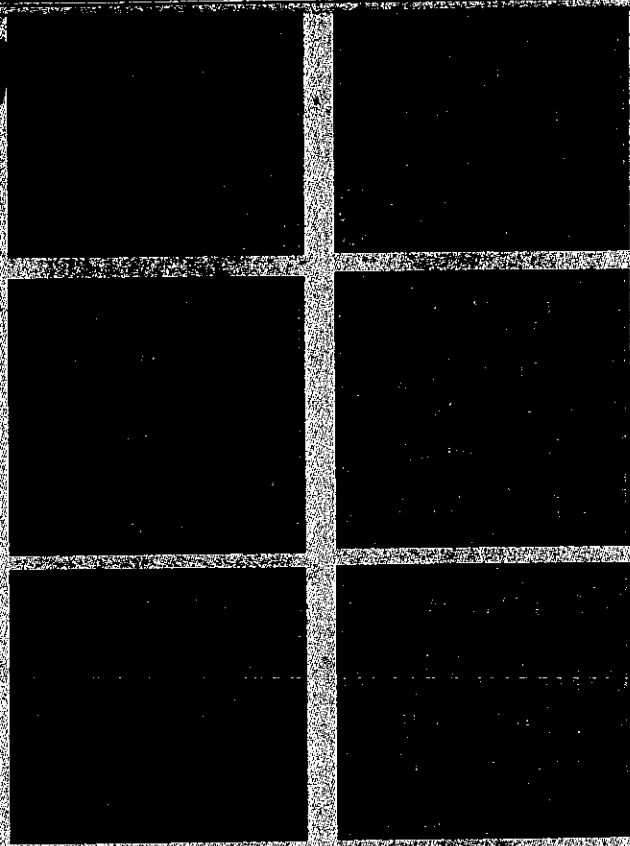
The final Randolph County Comprehensive Plan public hearing was held on September 28, 2017 at the Randolph County Welcome Center (old Courthouse). At the request of the Randolph County BOC chairman, staff held another Comprehensive Plan meeting for Randolph County, Cuthbert and Shellman on October 4, 2017 at the Randolph County Welcome Center.

#792

City Clerk

Public Meeting

Randolph County and the cities of Cuthbert and Shellman will hold a joint public meeting on Tuesday, September 13, 2016 at 8:00 a.m. at the Historic Courthouse located at 51 Court Street in Cuthbert, GA to review Comprehensive Plan Update activities and a schedule of completion. The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for Review. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state. Randolph County as well as Cuthbert and Shellman are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Randolph County Clerk. The County Clerk, Addie Taylor, can be reached at 855-782-6310 (ext. 1). For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.



**LANGFORD &
ASSOCIATES INC.**

Real Estate Brokers

- Farm & Timber Land Sales
- Registered Land Surveyors
- Timber Management & Sales
- Registered Foresters

Shellman, GA • 229-679-5072

Randolph County Board of Commissioners
51 Court Street, Cuthbert, GA 39840
September 13, 2016 @ 8:00 am
Called Meeting

SIGN IN SHEET

Name	Contact Information
1. <u>Collin Alcorn</u>	<u>RVRC</u>
2. <u>Laura Bussey</u>	<u>about dryway</u>
3. <u>Heraldine Perkins</u>	
4. <u>Bob Myn</u>	
5. <u>Grand in</u>	
6. <u>Ben Burt</u>	
7. <u>Jane Blakely</u>	
8. <u>Alvin Ginn</u>	
9. <u>Steve Whitley</u>	<u>City of Cuthbert</u>
10. <u>Carol J. Wilson</u>	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	
16. _____	
17. _____	
18. _____	
19. _____	
20. _____	
21. _____	
22. _____	

RANDOLPH COUNTY JOINT COMPREHENSIVE PLAN

2017

Cuthbert • Randolph County • Shellman

AGENDA

Randolph County and Cities Comprehensive Plan

Work Session

October 25, 2016

Randolph County Courthouse

5:00 p.m.

- I. Welcome and Announcements**
- II. Review of Process**
 - A. Identification of Leadership Team**
 - B. Identification of Stakeholders**
 - C. Public Participation Techniques**
 - D. Plan Elements**
 - E. Plan Schedule and Benchmarks**
 - F. Community Needs and Opportunities**
- III. Review of Existing Land Use Maps**
- IV. Question and Answers**
- V. Adjourn**

RANDOLPH COUNTY JOINT COMPREHENSIVE PLAN

2017

Cuthbert • Randolph County • Shellman

AGENDA

Randolph County and Cities Comprehensive Plan

Work Session

November 29, 2016

Randolph County Courthouse

5:00 p.m.

- I.** Welcome and Announcements
- II.** Create Vision Statements
- III.** List Community Goals
- IV.** Questions and Answers
- V.** Adjourn

Public Meeting

Randolph County, the City of Cuthbert and the City of Shellman will hold a joint public meeting on Thursday September 28, 2017 at 8:00 a.m. at the Randolph County Welcome Center located at 51 Court Street Cuthbert, GA 39840 to review a draft Comprehensive Plan Update.

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

Formal written comments on the draft Comprehensive Plan Update will be accepted until October 2, 2017 at the following address:

**River Valley Regional Commission
ATTN: Randolph County, Cuthbert and Shellman Comprehensive Plan
P.O. Box 1908
Columbus, GA 31902-1908**

Randolph County, the City of Cuthbert and the City of Shellman is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Randolph County Interim Administrator, Lori Moore can be reached at 855-782-6310 ext. 1. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

Randolph County Board of Commissioners

September 28, 2017

Regular Meeting Sign-In Sheet

1.	Mary Kearney
2.	Spencer
3.	Rick Morris RUC
4.	
5.	
6.	
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ATTENTION!

A Comprehensive Plan Meeting

for

Randolph County,

Cuthbert, and Shellman

will be held on Wednesday,

October 4, 2017

at

5:00 P.M.

at the

Randolph County Welcome Center

In the Grand Jury Room

Randolph County Veterans Memorial
October 4
2017

Name

Phone Number

Rick Morris	706-616-4106
Vincent Gibson	229-310-3505
Hattie Chappell	229-732-3100
Steve Jackson	229-732-7188
Lorie Moore	855-782-6310
Jimmy Bradley	855-782-6310

Location: Randolph County Welcome
Center (Old Court House)

Randolph County, Cuthbert, Shellman
Comprehensive and Regional Plan Implementation Meeting
April 25th 2:00 PM

<u>Name</u>	<u>Organization</u>	<u>Email</u>
Rich Morris	RVRC	rmorris@rivervalleyrc.org
Zance Renfrow	RVRC	Zrenfrow@rivervalleyrc.org
Juan P. Buckley	Randolph Co.	
Patricia Goodman		
Carlisa Cooper	Randolph Co. BOC	randolphgaclerka@gmail.com
STEVE WHATLEY	City of CUTHBERT	zebo@windstream.net
Patti Cullen	RVRC	pcullen@rivervalleyrc.org
Lori Moore	interim county manager	finace+rce@gmail.com

Randolph County Development Authority

June 9, 2016

NAME	ADDRESS/EMAIL	PHONE
Debi McDade	debi.mcdade ^{Debi} org ^{org}	229-732-2128
Karen Pittman	Karpittman@gmail.com	229-310-3100
Betty Jones	175 North St, Catbush	229-732-2517
Candace Head	Candace.Head@dccl-ga.gov PO Box 238 Woodbury GA 30249	404-859-6008
CARIE BARNES	W. BROWN WHITE TR. CARTERSVILLE GA 30120	404-844-9072
David Rogers	CARVIE. BARNES@GEORGIAEMC.COM 338 Edgewood Dr. Dawson 39842 drogers@peacelessny.cc	229-310-1427
David Praeger	307 Edgewood Drive Dawson 39842 dpraeger@peacelessny.cc	229-357-0237
Jenny Robbins	Jenny.Robbins@georgiamec.com 112 Valdosta Hwy. Homer, GA 31034	912-599-0617
Kristen Roland	2308 WIS HWY 82 E CUTHBERT GA 31510 KICKIN2007@gmail.com	229-310-0780

Name	Address/Email	Phone
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