

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **City of Shellman**

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.**

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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 City of Shellman has completed an 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. Margaret Cook, City Clerk at 229-679-5306 or via email at shellcityhall@windstream.net.

Sincerely,



Paul P. Langford, Mayor  
City of Shellman

# CITY OF SHELLMAN COMPREHENSIVE PLAN 2017

**Chelsea's Fountain**  
Shellman



People's Choice and  
Our Town Category Winner

Patricia Goodman

## **RESOLUTION**

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

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

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

**NOW, BE IT THEREFORE RESOLVED**, by the City of Shellman City Council, that the City of Shellman's Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the City of Shellman City Council in session this \_\_\_\_ day of \_\_\_\_\_, 2017.

City of Shellman  
City Council

\_\_\_\_\_  
**Honorable Paul P. Langford, Mayor**

ATTEST

SEAL

\_\_\_\_\_  
**Margaret Cook, City Clerk**

# **ACKNOWLEDGEMENTS**

## **CITY COUNSELORS**

Paul Langford, Mayor

Scott Curry, Mayor Pro-Tem

James Weathersby

Charles Platt

Stewart Short

Margaret Cook, City Clerk

Michelle Graham, Assistant City 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 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 or rather a policy that should be implemented by the elected officials of the two governments.

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 20<sup>th</sup> 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.<sup>1</sup> 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.



Defending Dreams Foundation with Thomas Davis Opening Park in Shellman.

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

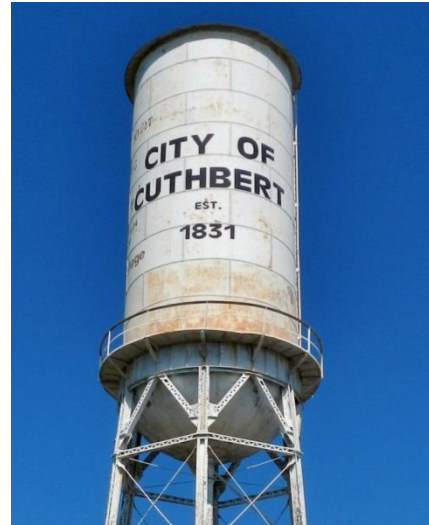
- |                             |   |                             |
|-----------------------------|---|-----------------------------|
| • Welcome Center            | • Welcome Center<br>(Includes County Offices) | • Water Tank                |
| • Emergency Mgmt Bldg       | • Coleman City Hall     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

Conditions vary for all the aforementioned properties in 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.



Cuthbert Water Tower

### 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 natural gas distribution systems, providing services for residential, commercial and industrial customers in their Cities. Both utilities 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.

**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	1,665
Shellman	1,440,000	544,300	750,000	N/A	Ground	800 gpm	1,789

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
<b>TOTAL:</b>	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 Photo of Shellman

The City of Cuthbert, the City of Shellman and Randolph County each 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**

- Refurbish Water tank
- Street and Drainage Improvements (repair storm drains)
- Add sidewalks
- Sewage system repairs
- Road repairs

### **Opportunities**

- Increased Growth potential with improved infrastructure improvements
- New Charter School
- Develop a solar system to help power the city
- Evaluate the expanding utility services into the county to spur development in areas of potential growth

## **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 are 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 3,000 ft. long. It specializes in agricultural aircraft, but also has many private business users and

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 system and first responders, as well as for the school transit system. 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 Quitman/Randolph County Line to Terrell County Line	GSWR ( Both Lines)
		21 Miles		GDOT Owns R.O.W for the Cuthbert/Clay County Route

Source: Georgia State Rail Plan 2015

**Needs**

- Improve ( Pave) and better maintain Shellman Roads ( Dean Street)
- Widening of U.S. 82
- Develop a simple bike pedestrian route through the city
- Streetscape Pearl Street to US Hwy 82
- Increase sidewalks and connectivity

**Opportunities**

- Capitalize on U.S. Highway 82 traffic.
- Place directional signs to downtown Shellman at the intersection of US Hwy 82 and Pearl Street.

**Housing**

Overall the total number of housing units have 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		
Year	2000	2010	2015	2000	2010	2015	2000	2010	2015
<b>Housing Units Vacant</b>	493	966	950	189	351	332	58	71	78
<b>Housing Units Owner Occupied</b>	2,003	2,133	2,098	797	892	696	278	278	291
<b>Housing Units Renter Occupied</b>	906	1,054	1,036	563	663	695	129	149	108
<b>Total</b>	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 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
<b>Randolph County</b>			
<b>Owner</b>	68.9%	66.9%	61%
<b>Renter</b>	31.1%	33.1%	39%
<b>City of Cuthbert</b>			
<b>Owner</b>	58.6%	57.4%	50%
<b>Renter</b>	41.4%	42.6%	50%
<b>City of Shellman</b>			
<b>Owner</b>	68.3%	65.1%	72.9%
<b>Renter</b>	31.7%	34.9%	27.1%

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

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

- Continue rehabilitation of houses in Shellman
- Develop a list of vacant housing units and properties in Shellman

**Opportunities**

- Regulatory climate in 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.



The Back Porch Restaurant in Downtown Shellman.

**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>
<b>Agriculture and Mining</b>	10.0 %
<b>Construction</b>	6.2%
<b>Manufacturing</b>	10.0%
<b>Transportation/Utilities</b>	8.4%
<b>Information</b>	0.2%
<b>Wholesale Trade</b>	0.1%
<b>Retail Trade</b>	11.0%
<b>Finance, Insurance, Real Estate</b>	3.5%
<b>Services</b>	45.2%
<b>Public Administration</b>	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**

<b>Apparel (Adults)</b>	<b>MPI</b>
Bought any fine jewelry in last 12 months	113
<b>Beverages (Adults)</b>	
Drank regular cola in last 6 months	118
<b>Cell Phones (Adult/Households)</b>	
Number of cell phones in household: 1	123
<b>Convenience Stores (Adults)</b>	
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
<b>Electronics and Internet Market</b>	
Spent on camera/camcorder last 12 months: \$1-99	115
HH purchased portable GPS navigation device/12 months	123
HH owns miniature screen TV ( $\leq 13$ 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
<b>Finances Market</b>	<b>MPI</b>
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
<b>Health and Beauty</b>	<b>MPI</b>
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
<b>Insurance (Adults/Households)</b>	<b>MPI</b>
Have auto insurance: 1 vehicle in household covered	116
<b>Pets and Products</b>	<b>MPI</b>
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



<b>Psychographics (Adults)</b>	<b>MPI</b>
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
<b>Restaurant Market</b>	<b>MPI</b>
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
<b>Sports and Leisure</b>	<b>MPI</b>
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
<b>DATA NOTE:</b> 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 69<sup>th</sup> 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
<b>Randolph County</b>	197	119,235	53,671	45.0	189.8 (thousands)	85.3 (thousands)
<b>River Valley Region</b>	4,588	1,002,225	420,520	41.95	2,383 (thousands)	579.5 (thousands)
<b>Georgia</b>	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:

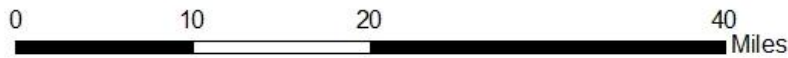
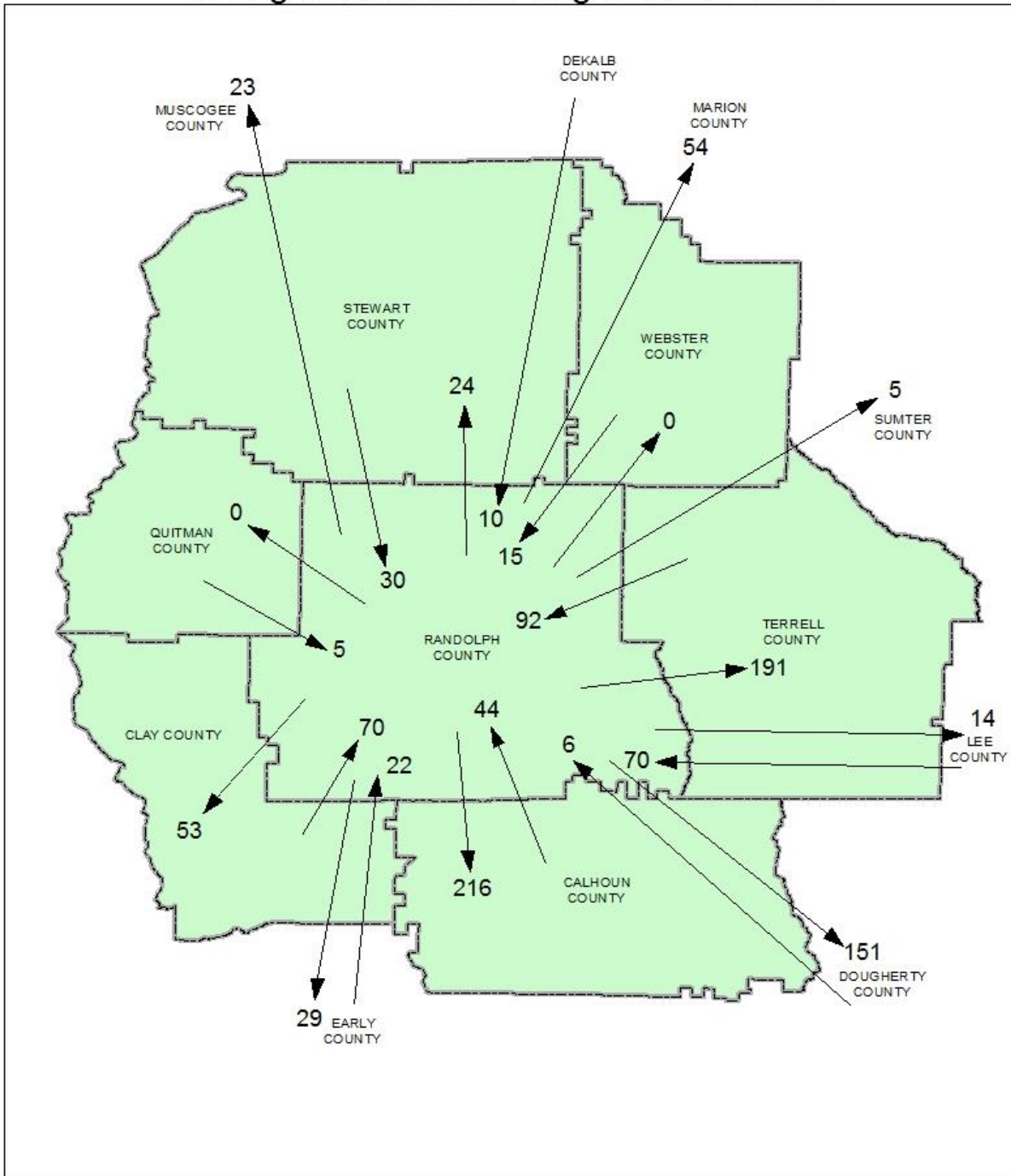
- Christmas Tour of Homes
- Andrew College
- The Fletcher Henderson House
- Lake Walter F. George
- The Randolph County Welcome Center ( Old Court House)
- Shellman Depot

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**

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

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



**Table 17**  
**Randolph County Workers**

<b>Workers Age 16+ by place of work</b>	<b>2011-2015 ACS Estimate</b>	<b>Percent</b>
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**

- Address the following Grow Randolph Initiatives (Create downtown Shellman as a destination—an all-day venue, create a signature event, community paintings)
- Expand the arts
- Inventory and document of all of Shellman’s historic structures, redevelop underutilized buildings and sites in Shellman with a focus on downtown

- Construct welcome sign and directional/informational signs on U.S. 82
- Expand city web services to promote economic development. Provide a link to the Randolph County Chamber of Commerce

### **Opportunities**

- SOWEGA STEM Charter School
- Positive Political and Business Climate
- Availability of Higher Education
- U.S. Highway 82
- Historic and Agritourist Growth

## **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 a student enrollment of 205. 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



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

<b>Restaurant Market</b>	<b>MPI</b>
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

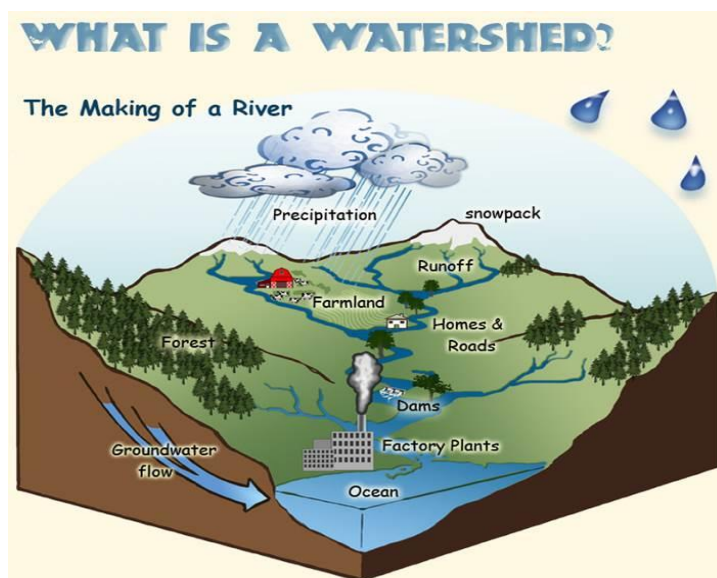
Cuthbert, Shellman, and Randolph County realize the importance of their location in the Lower Middle Chattahoochee, Lower Chattahoochee, and Ichawaynochaway Watersheds and understand the significant role current and future development plays in water quality. Jimmy Bradley and Jimmy Thompson, representing 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](http://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](http://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](http://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](http://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](http://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/](http://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](http://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](http://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](http://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](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

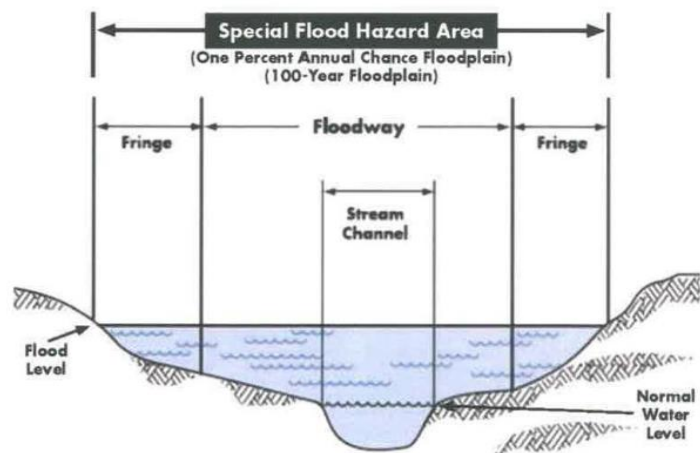
Wetlands are areas which are inundated or saturated by surface or groundwater at a frequency and duration to support, under normal circumstances, vegetation adapted for life in saturated soil conditions. Many wetlands are adjacent to river corridors or man-made lakes and reservoirs created for hydroelectric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



Source: Municode



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.

## **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).

## **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.



Dirt Road in Randolph County

**Table 21**  
**Soil Suitability**

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

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.



Agricultural Field in Randolph County

**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
<b>Randolph County</b>	197	119,235	53,671	45.0	189.8 (thousands)	85.3 (thousands)
<b>River Valley Region</b>	4,588	1,002,225	420,520	41.95	2,383 (thousands)	579.5 (thousands)
<b>Georgia</b>	42,257	9,620,836	3,609,788	37.52	24,634.9 (thousands)	4,733.0 (thousands)

Source: Georgia County Guide 2017

### 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>Pteronotropis euryzonus</i>	Broadstripe Shiner	Vulnerable
<i>Pteronotropis grandipinnis</i>	Apalachee Shiner	Apparently Secure
<i>Pteronotropis 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

## Needs

- Follow BMP’s for agricultural practices that are established by USDA and NCRS
- Monitor Regional Water Council Activities

## Opportunities

- Connectivity of open spaces for potential bike/pedestrian trail to Shellman City Park

## 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.

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



Sam Sawyer House Front Door Detail

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.

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.



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

### **Needs**

- Save the historic fabric of the community (take care of historic downtown assets, protect the integrity of downtown)

### **Opportunities**

- Determine the best uses for historic vacant structures and rehabilitate identified structures.

## 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. 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, 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 civic leadership meetings held annually
- The City and County should partner on projects that cross jurisdictional lines to insure cost-effective use of resources
- Continue to work with regional entities on leadership and economic development.



River Valley Regional Commission 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 Definitions**

<b>City of Shellman</b>	
<b>Agriculture/Forestry</b>	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) agriculture, or commercial timber or pulpwood harvesting.
<b>Residential</b>	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.
<b>Commercial</b>	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.
<b>Industrial</b>	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.
<b>Park/Recreation/ Conservation</b>	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.
<b>Public/Institutional</b>	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.
<b>Transportation/ Commercial/Utilities</b>	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.
<b>Undeveloped/Vacant</b>	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**  
**Shellman Existing Land Use**

Existing Land Use (acres)	Shellman	Shellman Percent
Residential	371.68	18.36%
Multi-Family Residential	6.29	0.31%
Agriculture/ Forestry	1,344.78	66.44%
Commercial	111.01	5.48%
Industrial	13.47	0.67%
Parks/ Recreation/ Conservation	9.91	0.49%
Public/ Institutional	61.57	3.04%
Transportation/ Utilities/ Communication	102.83	5.08%
Vacant	2.67	0.13%
<b>TOTAL</b>	<b>2,024.20</b>	<b>100.00%</b>

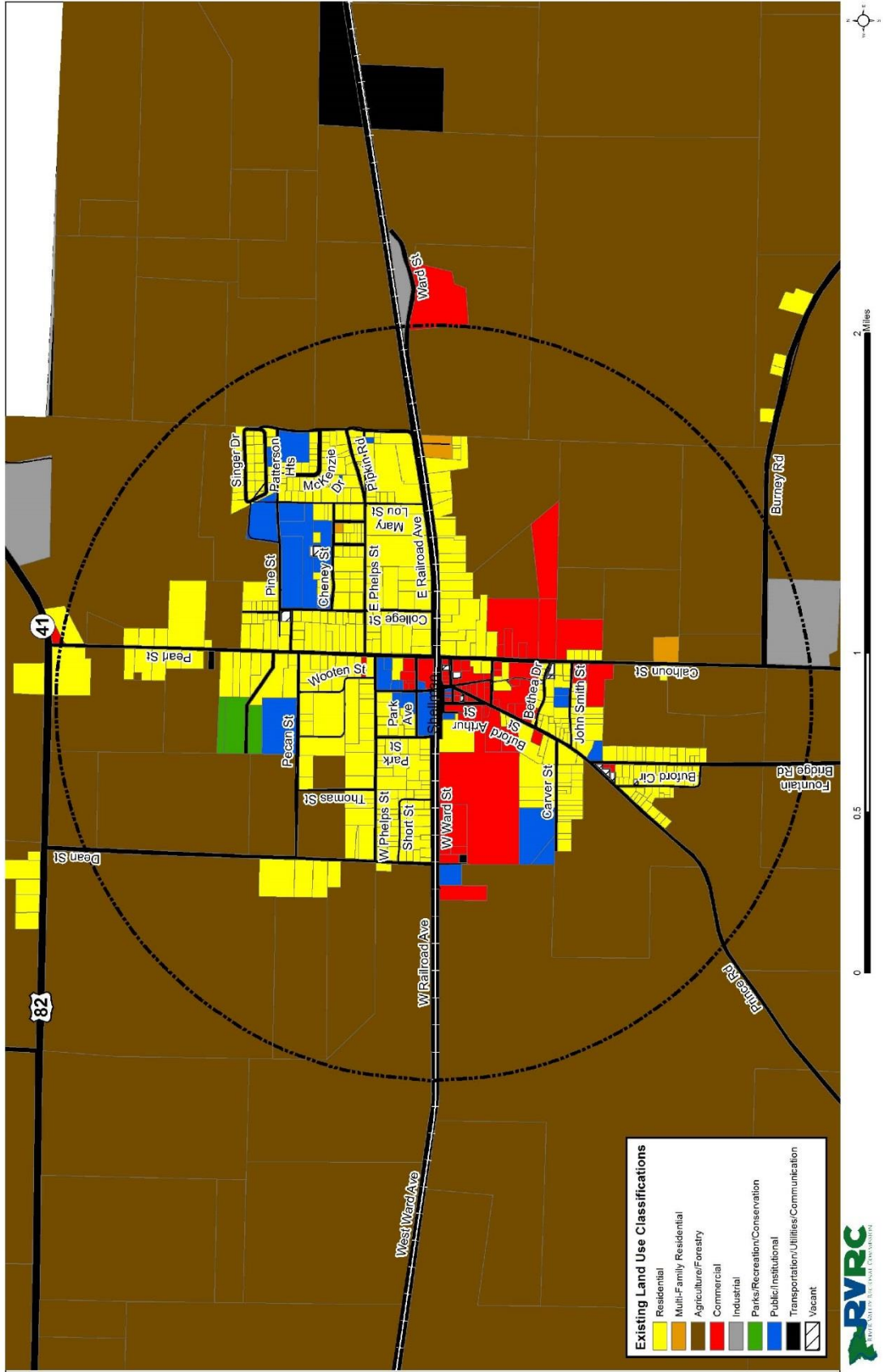
**Needs**

- Complete Comprehensive Plan
- Create an inventory of vacant sites, buildings both utilized and vacant that are available for redevelopment and/or infill development in Shellman.

**Opportunities**

- Capitalize on the Randolph County Veterans Memorial Park Area and other recreational areas
- Available Land
- Low Land Cost

# Existing Land Use Map Shellman, Georgia



## Future Land Use

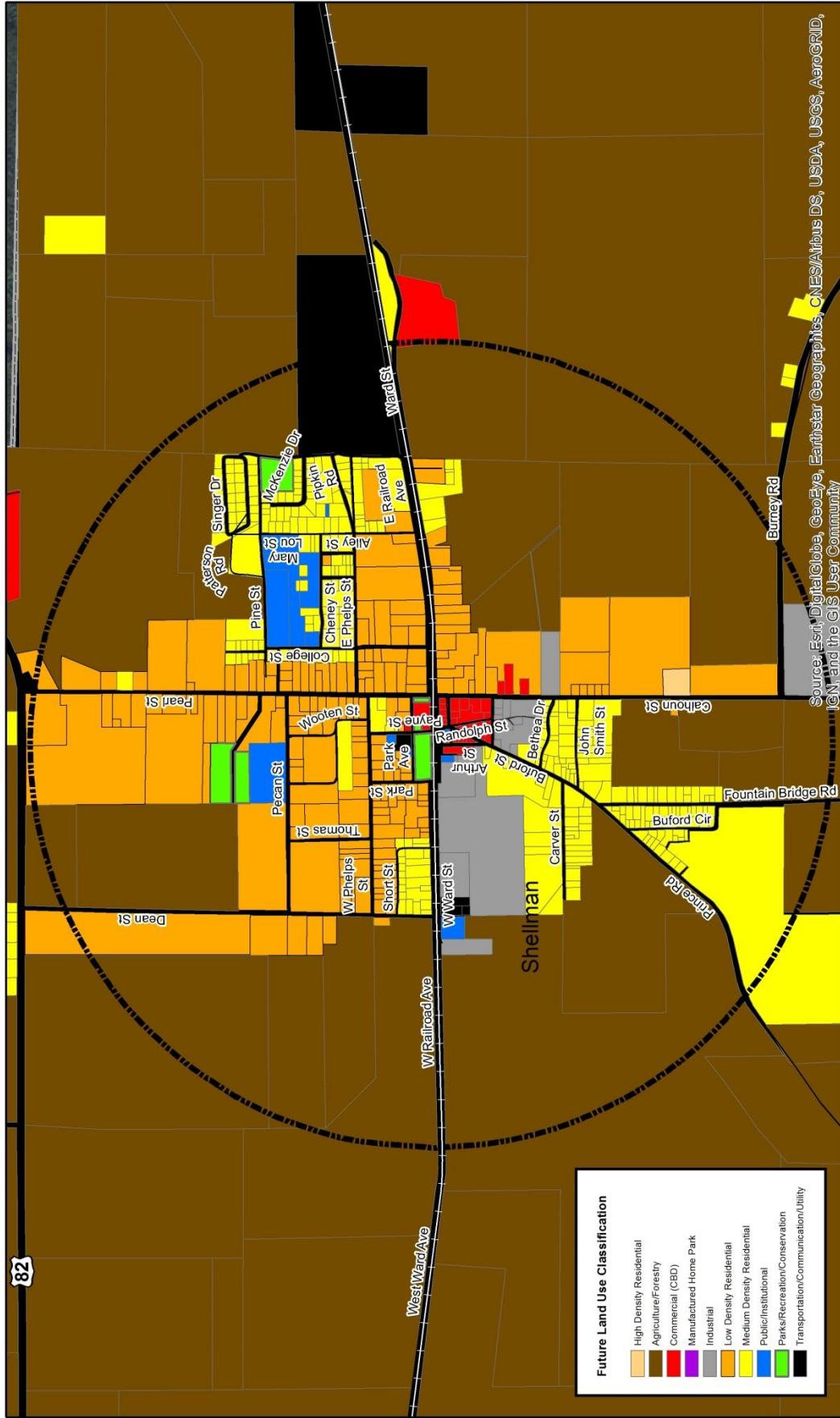
An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses 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.

<b>Table 27</b>	
<b>Future Land Use Definitions</b>	
<b>City of Shellman</b>	
<b>General Agriculture and Forestry District</b>	The agricultural district is established to maintain those areas 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.
<b>Low Density Residential</b>	The objective of this district is to preserve land areas for single dwelling units structures and to promote residential areas with low densities. These 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 which are more compatible with residential uses may be permitted on review by the city council.
<b>Medium Density Residential District</b>	The objective of this district is to provide for multiple dwelling structures in areas served by facilities and services necessary to result in efficient, but not over crowded residential development. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful and tasteful environment. Nonresidential uses permitted on review should be limited to those necessary to directly serve residents in high-density residential districts. The Medium Density Residential District should be located in areas with good proximity to central community facilities and in areas where a stable transition from one district or density or development to another is desirable.

<b>High Density Residential District</b>	The objective of this district is to promote and encourage the development of multi-dwelling unit structures in area served by facilities and services necessary to result in efficient, but not overcrowded, high-density residential development. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful and tasteful environment. Nonresidential uses permitted on review should be limited to those necessary to directly serve residents in high-density residential districts.
<b>Central Business District</b>	The objective of this district is to provide and preserve a central area of intensive commercial, financial, professional, governmental and cultural activities scaled to pedestrian needs. Uses which do not require a central location and create hazards in the performance of centralized functions are discouraged.
<b>General Commercial District</b>	The objective of this district is to provide and preserve areas for the development of general, personal service and business activities as well as those for general retail and wholesale business. 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 arterial streets or collector streets and the associated street network.
<b>Industrial District</b>	The industrial district is established to provide areas 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 uses permitted in this district be confined within buildings so as to minimize the effects upon adjacent development and uses. 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.
<b>Manufactured Housing Unit District-Parks</b>	The objective of this district is to provide areas within the city for the placement of manufactured housing units and parks which are designed for the placement of manufactured housing units.
<b>Park/Recreation/Conservation</b>	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, gold courses, recreation centers or similar uses.
<b>Public/Institutional</b>	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.
<b>Transportation/Commercial/Utilities</b>	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.

# Shellman, Georgia Future Land Use Classification



**Future Land Use Classification**

High Density Residential
Agriculture/Forestry
Commercial (CBD)
Manufactured Home Park
Industrial
Low Density Residential
Medium Density Residential
Public/Institutional
Parks/Recreation/Conservation
Transportation/Communication/Utility

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





## Areas Requiring Special Attention

### *Significant Natural Resources*

Shellman 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. Shellman 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. One of the more prominent cultural resources is the Shellman Depot. The train depot in Shellman was constructed by the Central of Georgia Railroad in 1893.



Shellman Depot

## Areas Where Development is Likely to Occur

The City of Shellman is well suited from an environmental standpoint for future development. The majority of land in Shellman has a 0% to 3% slope with the remainder of land inside the city limits at 3% to 8% with some very small pockets of land with a 8% to 15% slope. Furthermore there are only four small wetland areas and one flood plain area inside the city limits. Shellman is however located in a higher pollution susceptibility groundwater recharge area and much of the land in Shellman is considered prime farm land.

Areas where development is most likely to occur in Shellman is on land located along U.S. Highway 82. The slopes in this area are between 0%- 3%, there are no wetland areas, flood

plains or prime farm area concerns. This area has available land and water/public sewer availability. U.S. Highway 82 also has a good traffic count (3,777 VPD) as well. Infill development is also possible with many vacant lots and farm land inside the city and water and sewer available.

Although the City of Shellman is a small area, and is perhaps mostly residential or agricultural in nature, efforts can be and are made to attract viable business and job opportunities, as well as attract redevelopment to key elements of the city.

### **Areas Where Development May Outpace Available Facilities and Services**

Areas where development is most likely to occur that could also outpace available facilities and services in Shellman is the intersection of Pearl Street and U.S. Highway 82 and along the U.S. Highway 82 corridor north of the city limits of Shellman. This area has available land and water/public sewer available. U.S. Highway 82 has a sizeable (3,770 ADT) traffic count as well at the Pearl and U.S 82 intersection. A combination of several smaller businesses would add stress to the existing water and sewer systems provided by the City of Shellman.

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

All communities have areas of disinvestment or areas in need of improvement; and Shellman is no different. As they grow, market forces will take care of (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 Shellman is 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. Areas of concern include the downtown area of Shellman and a few residential areas. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage and sewer, as well as street disrepair. Shellman is taking steps to remedy these problems by applying for various funding opportunities. The City of Shellman is currently reviewing their downtown areas and various adjoining properties in an effort to re-develop these troubled areas and provide opportunities to better housing and bringing in the commercial element.

In-fill opportunities exist in and around the city of Shellman. The availability of water and sewer in Shellman make in-fill opportunities more likely. Not only is infill development more likely in Shellman but higher density development is likely due to the availability of water and sewer. Shellman elected officials need to identify key vacant lots that could be used as public park/open space for neighboring residents.

## Brownfields

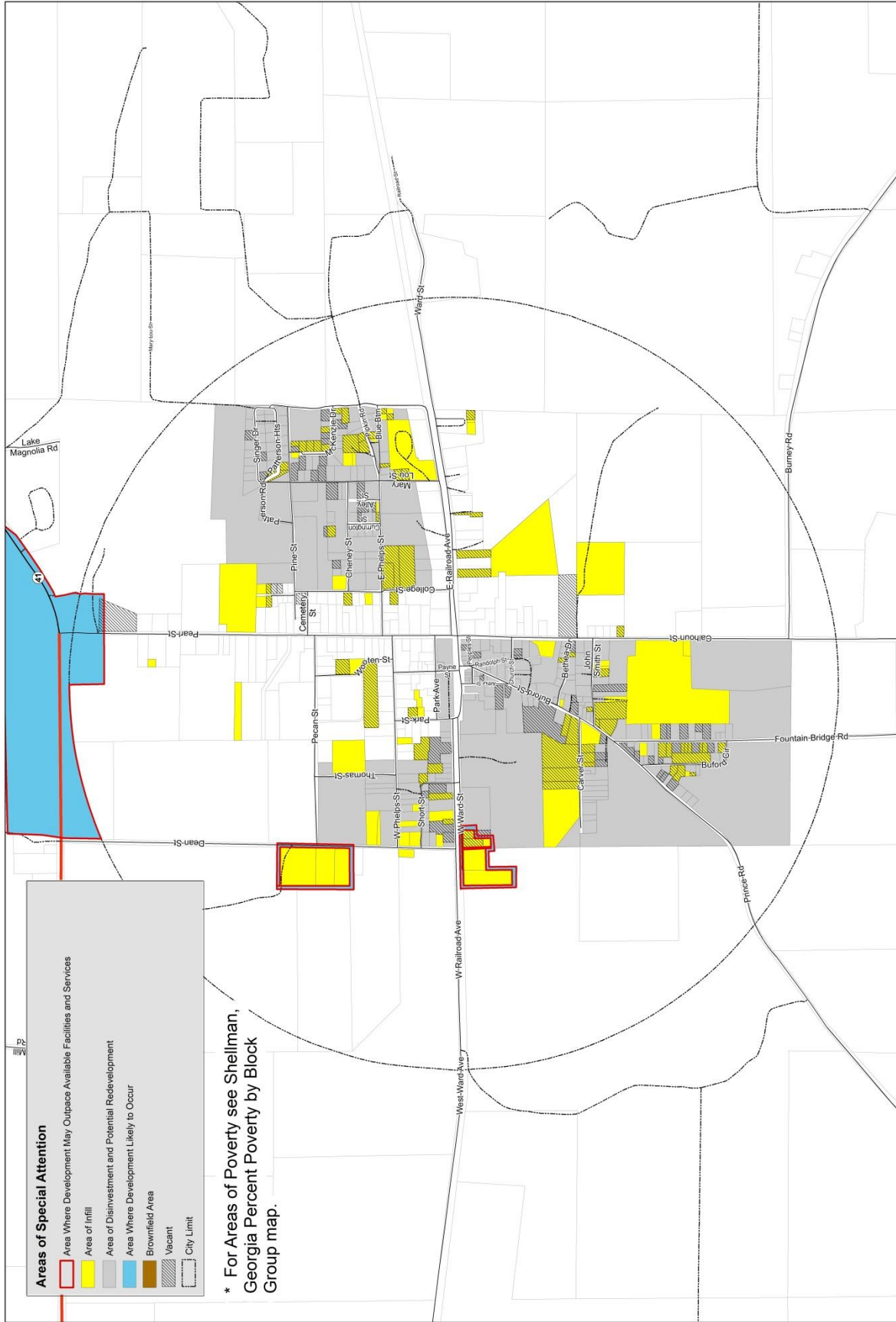
In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfield's are the potential 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 or identified brownfields listed for the City of Shellman on the Environmental Protection Agency's Superfund list. Potential Brownfields in Shellman consist mostly of abandoned industrial/agricultural properties, a few old abandoned gas stations.



Example: Abandoned Agricultural Facility



**Shellman, Georgia**



## Vision Statement

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.



From Left to Right: Jimmy Bradley, Randolph County BOC Chairman; Paul Langford, City of Shellman Mayor; Steve Whatley, City of Cuthbert Mayor

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.



3. 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

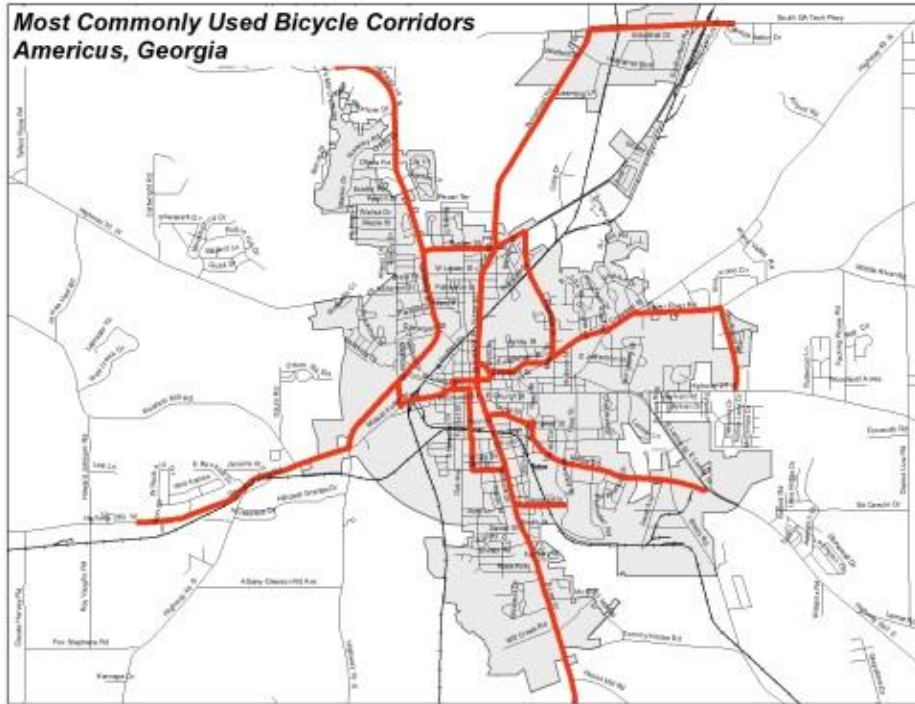
4. Ensure that development is done in a manner that serves to limit the impact on environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.



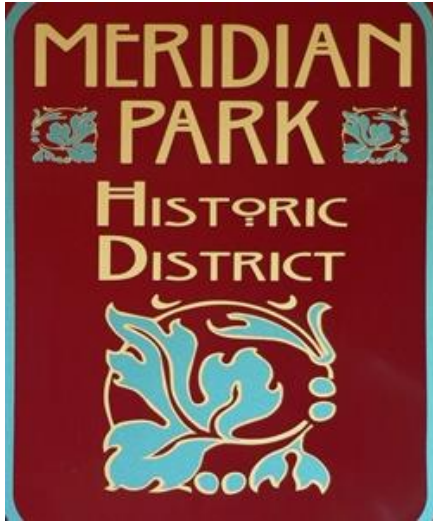
Example of a Conservation Subdivision



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



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

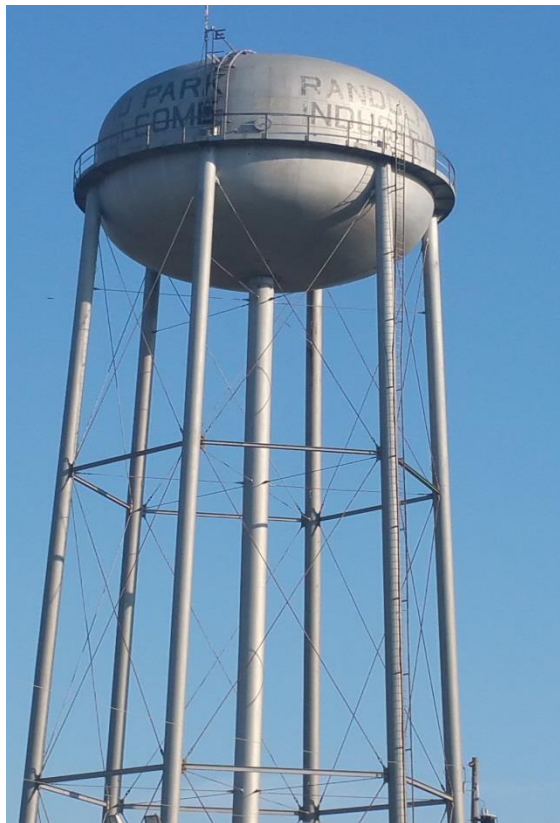


Example of Active Historic Downtown  
(Americus, photo courtesy of Allen Forrest)

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

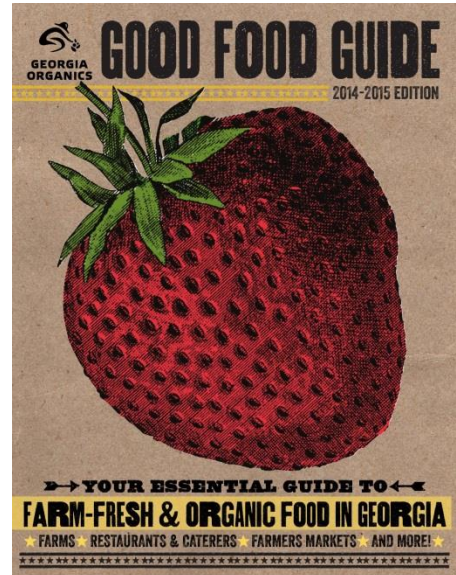
8. Capitalize on agricultural expansion opportunities.



Agri-Tourism in South Georgia



Example of a Farmer's Market with Locally Grown Produce



# REPORT OF ACCOMPLISHMENTS

# **CITY OF SHELLMAN**

## **Report of Accomplishment (ROA)**

### **Five Year Implementation Plan**

**2012-2016**

**SHELLMAN CWP ROA**

**Community Facilities**

<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
Coordinate and continue to enforce storm water management regulations with Cuthbert and Randolph County	Completed	
Maintain public facilities and services, including water, medical, ambulance, schools, etc. as economic conditions allow.	Completed	
Construct sidewalks in, in Shellman to better connect people to places	Underway	2019
Purchase ditch witch trenching machine	Not Accomplished. No longer an activity Shellman intends to undertake.	Cheaper to rent a trenching machine.
Construct Welcome sign on U.S. 82	Underway	2018
Continue efforts to replace awnings on downtown buildings	Underway	2019
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	No Accomplished. No longer an activity Shellman intends to undertake.	
Develop solar system as alternative energy source.	Underway	2022
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to area climate.	No Accomplished. No longer an activity Shellman intends to undertake.	Existing streets lined with trees. Development is one or two houses a year. Existing lots done as infill.
Update SDS as part of the full plan update.	Underway	2017
Add more fire hydrants throughout the city	Completed	
Add sidewalk from Southwood Apartments to Piggly Wiggly grocery store	Underway	2020
Plant trees in park fronting downtown	Completed	
Refurbish old water tanks	Underway	2021
Repair storm drains in Blue Bottom	Underway	2022

<b>Economic Development</b>		
<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
Finish purchase of US 27 property	Completed	
Continue to market the 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	
Support small business enterprise in the city.	Completed	
Promote tourism in Shellman and Randolph County. Increase Shellman marketing efforts by expanding city web services, Randolph County web services and using RVRC web services.	Completed	
Provide education opportunities to learn about the development process.	Not Accomplished. No longer an activity Shellman intends to undertake.	Development is limited to one or two houses a year. No need to learn about the development process.
Write a redevelopment plan to aid in redevelopment of downtown and surrounding areas. Use low interest rate loans and other revitalization techniques as development incentives.	Completed	
<b>Housing</b>		
<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
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.	Completed	
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.	Underway	2022
Continue to implement code enforcement program	Completed	
Continue to increase home ownership opportunities. Link city website to DCA website Housing Initiatives and Programs.	Underway	2018
Create housing communities rather than housing developments, retro fit existing housing areas if possible.	Not Accomplished. No longer an activity Shellman intends to undertake.	Residential development is single family on existing road frontage. Move new development do as infill.
Continue to support code enforcement program	Completed	



Develop an infill development strategy in the city as it looks to lower the cost of land and utilizes existing city infrastructure.		
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	2018
	Underway	2018
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	
Work with state and national land programs to preserve environmentally important areas.	Not Accomplished. No longer an activity Shellman intends to undertake.	Development is minimal. Not a threat for any environmentally sensitive areas. Shellman will sue State law and adopt environmental policies to aide in the protection of natural resources.
Acquire the Oliver Hall property.		
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	Completed	

<b>Land Use</b>		
<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
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	2017
Develop ordinances to regulate the aesthetics of development in our highly visible areas.	Not Accomplished. No longer an activity Shellman intends to undertake.	Council is not interested at this time to add additional development regulations.
Develop a guidebook that illustrates the type of development wanted in the community.	Completed	
<b>Transportation</b>		
<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
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	
Continue to repave city roads	Underway	2019, 2020 (Depends on street)
Construct Welcome sign on U.S. 82	Underway	
Streetscape, Pearl Street to HWY82 on Dean Street	Underway	2022
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. No longer an activity Shellman intends to undertake.	Will use Regional Bike Plan as a template. Will however do a preliminary review of possible bike/pedestrian routes in Shellman in 2020.
<b>Intergovernmental</b>		
<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
Create Regional Ambulance Service	Completed	
Support regional E-911 communication, cooperation and facilities	Completed	
Continue to support Randolph County Chamber of Commerce.	Completed	
Support the Randolph County Development Authority.	Completed	
Support the Southwest Georgia Development Authority.	Completed	
Support Hwy 27 Association	Completed	
Continue to lobby and support the four-lane expansion of US 82.	Completed	

# COMMUNITY WORK PROGRAM

# **CITY OF SHELLMAN**

## **Community Work Program**

### **Five Year Implementation Plan**

**2017-2022**

CITY OF SHELLMAN				
COMMUNITY FACILITIES				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Refurbish old water tank to maintain as a tourist attraction	2020	City of Shellman	\$160,000	City of Shellman
Repair storm drains in Blue Bottom	2022	City of Shellman	\$50,000	City of Shellman, DCA CDBG
Continue efforts to replace canvas awnings on downtown buildings with metal or some other durable material.	2019	City of Shellman	\$15,000	City of Shellman
Develop solar system as alternative energy source for city facilities	2022	City of Shellman	\$550,000	City of Shellman
Need to replace well on Pearl Street	2018	City of Shellman	\$150,000	City of Shellman, CDBG
ECONOMIC DEVELOPMENT				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete Grow Randolph Initiative	2019	Randolph County, City of Cuthbert, City of Shellman, Randolph Chamber of Commerce	\$10,000	Randolph, Cuthbert, Shellman, Randolph Chamber of Commerce, Ga Dept. of Tourism
Actively market the SOWEGA STEM Charter School. Promote School on City, County, Chamber of Commerce, Newsletter	2018	Randolph County, City of Cuthbert, City of Shellman, Randolph Chamber of Commerce	\$5,000	Randolph County, Cuthbert, Shellman, Randolph Chamber of Commerce
Expand the Arts in Shellman, work with the Randolph Arts Council and the Charter School located in Shellman, as well as Andrew College to rehabilitate vacant historic and non-historic structures in Downtown which can then be used for art events	2022	City of Shellman, Randolph Chamber of Commerce	\$200,000	Shellman, Randolph Chamber of Commerce
Construct Welcome sign and directional/informational signs on U.S. 82	2018	City of Shellman	\$5,000	City of Shellman
Promote tourism in Shellman and Randolph County. Increase Shellman	2018	City of Shellman	\$2,000	City of

marketing efforts by expanding city web services, with a link to the Randolph County Chamber of Commerce web site. Emphasize the development friendly nature of the Shellman and Randolph County.				Shellman
HOUSING				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
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.	2022	City of Shellman	\$500,000	Shellman, DCA (CDBG)
Link city website/Randolph Chamber web site to DCA website Housing Initiatives and Programs.	2018	City of Shellman	\$1,000	Shellman
EDUCATION				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
<ul style="list-style-type: none"> <li>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)</li> </ul>	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
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. Add community natural resource conservation and protection language to our stream monitoring program presentations as well as distribute a guideline brochure.  2. Create a county/city 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 presentations as well as distribute a guideline brochure.	2018,	City of Shellman, RVRC	\$5,000	City of Shellman, RVRC
Finish list of historic structures and vacant properties Identify possible bike/pedestrian routes And ways to connect those routes to existing park	2019	Randolph County Chamber of Commerce	\$10,000	Randolph County Chamber of Commerce
Meet twice a year with Randolph County BOC Chairman Jimmy Bradley to stay abreast of USDA, NCRS and the Middle Chattahoochee Regional Water Council activities.	2020	River Valley Regional Commission, Shellman	\$ 5,000	RVRC, DCA
	2018,2019, 2020,2021, 2022	City of Shellman, Mayor	\$500	City of Shellman

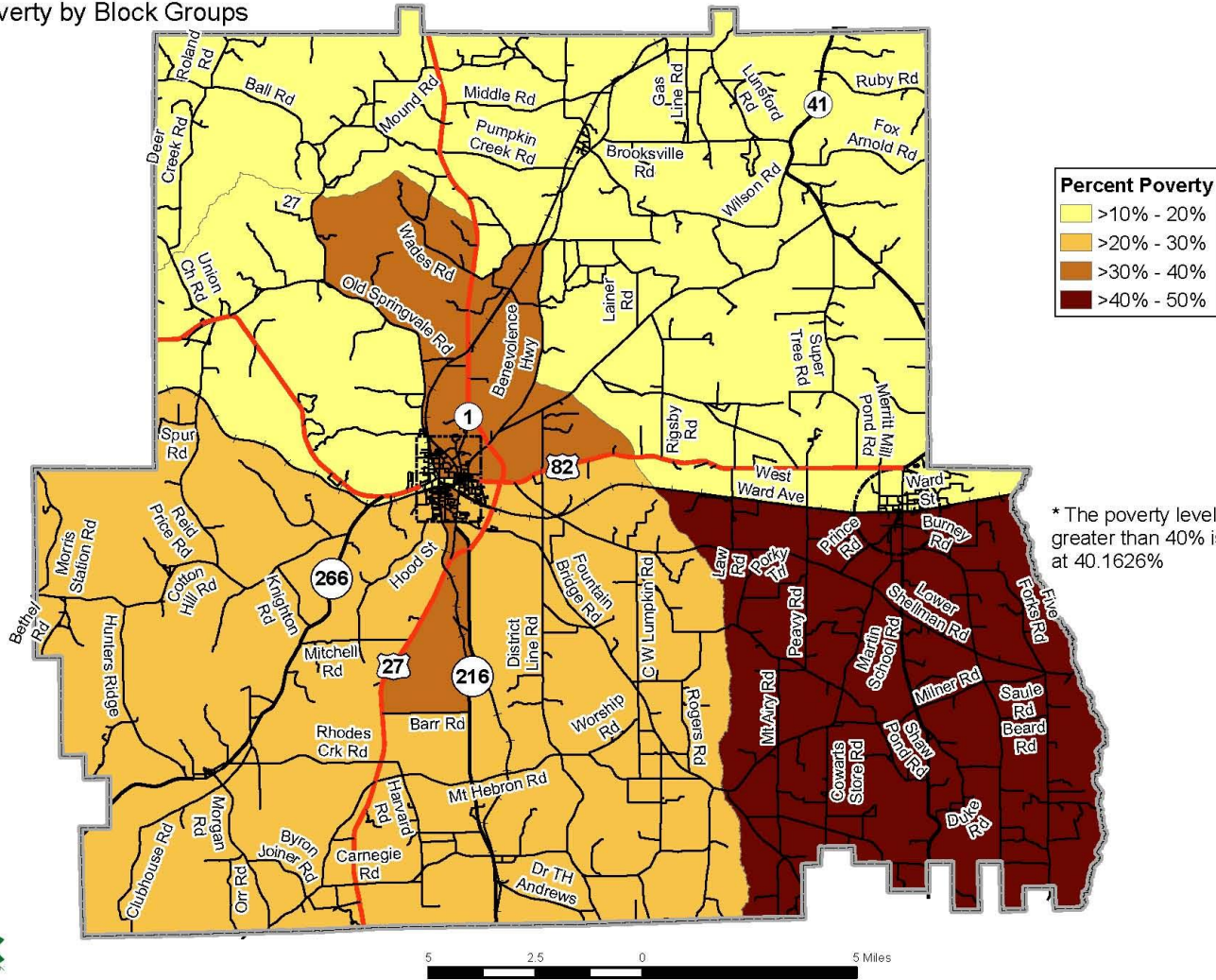
LAND USE				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Update Comprehensive Plan	2017	City of Shellman,	0	DCA
Create an inventory of vacant sites, buildings both utilized and vacant that are available for redevelopment and/or infill development in Cuthbert and Shellman.	2018	Downtown Development Committee of Grow Randolph	\$10,000	City of Cuthbert, City of Shellman
Capitalize on the Randolph County Veterans Memorial Park and other recreational parks by developing additional bike/pedestrian trails that connect to the Veterans Memorial Park and other park/recreational areas. Complete a preliminary review of possible bike /pedestrian routes in Shellman that can connect to Veterans Memorial Park	2020	City of Shellman, RVRC	\$5,000	City of Shellman
TRANSPORTATION				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Construct sidewalks in, in Shellman to better connect people to places : Add sidewalk along Dean Street to the Apartments and repave Dean Street	2019	City of Shellman	\$250,000	City of Shellman, TE or TIA
Add sidewalk from Southwood Apartments to Piggly Wiggly grocery store	2021	City of Shellman	\$50,000	City of Shellman, DOT TE
Resurface Downtown Street Roads including the roads in in front of the Back Porch restaurant	2020	City of Shellman	\$200,00	City of Shellman, TE or TIA
Widen (four-lane) U.S. Hwy 82. . Invite DOT representative to update project activities in regards to US 82 widening.2022	2019	Randolph County, City of Cuthbert, Shellman	\$2,000,00 0	Randolph County, Cities of Cuthbert and Shellman, DOT, TIA
Streetscape, Pearl Street to HWY82 on Dean Street	2022	City of Shellman	\$125,000	City of Shellman, DOT TE
Complete a preliminary review of possible bike /pedestrian routes in Shellman that can connect to Veterans Memorial Park	2020	City of Shellman, RVRC	\$5,000	City of Shellman



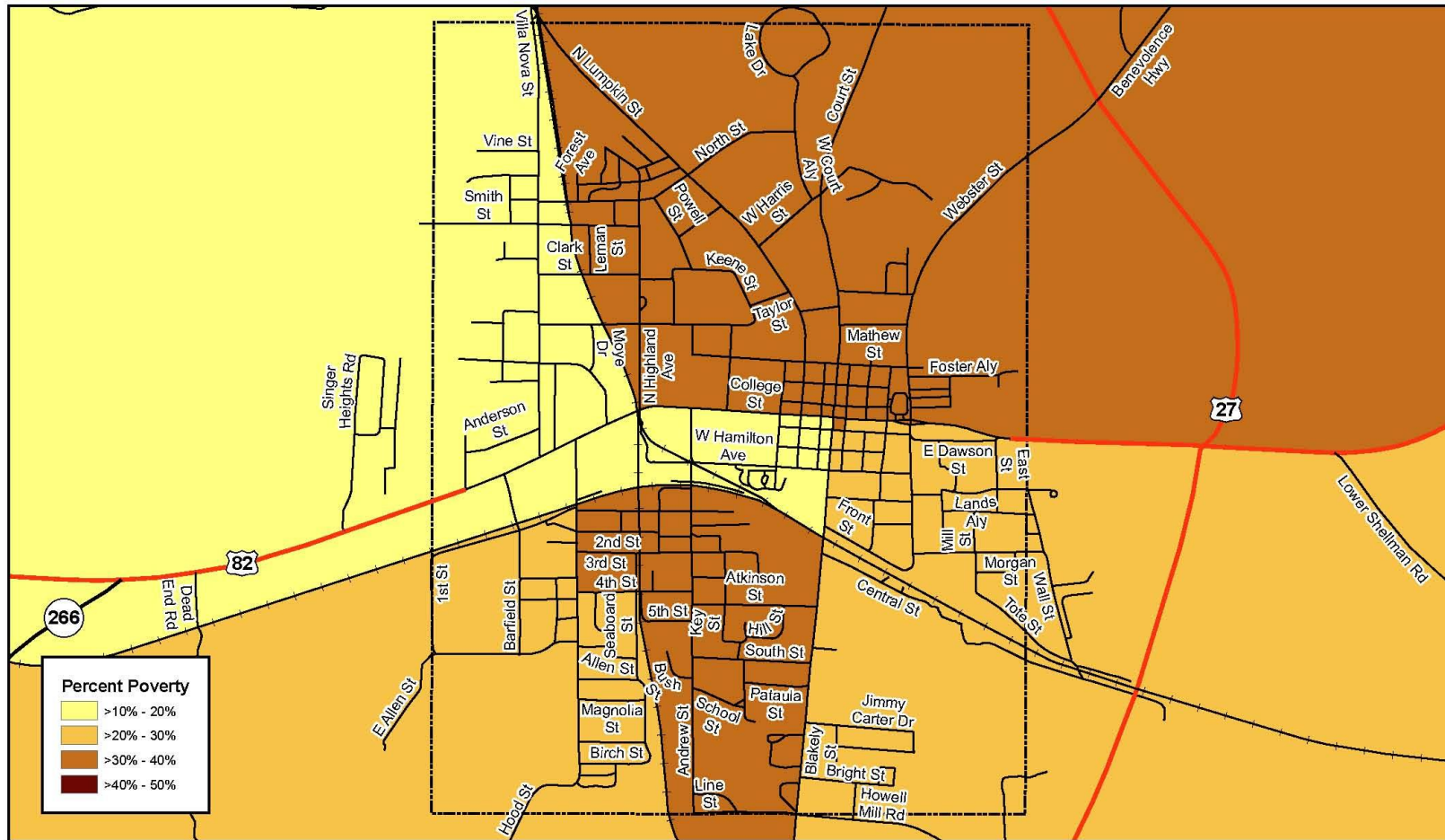
INTERGOVERNMENTAL				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Update SDS as part of the full plan update.	2017	City of Shellman	\$1,500	City of Shellman
Develop a meeting schedule for U.S. Hwy 27 Association	2018	Randolph County, Cuthbert, Shellman	\$500	City of Shellman
Complete Randolph County, Cuthbert and Shellman Pre-disaster Mitigation Plan	2019	Randolph, RVRC	\$30,000	Randolph County, GEMA

## APPENDIX: MAPS

Randolph County, Georgia  
Percent Poverty by Block Groups



## Cuthbert, Georgia Percent Poverty by Block Groups

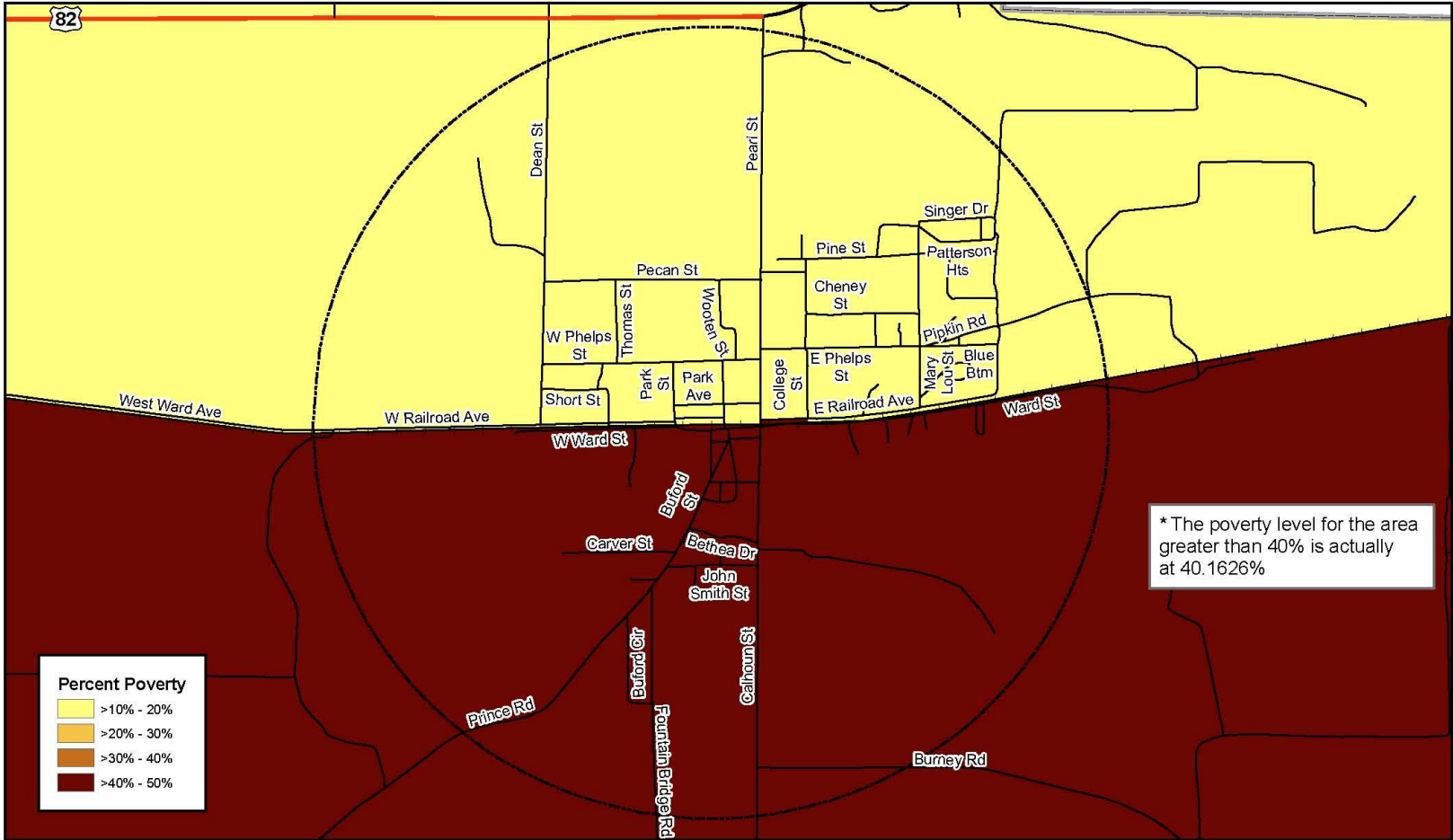


City Limits

0.5 0.25 0 0.5 Miles



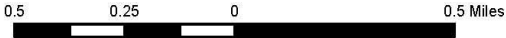
### Shellman, Georgia Percent Poverty by Block Groups



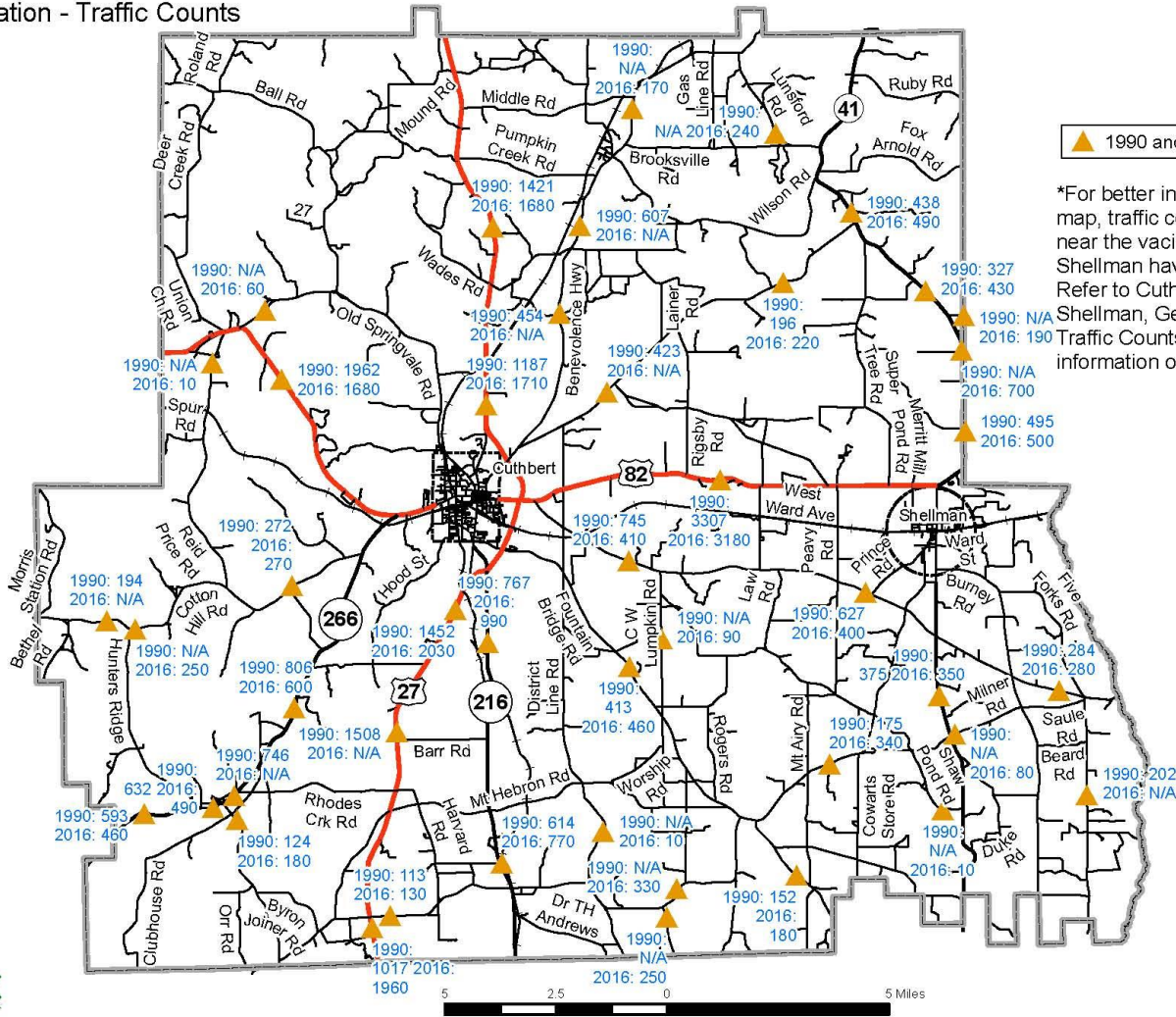
\* The poverty level for the area greater than 40% is actually at 40.1626%



City Limits

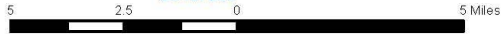


# Randolph County, Georgia Transportation - Traffic Counts

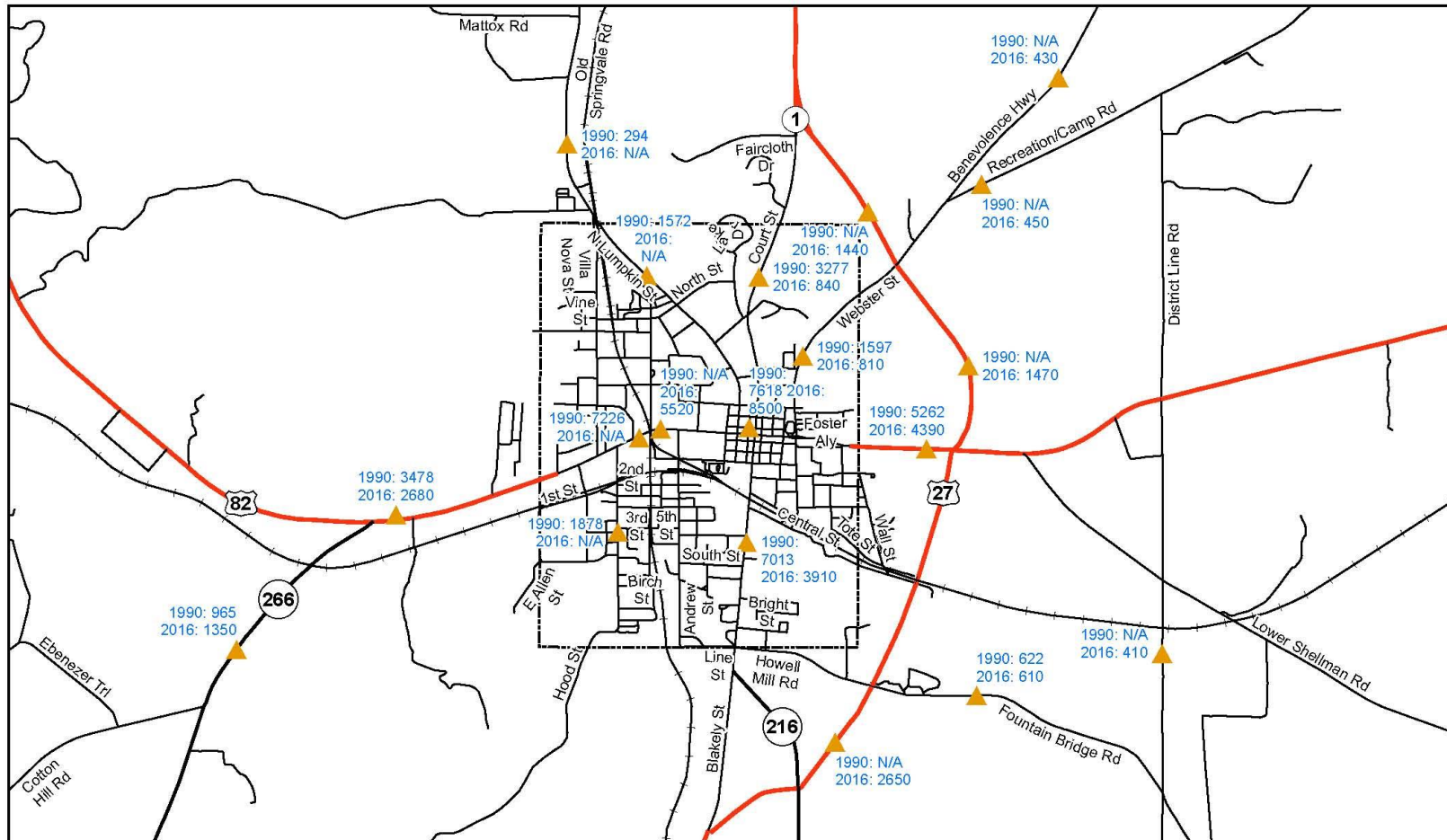


▲ 1990 and 2016 Traffic Counts

\*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.

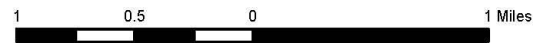


## Cuthbert, Georgia Transportation - Traffic Counts

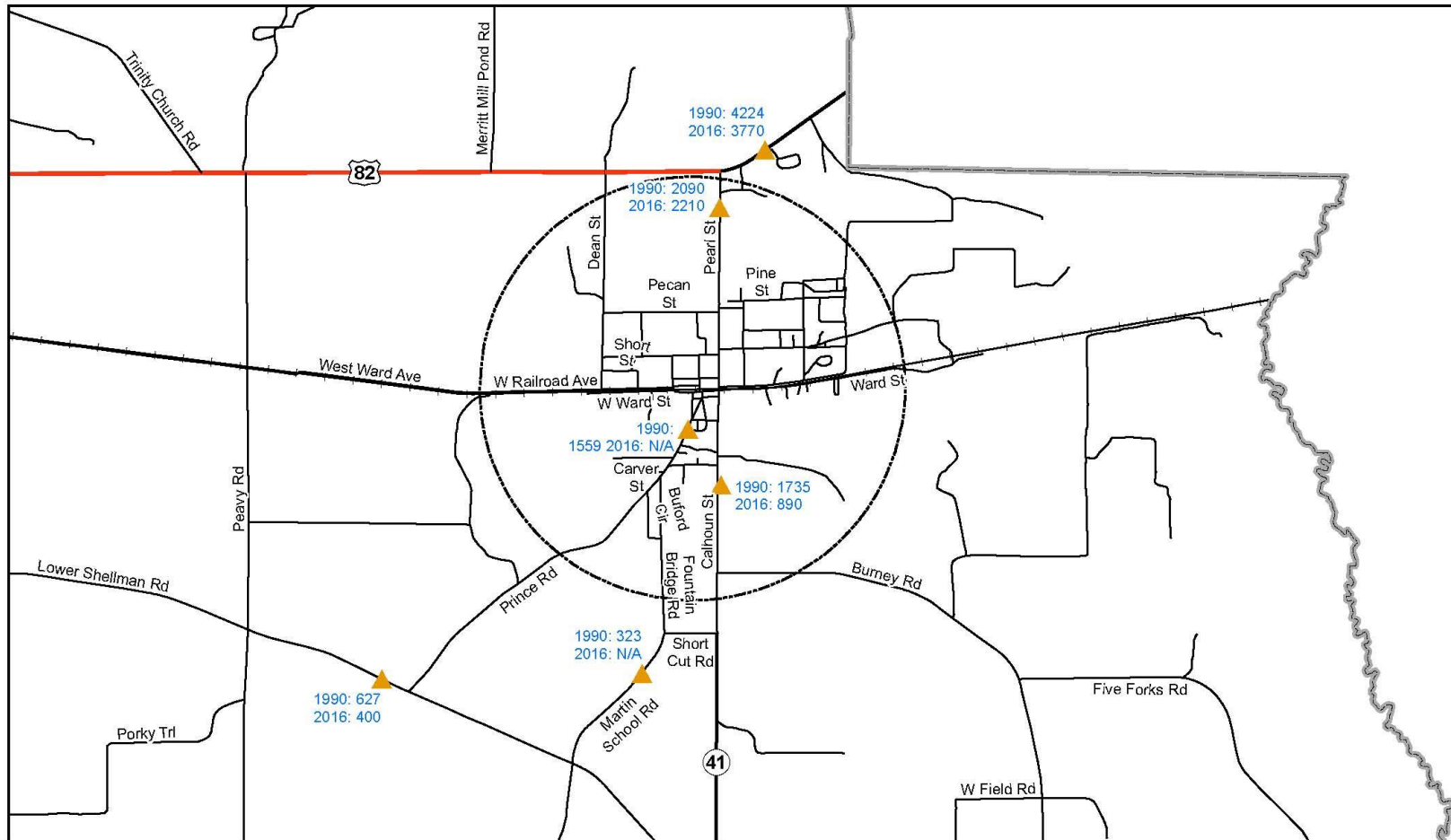


▲ 1990 and 2016 Traffic Counts

▭ City Limits

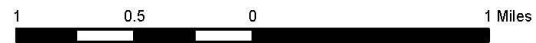


## Shellman, Georgia Transportation - Traffic Counts



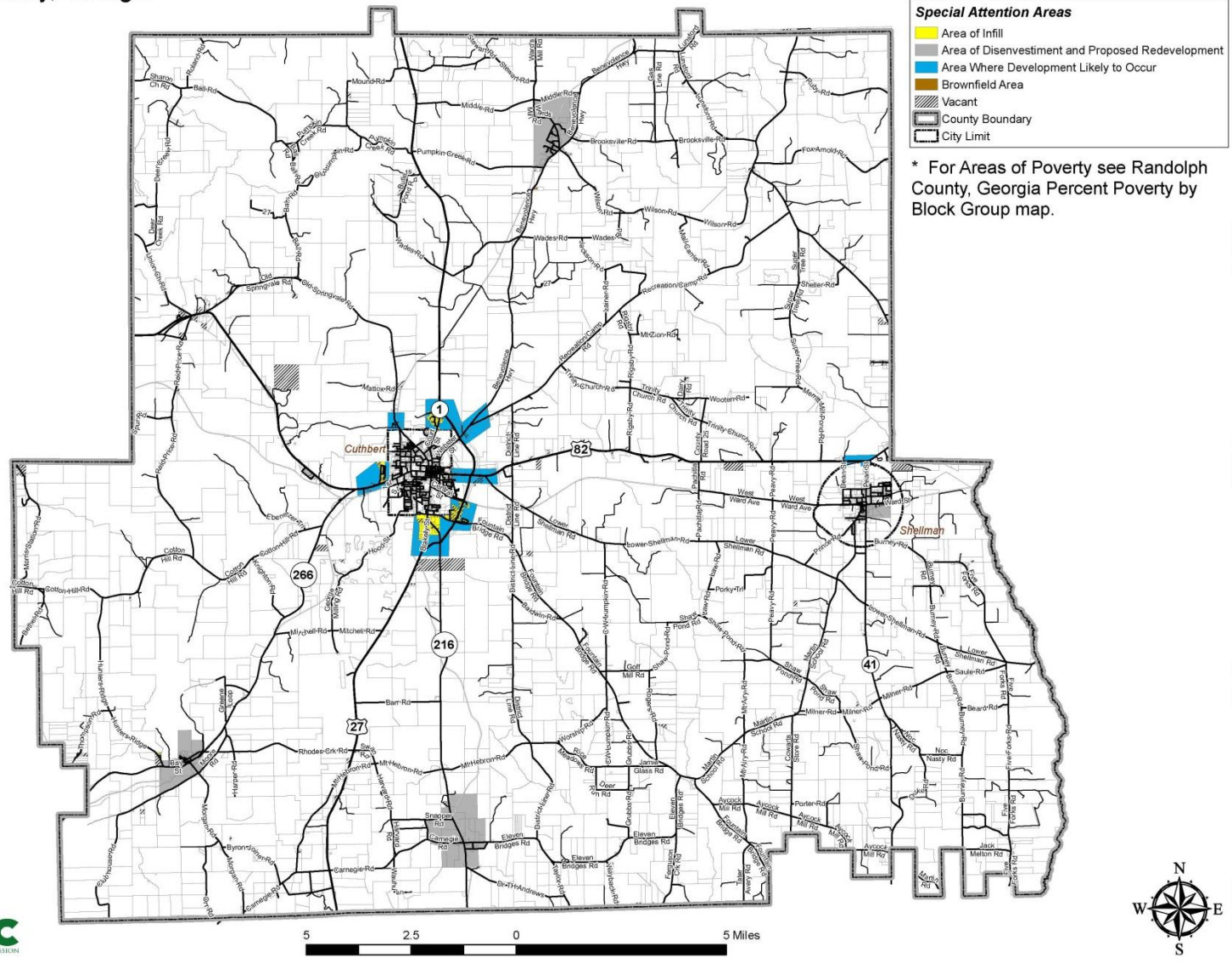
▲ 1990 and 2016 Traffic Counts

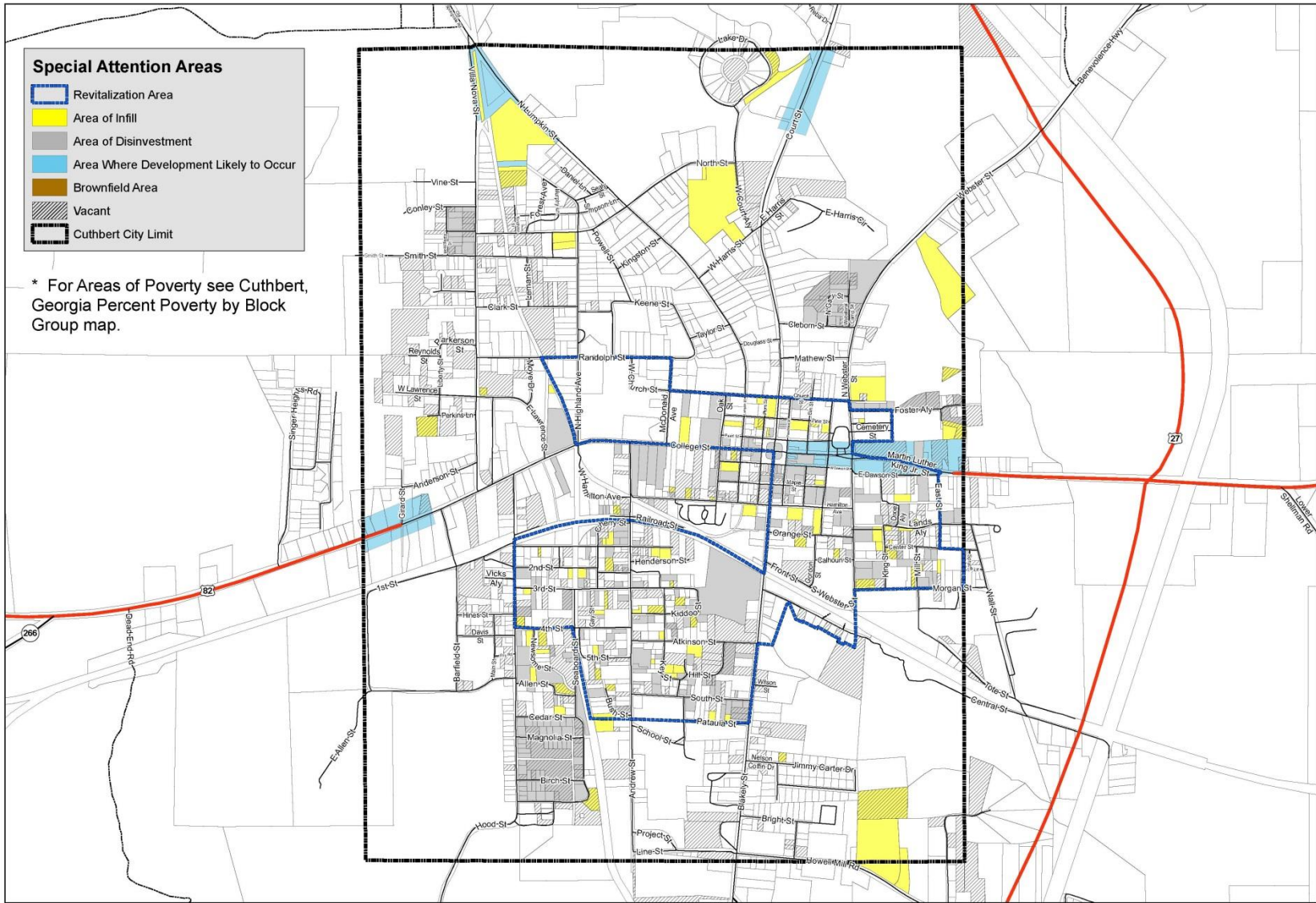
▭ City Limits





# Randolph County, Georgia





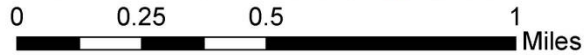
**Special Attention Areas**

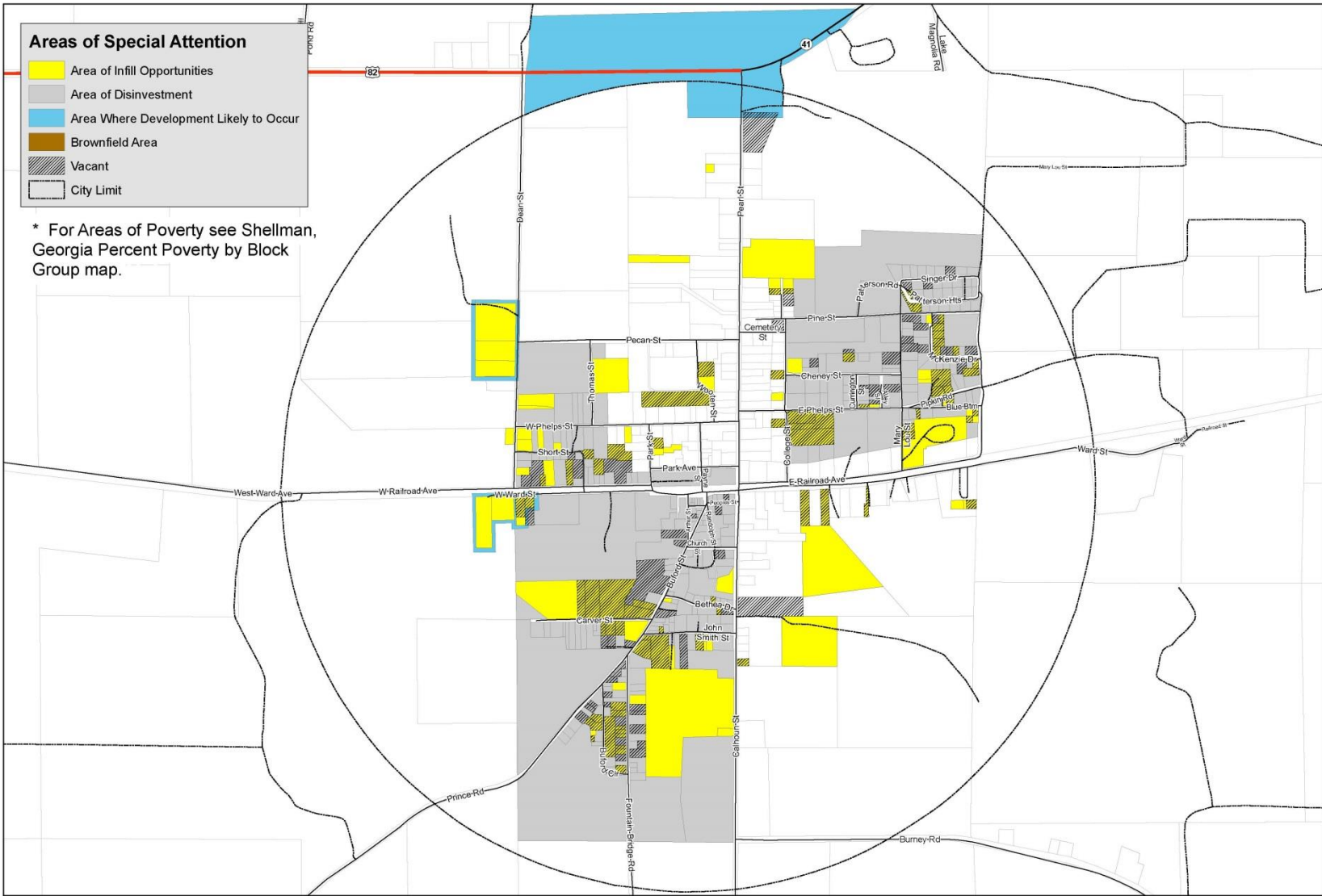
- Revitalization Area
- Area of Infill
- Area of Disinvestment
- Area Where Development Likely to Occur
- Brownfield Area
- Vacant
- Cuthbert City Limit

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

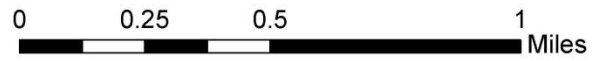


Cuthbert, Georgia

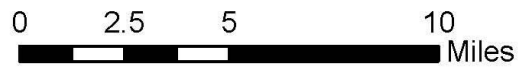
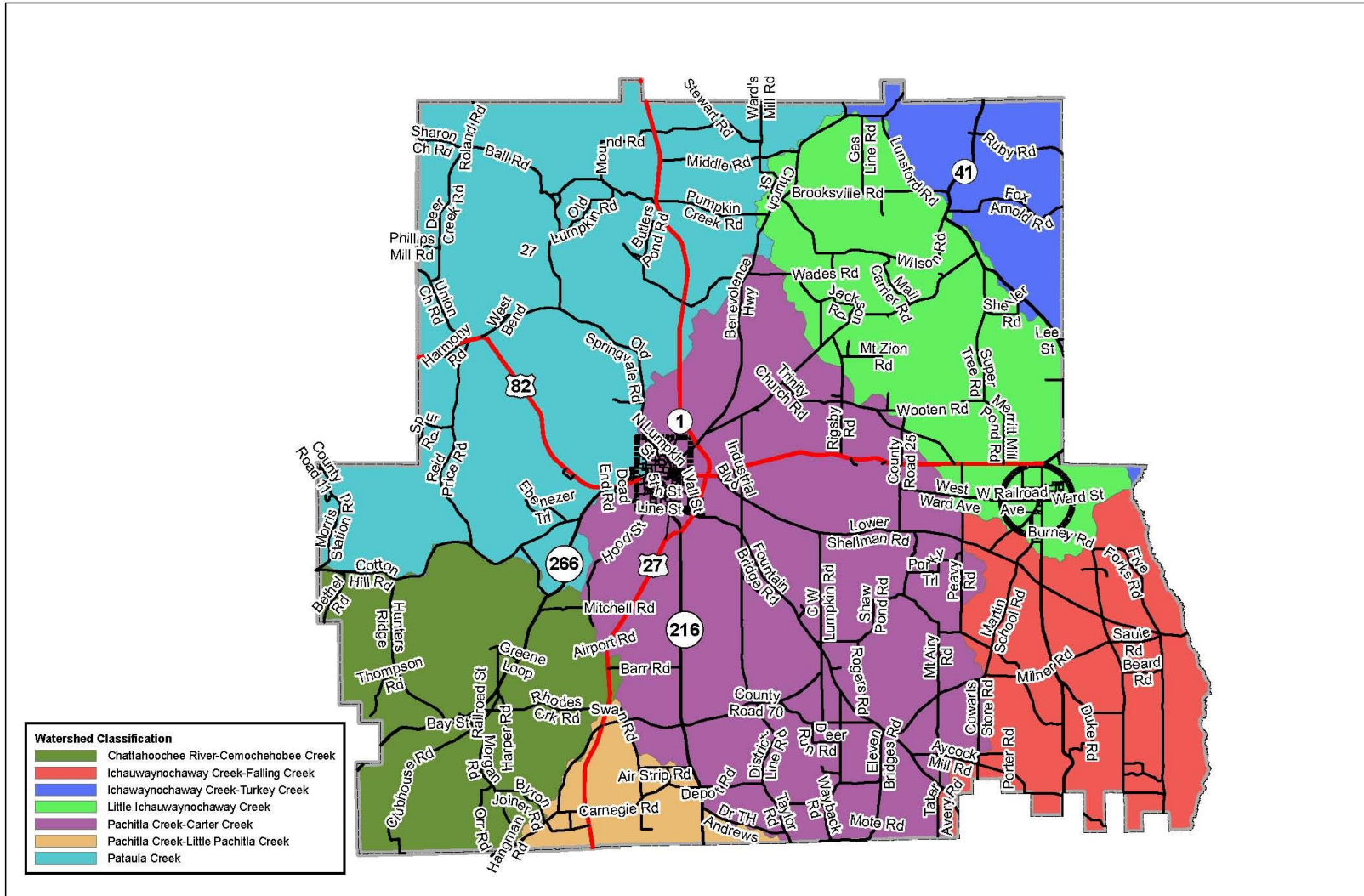




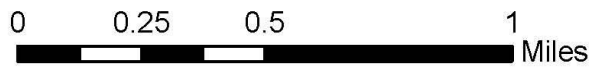
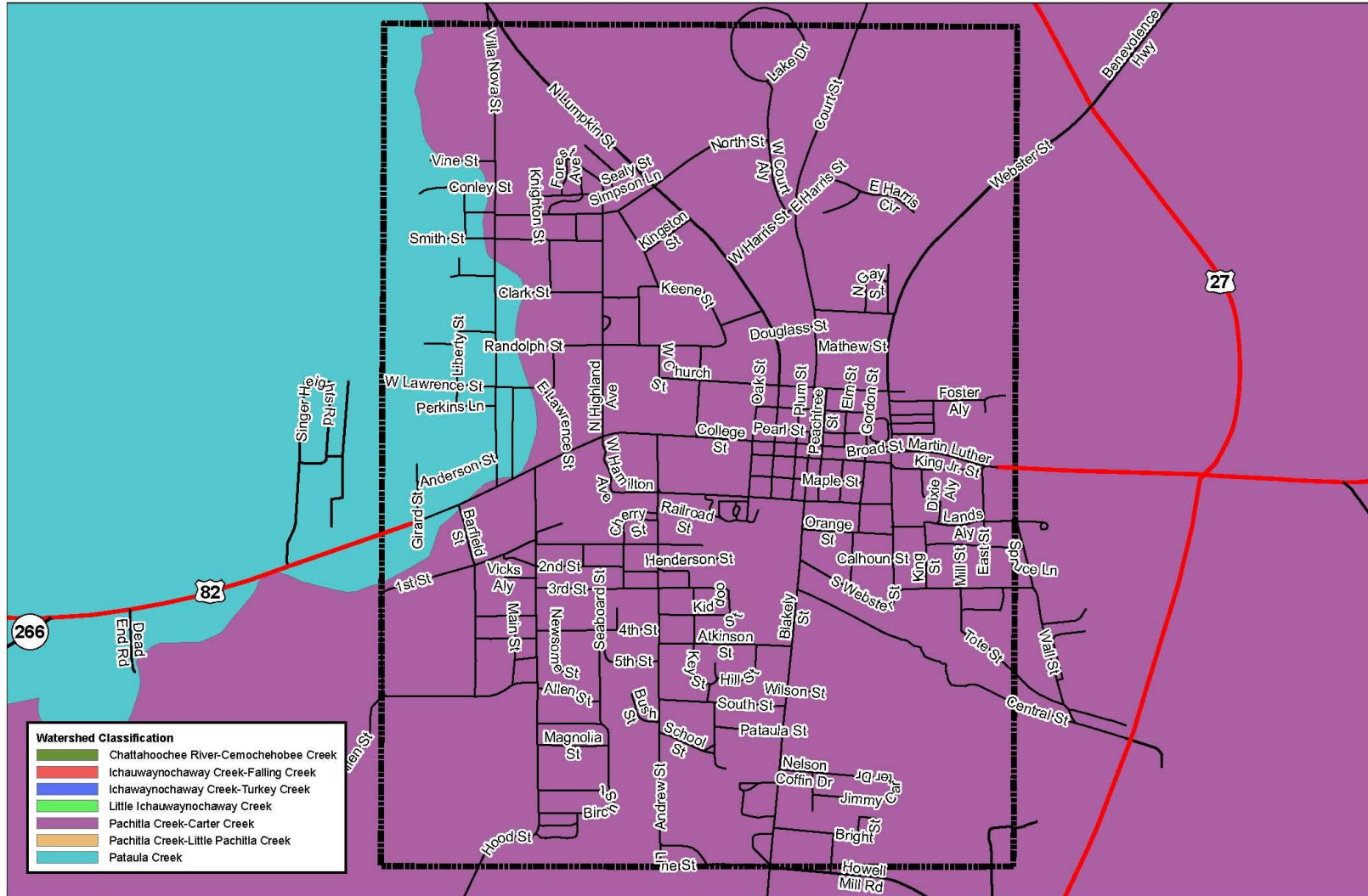
Shellman, Georgia



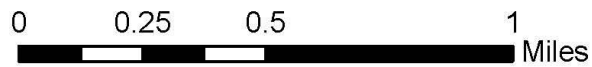
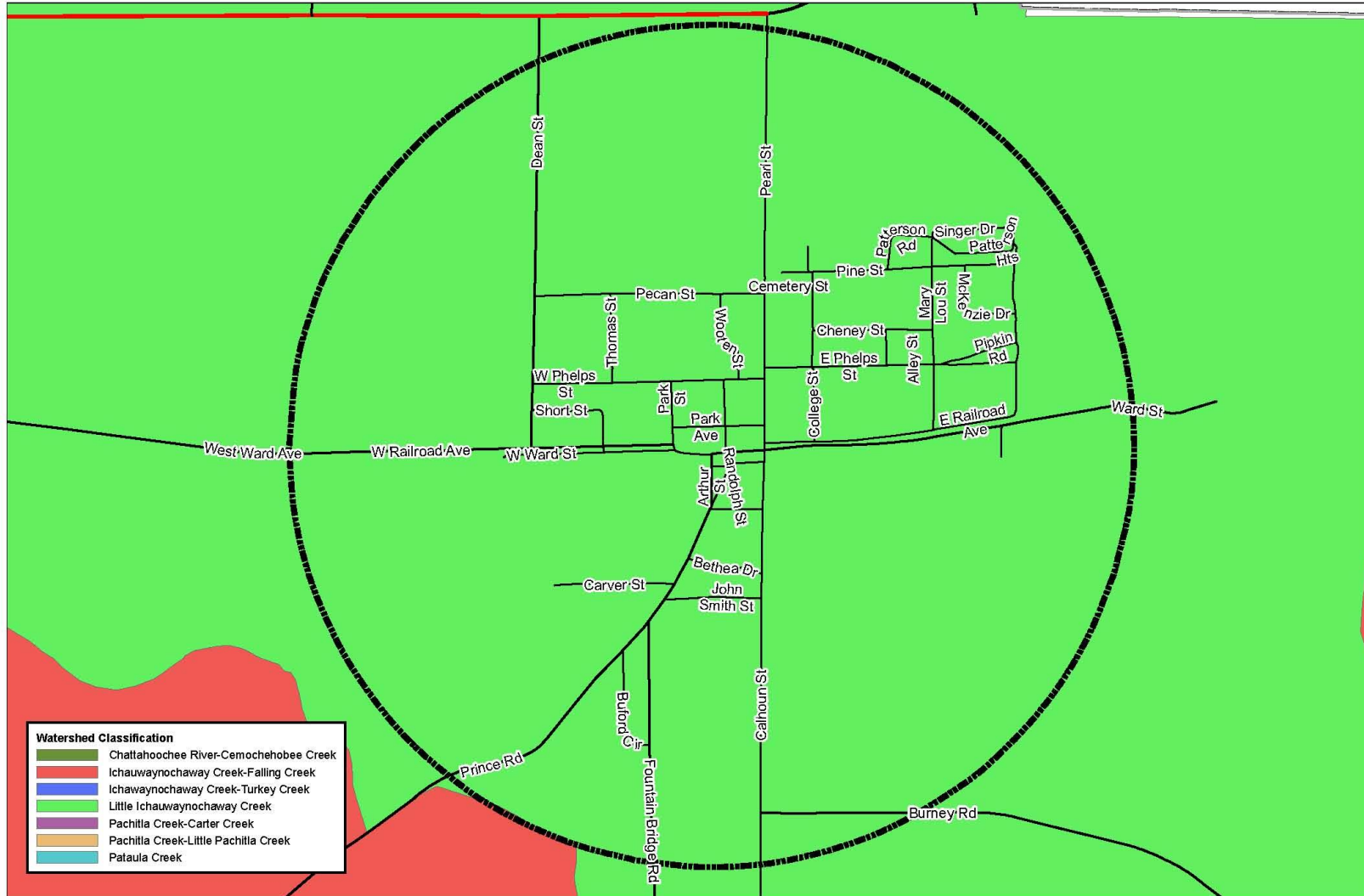
## Randolph County, Georgia Watersheds



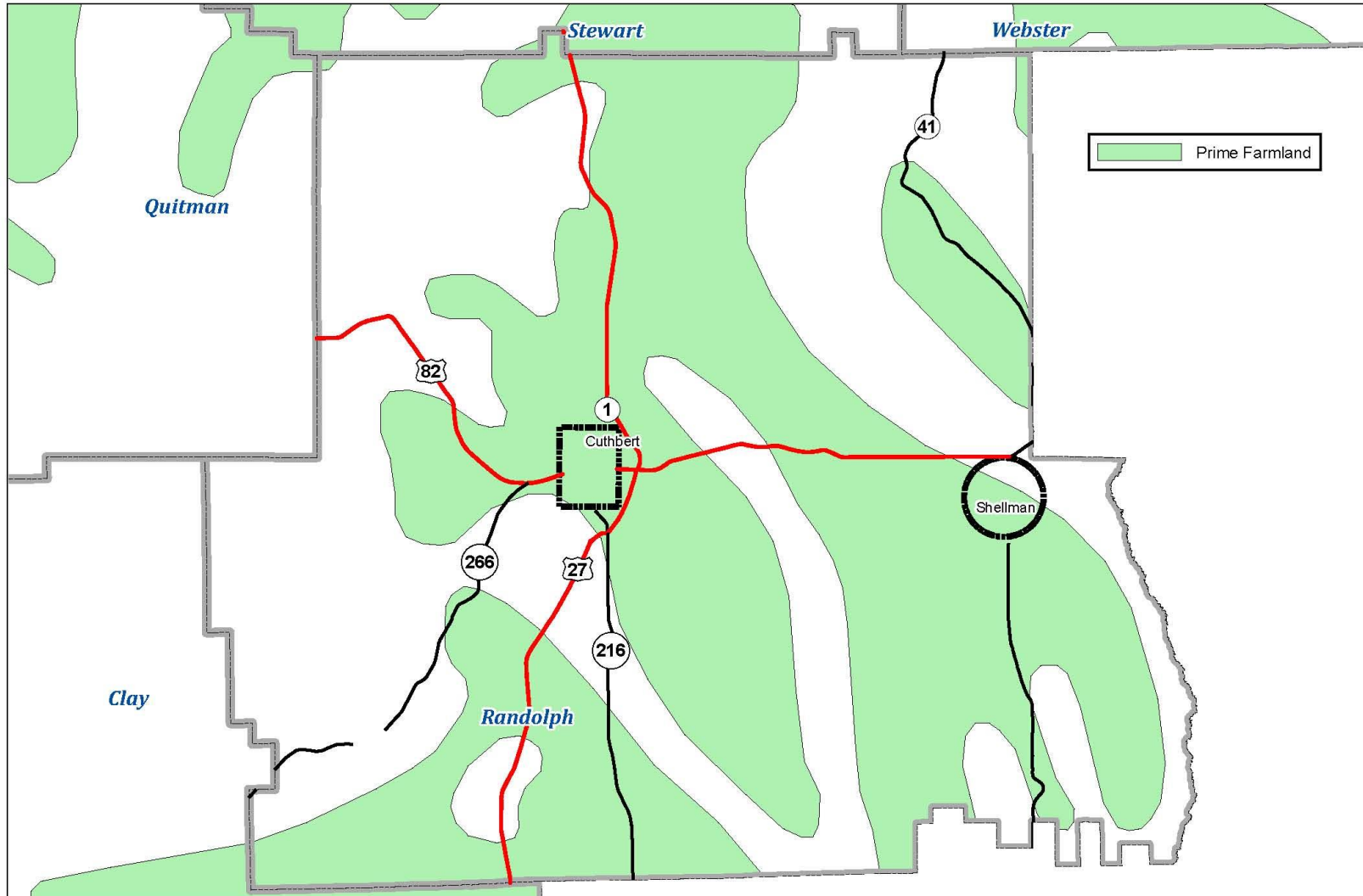
### Cuthbert, Georgia Watersheds



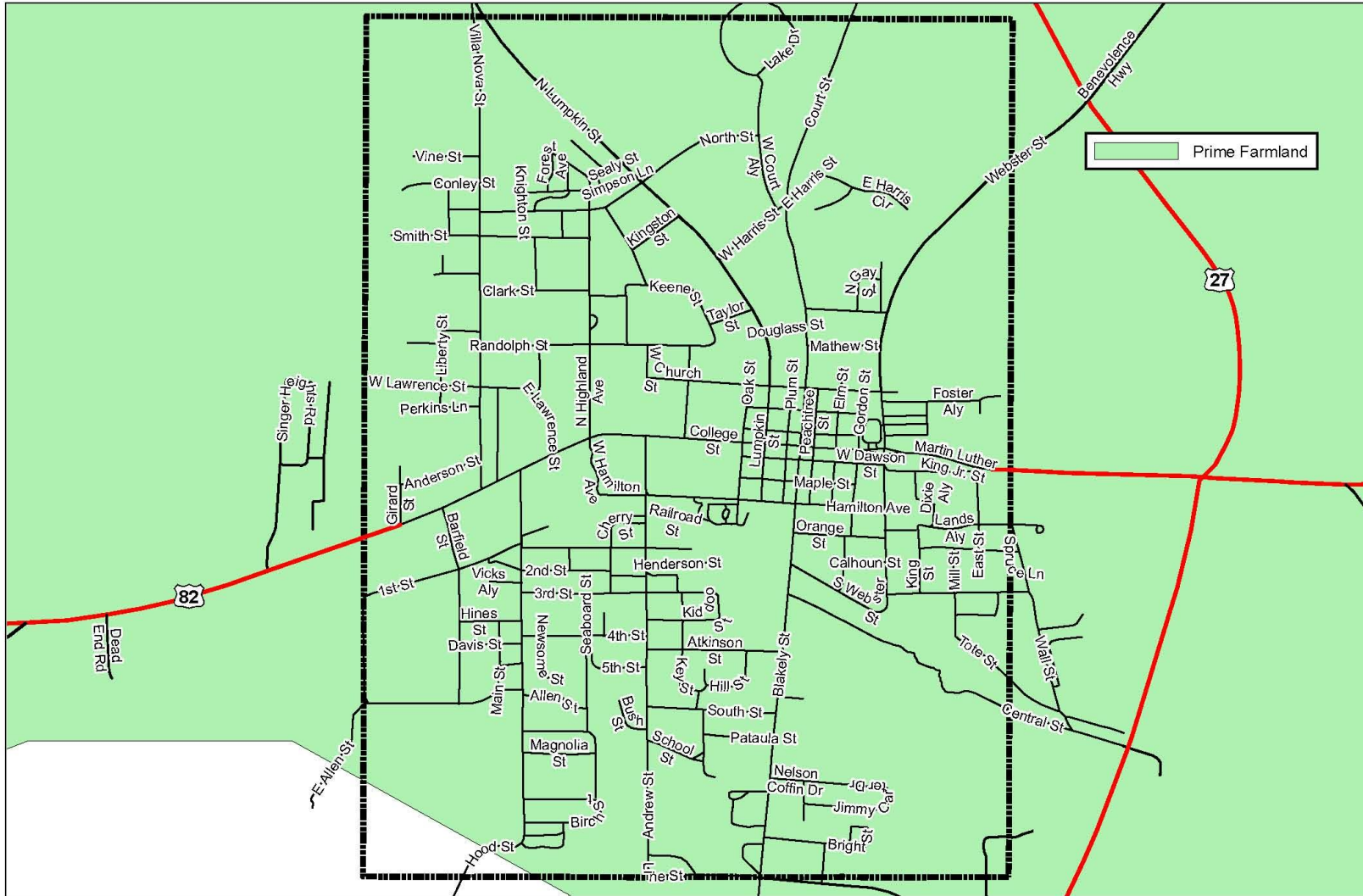
## Shellman, Georgia Watersheds



# Randolph County Prime Farmland Concentrations

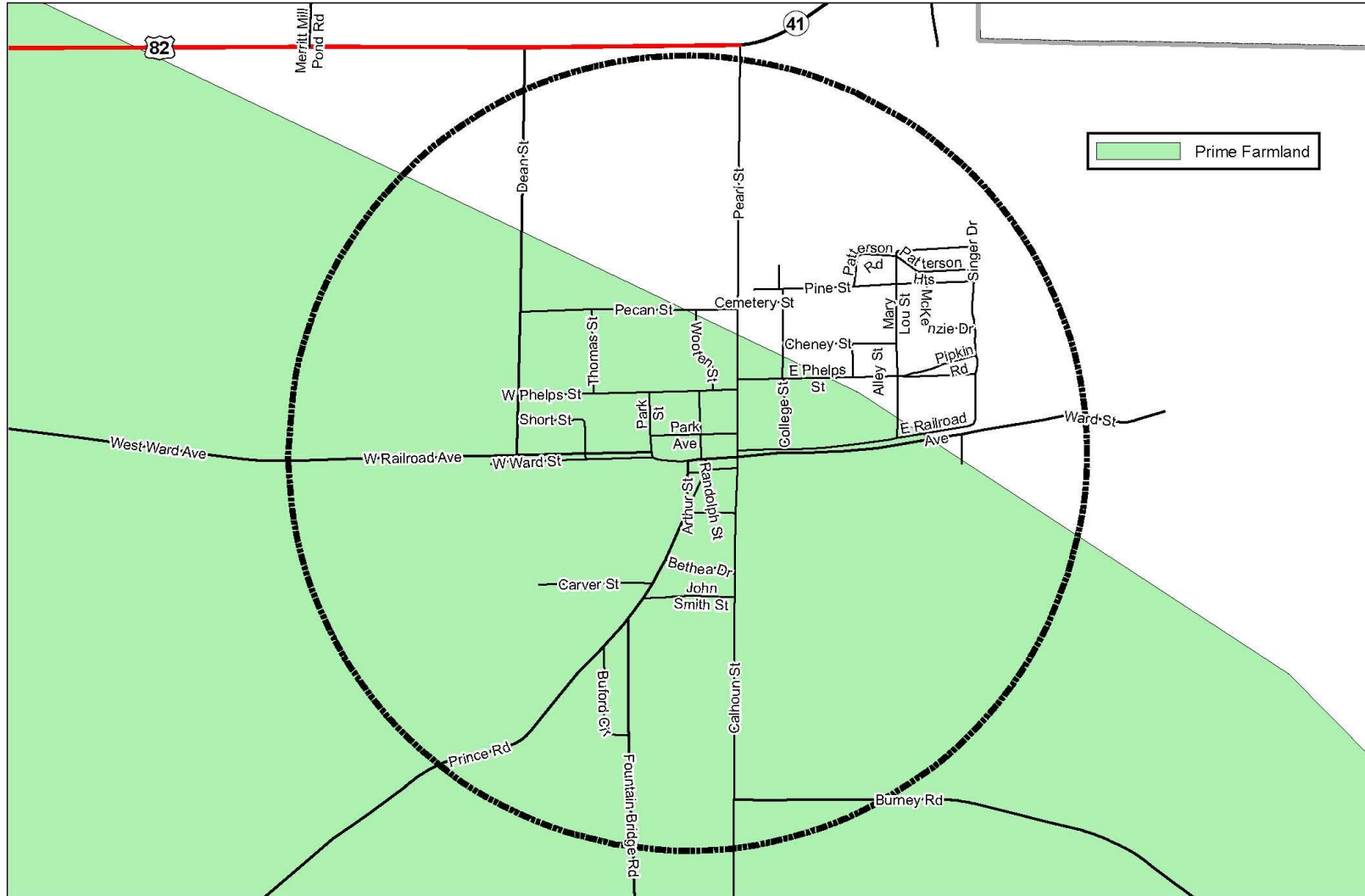


## Cuthbert, Georgia Prime Farmland Concentrations





# Shellman, Georgia Prime Farmland Concentrations

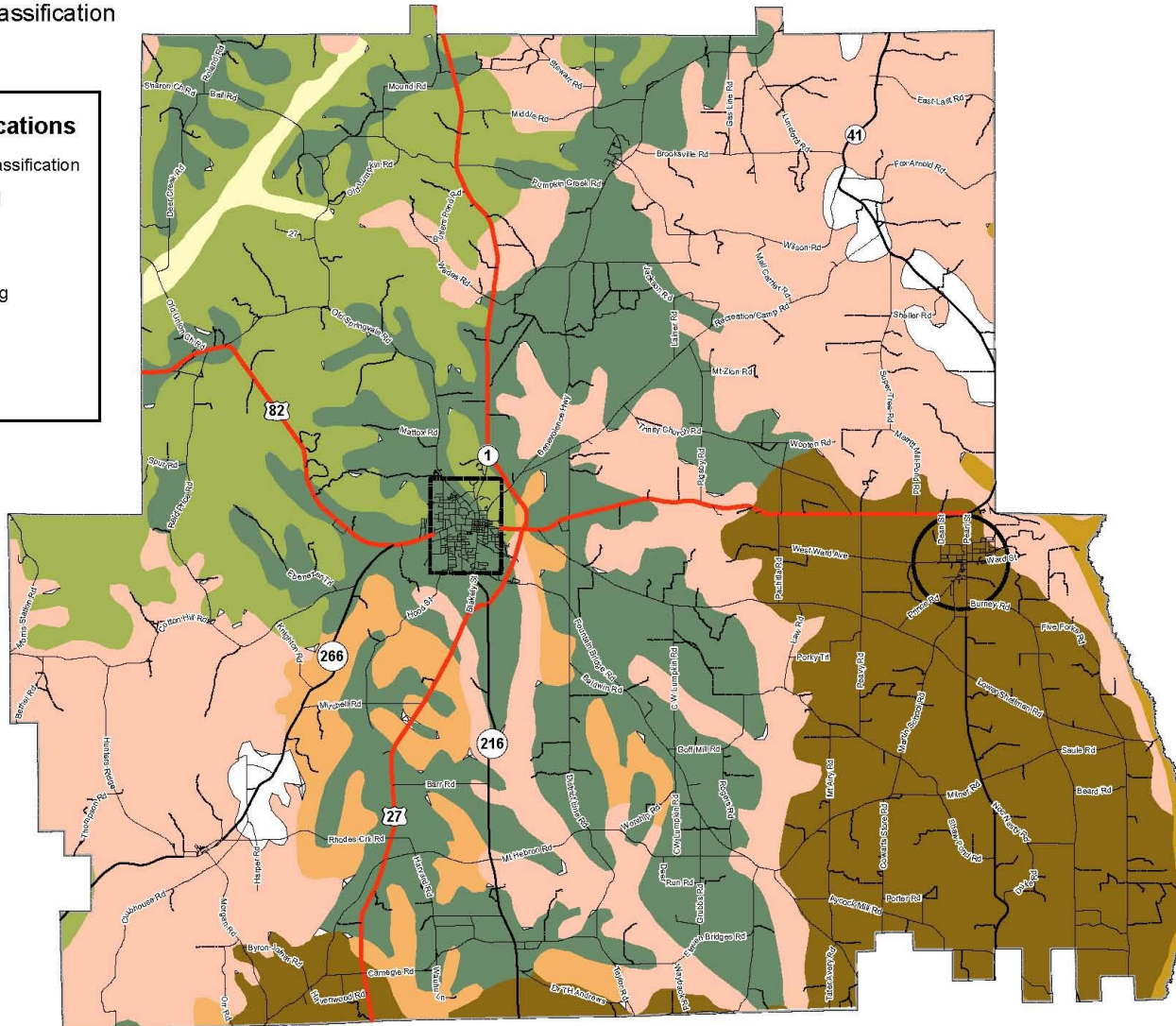


# Randolph County, Georgia

## Soil Classification

### Soil Classifications








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

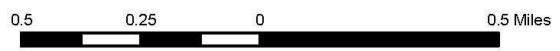
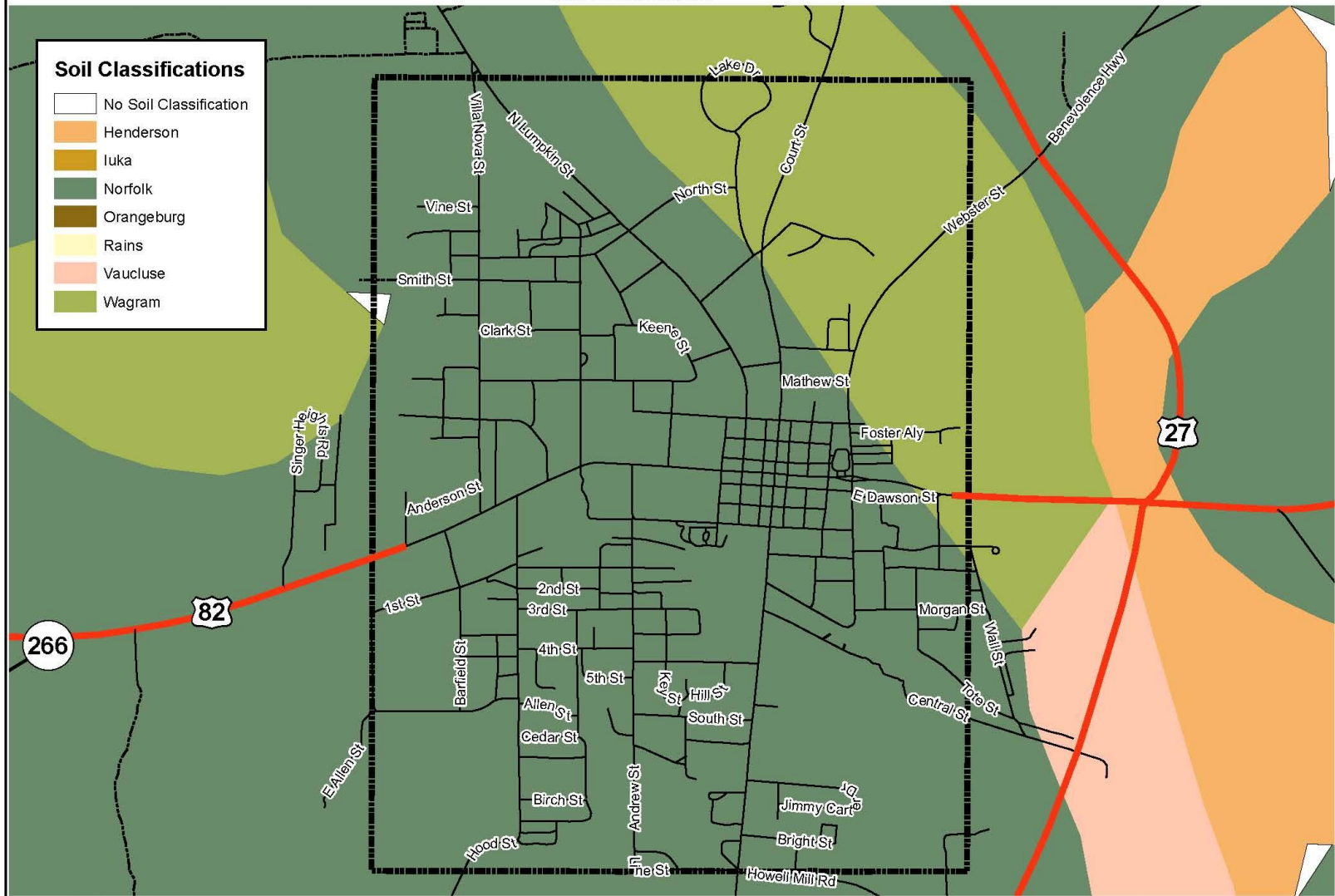


# Cuthbert, Georgia

## Soil Classification

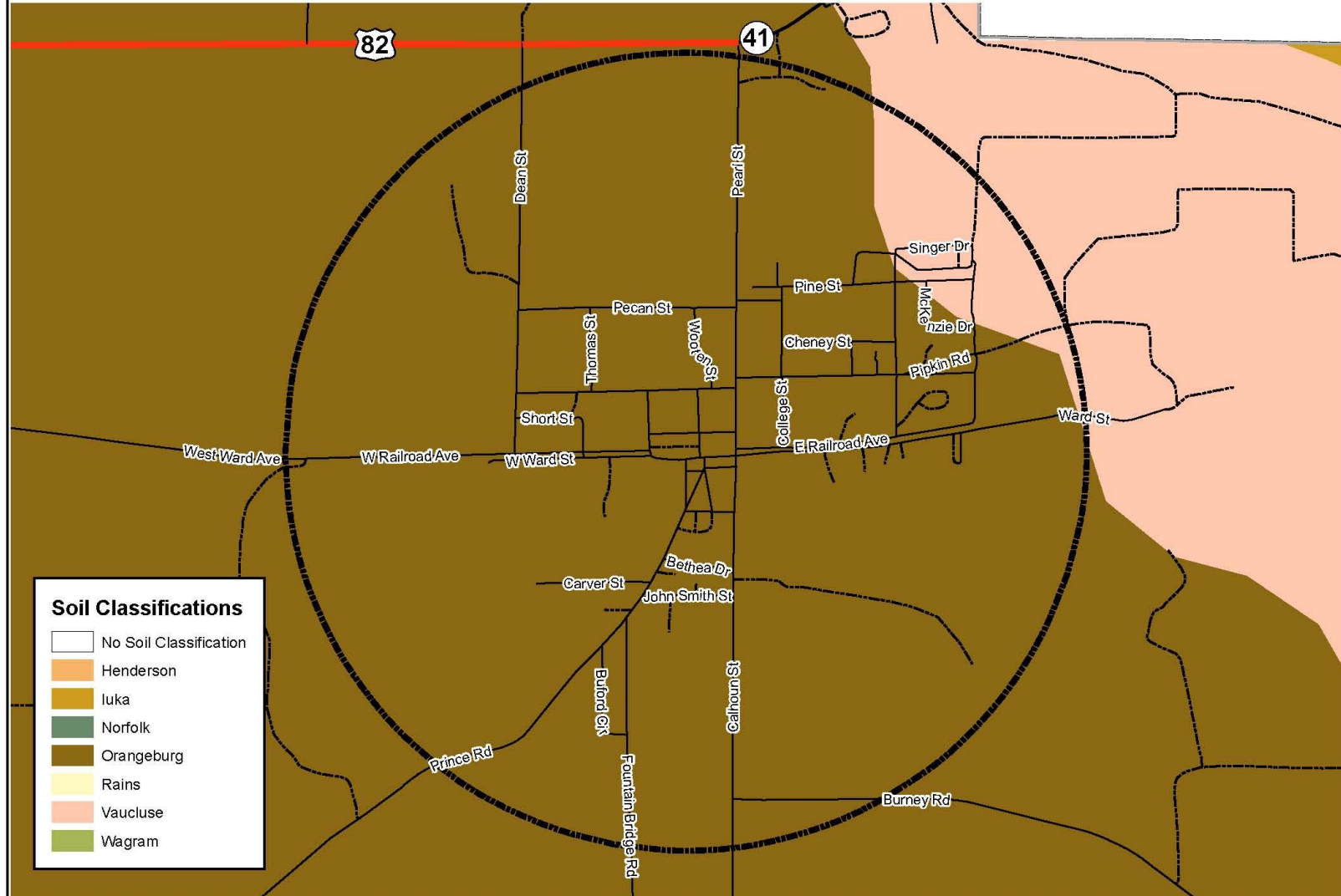
**Soil Classifications**

-  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

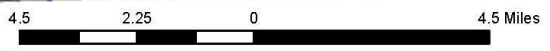
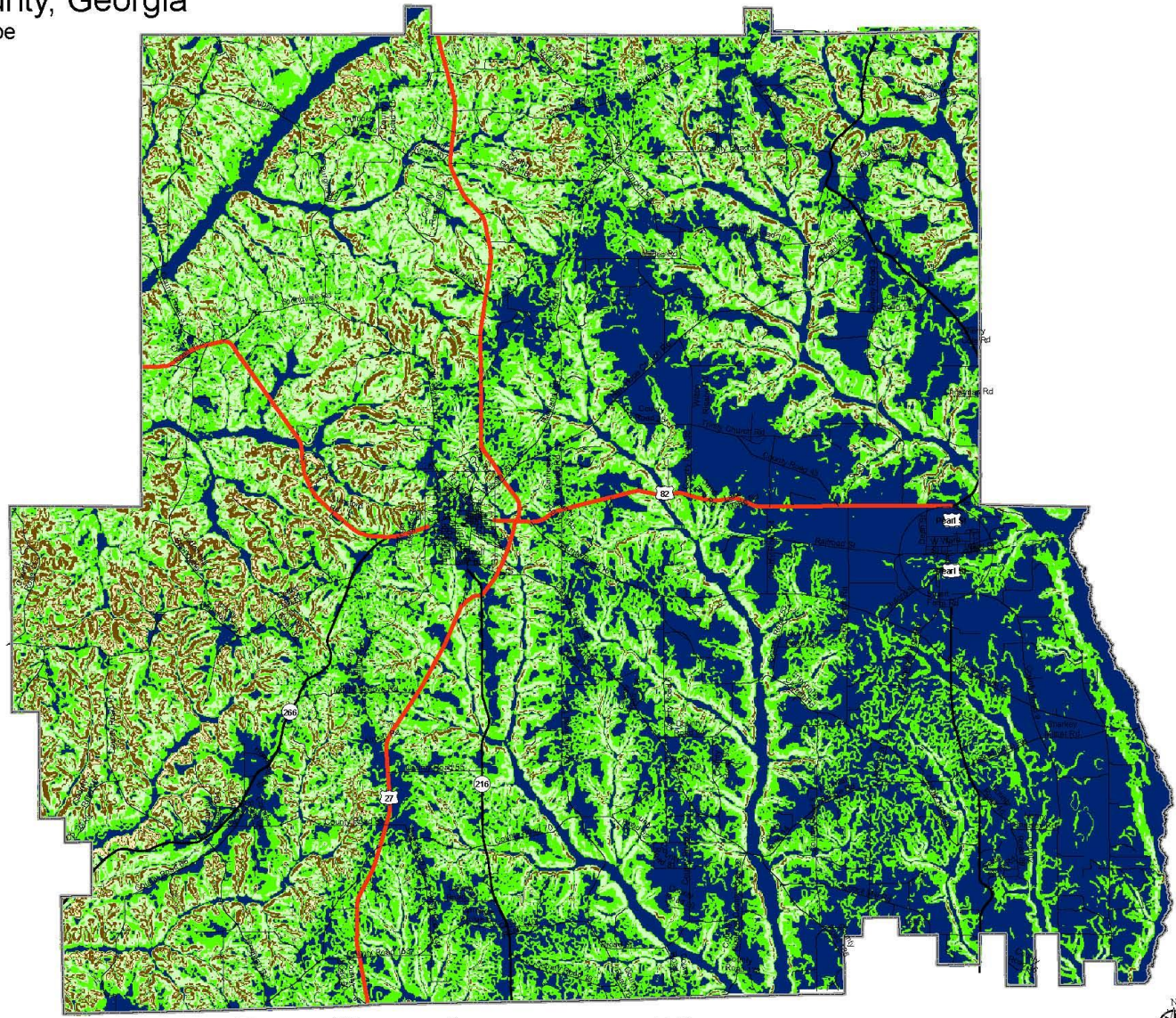
## Slope

**Legend**

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

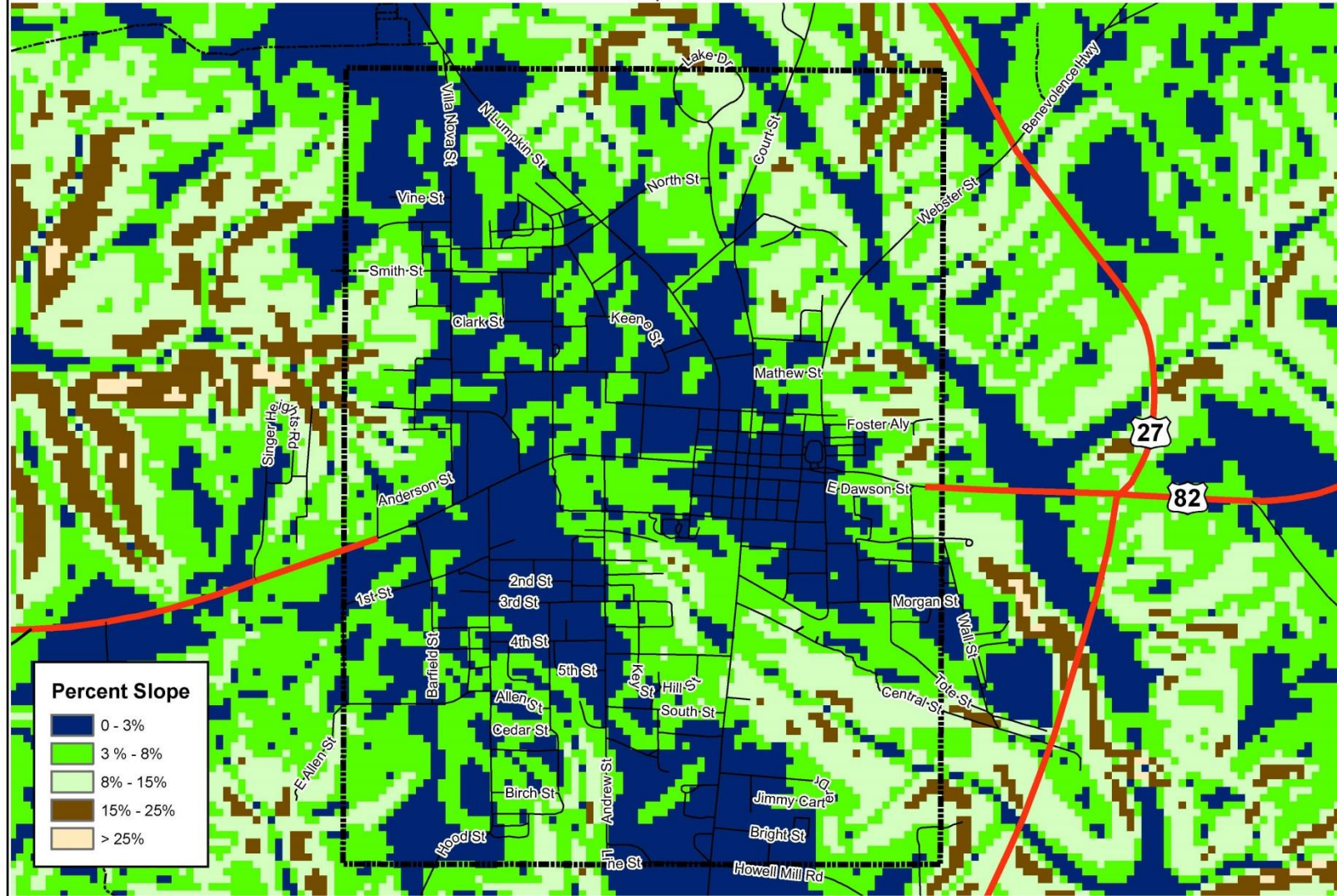
**Slope**

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



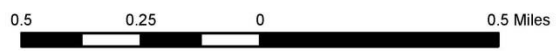
# Cuthbert, Georgia

## Slope



### Percent Slope

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



# Shellman, Georgia

Slope

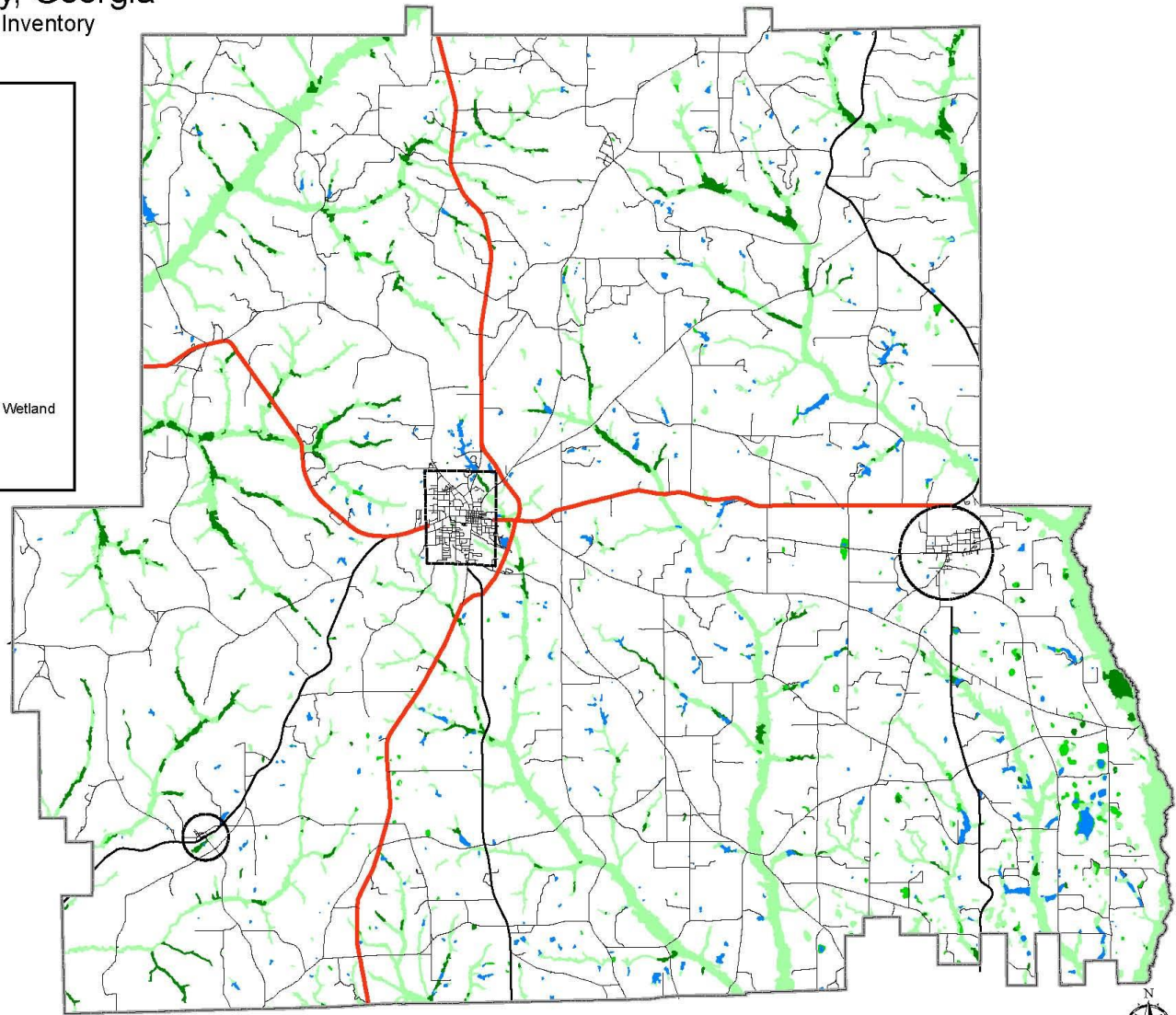


# Randolph County, Georgia

## National Wetlands Inventory

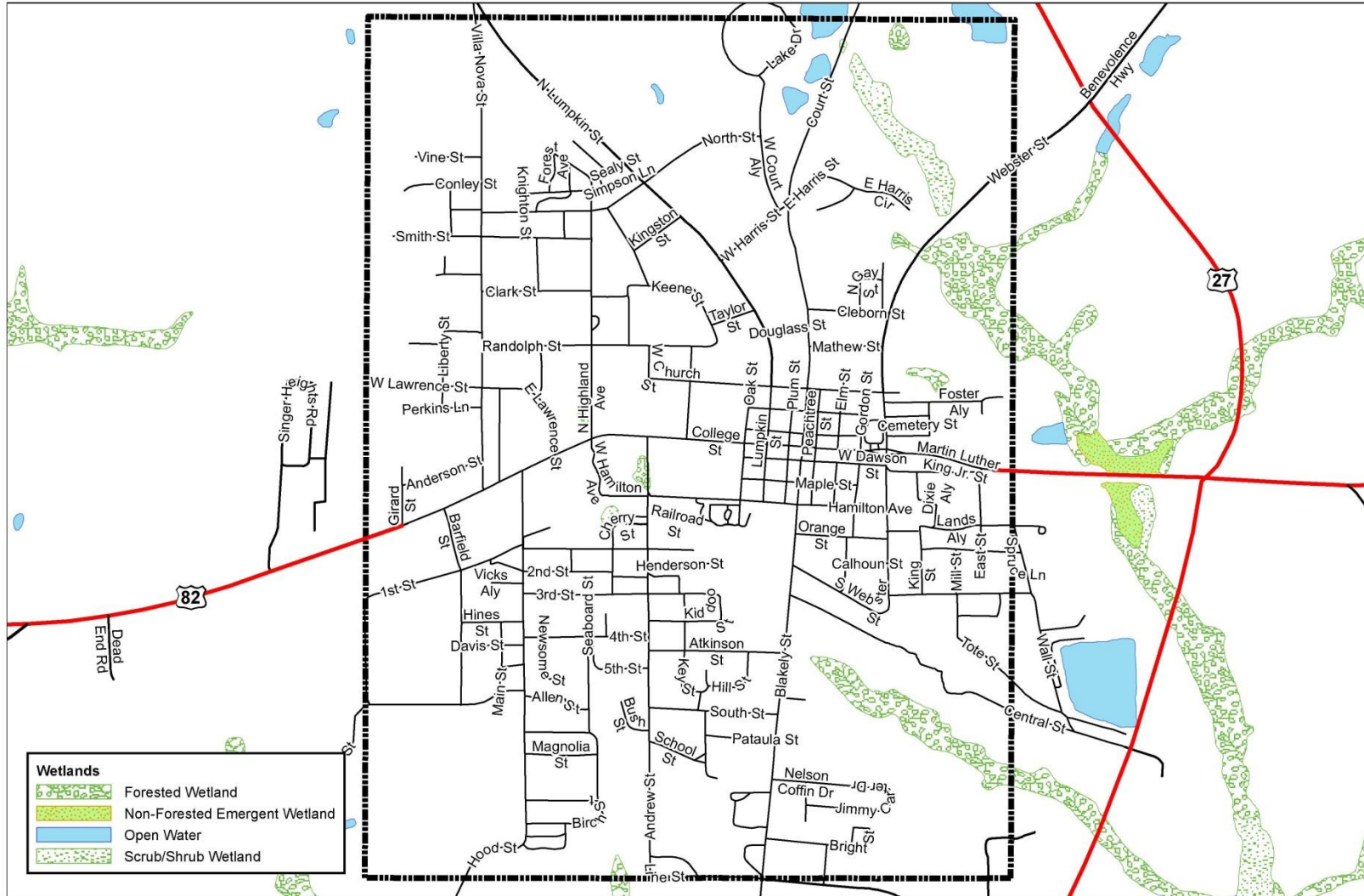
**Legend**

- County Boundary
- City Limit
- Road**
  - US Hwy
  - State Hwy
  - County Road
  - City Street
  - Forestry
- NWI Wetland Classification**
  - Forested Wetland
  - Non-Forested Emergent Wetland
  - Scrub/Shrub Wetland
  - Open Water

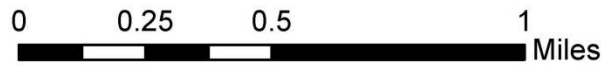
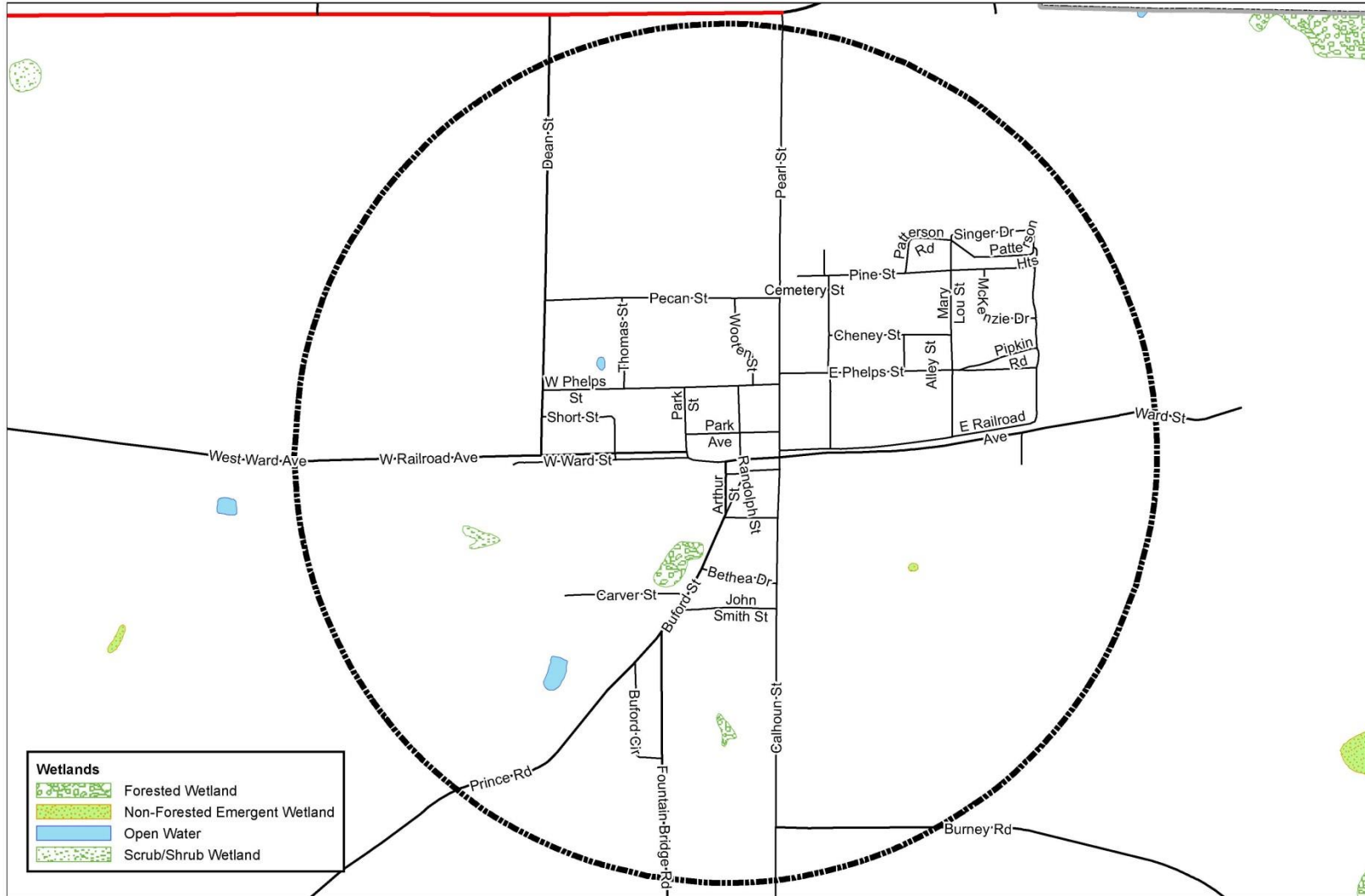




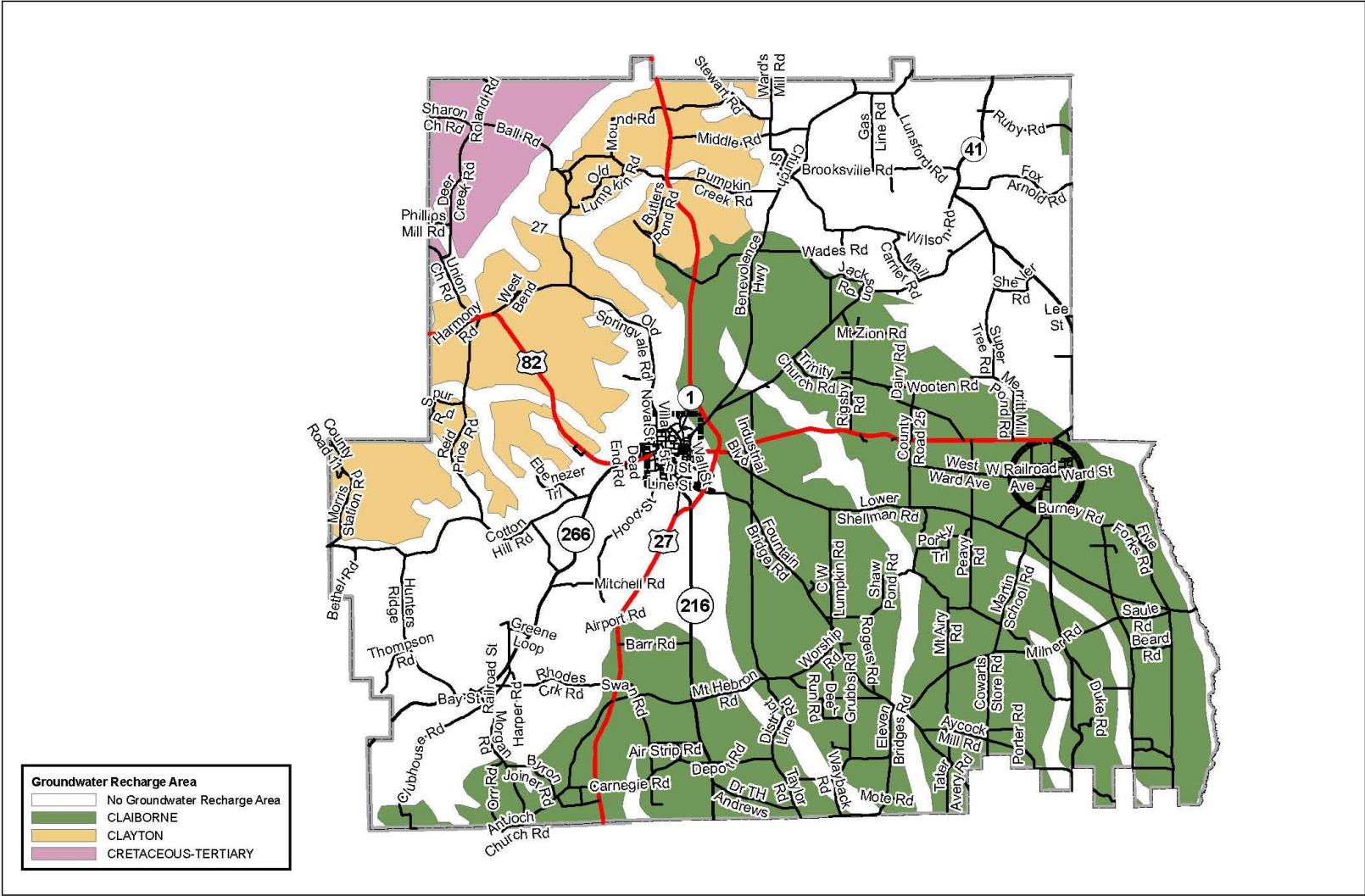
## Cuthbert, Georgia National Wetlands Inventory



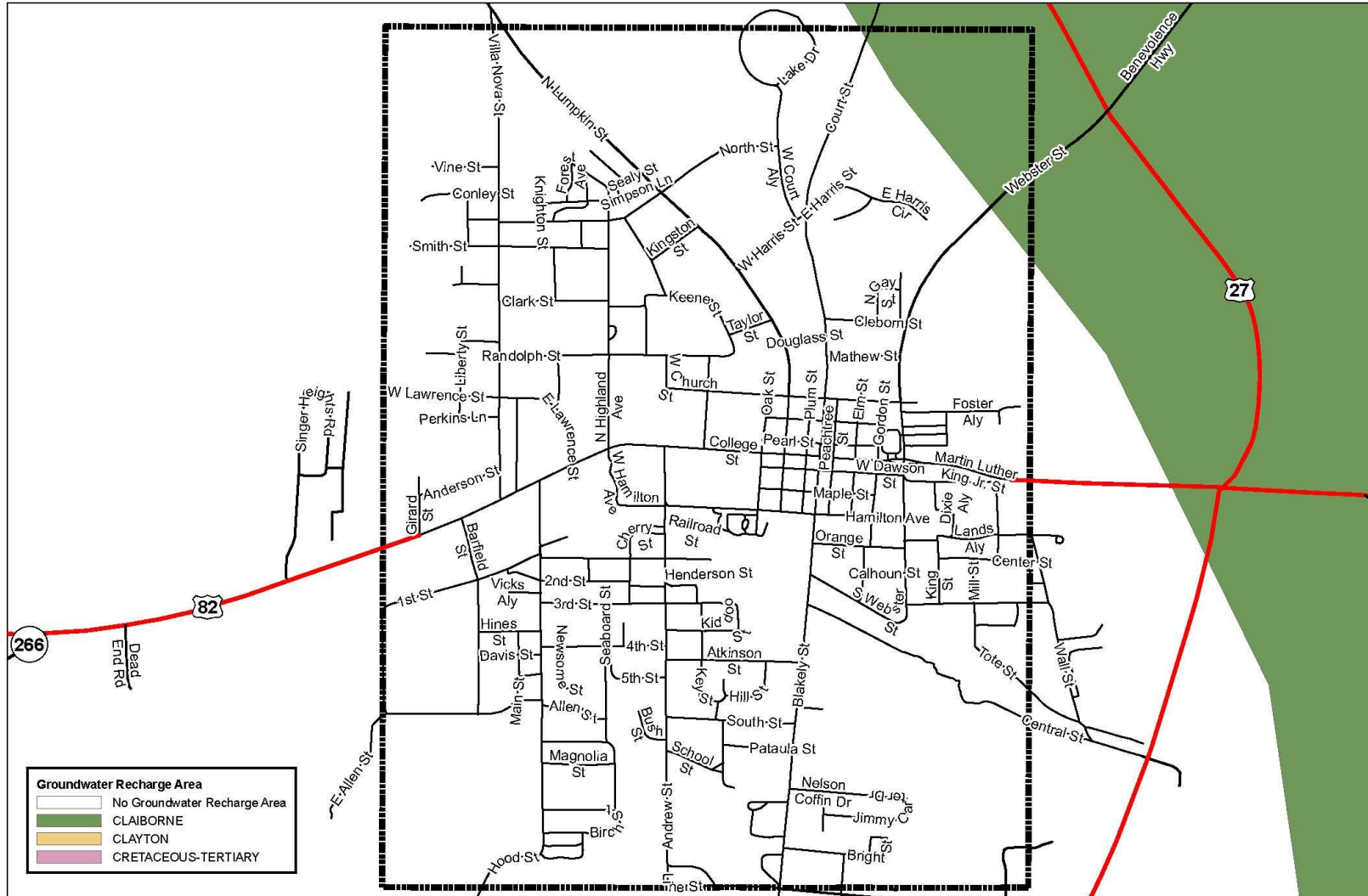
## Shellman, Georgia National Wetlands Inventory



# 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

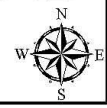
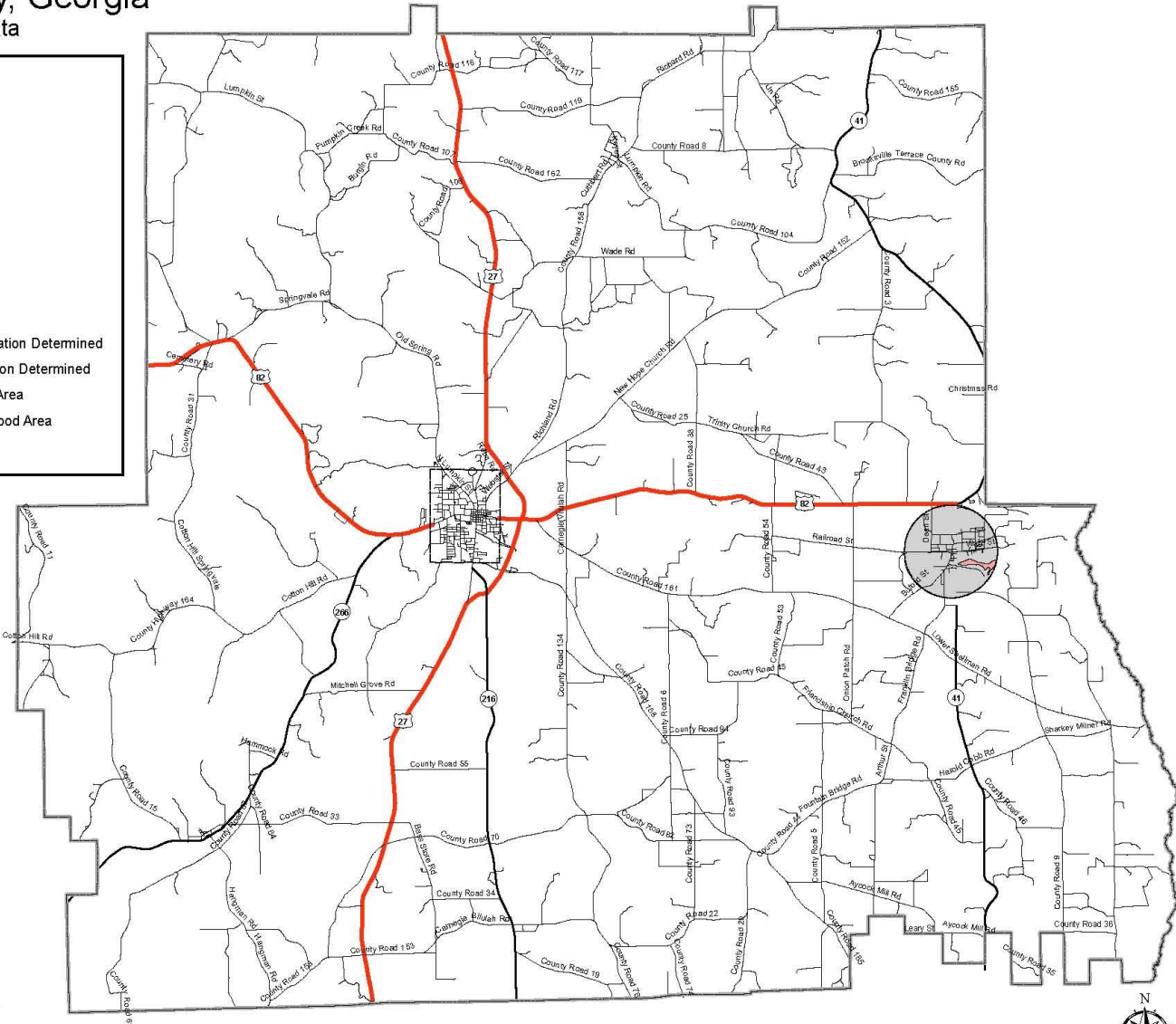
(Zone A) No Base Flood Elevation Determined

(Zone AE) Base Flood Elevation Determined

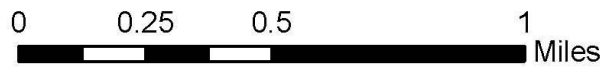
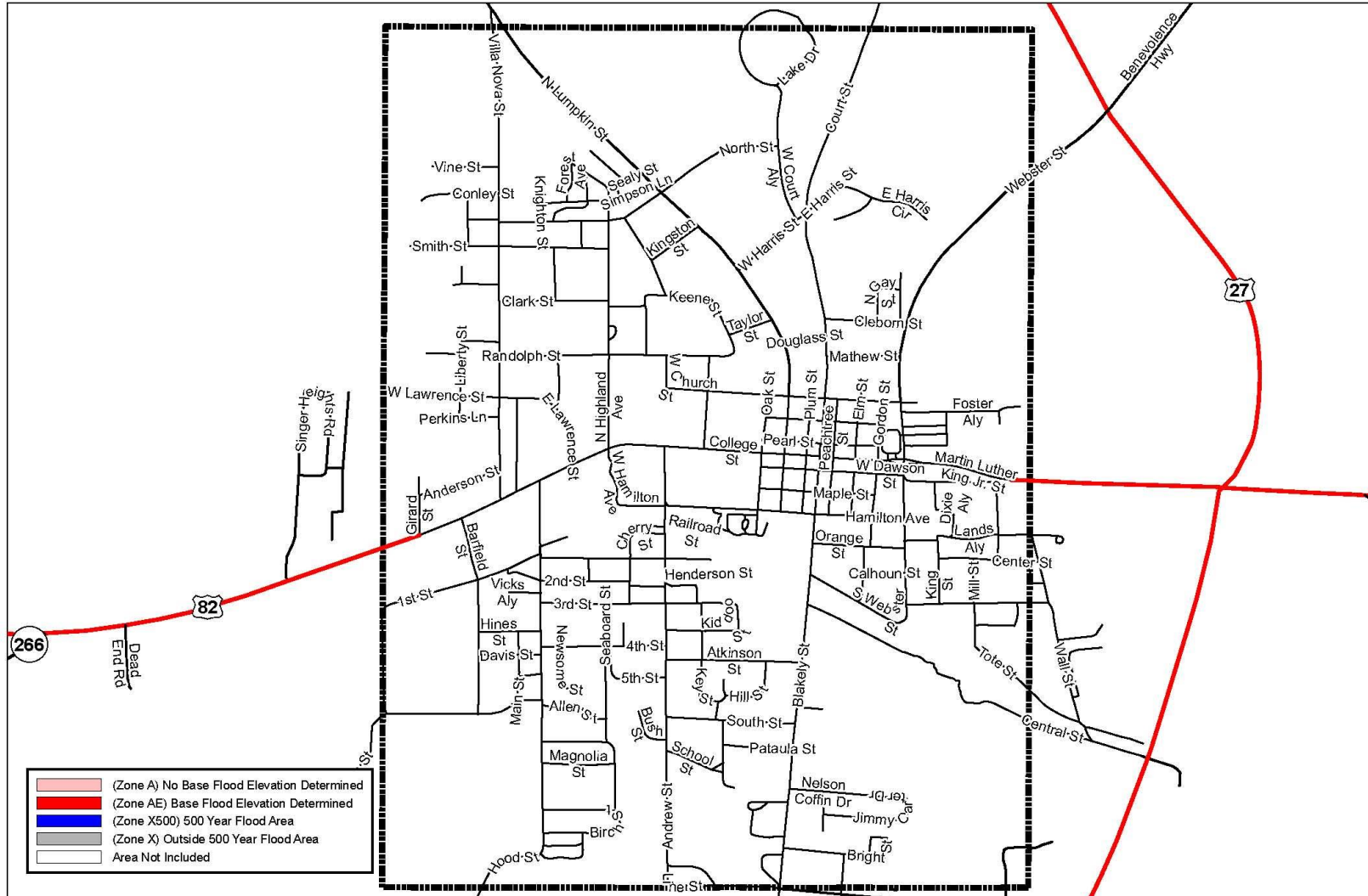
(Zone X500) 500 Year Flood Area

(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, [rcdistrict2boc@gmail.com](mailto:rcdistrict2boc@gmail.com)

Steve Jackson, Commission Vice Chair, 229-732-7188, [rcdistrict1boc@gmail.com](mailto:rcdistrict1boc@gmail.com)

Lamar White, Commissioner, 229-732-2233, [rcdistrict4boc@gmail.com](mailto:rcdistrict4boc@gmail.com)

Wesley Williams, Commissioner, 229-886-5612, [rcdistrict3boc@gmail.com](mailto:rcdistrict3boc@gmail.com)

Jimmie Allen, Commissioner, 229-537-0631, [rcdistrict5boc@gmail.com](mailto:rcdistrict5boc@gmail.com)

##### Randolph County Chamber of Commerce

Patricia Goodman, Executive Director, 855-782-6310, [ppgoodman@hotmail.com](mailto:ppgoodman@hotmail.com)

##### Randolph County Development Authority

Paul Langford, Chairman

### **Randolph County Fire Chief**

Kenneth Burns, Fire Chief, [randolphfirechief@gmail.com](mailto:randolphfirechief@gmail.com)

### **Randolph County Planning Commission**

#### **Randolph County Staff**

Lori Moore, County Administrator 855-782-6310, [finance.rcc@gmail.com](mailto:finance.rcc@gmail.com)

Carlisa Cooper, County Clerk, 855-782-6310, [randolphgaclerk@gmail.com](mailto:randolphgaclerk@gmail.com)

Taryn Roberson, Admin. Assistant/Finance, 855-782-6310, [rbocassistant@gmail.com](mailto:rbocassistant@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, [benrce@yahoo.com](mailto:benrce@yahoo.com)

#### **Andrew College**

Linda Buchannan, 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](mailto: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](mailto: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](mailto: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](mailto:shellcityhall@windstream.net)

Michelle Graham, Assistant City Clerk, 229-679-5306, [shellcityhall@windstream.net](mailto:shellcityhall@windstream.net)

### **River Valley Regional Commission**

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

Allison Slocum, Senior Planner, 706-256-2910, [aslocum@rivervalleyrc.org](mailto: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, an 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 an 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 26 to 44 citizens attended each

meeting. The River Valley Regional Commission staff was requested by the 2017 Comprehensive Plan Stakeholder 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 on 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 on 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

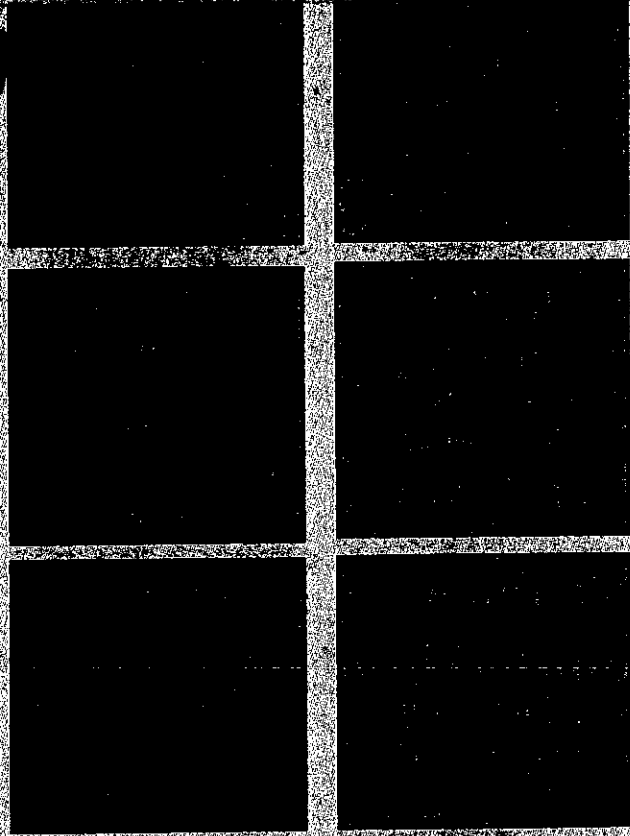
City Clerk

**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 Dink</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

# RANDOLPH COUNTY JOINT COMPREHENSIVE PLAN 2017

Cuthbert • Randolph County • Shellman

November 29, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Jimmy P. Bradley	redistrict2boc@gmail.com	Randolph
Steve W. Sells		City of Cuthbert
Patricia Goodman	Chamblee	
Lori Moore	finance.rcc@gmail.com	Randolph Co.
Kenneth Burns	randolphfirechief@gmail.com	Randolph Co.

**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
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# **ATTENTION!**

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***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 25<sup>th</sup> 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	finance_rcc@gmail.com

# Randolph County Development Authority

June 9, 2016

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Matt Trice	MTrice@albanytel.edu	229-430-6618
Sabrina Manning	yourspaceproductions@gmail.com P.O. Box 133, Cuthbert, GA 39840	(850) 420-3860
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Denise Etheridge	southerntribune@gmail.com 706-244-9703	016-219-732-6016
Lisa Bradburn	227 Lowndes St Cuthbert, GA	229-309-8605
Patricia Woodman	P.O. Box 29 Cuthbert, GA 39840	229-881-5023

Scott Purvis

Don Hankering

Andy Bowler

Andrew Braddy

Jimmy Bunkel

# Randolph County Development Authority

August 24, 2016

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Adrian Saxon	"	" "
Candy Hensel		

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Molly Gross		
Nato Gross		
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Rosalie Kennedy	Friendship Baptist Church	(229) 732-5287

# Randolph County Development Authority

October 26, 2016

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Bill Boone	UGA SBC	729-891-2285
Mavis Jewell	P.O. Box 362 Cuthbert, Ga. 39840 mavis1955@aol.com	229-537-9118

10/26/16

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Adrian Saxon	adrian.saxon@indstream.com	229-732-2114



RCDA

10/26/16

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