



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Thomas County and the Cities of Boston, Ochlocknee, Meigs, and Coolidge**

RC: **SWGRC**

Submittal Type:
Comp Plan Amendment (File Copy-Not for Review)

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **11/28/22**

Date Submittal Initially Received by RC: **12/6/22**

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

Thomas County and Cities' Joint Comprehensive Plan Amendment with the Adopted Resolutions Included. The five-year update is due and will be adopted by 6/30/23

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.**



THOMAS COUNTY BOARD OF COMMISSIONERS

116 West Jefferson Street • P.O. Box 920 • Thomasville, Georgia 31799
Phone: (229) 225-4100 • FAX: (229) 226-3430
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County Clerk

November 28, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

If you have any questions concerning our submittal, please contact Mark NeSmith, Thomas County Board of Commissioners Chairman, at 229.225.4100

Sincerely,

Mark NeSmith
Chairman

Enclosures

CITY OF OCHLOCKNEE

PO Box 56 1044 E. Railroad Street, N Ochlocknee, GA 31733 229.574.5188 office 229.574.5318 fax

COUNCIL
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11/28/2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

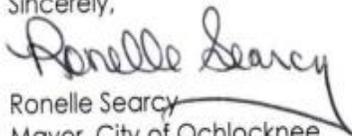
The City of Ochlocknee has completed an amendment of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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

If you have any questions concerning our submittal, please contact Ronelle Searcy, Mayor, at 229.574.5188

Sincerely,


Ronelle Searcy
Mayor, City of Ochlocknee

Enclosures



City of Meigs
1006 E Depot Street
Meigs, GA 31765
Phone 229-683-3124 Fax 229-683-3768



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MAYOR

CHERYL WALTERS
CITY CLERK
VALERIE HUTCHINS

11/29/2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

If you have any questions concerning our submittal, please contact Cheryl Walters, Mayor, at 229.683.3124

Sincerely,

Cheryl Walters
Mayor, City of Meigs

CITY OF BOSTON

PO Box 370 109 Main Street Boston, GA 31626 229.498.6743 office 229.498.5436 fax

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CITY CLERK

CINDY CARSON

November 28, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

If you have any questions concerning our submittal, please contact Danny Groover, Mayor, at 229-498-6743.

Sincerely,



Danny Groover
Mayor, City of Boston

Enclosures

City of Coolidge
3065 S Pine St / PO Box 156
Coolidge, GA 31738



City Hall: 229-346-3551
Fax: 229-346-3369
coolidgega.com

December 6, 2022

Councilmembers
Rev. Adam Gilligan
Bailey Barlow
Elizabeth Leger
Melissa Johnson
Reece Yarbrough
Rickie Mullins

Mayor
Diane H. Causey

City Clerk
Lisa Sheffield

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

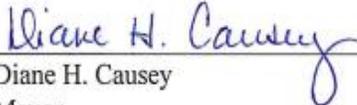
The City of Coolidge has completed an amendment of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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

If you have any questions concerning our submittal, please contact Diane H. Causey, Mayor, at 229-346-3551

Sincerely,



Diane H. Causey
Mayor
City of Coolidge, Georgia



Thomas County Joint Comprehensive Plan Amendment 2022



Cities:
Boston
Coolidge
Meigs
Ochlocknee

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas.

Prepared by Thomas
County and Cities of
Boston, Coolidge,
Meigs, and
Ochlocknee with
support of

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Introduction

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

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

The last full Comprehensive Plan for Thomas County and the Cities of Meigs, Coolidge, Ochlocknee, and Boston were completed in 2018 by the Southwest Georgia Regional Commission (SWGRC). Since the last update, slight changes have occurred in the population estimates, according to the United States Census Bureau 2020.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated on October 1, 2018. The required planning elements include Community Goals, Needs and Opportunities, Community Work Program, Broadband Services, Capital Improvement, Economic Development, Land Use, Transportation, and Housing. Thomas County charges impact fees for new development; therefore, according to the DCA's rules, a capital improvements element will be required. Thomas County and its municipalities also have zoning ordinances and are therefore required to do a land use element. Although not required, the Southwest Georgia Regional Commission will also provide a transportation element.

Public Involvement

SWGRC's Role

The SWGRC's Planning Department facilitated the 2022 Comprehensive Plan amendment update to include a broadband element for Thomas County, Meigs, Coolidge, Ochlocknee, and Boston. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered public feedback and guidance, used this information to assemble the Comprehensive Plan, and made recommendations that reflected the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Stakeholder Involvement

A few stakeholders were identified and asked to participate in the process, including business owners, farmers, elected officials, economic development professionals, and planning commission members. Representation of those invited stakeholders was decent, with about half of those invited participating but still providing a broad spectrum of stakeholders that provided valuable input.

Public Input and Steering Committee

The 2022 amendment update of the Thomas County Comprehensive Plan relied heavily on public involvement. The planning process began with initial public hearings at County Commission and City Council meetings on Tuesday, February 8, 2022, at 116 W. Jefferson St. Thomasville, GA 31799, where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the planning process. Twelve people participated in Thomas County and cities' first public hearing, and a description of why the amendment to include broadband element is essential. Participants were also informed about the vital plan elements that would be updated during the amendment process. The timeline for the activities to effectively complete the plan amendment update was discussed at the initial meeting. Aside from public meetings, the SWGRC planning website (www.swgrcplanning.org) was utilized to explain the planning process and requirements further and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Under the goals and policies added, broadband elements, and other sections, such as the broadband map for the County and cities, were included in the amendment plan. A

slight modification in sentence structures was corrected based on public inputs. All other elements in the current plan remained unaltered and continued to be used until the next five-year update, due on June 30, 2023. All the comprehensive plan components will be reviewed and updated by that time.

At the second advertised public hearing, which was held on Tuesday, September 27, 2022, at 6.00 pm, at the Thomas County Historic Courthouse, 225 North Broad Street, Thomasville, Georgia. All the local governments participating in Thomas County Joint Comprehensive Plan were present at the meeting except for the cities of Ochlocknee and Meigs, that was absent. The two cities held a joint second advertised hearing on Wednesday, November 16, 2022, at 5.30 pm, at the Senior Center, 5024 Spence Street, Ochlocknee, Georgia. Thirty-nine people attended the second public hearing on September 27, and seven participated at the November 16, 2022, meeting. The draft plan was presented for final input and commented on at the second public hearing, and few comments were received. Some of the comments are questions about broadband and rephrasing sentences. All the changes were made and incorporated into the plan amendment. In addition, the final draft plan was sent to contiguous counties and cities for comments, and no comments were received.

In the 2018 update at the initial public hearings, a series of community input sessions were held where the public was invited to help identify the strengths, weaknesses, opportunities, and threats and, from that, develop a list of needs and opportunities for Thomas County and its municipalities. The next meeting that was held was to create goals and policies for Thomas County and its municipalities regarding a variety of topics. The steering committee was formed from various department heads, business owners, residents, and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

- Danny Groover, Mayor, City of Boston
- Ken Hickey, Vice Chair, Thomas County Board of Commissioners
- Bobby Brown, a Citizen of Thomas County
- Elaine Mays, Citizen, Thomas County
- Wiley Grady, Thomas County Board of Commissioners
- Tom Everett, Citizen, Thomas County
- Margie Massey, Citizen, Thomas County
- Zippy Vonier, Thomas County Board of Commissioners
- Ray Glass, Citizen, Thomas County
- Danny Dukes, Citizen, Thomas County
- Mark NeSmith, Thomas County Board of Commissioners
- Mark Clark, Citizen, Thomas County
- Roger Walker, Citizen, Thomas County
- Moses Gross, Chairperson, Thomas County Board of Commissioners

- Hershel Ansley, Thomas County Board of Commissioners
- Mitch Stone, Citizen, Thomas County
- Tommy Martin, Citizen, Thomas County
- Merrill Baker, Thomas County Board of Commissioners
- Stephan Thompson, Citizen, Thomas County
- Shan Daniels, Citizen, Thomas County
- Phillip Brown, Thomas County Board of Commissioners
- Christopher Hopkins, Citizen, Thomas County
- Curnell Henry, Citizen, Thomas County
- John Blaha, Coolidge City Council
- Norma Winn, Coolidge City Council
- Marty Creel, Citizen, City of Coolidge
- Cheryl Walters, Mayor City of Meigs
- Ronelle Searcy, Mayor, City of Ochlocknee
- Diane Causey, Mayor, City of Coolidge

The steering committee provided valuable feedback, guidance, and recommendations about the comprehensive plan. It served the integral role of guiding the plan as a document representative of the overall goals of Thomas County and its municipalities.

Review Process

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

Thomas County Broadband Services Element

Broadband technology infrastructure provides high-speed internet connectivity to access the World Wide Web. This technology is a vital resource that increases citizens' access to employment opportunities, education, training, businesses, healthcare, social activities, and other uses for good quality of life and well-being. Low- to moderate-income households often have less broadband access than their wealthier counterparts, creating a digital divide that limits personal and professional opportunities for low-income households.

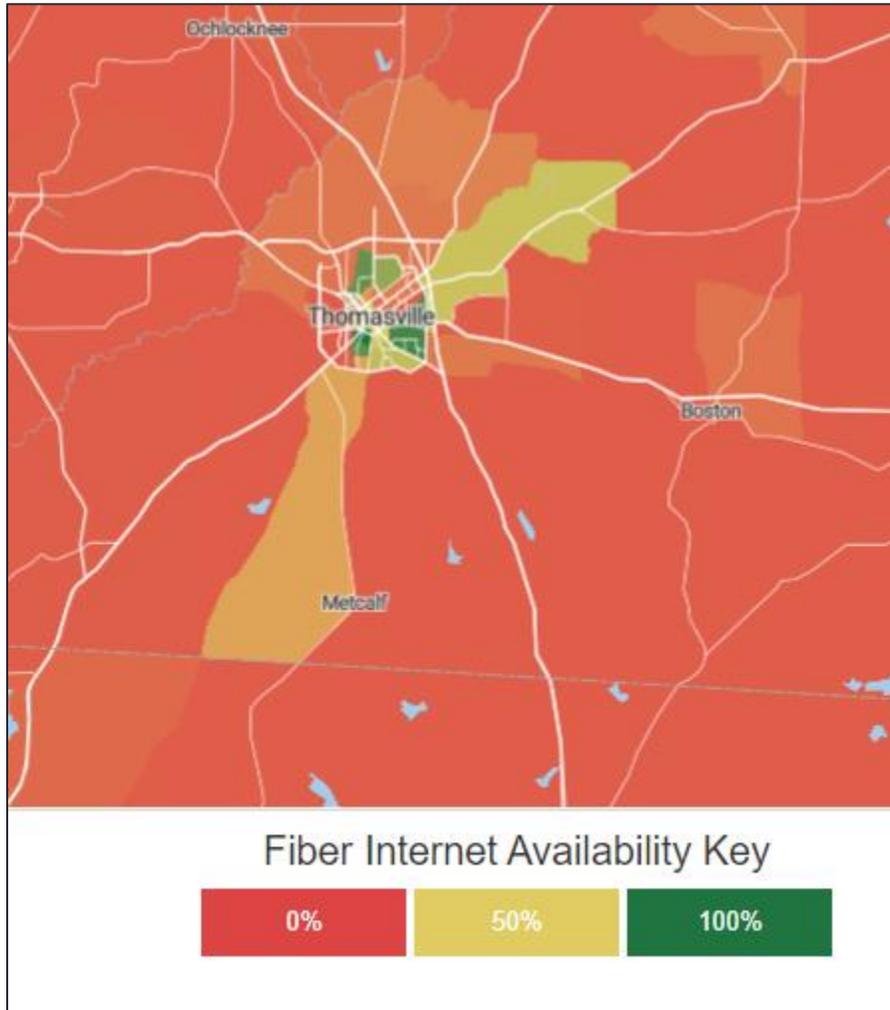
The COVID-19 pandemic has highlighted the importance of internet connectivity, and accessibility at schools, healthcare, businesses, as individuals practice social distancing and transition to virtual. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps. With broadband access, internet users can participate in file downloading, video streaming, email, and other critical features necessary for modern communications. In underserved or unserved areas, it is a great challenge to transition into the new means of communication as they lack a reliable high-speed connection.

Recognizing the importance of broadband availability to all Georgians, in 2018, the General Assembly passed SB402, also known as Achieving Connectivity Everywhere (ACE), creating the Georgia Broadband Deployment Initiative. The initiative calls for the promotion and deployment of broadband services throughout the State to unserved areas with a minimum of 25 Mbps download and 3 Mbps upload speeds. The Georgia Broadband Deployment Initiative aims to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

The Georgia Department of Community Affairs chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning became effective October 1, 2018, and require all local governments to include in its local comprehensive plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction. The action plan must describe steps for promoting reasonable and cost-effective access to broadband in parts of the local government's jurisdiction designated by the department as unserved areas.

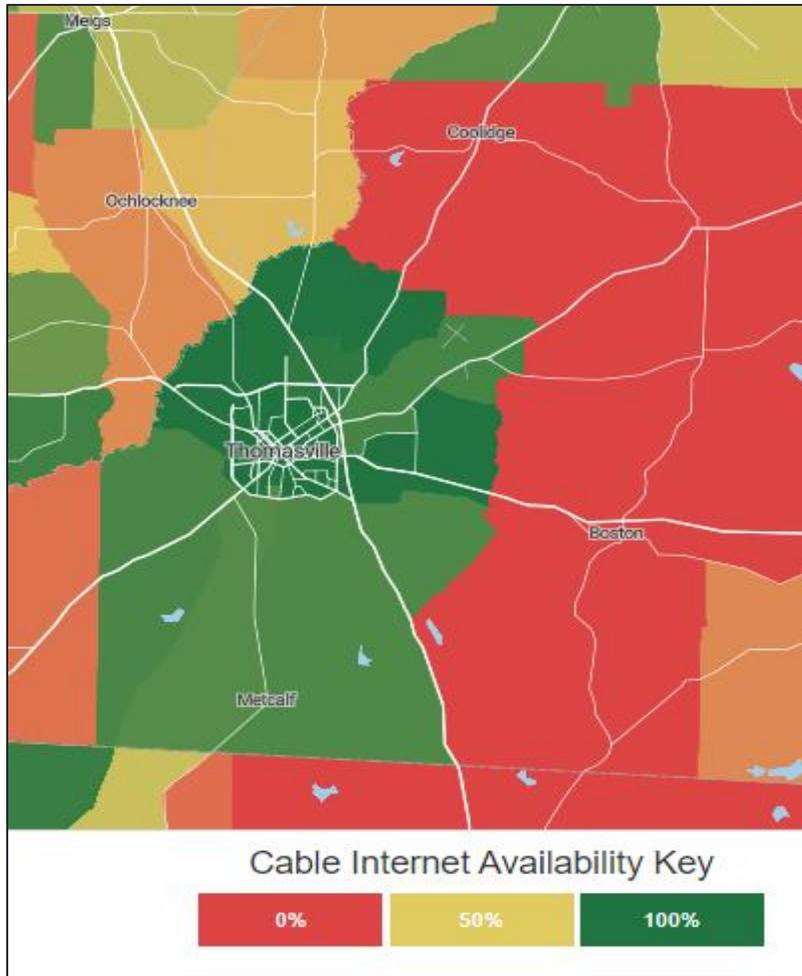
The map below depicts access to broadband, not a broadband subscription. Residents in Thomasville and the surrounding area enjoy fast connectivity, as seen in the dark yellow portions of the map below, along with the smaller cities in the County. Much of the rural parts of the County are unserved. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband

service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as " Unserved."



Source: bestneighborhood.org

Fiber is available in several portions of Thomasville, as shown in the green areas in the above map.



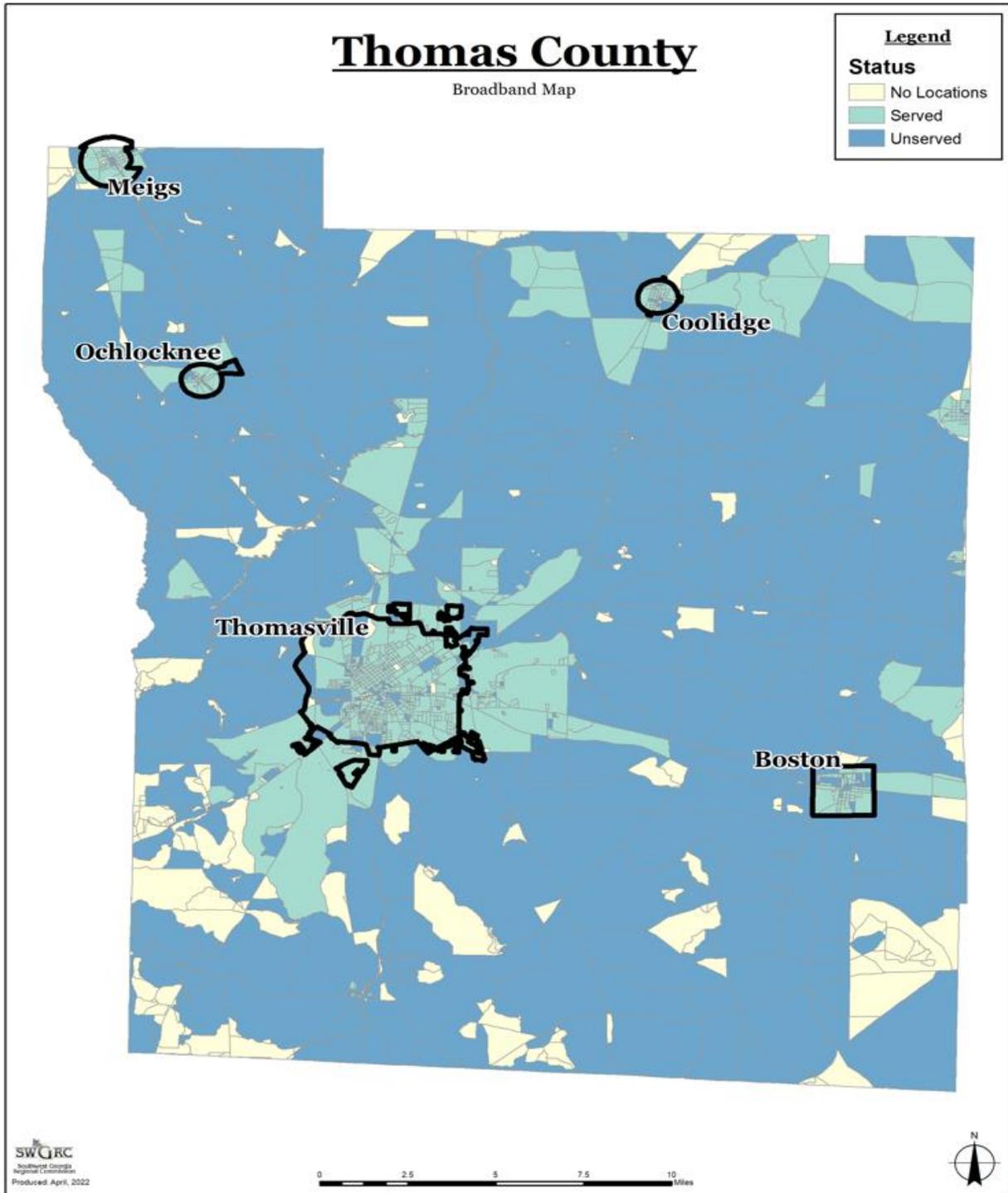
Source: bestneighborhood.org

Cable Internet is available in Thomasville and the surrounding areas, in Meigs, with lesser coverage between Meigs, Ochlocknee, and Thomasville. Cable internet is generally unavailable in the eastern portions of the County. Thomas County has eight residential internet providers: AT&T, City of Thomasville, Earthlink, Mediacom, Windstream, Hughesnet, Viasat Internet, and T-Mobile.

In October 2021, Thomas County submitted two grant applications through the State of Georgia American Rescue Plan Act 2021 for Broadband Infrastructure. One application showed a partnership with AT&T, and the other established a collaboration with Windstream. Both applications solely address the unserved and underserved populations in Thomas County. Matching funds from Thomas County were part of the proposals, and from AT&T and Windstream, respectively.

A Broadband Community Ready Ordinance was adopted in November 2021 by the Thomas Board of County Commissioners.

Thomas County and Cities Broadband Maps



Source: Southwest Georgia Regional Commission (April 2022)

Boston

Broadband Map



Legend

Status

- No Locations
- Served
- Unserved

SWGRC
Southwest Georgia
Regional Commission
Produced April 2022



Source: Southwest Georgia Regional Commission (April 2022)

Coolidge

Broadband Map



Legend

Status

- No Locations
- Served
- Unserved

SWCRC
Southwest Georgia
Regional Commission
Produced April, 2022



Source: Southwest Georgia Regional Commission (April 2022)

Ochlocknee

Broadband Map



Legend

Status

- No Locations
- Served
- Unserved

SWGRC
Southwest Georgia
Regional Commission
Produced April, 2022



Source: Southwest Georgia Regional Commission (April 2022)

Thomas County

Community Profile

All Topics ▼	Thomas County, Georgia
Population Estimates, July 1 2021, (V2021)	45,842
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	45,842
Population estimates base, April 1, 2020, (V2021)	45,798
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	0.1%
Population, Census, April 1, 2020	45,798
Population, Census, April 1, 2010	44,720
Age and Sex	
Persons under 5 years, percent	6.0%
Persons under 18 years, percent	23.9%
Persons 65 years and over, percent	18.9%
Female persons, percent	52.4%
Race and Hispanic Origin	
White alone, percent	60.2%
Black or African American alone, percent (a)	36.6%
American Indian and Alaska Native alone, percent (a)	0.7%
Asian alone, percent (a)	1.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	1.5%
Hispanic or Latino, percent (b)	4.0%
White alone, not Hispanic or Latino, percent	57.2%
Population Characteristics	
Veterans, 2016-2020	2,646
Foreign born persons, percent, 2016-2020	2.4%
Housing	
Housing units, July 1, 2021, (V2021)	20,846
Owner-occupied housing unit rate, 2016-2020	62.3%
Median value of owner-occupied housing units, 2016-2020	\$160,300
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,272
Median selected monthly owner costs -without a mortgage, 2016-2020	\$440
Median gross rent, 2016-2020	\$871
Building permits, 2021	346
Families & Living Arrangements	
Households, 2016-2020	17,750
Persons per household, 2016-2020	2.47
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	83.3%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	4.3%
Computer and Internet Use	
Households with a computer, percent, 2016-2020	89.2%
Households with a broadband Internet subscription, percent, 2016-2020	82.1%
Education	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	86.1%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	24.1%

Thomas County Community Profile (Cont'd)

All Topics 	Thomas County, Georgia
Population Estimates, July 1 2021, (V2021)	 45,842
Health	
 With a disability, under age 65 years, percent, 2016-2020	12.9%
 Persons without health insurance, under age 65 years, percent	 15.1%
Economy	
 In civilian labor force, total, percent of population age 16 years+, 2016-2020	60.5%
 In civilian labor force, female, percent of population age 16 years+, 2016-2020	56.6%
 Total accommodation and food services sales, 2017 (\$1,000) (c)	91,278
 Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	502,304
 Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	20,919
 Total retail sales, 2017 (\$1,000) (c)	642,530
 Total retail sales per capita, 2017 (c)	\$14,399
Transportation	
 Mean travel time to work (minutes), workers age 16 years+, 2016-2020	19.5
Income & Poverty	
 Median household income (in 2020 dollars), 2016-2020	\$47,133
 Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$27,937
 Persons in poverty, percent	 16.2%
BUSINESSES	
Businesses	
 Total employer establishments, 2020	1,146
 Total employment, 2020	17,366
 Total annual payroll, 2020 (\$1,000)	784,931
 Total employment, percent change, 2019-2020	1.8%
 Total nonemployer establishments, 2019	3,254
 All employer firms, Reference year 2017	961
 Men-owned employer firms, Reference year 2017	540
 Women-owned employer firms, Reference year 2017	135
 Minority-owned employer firms, Reference year 2017	86
 Nonminority-owned employer firms, Reference year 2017	670
 Veteran-owned employer firms, Reference year 2017	49
 Nonveteran-owned employer firms, Reference year 2017	688
GEOGRAPHY	
Geography	
 Population per square mile, 2020	84.1
 Population per square mile, 2010	82.1
 Land area in square miles, 2020	544.63
 Land area in square miles, 2010	544.60
 FIPS Code	13275

Source: U.S Census Bureau 2021

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—US residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Thomas County are Southern Satellites, Heartland Communities, and Rural Bypasses.

10A Southern Satellites



Household
Married Couples



Housing
Single Family;
Mobile Homes

40.1

Median Age

\$45k

Median Income

Households: 3,818,057

6

Svcs/Prof/Admin
HS Diploma Only
White

- Go hunting, fishing
- Shop at Walmart
- Own a pet dog
- Listen to country music; watch CMT
- Own, maintain truck

6F Heartland Communities



Household
Married Couples



Housing
Single Family

41.9

Median Age

\$41k

Median Income

Households: 2,867,687

5

Svcs/Prof
HS Diploma Only
White

- Go hunting, fishing; ride motorcycles
- Buy insurance from agent
- Participate in local activities
- Listen to country music; watch CMT
- Own domestic truck, SUV

10E Rural Bypasses



Household
Married Couples



Housing
Single Family;
Mobile Homes

40.1

Median Age

\$30k

Median Income

Households: 1,668,654

6

Svcs/Prof/Prod
HS Diploma Only
White

- Go online infrequently
- Depend on Social Security, SSI
- Go hunting, fishing
- Subscribe to satellite TV
- Prefer trucks to sedans

Strengths, Weaknesses, Opportunities, and Threats (SWOT.)

Strengths

- Low population growth
- Large amounts of preserved land
- Educational opportunities
- Education choice (K-12) City, County, Private
- Recreation opportunities
- Large non-profit base (charitable support)
- Arts & culture
- Healthcare
- Thomasville downtown draw
- Strong fire/EMS/Police, Lower ISO rating
- Historic Character
- Road Department responsiveness
- Canopy roads
- Strong agricultural base
- Development patterns around cities (little to no sprawl)
- Geographic location and proximity to Interstate, Airport, and beach
- Church network
- Diversity in population
- Tourism
- Transportation network
- Historic Dixie Highway Scenic byway

Weaknesses

- Low population growth
- Economic opportunities
- Workforce development not matching the needs of local industry
- Harsh subdivision regulations
- Blighted properties
- Not all local governments operating at a high-level impacts Thomas County
- Loss of manufacturing jobs
- Relatively poor health amongst the population (diabetes, heart disease, obesity, etc.)
- Local governments not working together

Opportunities

- Grants!
- Greenspace and publicly accessible land/trails
- Solar development
- New industrial park taking off
- Small business/entrepreneur startup environment is good
- Small business recruitment
- Social media opportunities
- Georgia film credits

Threats

- Natural disasters
- Man-made disasters
- Increases in the unemployable population

Needs & Opportunities

Needs

- Thomas County has a lot of preserved land, but it is inaccessible to the general public. With diabetes, heart disease, and obesity at near epic proportions, this is a no-brainer. The County would benefit by creating a network of accessible preserved land with trails.
- Thomas County has done well recruiting large established industries. Still, there should be more of a push now to recruit small, established businesses with the potential to grow and encourage budding entrepreneurs to start in or move to Thomas County. Thomas County/Thomasville already has an excellent environment for small businesses and entrepreneurs.
- Workforce development programs must be carefully monitored to meet local employers' needs.
- There seems to be a great divide between Thomas County and the County governments. Nobody seems to work together or collaborate on much of anything currently. Pooling resources and personnel can make large projects much less daunting.
- Blighted properties need to be cleaned up.

Opportunities

- Currently, the population growth is lower than expected. This will give Thomas County time to look at development regulations (zoning/subdivision) to see where and if they still mesh with market demand.
- The new industrial park is starting to take a stride, and continued efforts should be made to increase tenants.
- With such a pristine natural environment, the County should take advantage of Georgia's Film credit program and advertise to producers and location scouts for TV and film.
- Opportunities exist for cooperation amongst local governments in Thomas County for the betterment of all. If a small local community is doing well, that's good for Thomas County, but if it is underperforming, it is also bad for the County.
- With all the beautiful things Thomas County has going for it (See "Strengths" in SWOT exercise!), there needs to be more marketing at all levels, including social media, to generate a buzz and show off what you have. You have a great place to live, work and play.

Goals & Policies

Goal: Economic Prosperity

Encourage the development or expansion of businesses and industries suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for the retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider the costs and benefits in making decisions on proposed economic development projects.

Goal: Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and

renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Policies:

- Protecting and conserving our community's resources will play an essential role in the decision-making process for future growth and development.
- We will encourage new development to locate suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.

Goal: Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging the development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning an expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Policies:

- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and addressing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will efficiently use existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

Goal: Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as the protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Policies:

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will consult other public entities in our area when making decisions that will likely impact them.

Goal: Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining development; or coordinating transportation and land use decision-making within the community.

Policies:

- We will make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.

Goal: Educational Opportunities

Promote the efforts of local school systems and the State of Georgia to make

educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. Encourage local school systems and the State of Georgia to expand and enhance local educational institutions or programs; advocate for access to other regional institutions or coordinate with local economic development programs to identify specifics for a trained and skilled workforce.

Policies:

- We will work through our State and local school systems to ensure an adequately trained and skilled workforce to meet the needs of local industry both now and in the future.

Goal: Community Health

Advocate that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, supporting programs to foster better health and fitness, or encouraging all residents to improve their life circumstances and fully participate in the community.

Policies:

- Thomas County will continue to partner with the Archbold Memorial Hospital, the District Attorney's Office, the Thomas County Sheriff's Office, the Georgia Department of Health, the Georgia Department of Family & Child Services, the University of Georgia Extension, Georgia Pines, Thomas County Food Bank and the Halcyon home for victims of domestic violence to continue to maintain and improve the community health of Thomas County.

Capital Improvements Element

Thomas County does charge impact fees for development and has a Capital Improvements Element (CIE) that is updated annually. A copy of the CIE is available for viewing at the Thomas County Board of Commissioners offices.

Broadband Option

Provide and expand high-speed internet service to the underserved and unserved areas for quick access to the World Wide Web.

Policies

- We will apply for grants for the provision of high-speed internet connectivity and accessibility
- We will work with technology companies to deploy broadband facilities in unserved and underserved areas.
- We will amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- We will develop a Broadband ordinance that will guide the installation and provision of internet services.

Transportation Element

The roadway system provides the backbone of the transportation network. The existing roadway totals 792 centerline miles in unincorporated Thomas County. Roads are described by the federal functional classification system, which defines a roadway based on accessibility and mobility. Expressways or interstates are at one end of the spectrum, providing excellent mobility with controlled access. Conversely, local roads offer excellent accessibility and feed traffic into higher-capacity roads.

Roadway jurisdiction defines which entity owns and is responsible for maintenance. As shown on the map below, most of the roadways (78 percent, 616.8 miles) in Thomas County are county roads; however, a significant number are state routes owned and maintained by the Georgia Department of Transportation (GDOT). State routes in Thomas County, totaling 168.3 miles, are SR 3, SR 300, SR 202, SR 35, SR 188, SR 33, SR 122, SR 38, and SR 111.

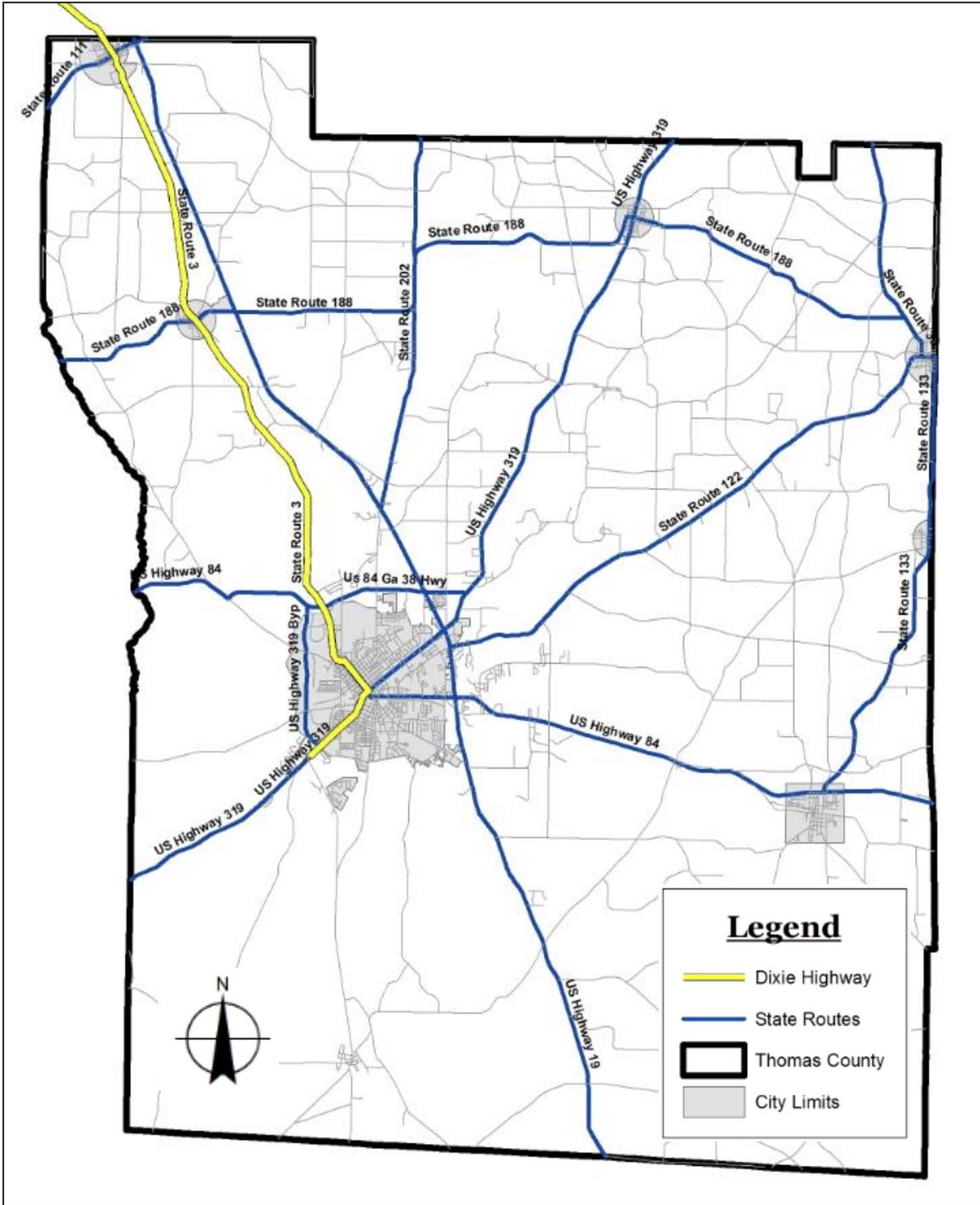
Most Thomas County roadways have two lanes; however, the County's State Routes provide significant capacity for through traffic as well as increased connectivity for county municipalities and activity centers. The following four-lane state routes serve the County:

North-south

- SR 3 connects Albany and other points north of the County, Meigs, Thomasville, and points south
- SR 300 connects Cordele, Albany, and other points north of the County, Meigs, Thomasville, and points south
- SR 35 connects Ocilla, Tifton, Moultrie, Coolidge, Thomasville, Tallahassee, and points south

East-west

- SR 122 connecting Waycross, I-75, Pavo, and Thomasville
- SR 38 connects Savannah, Waycross, Valdosta, Boston, Thomasville, Cairo, Bainbridge, and points west



Alternative Modes

Pedestrian

The primary pedestrian facility infrastructure in Thomas County is sidewalks, all located Downtown in Thomasville. Other elements also contribute to a pedestrian environment, including providing crosswalks, pedestrian-actuated traffic signals, and more compact development patterns in the city limits.

Bicycle

A statewide bicycle and pedestrian plan propose a network of twelve (12) bike routes to crisscross the State. The 2,800-mile proposed routes will link Georgia to a national network of bicycle routes. The Southern Crossing Bicycle Route within Thomas County follows SR 38 and SR 122 for 18.6 miles from Grady County through downtown Thomasville and onto Brooks County.

Each year the State of Georgia allocates millions of dollars for various alternative transportation enhancement projects; some are bike and pedestrian-related projects. There are opportunities to develop and promote the bicycle trails as a regional economic booster through the planning period. The development of alternative transportation options in Thomas County would aid in the diversification of the local and regional economy. Although the screening guides the locations for bicycle-supportive facilities, other factors should also be considered, such as connections to activity centers and schools and commute patterns as future opportunities for bicycling facilities are examined. The experience and skill of bicyclists should also be considered, especially when creating safe routes for bicycling to school.

Transit

Thomas County provides a rural transit program under Section 5311. The rural transit program includes access to educational, commercial, medical, and business locations primarily for elderly and low-income residents. The rural transit program currently has 16 buses (eight of which are lift-equipped) operating on a "scheduled response system," which includes some features of a fixed route system within a demand response system. Potential riders call in for service. Other riders know the route and can access service near a regular location.

Parking

Parking facilities are adequate for the rural nature of Thomas County.

Railroads

In one of the State's highest rail traffic volume regions, Thomas County has an extensive rail network of rail facilities and designated roadway freight routes.

Norfolk Southern Company and CSX Transportation own and operate the two main freight rail lines in the Southwest Georgia Region. CSX operates 48 miles of freight lines in Thomas County. East-west secondary mainline carries about 13 to 14 million gross tons of freight a year through Thomas County. Two light-density lines have less than a million gross tons of cargo annually from Thomasville to Coolidge and from Thomasville to Metcalf. In addition, Georgia and Florida Railnet operate about 20 miles of a light-density rail line from Thomasville to Albany. Farm commodities, lumber, and chemicals are the leading tonnage of cargo. The CSX mainline averages 12 to 20 trains per day, while the lighter-density lines average about two trains per day. There are 136 railroad crossings in Thomas County, of which ten are grade-separated, and 36 are located on privately owned roadways.

Trucking

Thomas County has a total of 119 miles of truck routes designated under the Surface Transportation Assistance Act (STAA), 39 miles are designated access routes for oversized trucks, and 80 miles are federally designated National Network Truck Routes. These designated truck routes include US 19, US 84, SR 122, SR 300, and US 319.

Airports

Thomasville Municipal Airport is located six miles northeast of the City of Thomasville. Access to the airport is provided off SR 122. The airport provides important general aviation air service to area residents and businesses. The services provided include aviation fuel sales and aircraft storage. The airport has two asphalt runways, one measuring 5500' x 100' and the other 5000' x 150', large enough to accommodate corporate aircraft. Landside facilities include a 5,600-square-foot terminal, automobile parking for 46 vehicles, 15 conventional aircraft storage hangars, 35 T-hangars, and 46,700 square yards of the apron. Thomasville Regional Airport experiences approximately 12,500 take-offs/landings annually between its two runways. The airport also has courtesy cars, Wi-Fi, and flight training.

Future Development

The Future Development Narrative provides a vision for development patterns and land use throughout the City's distinct character areas. The narrative provides a detailed description of each future development category found on the Thomas County Future Development Maps (See Figure 1). Future Development Areas represent distinct neighborhoods and activity centers. These areas each contain a particular combination of appropriate land uses.

The Future Development Narrative describes the general vision and intent of each future development area. Additionally, the Future Development Narrative includes pictures to provide a readily accessible visual representation of desired types of future development. While these pictures do not represent specific developments, each image serves as an example of preferred land use patterns.

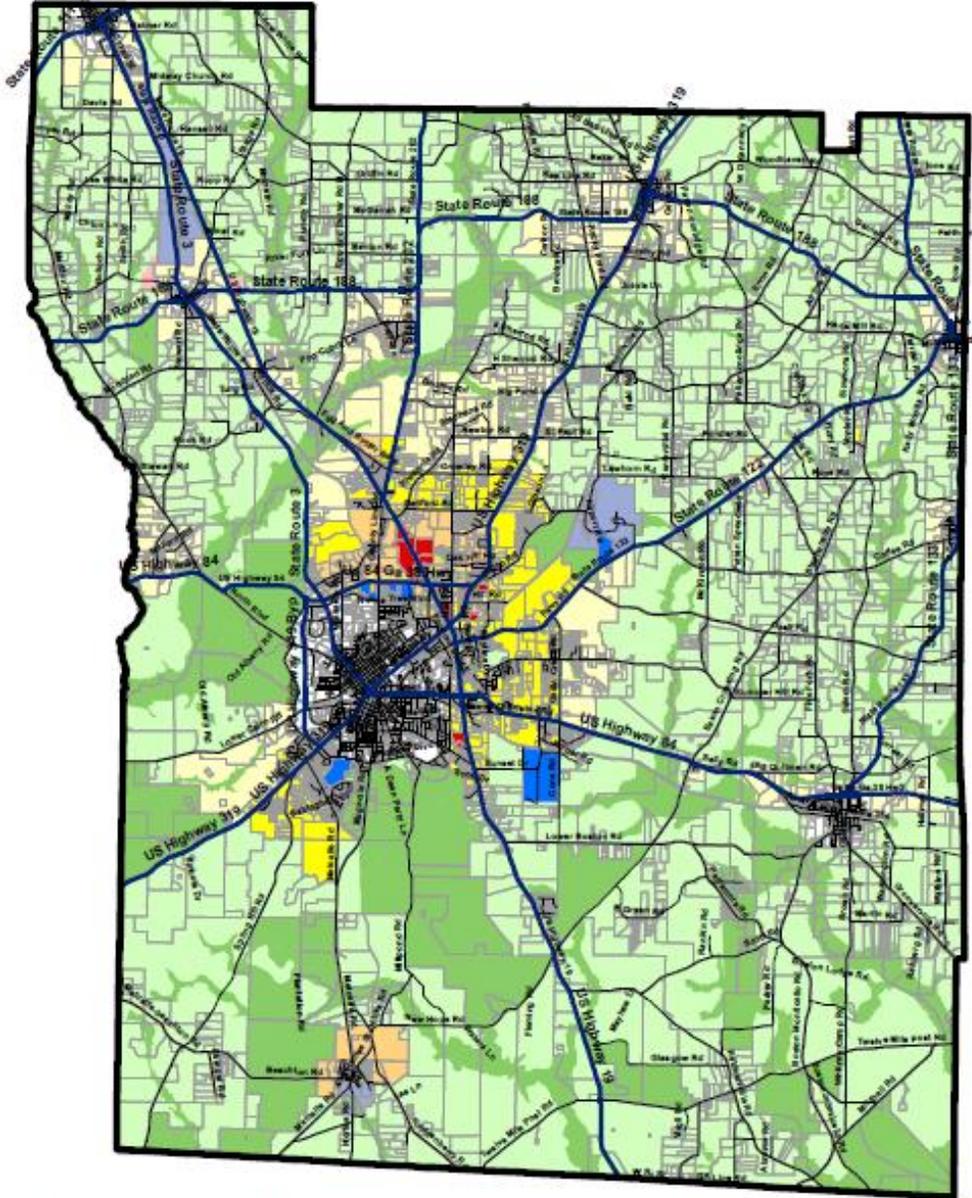
Recommended land uses are listed for each future development area. These uses represent the range of possible activities compatible with each area's intent. While providing a flexible list of potential uses, the Thomas County planning staff will review specific development proposals against the appropriate allowable range of uses. Staff members, elected officials, and advisory boards can permit the least intensive uses listed within each area as deemed appropriate on a case-by-case basis.

Next, the Future Development Narrative contains a review of Georgia's Quality Community Objectives. Each future development area discussion includes listing those Quality Community Objectives addressed within the area.

Finally, the Future Development Narrative includes recommended implementation measures that can be applied to achieve the desired vision for each area. As with the recommended land uses, implementation policies for each future development area represent a toolbox of possible strategies.

Thomas County

Future Land Use Map



Legend

- City Limits
- Agricultural
- Conservation/Plantation
- Crossroads/Neighborhood Commercial
- Employment/Industrial
- Estate Residential
- Highway Commercial
- Public/Institutional
- Rural Residential
- Suburban Residential



Produced: September, 2022



1. Agricultural

Agricultural areas include farmlands, woodlands, and sparsely settled areas in Thomas County that should be maintained in their rural or cultivated State. Various formal and informal economic activities that sustain a rural way of life, such as timber harvesting and Agri-tourism, may also be supported in these areas. Agricultural Future Development Areas are most prominent in the northern part

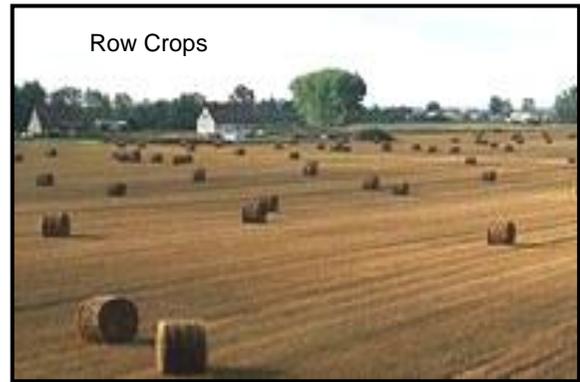
of the County but are interspersed throughout the Plantation areas in southern Thomas County. Existing farming operations and agricultural businesses should be enhanced to ensure their viability, and new farms and agri-business should be encouraged. Additional protection for farmers, such as Right-to-Farm Laws, should be considered.

Farmland should be preserved for the cultivation of crops and the raising of livestock and should be protected from construction and development. Any development in Agricultural Future Development Areas should be in harmony with the existing environment and retain the region's rural character.

"Franchise" and "corporate"-style architecture should not be permitted. To preserve the rural character, residential lot sizes should be a

minimum of ten (10) acres. Land use and zoning regulations should encourage development designed to protect open space and valuable agricultural lands, such as Agricultural Zoning, Rural Development Guidelines, and Rural Cluster Zones.

Conservation easement and Transfer of Development Rights (TDR) programs should be utilized.



Recommended Uses in Agricultural Areas

- ❑ Farming
- ❑ Pastureland
- ❑ Forestry
- ❑ Rural Density Residential
- ❑ Parks / Recreation
- ❑ Mining
- ❑ Cellular Towers / Utilities* (conditional)

Quality Community Objectives Addressed

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Regional Solutions

Implementation Measures

- ❑ Zoning to Enhance Agricultural Viability
- ❑ Agricultural Tax Policy
- ❑ Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)
- ❑ Agri-tourism Promotion
- ❑ Conservation and Development Plans / Open Space and Recreation Planning
- ❑ Agricultural Land Mitigation Ordinances
- ❑ Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR)
- ❑ Natural Resource Inventory / Natural Resource Protection
- ❑ Agricultural Zoning
- ❑ Rural Cluster Zoning
- ❑ Right to Farm-Laws (See DCA's Model Code's Alternatives to Conventional Zoning §4-1, §4-2, §4-3)

Appropriate Zoning Classifications

- ❑ AG, Agricultural

2. Conservation / Plantation

The Conservation / Plantation Areas in Thomas County are predominantly located in the southern part of the County in the Red Hills Region, which extends from Thomasville to Tallahassee, Florida. The region is well-known



Longleaf Pine in Thomas County

for its rare Longleaf Pine Forests, biological diversity, scenic beauty, and historic plantations. Much of the land is held in conservation easements or other protective measures that ensure the permanent protection of the significant lands.

Areas in Thomas County designated as Conservation / Plantation should be recognized for their value as natural resources and potential economic value. A system of interconnecting forests, greenways, and ecological corridors that link the forests and the conservation, agricultural, and natural lands in this future development area should be established to administer stringent development regulations and ensure the forest lands' protection, ecological corridors, and wildlife habitat.



Native Plant Species in Red Hills Region

Recommended Uses in Conservation / Plantation Areas

- ❑ Farming
- ❑ Plantations
- ❑ Livestock
- ❑ Forestry
- ❑ Rural Density Residential (2-acre minimum lot size)
- ❑ Parks / Recreation
- ❑ Mining
- ❑ Cellular Towers / Utilities* (conditional)



Plantation Home in Thomas County
Source: www.talltimbers.org, Photo by K. McGorty

Quality Community Objectives Addressed

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Regional Solutions

Implementation Measures

- ❑ Contribute to Conservation Easement Programs, such as Tall Timbers Research
- ❑ Forest Land Tax Policy to reduce the tax burden on forest landowners in Thomas County
- ❑ Tree Harvesting Ordinance Requiring Management and Regeneration Plan and Best Management Practices from loggers
- ❑ Financial Incentives for Donating to Conservation Easements
- ❑ Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)
- ❑ Critical Habitat Protection
- ❑ Agri-tourism Promotion and Marketing Programs in Association with Red Hills Region
- ❑ Transfer of Development Rights (TDR)
- ❑ Natural Resource Inventory / Natural Resource Protection

Appropriate Zoning Classifications

- ❑ R-1, Residential, Single-Family
- ❑ R-87, Residential, Single-Family Detached Low-Density Subdivision
- ❑ AG, Agricultural

3. Rural Residential

Rural Residential Future Development Areas are those parts of Thomas County that wish to maintain their rural atmosphere while still accommodating a specific residential development category. Due to the rural character of these areas, recognizable by the abundant open space, pastoral views, and large lot sizes, a development design compatible with the existing environment is

desirable. This includes promoting rural cluster zoning, conservation subdivisions, and large lot sizes as the prototypes for new development.

Rural Residential areas in the County are transitional areas between Agricultural / Conservation / Plantation areas and slightly more dense development, such as Estate Residential. Future developments should be typified by architecture compatible with the



Rural Residential in Eastern Thomas County



Compatible Residential Development and Open Space, *Source: USDA NRCS, Bob Nichols*

community's rural character, with abundant open space and large lot sizes.

Recommended Uses in Rural Residential Areas

- ❑ Rural Density (Single Family Detached) Residential (Conservation Subdivisions, and 2-acre min. lot size)
- ❑ Parks / Recreation
- ❑ Farming
- ❑ Livestock
- ❑ Forestry



Rural Home in Thomas County

Quality Community Objectives Addressed

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space
- ❑ Environmental Protection



Rural Residential Development in Thomas County

Implementation Measures

- ❑ Rural Subdivision-type Development, such as Rural Cluster Zoning.
- ❑ Individual Site Plan Review to Govern the Development of Individual Parcels of Land.
- ❑ Subdivision Review to ensure streets, lots, infrastructure, and open space is properly and safely designed.
- ❑ Architectural Design Control to Ensure the Design and Character of the Built Environment is Compatible with the Natural Environment.
- ❑ Scenic Viewshed Protection for Designated Areas via Adopted Ordinances and Working with Landowners and Developers to Design to Minimize Impact on Significant Viewsheds.

Appropriate Zoning Classifications

- ❑ R-1, Residential, Single-Family
- ❑ R-87, Residential, Single-Family Detached Low-Density Subdivision
- ❑ AG, Agricultural

4. Estate Residential

Estate Residential Areas in Thomas County are low-density neighborhoods and subdivision developments with almost exclusively residential land use. Characterized by cul-de-sacs and curvilinear street patterns designed to discourage cut-through traffic, this future development area is concentrated north, northeast, and southwest of Thomasville. Suburban Residential, a higher-density form of residential development, serves as a buffer between Thomasville and the Estate Residential future development areas of Thomas County.

There is significant development pressure in these areas due to the availability of water and sewer services and proximity to Thomasville amenities. Infill development in Estate Residential areas must be carefully regulated to ensure that redevelopment is compatible with existing neighborhood patterns.

Plans for new Estate Residential communities should provide for a healthy balance of nearby amenities, such as parks, schools, recreational facilities, and appropriate retail opportunities. However, this type of development is characterized by a cul-de-sac and automobile-oriented design. Pedestrian accessibility should be provided. Likewise, neighborhood connectivity should be encouraged.



Housing Construction in Thomas County



Estate Residential



House in Thomas County

Recommended Uses in Estate Residential Areas

- ❑ Single Family Detached (1/2- to 1-unit per acre minimum, Conservation Subdivisions)
- ❑ Parks / Recreation

Quality Community Objectives Addressed

- ❑ Housing Opportunities
- ❑ Heritage Preservation
- ❑ Sense of Place
- ❑ Infill Development

Implementation Measures

- ❑ Screening and Buffering Requirements Between Neighborhoods and Surrounding Commercial/ Industrial Uses
- ❑ Home Ownership and Maintenance Programs
- ❑ Buyer Education and Counseling
- ❑ Sidewalks and Pedestrian Linkages
- ❑ Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods
- ❑ Traffic Calming
- ❑ Neighborhood Connectivity

Appropriate Zoning Classifications

- ❑ R-1, Residential, Single-Family
- ❑ R-2, Residential, Single-Family – 2 dwelling units/acre
- ❑ R-87, Residential, Single-Family Detached Low-Density Subdivision

5. Suburban Residential

Suburban Residential neighborhoods provide for both small attached and detached housing at a greater density than Estate and Rural Residential communities in Thomas County. The areas designated as Suburban Residential are predominantly neighborhoods between the Estate Residential neighborhoods of Thomas County and the city limits of Thomasville.



Suburban Residential with Cul-de-Sac

Suburban Residential neighborhoods may include a mixture of owner and renter-occupied housing and provide opportunities for innovative neighborhood design. Townhomes, duplexes, condominiums, and senior housing are all appropriate types of development within these neighborhoods. Small churches, public buildings, parks, and limited neighborhood retail should be integrated as conditional land uses in these predominantly residential neighborhoods.



Suburban Residential Neighborhood

Principles of Traditional Neighborhood Development (TND) and Conservation Subdivisions with Cluster Homes should be promoted in Suburban Residential neighborhoods due to their greater flexibility in open space, convenience shopping, and recreational facilities. These types of development may include a mixture of housing types and sizes all within one development or subdivision and frequently allow for clustering of buildings in one portion of development in exchange for the preservation of greenspace, collectively owned parks and trails, or sensitive environmental features in another part of the site.



New Suburban Residential Development with Pedestrian Amenities

Pedestrian-friendly environments should be promoted in Suburban Residential neighborhoods. Houses should be oriented toward the street with relatively small setbacks, and amenities like sidewalks, lamps, street trees, and on-street parking should be provided. Neighborhoods may include small churches, public buildings, and neighborhood retail.

Like the neighborhoods within Thomasville, the development in the Suburban Residential Areas in the County should provide sufficient connectivity between communities and nodal activity centers. Redevelopment and new development in this area should support Thomasville's historic character.

Recommended Uses in Suburban Residential

- ❑ Single Family Detached
- ❑ Traditional Neighborhood Development
- ❑ Duplexes
- ❑ Senior Housing
- ❑ Cluster Homes
- ❑ Townhomes
- ❑ Condominiums
- ❑ Conservation Subdivisions
- ❑ Master-Planned Communities

Quality Community Objectives

- ❑ Traditional Neighborhoods
- ❑ Housing Choices
- ❑ Sense of Place
- ❑ Infill Development
- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Transportation Alternatives

Implementation Measures

- ❑ Traditional Neighborhood Development – Comprehensive TND Ordinance
- ❑ Design and Construction Standards
- ❑ Overlay Zoning
- ❑ On-Street Parking

- ❑ Cluster Development
- ❑ Home Ownership and Maintenance Programs
- ❑ Strict Code Enforcement
- ❑ Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods
- ❑ Conservation Subdivision Ordinance
- ❑ Planned Residential Ordinances/ Planned Unit Development (PUD)

Appropriate Zoning Classifications

- ❑ R-2, Residential, Single-Family - 2 dwelling units/acre
- ❑ R-3, Residential, Single-Family Mixed Use
- ❑ R-4, Residential, Single-Family Attached
- ❑ RM-11, Residential, Multi-Family – 11 dwelling units/acre

6. Crossroads / Neighborhood Commercial

This type of small, node-like commercial development is intended to be local-serving. Retail and services within Crossroads / Neighborhood Commercial are neighborhood focal points with a concentration of small commercial, civic, and public activities. Development within these areas is encouraged to be pedestrian-oriented and compatible with surrounding single-family residential neighborhoods. Agricultural and automotive services may be appropriate land uses for these areas.

Crossroads / Neighborhood Commercial areas are typically situated at the intersection of two streets or highways, which helps to minimize traffic on local roads. Commercial buildings should be oriented toward streets easily accessible from surrounding neighborhoods. Buildings should have minimal front setbacks, and building entrances should be oriented toward streets. Developments should include sidewalks and pedestrian amenities where possible. Surface parking should be located behind or to the side of buildings; parking and vehicle drives should be located away from the building entrance—not between building entrances and the street. Landscape buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential uses where possible.

To ensure that these areas do not negatively impact nearby uses and are compatible with the area's character, these areas should be limited in scale with a maximum height of two (2) stories and with small-scale establishments that are each less than 5,000 square feet in size.



Crossroads Commercial



Neighborhood General Store



Rural Neighborhood Store

Recommended Uses in Crossroads / Neighborhood Commercial

- ❑ Retail Commercial
- ❑ Wholesale Commercial
- ❑ Medical
- ❑ Nursing Homes
- ❑ Small Office Professional
- ❑ Day Care Centers
- ❑ Churches
- ❑ Public Buildings

Quality Community Objectives

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Infill Development
- ❑ Heritage Preservation
- ❑ Regional Identity

Implementation Measures

- ❑ Mixed-Use Zoning
- ❑ PUD Zoning
- ❑ Minimum Setback Requirements
- ❑ Parking in the rear or on the side of the building
- ❑ Buildings oriented toward the street

Appropriate Zoning Classifications

- ❑ AG, Agricultural
- ❑ CL, Commercial, Limited
- ❑ CG, Commercial, General

7. Highway Commercial

The Highway Commercial Centers in Thomas County are concentrated along the US Highway 19/84 corridor and US Highway 319. These areas function as regional focal points designed to accommodate commercial uses that serve multiple neighborhoods and the greater restricted area. These Commercial Highway centers should contain a mix of retail, professional, civic, and public uses and should be easily accessed via major arterial roadways and at critical intersections where the regional transportation network can support development nodes. Although these developments are essentially automobile-oriented, pedestrian safety and basic pedestrian access between results are of primary concern.

The Highway Commercial, Future Development Areas should focus on improving the aesthetics of the retail centers through architectural guidelines, corridor overlays, façade grant programs, and selective redevelopment. Many of the Highway Commercial future development areas were constructed several decades ago, so much of the aging infrastructure needs to be renewed using principles of new urbanism and more attractive building design and development layout.

Recommended Uses in Regional Commercial

- ❑ Agri-business
- ❑ Retail Commercial



Commercial Strip Development Providing Pedestrian Access



Auto-Oriented Commercial Development in Thomasville



Auto-oriented Strip Commercial Shopping Center



Auto-Oriented Commercial Development

- ❑ Wholesale Commercial
- ❑ Medical
- ❑ Small Office Professional
- ❑ Day Care Centers
- ❑ Churches
- ❑ Public Buildings

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Infill Development

Implementation Measures

- ❑ Encourage Alternatives to or Reuse of Big Box Retail Development
- ❑ Corridor Design Guidelines
- ❑ Enforce Corridor Overlay District
- ❑ Landscaping Requirements
- ❑ Architectural Standards
- ❑ Buffering between Commercial Uses and Surrounding Neighborhoods
- ❑ Access Management / Inter-parcel connectivity
- ❑ Signage Regulations
- ❑ Parking Standards
- ❑ Pedestrian Safety Improvements
- ❑ Mixed Use Zoning
- ❑ Level of Service Standards for Development Permitting

Appropriate Zoning Classifications

- ❑ CL, Commercial, Limited
- ❑ CG, Commercial, General
- ❑ I, Industrial

8. Public / Institutional

Public / Institutional areas consist of significant government, public, medical, and educational campuses and complexes that serve the community. This future development area includes public buildings, colleges, technical schools, public schools, hospitals, and churches.

Public / Institutional buildings often serve as an anchor for surrounding neighborhoods and activity centers. This category usually includes schools, churches, and single-function land-use districts where public access is controlled or limited. While automobile accessibility is typically necessary, pedestrian accessibility and walkable environments are encouraged.

Recommended Uses in Public / Institutional

- ❑ Public Buildings / Civic & Government
- ❑ Professional Campus* (Conditional)
- ❑ Schools / Universities / Colleges
- ❑ Churches
- ❑ Medical* (Conditional)

Quality Community Objectives Addressed

- ❑ Educational Opportunities
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Regional Identity
- ❑ Sense of Place
- ❑ Traditional Neighborhood

Implementation Measures

- ❑ Design Guidelines / Signage
- ❑ Marketing Publication, Promoting Educational / Learning Opportunities
- ❑ Business Incentives



Institutional Campus Office Space



Representative Photo of Institutional Campus
Source: www.montgomerycountymd.gov



Church

- ❑ Parking Standards
- ❑ Access Management
- ❑ Sidewalk and Pedestrian Network Design
- ❑ Overlay Zoning Buffering and Screening Between Campus uses and surrounding neighborhoods

Appropriate Zoning Classifications

- ❑ Not Applicable due to public uses being exempt from most zoning.

9. Employment / Industrial

The Employment/Industrial areas in Thomas County include areas with a concentration of industrial parks, warehousing, distribution, manufacturing, and mining. Industrial development provides job opportunities for residents, generates significant property tax revenue, and contributes to a healthy mix of residents (consequently houses) and jobs. It is essential to plan for the development of employment and industrial properties; both industries within cities are crucial to creating a balanced economy.



Industrial Use, Thomas County

Thomas County should make sure to locate industrial development in areas that do not conflict with residential neighborhoods. Light, less intensive industrial uses that are compatible with the residential nature of the County should encourage. Thomas County has three chief areas designated as Employment / Industrial Development Areas.



Forestry Industries, Thomas County

Thomas County's Employment/ Industrial designation in the northwest part of the County includes an active mining area and a higher intensity manufacturing use. The Metcalf community is appropriate for medium-intensity industrial / manufacturing operations. Metcalf Lumber Company (a sawmill) is the most prominent industry in the vicinity.

The County intends to encourage the expansion of the vicinity surrounding Thomasville Municipal Airport as employment / industrial. Light manufacturing, warehousing, and industrial operations are appropriate for this area.

This future development area is suitable for commercial development within the Employment / Industrial areas. The integration of office uses within light industrial, distribution, and warehousing centers should be encouraged.

Recommended Uses in Employment / Industrial

- ❑ Manufacturing / Industrial
- ❑ Agribusiness
- ❑ Retail Commercial
- ❑ Wholesale Commercial
- ❑ Mining

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Regional Solutions

Implementation Measures

- ❑ Marketing Strategy
- ❑ Business Incentives for Clean Industry
- ❑ Level of Service Standards for Development Permitting
- ❑ Buffering and Screening between Industrial Uses and Surrounding Neighborhoods
- ❑ Tax Allocation Districts (TAD)
- ❑ Enforce Designated Freight Routes

Appropriate Zoning Classifications

- ❑ AG, Agricultural
- ❑ CL, Commercial, Limited
- ❑ CG, Commercial, General
- ❑ I, Industrial

Community Work Program

THOMAS COUNTY COMMUNITY WORK PROGRAM 2018-2022								
Work Program Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Construct new Fire Department Training Facility					X	Fire Dept./Board of Commissioners	\$1,137,500	Impact Fees
Identify suitable tracts of land for parks and connecting trails	X	X	X			TCBOC	Staff Time	General Fund
Identify and and work with local industries for expansion needs	X	X	X	X	X	Payroll Development Authority	Staff Time	General Fund
Identify and clean up blighted properties	X	X	X	X	X	TCBOC	Staff Time	General Fund
Advertise Thomas County to film scouts for movie shoots	X	X	X	X	X	Payroll Development Authority	\$200,000	General Fund
Increase marketing efforts for Thomas County	X	X	X	X	X	Payroll Development Authority	\$100,000	General Fund
Pursue grant funding to offset costs on projects	X	X	X	X	X	Board of Commissioners	Staff Time	General Fund
Thomas County Capital Improvements Element Work Program								
Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Fire Department								
1. Fire Trucks (2)	X	X				Fire Department	\$667,649	MAX 100% Impact fees, Fire District Taxes
2. Fire Trucks (2)		X	X			Fire Department	\$679,521	MAX 100% Impact fees, Fire District Taxes
3. General Operations Vehicle (1)			X	X		Fire Department	\$168,510	MAX 100% Impact fees, Fire District Taxes
4. New Fire Substation 1	X					Fire Department	\$63,922	MAX 100% Impact fees, Fire District Taxes
5. New Fire Substations 2 & 3		X				Fire Department	\$130,755	MAX 100% Impact fees, Fire District Taxes
6. New Fire Substations 4 & 5			X			Fire Department	\$133,730	MAX 100% Impact fees, Fire District Taxes
7. New Fire Substations 6 & 7				X		Fire Department	\$149,932	MAX 100% Impact fees, Fire District Taxes
8. New Fire Substations 8 & 9					X	Fire Department	\$156,667	MAX 100% Impact fees, Fire District Taxes
9. Training Facility			X	X		Fire Department	\$678,024	MAX 100% Impact fees, Fire District Taxes
EMS								
1. New Ambulances			X			EMS Department	\$144,501	MAX 100% Impact Fees, Emergency Services Fund
2. EMS Facility (2000 sf)				X		EMS Department	\$468,946	MAX 100% Impact Fees, Emergency Services Fund
Other Departments								
1. Shooting Range	X					Board of Commissioners	\$1,500,000	17.7% (NPV) impact fees, 0.4% General Fund, 28.5% in-kind assistance, 53.3% State WRD

Adoption Resolution

**A RESOLUTION
BY THOMAS COUNTY
TO ADOPT THE THOMAS COUNTY COMPREHENSIVE PLAN**

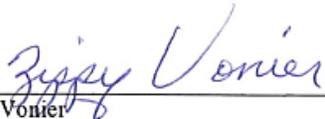
WHEREAS, THOMAS COUNTY, Georgia, has found it necessary to update the Thomas County Comprehensive Plan to include a Broadband Element to meet the requirements of the state's Minimum Planning Standards for local comprehensive plans; and,

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

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

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

Adopted on the 14th day of March 2023



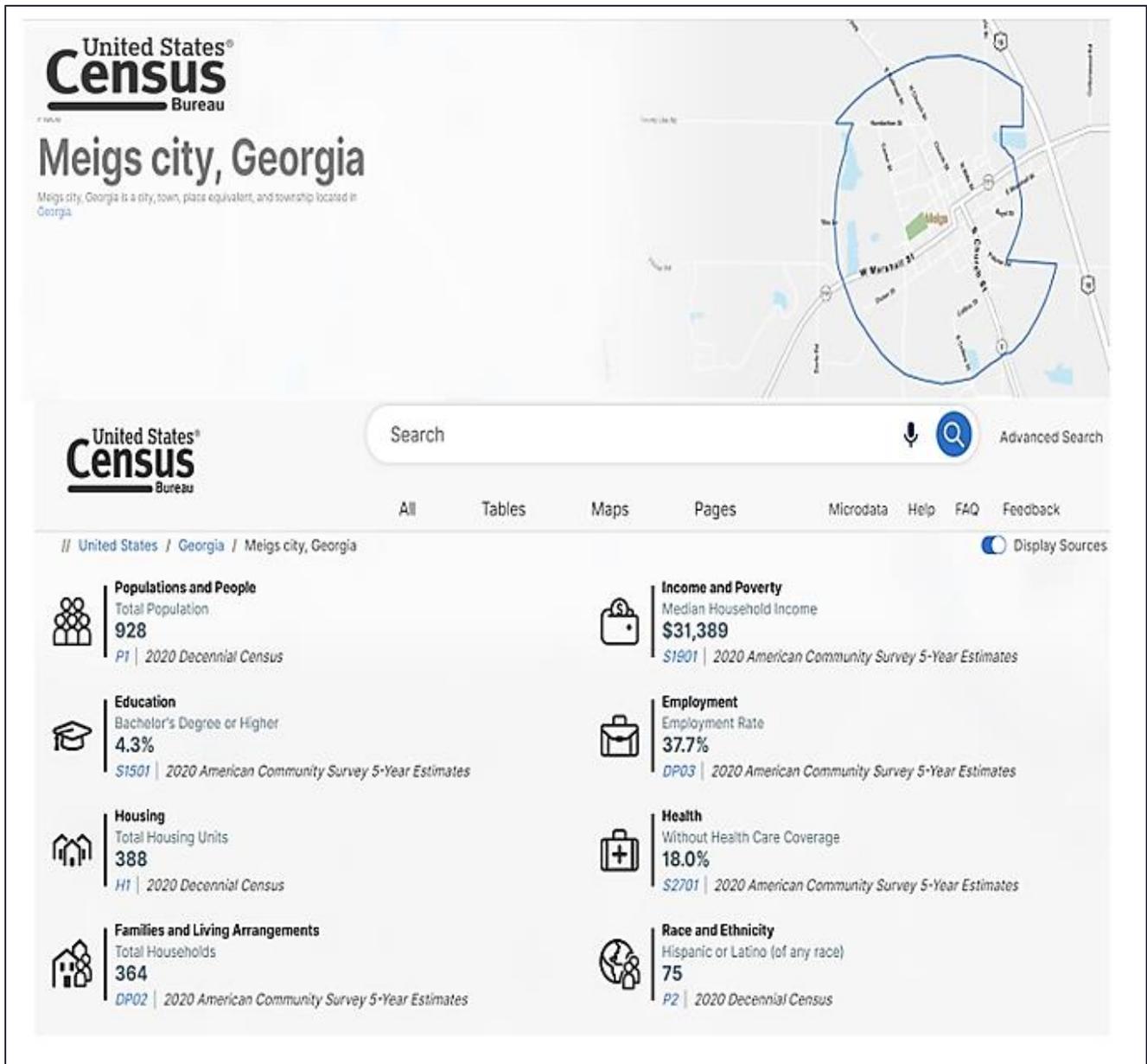
Zippy Vonier
Chairman, Thomas County Board of Commissioners



Celeste C. Tyler
County Clerk, Thomas County

City of Meigs

Community Profile

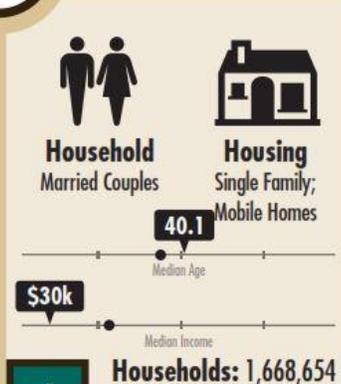


Source: US Census 2020

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—US residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. Meigs's top three tapestry segments are Rural Bypasses, Southern Satellites, and Top Tier.

10E Rural Bypasses

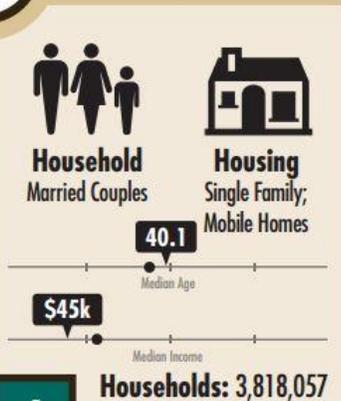


6

Svcs/Prof/Prod
HS Diploma Only
White

- Go online infrequently
- Depend on Social Security, SSI
- Go hunting, fishing
- Subscribe to satellite TV
- Prefer trucks to sedans

10A Southern Satellites



6

Svcs/Prof/Admin
HS Diploma Only
White

- Go hunting, fishing
- Shop at Walmart
- Own a pet dog
- Listen to country music; watch CMT
- Own, maintain truck

1A Top Tier



4

Prof/Mgmt
College Degree
White

- Own lavish vacation homes
- Hire financial advisers
- Shop at high-end retailers/chains
- Access radio and newspapers online
- Purchase/Lease fully equipped luxury cars

Strengths, Weaknesses, Opportunities, and Threats (SWOT.)

Strengths

- Afterschool program
- New Library
- Summer Lunch Program
- Proximity to major transportation routes
- Historic Dixie Highway Scenic Byway

Weaknesses

- Infrastructure (water system needs an overhaul)
- Lack of economic development
- Dysfunctional government
- Lack of health services
- High unemployment
- Larger unemployable population (lack of educational attainment)
- Lack of public walkways (cars too expensive to own/maintain for most)
- Poor housing stock

Opportunities

- Historic Dixie Highway Scenic Byway
- Grants
- Low-cost housing
- Highways through town

Threats

- Natural disasters
- Drug epidemic
- Apathy

Needs & Opportunities

Needs

- We need to fix our water system.
- We have a high unemployment rate (approx. 21%) due to a lack of jobs, lack of transportation to a job, lack of education, or possibly a criminal record. We need to educate people, attract jobs, and get them working.
- We need to clean up our town, especially our housing, to improve the overall housing stock in Meigs.
- Our government can no longer afford to be dysfunctional or appear dysfunctional. We need to be professional and professionally conduct city business. We get plenty of publicity most of late has not been good.

Opportunities

- We need to bring tourism to help spur downtown business. Along Hwy 19 at the eastern edge of town, we have Hwy 111 and the Historic Dixie Highway Scenic Byway through the Downtown, and we need to capitalize on these resources.
- We must be ever-present with grant opportunities that may benefit the City of Meigs and apply for funding when available.
- We need to invest in low-income housing stock to better house our population. Fostering a relationship with local housing authorities in the area may yield some progress.

Goals & Policies

Goal: Economic Prosperity

Encourage the development or expansion of businesses and industries suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for the retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in the community's greenfield (previously undeveloped) areas.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.

Goal: Water System

The City of Meigs will work towards providing an upgraded water system to provide better infrastructure for the citizens and to meet the needs of the future.

Policies:

- We will pursue funding opportunities for water system improvements.
- We will pursue the most efficient and cost-effective way to revamp the municipal water system.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of various housing types, sizes, costs, and densities in each neighborhood, instituting programs to provide housing for residents of all socioeconomic backgrounds, or

coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.
- We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.

Broadband Option

Provide and expand high-speed internet service to the underserved and unserved areas for quick access to the World Wide Web.

Policies

- We will apply for grants for the provision of high-speed internet connectivity and accessibility
- We will work with technology companies to deploy broadband facilities in unserved and underserved areas.
- We will amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- We will develop a Broadband ordinance that will guild the installation and provision of internet services.

Goal: Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit and the necessary infrastructure.

Policies:

- We support the creation of a community-wide pedestrian/bike path network.

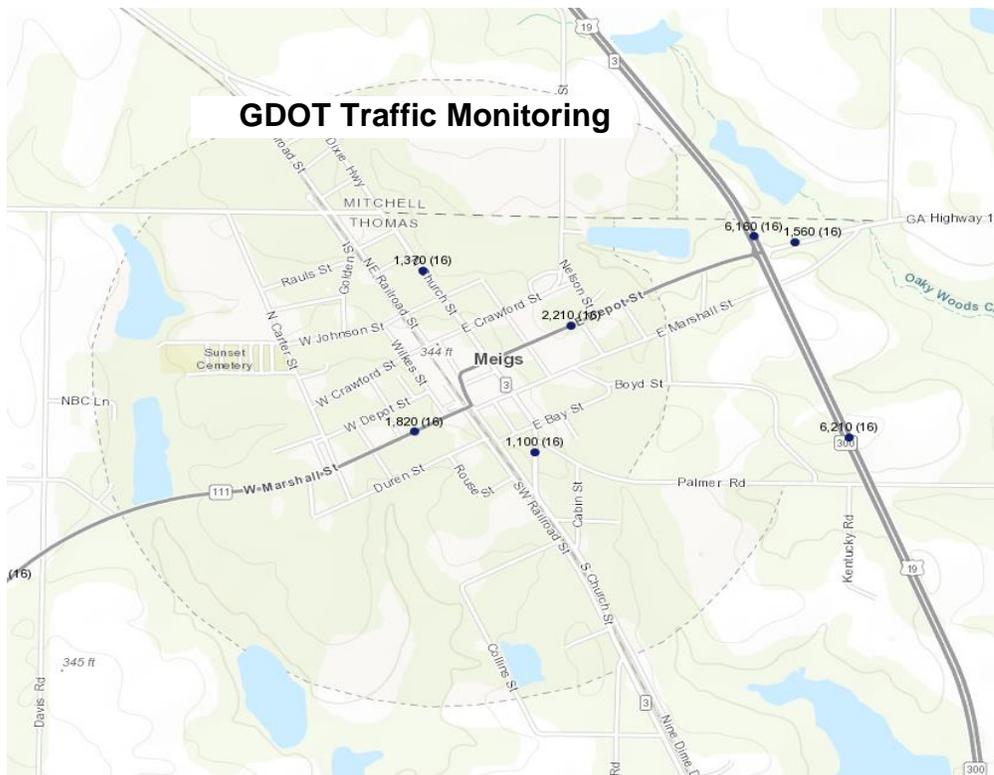
Transportation Element

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Many transportation issues in Thomas County are related to increased vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Meigs wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Meigs has split down the middle by Old Georgia Highway 3 and GA Hwy 111. U.S. Hwy 19 lies along its eastern edge and has essentially bypassed the City and forced business away from the Downtown.

Meigs sees some light traffic around town for the most part, but traffic on US Hwy 19 has an AADT count of approximately 6,200. GA Hwy 111 sees about 2,000 AADT. Although GA Hwy 111 doesn't produce much traffic overall, what Meigs sees a lot of is truck traffic that goes through the Downtown that needs to make a turn at the intersection of Railroad and Depot St. often does not stop but merely slows enough to make the turn.



GA

Hwy 111 (Marshall St) West of Railroad tracks

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	1820	1.11	290	15.96	10.25	50.00	
2015	1800		288	16.00	8.06	50.00	
2014	1710		274	16.03	8.06	50.00	
2013	1760		282	16.00			
2012	1760		284	16.12			
2011	1510		243	16.12			
2010	1540		248	16.12			
2009	1670						
2008	1650						
2007	2450						
2006	1660						

GA Hwy 111 (Depot St) @ Alligood St

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	2210	-8.30	391	17.69	9.96	50.00	
2015	2410		426	17.69	8.31	50.00	
2014	2290		406	17.72	8.31	50.00	
2013	2030		360	17.75			
2012	2030		360	17.75			
2011	1680		298	17.75			
2010	1710		304	17.75			
2009	1730		307	17.75			
2008	1980						
2007	2080						
2006	1910						

Alternative Modes

Regarding bicycle and pedestrian infrastructure, the City of Meigs has a few sidewalks along the major routes in the older areas emanating from the Downtown (Marshall St, Depot St, Church St, Crawford St). There are no dedicated bike lanes or paths in Meigs, which has not proven to be a significant problem as traffic congestion is generally minimal on most streets. It presents issues along Depot Street between Hurst St and the Dollar General at Hwy 19. Many people utilize the Dollar General and are forced to walk along the edge of the road for approximately ¼ mile in a 45-mph speed zone, and there are no streetlights in the area as it is outside the Meigs city limits.

Thomas County provides a rural transit program under Section 5311. The rural transit program offers access to educational, commercial, medical, and business locations primarily for elderly and low-income residents. The rural transit program currently has 16 buses (eight of which are lift-equipped) operating on a "scheduled response system," which includes some features of a fixed route system within a demand response system. Potential riders call in for service. Other riders know the route and can access service near a regular location.

Parking

Due to the lack of businesses in Meigs, parking has not been an issue. On-street parking is available Downtown and is only at capacity if there is a significant event at the Meigs Community Center.

Railroads

Meigs is serviced by the CSX rail line that parallels Hwy 19 through Thomas County to Mitchell County and beyond. The rail line provides critical freight transport for several industries in Thomas County and the Cities of Thomasville, Ochlocknee, and Meigs.

Land Use Element

The Future Land Development Map is a required component for all communities that have zoning. It is intended to express the community's vision for the future and guide its future development patterns citywide. It is based on previous Future land use maps with updates added to meet the development trends in Meigs fully and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to represent the community's vision for the future. Below are descriptions of categories utilized on the Future Land Use Map.

Agriculture

The rural and agricultural character area designation in Meigs is intended for those areas outside the urban service areas associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operations of varying sizes. Appropriate zoning classifications include AG, Industrial, C-3 commercial, R-1, and R-2 residential.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban communities. The primary housing type is detached, single-family residential, though other housing types, such as duplexes and manufactured homes, may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts, including R-1, R-2, R-3, R-PUD, and limited C-1 neighborhood commercial. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not another. Furthermore, different lot sizes may be established as may be necessary. Meigs does not have a municipal sewer system; consequently, minimum lot sizes are set at levels to meet the Thomas County Health Department requirements for private septic systems.

Commercial

This category corresponds to the City's central business district. It is also intended to provide a mixture of land uses in addition to commercial, institutional, public, and office. This district is unique in that the existing development pattern consists of buildings covering substantial percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher lot coverage and floor area intensities than the other commercial land use categories. Appropriate zoning classifications include C-1, C-2, C-3, and C-PUD.

Industrial

Appropriate zoning classifications include Industrial district, C-3, and AG district. This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Historic Dixie Highway Scenic Byway

This category corresponds to the Historic Dixie Highway Scenic Byway (HDHSB) route identified in Meigs. Uses adjacent to the HDHSB are generally residential and commercial. New billboards are not allowed along the HDHSB, and further development should be sympathetic in design to the byway to maintain the qualities identified in the HDHSB Corridor Management Plan. Appropriate zoning classifications include R-1, R-2, R-3, R-PUD, limited C-1 neighborhood commercial, and C-2 in the downtown areas.

Meigs

Future Land Use Map



Mitchell County

Legend

-  DIXIE HIGHWAY
-  STATE ROUTE
-  CITY LIMITS
-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL

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



Produced: September, 2022

Community Work Program

Meigs Community Work Program 2018-2022								
Economic Development Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Develop overall economic development plan	X					City	\$5,000	General Funds
Create a Meigs Development Authority	X	X				City	\$5,000	General Funds
Actively recruit businesses necessary for daily life (grocery/general store, daycare, clinic)	X	X	X	X		City	\$1,000	General Fund
Reinstate adult education/GED classes in Meigs	X	X	X	X	X	City	\$1,000	General Fund, Grants
Housing Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Demolish substandard housing and develop infill development	X	X	X	X	X	City	n/a	General Fund
Increase participation in homeownership/credit counseling programs	X	X	X	X	X	City	\$1,000	General Funds, Grants
Develop redevelopment/revitalization plans for designated areas	X					City	\$5,000	General Fund
Natural and Cultural Resources Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Work to renovate downtown buildings	X	X	X	X	X	City	\$50,000	General Fund, Grants
Preservation Plan for the GA 3 Corridor	X	X	X	X		City	\$5,000	General Fund
Establish a National Register historic district and an ordinance	X	X	X	X		City	\$5,000	General Fund
Community Facilities & Services Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Revive the neighborhood watch groups	X	X				City	n/a	General Fund
Investigate ways to improve the communication between the City government and the residents of Meigs	X	X				City	n/a	General Fund
Address water system issues including: fire hydrants, water mains and system design	X	X	X	X	X	City	\$500,000	General Fund, Grants
Address stormwater runoff issues in residential areas to prevent flooding	X	X	X	X	X	City	\$500,000	General Fund, Grants
Transportation & Circulation Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Inventory and prioritize future street paving/resurfacing projects and coordinate water/sewer line replacement (repaving Golden St., Sidewalks on GA Hwy 111 from downtown to east city limits)	X	X	X	X	X	City	\$1,000	General Fund
Land Use Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Develop and implement design standards for commercial development and GA 3 corridor	X	X	X	X	X	City	\$1,000	General Fund

Adoption Resolution

**A RESOLUTION
BY THE CITY COUNCIL OF MEIGS
TO ADOPT THE THOMAS COUNTY COMPREHENSIVE PLAN**

WHEREAS, the City Council of Meigs, Georgia, has found it necessary to update their joint Comprehensive Plan to include a Broadband Element to meet the requirements of the state's Minimum Planning Standards for local comprehensive plans; and,

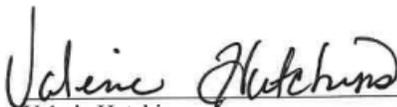
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

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

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

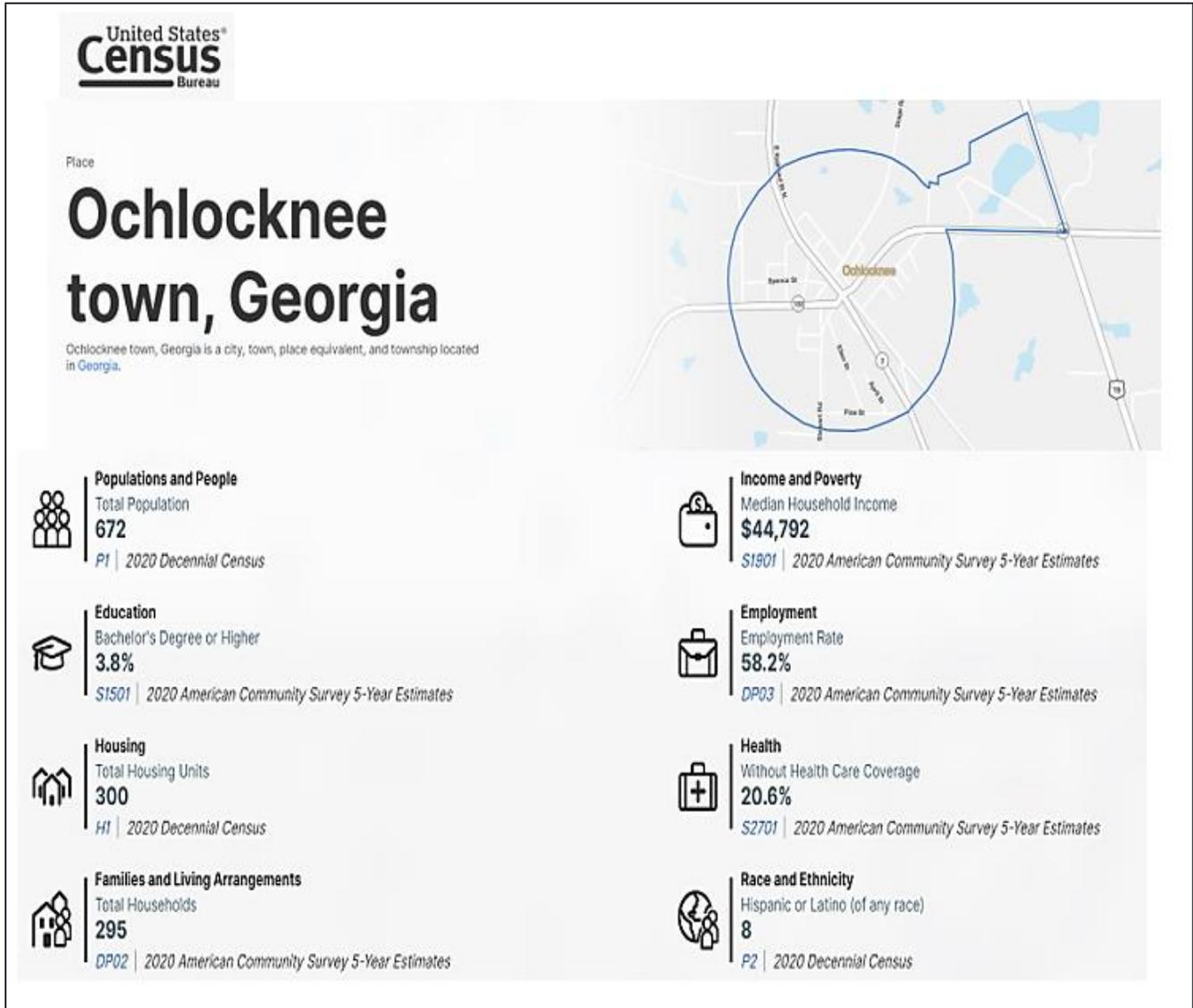
Adopted on the 20 day of February 2023


Cheryl Walters
Mayor, City of Meigs, Georgia


Valerie Hutchins
City Clerk, City of Meigs, Georgia

City of Ochlocknee

Community Profile



Source: U.S Census Bureau 2020

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—US residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Ochlocknee are Southern Satellites, Top Tier, and Professional Pride.

10A Southern Satellites



Household
Married Couples



Housing
Single Family;
Mobile Homes

40.1

Median Age

\$45k

Median Income

Households: 3,818,057

6

Svcs/Prof/Admin
HS Diploma Only
White

- Go hunting, fishing
- Shop at Walmart
- Own a pet dog
- Listen to country music; watch CMT
- Own, maintain truck

1A Top Tier



Household
Married Couples



Housing
Single Family

46.7

Median Age

\$166k

Median Income

Households: 2,073,878

4

Prof/Mgmt
College Degree
White

- Own lavish vacation homes
- Hire financial advisers
- Shop at high-end retailers/chains
- Access radio and newspapers online
- Purchase/Lease fully equipped luxury cars

1B Professional Pride



Household
Married Couples



Housing
Single Family

40.8

Median Age

\$132k

Median Income

Households: 1,926,841

4

Prof/Mgmt
College Degree
White

- Upgrade picture-perfect homes
- Hold 401(k) and IRA plans/securities
- Own latest tablets, smartphones, and laptops
- Read epicurean, sports, home service magazines
- Own 2–3 vehicles

Strengths, Weaknesses, Opportunities, and Threats (SWOT.)

Strengths

- Affordable housing
- Small town charm
- Major employers near the town
- Downtown buildings are being maintained
- Low crime rate

Weaknesses

- Dilapidated buildings
- Code enforcement needed
- Water system maintenance needed
- Need more businesses downtown
- Sewer system near capacity

Opportunities

- Historic Dixie Highway Scenic Byway
- Old South Day festival
- Proximity to Thomasville
- City-owned land that was donated (blank slate)

Threats

- None noted

Needs & Opportunities

Needs

- We need to fix our water system and replace some hydrants
- It will be hard to handle new development with a sewer system at capacity
- While downtown buildings are being maintained and not falling in, we need to get businesses in them.
- We have dilapidated buildings around town and need to get some code enforcement to help the situation.

Opportunities

- We need to bring tourism to help spur downtown business. We have the Historic Dixie Highway Scenic Byway through the Downtown, and we need to capitalize on this resource.
- The City has donated a parcel of land, and careful planning needs to be done to decide what would be best utilized.

Goals & Policies

Goal: Economic Prosperity

Encourage the development or expansion of businesses and industries suitable for the community.

Policies:

- We will support programs for the retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

Goal: Local Preparedness

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

Policies:

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

Goal: Sense of Place

Protect and enhance the community's unique qualities by cleaning up the town.

Policies:

- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in the community's greenfield (previously undeveloped) areas.

Broadband Option

Provide and expand high-speed internet service to the underserved and unserved areas for quick access to the World Wide Web.

Policies

- We will apply for grants for the provision of high-speed internet connectivity and accessibility
- We will work with technology companies to deploy broadband facilities in unserved and underserved areas.
- We will amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- We will develop a Broadband ordinance that will guild the installation and provision of internet services.

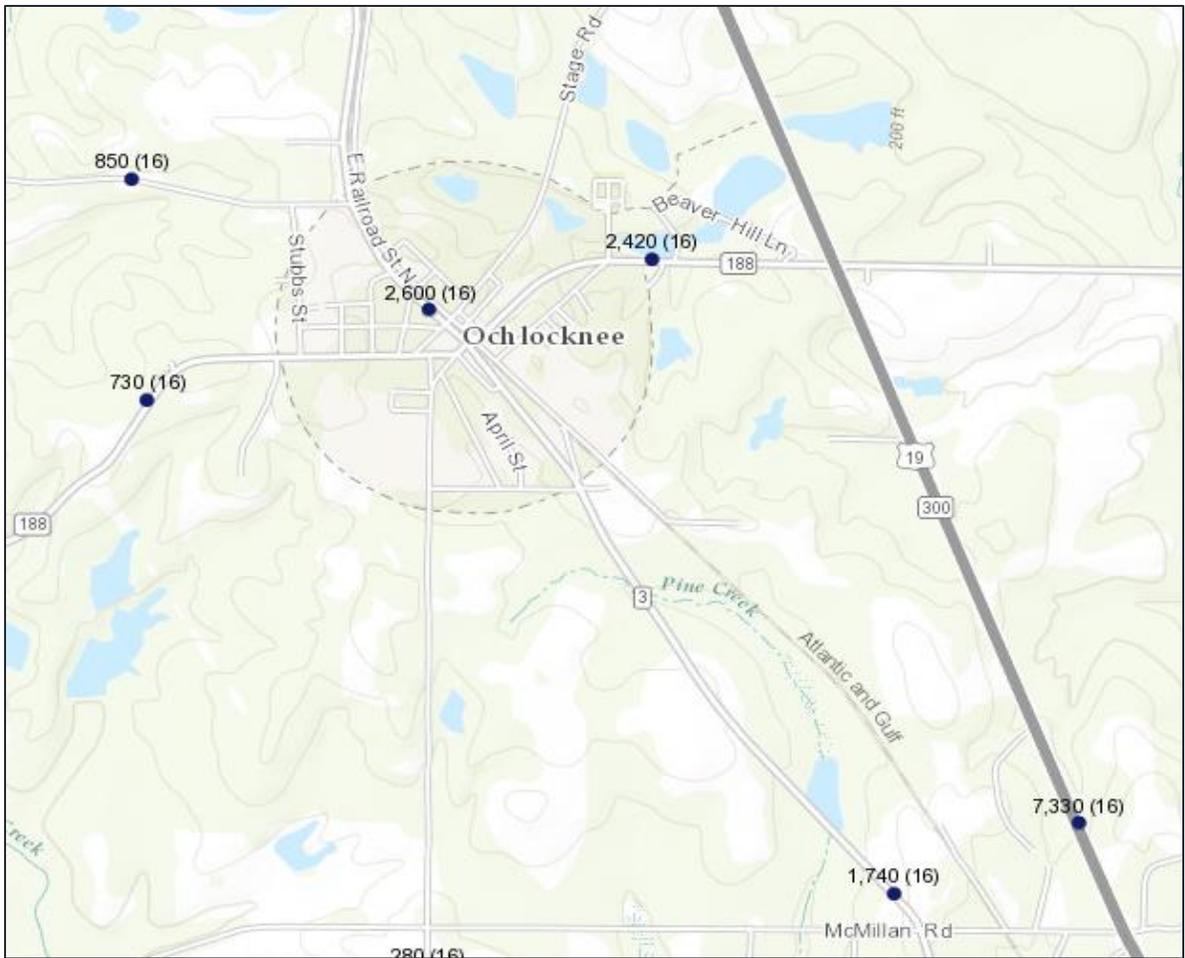
Transportation Element

Many transportation issues in Thomas County are related to increased vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Ochlocknee wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system. An integrated transportation system should contribute to residents' high quality of life and a desirable business climate.

Road Network

Ochlocknee has split down the middle by Old Georgia Highway 3 and GA Hwy 188. U.S. Hwy 19 lies along its eastern edge and has essentially bypassed the City and forced business away from the Downtown.

Ochlocknee sees some relatively light traffic around town for the most part, but traffic on US Hwy 19 has an AADT count of approximately 7,300. GA Hwy 188 sees around 700-750 AADT. Traffic congestion is not generally a problem in Ochlocknee and adds to the charm and detracts from economic development potential.



GDOT Traffic Monitoring

Main Street in Downtown

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	2600	5.26	364	14.00	8.99	50.00	
2015	2470		346	14.01	8.99	50.00	
2014	2360		330	13.98	8.99	50.00	
2013	2300		322	14.00			
2012	2310		333	14.41			
2011	2130		307	14.41			
2010	2200		317	14.41			
2009	2800						
2008	2800						
2007	2870						
2006	2600						

GA Hwy 188 at Eastern City Limits

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	2420	5.22	266	10.99	8.66	50.00	
2015	2300		253	10.99	8.66	50.00	
2014	2190		241	11.02	8.66	50.00	
2013	1890		208	11.00			
2012	1900		205	10.81			
2011	1810		196	10.81			
2010	1870		202	10.81			
2009	2190						
2008	2190						
2007	2270						
2006	2210						

GA Hwy 188 at Eastern City Limits

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	730	5.80	92	12.62	11.27	50.00	
2015	690		88	12.69	11.27	50.00	
2014	580		66	11.33	10.00		
2013	580		66	11.33	10.00		
2012	650		74	11.33			
2011	660		75	11.33			
2010	620		95	15.38			
2009	630		97	15.38			
2008	690						
2007	730						
2006	780						

Alternative Modes

Regarding bicycle and pedestrian infrastructure, the City of Ochlocknee has no sidewalks outside the Downtown. There are no dedicated bike lanes or paths in Ochlocknee, which has not proven to be a significant problem to this point, as traffic congestion is generally very minimal on most streets.

Thomas County provides a rural transit program under Section 5311. The rural transit program offers access to educational, commercial, medical, and business locations primarily for elderly and low-income residents. The rural transit program currently has

16 buses (eight of which are lift-equipped) operating on a "scheduled response system," which includes some features of a fixed route system within a demand response system. Potential riders call in for service. Other riders know the route and can access service near a regular location.

Parking

Parking, in general, is not generally an issue in Ochlocknee. On-street parking is available Downtown and is only occasionally at capacity, typically when an auction is happening.

Railroads

Ochlocknee is serviced by the CSX rail line that parallels Hwy 19 through Thomas County to Mitchell County and beyond. The rail line provides critical freight transport for several industries in Thomas County and the Cities of Thomasville, Ochlocknee, and Meigs.

Land Use Element

The Future Land Development Map is a required component for all communities that have zoning. It is intended to express the community's vision for the future and guide its future development patterns citywide. It is based on previous Future land use maps with updates added to meet the development trends in Ochlocknee fully and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to represent the community's vision for the future. Below are descriptions of categories utilized on the Future Land Use Map.

Agriculture

The rural and agricultural character area designation in Ochlocknee is intended for those areas outside of the urban service areas associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operation of varying sizes. Appropriate zoning classifications include: R-1, R-2, R-PUD, C-1, C-3, C-PUD and Industrial.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban communities. The primary housing type is detached, single-family residential, though other housing types, such as duplexes and manufactured homes, may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts, including R-1, R-2, R-PUD, and limited C-1 neighborhood commercial. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category corresponds to the City's central business district. It is also intended to provide a mixture of land uses in addition to commercial, institutional, public, and office. This district is unique in that the existing development pattern consists of buildings covering vast percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher lot coverage and floor area intensities than the other commercial land use categories. Appropriate zoning categories include C-1, C-2, and C-3 commercial.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation. Appropriate zoning categories include Industrial, Agricultural District, and C-3 commercial.

Historic Dixie Highway Scenic Byway

This category corresponds to the route that the Historic Dixie Highway Scenic Byway (HDHSB) has identified in Ochlocknee. Uses adjacent to the HDHSB are generally residential and commercial. New billboards are not allowed along the HDHSB, and further development should be sympathetic in design to the byway to maintain the

qualities identified in the HDHSB Corridor Management Plan. Appropriate zoning classifications include R-1, R-2, R-PUD, limited C-1 neighborhood commercial, and C-2 in the downtown areas.

Community Work Program

CITY OF OCHLOCKNEE COMMUNITY WORK PROGRAM 2018-2022								
Natural and Cultural Resources Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Work to enhance the downtown environment	X	X	X	X	X	City	\$6,000	General Fund, Grants
Preservation Plan for the GA 3 Corridor		X	X			City	\$4,000	General Fund
Community Facilities & Services Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Promote volunteerism in town	X	X	X	X	X	City	\$500	General Fund
Develop a city-wide "spruce-up" program	X	X	X	X	X	City/Volunteers	\$250	General Fund, Grants
Transportation & Circulation Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Inventory and prioritize future street paving/resurfacing/improvement projects		X	X			City	\$1,200	General Fund
Land Use Objectives	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Review and revise existing ordinance for best management practices	X	X				City	\$700	General Fund
Develop and implement design standards for commercial development and GA 3 corridor		X	X			City	\$4,000	General Fund
Improvements to the water system on Stevens St. to change from 2 inch galvanized to 4-6 inch PVC waterpipe	X	X	X	X	X	City	\$80,000	General Fund/Grants

Adoption Resolution

**A RESOLUTION
BY THE CITY COUNCIL OF OCHLOCKNEE
TO ADOPT THE THOMAS COUNTY COMPREHENSIVE PLAN**

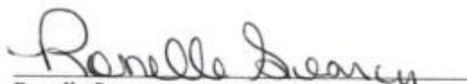
WHEREAS, the City Council of Ochlocknee, Georgia, has found it necessary to update their joint Comprehensive Plan to include a Broadband Element to meet the requirements of the state's Minimum Planning Standards for local comprehensive plans; and,

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

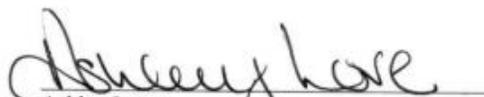
WHEREAS, in the development of the comprehensive plan, The City Of Ochlocknee examined, evaluated, and, where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

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

Adopted on the 9 day of January 2023



Ronelle Searcy
Mayor, City of Ochlocknee, Georgia

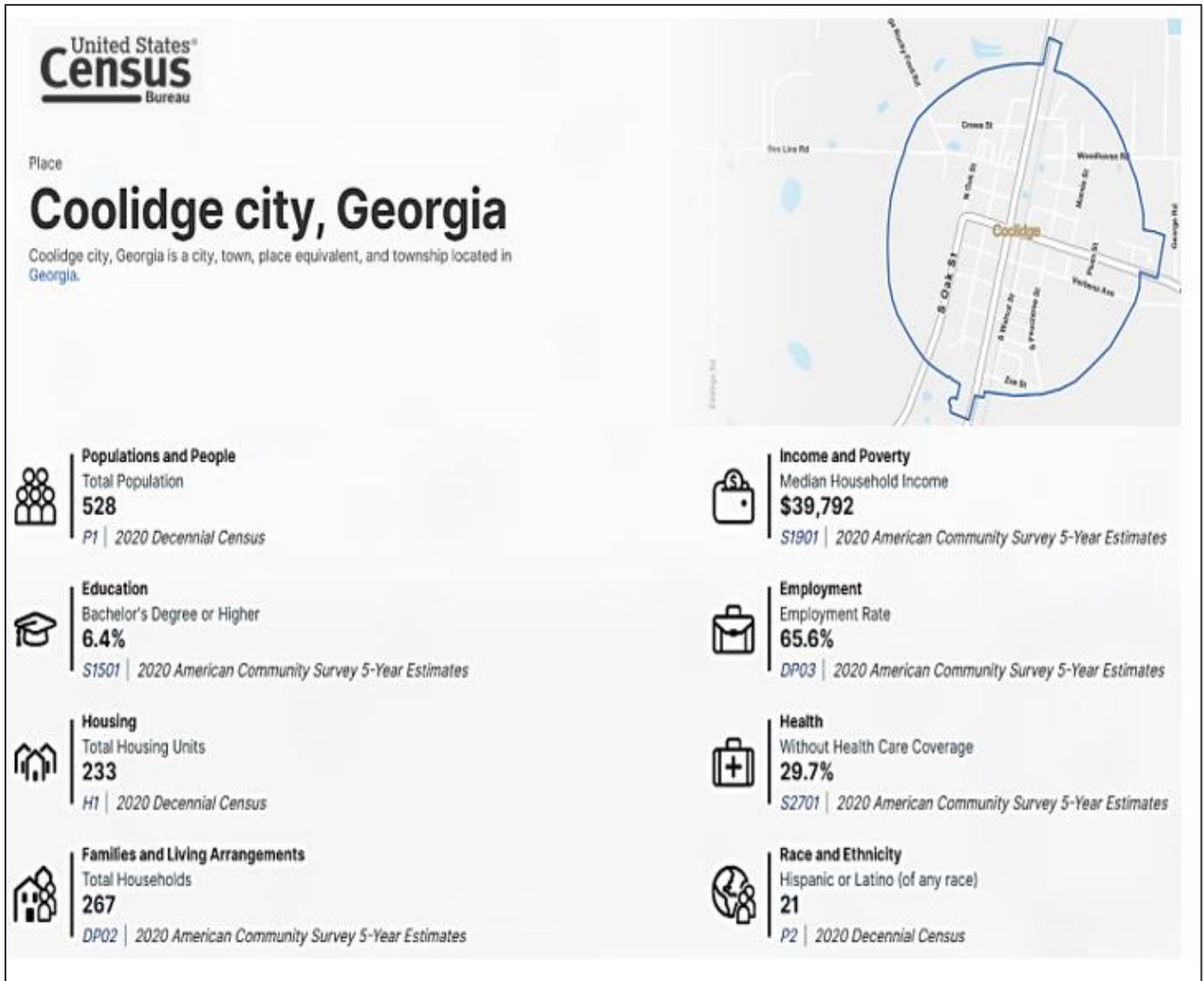


Ashley Love
City Clerk, City of Ochlocknee, Georgia



City of Coolidge

Community Profile



Source: U.S Census Bureau 2020

Tapestry Segments Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—US residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. Coolidge's top three tapestry segments are Rural Bypasses, Top Tier, and Professional Pride.

10E Rural Bypasses



Household
Married Couples



Housing
Single Family;
Mobile Homes



Households: 1,668,654

6

Svcs/Prof/Prod
HS Diploma Only
White

- Go online infrequently
- Depend on Social Security, SSI
- Go hunting, fishing
- Subscribe to satellite TV
- Prefer trucks to sedans

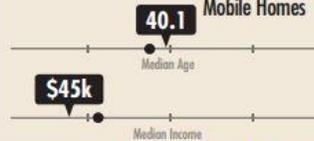
10A Southern Satellites



Household
Married Couples



Housing
Single Family;
Mobile Homes



Households: 3,818,057

6

Svcs/Prof/Admin
HS Diploma Only
White

- Go hunting, fishing
- Shop at Walmart
- Own a pet dog
- Listen to country music; watch CMT
- Own, maintain truck

1B Professional Pride



Household
Married Couples



Housing
Single Family



Households: 1,926,841

4

Prof/Mgmt
College Degree
White

- Upgrade picture-perfect homes
- Hold 401(k) and IRA plans/securities
- Own latest tablets, smartphones, and laptops
- Read epicurean, sports, home service magazines
- Own 2–3 vehicles

Strengths, Weaknesses, Opportunities, and Threats (SWOT.)

Strengths

- Excellent infrastructure network
- Located along the major transportation route
- Industry
- Library System
- Strong faith-based foundation
- Christmas program

Weaknesses

- Economic Development
- Dilapidated housing
- Tough to hire police officers
- Delinquents in town destroying playground equipment
- No places to eat
- Lack of organized recreation
- Lack of community spirit
- No health clinic or other basics of life
- No parking lot for the business area in Downtown

Opportunities

- Annexation for room to grow
- Redevelopment downtown
- Landscaping along highway and pocket park

Threats

- Unfunded state mandates
- Changes to how municipalities can utilize tax money
- Natural disasters

Needs & Opportunities

Needs

- We have an excellent infrastructure network, and we are along a major transportation route, but we need to market it to attract economic development.
- We have dilapidated housing that needs to be addressed.
- Our community lacks the basics, including restaurants, health clinics, hardware stores, and pharmacies.
- We lack parking in our Downtown
- We have a severe lack of community spirit, and some folks would rather destroy city property than improve it.
- We have no organized recreation programs in town.
- We cannot afford more police officers because we cannot pay what neighboring communities can.

Opportunities

- We lack available land for development, but there is an opportunity to annex more land.
- Our Downtown is ripe for redevelopment and new businesses.
- Our main thoroughfare would benefit from landscaping to help create identity.

Goals & Policies

Goal: Economic Prosperity

Encourage the development or expansion of businesses and industries suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will support programs for the retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in the community's greenfield (previously undeveloped) areas.
- We will consider impacts on infrastructure and natural resources in our decision-making on economic development projects.

Goal: Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage change as desired; leadership and staff capable of responding to opportunities and addressing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will efficiently use existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- We will ensure that new development does not cause a decline in existing service levels for the community's residents and employers.
- We will ensure that capital improvements to accommodate future development are provided concurrently with new growth.

Goal: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the Downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community, or protecting scenic and natural elements that are important to define the community's character.

Policies:

- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.

Goal: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of various housing types, sizes, costs, and densities in each neighborhood, instituting programs to provide housing for residents of all socioeconomic backgrounds, or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

Policies:

- We will eliminate substandard or dilapidated housing in our community.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

Broadband Option

Provide and expand high-speed internet service to the underserved and unserved areas for quick access to the World Wide Web.

Policies

- We will apply for grants for the provision of high-speed internet connectivity and accessibility
- We will work with technology companies to deploy broadband facilities in unserved and underserved areas.
- We will amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- We will develop a Broadband ordinance that will guild the installation and provision of internet services.

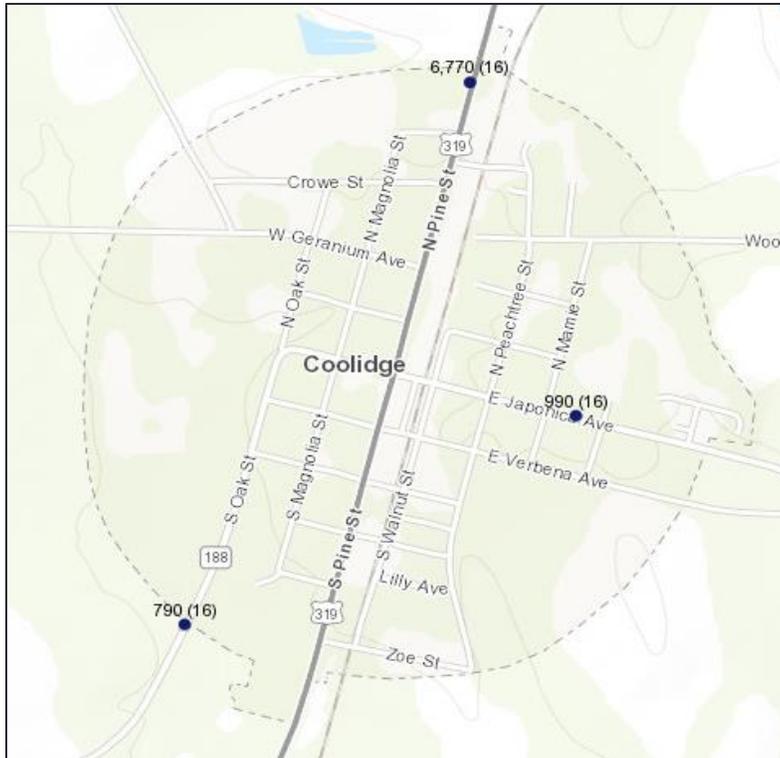
Transportation Element

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Many transportation issues in Thomas County are related to increased vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Coolidge wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

U.S. Hwy 319 forms "the strip" in Coolidge. Coolidge has split the middle by U.S. Hwy 319 and GA Hwy 188. In 1994, the road was widened to four lanes through town, and the on-street parking was eliminated.

Traffic congestion is not generally a problem in Coolidge and adds to the charm and detracts from economic development potential. Coolidge sees some light traffic around town for the most part, but traffic on US Hwy 319 has an AADT count of approximately 6,800. GA Hwy 188 sees around 800-1000 AADT.



GDOT Traffic Monitoring

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	6770	4.15	901	13.31	8.52	58.48	
2015	6500		866	13.32	8.52	58.48	
2014	6390		866	13.56	8.00	63.00	
2013	6390		866	13.56	8.00	63.00	
2012	6300		912	14.47			
2011	6370		922	14.47			
2010	5360						
2009							
2008	6650						
2007	7040						
2006	6450						

Alternative Modes

Regarding bicycle and pedestrian infrastructure, the City of Coolidge has a few sidewalks along the major routes in the older areas emanating from the Downtown (U.S. Hwy 319 and GA Hwy 188). No dedicated bike lanes or paths exist in Coolidge, which has not proven to be a significant problem as traffic congestion is generally minimal on most streets.

Thomas County provides a rural transit program under Section 5311. The rural transit program offers access to educational, commercial, medical, and business locations primarily for elderly and low-income residents. The rural transit program currently has 16 buses (eight of which are lift-equipped) operating on a "scheduled response system," which includes some features of a fixed route system within a demand response system. Potential riders call in for service. Other riders know the route and can access service near a regular location.

Parking

Parking, in general, is acceptable in Coolidge. As mentioned, on-street parking is no longer available downtown. The lack of on-street parking for existing buildings has made economic development efforts in the Downtown very problematic, considering there are no public surface parking lots available.

Railroads

Coolidge is serviced by the Georgia-Florida rail line that parallels U.S. Hwy 319 through Thomas County. The rail line provides critical transport for the fertilizer industry in Coolidge.

Land Use Element

The Future Land Development Map is a required component for all communities that have zoning. It is intended to express the community's vision for the future and guide its future development patterns citywide. It is based on previous Future land use maps with updates added to meet the development trends in Coolidge fully and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to represent the community's vision for the future. Below are descriptions of categories utilized on the Future Land Use Map.

Agriculture

The rural and agricultural character area designation in Coolidge is intended for those areas outside of the urban service areas associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge

areas, and low-density residential development accessory to agricultural or farm operation of varying sizes. Appropriate zoning classifications include AG Agricultural District and R-1 Single Family Residential.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban communities. The primary housing type is detached, single-family residential, though other housing types, such as duplexes and manufactured homes, may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts, including R-1, R-2, R-PUD, limited C-1 neighborhood commercial, and MHP manufactured home park. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

Appropriate zoning classifications include C-2 Central Business District. This category corresponds to the City's central business district. It is also intended to provide a mixture of land uses in addition to commercial, institutional, public, and office. This district is unique in that the existing development pattern consists of buildings covering vast percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher lot coverage and floor area intensities than the other commercial land use categories.

Industrial

Appropriate zoning classifications include limited C-2 Central Business District and I industrial district. This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Coolidge

Future Land Use Map



Legend

-  STATE ROUTE
-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL
-  CITY LIMITS

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



Produced: September, 2022

Community Work Program

CITY OF COOLIDGE COMMUNITY WORK PROGRAM 2018-2022								
Work Program Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Implement needed water & sewer system improvements, fire hydrants & manholes	x	x	x	x	x	City Council/ Staff	\$300,000	CDBG / General Fund
Study feasibility of adaptive reuses for historic facades downtown			x			CitizenCommittee / City	\$500	General Fund / Private
Implement Streetscape Design Project	x	x	x	x	x	City Council/ Staff	\$5,000	Grant / General Funds
Identify and prioritize dilapidated housing for demolition or rehab	x	x	x	x	x	City Council/ Staff	Staff Time	Grant / General Funds
Plan for designated parking	x	x	x	x	x	City Council/ Staff	\$30,000	Grant / General Funds
Market economic development	x	x	x	x	x	City Council/ Staff	Staff Time	Grant / General Funds

Adoption Resolution

**A RESOLUTION
BY THE CITY COUNCIL OF COOLIDGE
TO ADOPT THE THOMAS COUNTY COMPREHENSIVE PLAN**

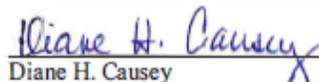
WHEREAS, the City Council of Coolidge, Georgia, has found it necessary to update their joint Comprehensive Plan to include a Broadband Element to meet the requirements of the state's Minimum Planning Standards for local comprehensive plans; and,

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

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

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

Adopted on the 10th day of January 2023



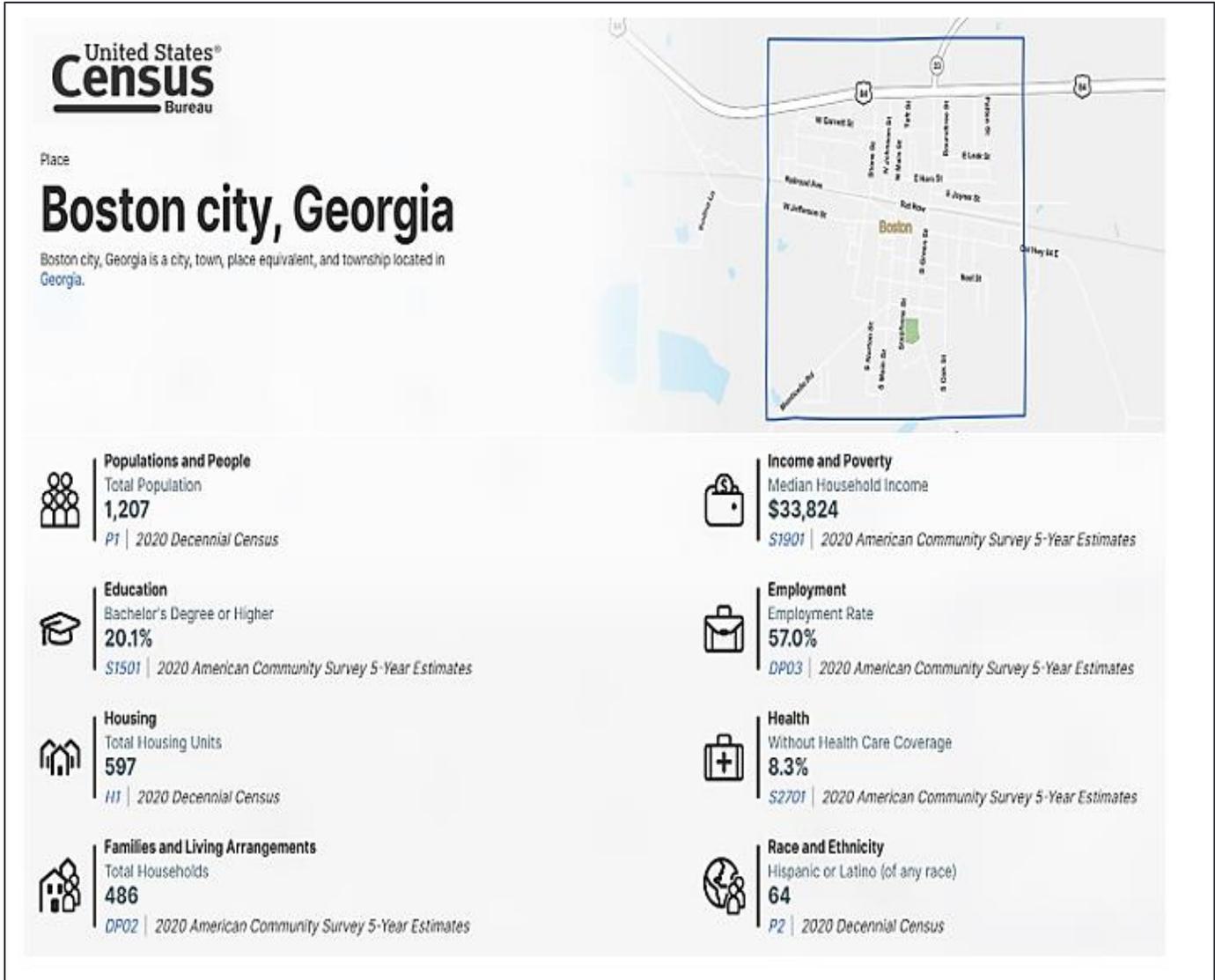
Diane H. Causey
Mayor, City of Coolidge, Georgia



Lisa Sheffield
City Clerk, City of Coolidge, Georgia

City of Boston

Community Profile



Source: U.S Census Bureau 2020

Strengths, Weaknesses, Opportunities, and Threats (SWOT.)

Strengths

- Citizen involvement
- Geographic location
- Complementary downtown businesses
- Historic Character
- Local First Responders
- Attractive Real Estate Market Pricing

Weaknesses

- Infrastructure improvements
- I don't see enough grant money outside the realm of CHIP/CDBG
- How do I get Downtown?
- Streetscaping on Jefferson
- Lack of volunteer efforts to assist with helping to accomplish things

Opportunities

- Stop light on Highway 84 @ Green St (GA Hwy 33)
- Four-way red light at Jefferson and Main street intersection
- Marketing of the Downtown
- Gateway signage
- Landscaping/beautification along the gateway route
- Provide informational brochures regarding rehabbing and renovating historic properties
- Fix up back downtown buildings to improve aesthetics

Threats

- Matching funds for grants
- Loss of Identity
- Failing to keep up with technology infrastructure

Needs & Opportunities

Needs

- We need to shore up our infrastructure with rehab and expansion and look more closely at our lack of technology infrastructure
- We need to address the Main Street and Jefferson Street intersection and areas leading up to it in terms of safety and aesthetics
- Our government has a small staff and needs volunteers to assist with efforts to better our City. We need to promote volunteerism and ask not what my City can do for us but what I can do for my City.
- Get travelers from Hwy 84 to Downtown by improving the signage along Hwy 84.
- Since Green Street is our gateway avenue, we need to make it look the part by beautifying it up to Jefferson.
- We need to seek large and small grant funding to help with projects and not rely on CDBG and CHIP grants.
- We have a substantial national register historic district encompassing most of our town. We need to have information readily available and be educated on renovating and rehabilitating historic properties. We also need to pass along information about financial assistance programs available through Georgia DNR Historic Preservation Division.

Opportunities

- The backs of our downtown buildings are visible from major access points into Downtown. We need to make a good impression on how travelers access the Downtown by fixing up the areas behind the downtown buildings.
- We have a beautiful little downtown and surrounding residential areas, but we need to market it to let the world know we exist.
- Most grant opportunities require a match of some kind, and we need to have available cash to provide the game on hand, so we are not precluded from these grant opportunities.

Goals & Policies

Goal: Economic Prosperity (Top Priority)

Encourage the development of the Historic Downtown commercial area, with particular emphasis on the site around the crossroads of Main Street and Jefferson Street, in ways that enhance the historical architectural design, and promote the growth of small business enterprises, thereby encouraging increased tourism and assisting business owners in the further development of their enterprises via grants and other funding instruments.

Policies:

- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- We will avoid unattractive and inefficient strip development along major roadways.

Goal: Sense of Place

We will continue improving and expanding our National Register Historic Districts by encouraging homeowners to seek National Register designation as individual properties or a district.

Policies:

- We encourage the development of sensitivity to the historical context, sense of place, and overall community setting.
- We support appropriate residential and non-residential infill development to complement and enhance surrounding areas.

Goal: Local Preparedness

Continue to pursue upgrades & improvements to our water and sewer system to promote future growth.

Policies:

- We will ensure that new development does not cause a decline in existing service levels for the community's residents and employers.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) suitable for such development.
- We will continue to invest in parks and open spaces to enhance the quality of life for our citizens.

Broadband Option

Provide and expand high-speed internet service to the underserved and unserved areas for quick access to the World Wide Web.

Policies

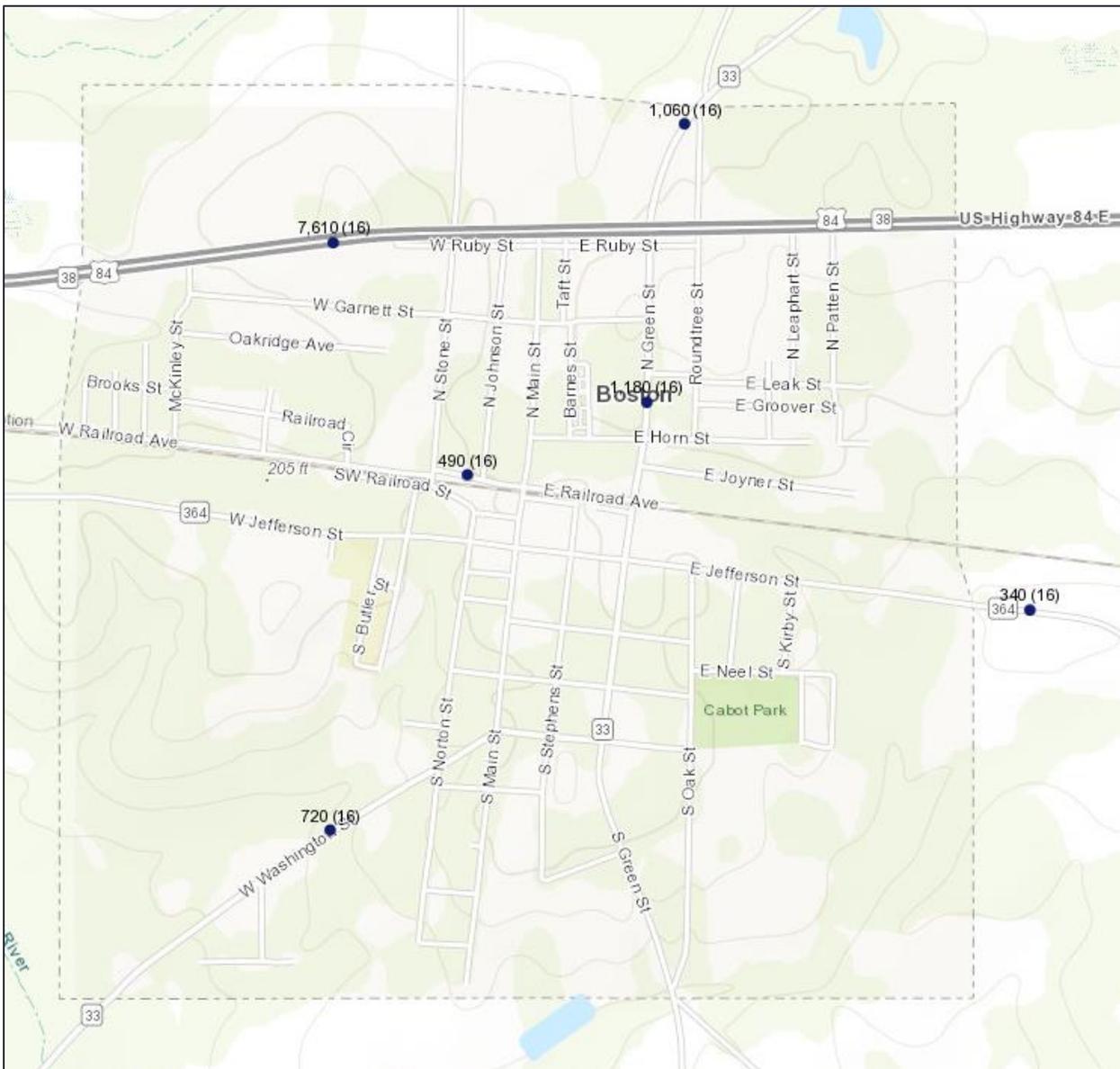
- We will apply for grants for the provision of high-speed internet connectivity and accessibility
- We will work with technology companies to deploy broadband facilities in unserved and underserved areas.
- We will amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- We will develop a Broadband ordinance that will guide the installation and provision of internet services.

Transportation Element

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Many transportation issues in Thomas County are related to increased vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Boston wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Boston lies along U.S. Hwy 84 and GA Hwy 33. Boston sees some relatively light traffic around town for the most part, but traffic on US Hwy 84 has an AADT count of approximately 7,600. GA Hwy 33 sees about 1,000-1,100 AADT. Traffic congestion is not generally a problem in Boston and adds to the charm and detracts from economic development potential.



GDOT Traffic Monitoring

U.S. Highway 84 @ Boston

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	7610	4.10	1510	19.84	8.18	55.52	
2015	7310		1450	19.84	8.18	55.52	
2014	6920		1329	19.20	8.00	58.00	
2013	6920		1329	19.20	8.00	58.00	
2012	5420		1250	23.06			
2011	5480		1264	23.06			
2010	6880		1547	22.48			
2009	7850						
2008	7790						
2007	8250						
2006	8020						

GA Hwy 33 (N. Greene St.) @ Horn St (approximately)

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2016	1180	-15.71			10.15	50.00	
2015	1400						
2014	1340						
2013	1340						
2012	1350						
2011	1590						
2010	1650						
2009	1670						
2008	1670						
2007	1610						
2006	1500						

Alternative Modes

Regarding bicycle and pedestrian infrastructure, the City of Boston has a few sidewalks along the major routes in the older areas emanating from the Downtown (Main St, Jefferson St.). There are some newly added dedicated bike lanes, courtesy of the Georgia DOT) on Green Street in Boston. The lack of bike lanes in the rest of the community has not proven to be a significant problem to this point, as traffic congestion is generally very minimal on most streets at all times.

Thomas County provides a rural transit program under Section 5311. The rural transit program offers access to educational, commercial, medical, and business locations primarily for elderly and low-income residents. The rural transit program currently has 16 buses (eight of which are lift-equipped) operating on a "scheduled response system,"

which includes some features of a fixed route system within a demand response system. Potential riders call in for service. Other riders know the route and can access service near a regular location.

Parking

Parking, in general, is not generally an issue in Boston. On-street parking is available Downtown, along with "alley" parking behind some downtown businesses. Parking only becomes an issue during festivals and community events.

Railroads

The CSX rail line services Boston and parallels U.S. Hwy 84 through Thomas County. The rail line provides critical transport for the Boston Peanut Company.

Land Use Element

The Future Land Development Map is a required component for all communities that have zoning. It is intended to express the community's vision for the future and guide its future development patterns citywide. It is based on previous Future land use maps with updates added to meet the development trends in Boston fully and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to represent the community's vision for the future. Below are descriptions of categories utilized on the Future Land Use Map.

Agriculture

Boston's rural and agricultural character area designation is intended for those outside the urban service areas associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operations of varying sizes.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing communities. Residential development in this category typically ranges from approximately 1 to 4 units per acre (i.e., lot sizes of about 10,000 square feet). The primary housing type is detached, single-family residential, though other housing types, such as duplexes and manufactured homes, may be allowed by applicable zoning regulations under certain circumstances. Regulations may differ according to zoning district; for instance,

manufactured homes may be permitted in one urban residential category but not another. Furthermore, different lot sizes may be established as may be necessary. This future land use category is implemented with one or more low-density residential zoning districts.

Commercial

This category corresponds to the City's central business district. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering vast percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher lot coverage and floor area intensities than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Highway Commercial

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

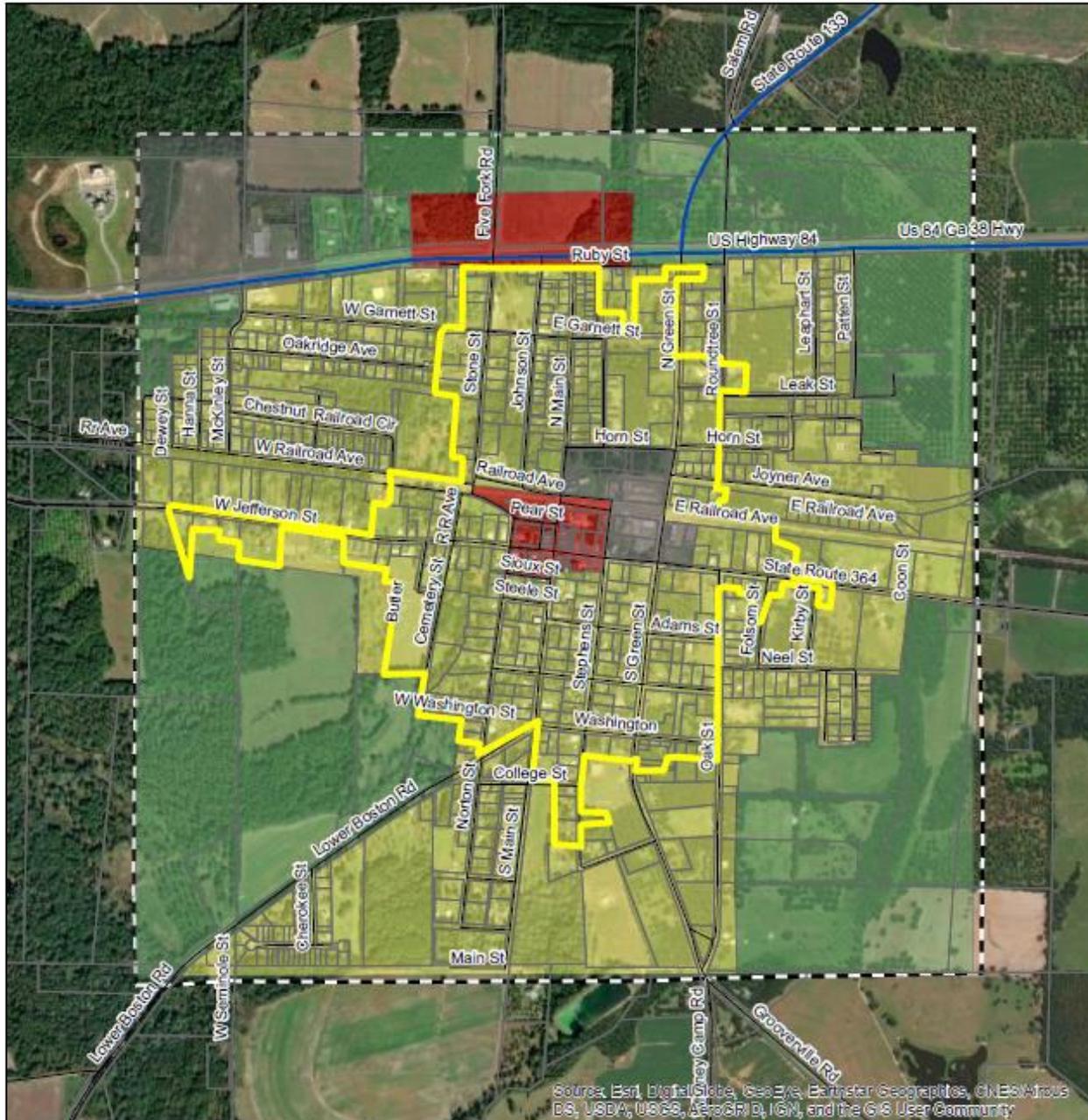
As one of two sub-classifications of commercial land use, commercial highway areas are intended to provide suitable sites for business and commercial uses that primarily serve the public traveling by automobile and benefit from direct highway access. This area is designed to be implemented with one or more commercial zoning districts. Such districts are generally designed so that the automobile precedes the pedestrian.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Boston

Future Land Use Map



Legend

- Historic District (for reference only)
- STATE ROUTE
- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- CITY LIMITS

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



Produced: September, 2022

Community Work Program

CITY OF BOSTON COMMUNITY WORK PROGRAM 2018-2022								
Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Possible Funding Source
Develop a sidewalk inventory and destination plan, and seek grants	X	X	X	X	X	City	\$1,000	General Fund, Grants
Incorporate traffic calming measures for Main/Jefferson intersection	X	X	X	X	X	City/GDOT	\$10,000	General Funds, Grants
Work w/ GDOT on a traffic signal for Main/Jefferson intersection	X	X	X	X	X	City/GDOT	N/A	General Fund
Review and update zoning ordinances implement Comprehensive Plan	X	X	X	X	X	City	\$6,000	General Fund, Grants
PRIORITY Prepare and distribute brochures for new residents and business owners on renovating and rehabilitating historic properties and funding streams available to them.	X	X				City	\$500	General Fund, Grants
Improve the signage along Hwy 84 to direct travelers to downtown Boston			X	X	X	City	\$15,000	General Fund, Grants
Work with property owners and the DOT to improve the aesthetics along Greene St as it is the primary entrance to the community	X	X	X	X	X	City/GDOT	\$35,000	General Fund, Grants

Adoption Resolution

**A RESOLUTION
BY THE CITY COUNCIL OF BOSTON
TO ADOPT THE THOMAS COUNTY COMPREHENSIVE PLAN**

WHEREAS, the City Council of Boston, Georgia, has found it necessary to update their joint Comprehensive Plan to include a Broadband Element to meet the requirements of the state's Minimum Planning Standards for local comprehensive plans; and,

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

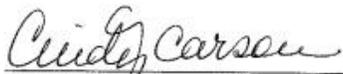
WHEREAS, in the development of the comprehensive plan, The City Of Boston examined, evaluated, and, where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

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

Adopted on the 13th day of March 2023



Danny Groover
Mayor, City of Boston, Georgia



Cindy Carson
City Clerk, City of Boston, Georgia

Appendix

Meeting Ads

Thomasville Times-Enterprise 6A	<i>www.timesenterprise.com</i>	Saturday, January 22, 2022
NOTICE OF PUBLIC HEARING		
<p>Thomas County and the cities of Boston, Coolidge, Ochlocknee and Meigs are conducting a public hearing to discuss the update to the Thomas County and the cities of Boston, Coolidge, Ochlocknee and Meigs Joint Comprehensive Plan on February 8th, 2022, at 9:00 a.m. at the Thomas County Historic Courthouse, 225 North Broad Street, Thomasville, GA, third floor.</p>		
<p>Thomas County is seeking a Broadband Ready designation, which requires an update to the Comprehensive Plan. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Georgia Department of Community Affairs (DCA.)</p>		
<p>The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan. The Comprehensive Plan is available at www.swgrcplanning.org.</p>		
<p>Questions should be directed to Shane Kelsey, Planner with the Southwest Georgia Regional Commission at 229-522-3552 ext. 121.</p>		
<small>570918-1</small>		

Notice of Public Hearing

Thomas County and the Cities of Boston, Coolidge, Meigs, and Ochlocknee are conducting a Public Hearing to update the Broadband Element of the Thomas County Comprehensive Plan on **September 27, 2022, at 6:00pm at 225 North Broad Street, Thomasville, Georgia 31792 in the Thomas County Historic Courthouse.** The current plan will expire on June 30, 2023.

Thomas County is seeking a Broadband Ready designation, which requires an update to the Comprehensive Plan. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a second public hearing prior to transmitting it to the Georgia Department of Community Affairs (DCA).

The Comprehensive Plan is available at:
<https://www.swgrcplanning.org/comprehensive-plans.html>

Questions should be directed to Barbara Reddick with the Southwest Georgia Regional Commission at (229) 522-3552 ext.102 or breddick@swgrc.org.

17

Friday, September 13, 2022 www.timesenterprise.com Thomasville Times-Enterprise 18

GEORGIA CLIPPING

Consider Native Plants



IN YOUR OWN BACKYARD There are numerous native plants in the South that are beautiful and easy to grow. They also provide habitat for native insects and birds. Consider some of the following native plants for your garden.

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Notice of Public Hearing

Thomas County and the Cities of Boston, Coolidge, Meigs, and Ochlocknee are conducting a Public Hearing to update the Broadband Element of the Thomas County Comprehensive Plan on **September 27, 2022, at 6:00pm at 225 North Broad Street, Thomasville, Georgia 31792 in the Thomas County Historic Courthouse.** The current plan will expire on June 30, 2023.

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Questions should be directed to Barbara Reddick with the Southwest Georgia Regional Commission at (229) 522-3552 ext.102 or breddick@swgrc.org.

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hester@thomasvilleestate.com

Page A7 Viewpoints & Opinions

https://www.swgrcplanning.org/comprehensive-plans.html

Notice of Public

Thomas County and the Cities of Boston, Coolidge, Meigs, and Ochlocknee are conducting a Public Hearing to update the Broadband Element of the Thomas County Comprehensive Plan on **September 27, 2022, at 6:00pm at 225 North Broad Street, Thomasville, Georgia 31792 in the Thomas County Historic Courthouse.** The current plan will expire on June 30, 2023.

Thomas County is seeking a Broadband Ready designation, which requires an update to the Comprehensive Plan. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a second public hearing prior to transmitting it to the Georgia Department of Community Affairs (DCA).

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Questions should be directed to Barbara Reddick with the Southwest Georgia Regional Commission at (229) 522-3552 ext.102 or breddick@swgrc.org.

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Students earned induction status this year. "We're so proud of our new members for meeting the organization's high expectations," sponsor Brett Mes said. Junior and senior students with an A average in their academic classes and no

organization's four principles - character, scholarship, leadership and service - from current members, certificate awarding to inductees and recitation of the NHS pledge. Junior Jordyn Tillman, 17, said becoming an NHS member

about and wanted to be in the club for years, especially after being added to the National Junior Honor Society back in eighth grade." Whatley said. "Finally being an official member of NHS is a huge relief to me and something I am very grateful for."



IT'S MY HONOR: TCCHS junior Brady Whatley accepts his NHS certificate from Assistant Principal Karen Jones.

TCCHS NHS 2022 INDUCTEES

- Gracie Adams
- Jesus Altamirano
- Natalee Ballangee
- Shelby Barlow
- Megan Barnes
- Cody Barrentine
- Ragan Barrett
- Abby Billingsley
- Kattie Blivins
- Autumn Bracewell
- Alyssa Bradshaw
- Kristina Bristow Kennedy
- Shantel Brown
- Ty Brown
- Kayla Carr
- Destani Carter
- Carson Chapman
- DeMarion Clark
- Teddy Cone
- Sara Connell
- De'Andria Daniels
- Jeffrey Davis
- Kierra Dodd
- Emanuel Fabian Marquez
- Mason Finke
- Riley Fisher
- Bryce Folsom
- Hannabelle Fulgencio
- Ricky Fulton
- Marx Gaines
- Rowan Garland
- Cayden Casque
- Branson Gates
- Cassandra Godwin
- Logan Griffin
- Amber Griner
- Hayden Groom
- Noah Hall
- Quincey Hart
- Thomas Herrin
- Julia Hutchings
- Abigail-Rhea Jackowski
- Addison James
- Samantha Jennings
- Harrison Johnson
- Makayla Johnson
- Cameron Jones
- Grayson Jones
- Alexandria Kantner
- Jacey Keyton

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Public Hearing Notice

The Cities of Meigs, and Ochlocknee will be conducting a Public Hearing to present a draft of the Thomas County Joint Comprehensive Plan Amendment on **16, November 2022 at 5:30p at the 5024 Spence St.** The current plan will expire on June 30, 2023. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once an update of the plan is drafted and made available for public review, but before transmittal to the Regional Commission for review.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan is submitted to the Georgia Department of Community Affairs for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/thomas_county_and_cities_joint_comprehensive_plan_2022_amendment_broadband_inclusion_draft.pdf

For the following local governments:

- | | |
|---|--|
| City of Meigs
2843 Lower Meigs Road
P. O. Box 47
Meigs, GA 31765
229.683.3124
Monday - Friday 8:30 a.m. - 4:30 p.m. | City of Ochlocknee
1044 E. Railroad Street, N
P. O. Box 56
Ochlocknee, GA 31733
22.574.5188
Monday, Tuesday, Wednesday, Friday
10:00 a.m. - 4:00 p.m. |
|---|--|

Questions should be directed to the Cities of Meigs, and Ochlocknee listed above or Bill Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Tuesday, November 15, 2016

www.timesonline.com

Public Hearing Notice

The City of Ochlocknee is conducting a Public Hearing to begin the Thomas County Comprehensive Plan on December 5th 2016 at 5:30 pm at the Ochlocknee City Hall (1044 E. Railroad St). The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standard and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available at: <http://www.swgrcplanning.org/comprehensive-plans.html>

Question should be directed to Ochlocknee City Hall office Tel: (229) 574-5188. Or alternatively call Steve O'neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

Public Hearing Notice

The City of Coolidge is conducting a Public Hearing to begin the Thomas County Comprehensive Plan on November 15th 2016 at 6:00 pm at the Coolidge City Hall (3065 S. Pine St.). The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available at: <http://www.swgrcplanning.org/comprehensive-plans.html>

Questions should be directed to Coolidge City Hall office Tel: (229) 346-3551. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229- 522-3552 ext.1616.

Public Hearing Notice

The City of Meigs is conducting a Public Hearing to begin the Thomas County Comprehensive Plan on **November 21st 2016 at 6:30 pm** at the **Meigs Community Center 2013 East Depot Street, Meigs Ga.** The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available at:
<http://www.swgrcplanning.org/comprehensive-plans.html>

Questions should be directed to Meigs City Hall
Tel: (229) 683-3124. Or, alternatively call Steve O'Neil,
Southwest Georgia Regional Commission,
229-522-3552 ext. 1616.

Public Hearing Notice

Thomas County is conducting a Public Hearing to begin the Thomas County Comprehensive Plan on **November 22nd 2016 at 6 pm** at the **Thomas County Historic Courthouse (225 N. Broad St. 3rd Floor, Thomasville, GA).** The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available at:
<http://www.swgrcplanning.org/comprehensive-plans.html>

Questions should be directed to Thomas County Commissioners
Office Tel: (229) 225-4100. Or, alternatively call Steve O'Neil,
Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

PUBLIC HEARING NOTICE

The City of Boston is conducting a Public Hearing to begin the Thomas County Comprehensive Plan on December 12th 2016 at 7:00 pm at the Boston City Hall (109 Main St.). The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available at:
<http://www.swgrcplanning.org/comprehensive-plans.html>

Questions should be directed to Boston City Hall office
Tel: (229) 498-6743. Or, alternatively call Steve O'Neil,
Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

HELP CHART THE COURSE FOR THE FUTURE!

-Public Meeting Notice-

The City of Meigs is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the City. The meeting date is as follows:

Goals & Policies - 6 pm February 6th, 2017 at Meigs Community Center located at 2006 East Depot Street, Meigs Ga.

Needs & Opportunities - 6 pm February 13th, 2017 at Meigs Community Center located at 2006 East Depot Street, Meigs Ga.

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Meigs. The input will be utilized to assist in developing the City's portion of the Thomas County Comprehensive Plan. For more information regarding the Comprehensive Plan please visit:

<http://www.swgrcplanning.org/thomas-county.html>

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

HELP CHART THE COURSE FOR THE FUTURE!

- Public Meeting Notice -

Thomas County is conducting a public meeting to discuss Goals and Needs and Opportunities for the County. The meeting date is as follows:

Goals - 6 pm February 9th, 2017 at Thomas County Emergency Services Center located at 1202 Remington Avenue, Thomasville, GA.

Needs & Opportunities - 6 pm February 16th, 2017 at Thomas County Emergency Services Center located at 1202 Remington Avenue, Thomasville, GA.

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals for Thomas County. The input will be utilized to assist in developing the County's Comprehensive Plan.

For more information regarding the Comprehensive Plan please visit:

<http://www.swgrcplanning.org/plans-in-progress1.html>

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

HELP CHART THE COURSE FOR THE FUTURE!
- Public Meeting Notice -

The City of Boston is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the City. The meeting date is as follows: Goals & Policies – 6 pm January 12th, 2017 at the Boston Community Center located at 112 N. Main St. Boston, GA 31626
Needs & Opportunities - 6 pm January 19th, 2017 at the Boston Community Center located at 112 N. Main St. Boston, GA 31626
The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Boston. The input will be utilized to assist in developing the City's portion of the Thomas County Comprehensive Plan.
For more information regarding the Comprehensive Plan please visit:
<http://www.swgrcplanning.org/thomas-county.html>
Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616

995077

HELP CHART THE COURSE FOR THE FUTURE!
- Public Meeting Notice -

The City of Ochlocknee is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the City. The meeting date is as follows:

Goals & Policies – 6 pm January 16th, 2017 at Ochlocknee City Hall located at 1044 E. Railroad St.
Needs & Opportunities – 6 pm February 20th, 2017 at Ochlocknee City Hall located at 1044 E. Railroad St.

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Ochlocknee. The input will be utilized to assist in developing the City's portion of the Thomas County Comprehensive Plan.
For more information regarding the Comprehensive Plan please visit:
<http://www.swgrcplanning.org/thomas-county.html>

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

995077

Provided as a public service, a LPL permission



HELP CHART THE COURSE FOR THE FUTURE!
- Public Meeting Notice -

The City of Coolidge is conducting a public meeting to discuss Goals/Policies and Needs and Opportunities for the City. The meeting date is as follows:

Goals & Policies -6 pm January 17th, 2017 at Coolidge City Hall located at 3065 S. Pine St
Needs & Opportunities - 6 pm January 24th, 2017 at Coolidge City Hall located at 3065 S. Pine St.

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Coolidge. The input will be utilized to assist in developing the City's portion of the Thomas County Comprehensive Plan. For more information regarding the Comprehensive Plan please visit
<http://www.swgrcplanning.org/thomas-county.html>
Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

995414

PUBLIC HEARING NOTICE

Thomas County and the Cities of Meigs, Ochlocknee, Coolidge and Boston are conducting a Public Hearing to present a draft of the Thomas County Joint Comprehensive Plan at 9:00 am April 10 Thomas County Historic Courthouse, 225 North Broad Street, 3rd Floor, Thomasville, Georgia. The current plan will expire on June 30, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

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

Copies of the draft Comprehensive Plan are available for viewing and downloading at <http://www.swgrcplanning.org/thomas-county.html> or a copy can be obtained from the office of the Thomas County Clerk or the City Hall offices of Meigs, Ochlocknee, Coolidge and Boston between the hours of 9 am - 5 pm.

Questions should be directed to the Thomas County Clerk, Monnette Monahan, office Tel: 229-225-4100. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

58933-1

Meeting Sign-In Sheets



Thomas County and the Cities of Boston, Coolidge, Meigs and Ochlocknee Comprehensive Plan
 Public Hearing 0900
 Tuesday, Feb 8, 2022
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Ken Gay	225-4120	Ken.gay@thomascountyga.gov	THOMAS COUNTY
Tony Bodiford	228-4389	Tbodiford@thomascountyga.gov	T.C. Public Works
Donna Holbert	225-4120	donna.holbert@thomascountyga.gov	
3-11-11	403-9510	kenbielap22@gmail.com	Commissioner
Drew Tuggle	229-224-8580	DTuggle@wauk.com	WBW
Candee Henderson	229-672-9219	marpies@mbsi.com	citizen
Jack Strickland	229-226-4903	bonnie63billsouth.net	Farmer/citizen
Lyndell Knight	229-225-6121	lyndell.knight@thomascountyga.gov	Building Maint
Diane H. Causey	229-346-3551		City of Coolidge
DANNY GROVER	229-4986743	sdg123@windstream.net	CITY OF BOSTON
RONELLE SEARCY	229-977-6801	ronnellesearcy@yahoo.com	TOWN OF OCHLOCKNEE
CHERYL WATERS	229-683-3124	cheryl.waters@meigs-ga.com	CITY OF MEIGS



Thomas County and the City's Comprehensive Plan Amendment Second Public Hearing
 Tuesday, September 27, 2022 @ 6:00 PM (Broadband Element)
Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Curnell Henry	629-221-7828	Chenry7053@aol.com	CITY Bd. VP Education
Corey McLean	229-7372	Corey.mclean@thomascountyga.gov	TCATS
Angie Durham	224-2137	angied1912@gmail.com	
Melinda Stanley	224-2091	mstanley1999@gmail.com	
Tony HURSE	224-8638	THURSE@ENGINEERING.COM	CITIZEN
Mary Beth Huber	224-0017	anna@rose.net	citizen
Barbara Dixon	894-5289	barbara@firstfarm@gmail.com	CITIZEN
Tommy + Valerie Welch	423-802-7395	551 Wildwood Lane T.Ville	Citizen
Jana			
Joyce Parrott	977-2107	pollyparrott39@yahoo.com	citizen
Janet Angela Parrott			citizen
Jim Roddenburg	229-224-2188		Citizen
Kathy J. Thompson	229-224-6685	kjthompson6@hotmail.com	citizen
Leigh W. Ross	229-221-8502	leighwrosse@gmail.com	citizen
Kari Alexander	229-403-0509		citizen
Richard Henderson	229-224-8466		citizen
Joann Rasor	229-221-9148	rasor62@rose.net	CITIZEN
Ellis Mitchell	229-224-7252	ef3@rose.net	citizen
Karen M. Green	229-224-5079	karenmillergreen@gmail.com	Citizen
Melany NeSmith	229-224-9587		citizen
Chrystal Carter		carterchrystal@yahoo.com	citizen
Mary E. Carter	229-574-5201	mcarter@windstream.net	citizen
Joy Smith	229-977-2188	jlsmith@rose.net	citizen

Public Meeting Sign In Sheet

Date: January 12, 2017	Facilitator: Steve O'Neil
Location: Boston Community Center	

	Name	Address	Email Address
1	M. TINK MCDONAHAN	PO Box 552 Boston 31626	mtwinkmcdonahan@gmail.com
2	Amanda Maxwell	P.O. Box 70, Boston, MA 31626	amanda.cmkty.com.net
3	Dona Jackson	220 E Adams St Boston 31626	dojna@hotmail.com
4	Bev MAGGINNIS	635 Stephenson Rd Boston 31626	bmagginnis@gmail.com
5	John Pittman	104 West Jefferson St Boston 31626	WALDORAMA6467@Gmail.com
6	WAYNE GILLETTE	2773 HWY. 33 BOSTON	WAYNEWINSTON50@GMAIL.COM
7	Danny Groover	203 W. Jefferson St Boston 31626	slg123@windstream.net
8	Lori Curtis	P.O. Box 114, Boston, MA 31626	loricurtis2011@yahoo.com
9	Robbie West	428 E Jefferson St Boston MA 31626	
10	Margi Brown	374 Norton St Boston	
11	Ann McCrickard	130 So. Stephens St 31626	annmccrickard@windstream.net
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Public Meeting Sign In Sheet

Date: January 19, 2017	Facilitator: Steve O'Neil
Location: Boston Community Center	

	Name	Address	Email Address
1	TINK MCDONAHAN	PO Box 552 BOSTON MA 31626	MTWINKMCDONAHAN@gmail.com
2	John Pittman	104 West Jefferson St Boston MA 31626	waldorama6467@Gmail
3	Beverly Magginnis	635 Stephenson Rd 31626	bmagginnis@gmail.com
4	Donna Davis	PO Box 194 Boston 31626	dlldavis0303@yahoo.com
5	CAROL DiSepo	PO Box 145 - 248 S NORTON ST 31626	CLD42@mindspring.com
6	Billie Thornton	P.O. Box 194 - Boston	
7	Dona Jackson	220 E Adams St 31626	dojna@hotmail.com
8	Richard Reynolds	P.O. Box 743 - 320 E. JEFFERSON ST. BOSTON	reynold02@windstream.net
9	Robbie West	428 E Jefferson St Boston MA 31626	
10	Eloise Wells	212 S. Taylor Street Boston, MA 31626	eloisewells@yahoo.com
11	Danny Groover	203 W. Jefferson St Boston MA 31626	slg123@windstream.net
12	Earlie Jackson	624 Leaks St Boston 31626	
13	Betty Harris	404 Oakridge Ave Boston 31626	Betty ^H @ gmail.com.
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Public Meeting Sign In Sheet

Date: January 17, 2017	Facilitator: Steve O'Neil
Location: Coolidge City Hall	

	Name	Address	Email Address
1	Marty Creel	2040 N. Magnolia St. Coolidge	mcreel@hurstboiler.com
2	John Blake	4012 S. PINE ST, COOLIDGE	johnblake@gsa100.com
3	Liane H. Causey	1079 W. Stinson Ave. Coolidge	dhcausey@windstream.net
4	Wanda Parramore	261 A. Sherrod Rd Coolidge	coolidgega@windstream.net
5	Norma Winn	4062 S. Magnolia St. Coolidge	229-346-3523 Home Phone
6	Willie Henderson	1067 ROSE AV Coolidge	229-346-3611
7	Earnest Deeth	5025 South Oak St. P.O. Box 361	earnest51@hotmail.com
8	Dean Nelson (DCA)	Po Box 337 Cuthbert, GA 39840	dean.nelson@dca.ga.gov
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Public Meeting Sign In Sheet

Date: January 24, 2017	Facilitator: Steve O'Neil
Location: Coolidge City Hall	

	Name	Address	Email Address
1	Marty Creel	2040 N. Magnolia St. Coolidge, Ga 31738	mcreel@hurstboiler.com
2	Liane H. Causey	1079 W. Stinson Coolidge, Ga. 31738	dhcausey@windstream.net
3	Wanda Parramore	261 A. Sherrod Rd Coolidge, Ga 31738	coolidgega@windstream.net
4	Norma Winn	4062 S. Magnolia St Coolidge, Ga. 31738	Norma1932@windstream.net
5	Willie Henderson	1067 ROSE AV Coolidge, GA 31738	
6	Earnest Deeth	5025 South Oak Street Coolidge G. 31738	earnest51@hotmail.com
7	Rodney D Sewell	16955 HWY 319 N Thomasville, Ga. 31757	sewellr@bellsouth.net
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Public Meeting Sign In Sheet

Date: May 18, 2017	Facilitator: Steve O'Neil
Location: Meigs City Hall	

	Name	Address	Email Address
1	Willie McNeil	1031 Alligood St Meigs, GA.	pastormcneil77@gmail.com
2	Cheryl Walters	4003 S. Church St. Meigs	chairs@yaho.com
3	Danny Layton		
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Public Meeting Sign In Sheet

Date: May 25, 2017	Facilitator: Steve O'Neil
Location: Meigs City Hall	

	Name	Address	Email Address
1	Cheryl Walters	4003 S. Church St.	chairs@yaho.com
2	Willie McNeil	1031 Alligood St	pastormcneil77@gmail.com
3	Charles W. Meigs	2040 BRUCEVELL Ct	
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Public Meeting Sign In Sheet

Date: January 16, 2017	Facilitator: Steve O'Neil
Location: Ochlocknee City Hall	

	Name	Address	Email Address
1	Ronnie Sealey	1058 STUBBS ST	ronnie.sealey@yahoo.com
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Public Meeting Sign In Sheet

Date: February 20, 2017	Facilitator: Steve O'Neil
Location: Ochlocknee City Hall	

	Name	Address	Email Address
1	DARRELL FREEMAN	1008 EAST RAILROAD STREET OCHLOCKNEE	DARRELL.FREEMAN@WINDSTREAM.NET
2			
3			
4			

Public Meeting Sign In Sheet

Date: February 9, 2017 Facilitator: Steve O'Neil
 Location: Thomas County Public Library

	Name	Address	Email Address
1	Bobby Brown	20364 Ga Hwy 3, Thomasville, GA 31792	brown@f4reality.com
2	Margorie Massey	1106 E. Clay St, Thomasville, GA 31792	mmassey@rosc.net
3	Shan Daniels	517 Holly Springs Drive Thomasville, GA 31792	shan-daniels@yahoo.com
4	Stephen Thompson	218 Short St Thomasville, GA 31792	sthompson@bizlinkns.com
5	Tommy Martin	P.O. Box 27 Barwick GA 31720	tommyMartin01@windstream.net
6	Danny Dukes	146 SADDLEBROOK PLANTATION, THOMASVILLE, GA 31792	danny@hughproduce.com
7	Mark Clark	7635 Salem Rd Boston, GA 31626	jmc farms 55@yahoo.com
8	Math Stone	5253 Salem Rd Boston GA	M251950@windstream.net
9	Roger Waller	15720 Hwy 315 W. Thomasville	walker-roger maggi@bellsouth.net
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Public Meeting Sign In Sheet

Date: February 16, 2017 Facilitator: Steve O'Neil
 Location: Remington St. EMS Station, Thomasville

	Name	Address	Email Address
1	Bobby Brown	20364 Ga Hwy 3, Thomasville, GA 31792	brown@f4reality.com
2	Ray Glass	188 Patterson Still Spn East	RAYGLASS@Bathhouse.com
3	Curnell Henry	1313 Orange St Thomasville, GA 31792	chenry7003@aol.com
4	Danny Dukes	146 SADDLEBROOK PLANTATION, THOMASVILLE, GA 31792	danny@hughproduce.com
5	Mark Clark	7635 Salem Rd Boston, GA 31626	jmc farms 55@yahoo.com
6	Tommy Martin	P.O. Box 27 Barwick GA	Charles Martin 01@windstream.net
7	Stephen Thompson	218 Short St Tville, GA 31792	sthompson@bizlinkns.com
8	Hailemcollum	420 S. Hansell St Tville 31792	haile@aol.com
9	BRIAN HERRMANN	PO BOX 735 THOMASVILLE, GA 31792	brian.h@thomasville.org
10	MARATH REYNOLDS	222 MYRTLE DR, THOMASVILLE, GA 31792	mreynolds28@yahoo.com
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Report(s) of Accomplishments

CITY OF BOSTON REPORT OF ACCOMPLISHMENTS									
Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete, Not Complete(Why? Delete?) or Postponed (Until when approximately)
Create a marketing plan for Boston	X					City	\$4,000	General Fund	complete
Inventory potential properties for commercial/industrial development	X					City	N/A	General Fund	complete
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Develop revitalization plans for designated areas	X	X	X			City	\$20,000	General Funds, Grants	complete
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Continue to promote historic Boston	X	X	X	X	X	City	N/A	General Fund	complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Promote volunteerism in town	X	X	X	X	X	City	N/A	General Funds	complete
Investigate ways to improve on community outreach	X	X	X	X	X	City	N/A	General Fund, Grants	complete
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Continue tackling existing list of street drainage problems	X	X	X	X	X	City	\$30,000	General Fund, Grants	complete
Develop a sidewalk inventory and destination plan, and seek grants	X	X	X	X	X	City	\$1,000	General Fund, Grants	postponed
Incorporate traffic calming measures for Main/Jefferson intersection	X	X				City/GDOT	\$10,000	General Funds, Grants	not complete but still active
Work w/ GDOT on a traffic signal for Main/Jefferson intersection	X	X				City/GDOT	N/A	General Fund	not complete but still active
Land Use Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Review and update zoning ordinances implement Comprehensive Plan	X	X	X	X	X	City	\$6,000	General Fund, Grants	not complete but still active

CITY OF COOLIDGE REPORT OF ACCOMPLISHMENTS									
Work Program Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	Status: Complete, Not Complete(Why? Delete?) or Postponed (Until when approximately)
Implement needed water & sewer system improvements, fire hydrants & manholes	x	x	x	x	x	City Council/ Staff	\$300,000.00	CDBG / General Fund	Postponed. Waiting until another budget year (2018) for funding.
Plan/ Implement Substandard Housing Rehabilitation Project		x	x			City Council/ Staff	\$300,000.00	Grant / General Funds	Complete
Update Ten-Year Comprehensive Plan		x				City Council	\$1,000.00	General Fund	Complete
Conduct Historic Resources Survey		x	x			CitizenCommittee / City	\$500.00	General Fund / Private	Complete
Study feasibility of adaptive reuses for historic facades downtown			x			CitizenCommittee / City	\$500.00	General Fund / Private	In progress completion approx. 2020
Identify and address drainage problems (Ditches)	x	x	x	x		City Council/ Staff	\$300,000.00	CDBG / General Fund	Complete
Implement streets resurfacing project and traffic calming measures	x	x	x	x		City Council/ Staff	\$80,000.00	Splst / LARP	Complete
Replace old water lines	x	x	x	x	x	City Council/ Staff	\$500,000.00	CDBG / General	Complete
Purchase blankets, cots, etc. For Emergency use at Shelter (New City Hall)	x	x	x	x	x	City Council/ Staff	\$5,000.00	Grant / General Funds	Complete
Implement Streetscape Design Project	x	x	x	x	x	City Council/ Staff	\$5,000.00	Grant / General Funds	In progress. Completion approx. 2023
Upgrade Recreational Facilities	x	x				City Council/ Staff	\$4,000.00	Grant / General Funds	Complete
Seek Funding to Create Pedestrian Thoroughfares in Residential areas	x	x	x	x	x	City Council/ Staff	\$50,000.00	Grant / General Funds	Not Complete. No funding found. Delete.

City of Meigs Report of Accomplishments 2013-2018									
Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	STATUS (Complete, Not Complete (why?)(delete or continue), Postponed (until when approx.?)
Develop overall economic development plan	X					City	\$5,000	General Funds	Postponed. 2018. Funding fell short.
Create a Meigs Development Authority	X	X				City	\$5,000	General Funds	Postponed. 2018. Political support fell short.
Actively recruit businesses necessary for daily life (grocery/general store, daycare, clinic)	X	X				City	\$1,000	General Fund	Not Complete. Continue. Meigs has a bad city image.
Promote adult education/GED classes and area technical colleges	X					City	\$1,000	General Fund, Grants	Not Complete. Continue. Seeking funding for teacher.
Attract ancillary facilities to complement existing agri-business	X	X	X	X	X	City/Dev. Authority	\$1,000	General Fund	Not Complete. Delete. Meigs has a bad city image.
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	n/a	General Fund	Not Complete. Delete. No interest from City
Promote infill development	X					City	n/a	General Fund	Not Complete. Ongoing. Work is being done however slowly.
Promote and increase participation in homeownership/credit counseling programs	X					City	\$1,000	General Funds, Grants	Postponed. 2018. Funding fell short.
Develop redevelopment/revitalization plans for designated areas	X					City	\$5,000	General Fund	Not Complete. Ongoing. Consulting w/ Thomasville Landmarks
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work to renovate downtown buildings	X	X	X	X	X	City	\$50,000	General Fund, Grants	Not Complete. Ongoing. Some progress has been done.
Preservation Plan for the GA 3 Corridor	X	X				City	\$5,000	General Fund	Not Complete. Ongoing. Working on the roadway arch reconstruction.
Establish a National Register historic district and an ordinance	X					City	\$5,000	General Fund	Not Complete. Ongoing. Consulting w/ Thomasville Landmarks
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work with sheriff's dept for improved police coverage	X					City/County	\$1,000	General Fund	Complete
Revive the neighborhood watch groups	X	X				City	n/a	General Fund	Not Complete. Continue. Reviving program in 2018.
Investigate ways to improve the communication between the City government and the residents of Meigs	X					City	n/a	General Fund	Not Complete. Ongoing. New administration. Better communication.
Investigate and prioritize areas in need of beautification	X					City	n/a	General Fund	Complete.
Address water system issues including: fire hydrants, water mains and system design	X	X	X	X	X	City	\$500,000	General Fund, Grants	Not Complete. Ongoing. Pursuing funding for new water system.
Address stormwater runoff issues in residential areas to prevent flooding	X	X	X	X	X	City	\$500,000	General Fund, Grants	Not Complete. Ongoing. Pursuing funding for new water system.
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work with Thomas County Public Transit for improved transit services	X	X	X	X	X	City/County	n/a	General Fund	Not Complete. Delete. Citizens will not use.
Inventory and prioritize future street paving/resurfacing projects and coordinate water/sewer line replacement (repaving Golden St., Sidewalk on GA Hwy 111 from downtown to east)	X	X	X	X	X	City	\$1,000	General Fund	Not Complete. Ongoing. Projects identified but not completed.
Land Use Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Review and revise existing ordinance for best management practices	X					City	\$1,000	General Fund	Complete.
Develop and implement design standards for commercial development and GA 3 corridor	X					City	\$1,000	General Fund	Not Complete. Ongoing. There is no business currently along the the r
Annex land along U.S. Hwy 19 for commercial use	X					City	\$1,000	General Fund	Not Complete. Did not pursue. Delete.

City of Ochlocknee Report of Accomplishments 2013-2018									
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete, Not Complete(Why? Delete?) or Postponed (Until when approximately)
Work to enhance the downtown environment	X	X	X	X	X	City	\$6,000	General Fund, Grants	Not Complete. Still working to involve owners. Continue
Preservation Plan for the GA 3 Corridor		X	X			City	\$4,000	General Fund	Not Complete. Work in progress and closely knit to enhancing the downtown environment
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Create a plan for recreational land & facilities (where & what)	X	X				City	\$6,000	General Fund	Complete
Promote volunteerism in town	X	X	X	X	X		\$500	General Fund	Not complete. Other projects took precedent. Continue
Create neighborhood watch groups		X	X			City	\$500	General Fund	Not complete. No support. Delete.
Develop a city-wide "spruce-up" program	X	X	X	X	X	City/Volunteers	\$250	General Fund, Grants	Not complete. Some projects got done but the majority were not. Delete.
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Inventory and prioritize future street paving/resurfacing/improvement projects		X	X			City	\$1,200	General Fund	Not complete. The list requires constant change. Continue
Land Use Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Review and revise existing ordinance for best management practices	X	X				City	\$700	General Fund	not complete. Working on reviewing. Continue
Review and update zoning ordinances to preserve rural character	X	X				City	\$1,500	General Fund	Complete.
Develop and implement design standards for commercial development and GA 3 corridor		X	X			City	\$4,000	General Fund	Not complete. Underway. Slowly. Continue.

THOMAS COUNTY REPORT OF ACCOMPLISHMENTS									
Project or Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	Status: Complete, Not Complete(Why? Delete?) or Postponed (Until when approximately)
Urban Service Area Boundary									
1. Modified Infrastructure Standards Applicable in the Urban Service Area.		X				Planning Director, County Engineer, Engineering Consultant	\$20,000	General Fund	Not Complete. Delete. No longer a priority
2. Red Hills Region Greenbelt and Conservation Easements Subdivision	X	X	X	X	X	Planning Director, and the Tall Timbers Research Station	--	Staff functions through General Fund; in-kind assistance from Tall Timbers	Not Complete. Delete. No longer a priority
3. Ochlocknee River Protected River Designation and Regulation		X				Planning Director, and the Planning Commission	Primarily a staff function	General Fund	Not Complete. Delete. No longer a priority
4. Canopy Road Scenic Corridor Designation and Regulation	X	X	X	X	X	Planning Director, and the Planning Commission	Primarily a staff function unless consultant is needed (\$10,000)	General Fund	Complete.
Metcalf Small Area Study and Plan	X	X	X	X	X	Planning Director, the Planning Commission, and a Planning Consultant	\$20,000	General Fund	Not Complete. Delete. No longer a priority
Rural Mobile Home Park Improvement Program	X	X	X	X	X	Planning Director; Community Development	Unknown, but may require additional staffing or funds	General Fund; CDBG grant with local match	Complete.
Fire Department									
Training Facility			X			Fire Dept., Board of Commissioners	\$1,137,500	100% impact fees	Postponed for lack of funding until 2025.
Tanker		X	X	X	X	Fire Dept., Board of Commissioners	\$325,000	General Fund	Complete.
Ladder		X				Fire Dept., Board of Commissioners	\$450,000	General Fund	Not Complete. Delete. Implemented mutual aid agreement w/ City of Thomasville to use their ladder
EMS Facility	X	X				EMS Dept., Board of Commissioners	\$300,000	100% impact fees	Complete.
Heavy Rescue/Medical Command		X				EMS Dept., Board of Commissioners	\$200,000	100% impact fees	Complete.
Park Land (40 acres)				X		Board of Commissioners	\$480,000	100% impact fees	Not Complete. Delete. Funds redirected for shooting range facility
Battalion Chief (3)	X	X	X	X	X	TCFD	\$120,000	General Fund	Complete.
Firefighters (3)	X	X	X	X	X	TCFD	\$75,000	General Fund	Complete.
Operations Vehicles (2)	X	X	X	X	X	TCFD	\$52,000	General Fund	Complete.
Project or Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
911/Dispatch									
Addressing (1)	X	X	X	X	X	E-911	TBD	911 Fund	Complete.
Concept 24hrs seating	X	X	X	X	X	E-911	\$6,000	911 Fund	Complete.
GIS server	X	X	X	X	X	E-911	\$3,000	911 Fund	Complete.
Communications Officer			X			E-911	TBD	911 Fund	Complete.
Director's (1)	X	X	X	X	X	E-911	TBD	911 Fund	Complete.
Computers (6)	X	X	X	X	X	E-911	TBD	Grants	Complete.
Fleet Maintenance Shop									
Hire mechanic		X	X	X	X	Growth	\$45,000	Budget	Complete.
Shop equipment	X	X	X	X	X	Growth	\$10,000	Budget	Complete.
1 truck			X			Growth	\$20,000	Budget	Complete.

Thomas County Probate Court	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
One clerk position	X	X	X	X	X	V. Burnette	\$25,000	County	Complete.
New voting equipment for 20 precincts + absentee optical scan machines	X	X	X	X	X	V. Burnette	\$475,600	County (possible partial state funding)	Complete.
Project or Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
EMS									
New Ambulance	X	X	X	X	X	EMS	\$600,000	Emergency Services Fund	Complete.
Heavy Extrication Vehicle				X		EMS	\$250,000	Emergency Services Fund	Complete.
Supervision Vehicle	X	X	X	X	X	EMS	\$25,000	Emergency Services Fund	Complete.
New Employees				X		EMS	\$498,750	Emergency Services Fund	Complete.
Sub Station				X		EMS	\$200,000	Emergency Services Fund	Complete.
Extrication Equipment	X	X	X	X	X	EMS	\$50,000	Emergency Services Fund	Complete.
Radios	X	X	X	X	X	EMS	\$60,000	Emergency Services Fund	Complete.
Computers	X	X	X	X	X	EMS	\$15,000	Emergency Services Fund	Complete.
Cardiac Monitors	X		X		X	EMS	\$54,000	Emergency Services Fund	Complete.
Board of Registrars									
Advance Voting Machines				X		County	\$15,000	Taxes	Complete.
Project or Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
Tax Assessor									
New vehicles		X				County TA	\$54,000	General Fund	Complete.
Server Update	X	X	X	X	X	County TA	\$6,500	General Fund	Complete.
GIS Software for information sharing	X	X	X	X	X	County TA	\$3,600	General Fund	Complete.
Appraiser I	X	X	X			County TA	\$22,000	General Fund	Complete.
Clerk of the Superior Court	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
Data exchange technology to better interface with the DA, Sheriff, Magistrate, and Judges	X	X	X	X	X	County	\$25,000 per department		Complete.
Magistrate Court	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
New office furniture		X				Magistrate	\$10,000	General Fund	Complete.
New and better phone system		X				Magistrate	\$8,000	General Fund	Complete.
Computer software for electronic filing; <u>Magistrate Court Web Page</u>		X				Magistrate	\$15,000	General Fund	Complete.
Security Systems for office to limit access		X				Magistrate	\$7,000	General Fund	Complete.
Additional office space for judges and new courtroom		X	X	X	X	County		Sheriff "Splost"	Complete.
Post Certification for Constables	X	X	X	X	X	State	Unknown	General Fund	Complete.
New Computers (8)	X	X	X	X	X	State	\$15,000	General Fund	Complete.
New cars for constable (2)	X	X	X	X	X	State	\$35,000	General Fund	Complete.
New copier	X	X	X	X	X	State	\$5,000	General Fund	Complete.
Project or Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
Other Departments									
DFACS- Remodeling, AC upgrade, carpet and paint	X	X	X	X	X	County	\$75,000	General Fund	Complete.
Equipment shop-new metal roofing, new lighting, new overhead doors.	X	X	X			County	\$200,000	General Fund	Complete.
Building Maintenance- (1) new vehicle, (1) new position.	X	X	X	X	X	County	\$65,000	General Fund	Complete.
Building Maintenance- 2 new truck bays, 1 new storage building			X			County	\$100,000	General Fund	Not Complete. Delete. Current facility adequate.
Rework addition to the Prison phase 1 new administration and kitchen	X					County	\$1,824,000	General Fund	Not Complete. Delete. Current facility adequate.
Hill Building- Remodeling and AC upgrade		X	X	X	X	County	\$125,000	General Fund	Complete.
Project or Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source	
Building Inspections									
New vehicle	X					Bldg inspections	\$48,000	General Fund	Complete.
New computers	X	X	X	X	X	Bldg inspections	\$8,000	General Fund	Complete.
Software-GIS equipment	X	X	X	X	X	Bldg inspections	\$6,000	General Fund	Complete.
Mapping paper		X	X	X	X	Bldg inspections	\$600	General Fund	Complete.
Building Official	X	X	X	X	X	Bldg inspections	TBD	General Fund	Complete.
Planner	X	X	X	X	X	Bldg inspections and Planning & Zoning	TBD	General Fund	Complete.
Zoning Administrator	X	X	X	X	X	Bldg inspections and Planning & Zoning	TBD	General Fund	Complete.
Office space (3100 sq.ft)			X			Bldg inspections and Planning & Zoning	\$90,000	General Fund	Complete.
Desks and chairs for office staff (5)	X	X	X	X	X	Bldg inspections and Planning & Zoning	\$7,000	General Fund	Complete.
Book shelves	X	X	X	X	X	Bldg inspections and Planning & Zoning	\$1,500	General Fund	Complete.
Conference room tables and chairs	X	X	X	X	X	Bldg inspections and Planning & Zoning	\$2,030	General Fund	Complete.
Miscellaneous equipment for work areas	X	X	X	X	X	Bldg inspections and Planning & Zoning	\$2,000	General Fund	Complete.
Powerpoint cabling & permanent setup	X	X	X	X	X	Bldg inspections and Planning & Zoning	\$2,600	General Fund	Complete.

Thomas County

Community Profile



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	20,709
2010 Total Population	22,512
2016 Total Population	23,397
2016 Group Quarters	460
2021 Total Population	24,140
2016-2021 Annual Rate	0.63%
Household Summary	
2000 Households	7,776
2000 Average Household Size	2.60
2010 Households	8,658
2010 Average Household Size	2.55
2016 Households	9,027
2016 Average Household Size	2.54
2021 Households	9,327
2021 Average Household Size	2.54
2016-2021 Annual Rate	0.66%
2010 Families	6,206
2010 Average Family Size	3.01
2016 Families	6,405
2016 Average Family Size	3.02
2021 Families	6,579
2021 Average Family Size	3.03
2016-2021 Annual Rate	0.54%
Housing Unit Summary	
2000 Housing Units	8,742
Owner Occupied Housing Units	69.4%
Renter Occupied Housing Units	19.6%
Vacant Housing Units	11.1%
2010 Housing Units	9,935
Owner Occupied Housing Units	62.9%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	12.9%
2016 Housing Units	10,547
Owner Occupied Housing Units	58.4%
Renter Occupied Housing Units	27.2%
Vacant Housing Units	14.4%
2021 Housing Units	10,952
Owner Occupied Housing Units	58.0%
Renter Occupied Housing Units	27.2%
Vacant Housing Units	14.8%
Median Household Income	
2016	\$39,573
2021	\$44,955
Median Home Value	
2016	\$134,706
2021	\$166,583
Per Capita Income	
2016	\$21,600
2021	\$23,805
Median Age	
2010	40.5
2016	41.6
2021	43.0

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	9,027
<\$15,000	20.1%
\$15,000 - \$24,999	14.1%
\$25,000 - \$34,999	10.2%
\$35,000 - \$49,999	14.7%
\$50,000 - \$74,999	18.1%
\$75,000 - \$99,999	10.5%
\$100,000 - \$149,999	7.8%
\$150,000 - \$199,999	1.8%
\$200,000+	2.6%
Average Household Income	\$55,449
2021 Households by Income	
Household Income Base	9,327
<\$15,000	20.8%
\$15,000 - \$24,999	12.1%
\$25,000 - \$34,999	7.0%
\$35,000 - \$49,999	13.9%
\$50,000 - \$74,999	19.2%
\$75,000 - \$99,999	12.4%
\$100,000 - \$149,999	9.7%
\$150,000 - \$199,999	2.1%
\$200,000+	2.8%
Average Household Income	\$61,100
2016 Owner Occupied Housing Units by Value	
Total	6,158
<\$50,000	20.6%
\$50,000 - \$99,999	17.0%
\$100,000 - \$149,999	17.9%
\$150,000 - \$199,999	15.6%
\$200,000 - \$249,999	8.3%
\$250,000 - \$299,999	4.1%
\$300,000 - \$399,999	7.9%
\$400,000 - \$499,999	4.4%
\$500,000 - \$749,999	3.1%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.5%
Average Home Value	\$175,633
2021 Owner Occupied Housing Units by Value	
Total	6,349
<\$50,000	15.5%
\$50,000 - \$99,999	10.2%
\$100,000 - \$149,999	17.6%
\$150,000 - \$199,999	20.3%
\$200,000 - \$249,999	13.2%
\$250,000 - \$299,999	6.8%
\$300,000 - \$399,999	8.0%
\$400,000 - \$499,999	4.4%
\$500,000 - \$749,999	3.1%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.5%
Average Home Value	\$194,806

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

2010 Population by Age	
Total	22,512
0 - 4	6.3%
5 - 9	6.3%
10 - 14	7.2%
15 - 24	12.5%
25 - 34	11.0%
35 - 44	13.0%
45 - 54	15.7%
55 - 64	13.1%
65 - 74	8.7%
75 - 84	4.6%
85 +	1.6%
18 +	75.6%
2016 Population by Age	
Total	23,398
0 - 4	6.0%
5 - 9	6.3%
10 - 14	6.3%
15 - 24	12.1%
25 - 34	11.6%
35 - 44	12.0%
45 - 54	14.3%
55 - 64	14.3%
65 - 74	10.5%
75 - 84	4.8%
85 +	1.7%
18 +	77.7%
2021 Population by Age	
Total	24,140
0 - 4	5.6%
5 - 9	6.0%
10 - 14	6.6%
15 - 24	11.1%
25 - 34	11.5%
35 - 44	11.6%
45 - 54	13.0%
55 - 64	14.9%
65 - 74	11.9%
75 - 84	5.9%
85 +	1.8%
18 +	78.0%
2010 Population by Sex	
Males	10,875
Females	11,637
2016 Population by Sex	
Males	11,385
Females	12,012
2021 Population by Sex	
Males	11,822
Females	12,318

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	22,512
White Alone	72.5%
Black Alone	23.8%
American Indian Alone	0.5%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	1.2%
Hispanic Origin	3.1%
Diversity Index	45.3
2016 Population by Race/Ethnicity	
Total	23,396
White Alone	71.4%
Black Alone	23.9%
American Indian Alone	0.5%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	1.6%
Hispanic Origin	4.0%
Diversity Index	47.6
2021 Population by Race/Ethnicity	
Total	24,141
White Alone	70.6%
Black Alone	23.7%
American Indian Alone	0.6%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.0%
Two or More Races	2.0%
Hispanic Origin	5.0%
Diversity Index	49.7
2010 Population by Relationship and Household Type	
Total	22,512
In Households	97.9%
In Family Households	85.0%
Householder	27.4%
Spouse	20.2%
Child	31.4%
Other relative	3.9%
Nonrelative	2.0%
In Nonfamily Households	12.9%
In Group Quarters	2.1%
Institutionalized Population	1.7%
Noninstitutionalized Population	0.4%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	16,211
Less than 9th Grade	4.8%
9th - 12th Grade, No Diploma	11.9%
High School Graduate	27.4%
GED/Alternative Credential	7.5%
Some College, No Degree	22.6%
Associate Degree	8.6%
Bachelor's Degree	9.6%
Graduate/Professional Degree	7.6%
2016 Population 15+ by Marital Status	
Total	19,043
Never Married	29.7%
Married	52.3%
Widowed	7.2%
Divorced	10.8%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	94.2%
Civilian Unemployed	5.8%
2016 Employed Population 16+ by Industry	
Total	9,239
Agriculture/Mining	3.5%
Construction	5.1%
Manufacturing	12.1%
Wholesale Trade	2.9%
Retail Trade	13.4%
Transportation/Utilities	4.3%
Information	0.6%
Finance/Insurance/Real Estate	6.2%
Services	44.4%
Public Administration	7.5%
2016 Employed Population 16+ by Occupation	
Total	9,240
White Collar	60.9%
Management/Business/Financial	13.0%
Professional	19.0%
Sales	15.6%
Administrative Support	13.3%
Services	17.2%
Blue Collar	22.0%
Farming/Forestry/Fishing	0.9%
Construction/Extraction	4.0%
Installation/Maintenance/Repair	4.3%
Production	6.0%
Transportation/Material Moving	6.8%
2010 Population By Urban/ Rural Status	
Total Population	22,512
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	30.2%
Rural Population	69.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

2010 Households by Type	
Total	8,658
Households with 1 Person	24.1%
Households with 2+ People	75.9%
Family Households	71.7%
Husband-wife Families	52.7%
With Related Children	22.0%
Other Family (No Spouse Present)	19.0%
Other Family with Male Householder	4.7%
With Related Children	2.6%
Other Family with Female Householder	14.3%
With Related Children	9.2%
Nonfamily Households	4.2%
All Households with Children	34.4%
Multigenerational Households	4.5%
Unmarried Partner Households	5.4%
Male-female	4.9%
Same-sex	0.5%
2010 Households by Size	
Total	8,657
1 Person Household	24.1%
2 Person Household	34.8%
3 Person Household	17.7%
4 Person Household	13.7%
5 Person Household	6.1%
6 Person Household	2.2%
7 + Person Household	1.3%
2010 Households by Tenure and Mortgage Status	
Total	8,658
Owner Occupied	72.2%
Owned with a Mortgage/Loan	46.0%
Owned Free and Clear	26.2%
Renter Occupied	27.8%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	9,935
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	29.9%
Rural Housing Units	70.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Thomas_Co.zip
Area: 530.69 square miles

Prepared by SWGRC

Top 3 Tapestry Segments		
	1.	Southern Satellites (10A)
	2.	Heartland Communities
	3.	Rural Bypasses (10E)
2016 Consumer Spending		
Apparel & Services: Total \$		\$13,002,806
Average Spent		\$1,440.43
Spending Potential Index		72
Education: Total \$		\$7,373,067
Average Spent		\$816.78
Spending Potential Index		58
Entertainment/Recreation: Total \$		\$19,826,330
Average Spent		\$2,196.34
Spending Potential Index		75
Food at Home: Total \$		\$34,836,945
Average Spent		\$3,859.19
Spending Potential Index		77
Food Away from Home: Total \$		\$20,545,491
Average Spent		\$2,276.00
Spending Potential Index		74
Health Care: Total \$		\$38,364,387
Average Spent		\$4,249.96
Spending Potential Index		80
HH Furnishings & Equipment: Total \$		\$11,542,370
Average Spent		\$1,278.65
Spending Potential Index		72
Personal Care Products & Services: Total \$		\$4,775,138
Average Spent		\$528.98
Spending Potential Index		72
Shelter: Total \$		\$93,203,799
Average Spent		\$10,325.00
Spending Potential Index		66
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$15,978,061
Average Spent		\$1,770.03
Spending Potential Index		76
Travel: Total \$		\$11,039,371
Average Spent		\$1,222.93
Spending Potential Index		66
Vehicle Maintenance & Repairs: Total \$		\$7,201,591
Average Spent		\$797.78
Spending Potential Index		77

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

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

City of Meigs

Community Profile



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	1,120
2010 Total Population	1,035
2016 Total Population	1,138
2016 Group Quarters	0
2021 Total Population	1,205
2016-2021 Annual Rate	1.15%
Household Summary	
2000 Households	391
2000 Average Household Size	2.86
2010 Households	361
2010 Average Household Size	2.87
2016 Households	396
2016 Average Household Size	2.87
2021 Households	419
2021 Average Household Size	2.88
2016-2021 Annual Rate	1.14%
2010 Families	258
2010 Average Family Size	3.42
2016 Families	281
2016 Average Family Size	3.44
2021 Families	295
2021 Average Family Size	3.46
2016-2021 Annual Rate	0.98%
Housing Unit Summary	
2000 Housing Units	437
Owner Occupied Housing Units	64.5%
Renter Occupied Housing Units	24.7%
Vacant Housing Units	10.8%
2010 Housing Units	412
Owner Occupied Housing Units	56.6%
Renter Occupied Housing Units	31.1%
Vacant Housing Units	12.4%
2016 Housing Units	460
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	34.3%
Vacant Housing Units	13.9%
2021 Housing Units	490
Owner Occupied Housing Units	50.6%
Renter Occupied Housing Units	34.7%
Vacant Housing Units	14.5%
Median Household Income	
2016	\$16,326
2021	\$16,298
Median Home Value	
2016	\$77,315
2021	\$87,353
Per Capita Income	
2016	\$9,902
2021	\$10,561
Median Age	
2010	36.8
2016	37.6
2021	39.8

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	396
<\$15,000	44.9%
\$15,000 - \$24,999	24.2%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	8.6%
\$50,000 - \$74,999	6.3%
\$75,000 - \$99,999	3.5%
\$100,000 - \$149,999	2.8%
\$150,000 - \$199,999	0.5%
\$200,000+	0.5%
Average Household Income	\$27,325
2021 Households by Income	
Household Income Base	419
<\$15,000	46.3%
\$15,000 - \$24,999	19.1%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	11.7%
\$50,000 - \$74,999	6.2%
\$75,000 - \$99,999	3.8%
\$100,000 - \$149,999	3.1%
\$150,000 - \$199,999	0.7%
\$200,000+	0.5%
Average Household Income	\$29,140
2016 Owner Occupied Housing Units by Value	
Total	237
<\$50,000	25.3%
\$50,000 - \$99,999	45.6%
\$100,000 - \$149,999	11.8%
\$150,000 - \$199,999	7.6%
\$200,000 - \$249,999	2.1%
\$250,000 - \$299,999	0.8%
\$300,000 - \$399,999	5.5%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.8%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$103,466
2021 Owner Occupied Housing Units by Value	
Total	248
<\$50,000	24.2%
\$50,000 - \$99,999	34.3%
\$100,000 - \$149,999	14.1%
\$150,000 - \$199,999	13.3%
\$200,000 - \$249,999	3.6%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	6.9%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.8%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$118,421

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

2010 Population by Age	
Total	1,032
0 - 4	8.2%
5 - 9	8.2%
10 - 14	6.9%
15 - 24	14.3%
25 - 34	10.6%
35 - 44	12.8%
45 - 54	14.1%
55 - 64	12.7%
65 - 74	7.6%
75 - 84	3.9%
85 +	1.1%
18 +	72.0%
2016 Population by Age	
Total	1,137
0 - 4	7.8%
5 - 9	7.9%
10 - 14	7.7%
15 - 24	11.7%
25 - 34	11.9%
35 - 44	11.4%
45 - 54	13.3%
55 - 64	13.6%
65 - 74	9.7%
75 - 84	3.6%
85 +	1.4%
18 +	73.3%
2021 Population by Age	
Total	1,205
0 - 4	7.1%
5 - 9	7.3%
10 - 14	7.7%
15 - 24	12.0%
25 - 34	11.3%
35 - 44	10.8%
45 - 54	12.5%
55 - 64	13.4%
65 - 74	11.6%
75 - 84	5.0%
85 +	1.3%
18 +	73.4%
2010 Population by Sex	
Males	486
Females	549
2016 Population by Sex	
Males	543
Females	595
2021 Population by Sex	
Males	582
Females	623

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	1,036
White Alone	43.8%
Black Alone	51.0%
American Indian Alone	0.5%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.0%
Two or More Races	0.8%
Hispanic Origin	6.9%
Diversity Index	60.5
2016 Population by Race/Ethnicity	
Total	1,136
White Alone	41.6%
Black Alone	51.8%
American Indian Alone	0.5%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.0%
Two or More Races	1.1%
Hispanic Origin	8.8%
Diversity Index	63.1
2021 Population by Race/Ethnicity	
Total	1,206
White Alone	40.4%
Black Alone	51.3%
American Indian Alone	0.7%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	6.3%
Two or More Races	1.3%
Hispanic Origin	10.8%
Diversity Index	65.5
2010 Population by Relationship and Household Type	
Total	1,035
In Households	100.0%
In Family Households	88.0%
Householder	26.1%
Spouse	14.2%
Child	38.1%
Other relative	7.1%
Nonrelative	2.7%
In Nonfamily Households	12.0%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	741
Less than 9th Grade	10.5%
9th - 12th Grade, No Diploma	24.0%
High School Graduate	38.5%
GED/Alternative Credential	5.1%
Some College, No Degree	11.2%
Associate Degree	5.9%
Bachelor's Degree	0.7%
Graduate/Professional Degree	4.0%
2016 Population 15+ by Marital Status	
Total	873
Never Married	40.3%
Married	37.2%
Widowed	11.2%
Divorced	11.2%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	78.1%
Civilian Unemployed	21.9%
2016 Employed Population 16+ by Industry	
Total	246
Agriculture/Mining	7.3%
Construction	8.5%
Manufacturing	17.9%
Wholesale Trade	4.5%
Retail Trade	13.8%
Transportation/Utilities	4.1%
Information	0.8%
Finance/Insurance/Real Estate	0.4%
Services	39.8%
Public Administration	2.4%
2016 Employed Population 16+ by Occupation	
Total	246
White Collar	43.1%
Management/Business/Financial	6.5%
Professional	18.3%
Sales	9.3%
Administrative Support	8.9%
Services	21.1%
Blue Collar	35.8%
Farming/Forestry/Fishing	4.9%
Construction/Extraction	7.3%
Installation/Maintenance/Repair	6.1%
Production	10.2%
Transportation/Material Moving	7.3%
2010 Population By Urban/ Rural Status	
Total Population	1,035
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	1.6%
Rural Population	98.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

2010 Households by Type	
Total	360
Households with 1 Person	24.2%
Households with 2+ People	75.8%
Family Households	71.7%
Husband-wife Families	39.4%
With Related Children	17.5%
Other Family (No Spouse Present)	32.5%
Other Family with Male Householder	5.8%
With Related Children	2.8%
Other Family with Female Householder	26.4%
With Related Children	16.9%
Nonfamily Households	4.2%
All Households with Children	37.4%
Multigenerational Households	7.2%
Unmarried Partner Households	6.9%
Male-female	6.6%
Same-sex	0.3%
2010 Households by Size	
Total	362
1 Person Household	24.0%
2 Person Household	29.0%
3 Person Household	20.4%
4 Person Household	13.0%
5 Person Household	6.6%
6 Person Household	3.9%
7 + Person Household	3.0%
2010 Households by Tenure and Mortgage Status	
Total	361
Owner Occupied	64.5%
Owned with a Mortgage/Loan	34.9%
Owned Free and Clear	29.4%
Renter Occupied	35.5%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	412
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	1.2%
Rural Housing Units	98.8%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Meigs
Area: 1.61 square miles

Prepared by SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Southern Satellites (10A)
	3.	Top Tier (1A)
2016 Consumer Spending		
Apparel & Services: Total \$		\$287,813
Average Spent		\$726.80
Spending Potential Index		36
Education: Total \$		\$123,983
Average Spent		\$313.09
Spending Potential Index		22
Entertainment/Recreation: Total \$		\$448,824
Average Spent		\$1,133.39
Spending Potential Index		39
Food at Home: Total \$		\$826,600
Average Spent		\$2,087.37
Spending Potential Index		42
Food Away from Home: Total \$		\$451,487
Average Spent		\$1,140.12
Spending Potential Index		37
Health Care: Total \$		\$895,517
Average Spent		\$2,261.41
Spending Potential Index		43
HH Furnishings & Equipment: Total \$		\$248,868
Average Spent		\$628.45
Spending Potential Index		36
Personal Care Products & Services: Total \$		\$104,053
Average Spent		\$262.76
Spending Potential Index		36
Shelter: Total \$		\$1,893,275
Average Spent		\$4,781.00
Spending Potential Index		31
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$356,130
Average Spent		\$899.32
Spending Potential Index		39
Travel: Total \$		\$214,268
Average Spent		\$541.08
Spending Potential Index		29
Vehicle Maintenance & Repairs: Total \$		\$166,710
Average Spent		\$420.98
Spending Potential Index		41

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

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

City of Ochlocknee

Community Profile



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	586
2010 Total Population	676
2016 Total Population	699
2016 Group Quarters	4
2021 Total Population	718
2016-2021 Annual Rate	0.54%
Household Summary	
2000 Households	218
2000 Average Household Size	2.68
2010 Households	247
2010 Average Household Size	2.72
2016 Households	255
2016 Average Household Size	2.73
2021 Households	262
2021 Average Household Size	2.73
2016-2021 Annual Rate	0.54%
2010 Families	179
2010 Average Family Size	3.19
2016 Families	184
2016 Average Family Size	3.20
2021 Families	188
2021 Average Family Size	3.21
2016-2021 Annual Rate	0.43%
Housing Unit Summary	
2000 Housing Units	257
Owner Occupied Housing Units	68.5%
Renter Occupied Housing Units	16.3%
Vacant Housing Units	15.2%
2010 Housing Units	296
Owner Occupied Housing Units	62.8%
Renter Occupied Housing Units	20.6%
Vacant Housing Units	16.6%
2016 Housing Units	309
Owner Occupied Housing Units	59.2%
Renter Occupied Housing Units	23.3%
Vacant Housing Units	17.5%
2021 Housing Units	319
Owner Occupied Housing Units	59.6%
Renter Occupied Housing Units	22.6%
Vacant Housing Units	17.9%
Median Household Income	
2016	\$45,290
2021	\$49,325
Median Home Value	
2016	\$116,892
2021	\$143,750
Per Capita Income	
2016	\$23,327
2021	\$24,835
Median Age	
2010	39.5
2016	40.4
2021	41.7

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	255
<\$15,000	18.4%
\$15,000 - \$24,999	10.2%
\$25,000 - \$34,999	10.2%
\$35,000 - \$49,999	14.9%
\$50,000 - \$74,999	18.0%
\$75,000 - \$99,999	13.3%
\$100,000 - \$149,999	9.4%
\$150,000 - \$199,999	3.1%
\$200,000+	2.4%
Average Household Income	\$60,271
2021 Households by Income	
Household Income Base	262
<\$15,000	18.7%
\$15,000 - \$24,999	11.1%
\$25,000 - \$34,999	9.2%
\$35,000 - \$49,999	11.1%
\$50,000 - \$74,999	17.6%
\$75,000 - \$99,999	15.6%
\$100,000 - \$149,999	10.3%
\$150,000 - \$199,999	3.1%
\$200,000+	2.7%
Average Household Income	\$64,206
2016 Owner Occupied Housing Units by Value	
Total	183
<\$50,000	32.2%
\$50,000 - \$99,999	10.9%
\$100,000 - \$149,999	20.2%
\$150,000 - \$199,999	19.1%
\$200,000 - \$249,999	5.5%
\$250,000 - \$299,999	3.8%
\$300,000 - \$399,999	6.0%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	1.1%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.5%
Average Home Value	\$134,973
2021 Owner Occupied Housing Units by Value	
Total	190
<\$50,000	23.7%
\$50,000 - \$99,999	7.4%
\$100,000 - \$149,999	21.1%
\$150,000 - \$199,999	24.2%
\$200,000 - \$249,999	8.9%
\$250,000 - \$299,999	5.8%
\$300,000 - \$399,999	5.8%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	1.1%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.5%
Average Home Value	\$153,590

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

2010 Population by Age	
Total	675
0 - 4	6.5%
5 - 9	6.4%
10 - 14	7.1%
15 - 24	13.0%
25 - 34	11.0%
35 - 44	13.8%
45 - 54	15.1%
55 - 64	13.3%
65 - 74	8.9%
75 - 84	3.7%
85 +	1.5%
18 +	75.6%
2016 Population by Age	
Total	700
0 - 4	6.1%
5 - 9	6.6%
10 - 14	6.4%
15 - 24	11.9%
25 - 34	12.1%
35 - 44	13.0%
45 - 54	14.3%
55 - 64	13.4%
65 - 74	10.9%
75 - 84	4.0%
85 +	1.3%
18 +	77.1%
2021 Population by Age	
Total	719
0 - 4	5.7%
5 - 9	6.3%
10 - 14	7.0%
15 - 24	11.0%
25 - 34	12.1%
35 - 44	12.1%
45 - 54	13.5%
55 - 64	14.2%
65 - 74	11.3%
75 - 84	5.7%
85 +	1.3%
18 +	77.1%
2010 Population by Sex	
Males	339
Females	337
2016 Population by Sex	
Males	354
Females	345
2021 Population by Sex	
Males	367
Females	351

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	675
White Alone	85.3%
Black Alone	10.8%
American Indian Alone	0.4%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	1.3%
Hispanic Origin	3.3%
Diversity Index	30.9
2016 Population by Race/Ethnicity	
Total	699
White Alone	84.3%
Black Alone	10.7%
American Indian Alone	0.6%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	1.7%
Hispanic Origin	4.3%
Diversity Index	33.8
2021 Population by Race/Ethnicity	
Total	717
White Alone	83.4%
Black Alone	10.6%
American Indian Alone	0.6%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.6%
Two or More Races	2.1%
Hispanic Origin	5.3%
Diversity Index	36.6
2010 Population by Relationship and Household Type	
Total	676
In Households	99.4%
In Family Households	86.5%
Householder	28.1%
Spouse	21.6%
Child	30.3%
Other relative	4.3%
Nonrelative	2.1%
In Nonfamily Households	12.7%
In Group Quarters	0.6%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.6%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	483
Less than 9th Grade	10.1%
9th - 12th Grade, No Diploma	17.8%
High School Graduate	22.4%
GED/Alternative Credential	10.4%
Some College, No Degree	25.1%
Associate Degree	7.2%
Bachelor's Degree	5.2%
Graduate/Professional Degree	1.9%
2016 Population 15+ by Marital Status	
Total	566
Never Married	23.9%
Married	56.9%
Widowed	7.1%
Divorced	12.2%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	91.8%
Civilian Unemployed	8.2%
2016 Employed Population 16+ by Industry	
Total	257
Agriculture/Mining	3.9%
Construction	3.9%
Manufacturing	11.7%
Wholesale Trade	4.3%
Retail Trade	12.1%
Transportation/Utilities	7.4%
Information	0.8%
Finance/Insurance/Real Estate	7.0%
Services	37.0%
Public Administration	11.3%
2016 Employed Population 16+ by Occupation	
Total	257
White Collar	58.8%
Management/Business/Financial	14.4%
Professional	14.0%
Sales	9.7%
Administrative Support	20.6%
Services	16.0%
Blue Collar	25.3%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	3.1%
Installation/Maintenance/Repair	7.4%
Production	5.4%
Transportation/Material Moving	8.9%
2010 Population By Urban/ Rural Status	
Total Population	676
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

2010 Households by Type	
Total	246
Households with 1 Person	22.8%
Households with 2+ People	77.2%
Family Households	72.8%
Husband-wife Families	56.1%
With Related Children	23.6%
Other Family (No Spouse Present)	16.7%
Other Family with Male Householder	5.3%
With Related Children	3.3%
Other Family with Female Householder	11.4%
With Related Children	7.3%
Nonfamily Households	4.5%
All Households with Children	34.8%
Multigenerational Households	4.0%
Unmarried Partner Households	6.1%
Male-female	5.3%
Same-sex	0.8%
2010 Households by Size	
Total	246
1 Person Household	22.8%
2 Person Household	35.8%
3 Person Household	19.1%
4 Person Household	13.4%
5 Person Household	5.7%
6 Person Household	2.0%
7 + Person Household	1.2%
2010 Households by Tenure and Mortgage Status	
Total	247
Owner Occupied	75.3%
Owned with a Mortgage/Loan	47.8%
Owned Free and Clear	27.5%
Renter Occupied	24.7%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	296
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Ochlocknee
Area: 0.95 square miles

Prepared by SWGRC

Top 3 Tapestry Segments	
1.	Southern Satellites (10A)
2.	Top Tier (1A)
3.	Professional Pride (1B)
2016 Consumer Spending	
Apparel & Services: Total \$	\$405,529
Average Spent	\$1,590.31
Spending Potential Index	79
Education: Total \$	\$224,742
Average Spent	\$881.34
Spending Potential Index	62
Entertainment/Recreation: Total \$	\$604,190
Average Spent	\$2,369.37
Spending Potential Index	81
Food at Home: Total \$	\$1,057,794
Average Spent	\$4,148.21
Spending Potential Index	83
Food Away from Home: Total \$	\$643,428
Average Spent	\$2,523.25
Spending Potential Index	82
Health Care: Total \$	\$1,155,664
Average Spent	\$4,532.02
Spending Potential Index	86
HH Furnishings & Equipment: Total \$	\$354,565
Average Spent	\$1,390.45
Spending Potential Index	79
Personal Care Products & Services: Total \$	\$145,853
Average Spent	\$571.97
Spending Potential Index	78
Shelter: Total \$	\$2,861,666
Average Spent	\$11,222.22
Spending Potential Index	72
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$481,698
Average Spent	\$1,889.01
Spending Potential Index	81
Travel: Total \$	\$331,235
Average Spent	\$1,298.96
Spending Potential Index	70
Vehicle Maintenance & Repairs: Total \$	\$216,397
Average Spent	\$848.62
Spending Potential Index	82

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

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

City of Boston

Community Profile



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	1,373
2010 Total Population	1,315
2016 Total Population	1,344
2016 Group Quarters	4
2021 Total Population	1,371
2016-2021 Annual Rate	0.40%
Household Summary	
2000 Households	504
2000 Average Household Size	2.71
2010 Households	507
2010 Average Household Size	2.59
2016 Households	519
2016 Average Household Size	2.58
2021 Households	531
2021 Average Household Size	2.57
2016-2021 Annual Rate	0.46%
2010 Families	343
2010 Average Family Size	3.20
2016 Families	348
2016 Average Family Size	3.21
2021 Families	353
2021 Average Family Size	3.22
2016-2021 Annual Rate	0.29%
Housing Unit Summary	
2000 Housing Units	593
Owner Occupied Housing Units	64.2%
Renter Occupied Housing Units	20.7%
Vacant Housing Units	15.0%
2010 Housing Units	615
Owner Occupied Housing Units	58.2%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	17.6%
2016 Housing Units	641
Owner Occupied Housing Units	53.7%
Renter Occupied Housing Units	27.3%
Vacant Housing Units	19.0%
2021 Housing Units	658
Owner Occupied Housing Units	52.9%
Renter Occupied Housing Units	27.7%
Vacant Housing Units	19.3%
Median Household Income	
2016	\$36,029
2021	\$37,612
Median Home Value	
2016	\$113,663
2021	\$136,264
Per Capita Income	
2016	\$23,229
2021	\$24,351
Median Age	
2010	41.9
2016	42.7
2021	44.5

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	519
<\$15,000	26.2%
\$15,000 - \$24,999	11.4%
\$25,000 - \$34,999	11.0%
\$35,000 - \$49,999	15.2%
\$50,000 - \$74,999	14.6%
\$75,000 - \$99,999	8.9%
\$100,000 - \$149,999	4.4%
\$150,000 - \$199,999	2.9%
\$200,000+	5.4%
Average Household Income	\$57,836
2021 Households by Income	
Household Income Base	531
<\$15,000	29.0%
\$15,000 - \$24,999	9.2%
\$25,000 - \$34,999	7.7%
\$35,000 - \$49,999	16.9%
\$50,000 - \$74,999	13.7%
\$75,000 - \$99,999	9.2%
\$100,000 - \$149,999	4.9%
\$150,000 - \$199,999	3.8%
\$200,000+	5.3%
Average Household Income	\$60,490
2016 Owner Occupied Housing Units by Value	
Total	344
<\$50,000	27.6%
\$50,000 - \$99,999	15.7%
\$100,000 - \$149,999	25.0%
\$150,000 - \$199,999	16.9%
\$200,000 - \$249,999	3.2%
\$250,000 - \$299,999	1.7%
\$300,000 - \$399,999	4.4%
\$400,000 - \$499,999	0.3%
\$500,000 - \$749,999	3.8%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	1.7%
Average Home Value	\$152,971
2021 Owner Occupied Housing Units by Value	
Total	348
<\$50,000	21.3%
\$50,000 - \$99,999	9.8%
\$100,000 - \$149,999	26.1%
\$150,000 - \$199,999	23.9%
\$200,000 - \$249,999	5.5%
\$250,000 - \$299,999	2.9%
\$300,000 - \$399,999	4.6%
\$400,000 - \$499,999	0.3%
\$500,000 - \$749,999	4.0%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	1.7%
Average Home Value	\$171,336

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

2010 Population by Age	
Total	1,315
0 - 4	6.6%
5 - 9	6.2%
10 - 14	6.5%
15 - 24	13.3%
25 - 34	8.7%
35 - 44	12.6%
45 - 54	16.7%
55 - 64	13.8%
65 - 74	8.9%
75 - 84	4.9%
85 +	1.8%
18 +	75.5%
2016 Population by Age	
Total	1,344
0 - 4	6.4%
5 - 9	6.8%
10 - 14	6.2%
15 - 24	11.8%
25 - 34	11.1%
35 - 44	10.6%
45 - 54	14.7%
55 - 64	14.8%
65 - 74	11.4%
75 - 84	4.8%
85 +	1.6%
18 +	77.4%
2021 Population by Age	
Total	1,371
0 - 4	5.8%
5 - 9	6.3%
10 - 14	6.9%
15 - 24	10.7%
25 - 34	11.1%
35 - 44	9.8%
45 - 54	12.8%
55 - 64	16.6%
65 - 74	12.5%
75 - 84	6.1%
85 +	1.7%
18 +	77.3%
2010 Population by Sex	
Males	631
Females	684
2016 Population by Sex	
Males	651
Females	693
2021 Population by Sex	
Males	669
Females	702

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	1,314
White Alone	50.1%
Black Alone	47.9%
American Indian Alone	0.5%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.7%
Two or More Races	0.8%
Hispanic Origin	2.1%
Diversity Index	53.9
2016 Population by Race/Ethnicity	
Total	1,342
White Alone	48.9%
Black Alone	48.8%
American Indian Alone	0.4%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	1.0%
Hispanic Origin	2.5%
Diversity Index	54.8
2021 Population by Race/Ethnicity	
Total	1,370
White Alone	48.2%
Black Alone	49.0%
American Indian Alone	0.4%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.3%
Hispanic Origin	3.1%
Diversity Index	55.7
2010 Population by Relationship and Household Type	
Total	1,315
In Households	99.7%
In Family Households	85.1%
Householder	27.1%
Spouse	17.5%
Child	34.1%
Other relative	4.7%
Nonrelative	1.5%
In Nonfamily Households	14.6%
In Group Quarters	0.3%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.3%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	926
Less than 9th Grade	6.7%
9th - 12th Grade, No Diploma	18.6%
High School Graduate	35.7%
GED/Alternative Credential	7.5%
Some College, No Degree	19.3%
Associate Degree	4.3%
Bachelor's Degree	4.1%
Graduate/Professional Degree	3.8%
2016 Population 15+ by Marital Status	
Total	1,084
Never Married	35.5%
Married	46.1%
Widowed	6.8%
Divorced	11.5%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	93.0%
Civilian Unemployed	7.0%
2016 Employed Population 16+ by Industry	
Total	477
Agriculture/Mining	5.9%
Construction	5.7%
Manufacturing	21.2%
Wholesale Trade	0.6%
Retail Trade	8.0%
Transportation/Utilities	2.1%
Information	1.3%
Finance/Insurance/Real Estate	3.6%
Services	43.8%
Public Administration	7.8%
2016 Employed Population 16+ by Occupation	
Total	476
White Collar	39.4%
Management/Business/Financial	6.7%
Professional	11.7%
Sales	11.1%
Administrative Support	9.9%
Services	26.6%
Blue Collar	33.8%
Farming/Forestry/Fishing	1.5%
Construction/Extraction	5.2%
Installation/Maintenance/Repair	5.2%
Production	9.9%
Transportation/Material Moving	11.9%
2010 Population By Urban/ Rural Status	
Total Population	1,315
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

2010 Households by Type	
Total	508
Households with 1 Person	28.9%
Households with 2+ People	71.1%
Family Households	67.5%
Husband-wife Families	43.5%
With Related Children	16.9%
Other Family (No Spouse Present)	23.8%
Other Family with Male Householder	4.5%
With Related Children	2.4%
Other Family with Female Householder	19.3%
With Related Children	12.8%
Nonfamily Households	3.5%
All Households with Children	32.5%
Multigenerational Households	6.3%
Unmarried Partner Households	4.1%
Male-female	3.7%
Same-sex	0.4%
2010 Households by Size	
Total	506
1 Person Household	29.1%
2 Person Household	32.6%
3 Person Household	16.4%
4 Person Household	12.5%
5 Person Household	5.1%
6 Person Household	2.6%
7 + Person Household	1.8%
2010 Households by Tenure and Mortgage Status	
Total	507
Owner Occupied	70.6%
Owned with a Mortgage/Loan	38.9%
Owned Free and Clear	31.8%
Renter Occupied	29.4%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	615
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Boston
Area: 2.23 square miles

Prepared by SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2016 Consumer Spending		
Apparel & Services: Total \$		\$798,599
Average Spent		\$1,538.73
Spending Potential Index		76
Education: Total \$		\$340,962
Average Spent		\$656.96
Spending Potential Index		46
Entertainment/Recreation: Total \$		\$1,247,081
Average Spent		\$2,402.85
Spending Potential Index		82
Food at Home: Total \$		\$2,300,104
Average Spent		\$4,431.80
Spending Potential Index		89
Food Away from Home: Total \$		\$1,252,304
Average Spent		\$2,412.92
Spending Potential Index		78
Health Care: Total \$		\$2,491,281
Average Spent		\$4,800.16
Spending Potential Index		91
HH Furnishings & Equipment: Total \$		\$690,298
Average Spent		\$1,330.05
Spending Potential Index		75
Personal Care Products & Services: Total \$		\$288,762
Average Spent		\$556.38
Spending Potential Index		76
Shelter: Total \$		\$5,241,458
Average Spent		\$10,099.15
Spending Potential Index		65
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$989,387
Average Spent		\$1,906.33
Spending Potential Index		82
Travel: Total \$		\$592,743
Average Spent		\$1,142.09
Spending Potential Index		61
Vehicle Maintenance & Repairs: Total \$		\$463,701
Average Spent		\$893.45
Spending Potential Index		86

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

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

City of Coolidge

Community Profile



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	527
2010 Total Population	525
2016 Total Population	556
2016 Group Quarters	0
2021 Total Population	582
2016-2021 Annual Rate	0.92%
Household Summary	
2000 Households	211
2000 Average Household Size	2.50
2010 Households	210
2010 Average Household Size	2.50
2016 Households	223
2016 Average Household Size	2.49
2021 Households	233
2021 Average Household Size	2.50
2016-2021 Annual Rate	0.88%
2010 Families	142
2010 Average Family Size	3.01
2016 Families	149
2016 Average Family Size	3.03
2021 Families	155
2021 Average Family Size	3.05
2016-2021 Annual Rate	0.79%
Housing Unit Summary	
2000 Housing Units	248
Owner Occupied Housing Units	65.7%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	14.5%
2010 Housing Units	250
Owner Occupied Housing Units	61.2%
Renter Occupied Housing Units	22.8%
Vacant Housing Units	16.0%
2016 Housing Units	270
Owner Occupied Housing Units	56.7%
Renter Occupied Housing Units	25.9%
Vacant Housing Units	17.4%
2021 Housing Units	283
Owner Occupied Housing Units	56.2%
Renter Occupied Housing Units	26.1%
Vacant Housing Units	17.7%
Median Household Income	
2016	\$24,551
2021	\$24,355
Median Home Value	
2016	\$71,250
2021	\$88,333
Per Capita Income	
2016	\$13,680
2021	\$14,339
Median Age	
2010	40.6
2016	42.8
2021	45.5

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

2016 Households by Income	
Household Income Base	223
<\$15,000	28.3%
\$15,000 - \$24,999	22.9%
\$25,000 - \$34,999	15.2%
\$35,000 - \$49,999	11.7%
\$50,000 - \$74,999	15.2%
\$75,000 - \$99,999	4.0%
\$100,000 - \$149,999	2.7%
\$150,000 - \$199,999	0.4%
\$200,000+	0.4%
Average Household Income	\$34,075
2021 Households by Income	
Household Income Base	233
<\$15,000	31.8%
\$15,000 - \$24,999	19.7%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	13.7%
\$50,000 - \$74,999	15.5%
\$75,000 - \$99,999	4.7%
\$100,000 - \$149,999	3.4%
\$150,000 - \$199,999	0.9%
\$200,000+	0.4%
Average Household Income	\$35,782
2016 Owner Occupied Housing Units by Value	
Total	153
<\$50,000	39.2%
\$50,000 - \$99,999	26.1%
\$100,000 - \$149,999	11.8%
\$150,000 - \$199,999	4.6%
\$200,000 - \$249,999	7.2%
\$250,000 - \$299,999	3.3%
\$300,000 - \$399,999	4.6%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	3.9%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$117,045
2021 Owner Occupied Housing Units by Value	
Total	159
<\$50,000	35.8%
\$50,000 - \$99,999	18.9%
\$100,000 - \$149,999	10.7%
\$150,000 - \$199,999	6.3%
\$200,000 - \$249,999	13.8%
\$250,000 - \$299,999	5.7%
\$300,000 - \$399,999	5.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	4.4%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$138,438

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

2010 Population by Age	
Total	535
0 - 4	4.5%
5 - 9	6.7%
10 - 14	6.9%
15 - 24	13.1%
25 - 34	11.0%
35 - 44	14.2%
45 - 54	14.8%
55 - 64	13.1%
65 - 74	9.2%
75 - 84	3.6%
85 +	1.7%
18 +	75.1%
2016 Population by Age	
Total	559
0 - 4	4.8%
5 - 9	4.8%
10 - 14	6.3%
15 - 24	12.2%
25 - 34	12.5%
35 - 44	12.2%
45 - 54	15.4%
55 - 64	14.3%
65 - 74	11.3%
75 - 84	4.7%
85 +	1.6%
18 +	80.1%
2021 Population by Age	
Total	585
0 - 4	4.4%
5 - 9	5.0%
10 - 14	5.1%
15 - 24	11.3%
25 - 34	11.5%
35 - 44	12.1%
45 - 54	14.7%
55 - 64	15.4%
65 - 74	12.5%
75 - 84	6.5%
85 +	1.5%
18 +	81.2%
2010 Population by Sex	
Males	256
Females	269
2016 Population by Sex	
Males	274
Females	282
2021 Population by Sex	
Males	288
Females	294

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	526
White Alone	66.3%
Black Alone	26.0%
American Indian Alone	0.6%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.0%
Two or More Races	3.0%
Hispanic Origin	5.5%
Diversity Index	54.3
2016 Population by Race/Ethnicity	
Total	558
White Alone	64.5%
Black Alone	25.8%
American Indian Alone	0.5%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.9%
Two or More Races	3.9%
Hispanic Origin	7.0%
Diversity Index	57.7
2021 Population by Race/Ethnicity	
Total	582
White Alone	63.2%
Black Alone	25.4%
American Indian Alone	0.5%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.8%
Two or More Races	4.6%
Hispanic Origin	8.6%
Diversity Index	60.8
2010 Population by Relationship and Household Type	
Total	525
In Households	100.0%
In Family Households	83.8%
Householder	27.0%
Spouse	18.1%
Child	29.5%
Other relative	7.4%
Nonrelative	2.3%
In Nonfamily Households	16.2%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

2016 Population 25+ by Educational Attainment	
Total	402
Less than 9th Grade	6.5%
9th - 12th Grade, No Diploma	15.9%
High School Graduate	33.6%
GED/Alternative Credential	4.0%
Some College, No Degree	29.1%
Associate Degree	7.2%
Bachelor's Degree	2.0%
Graduate/Professional Degree	1.7%
2016 Population 15+ by Marital Status	
Total	468
Never Married	34.4%
Married	40.6%
Widowed	8.5%
Divorced	16.5%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	95.7%
Civilian Unemployed	4.8%
2016 Employed Population 16+ by Industry	
Total	198
Agriculture/Mining	5.6%
Construction	7.1%
Manufacturing	24.7%
Wholesale Trade	3.0%
Retail Trade	9.6%
Transportation/Utilities	6.6%
Information	0.0%
Finance/Insurance/Real Estate	4.0%
Services	37.4%
Public Administration	4.5%
2016 Employed Population 16+ by Occupation	
Total	201
White Collar	47.5%
Management/Business/Financial	5.6%
Professional	17.7%
Sales	9.6%
Administrative Support	14.6%
Services	15.7%
Blue Collar	38.4%
Farming/Forestry/Fishing	3.0%
Construction/Extraction	6.1%
Installation/Maintenance/Repair	3.5%
Production	15.7%
Transportation/Material Moving	10.1%
2010 Population By Urban/ Rural Status	
Total Population	525
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

2010 Households by Type	
Total	211
Households with 1 Person	26.1%
Households with 2+ People	73.9%
Family Households	67.3%
Husband-wife Families	45.0%
With Related Children	19.9%
Other Family (No Spouse Present)	22.3%
Other Family with Male Householder	5.7%
With Related Children	2.8%
Other Family with Female Householder	17.1%
With Related Children	9.0%
Nonfamily Households	6.6%
All Households with Children	32.4%
Multigenerational Households	2.9%
Unmarried Partner Households	6.7%
Male-female	5.7%
Same-sex	1.0%
2010 Households by Size	
Total	213
1 Person Household	25.8%
2 Person Household	35.2%
3 Person Household	17.8%
4 Person Household	9.9%
5 Person Household	6.6%
6 Person Household	3.3%
7 + Person Household	1.4%
2010 Households by Tenure and Mortgage Status	
Total	210
Owner Occupied	72.9%
Owned with a Mortgage/Loan	42.9%
Owned Free and Clear	30.5%
Renter Occupied	27.1%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	250
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Coolidge
Area: 0.81 square miles

Prepared by SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2016 Consumer Spending		
Apparel & Services: Total \$		\$200,366
Average Spent		\$898.50
Spending Potential Index		45
Education: Total \$		\$85,546
Average Spent		\$383.61
Spending Potential Index		27
Entertainment/Recreation: Total \$		\$312,889
Average Spent		\$1,403.09
Spending Potential Index		48
Food at Home: Total \$		\$577,090
Average Spent		\$2,587.85
Spending Potential Index		52
Food Away from Home: Total \$		\$314,200
Average Spent		\$1,408.97
Spending Potential Index		46
Health Care: Total \$		\$625,056
Average Spent		\$2,802.94
Spending Potential Index		53
HH Furnishings & Equipment: Total \$		\$173,194
Average Spent		\$776.65
Spending Potential Index		44
Personal Care Products & Services: Total \$		\$72,450
Average Spent		\$324.89
Spending Potential Index		44
Shelter: Total \$		\$1,315,068
Average Spent		\$5,897.17
Spending Potential Index		38
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$248,234
Average Spent		\$1,113.16
Spending Potential Index		48
Travel: Total \$		\$148,718
Average Spent		\$666.90
Spending Potential Index		36
Vehicle Maintenance & Repairs: Total \$		\$116,341
Average Spent		\$521.71
Spending Potential Index		50

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

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Reference

American Community Survey

Best Neighborhood Network Sites (bestneighborhood.org)

Georgia Department of Transportation

United States Census Bureau