

Colquitt County

2028

Community Agenda

and the cities of

Berlin

Doerun

Ellenton

Funston

Moultrie

Norman Park



We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Southwest Georgia Regional

Development Center

June 30, 2008



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Introduction

Every community has grand dreams for itself. Whether it's to provide better housing opportunities, increase industry and jobs, construct a highway through town, or simply to still be in existence 20 years from now, development related decisions face even the smallest of communities. The purpose of the Community Agenda is to turn these grand dreams into a tangible reality through a wide variety of development policies, strategies and tools.

The Community Agenda is the final part of the Comprehensive Plan process. Prior to this document, a Community Assessment was developed that evaluated demographic and forecast data to identify important issues facing the community. The Community Agenda identifies strategies to address those issues in order to accomplish each community's goals.

The Community Agenda was prepared following the rules of the Georgia Department of Community Affairs (DCA), Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," (May 1, 2005).

In order to ensure that the Community Agenda accurately reflected the values and viewpoints of residents, Community Study Groups (made up of interested citizens, local officials and stakeholders) were established in each of the smaller towns and a joint group for the City of Moultrie and Colquitt County. Each Study Group was tasked with reviewing and providing input on all of the information that would be included in their community's section of the Agenda.

The Community Agenda for Colquitt County has been sectioned off by community in alphabetical order. Each section begins with the community's grand vision for itself. Each of the Character Areas that were originally delineated in the Community Assessment, have been carried over to the Community Agenda and are considered in detail in regards to the type of development the community supports for that area, what the development should look like, what State defined "Quality Community Objectives" will be pursued in each area and the implementation measures the community will utilize to bring about the desired development.

Character Areas are defined by the Department of Community Affairs as "...a specific geographic area within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)."

Following the discussion of the community's Character Areas and applicable maps is the Issues & Opportunities section. In this section, issues that are facing each community, as well as opportunities for improvement or expansion of services are listed. The issues and

opportunities are separated under seven different sub-headings that address the various interests that could potentially affect a community.

Next, is the Short Term Work Program section. This chart identifies specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program includes a brief description of each activity to be undertaken by the community, the timeframe for when the community will commence and complete the activity, who will be responsible for completing the activity, the estimated cost (if any) of implementing the activity, and the funding source(s) for the activity, if applicable.

Finally, the Development Policies section rounds out each community's portion of the Agenda and is a listing of policies the local government will work toward implementing. These policies will provide ongoing guidance and direction to local government officials for making decisions that will be consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

This document needs to be a living one; one that all development and community officials and stakeholders take into consideration before making decisions that will impact the form and function of any of Colquitt County's communities. It has the power to change the shape of the community if used consistently and collaboratively. For that to happen it must be used. The possibilities this document can achieve are endless for those who have the fortitude and commitment to unlock its ability.

Colquitt County

We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Character Areas

Crossroad Communities

Remnants of earlier Colquitt County communities are scattered across the County's landscape and make up this character area. The County has 14 unincorporated communities within its boundaries and includes: Autreyville, Bay, Barbers, Center Hill, Cool Springs, Crosland, Hartsfield, Minnesota, Murphy, New Elm, Pineboro, Schley, Sigsbee and Ticknor. All but two communities (Barbers and Cool Springs) are located along County highways that connect the city of Moultrie to other communities inside and outside of the region. The few homes that can be found in these areas are typically located far apart from one another on large agricultural lots. The communities have few paved roads and the majority of the dirt roads leading to area farms. Sidewalks are non-existent, confining pedestrian access to the gravel edge of area roads. Commercial activities are limited and may not extend beyond a local post office or convenience store.

Vision: Planned residential communities where new development could be focused that offers the appeal of country living but provides community services and commercial activities within walking distance.

Development Patterns

- Residential developments that incorporate "Corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.



- Site built single-family housing that incorporates traditional colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.

- Manufactured housing on masonry foundations with pitched roofs permanent front porches and landscaped so as to

blend in with other housing types commonly found within the neighborhood.

- Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhoods.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmental significance and toward areas that have already been settled.
- Infill development on vacant or under-utilizing sites.



- *Homes, shops, small business and institutions grouped together in villages or mixed use centers that serve adjacent neighborhoods.*
- *Centers are very pedestrian friendly, and include pleasant community gathering spaces.*

Specific Land Uses

- *Agricultural Uses*
- *Single-family residential*
- *Neighborhood Commercial*
- *Community Facilities (i.e. fire departments, voting precincts, community centers, etc.)*

Quality Community Objectives

- Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- Traditional Neighborhood.** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Implementation Tool Box



Infill Development Plan

A comprehensive strategy for encouraging infill development in areas of the community that already have access to community facilities and services and away from Greenfield development. This plan will also regulate development to assure the quality of life in established neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Agricultural Area

This area represents most of the County's land and is actively farmed for cotton, peanuts, corn, tobacco and various other types of produce. Homes in this area typically belong to the farmer and/ or owner of the land. Smaller manufactured homes can also be found in these areas which often provide housing for field workers. Some of these homes are in poor aesthetic condition and could be improved quite simply through maintenance routines. A network of dirt roads provides vehicular connection between the agricultural areas and other areas in the County. Portions of this area are becoming increasingly threatened, as scattered new development continues to encroach further and further onto prime agricultural land.

Vision: Pristine agricultural land that has avoided unnecessary intrusion by non-farm related activities and continues to be a source of pride and an economic driver within the community.



Development Patterns

- *Very large lot sizes (2+ acres) are encouraged to limit development density and protect farmland and rural character.*
- *Clustering development to preserve open space within the development.*
- *Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.*

Specific Land Uses

- *Farming*
- *Agricultural processing plants*
- *Other related Agri-businesses*

Quality Community Objectives

- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Tool Box



Conservation Easements

Involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

Suburban Area Developing

This area has seen much residential development pressure over recent years and will likely continue during the plan horizon. The appeal of this area to developers and buyers may be the country-like atmosphere, while still being in close proximity to the amenities associated with city life. This area was not previously serviced by City of Moultrie utilities until development began. The potential for annexation into the City of Moultrie in the near future exists if current annexation practices continue. Much residential development has been approved for the area but only a small amount has begun construction. The finished homes located here are large detached single-family houses on large lots, situated on a curvi-linear street pattern with no connectivity to neighboring subdivisions. Pedestrian access is low, as there are no sidewalk provisions as of yet.

Vision: An area of low density single-family development with links to the city by way of decentralized services that still maintains a suburban feel and fosters a neighborhood atmosphere.

Development Patterns

- *Urban growth or service boundaries that discourage/prohibits development outside border.*
- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Clustering development to preserve open space within the development.*
- *New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.*
- *Site built single-family housing that incorporates traditional*



colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.



- *Residential development that offers a mix of housing types (single family homes, town homes, live/work units and apartments) densities and prices in the same neighborhood.*
- *Distribution of affordably-price homes throughout locality/region.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.*

Specific Land Uses

- *Single-family residential*
- *Light Commercial*
- *Community Facilities (i.e. Community Centers, schools, libraries etc.)*
- *Recreational Facilities*

Quality Community Objectives

- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

- **Traditional Neighborhood.** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Implementation Tool Box



Conservation Subdivision Ordinance

Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Maximum Block Length, Width and/or Perimeter

Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances that are walkable by pedestrians.

Landscaping Guidelines/Ordinance

Such an ordinance should include but is not limited to requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Gateway Corridors

These corridors include Highway 37; which crosses the County west to east from Camilla in Mitchell County to Adel in Cook County; Highway 319, which runs north to south from Tifton in Tift County to Thomasville in Thomas County and Highway 133 that connects from Albany in Dougherty County to Valdosta in Lowndes County. Highway 319 is most likely to experience future development pressure as it has recently seen substantial commercial growth along the stretch of highway that cross sects the eastern edge of Moultrie. The stretch of 319 between Moultrie and Tifton may also experience development pressures as Tifton is the #1 location for employment of Colquitt County residents outside of the County and therefore sees a large amount of through traffic. Highway 133 is slated to be rerouted and increased from two lanes to four lanes to increase access to I-75. For that reason, this road expansion may attract new roadside commercial interests.

Vision: An esthetically pleasing network of rural highways that aid in efficient travel across the County while serving as welcome ambassadors to visitors that travel along them.

Development Patterns

- *Landscaped raised medians separating traffic lanes.*
- *Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.*
- *Redevelopment of older strip commercial centers in lieu of new construction further down the strip.*
- *Restrictions on the number and size of signs and billboards.*

Specific Land Uses

- *Transportation*
- *Light commercial*

Quality Community Objectives

- Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.



Implementation Tool Box

Coordinated Development Review

Since these corridors run in and out of City and County boundaries and development along them have the potential to impact all residents, coordinating development review between all involved parties and stakeholders to streamline process and decrease overall review time.

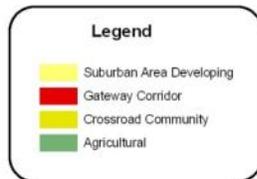
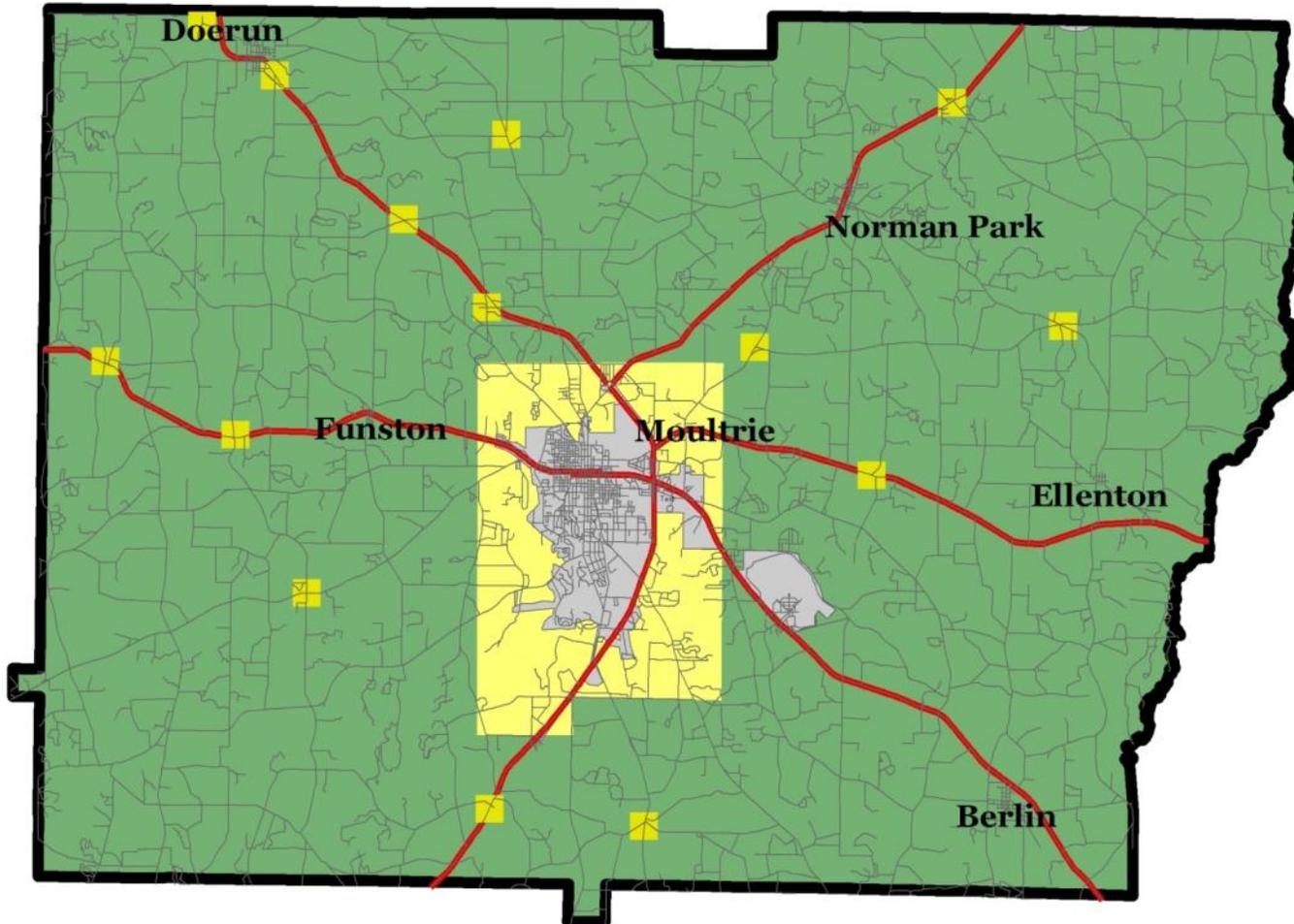
Infill Development Plan

A comprehensive strategy for encouraging commercial infill development in areas of the community that already have access to community facilities and services and away from Greenfield development.

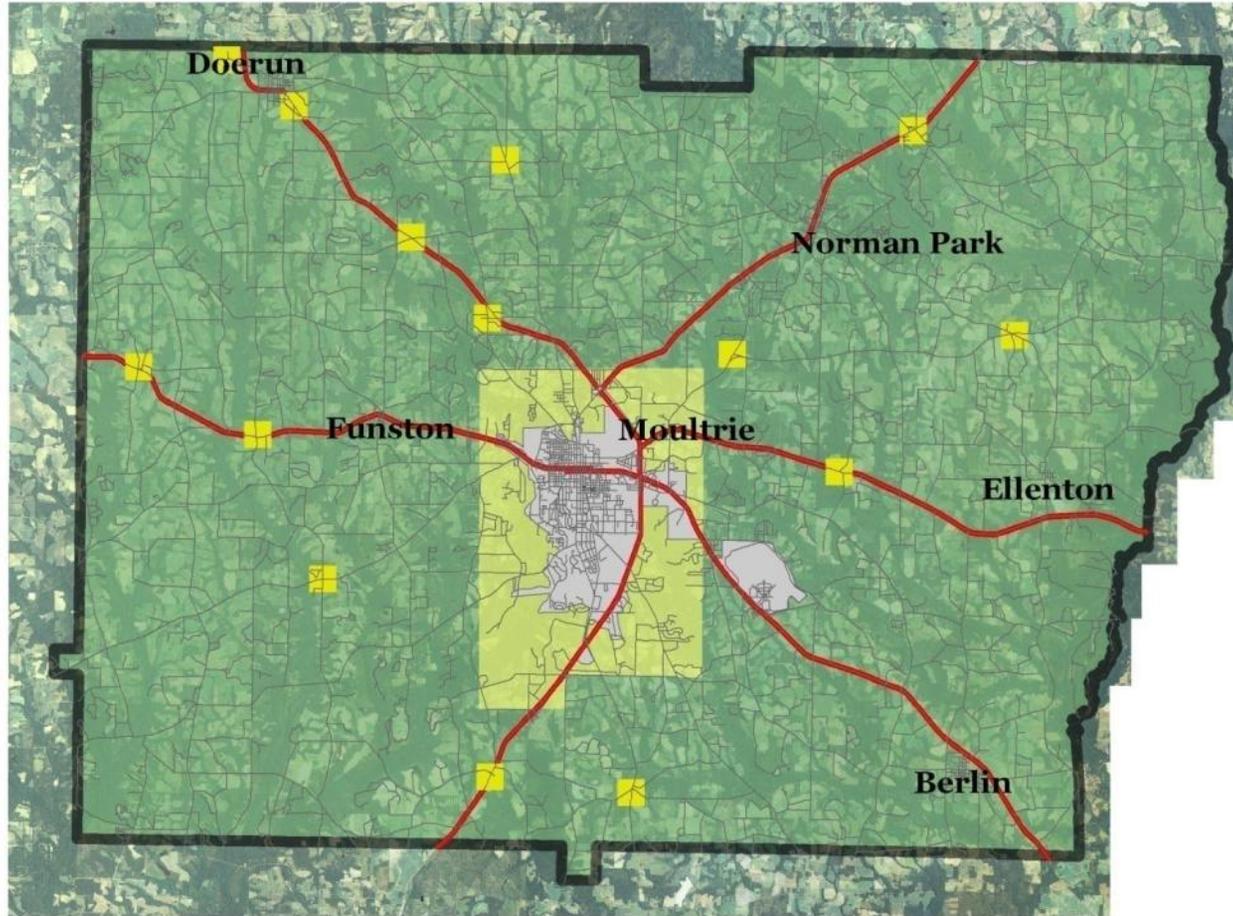
Sign Regulations

Controlling the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Colquitt County Future Development Map



Colquitt County Future Development Map



Issues & Opportunities

Unincorporated Areas

Economic Development

1. Encourage developers to build near areas that already have development in place instead of depleting prime farmland
2. Continue to support and collaborate with the Sunbelt Agricultural Expo
3. Encourage ecotourism and Agricultural tourism

Housing

1. Tax imbalance from the cost of services to housing developments in unincorporated areas
2. Lack of high paying jobs that match the cost of housing in the communities
3. Encourage development of subdivisions in the county where development and infrastructure already exists
4. Continued review of zoning ordinance
5. Identify and promote rural sensitive multifamily housing designs
6. Attract/recruit employers with higher level economic opportunities
7. Encourage builders, realtors, developers and banks to build, sell and finance housing for low to middle income working families
8. Finalize the county land use plan

Natural & Cultural Resources

1. Protection of Ochlocknee River and Okapilco River

Community Facilities & Services

1. Law Enforcement Agencies are burdened with additional responsibilities and lack of adequate resources to address increased crime rate
2. Community services are burdened with additional responsibilities and lack of adequate resources to address increased service demand
3. Consolidation of services and/or facilities where feasible

Intergovernmental Coordination

1. Increase coordination between County departments and local municipalities
2. Increase communication in regards to land use as they relate to neighboring counties
3. Develop county-wide procedures for handling land use conflicts and utility service issues annexations

Transportation

1. Scenic byway designations of roads and highways

County-wide Economic Development

1. Low educational attainment
2. Competing with surrounding communities for skilled workers
3. There is little to no employment available for skilled labor
4. Lack of comprehensive economic development plan
5. The amount of undocumented workers that live and work in Colquitt County
6. Enhance workforce training programs through Moultrie Technical College
7. Increase opportunities for industrial development where appropriate
8. Support continued business recruitment and retention efforts of the Chamber of Commerce
9. The formation of strategic economic development plans for all aspects of economic development
10. Increase and diversify the tax base
11. Create an educational program for the community on the intricacies of Economic Development and what it entails
12. Promote appropriate downtown revitalization and infill in all municipalities
13. Promote the Cities and County as tourist destinations
14. Promote tourism and agriculture and related- businesses such as cotton gins, the Sunbelt Ag Expo, and farmer's markets
15. Increase current levels of communication between government agencies and private sector entities
16. Ensure an adequate supply of workforce housing
17. Utilize business incubators and tax abatements in order to foster growth
18. Create a database of vacant properties in order to market them for redevelopment
19. Expansion of Sunbelt Ag Expo and other events at Spence Field

Housing

1. More affordable housing is needed for low and moderate income people in the community located near services
2. Absentee land lords not maintaining properties
3. The high cost of construction and development discourages the development of affordable housing
4. There are pockets of substandard housing in the cities and county
5. Lack of high paying jobs that match the current cost of housing in the communities
6. Lack of programs/funds for housing rehabilitation to preserve housing stock
7. The current available stock does not match the need of the emerging population
8. Lack of consistent code enforcement on existing homes in the smaller municipalities
9. Proliferation of poorly maintained manufactured housing
10. Growing tax imbalance from the cost of services to housing in unincorporated areas
11. Identify and promote rural context sensitive multifamily housing designs
12. Policies that provide incentives for affordable housing development (stick/site built)
13. Opportunity for infill development in neighborhoods (stick/site built)
14. Opportunity to diversify types of affordable housing i.e. modular
15. Increase the mix of housing sizes, types, and cost within the community, through housing infill and rehab.
16. Expansion of housing for senior and retirees.
17. Educate landlord and renters on available housing programs
18. Establish a land bank to aid in affordable housing development
19. Encourage employer assisted housing programs for first time homeowners
20. Attract/recruit employers with higher level economic opportunities
21. Revitalize declining neighborhoods and designate opportunity zones.

22. Encourage builders, realtors, developers and banks to build, sell and finance housing for low to middle income working families.
23. Review current zoning ordinances for inclusionary housing policies

Natural & Cultural Resources

1. Too many trees lost to new development
2. New development is locating in areas that should not be developed-such as farmland or environmentally sensitive areas
3. Protection and promotion of cultural and historic resources
4. Protection of farmland and rural scenery
5. Marketing Natural and Cultural Resources as Tourism Destinations
6. Develop a tree ordinance for subdivision development

Community Facilities & Services

1. The cost of providing public services and facilities for new development typically exceeds the revenue from these developments
2. Expansion of Parks and Recreation Program
3. Development of a Comprehensive Recreation Plan

Intergovernmental Coordination

1. Lack of regular communication and collaboration amongst municipalities and authorities
2. Inconsistency with the land use regulations of contiguous governments
3. Need for increased awareness and effectiveness of regional transit through the development of a Rural Transit Advisory Committee
4. Develop a comprehensive economic development strategy that includes all municipalities and the County
5. Continue and improve regional collaboration
6. Develop more formalized coordination between County and local municipalities
7. Promote and encourage the formalization of mutual aid agreements
8. Access to funding opportunities through collaborative partnerships
9. Meet with all municipalities, boards and authorities on a semi-annual basis to discuss current and upcoming issues each entity is/will be facing

Short Term Work Program

Colquitt County

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade to digital aerial maps	2009	County	\$200,000 - \$300,000	General Fund
New telephones and radio's for E-911	2010, 2011	County	\$400,000	911 General Fund
Upgrade fuel pumps & tanks	2009, 2010, 2011, 2012, 2013	County	\$250,000	General Fund
Purchase new generator for Annex	2010	County	\$50,000	General Fund, Grants
Develop reciprocating agreements with Haralson County for records backup	2008	County	\$500	General Fund
Consider wireless communication for County residents	2009	County	N/A	N/A
Consider IP video streaming to County website	2009	County	N/A	N/A
Landfill office and scale house renovation	2010	County	\$100,000	Enterprise Fund
Replace four to five Sheriff's Dept. vehicles per year	2009, 2010, 2011, 2012, 2013	Sheriff's Department	\$25,000/vehicle	General Fund
Continue to collaborate with City of Moultrie to provide recreation services	2009, 2010, 2011, 2012, 2013	County, City of Moultrie	\$1,100,000/yr.	County GF, City of Moultrie GF
Road construction and resurfacing	2009, 2010, 2011, 2012, 2013	County	\$12.5 million	DOT, SPLOST
Promote quarterly meeting of all local officials in Colquitt County to discuss countywide issues	2009, 2010, 2011, 2012, 2013	County	N/A	County, Cities
Construct new shop for County vehicles and equipment	2013	County	\$1.2 million	SPLOST

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to support EDC activities	2009, 2010, 2011, 2012, 2013	County, City of Moultrie	\$75,000 annually	County, City of Moultrie
Support business retention program (Mainstreet Program)	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, EDC	\$15,000/yr	County

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Establish a County archive	2011, 2012, 2013	County	\$250,000	SPLOST
Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Relocate Building & Grounds office and operations	2009, 2010, 2011, 2012	County	\$150,000	General Fund
Addition of courtroom in County Annex	2009, 2010, 2011, 2012	County	\$1.2 million	Loan, Reserve Fund, SPLOST
Construct a new prison facility	2010, 2011, 2012	County	\$8 million	SPLOST, State Aid
Sheriff's Office Administration Building and Justice Center	2008, 2009	County	\$1.8 million	SPLOST, General Fund
Jail renovation and expansion of cell pods	2012, 2013	County	\$3 million	SPLOST
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Will promote the development of adequate sites for subdivisions	2009, 2010, 2011, 2012, 2013	County	\$1,500/yr	County GF
Develop an inventory of vacant and dilapidated sites for infill development	2009, 2010	County	N/A	N/A
Establish an agreement for a Land Bank with the City of Moultrie	2009	County, City of Moultrie	N/A	N/A
Review County Zoning ordinance	2009, 2010, 2011, 2012, 2013	County	N/A	N/A
Other Considerations				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Countywide Radio Upgrade	2009, 2010, 2011, 2012, 2013	County, Sheriff's Department, EMS, EMA, VFD	\$1,800/radio	GF, Grants
Reverse 911 System	2009	County	\$15,000	General Fund, Grants
Comprehensive Salary Plan	2009, 2010, 2011, 2012, 2013	County	N/A	GF

Development Policies

Economic Development

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

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic and cultural resources.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to protect and preserve farmland, which is an integral part of our community.

Facilities and Services

- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- We will stimulate infill housing development in existing neighborhoods.
- 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.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- 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.
- Our gateways and corridors will create a "sense of place" for our community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Transportation

- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- 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 are likely to impact them.

Berlin

The City of Berlin will be a safe, clean and neat community that has grown in population, industry and education and has continued to preserve the quality of life that it now knows.

Character Areas

Major Highway Corridor

A portion of Georgia Highway 133 crosses the Northeast border of the city limits. This highway serves as an important transportation link as it is a direct route between the communities in Colquitt County and Valdosta, where some residents are employed. While the majority of the land on both sides of the highway is undeveloped land or being used for agricultural purposes, it is home to a few commercial endeavors including convenience stores and restaurants. This area will be an attractive location for future retail and commercial uses as it could capitalize on the through traffic traveling between adjacent counties and Florida, particularly as 133 is widened.

Vision: We will embrace the expansion of Highway 133 by seeking opportunities to increase commercial and entrepreneurial businesses near the highway.

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Development Patterns

- *Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.*
- *Landscaped buffers between the roadway and pedestrian walkways*
- *Landscaped raised medians separating traffic lanes*
- *Restrictions on the number and size of signs and billboards*



Specific Land Uses

- *Transportation*
- *Light Commercial*
- *Mixed Use (Light Commercial and Residential)*

Quality Community Objectives

- Growth Preparedness:** Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs
- Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Implementation Tool Box



Landscaping and Buffer Requirement

Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams.

Right-of-Way Improvements

Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Sign Regulations

Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Transit-oriented Development

Detailed plans indicating exactly how a particular area of the community should be developed (down to the location, size, and use of particular buildings) to make it more easily served by public transit. This typically involves increased densities near transit routes and particularly in the vicinity of transit stops.

Agricultural Area



Much of the County is still very agricultural and this is no different in and around Berlin. Much of the area is still being actively farmed; growing tobacco, peanuts and cotton with a cotton gin located in town. The agricultural land that is in the county surrounding Berlin spills over into the city limits. Accordingly, much of the Agricultural Area is often part of a much larger agricultural parcel that if developed could have impacts on both the City and County.

Vision: Berlin will protect its agricultural heritage by providing a small town atmosphere, with compact development at the core of the community and protections for prime agricultural land.

Development Patterns

- *Very large minimum lot size requirements (25+ acres) to limit development density and protect farmland and rural character*
- *Preservation of farmland by setting them aside as prime agricultural lands*
- *Using infrastructure to steer development away from areas of prime agricultural land*

Specific Land Uses

- *Agricultural*
- *Rural Residential*

Quality Community Objectives

- Regional Identity:** Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Implementation Tool Box



Conservation Easements

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Very Large Lot Zoning

Establishes zoning districts with very large minimum lot size requirements (at least 10 acres, preferably 20 acres) in order to strictly limit development density in areas where preservation of rural character, agriculture and/or greenspace is desired.

Town Center

Berlin was once a bustling little town that offered more services and amenities than most other communities of similar size. Many were located along Langford St. As time has passed however, many of the businesses that operated along this street are no longer there. Many of the structures that housed those businesses are still standing but have fallen into severe disrepair leaving only a shell of a reminder of Berlin's glory days. The Town Center is still the hub of this community however, as it is home to the local post office, city hall, police department and churches.

Vision: Berlin's town center will be revived as a lively gathering place through monthly events that will draw the community together and by encouraging development in this area so its citizens will have local access to amenities.

Development Patterns



- *Homes, shops, small businesses and institutions grouped together on appropriate infill sites in villages or attractive mixed use centers that serve adjacent neighborhoods*
 - *Center is pedestrian friendly and include pleasant community gathering spaces*
 - *Residents bring activity to the area*
 - *Improvement of street appearance, pedestrian accessibility and amenities*

within commercial center

- *New development matching typical densities of older center of community*
- *Infill development on vacant sites closer in to the center of the community. These sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood*
- *On-street parking*
- *Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities*

Specific Land Uses

- *Light Commercial*
- *Transportation*
- *Mixed Use (Light Commercial, Residential and Recreational Facilities)*
- *Community Facilities*
- *Recreation*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

- ❑ **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- ❑ **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- ❑ **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Implementation Tool Box



Creating More On-Street Parking

Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.

Design Guidelines

Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Community Improvement District (CID)

A community improvement district (CID) is an organization, usually consisting of local businesses and other institutions, created for financing a range of facilities and services in a clearly defined area. CID's often seek to improve run-down neighborhoods or commercial areas, but they may also work at providing additional infrastructure, or for various other purposes. Sometimes, however, they may act without democratic accountability. CID's have the power to issue bonds and impose property taxes. A CID must be approved by the passage of a law in the Georgia Assembly, and approval also must be granted by the local government and 75% of the property owners in the proposed area.

Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Infill Development Program

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Sign Regulations

Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Traditional Stable Neighborhood

The housing that is found in Berlin is predominantly single family homes on fairly large lots. Manufactured housing is the only other apparent housing option in the community and is in various states of repair, varying from good to abandoned and dilapidated. While many of the homes have neighbors adjacent to them, many of them do not have neighboring homes behind their own. Most of the houses face the street with very large open field behind them. In some cases this land is used for agricultural purposes, whereas in other cases it is a large manicured backyard or left in its natural wooded state. Most of the homes are in good condition, but there are pockets of housing that could benefit from minor rehabilitation projects.

Vision: Neighborhoods will continue to be stable throughout the years to come with infill development occurring where feasible.

Development Patterns

- *Distribution of affordably-priced homes throughout the community*
- *New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types and pedestrian access to neighborhood commercial centers*



- *Residential development that offers a mix of housing types (single family homes, town homes, live/work unities, lofts, over the shop, and apartments) densities and prices in the same neighborhood*
- *New residential development that matches the mix of housing types and styles of older neighborhoods within the community*

Specific Land Uses

- *Residential*
- *Mixed Use (Light Commercial, Residential, and Recreational Facilities)*
- *Light Commercial*

Quality Community Objectives

- Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Implementation Tool Box



Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Mixed-Use Zoning

In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

Residential Infill Development Requirements

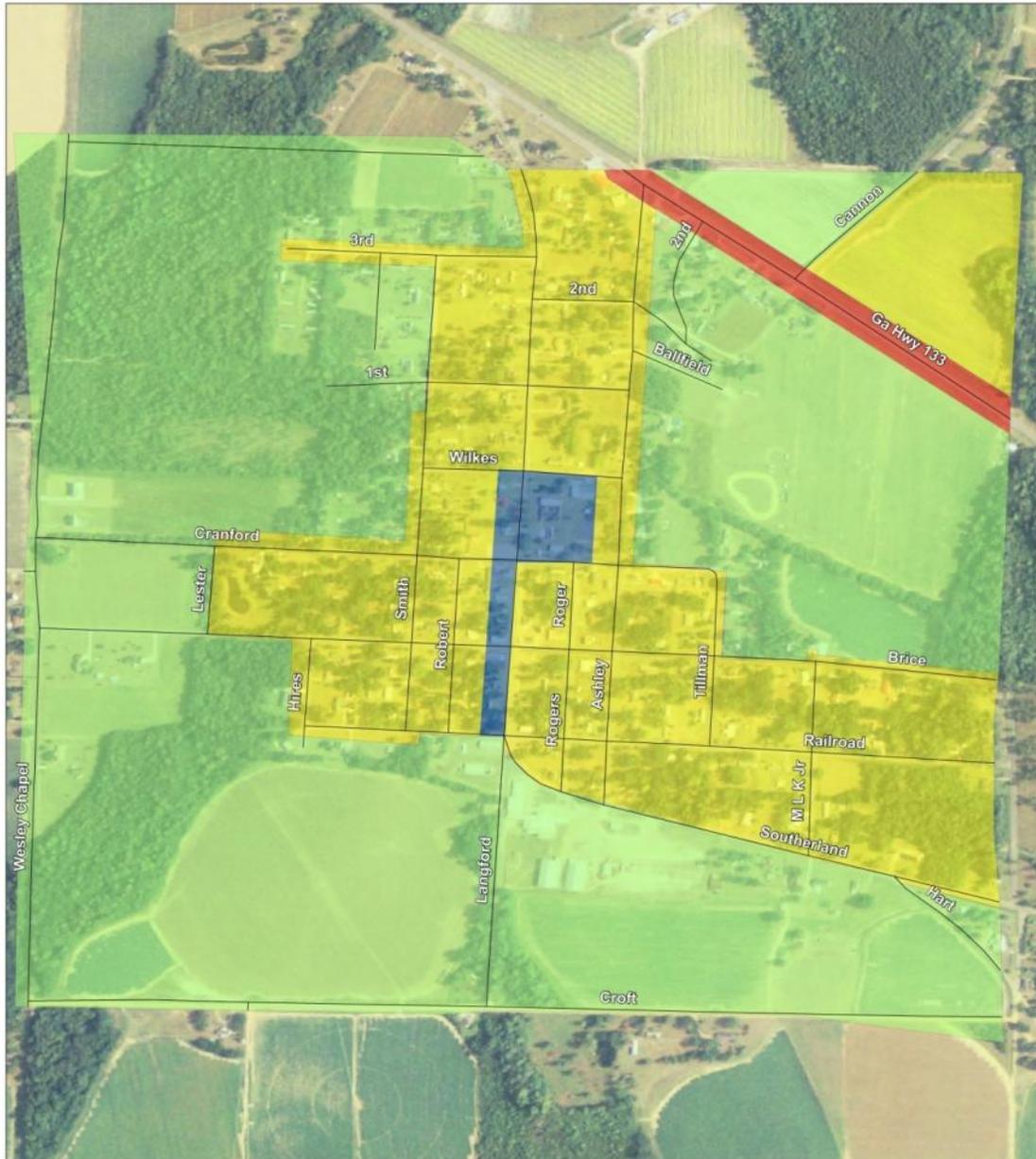
Ensures that new infill development is compatible with its neighborhood, maintains harmony and character of existing residential areas, and that development occurs in an orderly and desirable manner.

Traditional Neighborhood Development - Comprehensive TND Ordinance

Involves a comprehensive rewrite of local development regulations to require all new developments to incorporate TND principles. TND's typically include single-family homes on small lots, multi-family residences, and neighborhood commercial developments, all within easy walking distance of one another

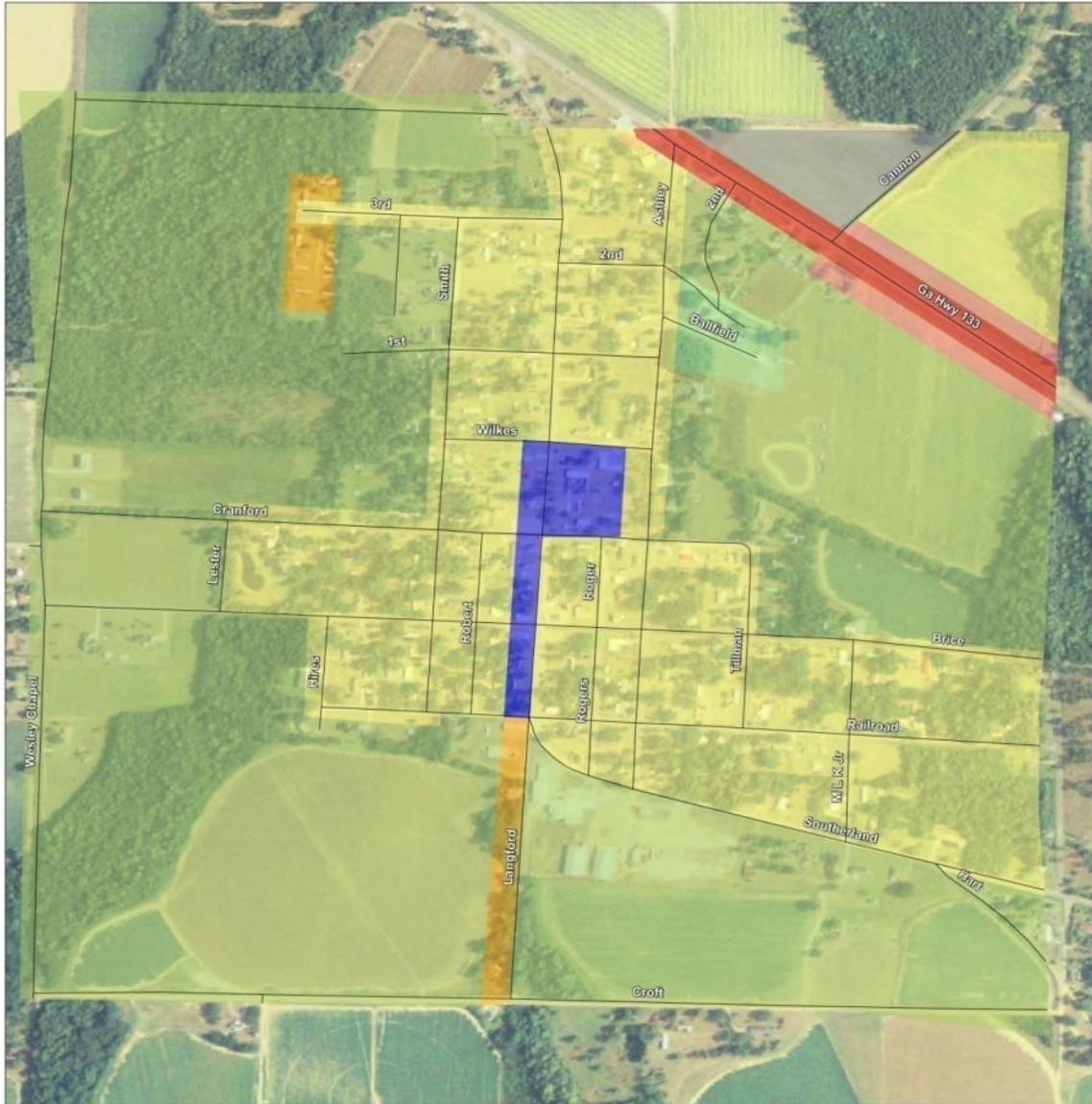
Berlin

Future Development Map



Berlin

Future Land Use Map



Legend

- Agriculture Village
- Commercial
- Industrial
- Major Highway Corridor
- Recreational
- Redevelopment
- Town Center
- Traditional Neighborhood Stable



Issues & Opportunities

Economic Development

1. Lack of capital to fund incentives for new and existing businesses
2. Promote the downtown areas with marketing, festivals and events
3. Encourage appropriate businesses and services for local community
4. Use of Moultrie-Colquitt County Chamber of Commerce
5. Promote niche marketing and branding
6. Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
7. Promote tourism on City level

Housing

1. Pockets of deteriorating housing
2. Increase in elderly population and the need for supportive housing
3. Diverse Housing mix that includes single and multi-family housing for rent and purchase
4. Incentives for affordable housing development
5. Work with private developers to build multifamily duplexes
6. Annexation of adjacent properties to expand City limits around Highway 133
7. Enforcement of Zoning Ordinance
8. Research and utilize available state, federal and local funds for the establishment of housing programs both rehabilitation and new construction
9. Concentrate law enforcement to curtail criminal activity
10. Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
11. Hold amnesty day for disposal of appliances and junk cars

Community Facilities

- Consolidation of services and/or facilities

Intergovernmental Coordination

1. Lack of current, functioning zoning ordinances
2. Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction
3. Increase communication between municipal and county government

Transportation

1. Some existing and most new streets are designed in ways that discourage pedestrian and bike activity
2. Commercial expansion opportunities along Highway 133
3. Scenic byway designations of roads and highways
4. Increase pedestrian and alternative transportation options

Short Term Work Program

City of Berlin

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Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Participate in annual clean-up and other beautification programs	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Implement a dilapidated housing demolition program	2009	City	\$9,000	Local Funds/Grant
Prioritize/ target neighborhoods for housing rehab	2010	City	\$5,000	Local
Apply for City wide CHIP Grant to address pockets of housing	2010, 2012	City	\$300,000	CHIP
Provide infrastructure in neighborhoods to improve drainage problems	2009, 2011	City	\$500,000	CDBG/Local
Apply for grants and loans targeting rehabilitation of elderly housing	2010, 2012	City	\$300,000	CHIP
Work with developers to build apartments, duplexes and single family homes within the City	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Create a local historic preservation committee to work on national register nominations	2011	City/Citizens	N/A	N/A
General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Resurface streets within residential areas	2008, 2009, 2010, 2011, 2012	City	\$200,000	Local, DOT
Continue to support fund raising activities & grant applications of the VFD	2008, 2009, 2010, 2011, 2012	City	\$300,000	Assistance to Firefighters Grant/Local
Continue to support Berlin VFD with gas, oil and vehicle maintenance costs	2008, 2009, 2010, 2011, 2012	City	\$6,000	Local
New Water Tower and well	2009, 2011	City	\$500,000	CDBG, Local
Implement landscaping program for public facilities and major streets	2008, 2009, 2010, 2011, 2012	City	\$25,000	Local/Transportation Enhancement Grant
Upgrade substandard water lines from 2" to 6"/fire hydrants	2010, 2012	City	\$300,000	Local, CDBG
Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annexation study for area surrounding Highway 133	2009, 2010, 2011	City	\$5,000	Local

Development Policies

Economic Development

- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in previously undeveloped areas of our community.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to protect and preserve farmland which is an important component of our community.
- We will encourage compatible architecture styles that maintain the regional rural character.
- We will limit non-agricultural development to establishments that cater to rural needs.
- We will encourage agricultural uses as economically desirable, not vacant land.
- We will continue to preserve agricultural land as a goal, but this goal should be balanced with the rights of property owners and the potential economic need for owners to sell property for development purposes.
- We desire the continuation of historic rural and agricultural patterns.
- We will promote rural commercial land uses and agricultural support businesses (i.e. commercial nurseries, farm implement sales and supply stores, farmer's markets, and feed and seed stores).

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- 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.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 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.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-aside of green space are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them

Doerun

In 2028 the City of Doerun will be a growing, progressive community with friendly people and quality services that include clean landscaped streets, updated infrastructure, an improving educational system and medical services available that will improve the quality of life for all citizens.

Character Areas

Rural Residential Area

The residences are generally in good condition, with pockets of declining and a few dilapidated homes dotting the outer fringes of the city limits. The homes all face the street with large open fields behind. Some use this land for agricultural purposes, while others have left it in its natural state. There is low pedestrian access as many of the neighborhoods have no sidewalks. There is little room for on-street parking as many of the streets are narrow.

Vision: An area with a “small town” atmosphere that encourages rural residential development versus densely populated areas.

Development Patterns

- *New development matching the mix of housing types, styles and densities of older neighborhoods within the community.*
- *Well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.).*
- *Distribution of affordably-priced homes throughout locality/region.*



Specific Land Uses

- *Rural Residential*
- *Agricultural*
- *Light Commercial*

Quality Community Objectives

- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Implementation Tool Box



Agricultural Buffers

To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare; all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

Conservation Easements

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Flexible Subdivision Regulations

Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards or encouraging greater use of discretionary site plan review for new subdivisions.

Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Permit Requirements for Major Land-Developments

Provisions for local governments to become the permitting authority for certain large developments that involve a greater than local impact. Examples might include a housing project with a large number of units, a subdivision with a large number of lots, a commercial or industrial site on a significant amount of acreage, etc.

Agricultural Area

The Agricultural Area within the city limits is used for cotton and peanuts, which supports the peanut mill and two cotton gins located in town. Much of the agricultural land straddles the city and county lines and in most cases is part of a much larger land holding. Since these areas play a major role in the local economy, the community would prefer to see them preserved as agricultural uses. Accordingly, these areas are not likely to experience significant development pressures in the future.



Vision: Land that is sparsely settled and is open woodlands or cultivated farmlands.

Development Patterns

- *Very large minimum lot size requirements (25+ acres) to limit development density and protect farmland and rural character*
- *Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts*
- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views*
- *Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources*

Specific Land Uses

- *Agricultural*
- *Light industrial (related to agriculture)*
- *Rural Residential*

Quality Community Objectives

- Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Regional Identity:** Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Implementation Tool Box



Agricultural Buffers

To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

Agricultural Land Use Regulations

Encourages preservation of agricultural operations within a jurisdiction, and reduces conflicts between agricultural and non-agricultural land uses, to protect public health, safety, and welfare.

Conservation Easements

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Very Large Lot Zoning

Establishes zoning districts with very large minimum lot size requirements (at least 10 acres, preferably 20 acres) in order to strictly limit development density in areas where preservation of rural character, agriculture and/or greenspace is desired.

Broad Street In-Town Corridor

This area is the commercial hub of the community with downtown commercial structures facing the street. This area also includes homes on the west end of the corridor and civic buildings closer to the center. This area is home to City Hall, the police department, post office and a host of other local businesses. On street parking is available in front of the commercial buildings. The few homes that are located along this corridor are well maintained single family homes on a half to one acre landscaped lots. Pedestrian access is good in this area but dwindles towards the edge of the residential sections. The land available on the outskirts of this area is currently undeveloped or being used in agricultural activities. This may experience commercial development pressures in the future as the western edge already has a convenience store/gas station and a discount store located amidst the agricultural uses.

Vision: Broad Street will be the commercial and community hub of the City with activities that will draw residents to the area.

Development Patterns



- *Improvement of sidewalk, street appearance and amenities within the commercial center*
 - *New development matching typical densities of older center of community*
 - *Infill development on vacant sites closer to the center of the community*
 - *Sites with existing infrastructure in place are used for new development that matches the character of the surrounding neighborhoods in lieu of development on previously undeveloped sites.*
 - *Street layouts that match those in older parts of community and connect to the existing street network at many points.*
- *Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.*

Specific Land Uses

- *Transportation*
- *Light Commercial*
- *Light Industrial*
- *Recreation*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Implementation Tool Box



Bicycle Facility Specifications

Ensures safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

Design Guidelines

Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Community Improvement District (CID)

A community improvement district (CID) is an organization, usually consisting of local businesses and other institutions, created for financing a range of facilities and services in a clearly defined area. CID's often seek to improve run-down neighborhoods or commercial areas, but they may also work at providing additional infrastructure, or for various other purposes. Sometimes, however, they may act without democratic accountability. CID's have the power to issue bonds and impose property taxes. A CID must be approved by the passage of a law in the Georgia Assembly, and approval also must be granted by the local government and 75% of the property owners in the proposed area.

Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Infill Development Program

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Mixed-Use Zoning

In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

Sign Regulations

Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Doerun Future Development Map



Legend

- Agricultural
- Broad Street Corridor
- Rural Residential



Doerun Future Land Use Map



Issues & Opportunities

Economic Development

1. Lack of capital to fund incentives for new and existing businesses
2. Promote the downtown areas with marketing, festivals and events
3. Encourage appropriate businesses and services for local community
4. Use of Moultrie-Colquitt County Chamber of Commerce
5. Promote niche marketing and branding
6. Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
7. Promote tourism

Housing

1. Pockets of deteriorating housing
2. Increase in elderly population and the need for supportive housing
3. A diverse housing mix that includes Senior Housing developments, multi and single family units, and affordable rental units
4. Incentives for affordable housing development
5. Annexation of adjacent properties to expand City limits around Highway 133
6. Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
7. Housing geared toward seniors
8. Potential for Historic Preservation in downtown and residential areas

Community Facilities

1. Capitalize on current utilities
2. Aging Infrastructure
3. Garnering Community Interest
4. Expand current utilities with the possibility of servicing other small cities

Intergovernmental Coordination

1. Increase communication with other municipalities in Colquitt County
2. Encouraging new leadership interest from the community
3. Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction
4. Increase communication between municipal and county government

Transportation

1. Some existing and most new streets are designed in ways that discourage pedestrian and bike activity
2. Commercial expansion opportunities along Highway 133
3. Scenic byway designations of roads and highways
4. Increase pedestrian and alternative transportation options
5. Study on possible implications of bypassing Doerun with Highway 133
6. Annexation opportunities near the expansion of Highway 133

Short Term Work Program

City of Doerun

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Replace patrol cars	2009, 2011	City	\$40,000 (total)	City, Bryne Grant
Continue to support the VFD with maintenance costs	2008, 2009, 2010, 2011, 2012	City	\$10,000	City
Will continue to support VFD in grant applications and fund-raisers	2008, 2009, 2010, 2011, 2012	City	\$100,000	Assistance to Firefighters/ City
Upgrade wastewater collection system to combat infiltration problems	2008, 2009, 2010, 2011, 2012	City	\$300,000	City, Grants
Construct new elevated water tank and well	2010	City	\$500,000	City, Grants
The City of Doerun will encourage participation in the Chamber of Commerce and its programs	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
The City of Doerun will work with local businesses to increase the appearance and attractiveness of commercial and industrial areas	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Improve public recreational facilities (tennis court, ball field, pocket parks)	2008, 2010, 2012	City	\$100,000)	Grants/SPLOST
Implement community landscaping program	2008, 2009, 2010, 2011, 2012	City	\$30,000	City, Grants
Street improvements (curb, gutter, resurface)	2008, 2009, 2010, 2011, 2012	City	\$185,000 (total)	SPLOST
Remodel police station	2010	City	\$125,000	SPLOST

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop better coordination mechanism between all economic development organizations, associations, local jurisdictions and financial institutions	2008, 2009, 2010, 2011, 2012	City	\$2,000	City
Support programs to improve median income level	2008, 2009, 2010, 2011, 2012	All cities and county	\$1,000	City
Downtown Development Plan	2011	City	\$10,000	City

Short Term Work Program (cont'd)
 City of Doerun

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage private property owners to reinvest in housing improvements by providing information, technical assistance and incentives	2008, 2009, 2010, 2011, 2012	City	\$2,000	City
Promote compliance with building codes	2008, 2009, 2010, 2011, 2012	City	\$10,000	City
Apply for CHIP to rehabilitate housing properties within the city with special consideration for the elderly	2009	City	\$300,000	CHIP

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update the Zoning Ordinance/Map	2012	City	\$5,000	City
Update Comprehensive Plan	2008	City	\$10,000	City
Comprehensive Annexation Plan	2010	City	\$5,000	City

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Will create a historic preservation committee and research the development of a Downtown Historic District	2008, 2009, 2010, 2011, 2012	City	\$10,000	City

Development Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic and cultural resources.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- The community will use phased extension of utilities and services to encourage rational development to areas immediately contiguous to already developed areas of the community.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 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.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-asides of greenspace are important to our community.
- We support appropriate residential and non-residential in-fill development in ways that complement surrounding areas.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.

Intergovernmental Coordination

- 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 are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Ellenton

In 2028 the City of Ellenton will be a stable prosperous community with a strong economy that provides all residents with a good quality of life.

Character Areas

Rural Residential

This character area encompasses most of the community and is a blend of the agricultural activities and residential living that is the City of Ellenton. Ellenton is another community that is still heavily involved in agriculture; with a peanut mill in the center of town. Ellenton farmers are involved in the growing of peanuts, cotton and various types of produce. Because of this fact, many of the homes have a great deal of spatial separation between them. While the homes that are closer to the town center are a bit more clustered, the area surrounding them is still heavily wooded and there is more open space between them than is typically found in a traditional neighborhood. The homes are not the large rural residences that have become typical for farms. The homes are smaller and include both single family and manufactured types of homes. They vary in condition, with pockets of good and bad found on the same street. A large portion of the land is undeveloped but may not remain so in years to come. There is no available land in the city to develop and local landowners are likely to face development pressures.

Vision: A rural area that is a blend of agriculture and a traditional small town community that allows both qualities to be encouraged, preserved and maintained.

Development Patterns

- *Protection of natural and cultural resources such as farmlands, river, lakes and other wetlands that shape the identity and character of the area.*
- *Site plans, building designs and landscaping that are sensitive to natural features of the site.*
- *Enlisting significant site features (water features, farmland, wetlands, etc.) as amenities that shape the character of the development.*
- *Very large minimum lot size requirements to limit development density and protect farmland and rural character.*
- *Infill development on vacant or underutilized lots.*
- *A mix of housing prices within the same neighborhood.*

Specific Land Uses

- *Agricultural*
- *Single Family Residential*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather to shop.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is

compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- **Growth Preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Implementation Toolbox



Cluster Development

Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.

Residential Infill Development Requirements

Ensures that new infill development is compatible with its neighborhood, maintains harmony and character of existing residential areas, and that development occurs in an orderly and desirable manner.

Heritage Preservation Programs

Ensure the protection and preservation of a community's collective heritage. Programs may help to preserve historic properties, architecture, monuments, etc.

Infill Development Program

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development. It would also include guidelines for appropriate design, density and location of new infill projects.

Neighborhood Center

This area spans only a couple blocks but represents the heart of the community. Consisting of a gas station/convenience store, city hall, post office, and a few local businesses (including a peanut mill and various other agricultural buildings), this is the only area of concentrated commercial activity within the city. Many of the buildings are single story without any distinct architectural characteristics. The area also includes several mixed housing units.

Vision: An area that is the center of the community and offers a variety of activities for residents and visitors to enjoy.

Development Patterns:

- *Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood*
- *Homes, shops, small businesses, and public buildings grouped together in villages that serve adjacent neighborhoods*
- *The area is pedestrian friendly*
- *Location of single-family detached housing throughout the neighborhood.*
- *Commercial structures (warehouses, gas stations) located near street front; encouraging pedestrian friendliness*
- *Vacant sites in the center of the community that have infrastructure already in place are used for new development that complements the character of neighborhood*
- *Reuse of existing vacant or underutilized structures to accommodate new community facilities*

Specific Land Uses

- *Single Family Residential*
- *Light Commercial*
- *Institutional (i.e. public/government buildings)*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather to shop
- Housing Choices:** A range of housing size, cost, and density should be provided to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community and to provide a range of housing choices.

Implementation Toolbox



Downtown Planning

A study and specific plan for the downtown core area that protects and enhances its unique character.

Mixed-Use Zoning

In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

Planned Unit Developments

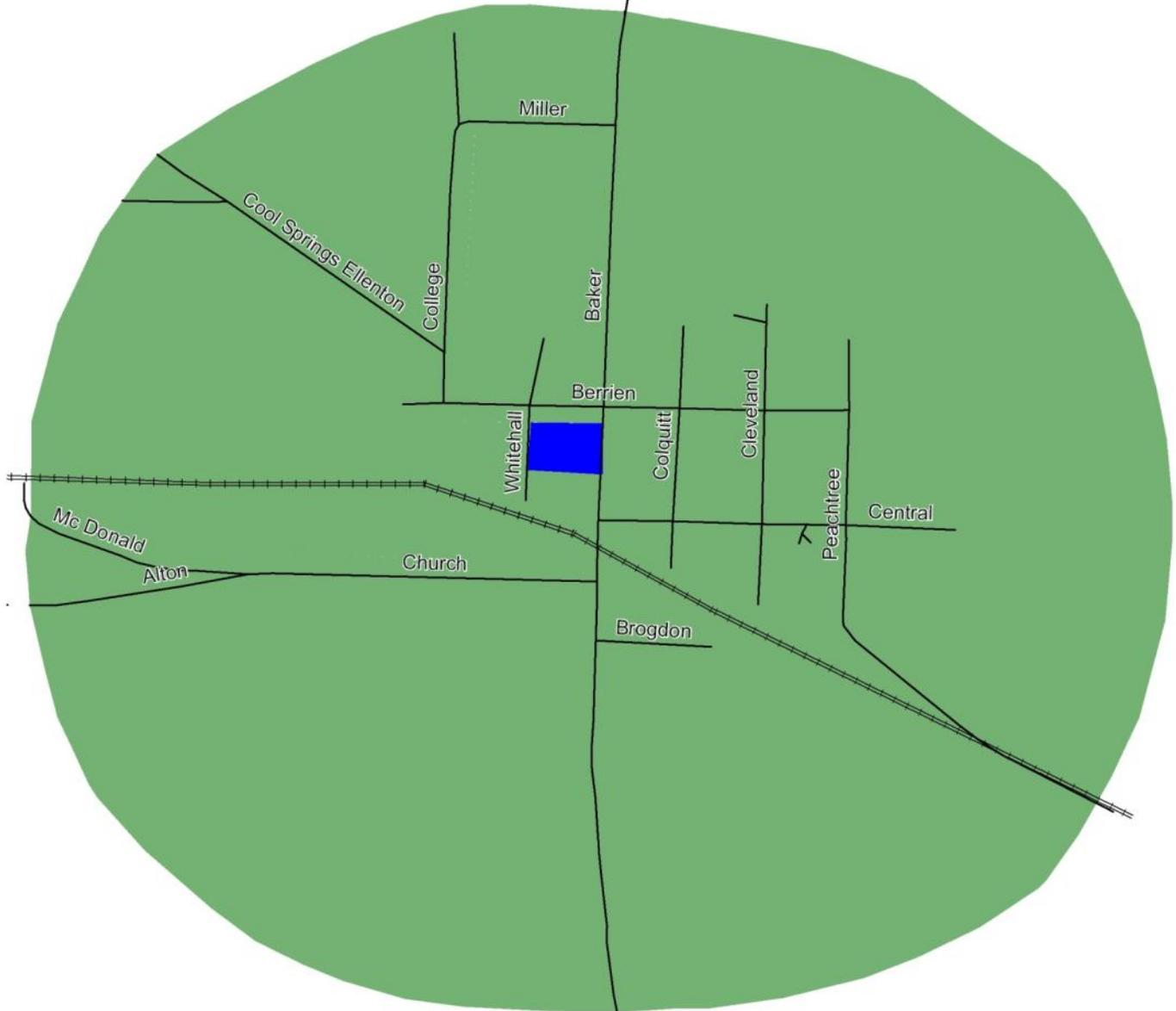
Revising land development regulations to encourage developers to propose planned mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

Community Housing Partnership

Typically, a community housing partnership is a nonprofit association that works for the cause of affordable housing, often in collaboration with other institutions, stakeholders, nonprofits and/or government agencies. Community housing partnerships have widely varying goals, priorities and methods. Some are focused on housing for special needs groups, others on homelessness, others on apartments, others on single-family homes, and so forth.

Ellenton

Future Development Map



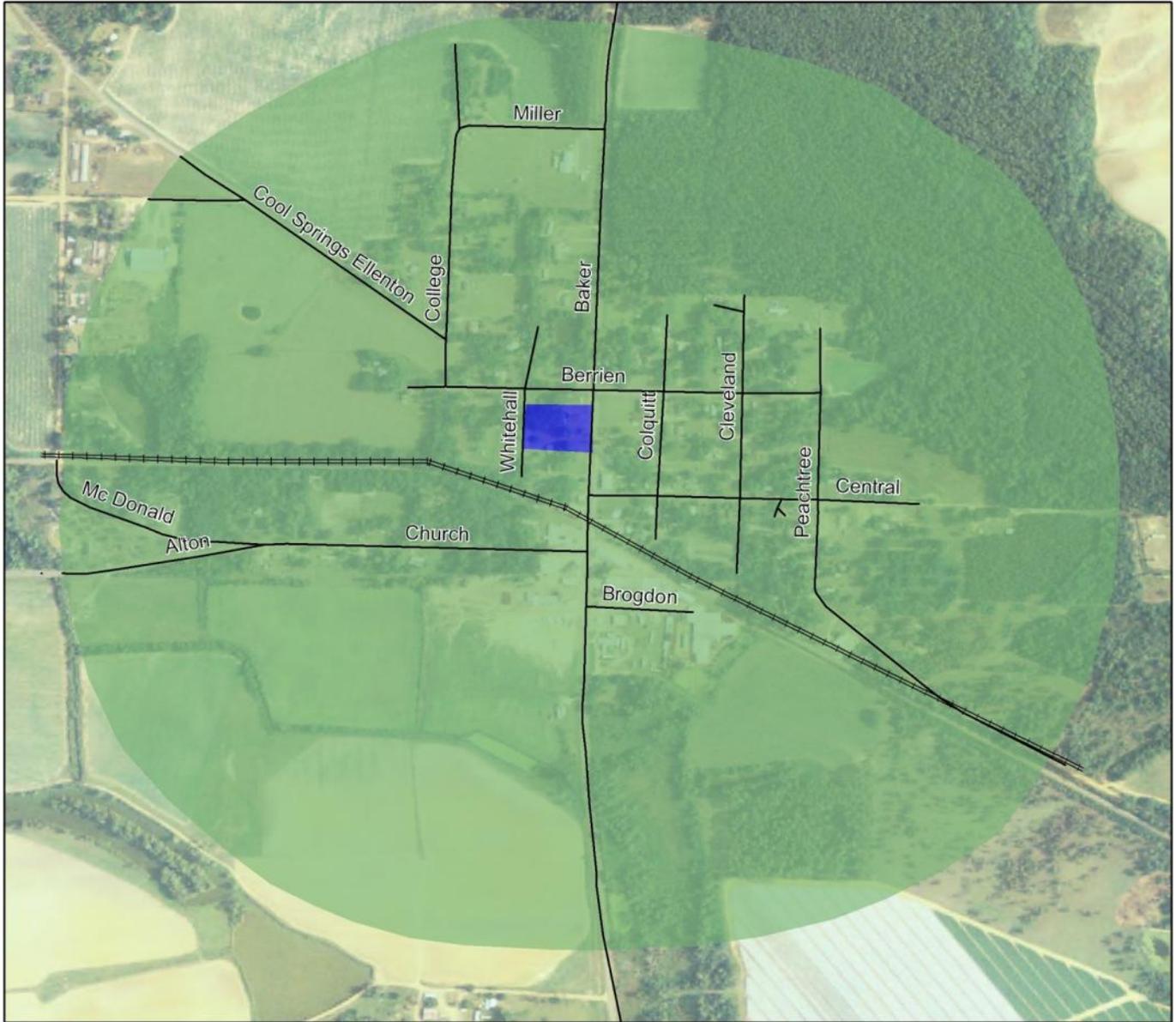
Legend

-  Rural Residential
-  Town Center



Ellenton

Future Development Map



Legend

-  Rural Residential
-  Town Center



Issues & Opportunities

Economic Development

1. Lack of commercial development
2. Annex property into the city for economic development
3. Increase commercial development

Natural and Cultural Resources

1. Need to preserve older historic neighborhoods
2. Designate historic properties and historic districts

Community Facilities and Services

1. Lack of capital for public services (i.e. animal control, police protection)
2. Lack of a public sewer system
3. No emergency shelters
4. More services needed for young adults and the elderly
5. Lack of affordable child care for working families
6. More funding needed from the County for roads and streets
7. Develop programs for young/older adults
8. Provide more recreational opportunities for all ages
9. Encourage development of child care center
10. Develop a sewer system
11. Work with the City and County to secure additional public services (animal control, police protection)

Housing

1. Lack of affordable housing and rental opportunities for all income groups
2. Substandard housing and poorly maintained manufactured homes
3. Lack of available land for housing
4. Develop mixed housing for all income levels
5. Expand city limits by the annexation of adjacent properties for residential development
6. Educate landlords and property owners on available housing programs

Land Use and Transportation

1. Lack of Public Transportation
2. Lack of zoning and land use to preserve properties and manage growth
3. Provide public transportation through partnership with the County
4. Develop zoning ordinances and subdivision regulations

Intergovernmental Coordination

1. The lack of regular communication with City and County officials
2. Improve communication and develop a stronger relationship with City and County officials

Short Term Work Program

City of Ellenton

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Apply for CDBG to develop sanitary sewer systems	2008-2012	City	\$500,000	CDBG, General Funds, GEFA, Loans
Reactivate the police department	2008-2012	City	\$100,000	CDBG, General Funds, COPS, Edward Byrne Grant
Continue to support the VFD activities	2008-2012	City	2000, Annually	General Funds
Update City Ordinances	2010	City	\$5,000	General Funds
Street repairs and improvements (resurfacing and drainage improvements) Church Street, Peachtree Street	2008 – 2012	City, DOT	\$300,000	DOT, LARP Program, General Funds, SPLOST, CDBG
Public education and awareness on the Soil and Sedimentation Act	2008 – 2012	City	No Cost	S W GA RDC, City
Purchase Dump Truck	2010	City	\$45,000	SPLOST
Develop zoning ordinances for the City	2008	City	\$4,000	General Funds
Update City Zoning Ordinances every two years	2008 – 2012	City	\$1,500	General Funds
Develop Subdivision Regulations for the City	2010	City	\$1,500	General Funds
Reconstruct/Renovate municipal building	2008-2012	City	\$25,000	General Funds
Work with the county to address animal control problem	2008-2012	City & County	\$2,000	General Funds
Work with the county to obtain more assistance with roads/streets	2008-2012	City & County	\$20.00	DOT, LARP Program, General Funds, SPLOST, CDBG

Short Term Work Program (cont'd)
City of Ellenton

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Recruitment of retirees	2008 - 2012	City, Chamber of Commerce	Depending on Project	Grants, General Funds, Chamber of Commerce
Encourage participation in Chamber and its programs	2009 - 2013	City, Chamber of Commerce	No Cost	No Cost
Work with local businesses to improve the appearance and attractiveness of commercial and industrial areas	2008 - 2012	City	\$3,000 (UGA Study)	Local Businesses, Grant, General Funds
Work with the Chamber on increasing their ability to tap some of the benefits of the Expo through development of bed and breakfasts, special small town events, etc.	2008-2012	City	\$5,000	Local Funds Raisers, Loans, Grants
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Designate Historic District to preserve older historic homes	2008-2012	City	\$2,500	General Funds
Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase recreational equipment (picnic shelter/tables, playgroup equipment)	2009	City	\$20,000	Local Development Fund, SPLOST, DNR Grants, General Funds
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop demolition programs for vacant and dilapidated residential structures	2008-20012	City	\$1,500	Grants/General Funds
Participate in the annual workshop on housing programs, loans and grants sponsored by the County	2008-2012	City/county	\$100	General Funds
Apply for CDBG & CHIP for housing rehabilitation	2008-20012	City	\$10,000	General Funds
Work with the County and nonprofits to develop better migrant housing	2008-2012	City	Dependent upon project	General Funds, CDBG, CHIP
Pursue grants and loans for rehabilitation of housing for the elderly	2008-2012	City	\$500,000	CDBG, USDA, Habitat for Humanity

Development Policies

Economic Development

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

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas and valuable historic and cultural resources.
- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

Facilities and Services

- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Housing

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

Land Use and Transportation

- 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.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Funston

In 2028 the City of Funston will be a progressive community that has small town values with a desire to be small enough to know you and yet large enough to serve you.

Character Areas

Rural Residential



With agricultural activity taking place throughout the city, there are few areas where significant clusters of homes and neighborhoods can be found. Aside from a recently developed residential subdivision, most of the older homes in Funston are surrounded by fields, woods and natural brush. Housing density is low and consists predominantly of either single family or manufactured housing with no sidewalks that connect to adjacent streets. Most of the original housing stock found in Funston is built on large lots which are being used for agricultural purposes or lying fallow as open field.

Vision: A rural area that has a small town atmosphere but is able to accommodate new residential development that enhances the character of the community.

Development Patterns:

- *Enlisting significant site features (view corridors, farmlands) as amenity that shapes identity and character of development.*
- *Site plan, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Very large minimum lot size requirements to limit development density and protect farmland and rural character.*
- *Infill development on vacant or underutilized lots.*
- *A mix of housing prices within the same neighborhood.*

Specific Land Uses:

- *Single Family Residential*
- *Agricultural*
- *Light Commercial*

Quality Community Objectives:

- Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encourage. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.
- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community.

- ❑ **Growth Preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.
- ❑ **Housing Choices:** A range of housing size, cost, and density should be provided to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community and to provide a range of housing choices.
- ❑ **Traditional Neighborhoods:** Development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Implementation Toolbox



Community Housing Partnership

Typically, a Community Housing Partnership is a nonprofit association that works for the cause of affordable housing, often in collaboration with other institutions, stakeholders, nonprofits and/or government agencies. Community housing partnerships have widely varying goals, priorities and methods. Some are focused on housing for special needs groups, others on homelessness, others on apartments, others on single-family homes, and so forth.

Home Loan Assistance Program

Programs that provide easy access to low-interest loans, or make contributions to down payments, can help families realize their ambition of homeownership.

Land Use Guidance System (LUGS)

This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning. Points are awarded during the development review process for meeting standards and criteria established by the local ordinances. If a development can meet the score described in the ordinance, the development is approved. If a given development cannot attain a high enough score to receive approval, the development application is denied unless the developer can add special features or modify the project to obtain more points. The Land Use Guidance System (LUGS) promotes compatible mixed land uses, supports practical prevention measures to reduce hazards, promotes safety, and supports open communication and the community's ability to actively participate in growth decisions. These characteristics have been reported by local citizens to make the LUGS culturally acceptable in their rural regions.

Rural Clustering

Provides for small lot residential development in agricultural, forestry, and rural residential districts.

Mandatory Conservation Subdivision Ordinance

Requires all new subdivisions to be built as conservation subdivisions (instead of conventional subdivisions). Conservation subdivisions are residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property.

Town Center

Home to City Hall, post office, local churches and a few small commercial endeavors, the Town Center is the center of activity within the community. With many original structures still standing and facing onto Highway 37, there is little room for expansion within the current center. However, the available land that faces Highway 37 on both sides of the town center could be used for future commercial investments in the community. There is low pedestrian connectivity due to the lack of sidewalks. Some of the commercial structures that face the highway could use aesthetic improvements in order to enhance the overall visual appeal of the area.

Vision: The central point of the community where commercial development encourages walkability and where services are readily available to residents and visitors.

Development Patterns:

- *Homes, shops, small businesses, and public buildings are grouped together in villages or attractive mixed use centers that serve the neighborhoods.*
- *Pedestrian friendly, and include pleasant community gathering spaces.*
- *Housing near commercial centers or along arterial roads and single-family detached housing elsewhere in the neighborhood.*
- *Commercial structures located near street front, with on street parking, making community more attractive and more pedestrian-friendly.*
- *Improvement of sidewalks, street appearance and amenities within commercial centers.*
- *Infill development on vacant sites within the center of the community with existing infrastructure that matches the character of surrounding neighborhoods.*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*
- *Distribution of affordably-priced homes throughout the community.*
- *Community schools developed at smaller scale and located in neighborhoods where students can walk to class.*
- *Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.*

Specific Land Uses:

- *Single Family Residential*
- *Conservation Development*
- *Agriculture*
- *Commercial and Mixed Use*

Quality Community Objectives:

- Traditional Neighborhoods:** Development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encourage. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.
- Growth Preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

- ❑ **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community
- ❑ **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources, housing developments or development of a transportation network.

Implementation Toolbox



Choosing Businesses to Recruit and Support

It is important to know which businesses best suit the community and which do not. Making such decisions requires considerable information about local assets, industry performance, and community desires.

Cluster Development

Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property

Downtown Planning

A study and specific plan for the downtown core area that protects and enhances its unique character.

Business Incubator

A business incubator is meant to give entrepreneurs in a particular location sufficient support to create viable and profitable companies. Incubators foster the growth of fledgling "home-grown" enterprises, and they have gained in popularity as an alternative to pursuing relocations.

Gateway Corridor

Highway 37 is an important connection between Mitchell and Colquitt County as it is a direct link between the City of Camilla in Mitchell County and the City of Moultrie in Colquitt County. It was recently renamed after long-time mayor, Edward “Dick” Chambers, who held office for almost 50 years. This transportation corridor runs right through the center of town. The land on either side of this corridor outside of the town center is being used for residential or agricultural purposes and is unlikely to be used for more intensive land uses. The paving is not wide enough to accommodate safe bicycle use, but this does not stop area residents from doing so. This corridor has completed the initial phase of being designated as a Scenic Byway by DOT. A corridor management plan must be completed before a full designation can be given.

Vision: A linkage between communities that provide an inviting entrance to visitors and offers residents a scenic view of their community.

Development Patterns

- *Improvement of sidewalks and street appearance and amenities of commercial centers*
- *Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching the character of surrounding neighborhoods.*
- *Urban growth or service boundary that discourages development outside border*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*
- *Developments that have easy access to nearby restaurants, schools and other areas where residents travel daily.*
- *Distribution of affordably-priced homes throughout community.*
- *Location of parking at rear or side of buildings to minimize visibility from the street.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Enlisting significant site features (view corridors, farmland, etc.) as amenity that shapes identity and character of the development*
- *Site plans, building design and landscaping that are sensitive to natural features of the site including topography and views.*

Specific Land Uses

- *Single Family Residential*
- *Agriculture*
- *Commercial or Retail Development*
- *Institutional/Public Buildings*

Quality Community Objectives:

- Traditional Neighborhoods:** Development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encourage. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.
- Growth preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as

desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

- ❑ **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community
- ❑ **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources, housing developments or development of a transportation network.
- ❑ **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- ❑ **Open Space preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encourages this type of open space preservation

Implementation Measures



Right-of-Way Improvements

Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Transportation Enhancement Program

Provides grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape improvements. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network.

Capital Improvement Program

This is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions.

Sidewalk and Pedestrian Network Design

An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. The city would like to have more pedestrian friendly streets and create walkable communities that connect to the downtown area.

Design Guidelines

Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Corridor Study

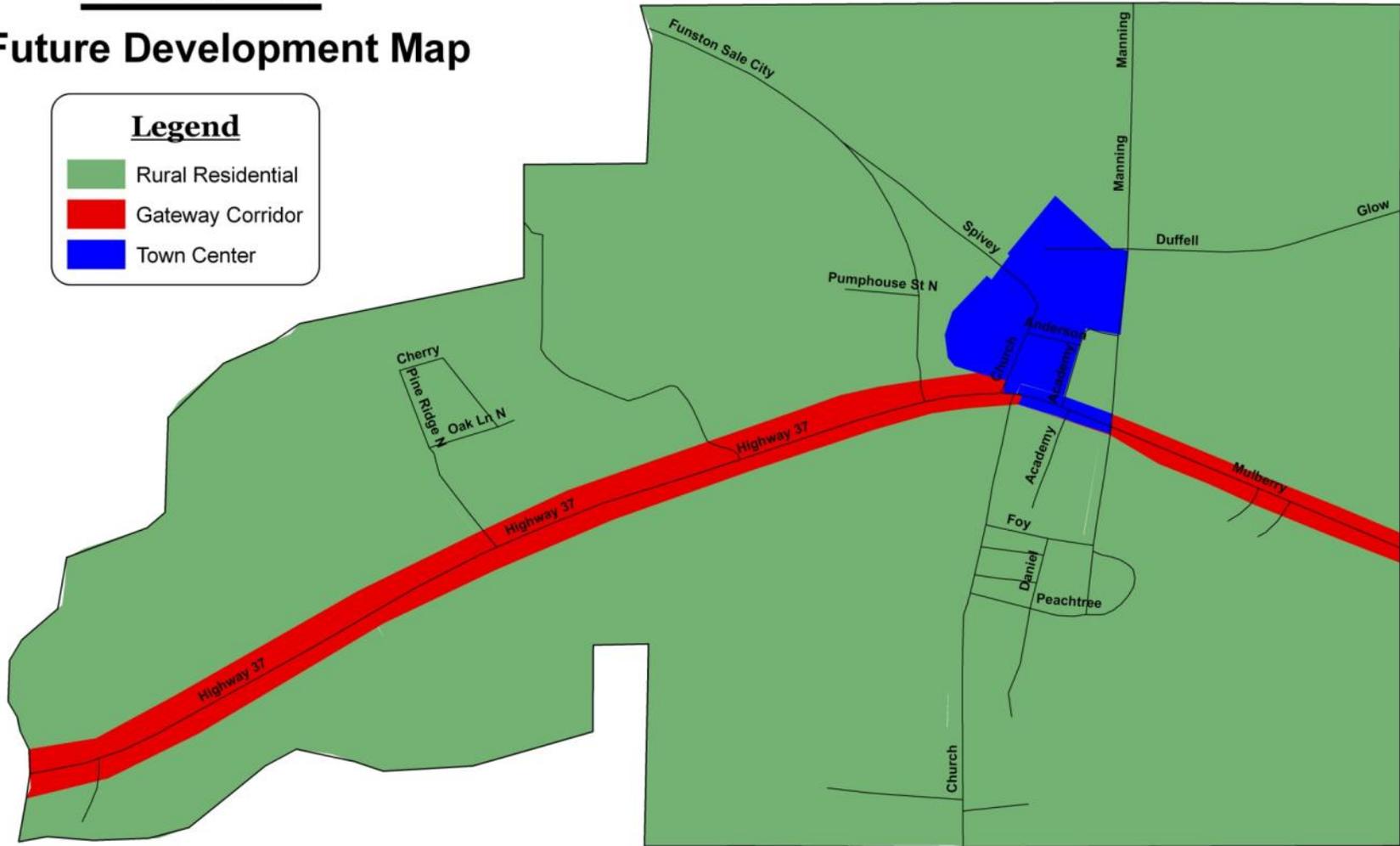
A study to identify and plan for improvement needs along a strip commercial corridor. The study typically involves key stakeholders (property owners, businesses, neighborhood leaders, service providers) to achieve consensus on improvements to be made along the corridor.

Funston

Future Development Map

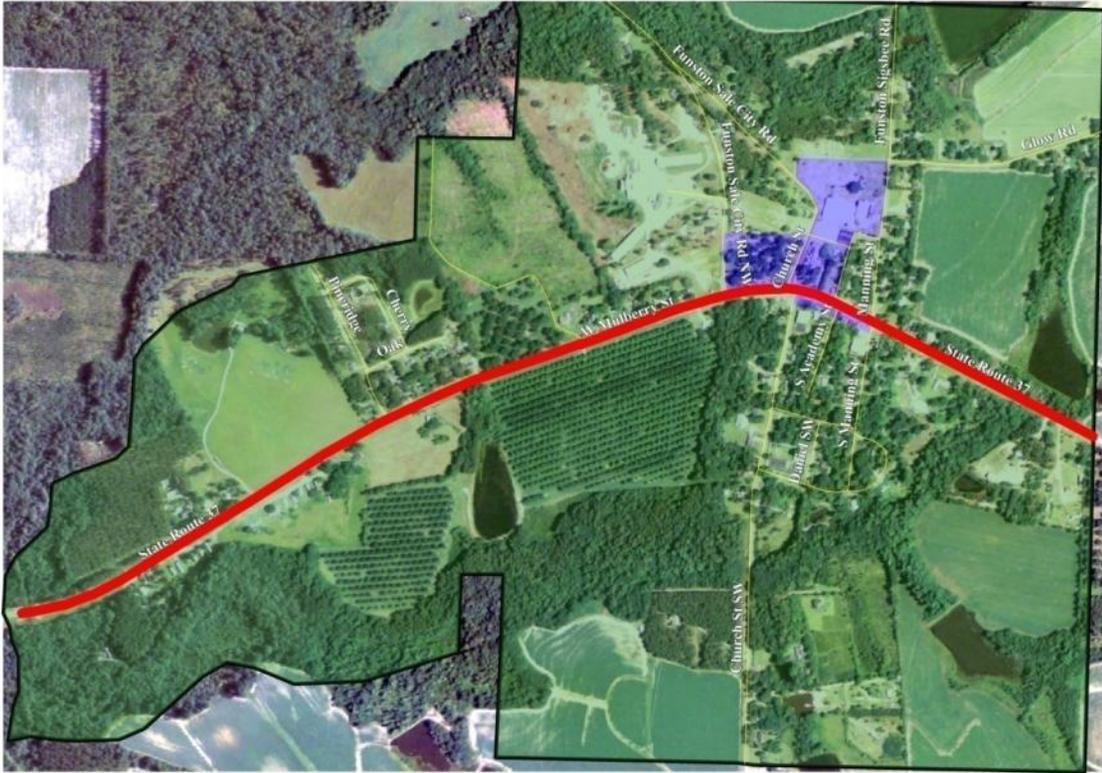
Legend

-  Rural Residential
-  Gateway Corridor
-  Town Center



Funston

Future Development Map



Legend

- Gateway Corridor
- Rural Residential
- Town Center



Issues & Opportunities

Economic Development

1. The lack of commercial development
2. Promote the downtown area with marketing, festivals and events
3. Encourage appropriate businesses and services for local community
4. Assist new businesses to open in downtown and support existing businesses with various state and regional programs
5. Promote Tourism and collaborate with Chamber of Commerce

Natural and Cultural Resources

1. Need to preserve older historic properties and public buildings
2. Designate historic properties and buildings

Community Facilities and Services

1. Lack of capital to fund public services (animal control, police protection)
2. Lack of a public sewer system
3. No emergency shelters
4. Lack of recreational opportunities for young adults and the elderly
5. Lack of affordable child care for working families
6. More funding needed from the county for roads and streets
7. Increase recreational opportunities for young/older adults
8. Provide more recreational opportunities for all ages
9. Encourage development of a child care center
10. Develop a public sewer system
11. Work with city and county to increased public services (animal control, police protection)

Housing

1. Lack of affordable housing for all income groups
2. Lack of affordable rental housing
3. Lack of available land for housing
4. Develop mixed housing for all income levels
5. Annex land for residential development

Land Use and Transportation

1. Lack of Public Transportation
2. Lack of sidewalks
3. Lack of enforcement of zoning ordinances and subdivision regulations
4. Develop public transportation through collaborative partnerships
5. Improve connectivity within the neighborhoods and downtown
6. Form partnership with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction

Intergovernmental Coordination

1. Lack of regular coordination/communication with city and county officials
2. Develop a stronger relationship with city and county officials

Short Term Work Program

City of Funston

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Make curb and gutter improvements to South Manning, Spivey Drive, and Foy Street, Peachtree Circle, Peachtree Street, Anderson Street, Pitchford	2009	City	\$200,000	General Funds/SPLOST, CDBG
Improvements to Foy Street and Pump House	2010	City	\$20,000	CDBG, DOT LARP, SPLOST, General Funds
Improvements to Church Street	2011	City	\$55,000	CDBG, DOT LARP, SPLOST, General Funds
Upgrade and renovate City Hall	2008-2012	City	\$20,000	General Funds
Develop museum on the second floor of City Hall	2008-2012	City	\$10,000	GA Humanities, GA Arts Council, Local Foundations
Paint elevated water tank (inside and outside)	2011-2012	City	\$60,000	SPLOST
Renovate Pump	2009	City		
Explore resources for well construction	2008-2012	City	\$500,000	CDBG, General Funds
Resurfacing/Paving of Anderson, Pitchford Streets	2009	City	\$75,000	LARP
Identify property for additional parking	2008-2012	City	\$60,000	Grants
The addition of sidewalks in neighborhoods and downtown	2008-2012	City	\$250,000	TE Grants/General Funds
Expand infrastructure for housing and commercial development	2008-2012	City	\$500,000	CDBG
Explore grants to fund police officer	2008-2012	City	N/A	Edward Byrne Grants, COPS Grants, General Funds
Investigate the addition of caution light	2008-2012	City	N/A	DOT
Research the hiring of Code Enforcement Officer	2009	City	\$3,000	General Funds

Short Term Work Program (cont'd)
City of Funston

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop better coordination mechanism between all economic development organizations, associations, local jurisdictions and financial institutions	2008-2012	City/ Chamber	N/A	N/A
Encourage participation in the Chamber of Commerce and its programs	2008-2012	City	N/A	N/A
Develop small town event such as 'Funston Day'	2009-2012	City	\$5,000	Grants, General Funds
Explore grant for downtown businesses	2008-2012	City	N/A	N/A
Work with local businesses to increase the appearance and attractiveness of commercial and industrial areas.	2008-2012	City	N/A	N/A
Develop a plan to attract businesses	2008	City	\$1,000	General Funds/Grants
Develop logo through contest at local school	2008-2009	City	\$1,000	General Funds/Grants
Investigate criteria for becoming Main Street Community	2008-2012	City	N/A	N/A

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promote best management practices recommended by ASCS and SCS	2008-2012	City	N/A	N/A
Support the countywide Preservation Committee	2008-2012	City	\$25.00 Annually	General Funds
Designation of Historic properties such as Tucker House, City Hall and Old Post Office	2008-2012	City	\$2,000	General Funds

Short Term Work Program (cont'd)
City of Funston

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop demolition programs for vacant and dilapidated residential structures	2008	City	\$1,500	CHIP/General Funds
Make application for CDBG/CHIP for housing rehabilitation based on prioritization list	2008-2012	City	N/A	CDBG/CHIP/General Funds
Pursue grants and loans for rehabilitation of housing belonging to the elderly community	2008-2012	City	\$500,000	USDA/CDBG/CHIP
Encourage home owners to increase private reinvestment in housing by providing information and assistance	2008-2012	City	N/A	N/A
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Implementation of plans developed for infrastructure developed in newly annexed areas	2008-2012	City	N/A	N/A
Update zoning ordinance every two years	2008-2012	City	\$3,000	General Funds
Update subdivision regulations every two years	2008-2012	City	\$2,000	General Funds
Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Add lights to basketball courts and hook up lights on tennis courts	2008	City	\$15,000	General Funds/Grants
Add lights to tennis courts				
Acquire park signs for City Park and directional signs	2008	City	\$5,000	General Funds
Purchase playground equipment for Pineridge subdivision	2009	City	\$18,000	General Funds/SPLOST
Construct new well	2009	City	\$500,000	CDBG
Construct fence at Pine Ridge Park to enclose playground areas	2009	City	\$6,000	Grants, General Funds

Development Policies

Economic Development

- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will promote the protection and maintenance of trees and green open space in all new development.

Facilities and Services

- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

Housing

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

Land Use and Transportation

- 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.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complements surrounding areas.

- We are committed to creating walk able, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Moultrie

We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Character Areas

Northwest Moultrie

The level of housing dilapidation and abandonment found within this area is more characteristic of the type of disinvestment seen in metropolitan communities rather than in a rural area. While the homes vary in size and style throughout the quadrant, shotgun style housing is common within this neighborhood. Hence, the lots are usually deep and narrow with minimal road frontage. The street network is a fairly narrow grid pattern, with little pedestrian accommodation anywhere in the quadrant. There is low traffic visibility due to overgrown trees and bushes at intersections. Lack of maintenance is an overwhelming problem in the area as many homes in Northwest Moultrie have been condemned, and many more still need to be. Some residents in this quadrant continue to live in homes that have been condemned.

Vision: A thriving residential community with a positive community presence that offers quality affordable housing, a variety of recreational opportunities for residents and the infrastructural capacity to foster a clean, safe and “neighborly” environment.

Development Patterns

- *Retrofitting existing residential neighborhoods to improve pedestrian and bicycle access and connectivity with nearby commercial areas.*
 - *New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.*
 - *Housing designs that are compact and are compatible with the smaller lot size found frequently in this part of the city.*
 - *House orientation that encourages interaction with neighbors.*
 - *Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking of residences.*
- *Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over the shop, and apartments), densities and prices in the same neighborhood.*
- *Residential and commercial infill development on vacant or underutilized sites.*
- *Reuse of existing vacant or underutilized structures that have infrastructure already in place (e.g. store fronts) to accommodate new community facilities.*



- *Residents have easy access to nearby transit, shopping, schools and other areas where residents travel daily.*
- *Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.*

Specific Land Uses

- *Single-family residential*
- *Light Commercial*
- *Institutional/Professional Uses*
- *Small parks*

Quality Community Objectives

- Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.
- Transportation Alternatives Objective:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Implementation Tool Box



Establish an Urban Redevelopment Area

Georgia’s Urban Redevelopment Act helps local governments to rehabilitate, conserve or redevelop any defined geographical area (urban or rural) that is locally designated as a “slum area.” Such an area may be characterized by deteriorated structures, defective or inadequate street layout, faulty lot layout, unsanitary or unsafe conditions, etc. The Act gives cities and counties the ability to undertake redevelopment efforts financed by tax exempt bonds that do not count towards the local government’s general indebtedness cap.

Design/Landscaping Guidelines & “Look book”

Design standards or guidelines that ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the downtown, is built to a high standard, and has a pleasant appearance. The standards or guidelines would provide a basis for local planning and zoning boards to evaluate proposals, and the look book would serve as a visual reference guide to developers, property owners and businesses in regards to community accepted design concepts.

Designate Neighborhood Enterprise Zones

Offer incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate severely declining areas.

Overlay Districts

A mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.

Incentives for Design Innovation

The application process for developers who chose to develop housing in the Northwest area would be expedited based on their ability to address innovations in architectural design and affordability.

Home Maintenance Education Program

Due to the high percentage of substandard housing in this area, the neighborhood would benefit aesthetically if residents were educated on how to maintain and rehabilitate their homes.

Establish Neighborhood Credit Counseling and Job Training Programs

In order to encourage and increase homeownership in this neighborhood, residents should be offered credit counseling programs and specific job training opportunities to match the needs of the local residents.

Pocket Parks

Small open spaces throughout the area that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace and may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.

Business Incubator

A shared facility located in the neighborhood that encourages new business formation by reducing start-up costs.

Northeast Moultrie



This area is a mix of land uses, including commercial, residential and industrial. The outskirts of this area which are closer to the bypass are experiencing increased development pressure due to the availability of land and city infrastructure. Moving eastwards toward city center, there are pockets of stable residential neighborhoods. These residential pockets lack pedestrian connectivity and some of the homes could benefit from minor aesthetic improvements. The area of the quadrant that is closest to the downtown is home to various commercial activities and light industries, including a large lumber yard, a fertilizer company and various warehouses. There are some lots on the industrial properties that are not currently being used and may have some

chemical contamination. These areas however, could be considered for redevelopment as the lots are large and have adequate road access.

Vision: An area of mixed use development that includes residential, commercial and industrial endeavors that provide economic linkages between the commercial uses found in both Downtown and South Moultrie.

Development Patterns

- *Brownfield redevelopment that converts formerly industrial/ commercial sites to mixed-use developments.*
- *New housing opportunities that are created out of former, underused commercial, warehouse, or industrial spaces.*
- *New industry or other major employers located close in town, making jobs accessible to all residents by way of transit, walking, or bicycling.*
- *New buildings constructed at a height no more than two stories.*

Specific Land Uses

- *Light to Medium Industrial*
- *Mixed Use (Commercial/Office Space)*
- *Minimal residential (living space above commercial uses/loft apartments)*

Quality Community Objectives

- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Implementation Tool Box



Adaptive Reuse of Buildings

The conversion of unused building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, etc.

Brownfield Remediation Incentive Program

Clean-up of contaminated properties, which may involve removal, containment or on-site treatment. Remediation can be started by local governments as an incentive to property redevelopment.

Downtown Moultrie



Downtown Moultrie is a locally and nationally designated historic downtown with a traditional town square on a grid pattern street network. The historic County courthouse is located in the center of the square, with local businesses surrounding the square. Civic buildings for both the City and County are located in and around the square as well. On street parking is the main source of parking in this area. Many downtown businesses do not have designated parking accommodations for their patrons, aside from what parking is available on the streets. There are however, vacant lots on the outskirts of the area that people use to park their vehicles. Many of the City and County buildings have parking for employees behind or adjacent to the building.

The downtown is pedestrian friendly with tree lined streets, sidewalks, and decorative benches. Downtown is not particularly bicycle friendly due to the on-street parking, which makes the addition of bike lanes impractical. The traffic flow in downtown is controlled through a system of one-way streets.

Vision: The commercial center of retail activities that captures the historic nature of the buildings in a walkable, well-manicured and inviting setting that is easily accessible by all modes of transportation.

Development Patterns

- *Commercial structures (shopping, warehouses, offices, etc.) located near street front with a few angled parking spots at the front of the building and additional parking in the rear of buildings.*
- *Facilities for bicycles, including bike lanes, storage racks, etc.*
- *Reuse of existing vacant or underutilized structures that have infrastructure already in place (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.*
- *New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.*
- *New or renovated buildings in the downtown should be architecturally integrated with the site and surrounding buildings through incorporation of design elements characteristic of the area.*
- *New or renovated buildings in the downtown should be developed at a scale sufficient in size, bulk and height to provide image identification for the center and the surrounding community.*
- *Downtown area maintained as the focal point of the community through attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*
- *New housing opportunities that are created out of former underused commercial warehouse or industrial spaces.*

Specific Land Uses

- *Mixed Use (residential/light commercial)*
- *Commercial (i.e. small scale stores)*
- *Recreational Opportunities*
- *Institutional (i.e. City and County buildings, ABAC, etc.)*

Quality Community Objectives

- Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible

with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

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Implementation Tool Box



Inventory of Vacant Commercial Spaces

A directory of all vacant commercial spaces that includes a description of each location, its square footage, amenities, etc., for consideration by potential occupants.

Pocket Parks

Small open spaces throughout the area that provide free, open access to greenspace and may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.

Business Incubator

A shared facility located in the downtown area that encourages new business formation by reducing start-up costs.

Adaptive Reuse of Buildings

The conversion of unused building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, etc.

Parking Study

A comprehensive study to determine where parking problems exist in the community, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review of local programs and policies affecting parking.

South Moultrie



Predominantly a residential community, South Moultrie represents a gradient in housing types from the North to the South of this section of town. While neighborhoods just south of West Central Avenue are declining with a number of homes in a severely dilapidated state, there is great potential for rehabilitation. Pedestrian connectivity is low as there are few sidewalks in this section of the quadrant. The homes in the northern end of this area are smaller and sit on lots that by today's standards would not be developable. As you move south, you enter into a portion of Moultrie's historic building stock. These structures have been well preserved, and are used in cultural and residential activities. The structures sit on larger lots with some close to the street and others set back. There is a network of sidewalks here, but it does not connect continuously throughout the area. The development patterns found in the Southern most portion of this character area are

characteristic of typical suburban living; large homes on large manicured lots developed on a curvi-linear street network, often terminating in cul-de-sacs. Traffic flow is low in the area, as there is typically only one entrance to the nearest major street. Provisions for sidewalks have not been made forcing residents to walk in the street.

Vision: An area with a variety of land uses including stable, pedestrian friendly neighborhoods and appropriate commercial and industrial uses with the proper infrastructure to support future growth opportunities.

Development Patterns

- *New residential development that matches the mix of housing types and styles of older surrounding neighborhoods.*
- *New development matching typical densities of older center of community.*
- *Distribution of affordably-priced homes throughout the area.*
- *Accessory housing units that maximize the use of large lots while providing housing opportunities for aging relatives.*
- *New development must incorporate existing vegetation in their plans and avoid clear cutting a site when possible.*
- *Street layouts that match those in older parts of community and connect to the existing street network at many points and accommodate walking and biking.*
- *Redevelopment of older strip commercial centers in lieu of new construction further down the road.*
- *Location of parking at rear or side of buildings to minimize visibility from the street.*
- *Creation of village centers in residential areas that accommodate residents' commercial and service needs.*
- *Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the facade to look like a collection of smaller stores.*
- *Driveway consolidation and inter-parcel connections between parking lots.*
- *Urban growth or service boundaries that discourage/prohibits development outside border.*



Specific Land Uses

- *Single-family and Multi-family residential*
- *Industrial (Spence Field)*
- *Institutional*
- *Commercial*
- *Recreational*

Quality Community Objectives

- Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Tool Box



Conservation Subdivision Ordinance

Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Accessory Housing Units

Permitting development of accessory housing units (garage apartments, granny flats, or similar secondary housing units located on the same lot with a single family residence) in key neighborhoods as a means to bring affordable housing into all neighborhoods of the community.

1st Avenue Southeast Commercial Corridor Study

Identifying and planning for improvement needs along the 1st Avenue SE commercial corridor. Such a study would typically involve bringing key stakeholders (property owners, businesses, neighborhood leaders, service providers) together in order to achieve consensus on improvements to be made along the corridor.

Designate Additional Local Historic Districts

Designating historic residential or commercial areas as local historic districts provides an added layer of protection against new development and exterior changes to existing buildings. This serves to enhance the historic character and sense of place of these valued neighborhoods.

In-Town Corridor

Veterans Parkway is a four lane highway that runs along the eastern edge of Moultrie in a North/South direction. This corridor has experienced major development pressure, with many big box retailers and chain restaurants locating alongside it. Due to these increased development pressures and recent annexations of the road from the County into the City, this corridor is a hodge podge of land uses with hotels beside cotton fields and car dealerships in the middle of the woods. Pressures are likely to continue as there is land along this corridor that is either undeveloped or being used for agriculture and would be commercially advantageous because of the ability to capitalize on the passing traffic.

Vision: An efficient transportation artery that serves as a welcome gateway into the community.

Development Patterns

- *Restrictions on the number and size of signs and billboards.*
- *Landscaped raised medians separating traffic lanes.*
- *Landscaping of parking areas to minimize visual impact on adjacent streets and uses.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Location of parking at rear of buildings to minimize visibility from the street.*
- *Use of landscaped tree islands and medians to break up large expanses of paved parking.*
- *Driveway consolidation and inter-parcel connections between parking lots.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.*
- *Welcome signs posted along the corridor that invite travelers to the area and encourage them to explore the community.*

Specific Land Uses

- *Commercial (i.e. shopping centers)*
- *Arterial Roadway*

Quality Community Objectives

- Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Tool Box



Design Guidelines for Big Box Development

Zoning and design regulations that manage, limit and plan for large commercial “big box” development.

Landscaping and Buffer Requirements

Requiring planting areas to mask unattractive land uses and provide visual and sound barriers between incompatible adjacent uses.

City-wide Implementation Measures

We suggest that the implementation measures listed below be instituted on a city-wide level in order to achieve certain objectives set forth in the Character Areas. Some of the issues that the community is attempting to address through this plan are much broader in scope than the boundaries of one particular Character Area and therefore require a broader application in order to achieve intended outcomes.

Establish an Urban Service Area

An Urban Service Area specifies areas where local governments will (and will not) provide future urban services, such as water supply or sewage treatment. This encourages higher density infill development within the urban service areas, while protecting the rural character of places outside the boundary.

Infill Development Plan

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in local neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Create a Land Bank

A Land Bank acts as a public authority created to acquire, manage, and redevelop tax-foreclosed properties, with long-term interest of community and surrounding property owners in mind. Such an entity gives the community an opportunity to participate in the decision making process regarding the fate of tax-foreclosed property and stop spread of slum and blight.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Transportation Needs Assessment

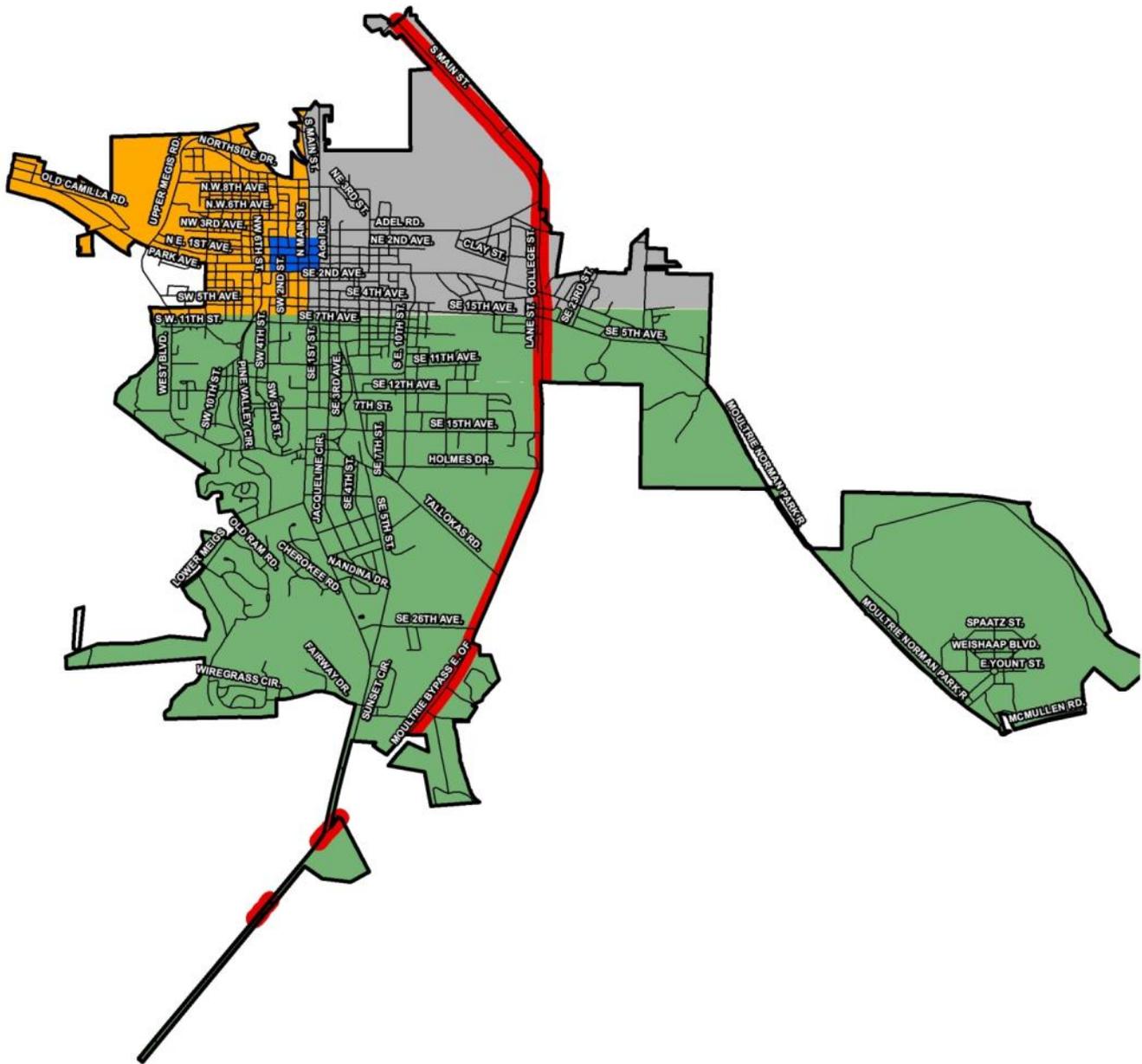
Assess resident needs in regards to the mode, accessibility and cost of available transportation options in order to better understand and address current and future transportation alternatives.

-Walkability Audit

An assessment of how easy it is to get around town on foot. Such an assessment would examine the number of streets with sidewalks, connected street networks, block lengths and final destinations that can be reached on foot.

Moultrie

Future Development Map



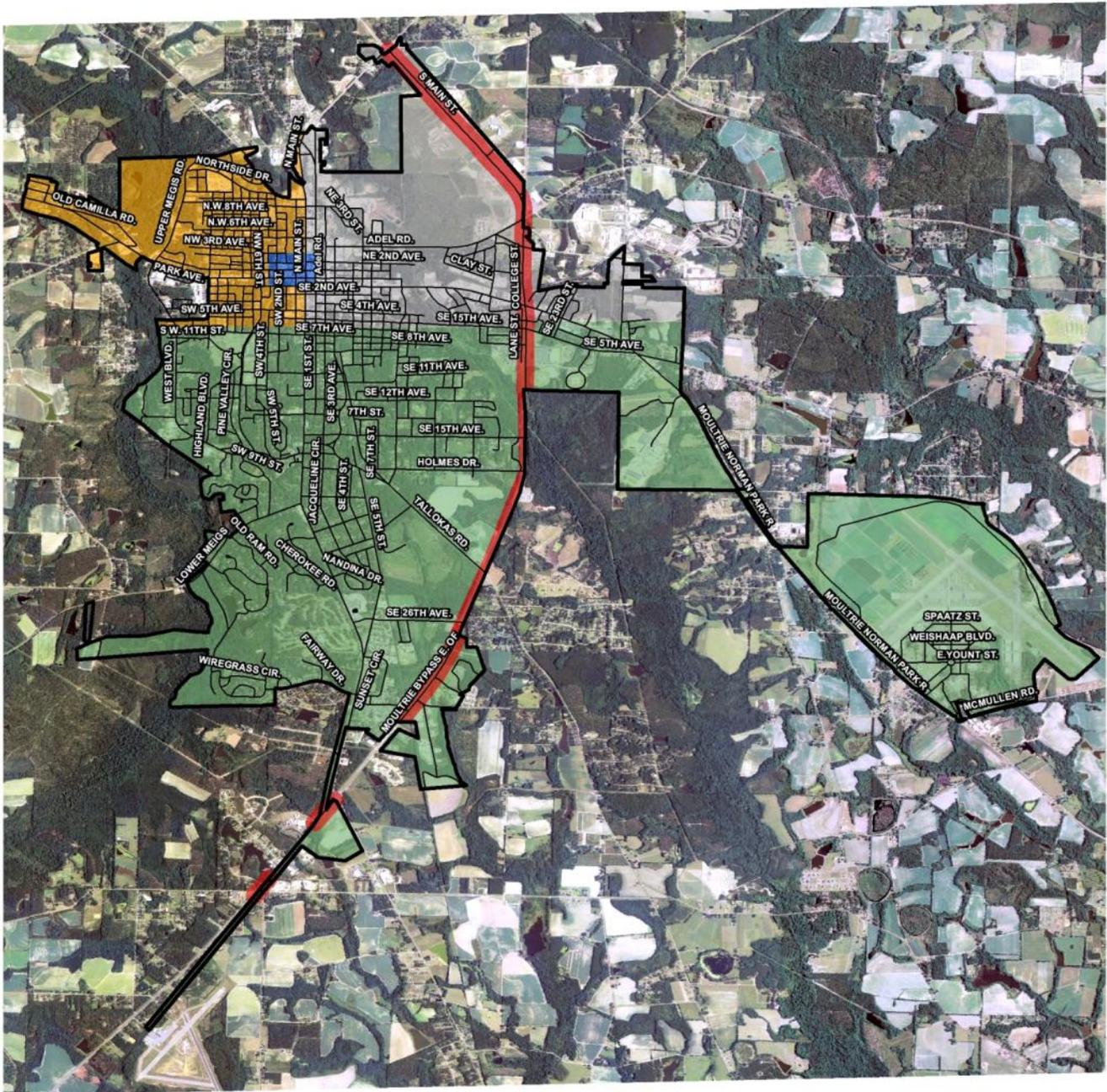
Legend

- 319 Corridor
- Downtown Moultrie
- Northeast Moultrie
- Northwest Moultrie
- South Moultrie



Moultrie

Future Development Map



Southwest Georgia
REGIONAL DEVELOPMENT CENTER



Legend

- 319 Corridor
- Downtown Moultrie
- Northeast Moultrie
- Northwest Moultrie
- South Moultrie



Issues & Opportunities

Economic Development

1. Coordinate utility and infrastructure expansion plans with comprehensive economic development plan
2. Further market and promote downtown
3. Offer incentives to new and existing businesses to move into downtown
4. Promote Industrial Parks and capacity
5. Encourage continued support and collaboration with the Sunbelt Agricultural Expo
6. Work toward the development of a land bank in order to acquire, assemble, and stabilize tax delinquent and vacant properties for redevelopment

Housing

1. Pockets of unsafe neighborhoods
2. Encourage employer assisted programs for first time home buyers
3. Attract/recruit employers with higher level economic opportunities
4. Revitalize declining neighborhoods with designated zones (such as revitalization or opportunity zones)
5. Provide a resource center to educate potential homeowners
6. Promote collaboration among stakeholders and work more extensively with agencies such as Archway/ University of Georgia on housing issues
7. Growing Latino population and the need for education and training regarding the home purchase process
8. First time homebuyer training
9. Develop a revitalization plan for Northwest Moultrie and designate other target areas
10. Utilization of Community Housing Development Organizations (CHDO)
11. Provide tax incentives to encourage development in declining neighborhoods

Community Facilities & Services

1. Provision of public facilities is not used to guide development to desired locations
2. Current facility extension policies do not foster development that maximizes the use of existing infrastructure by means of infill redevelopment and compact development
3. Potential for infrastructure and economic expansion at Spence Field
4. Expansion of Bike/Pedestrian trails
5. Continued promotion of recreational opportunities and other community facilities
6. Increase police protection, especially in parks and recreational areas for children
7. Promote and fund community arts and youth development organizations
8. Lack of quality affordable childcare

Intergovernmental Coordination

1. Increased coordination among Municipal Departments
2. Lack of formal, regularly scheduled meeting for all authorities, departments, and government officials
3. Inclusion of all stakeholders in the decision making process
4. Encourage collaboration with smaller jurisdictions within the county

Transportation

1. Transportation options are limited for access to services, goods, health care and recreation
2. Pedestrian connectivity is low in many residential areas
3. Local trails are not connected within the city and to surrounding communities

4. Parking options need to be consider to address commercial expansion opportunities in downtown areas
5. Parking solutions could be created out of vacant lots or underutilized non-historic buildings in downtown

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Short Term Work Program

City of Moultrie

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Aggressively seek abatement and demolition of old Swift Building.	2008, 2009, 2010, 2011, 2012	City	\$750,000	Public and private funding
Develop park master plan for property within the City of Moultrie	2008, 2009, 2010, 2011, 2012	City	\$50,000	General fund
Continue to improve the airport facilities at Spence Field and Moultrie Municipal.	2008, 2009, 2010, 2011, 2012	County/Moultrie	TBD	City, DOT, FAA
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Establish tourism development program	2008, 2009, 2010, 2011, 2012	Chamber of Commerce, City	\$30,000/yr	Hotel/motel tax
Corporate Industry Visitations	2008, 2009, 2010, 2011, 2012	County/Moultrie	\$1,500/year	County/Moultrie
Market all attractions in County in statewide publications	2008, 2009, 2010, 2011, 2012	City/County/ Chamber of Commerce	\$30,000	Hotel/motel tax
Market downtown Moultrie	2008, 2009, 2010, 2011, 2012	City	\$20,000/yr	Hotel/motel tax
Identify funding sources for Downtown Streetscape Project	2008, 2009, 2010, 2011, 2012	City	\$1.2 million	DOT, Federal Funds
Encourage Brownfield redevelopment.	2008, 2009, 2010, 2011, 2012	City/County	N/A	EPA Grants, General Fund
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review Historic Design Standards	2008, 2009, 2010, 2011, 2012	City	\$5,000	General Fund
Develop educational information/program to explain importance and increase awareness of historic district.	2008, 2009, 2010, 2011, 2012	City	\$5,000	General Fund

Short Term Work Program (cont'd)
City of Moultrie

MOULTRIE

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Complete watershed assessment and study the development and implementation of storm water management utility	2008, 2009, 2010	City	\$100,000	Water Pollution Control Fund, SPLOST
Maintain Storm water management project areas	2010, 2011, 2012	City	TBD	General fund, utility fund
Continue sidewalk repair/curb and gutter.	2008, 2009, 2010, 2011, 2012	City	\$15,000/annually	Capital improvement program
Resurface ten (10) percent of the City's streets every five years.	2008, 2009, 2010, 2011, 2012	SPLOST/DOT	\$50,000	City
Pave all dirt roads in Moultrie.	2008, 2009, 2010, 2011, 2012	City	\$1 million	SPLOST/DOT
Continue to remove excess garbage/litter during Annual Spring cleanup	2008, 2009, 2010, 2011, 2012	City	\$2,000	Solid Waste Fund
Continue to divert C&D materials from MSW landfill to C&D landfill	2008, 2009, 2010, 2011, 2012	City	N/A	Solid Waste Fund
Increase sewer capacity	2008, 2009, 2010, 2011, 2012	City	\$25 million	SPLOST, Revenue Bonds
Expand water service area in parts of the County	2008, 2009, 2010, 2011, 2012	City	\$1.2 million	Revenue Bonds

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Apply for CDBG funds for housing rehabilitation and reconstruction	2008, 2009, 2010, 2011, 2012	City	N/A	CDBG
Create a comprehensive city-wide housing plan to include issues such as affordable housing and homebuyer education	2008, 2009, 2010, 2011, 2012	City	\$10,000	General Fund, CHIP

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to utilize nuisance abatement program to clear vacant lots and remove dilapidated structures and inoperable vehicles.	2008, 2009, 2010, 2011, 2012	City	\$10,000/lot or vehicle \$20,000/structure	General Fund
Continue orderly annexation efforts.	2008, 2009, 2010, 2011, 2012	City/County	N/A	N/A
Update/rewrite Urban Redevelopment Plan	2008, 2009, 2010, 2011, 2012	City	\$10,000	General Fund
Establish an agreement for a Land Bank with the County	2009	County, City of Moultrie	N/A	N/A

Other Considerations

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Prepare for 2010 Census	2008, 2009, 2010	City/County	N/A	General Fund
Increase communication between departments and surrounding local governments, boards and authorities.	2008, 2009, 2010, 2011, 2012	City/County	N/A	General Fund

Development Policies

Economic Development

- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.

- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- 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.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.

- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions, etc.).
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- 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 are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Norman Park

The City of Norman Park will be a safe and prosperous community with vibrant commercial destinations, exceptional educational opportunities and a small-town atmosphere where people know their neighbors.

Character Areas

Rural Residential

The residential area in Norman Park is scattered into loose clusters throughout the community. While site-built single family homes are the preferred housing type and can be found in varying sizes and shapes in the community, there have been an increasing number of manufactured homes moving into the area. Most homes are surrounded by woods or open field. There are some areas where the housing is declining and could be rehabilitated.

Vision: An established residential area that has maintained its rural character while welcoming new development that enhances the community and contributes to the family-oriented atmosphere of the surrounding neighborhoods.

Development Patterns

- *Using infrastructure availability to steer development away from areas of natural, cultural and environmental significance.*
- *Site-built single-family residential development with a high degree of building separation.*
- *Distribution of affordably-priced homes throughout the community.*
- *New development matching typical densities found in older neighborhoods within the community.*
- *Infill development on vacant or underutilized lots.*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*



- *A mix of housing prices within the same neighborhood.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby neighborhoods and commercial areas.*
- *New development must incorporate existing vegetation in their plans and avoid clear cutting a site when possible.*

Specific Land Uses

- Single Family Residential

Quality Community Objectives

- ❑ **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- ❑ **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- ❑ **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Implementation Tool Box



Housing Assessment

Provides information on existing availability, condition and status of housing within the community and will aid in identifying and prioritizing areas for redevelopment.

Infill Development Plan

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in local neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Design and Site Plan Review

Provides City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Intergovernmental Service Agreement

Provisions for cities and counties to share resources in the areas of planning, land use regulation, building inspection, and code enforcement.

Enforcement of Public Nuisance Ordinances

Such ordinances protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.

Town Center

The town center of Norman Park looks very much like it did 50 years ago. With many of the original buildings still standing, the only thing that has changed is the use and condition of those buildings. While this area is home to city hall, a local grocery



store and restaurants, many of the larger buildings in the center of town are vacant and have fallen into various stages of disrepair ranging from minor to structural instability. Parking is available in front of each building but would be insufficient if additional commercial activity moved into the area. Sidewalks are present but not continuous throughout the area. Accordingly, at times sidewalks go from gravel to grass and are occasionally terminated by parking spaces.

Vision: The center of commercial activity, local festivals and serves as the overall community gathering place within the City.

Development Patterns

- *Commercial structures (shopping, warehouses, offices, etc.) located near the street with on-street parking located at the front.*
- *Facilities for bicycles, including bike lanes, storage racks, etc.*
- *Reuse of existing vacant or underutilized structures that have infrastructure already in place (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.*
- *New developments that contain a mix of residential and commercial uses and bring needed commercial endeavors to the area (i.e. drugstores, doctor's offices, etc.) while also increasing the availability of apartment living within the community.*
- *New or renovated buildings in the downtown should be architecturally integrated with the site and surrounding buildings through incorporation of design elements characteristic of the area.*
- *Downtown area maintained as the focal point of the community through attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*
- *Local cafés and restaurants that have outdoor patio seating.*
- *Improvement of sidewalk and street appearance that includes lining streets with trees and the addition of decorative lighting, benches and refuse receptacles.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.*
- *New housing opportunities that are created out of former underused commercial spaces.*

Specific Land Uses

- *Light Commercial (i.e. small restaurants, shops, offices, etc.)*
- *Apartment/Loft style apartments (above commercial activities)*
- *Public/Institutional Buildings (i.e. community centers, city hall, police, etc.)*

Quality Community Objectives

- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Implementation Tool Box



Choosing Businesses to Recruit and Support

Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.

Inventory of Vacant Commercial Spaces

A directory of all vacant commercial spaces that includes a description of each location, its square footage, amenities, etc., for consideration by potential occupants.

Labor Market Information (LMI) Analysis

Identifying industry sectors best suited to a community's available workforce.

Tracking Business Needs

Collecting information on local economic conditions and local business needs.

Business Incubator

A shared facility located in the downtown that encourages new business formation by reducing start-up costs.

Sign Regulations

Control the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.

In-Town Corridor

Highway 319 runs through the city of Norman Park in an east/west direction and provides a direct link between the communities of Colquitt County and Tifton in Tift County. This is an important corridor as 5% of the County's population commutes to Tifton for work. Currently there are a few commercial activities located on either side of the road, including a discount and convenience store. There are also a few homes scattered in between commercial uses. There is still land available for future commercial growth which may become increasingly susceptible to disjointed strip development that caters to the needs of the commuting traffic.

Vision: A roadway that serves as an artery between Colquitt and Tift County, with small scale commercial activities located along it that cater to the needs of both travelers and the local community.

Development Patterns

- *Restrictions on the number and size of signs and billboards.*
- *Landscaped raised medians separating traffic lanes.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Location of parking at rear of buildings to minimize visibility from the street.*
- *Driveway consolidation and inter-parcel connections between parking lots.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.*
- *Welcome signs posted along the corridor that invite travelers to the area and encourage them to explore the community.*
- *Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.*
- *Traffic calming measures, such as narrower street widths raised pedestrian crossings, or rough pavement materials.*

Specific Land Uses

- *Medium Commercial (i.e. drive-thru restaurants, small-scale strip malls, etc.)*
- *Arterial Roadway*

Quality Community Objectives

- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Tool Box



Choosing Businesses to Recruit and Support

Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.

Labor Market Information (LMI) Analysis

Identifying industry sectors best suited to a community's available workforce.

Tracking Business Needs

Collecting information on local economic conditions and local business needs.

Implement Traffic Calming Measures

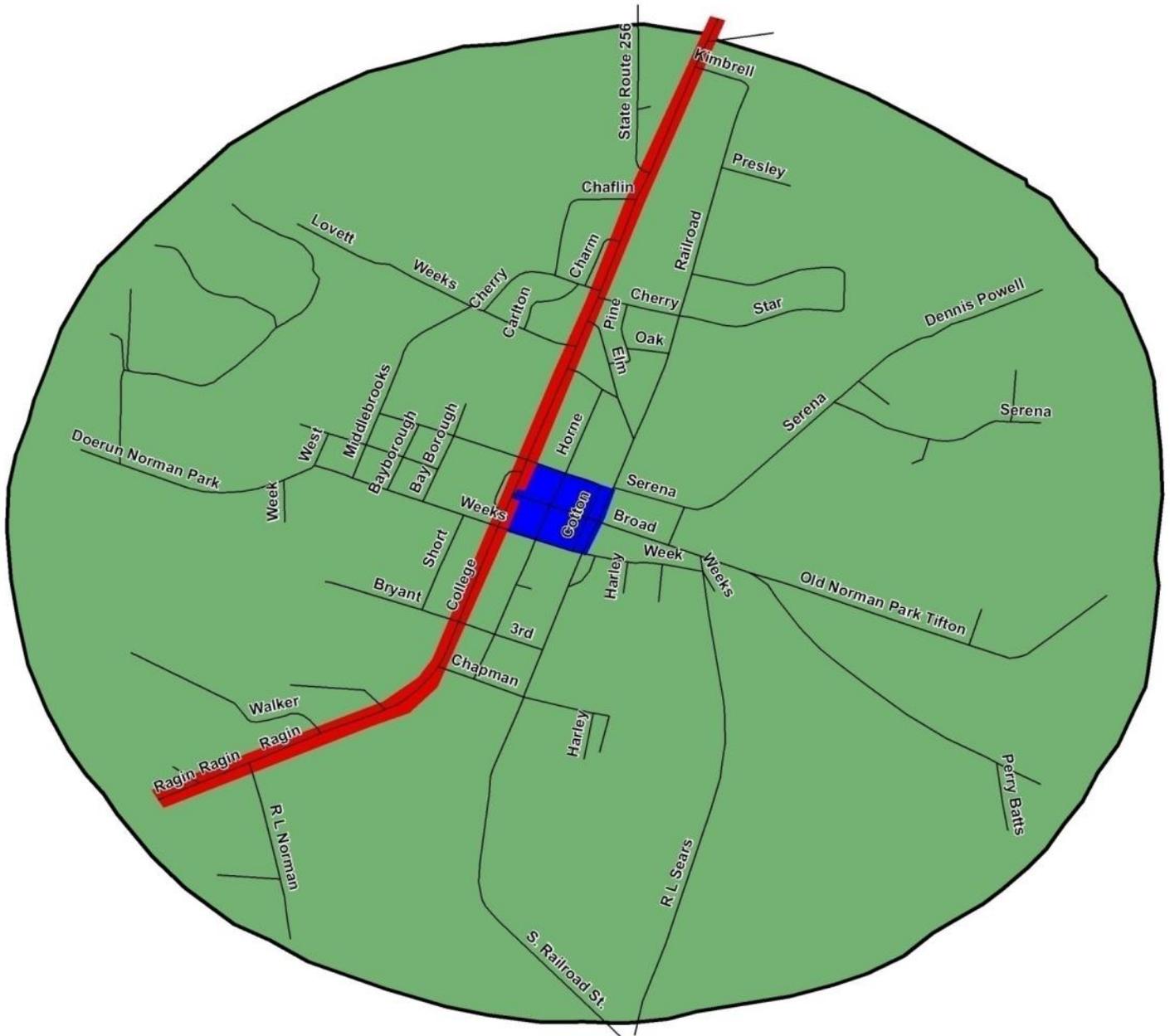
Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic calming improvements include bump-outs, pedestrian refuges, landscaped medians, raised crosswalks, narrower traffic lanes, and creation of on-street parking.

Sign Regulations

Control the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.

Norman Park

Future Development Map



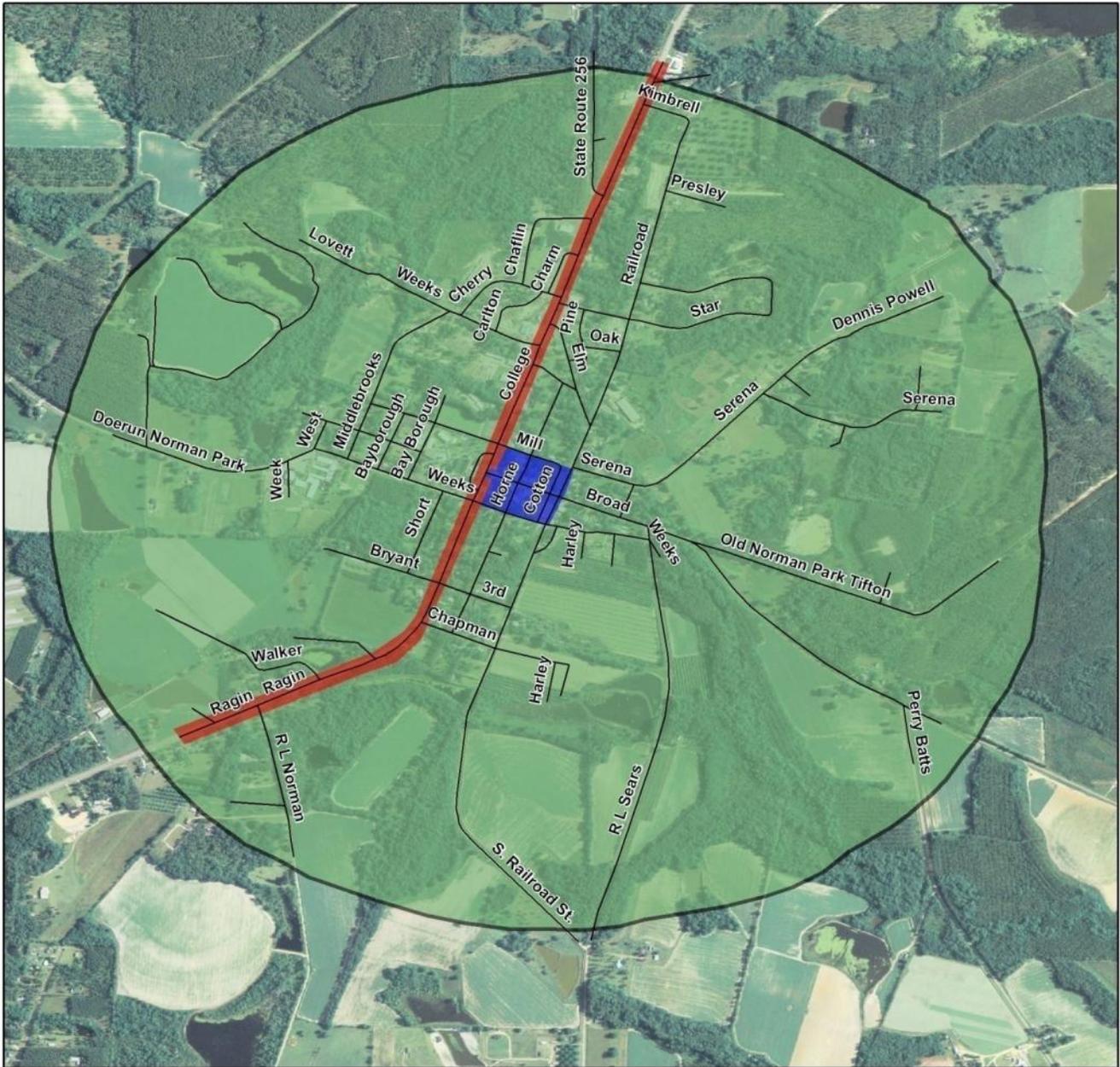
Legend

	Rural Residential
	Intown Corridor
	Town Center



Norman Park

Future Development Map



Legend

- Rural Residential
- Intown Corridor
- Town Center



Issues & Opportunities

Economic Development

1. Lack of capital to fund incentives for new and existing businesses
2. Few job opportunities within the city limits
3. Downtown buildings falling into disrepair
4. Promote the downtown areas with marketing, festivals and events
5. Encourage appropriate businesses and services for local community
6. Increase collaboration between the Moultrie-Colquitt County Chamber of Commerce
7. Promote niche marketing and branding
8. Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
9. Promote tourism on City level
10. Promote appropriate downtown revitalization and infill
11. Utilize business incubators and tax abatements in order to foster growth in the downtown

Housing

1. Proliferation of poorly maintained manufactured housing
2. Increase in elderly population and the need for supportive housing
3. Lack of housing diversity
4. Provide incentives for affordable housing redevelopment along Highway 319
5. Encourage new residential development on vacant or underutilized lots
6. Research and utilize available state, federal and local funds
7. Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
8. Increase the number of stick-built houses
9. Lack of code enforcement

Community Facilities & Services

1. Current infrastructure system is failing
2. Lack of funds to develop a water and sewage plant to address current and future needs
3. Increase road paving activities

Intergovernmental Coordination

1. Increase communication with other municipalities in Colquitt County
2. Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction
3. Increase communication between municipal and county government

Transportation

1. Transportation options are limited for access to services, goods, health care and recreation
2. Safe pedestrian and bicycle access is low within the community

Short Term Work Program

City of Norman Park

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Institute a city-wide "Clean-Up" day	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Upgrade the radio system for public safety agencies	2008, 2009, 2010, 2011, 2012	City	\$7,500	General Fund
Upgrade radar system as needed	2008, 2009, 2010, 2011, 2012	City	\$5,000	General Fund
Develop a nuisance abatement program to address areas and issues of community concern	2009, 2010	City	N/A	N/A

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Increase communication with Chamber of Commerce and participation in its' events	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Purchas new computers for City Hall	2008, 2009, 2010, 2011, 2012	City	\$1,500/computer	General Fund

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Introduce a system to collect overdue water debt	2008, 2009, 2010, 2011, 2012	City	N/A	N/A

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Change 25 water meters annually	2008, 2009, 2010, 2011, 2012	City	\$10,000	Water Fund
Develop priority for street paving to improve the community's neighborhoods	2008, 2009, 2010, 2011, 2013	City	\$150,000	General Fund, Grants
Complete street paving based on city's priority list	2008, 2009, 2010, 2011, 2012	City	\$300,00	General Fund, DOT, SPLOST
Provide infrastructure improvements in targeted residential areas	2009, 2010	City	\$100,000 remaining	General Fund, Grants

Short Term Work Program (cont'd)
 City of Norman Park

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Pursue grants and loans that would make possible rehabilitation projects for elderly home owners	2008, 2009, 2010, 2011, 2012	City	\$10,000/year	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update zoning ordinance	2009	City, RDC	\$2,500	General Fund
Review Subdivision Regulations	2009	City	N/A	General Fund
Provide building inspection services for the City	2008, 2009, 2010, 2011, 2012	City	\$5,000 - \$10,000	General Fund

Other Considerations				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support VFD with annual budget contribution for insurance and gas	2008, 2009, 2010, 2011, 2012	City	\$10,000	General Fund

Development Policies

Economic Development

- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- The community will use phased extension of utilities and services to encourage rational development to areas neighboring already developed areas of the community.

Housing

- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

Land Use

- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community over new development in previously undeveloped areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Transportation

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions, etc.).
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Colquitt County

Community Participation Program



I like Moultrie because it has lots of woods, and I am a woods lover!

5th Grade Art Competition Winner

Vivian Larson

Sunset Elementary

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Introduction

The Community Participation Program is the second portion in the Comprehensive Plan development process. Whereas the Community Assessment explains “what we have” in place on the ground, at this exact moment in time, the Community Participation Program is the means that will be used to decipher, “what we want” in place on the ground, over the next 20 years.

This document outlines how the Cities and County will engage the public in the development of the most important part of the plan, the Community Agenda; the “how are we going to get what we want” portion. Colquitt County’s Participation program will include citizens of all ages in a variety of activities. Some activities will require only a small amount of effort on the part of citizens, while others will be more involved and require a bit more time and commitment.

This document has three sections:

Potential Stakeholders – a preliminary list of groups and organizations that have a stake in the plan and are more likely to be impacted by the direction provided within the Community Agenda. As the process moves along, groups may be added or subtracted as necessary.

Participation Techniques – a listing and description of all of the community activities that will be undertaken to acquire as much community input as possible.

Schedule for Completion of Community Agenda – the schedule of when the various participation activities will take place.

The aim of engaging the communities at all levels is not just a mere exercise in public relations. Aside from increasing community awareness, the goal is to provide the community with the opportunity to affect what their community will look like tomorrow; and in doing so, develop a relationship of openness and collaboration between local governments and the citizens they serve. Local officials are familiar with the consequences of an ill-informed public. By executing this plan, local officials can forge ahead in transferring the ideals and goals of the Community Agenda into real life, with the confidence that they have collected the proper amount of community “buy-in” and support.

Potential Stakeholders

The preliminary stakeholder list is comprised of individuals throughout the community and represents both government and public service agencies. Additional stakeholders may be identified as the plan moves forward and will be added to the list accordingly. Stakeholders have and will continue to be interviewed throughout the Comprehensive Plan development process. Their continued participation during the development of the community agenda will be used to hone in on key issues that impact the groups they service and to develop action items to address those issues.

Government Entities

- Colquitt County, County Administrator
- City of Moultrie, City Manager
- City Councilors
- County Commissioners
- City of Moultrie Engineering
- City of Moultrie Public Works Department
- City of Moultrie Planning & Community Development Department
- Moultrie-Colquitt County Recreation Department
- Fire Departments
- Police Departments
- Sheriff's Department
- County Zoning Administrator
- City of Moultrie Building Official
- Georgia Department of Transportation
- Colquitt County Department of Family and Children Services
- Georgia Department of Natural Resources
- Georgia Department of Labor
- United States Department of Agriculture

Local Boards & Authorities

- Moultrie-Colquitt County Chamber of Commerce
- Moultrie-Colquitt County Planning Commission
- Downtown Development Authority
- Colquitt County School Board
- Moultrie Housing Authority

- Moultrie Historic Preservation Commission
- Southwest Georgia Regional Development Center

Non-Profit Organizations

- Sunbelt Agricultural Expo
- Southwest Georgia Community Action Council
- Colquitt County Arts Council
- Habitat for Humanity
- United Way of Colquitt County
- Faith based Organizations

Other Community Organizations

- Colquitt Regional Medical Center
- Hope House
- Communities in Schools of Colquitt County
- Colquitt County Family Connection Collaborative on Children and Families
- Ellenton Migrant Health Clinic
- Moultrie Technical College
- University of Georgia (Archway and Extension Office)
- ABAC on the square
- Major Landowners
- Residential Developers, Builders and Contractors
- Commercial Developers, Builders and Contractors
- Local Banks
- Realtors
- Citizens

Participation Techniques

Community Survey

A questionnaire will be distributed throughout the county soliciting comments and opinions of citizens regarding their general satisfaction with local services and what issues are most important to the community from a citizen's perspective. The survey will be distributed through a variety of avenues: made available on the City of Moultrie and Colquitt County websites; published in the local newspaper, The Moultrie Observer; given to school age children to take home to their parents; and made available at local city halls and libraries.

Kick-off Meeting/ Visioning Session

A kick-off meeting will be held in each of the cities to introduce citizens to Comprehensive Plans and the timelines and activities planned to put together their community's plan. The unincorporated County will be included with the City of Moultrie. A brief presentation will be given to acquaint the community with the Issues and Opportunities identified in the Assessment. Following the presentation, we will move right into a visioning session for the community, where we will begin to hone in on the concerns that are specific to each community. By the end of each meeting, we will have a final list of Issues and Opportunities as well as a vision statement for each community.

Community Study Groups

A Community Study Group (CSG) will be established for each of the small cities, and a joint CSG for Colquitt County and the City of Moultrie. Two people will be appointed by each local government to sit on their local Community Study Groups. The remainder of each group will be made up of interested citizens and stakeholders. The CSG's will meet three times over the course of two months.

The individual Community Study Groups will be tasked with reviewing the Character Area descriptions and boundaries for their community. They will then create a vision statement for each area, as well as agree on the Approved Land Uses and determine the appropriate Implementation measures and applicable Quality Community Objective's for those areas.

Student Projects

In an attempt to decipher how Colquitt County's youngest citizens see their community, we will engage local students and parents in the Planning process at the elementary and middle school levels through three different projects. All of the projects have been arranged in collaboration with the Colquitt County Board of Education and will be graded projects within the classroom. RDC staff and key City and County officials will be present during the children's presentations of their assignments and will participate in the judging process.

My Town is GREAT!

This is an art project for 5th grade students. They will be asked to illustrate what in their community they are most fond of. Students will present their pictures to RDC staff and two finalists will be selected. The finalist from each participating school will then present their drawing before a judging panel of local officials, which will choose a winner,

runner-up and third place finisher. The first place finisher will have their drawing framed and displayed at the School Board.

The Good, Bad & Ugly

This is a photo project for 8th grade students. Groups of students will be provided with a disposable camera to photograph the areas within their community that they feel are *good* (places they enjoy going or are aesthetically pleasing); *bad* (areas where they feel uncomfortable and at times may be considered unsafe) and *ugly* (places that could be enjoyable locations if they were in better condition). Students will organize their photos into a collage and present them in class. RDC staff will select four groups to present their collage before the judging panel, which will choose a winner, runner-up and third place finisher. The first place finisher will have their photo collage framed and displayed at the School Board.

Finalists will present their project before the judging panel during an evening reception at the Colquitt County Arts Center, where the public will be invited. The Judging Panel will be comprised of School Board, City and County officials and RDC staff.

Media Strategies

All area media outlets will be notified of newsworthy events that are related to the comprehensive plan and provided with public meeting notices throughout the plan development process.

Field Trip for Local Officials

City of Moultrie officials will be taken to the City of Fitzgerald to tour the housing rehabilitation and revitalization projects that have been accomplished in Fitzgerald through the use of a variety of housing funding sources. After the tour and a presentation by Mr. Cam Jordan, a facilitated work session with city council members will be held in order to look at how the City can begin to address the housing needs that were identified in the Community Assessment.

Public Hearings

There will be two Public Hearings held as required by DCA's Local Planning Requirements. Each Public Hearing will be held before the local governments transmit any portion of the Plan to the Department of Community Affairs for review and approval. The Public Hearing to review the Community Assessment will be held in February and the Public Hearing to review the Community Agenda will be held in April.

Schedule for Community Agenda Completion

	December	January	February	March	April	May	June
Cities and County appoint members to their Community Study Group	X	X					
Kick-off Meetings/Visioning Sessions		X	X				
Media Strategies		X	X	X	X		
Community Survey		X	X				
Community Study Group Meetings		X	X				
Colquitt County School Projects		X	X				
Fitzgerald Field Trip				X			
Complete Draft Community Agenda				X			
Take Community Agenda to Councils for review				X			
Public Hearing regarding Draft Community Agenda					X		
Transmittal Resolutions signed					X		
DCA 30 day review period for Community Agenda						X	
Adoption of Comprehensive Plan							X

APPENDICES

Colquitt County

Community Survey

1. Where do you live?

Unincorporated County Berlin Doerun Ellenton Funston Norman Park Moultrie

b. If in Moultrie, where? Northwest Northeast Southwest Southeast

2. Do you work in Colquitt County? YES NO

Please answer the following questions regarding the community in which you live and the local government that services that community.

3. What service of local government are you SATISFIED with? (Circle all that apply)

A. Roads, Highways and Bridges

B. Schools

i. Elementary Schools

ii. Middle Schools

iii. High Schools

C. Utilities

D. Police, Fire and Medical Services

E. Parks and Recreation

F. Other: _____

G. All of the above

H. None of the above

4. What service of local government are you DISSATISFIED with? (Circle all that apply)

A. Roads, Highways and Bridges

B. Schools

i. Elementary Schools

ii. Middle Schools

iii. High Schools

C. Utilities

D. Police, Fire and Medical Services

E. Parks and Recreation

F. Other: _____

G. All of the above

H. None of the above

5. Would you be willing to pay for additional services? YES NO

6. Please rate how well your community does the following things? (1-poor, 2-fair, 3-good, 4-very good, 5-excellent)

	1	2	3	4	5
Job opportunities					
Housing Provision					
Road Provision and Maintenance					
Law Enforcement					
Building Code Enforcement					
Emergency Medical Services					
Fire Protection					
Recreational Choices					
Transportation Choices					
Restaurants & Entertainment					
Cultural Choices (i.e. museums, plays)					
Cost of Utilities					

7. From the following list, please circle the top three issues that you feel are the most important facing your community:

- | | |
|---------------------------------------|-----------------------------------|
| A. Downtown Development | J. Law Enforcement |
| B. Historic Preservation | K. Higher Education Opportunities |
| C. Availability of Cultural Resources | L. Affordable Housing |
| D. Transportation Alternatives | M. Few Employment Opportunities |
| E. Zoning | N. Access to Health care |
| F. Commercial Development | O. Better Roads |
| G. Neighborhood Revitalization | P. Other: |
| H. Environmental Protection | _____ |
| I. Recreation | |

8. Comments: _____

Send completed surveys to:
Southwest Georgia RDC, 30 W. Broad St., P.O. Box 346, Camilla, GA, 31730
 Thank you for your input!

Colquitt County Community Meeting Flow Chart

Community Study Groups

Meeting #1

Kick-off Meeting

Visioning



Community Study Groups

Meeting #2

Discuss Issues & Opportunities

Review Character Area Elements

- Boundaries and Descriptions
- Vision Statement
- Approved Land Uses



Community Study Groups

Meeting #3

Community Preference Survey

Select Implementation Measures

Select applicable Quality Community Objectives

1918

2001



Colquitt County

And the cities of

Berlin, Doerun, Ellenton, Funston, Moultrie
and Norman Park

Community Assessment
2008

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Introduction

The comprehensive plan is the beginning of your tomorrow. It serves as the foundation of managing future growth and development within the community. Since all future zoning amendments and decisions, development approvals, redevelopment plans and revitalization strategies will need to be carried out in concert with the goals and ideals identified in this comprehensive plan, a plan of this nature could easily be deemed one of the most important and influential documents your community has on record. This plan has a 20 year vision, so it is planning from now to 2028. Each portion will be reviewed and approved by the Georgia Department of Community Affairs for compliance with the State Planning requirements.

The development of the Colquitt County Consolidated Comprehensive Plan will be developed with extensive community involvement and is comprised of three portions. The *Community Assessment* is an objective look at the community, based on available data and information. It includes a list of **Issues and Opportunities** facing the community both now and in the future; an **Analysis of Existing Development Patterns** and trends, including areas that need more attention and areas with similar character; an **Analysis of Consistency with** state defined **Quality Community Objectives**; and **Supporting Data** that substantiates the views and recommendations outlined in the **Assessment**.

The second portion of the plan will be the *Community Participation Program*. This portion describes how the local governments are going to engage the community in developing the final and most important part of the Plan, the *Community Agenda*. The Participation Program will outline what activities and programs the government's plan to carry out, in order to ensure adequate public and stakeholder involvement in the drafting of this plan.

The final portion of the Comprehensive Plan is the *Community Agenda*; where the rubber hits the road. This portion will delineate the vision each community has for its future and the implementation strategies that will be used in order to achieve that vision.

As is stated in 110-12-1-.03 (1) of the State Planning Requirements, “*the preparation of the Community Assessment is largely a staff or professional function of collecting and analyzing data and information for consideration by the public and decision-makers involved in subsequent development of the Community Agenda.*” Therefore, the Assessment of Colquitt County and its Cities was developed based on statistical data and stakeholder interviews to maintain the objectivity of this document. Accordingly, the analysis and recommendations found within are not the expressed opinion of any one person or a group of people within the community, but rather is the RDC's professional review of the communities, at this exact moment in time.



History

Colquitt County

Chartered in 1856

Named after Walter T. Colquitt who was a lawyer, senator and Methodist preacher, at its early inception, Colquitt County was viewed by state officials as “practically useless” due to its sandy soils and its abundance of pine trees, which were of little value at the time. In the years to come though, Colquitt County would prove that description wrong. With an ample supply of trees, the County soon began to show its worth by emerging as a relevant player in the business of timber. Created from land from Thomas and Lowndes County in 1856, the County was originally 547.5 square acres and had a population of approximately 1,360 people in 1860. During that time, land could be purchased for 50 cents per acre. The population didn’t really begin to boom until after the civil war, from the year 1875 until 1895. Aside from the booming timber business and off shoot businesses that included sawmill and turpentine industries, many residents made a living in the business of agriculture, growing cotton and tobacco. However, by 1910 all of the timber had been exhausted. At that point the County focused its attention on other agricultural products it could produce. The County has continued with large agricultural products throughout the years, which has made them the County with highest agricultural yield in the State.

City of Moultrie

Chartered in 1859

Today, Moultrie is the largest city in Colquitt County; however, before the county was formed, the city of Moultrie was a little town named Ocklockney. In 1859, after A.C. Butts out of Macon deeded 50 acres of land for the town of Moultrie, it was deemed the County seat. Named after General William Moultrie, a revolutionary war veteran and former governor of South Carolina, the City of Moultrie really didn’t begin to thrive until the early 1900’s. In 1918 the population was 10,000 people. The city had a water system, electric lights, a storm and sewer system and two miles of paved road. The city made continued development strides over the next 50 years, but didn’t really begin to boom until the 1960’s. In 1967, the area was ranked #2 in the state for tobacco and cotton production with income from agricultural industry in the area of \$25 million. The 60’s also saw the desegregation and consolidation of area schools with plans to build a new high school. After the completed construction of Colquitt Regional Medical Center in 1975, and the completion of the new high school in 1979, things appeared to be on the upswing for the City. Since then, the city continued to see development, growth and expansion is a thriving community today.

City of Doerun

Chartered in 1900

The City of Doerun was named after what pioneer hunters knew the area as; a place where the does run. In 1894 Reverend W.W. Williams set out to build a community. He subdivided the land he owned, in what was later to become Doerun, and advertised its cheap selling price on handbills. If that didn’t attract settlers, the turpentine still and the bountiful timber in the area did. In 1900, the city received its charter and things took off from there. That same year the city had

its first election, where Mr. D.A. Fain was elected as the city's first Mayor. Soon after, construction on a school and banking facility began and a secured telegraph service was established.

City of Norman Park

Chartered in 1902

The City of Norman Park can attribute its emergence as a community to the pioneering efforts of its founder, Mr. Jeremiah B. Norman Sr. After locating to the vicinity later to be known as Norman Park in 1840, Mr. Norman and his family established several thriving businesses including lumbering, livestock and naval stores. Obe, as it was then known, received a post office in 1882. Things really began to take off for the area when the Tifton, Thomasville and Gulf railroad built a line through Obe to Moultrie, which was later extended to Thomasville by 1899. That same year, Mell Baptist Association was looking for a location to start a Christian educational institute to provide instruction and training through high school grades. Thanks to the efforts of J.B. Norman Jr. the Norman Institute was built in 1901. In 1902, Obe became Norman Park and the community's prosperity continued. By 1904 the town had a number of businesses, a gin, grist mill, saw mill and turpentine still. In 1905, Norman Park was the smallest town in the state with electric lights and a public steam laundry. The Norman Park Press, a four page newspaper, made its debut in 1907.

City of Funston

Chartered in 1906

Of all of the small towns in Colquitt County, the City of Funston was not just a town that developed through a series of happenstance settlements that eventually evolved into a community. Known as Touchton in 1898, one of the original settlers of the community, Mr. W.H. Spivey approached his new home with a vision. He mapped out plans for the town and donated the land to make that vision a reality. Mr. Spivey built a sawmill, planing mill, grist mill and general store aside from his own residence. He then donated land for schools, churches, a park and a cemetery. In 1906, the City of Funston was granted a charter, and a U.S. Post Office was established there soon after. In 1932, the doors to Funston were blown wide open with the construction of Georgia Highway 37 right through town. This was the community's first paved road.

City of Ellenton

Chartered in 1910

The City of Ellenton owes its name to Ellen Barfield. She was the daughter of J.R. Barfield who bought the land that would become Ellenton and named it after his daughter. The city was chartered in 1910, and has been a small agriculture community ever since.

City of Berlin

Chartered in 1910

The naming of a city can be somewhat of a complex process. The name could be derived from the name of an important founding figure, originated from the features of the local terrain or landscape, or based on the areas dominant industry. Not the case for the City Berlin. In 1909, the name of the city was the result of a community wide contest. Berlin was the chosen name. In 1910 the city received its township charter and soon became a bustling town. Created with land purchase by the Valdosta-Moultrie Investment Company, Berlin became home to a variety of businesses including a bank, drug store, general stores, barber shop, cafes and an inn named Hotel Berlin. Aside from all of the above amenities Berlin also boasted three churches, five doctors, a dentist, telephone exchange, tennis and basketball courts, street lights and a little red school house. However, in 1922 when the railroad ceased operations through Berlin, the beginning of the community's first slump. In 1924 the municipal government of Berlin ceased to operate as well, and the prize winning name of the community began to face some hostility with onset of the First World War. During that time the community's name was changed to Lens as it was the only name not in use by a post office. It wasn't until 1947 that the local municipal government was reactivated and the name changed back to Berlin.

Issues and Opportunities

This section will review and discuss the county and the cities' strengths and weaknesses under seven different headings: population, economic development, housing, natural and cultural resources, community facilities, intergovernmental coordination and transportation. Each section will briefly discuss trends currently occurring within the community and how those trends could impact the future growth and development of the County and its cities. The intent is to bring to light apparent needs and concerns that are potentially falling below the radar; as well as to consider ideas to further capitalize on the communities' successes for even further community benefit. The issues identified are based on statistical data and stakeholder interviews. Therefore, while the list of issues and opportunities identified in this section are intended to be all inclusive, they are not final. Opportunities to modify these through community involvement will be available during future phases of the comprehensive plan development process.



Population

Colquitt County's population is changing; not only in size and age distribution but in racial composition as well. While most of the communities that make up Colquitt County are projected* to experience some growth during the plan horizon (2005-2025), the City of Doerun and the City of Moultrie** are both projected to experience population decline, 30.4% and 9.4% decrease respectively according to the 2000 census data. While population decrease will be a new experience for the City of Doerun, it will not be unfamiliar territory for the City of Moultrie. Moultrie has seen steady population decrease since the 80s; reporting almost 16,000 people in 1980 and just over 14,000 at the taking of the 2000 Census. New estimates for the City of Moultrie for 2006 indicate that there has been growth in the City of Moultrie (please see appendix). To ensure proper comparison, 2000 census data was used for the assessment. The City of Funston is anticipated to experience the largest amount of growth during the plan horizon of 19.9%.

While statistically, growth is expected in most of the communities, the number of undocumented Latino residents who live and work in Colquitt County and its communities must not be overlooked. Since Colquitt County boasts one of the highest Latino populations in the State, only outnumbered by Metro Atlanta communities, the impacts undocumented residents have on community facilities, housing and economic development needs cannot be ignored. The Latino population is projected to boom in Colquitt County, with every community expected to see an increase of no less than 62%. Berlin and Norman Park are both anticipated to see an increase of 80% in this racial category. Most communities will likely see current growth trends in the remaining racial categories continue. However, the City of Moultrie's changes show a drastic potential drop off in its Caucasian population, with a projected to decrease by 54.7% by 2025. In just over 40 years, the population has shifted from being a predominantly Caucasian community in 1980 with 9,803 comprising that racial group, to a predominantly Black community by 2025 with 8,640 black residents.

As is the case nationwide, Colquitt County will see members of the Baby Boom and Echo Boomers move through their life cycles, with the greatest increases seen in the 21-24, 35-44 and 45-54 age cohorts. However, every community with the exception of Funston is projected to experience a decrease in population in the 14-17 age cohort of 100%, which equates to losing everyone in that cohort. Funston is anticipated to experience a decrease in the 18-20 age cohort. The losses in this age group could have future economic development impacts as most of the communities will be losing their homegrown workforce. This could also impact the school system, as they could see steady numbers in elementary and middle schools, but decreased numbers in the high school. Decreased numbers in the high school could impact the number of teachers needed as well as elective course offerings.

In 1990, the majority of the city and county residents lived on less than \$9,999 a year. According to 1990 Census Poverty Thresholds, this meant that anyone who lived in a two person household comprised of two adults or one adult and one child was living below the poverty line. All of the communities saw an increase in their average household income between 1990 and

*Future population is based on straight-line projections that do not consider potential increases due to other factors

**Please see appendix for updated population information in regards to the City of Moultrie

2000. Four communities and the County saw improvements in their Household Income Distributions, with more households moving into the \$20,000-\$29,999 in 2000. However, more households in Moultrie and Doerun continued to live on less than \$9,999 a year, 29% and 24% of households respectively. The impacts of a population with a high number of persons falling into the low-income bracket, has far reaching effects. Aside from the obvious ramifications this has on the availability and options for housing, personal transportation and healthcare, it reaches right down to the basic necessities required for human survival such as access to food, clothing and running water.

County-wide

Issues and Opportunities

- The population shifts anticipated for the County and its cities should play a major role in new development decision-making
- Those who fall into the low-income bracket will need additional assistance and training programs in order to break the cycle of poverty
- Projected losses in employment age cohorts could impact where the community's workforce will be coming from
- Growing diversity within the population will call for an increased demand on services and the type of services required
- Assessment of the needs of the undocumented population
- Provide bi-lingual services for growing Latino population

Economic Development

Moultrie and Colquitt County work closely with the Chamber of Commerce and the Economic Development Authority to make sure that there is a diverse mix of jobs and opportunities within the County. The Chamber has developed an economic development plan for Moultrie and the County. For that reason, the smaller municipalities may want to consider an economic development plan specifically in their jurisdiction since there is nothing available currently. The Chamber and Development Authority provide much of the economic development marketing and planning for Moultrie/Colquitt County and have recently been awarded grant funds to pursue more marketing opportunities and “branding” the community.

Many Counties and Cities struggle with the cost of infrastructure. Colquitt County and its Cities are no different. Due to recent financial constraints, the ability to purchase large tracts of land for industrial prospects is not feasible in the near future. The County does not have interstate access and is located 24 miles west of I-75. There is rail access through CSX and Norfolk Southern locally. Similar to population growth, future economic growth in Colquitt County is partially based on policy decisions made today. This particularly relates to decisions regarding roads, water, and sewer improvements and the ability to use these features to attract businesses to the area. With population increases come services and products to support growth.

Potential challenges to attracting new industrial and commercial development are: (1) ensuring there is land that can accommodate business growth (i.e. industrial parks, expansion of current parks or areas targeted for commercial growth) and (2) providing the appropriate infrastructure – roads, water and sewer – to support this type of development. The City of Moultrie has been very active in the annexation of new residential properties into the city. As the local water and sewer service provider, extensive annexations can become a challenge and a cost burden in the future as more development occurs.

Sewer capacity must be increased in order to attract desired growth to appropriate locations. While present development codes do not allow high-density single-family development, such development cannot be permitted without public water and/or public sewer. Alternatives to present and traditional waste water treatment facilities should also be considered. Industrial and commercial growth must be encouraged and recruited heavily to keep pace with the residential population. Residential development alone cannot sustain the tax base necessary to meet the demand for services.

The community has a high number of low skill jobs. Skilled jobs are needed to diversify the work force and economy and to provide employment to those moving into the County and its cities in increasingly expensive developments. The Georgia Department of Labor’s statistics show that Colquitt County currently has approximately 4,100 people that leave the county each day for employment, while only 1,500 commute in for a net loss of 2,600 employees per day. Many of those who work outside of the County are employed by area food processors, distribution centers and manufacturers and would welcome the opportunity to work closer to home. For the smaller communities, there are very few local job opportunities. There are several small businesses that employ 2-5 people; however for the most part, citizens in these communities work elsewhere.

There continues to be a lack of employment for skilled labor. Educational attainment is low within the County creating a large population of lesser skilled employees. The majority of the industries use mostly non-skilled labor which makes it difficult for skilled citizens to locate jobs within the County. Due to this, increased efforts in soliciting and marketing high-tech companies as well as major retail companies should be considered. This would also help to enhance the tax base.

Many public entities feel there is a lack of understanding by the general public for the process involved in recruiting large employers. It is imperative that an educational tool be implemented to educate local citizens of the importance and complex nature of recruiting employment in the community.

The Cities and County should continue to work together to promote economic development efforts. These efforts should include ongoing funding (at sufficient levels) that will enable the expansion of existing industrial parks and the securing of additional lands for future development. Without such a commitment, economic development efforts will become stagnate.

Each municipality has a downtown area. Moultrie is the only one with a downtown development authority that looks specifically at what improvements could be made how to fill existing structures, and how to deal with vacant structures.

Moultrie claims itself as the City of Southern Living and the Antiques capital of Southwest Georgia, Norman Park boasts the Georgia Baptist Convention Center, and the Sunbelt Ag Expo in Moultrie has the largest economic impact on the region of any other single event. These are all items that could promote the entire County as a tourist destination. It is equally important for the County to promote itself and its natural and historic resources.

Colquitt County has the largest Latino population in Southwest Georgia. Due to this growing community, their economic impact must be taken into consideration. Special attention must be provided for the Latino community and their needs.

Colquitt County also has a very unique economic engine with the Sunbelt Ag Expo. This event occurs every October on Spence Field. The Ag Expo is located on 1,680 acres, 4 miles southeast of U.S. Hwy 319 (Veteran's Parkway) on Highway 133. A portion of Spence Field is also used as an industrial park. The Sunbelt Ag Expo brings in approximately 1,100 exhibitors, 200,000 visitors, and revenue of over \$10,000,000.

Moultrie

Issues

- Coordinate utility and infrastructure expansion plans with comprehensive economic development plan

Opportunities

- Further market and promote downtown
- Offer incentives to new and existing businesses to move into downtown
- Promote Industrial Parks and capacity
- Encourage continued support and collaboration with the Sunbelt Agricultural Expo
- Work toward the development of a land bank in order to acquire, assemble, and stabilize tax delinquent and vacant properties for redevelopment

County

Issues

- Encourage developers to build near areas that already have development in place instead of depleting prime farmland

Opportunities

- Continue to support and collaborate with the Sunbelt Agricultural Expo
- Encourage ecotourism and Agricultural tourism

Small Towns

Issues

- Lack of capital to fund incentives for new and existing businesses

Opportunities

- Promote the downtown areas with marketing, festivals and events
- Encourage appropriate businesses and services for local community
- Use of Moultrie-Colquitt County Chamber of Commerce
- Promote niche marketing and branding
- Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
- Promote tourism on City levels

County-wide

Issues and Opportunities

- Low educational attainment
- There is little to no employment available for skilled labor
- Lack of comprehensive economic development plan
- Lack of economic development plan to assist the growing Latino population
- The amount of undocumented workers that live and work in Colquitt County
- Enhance workforce training programs through Moultrie Technical College
- Increase opportunities for industrial development where appropriate
- Support continued business recruitment and retention efforts of the Chamber of Commerce
- The formation of strategic economic development plans for all aspects of economic development
- Increase and diversify the tax base
- Create an educational program for the community on the intricacies of Economic Development and what it entails
- Promote appropriate downtown revitalization and infill
- Promote the Cities and County as tourist destinations
- Promote agriculture and related businesses such as cotton gins, the Sunbelt Ag Expo, and farmer's markets
- Increase communication between government agencies and private sector entities
- Ensure an adequate supply of workforce housing
- Utilize business incubators and tax abatements in order to foster growth
- Create a database of vacant properties in order to market them for redevelopment
- Promote the documented Latino workers in the community that make a significant contribution to the economy
- Expansion of Sunbelt Ag Expo and other events at Spence Field

Housing

Single Family housing comprises most of the housing stock in the county and all of the municipalities. This type of housing has been on the rise in all of the municipalities for the past 30 years, according to the most recent census. As with most communities, more affordable single family housing is needed. Manufactured housing is quite popular in all of the communities and is the number two housing choice, most likely due to its affordability and ease of financing. The majority of all manufactured housing is located in manufactured housing parks. Although the data is limited, manufactured housing comprised roughly 30% of the total units (17,554) in Colquitt County within the last 10 years. In 1990 it represented 21% of the total 14,350 units and in 1980 12% of the 12,948 units. In some communities (Ellenton, Norman Park) manufactured housing comprises almost 50% of the housing stock. This presents a problem in communities where the manufactured housing stock is poorly maintained.

Housing affordability is largely a function of household income, house prices and the cost of borrowing money. A decline in mortgage interest rates of the past couple of years has helped make homes more affordable. According to the 2000 Census, the median property values range from a high of \$65,400 to a low of \$14,000 for Colquitt County and its municipalities. Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the jurisdiction in which they are located. According to the most recent DRI reports, the cost of new housing constructed in Moultrie, Colquitt County and Berlin ranges from \$120,000 to \$170,000. With the median household income in Colquitt County at \$27,063, this price range is not affordable for most residents. The location of housing - its proximity to jobs, childcare, stores, and services, and whether or not these areas are accessible by car, transit, or walking - also has a significant impact on the overall cost of living and therefore affordability.

In some communities, particularly Moultrie and Colquitt County, housing development is outpacing infrastructure and services, and current annexation practices may be an issue in the future as more development occurs. Some may interpret the increased development taking place in Moultrie as an indicator of population growth. However, as discussed under the population section, it is evident that this may not be the case. The gap between current housing costs and household income may be a factor in Moultrie's out migration rate.

The Housing Choice Voucher Program is a tenant based assistance program administered by the Georgia Department of Community Affairs (DCA). The program allows low income individuals and families to rent safe, decent, affordable housing in the private rental market. Currently the program is assisting 216 families in Colquitt County. According to DCA staff, this number has increased from last year.

There were a total of 205 applications taken this year, with 30 of those applications representing elderly residents. Reportedly, more and more elderly residents are applying for the program. Beginning January 1, 2008, the Georgia Department of

Community Affairs will offer a new program that will allow participants in the program and use their voucher to purchase a home. Participants must be credit worthy and follow the same process for home ownership. The mortgage payment will be subsidized based on income. This program will create increased opportunities for homeownership.

Many communities within Colquitt County have neighborhoods that are underserved - where residents experience high levels of unemployment, live in substandard and deteriorating housing, face daily crime threats and lack opportunity for a more livable community. Such is the case in the Northwest Moultrie Neighborhood, where residents live in such conditions. Many of the residents living in this neighborhood lack transportation and are on public assistance programs. Providing safe, decent, affordable housing options for these low income families is high on the list of concerns for the City. The City has designated a target area in Northwest Moultrie bordered on the north by 5th Avenue NW, on the south by 1st Avenue NW, on the east with 2nd Street NW, and on the west by 5th Street NW.

The Northwest neighborhood is primarily comprised of African Americans that do not have a high school diploma and are low income. Most are heads of households and received some form of transfer payment assistance. In general they are not happy with their homes due to the poor quality and multiple repairs needed. They also lack transportation and do not have access to a car.

Based on the findings of a December 2006 survey of the neighborhood (please see appendix for survey information), a plan for the revitalization of the Northwest neighborhood must consider factors such as removal of regulatory barriers to affordable housing; developing a plan for demolition/condemnation; creating housing opportunities for the elderly and other low income residents; promote maintenance and rehabilitation of current housing, creation of a property management/rehabilitation program and improve neighborhood capacity for self-empowerment.

County

Issues

- The high cost of construction and development discourages development
- Pockets of substandard housing
- Development of subdivisions in the county and the lack of infrastructure
- Proliferation of poorly maintained manufactured housing
- Tax imbalance from the cost of services to housing developments in unincorporated areas

Opportunities

- Policies that provide incentives for affordable housing development
- Review zoning ordinance
- Identify and promote rural context sensitive multifamily housing designs
- Attract/recruit employers with higher level economic opportunities
- Encourage builders, realtors, developers and banks to build, sell and finance housing for low to middle income working families
- Lack of high paying jobs that match the cost of housing in the communities
- Finalize the county land use plan

Small Towns

Issues

- Proliferation of poorly maintained manufactured housing
- Unsafe neighborhoods, increase in crime
- Large number of Latinos in substandard housing
- Increase in elderly population and the need for supportive housing

Opportunities

- Housing diversity
- Incentives for affordable housing development
- Work with private developers to build multifamily duplexes (Berlin)
- Encourage new residential development on vacant lots (Doerun)
- Annexation of adjacent properties to expand City limits (Ellenton)
- Some cities do not have zoning (Berlin)
- Research and utilize available state, federal and local funds
- Concentrated law enforcements to curtail criminal activity
- Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
- Hold amnesty day for disposal of appliances and junk cars
- Consider working with private developers to build multifamily duplexes on vacant properties downtown or along State Route 133 close to community services

Moultrie

Issues

- More affordable housing for low and moderate income people located near necessary services
- Absentee land lords not maintaining properties
- Pockets of substandard housing
- Lack of high paying jobs that match the cost of housing in the community
- Lack of programs/funds for housing rehabilitation
- The current available stock does not match the need of the emerging population
- Lack of code enforcement/consistent code enforcement
- Proliferation of poorly maintained manufactured housing
- Unsafe neighborhoods such as Northwest Moultrie

Opportunities

- Policies that provide incentives for affordable housing development
- Opportunity for infill development in neighborhoods
- Opportunity to diversify types of affordable housing i.e. modular
- Increase the mix of housing sizes, types, and cost within the community
- Expansion of housing for seniors and retirees
- Educate landlords and renters on available housing programs
- Encourage employer assisted programs for first time home buyers
- Attract/recruit employers with higher level economic opportunities
- Revitalize declining neighborhoods with designated zones (such as revitalization or opportunity zones)
- Provide a resource center to educate potential homeowners
- Promote collaboration among stakeholders and work more extensively with agencies such as Archway and University of Georgia on housing issues
- Growing Latino population and the need for education and training regarding the home purchase process
- First time homebuyer training
- Establish a land bank to aid in affordable housing development
- Develop a revitalization plan for Northwest Moultrie and designate other target areas
- Better utilization of Community Housing Development Organizations (CHDO)

County-wide

Issues

- More affordable housing is needed for low and moderate income people in the community located near services
- Identify and promote rural context sensitive multifamily housing designs
- Absentee land lords not maintaining properties
- The high cost of construction and development discourages affordable housing
- Pockets of substandard housing in the cities and county
- Lack of high paying jobs that match the current cost of housing in the communities
- Lack of programs/funds for housing rehabilitation to preserve housing stock
- The current available stock does not match the need of the emerging population
- Lack of code enforcement/ consistent code enforcement
- Proliferation of poorly maintained manufactured housing
- Growing tax imbalance from the cost of services to housing in unincorporated areas

Opportunities

- Policies that provide incentives for affordable housing development (stick/site built)
- Opportunity for infill development in neighborhoods (stick/site built)
- Opportunity to diversify types of affordable housing i.e. modular.
- Increase the mix of housing sizes, types, and cost within the community.
- Expansion of housing for senior and retirees.
- Educate landlord and renters on available housing programs
- Identify and promote rural context sensitive multifamily housing designs. Encourage employer assisted housing programs for first time homeowners
- Attract/recruit employers with higher level economic opportunities. Revitalize declining neighborhoods and designate opportunity zones. Increase home ownership opportunities.
- Encourage builders, realtors, developers and banks to build, sell and finance housing for low to middle working families.
- Review current zoning ordinances for inclusionary housing policies

Natural and Cultural Resources

Reed Bingham State Park and the Doerun Pitcher Plant Bog Natural Areas represent the County's pristine natural areas. Both natural areas serve as natural habitats and protection for both pitcher plants and gopher tortoises and provide boating, hiking and cycling opportunities for local residents.

Environmentally sensitive areas should be protected from negative impacts of development. This is particularly important as these areas are essential for maintaining traditional character and quality of life within the community. Prime agricultural land should also be protected in order to preserve the scenic and natural features of the countryside.

Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved. Wetlands and other environmentally sensitive areas such as the Ochlocknee and Okapilco Rivers should be protected through adoption and compliance with the Rules for Environmental Planning Criteria.

Tree preservation plays an important role in any environmental protection effort. The County level lacks a tree and landscape ordinance which poses a challenge to such preservation efforts, as many landowners clear cut land prior to development.

Significant natural and cultural resources including scenic areas, prime agricultural or forest land, major parks, historic communities, recreation and conservation areas are reflected on the character area maps for each community. Colquitt County has several properties on the National Register of Historic Places as identified in the Supporting Data. Promotion and protection of cultural and historic resources should be continued and expanded.

County

Issues and Opportunities

- Protection of Ochlocknee River and Okapilco River

Small Towns

Issues and Opportunities

- Continued protection of Pitcher Plants and other plants and animals indigenous to the area (Doerun)

County-wide

Issues and Opportunities

- Too many trees lost to new development
- New development is locating in areas that should not be developed-such as farmland or environmentally sensitive areas
- Protection and promotion of cultural and historic resources
- Protection of farmland and rural scenery
- Marketing Natural and Cultural Resources as Tourism Destinations

Community Facilities and Services

The cost of providing community facilities and services in residential areas is very expensive; especially when compared to other types of land uses (i.e. agriculture, commercial or industrial). This is particularly true in rural areas with low housing density. Currently, residential growth has the potential to exceed commercial and industrial growth. If this disproportionate growth in residential sectors continues, it has the potential to erode the tax base in the community. As residential growth increases, the demand for community facilities and services increases along with it. Unfortunately, while the need increases, the necessary revenue to support those needs does not. For example, public safety agencies like the Police, Fire, and Sheriff have the increased burden of providing services to more people. Additional burdens are placed on the school system to educate additional students and the transportation system due to increased traffic and travel distance.

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land, especially prime agricultural land. This can be accomplished by directing development or redevelopment to sites closer to community services.

The City of Moultrie provides natural gas and electrical service, resulting in lucrative revenue. Moultrie has established water/sewer master plans which aid in ensuring adequate public facility capacity for new development. The Cities of Berlin, Doerun, and Ellenton also have adequate water capacity to support new development. Maintenance and upgrade of city water systems will be necessary in the near future as growth and development continue. Infrastructure in the county does not currently exist to support future development.

The crime rate in Colquitt County is increasing and Law Enforcement agencies do not have adequate staffing and resources to adequately battle this issue and provide public safety. Due to the large geographical area of the county, the Sheriff patrol is stretched to provide coverage in all areas. Emergency response time is lengthy which endangers residents and property. With limited resources available, the cities of Berlin, Doerun, Moultrie, and Norman Park provide primary law enforcement for their citizens and secondary assistance within the county.

Potential to expand sewer infrastructure at Spence Field could likely encourage industrial and commercial development of up to 600 acres of the 700 acre tract owned by the City of Moultrie. The water capacity at Spence Field is more than sufficient to accommodate future development. Growth of Spence Field property could supply revenue for the City through the provision of electrical service to this expansion.

Colquitt County and the City of Moultrie have a well established Parks and Recreation program which includes a renowned Dive Center, swim facilities, ball parks and an increasing amount of other recreation opportunities. An existing eight-mile walking trail created from an abandoned rail bed in Moultrie could be extended and sidewalk development encouraged in neighborhoods with possible trail connectivity.

County

Issues

- Law Enforcement Agencies are burdened with additional responsibilities and lack of adequate resources to address increased crime rate
- Community services are burdened with additional responsibilities and lack of adequate resources to address increased service demand

Opportunities

- Consolidation of services and/or facilities

Small Towns

Issues and Opportunities

- Consolidation of services and/or facilities

Moultrie

Issues

- Provision of public facilities is not used to guide development to desired locations
- Current facility extension policies do not foster development that maximizes the use of existing infrastructure by means of infill redevelopment and compact development

Opportunities

- Potential for infrastructure and economic expansion at Spence Field
- Expansion of Bike/Pedestrian trails
- Continued promotion of Dive Center and other recreational opportunities

County-wide

Issues and Opportunities

- The cost of providing public services and facilities for new development typically exceeds the revenue from these developments
- Expansion of Parks and Recreation Program
- Development of a Comprehensive Recreation Plan
- Develop an impact fee structure for new subdivisions to pay for infrastructure, roads and recreational facilities

Intergovernmental Coordination

Colquitt County shares common borders with Mitchell (West), Thomas (Southwest), Brooks (Southeast), Cook (East), Worth (North), and Tift (North). Much potential exists for coordination with adjacent Counties, particularly in the area of land use planning. Certain natural resource issues common to all surrounding counties, such as water quantity, storm water management, and flooding, are regional issues and need to be addressed as such with adjoining counties. Mutual-Aid agreements between the Emergency Management Personnel Offices should be taken in consideration with adjoining counties, which will then become regional issues that must be addressed in terms of compatible equipment and communication devices.

There are seven municipalities within Colquitt County. Each of the municipalities has its own scheduled meeting dates and times. The Emergency Management Agencies are the only agencies that have a scheduled meeting time that all municipalities are invited to and attend on a regular basis. While many of the municipalities have mutual aid agreements, formal automatic aid or formal mutual aid agreements should be considered both in and outside of the County lines.

Many of the municipalities work towards goals and policies that have been implemented locally with very little input from surrounding communities or governmental agencies. Planning and coordination are vital for governmental operations; likewise, grantors see this as an important function as well. Grantors routinely require collaboration as a mandatory element in the application process. As a result, Cities and Counties should consider working together prior to applying for funds, so that lasting and meaningful partnerships can be forged. City and County officials need to work closely to help ensure this important source of capital improvements funding is effectively used and that the dollars spent ensure a better quality of life for all.

Rural Transit is available throughout Colquitt County, however to insure proper coordination and execution of needed transportation improvements, City and County officials need to be actively involved in the transportation planning activities and work closely with the Georgia Department of Transportation. To date there is not a local rural transit advisory committee functioning within the County. All municipalities should actively participate in both local and regional activities that will promote and support future transportation, infrastructure and more importantly, economic development needs.

County and City officials need to work closely at defining their economic development strategy. This can be done by developing a unified and diversified plan that will encompass residential, commercial/retail and industrial growth, and redevelopment opportunities. These elements will support new industry as well as support expansion of existing industry.

County

Issues

- Lack of coordination between County departments and local municipalities

Opportunities

- Need for intra-jurisdictional agreements with neighboring counties to address detailed questions of land use, access, property value and annexation procedures with border agreements
- Develop county-wide procedures for handling land use conflicts and utility service issues

Small Towns

Issues

- Lack of current, functioning zoning ordinances

Opportunities

- Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction

County-wide

Issues

- Minimum communication and collaboration amongst municipalities and authorities
- Inconsistency with the land use regulations of contiguous governments
- Need for increased awareness and effectiveness of regional transit through the development of a Rural Transit Advisory Committee
- No formal intergovernmental coordination efforts to address issues such as SPLOST allocation and renewal

Opportunities

- Develop a comprehensive economic development strategy that includes all municipalities
- Promote Regional Collaboration
- Promote and encourage the formalization of mutual aid agreements
- Access to funding opportunities through collaborative partnerships

Moultrie

Issues

- Increased coordination among Municipal Departments
- Lack of formal, regularly scheduled meeting for all authorities, departments, and government officials

Inclusion of all stakeholders in the decision making process

Opportunities

- Encourage collaboration with smaller jurisdictions within the county

Transportation

Colquitt County has a good paved to unpaved highway ratio of almost 2:1. The majority of roads in Colquitt County are County roads, with approximately 879 miles of road representing this type. Therefore, most of the road network in the County is outside of a city and scattered across the agricultural landscape. However, because of the agricultural nature of the county, car dependence is quite high. This is particularly true for those who live in the unincorporated portions of the County and must travel to the nearest town for basic services.

The street design common in most of the smaller communities is not pedestrian friendly and often forces pedestrians and cyclists onto narrow streets that are already crowded with vehicular traffic and parking. In some cases, there are no sidewalks anywhere in the community. In other cases, there are sidewalks in the town center, but most of the residential neighborhoods are without them. Since most of the parking in the downtowns is directly in front of commercial buildings, pedestrians are sometimes forced out as far as the middle of the roadway for a clear unobstructed path.

On-street is the preferred method of parking in all of the communities. Commercial activity centers typically have ample on-site parking for their customers. However, there are very few public parking lots in any of the downtowns in Colquitt County. As commercial activity increases in downtown Moultrie, the parking around civic buildings may become increasingly problematic, as these same parking spots must be shared with patrons of the surrounding commercial entities. Coupled with the one-way streets in Moultrie's downtown, circling the area numerous times in order to find available parking or park a considerable ways away from their intended destination may become more common.

The RDC provides rural transit options on a destination and appointment based system through their Rural Transit Program. Transportation to area locations is scheduled on a first come first serve basis. There is no route based public transportation system that serves the residents of Colquitt County. While the smaller communities may not need a fixed-route system, there is a need for some sort of affordable route based transportation system in the City of Moultrie. The low-income and elderly populations often do not have access to a personal vehicle and therefore have limited means of getting around town. This becomes problematic as many essential services such as medical and even commercial are not evenly distributed across the city, requiring some to drive across town for these services. With 1,755 housing units in Colquitt County reporting not having a vehicle in 2000, the need becomes even more evident.

The City of Moultrie does have a walking trail that was a rail-to-trail project that is used by many local residents. However, the trail lacks connectivity within Moultrie and does not connect to any of the surrounding communities.

The stretch of Highway 37 that runs through Funston has completed the first of two phases in becoming a designated Scenic Byway by the Department of Transportation. A corridor management plan must be completed before a full designation can be given.

Moultrie

Issues

- Transportation options are limited for access to services, goods, health care and recreation
- Pedestrian connectivity is low in many residential areas

Opportunities

- Local trails are not connected within the city and to surrounding communities
- Parking options need to be consider to address commercial expansion opportunities in downtown areas
- Parking solutions could be created out of vacant lots or underutilized non-historic buildings in downtowns

County

Issues and Opportunities

- Scenic byway designations of roads and highways

Small Towns

Issues

- Some existing and most new streets are designed in ways that discourage pedestrian and bike activity

Opportunities

- Commercial expansion opportunities along Highway 37, 319 and 133
- Scenic byway designations of roads and highways

Existing Development Patterns

This section will examine the existing development patterns within the community by looking at three elements: (1) what land uses currently exist in each community as displayed in the Existing Land Use Maps, (2) areas that are in need of a more coordinated and intentional approach to addressing issues in the Areas Requiring Special Attention section, and (3) delineating areas with similar characteristics that are experiencing similar development pressures and trends in the Character Areas section.

Areas Requiring Special Attention

Areas requiring special attention include:

Areas that are:

- areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development
- areas where rapid development or change of land uses is likely to occur
- areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;

Areas in need of:

- redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);

Areas that have:

- large abandoned structures or sites, including those that may be environmentally contaminated
- significant infill development opportunities (scattered vacant sites);
- significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

These areas within a community have been identified because the issues they face require more than temporary solutions to completely address their issues. Solutions will require commitment and co-operation from various levels and departments of government and community support.

Character Areas

Character Areas are defined in the Local Plan Requirements set out by the Department of Community Affairs as *“a specific geographic area within the community that has unique or special characteristics to be preserved or enhanced, has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation or, requires special attention due to unique development issues”*. Hence, character areas are sections of the community that have something in common, whether it is land use, architectural style, aesthetic appeal, or face similar needs or development pressures.

While some comprehensive plan implementation measures could (and in some cases should) be applied City or County wide, some areas in the community are in need of a more tailored approach in order to address their specific needs. Character areas segment the community into planning sub-groups where more detailed planning can take place to address the specific planning needs within the boundaries of each character area.

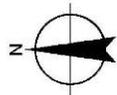
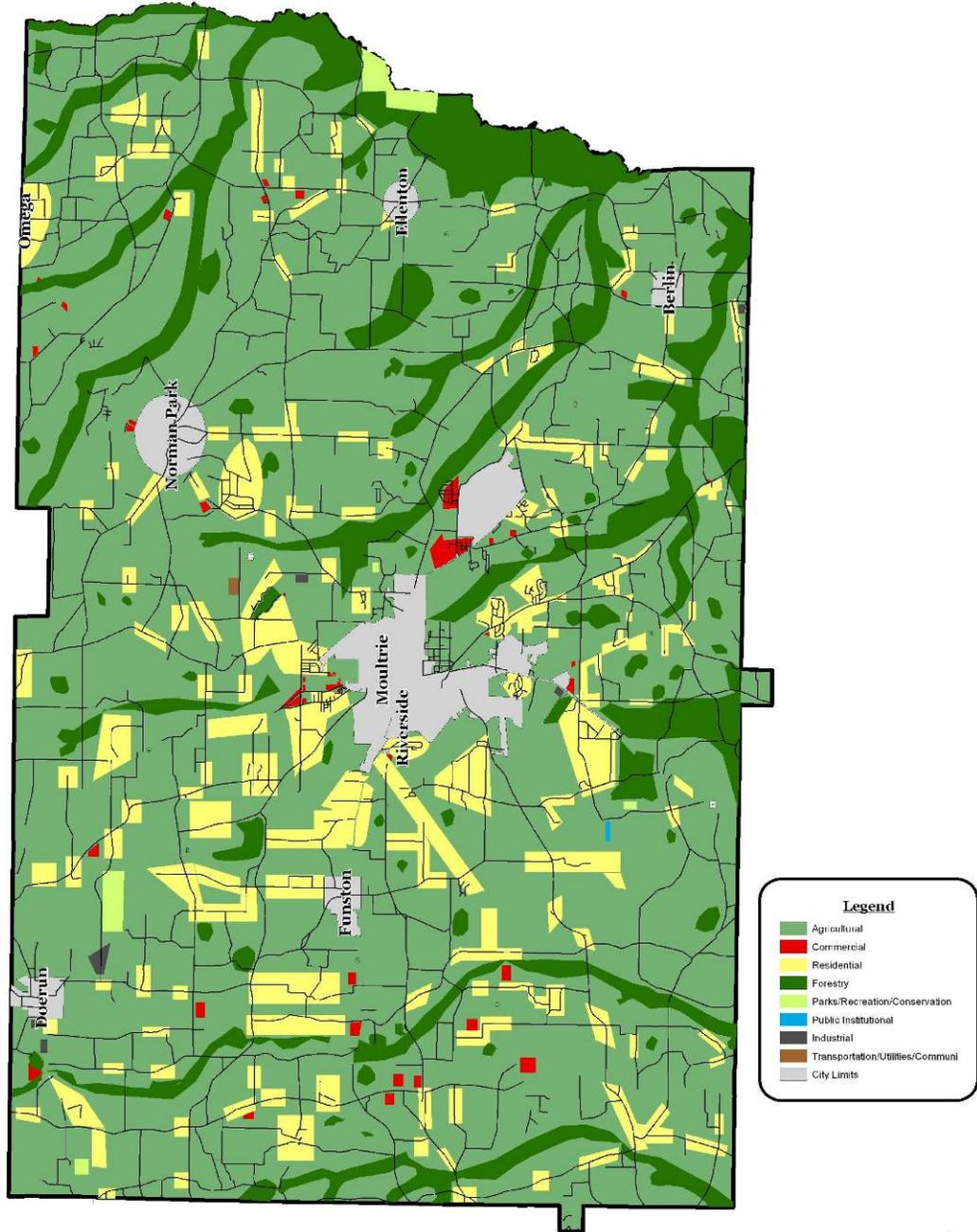
The character areas detailed in this section are recommendations based on current land uses and development trends. The boundaries are not static and can be modified in future phases of the comprehensive plan development process through the creation of the Future Development Map.



Existing Land Use Maps

Colquitt County

Existing Landuse Map



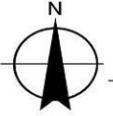
Berlin

Existing Landuse Map



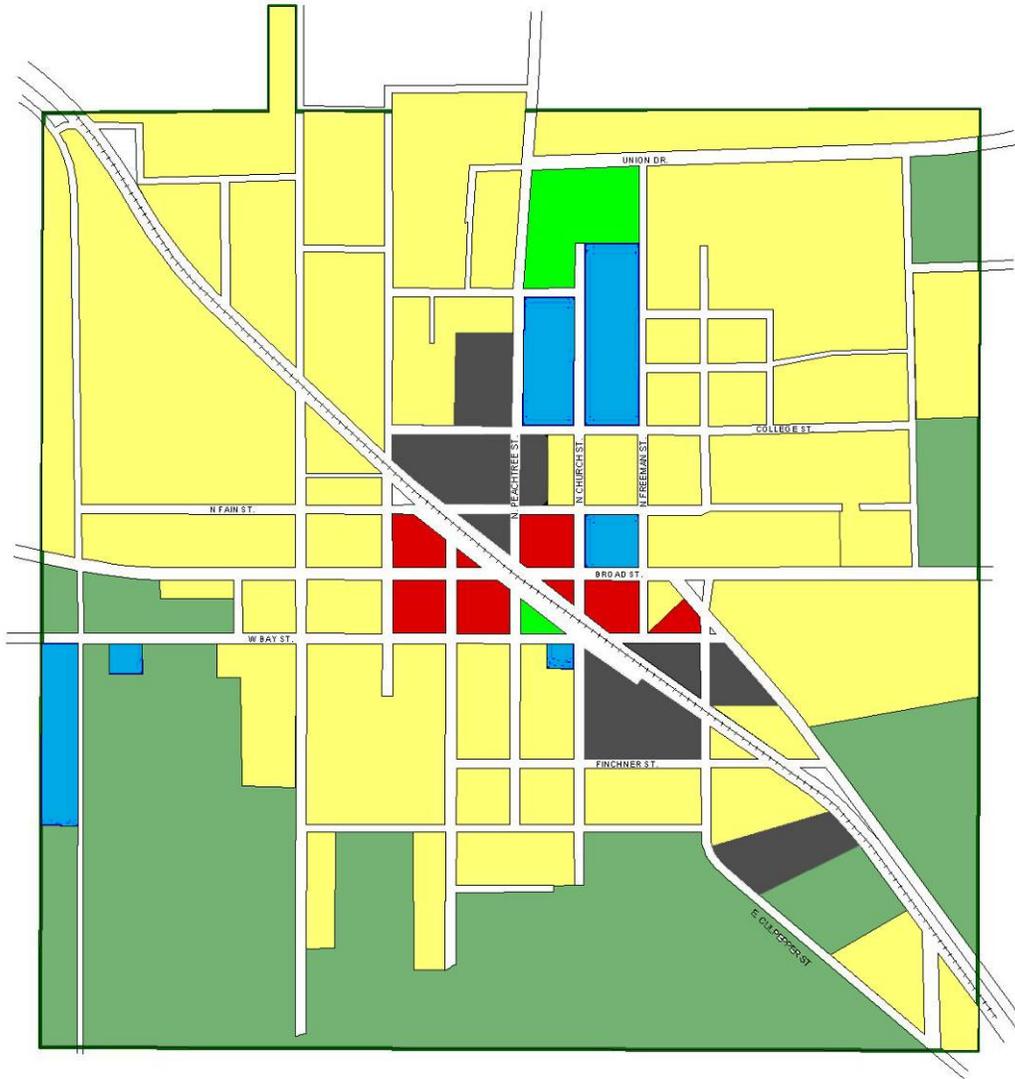
Legend

- Agricultural
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential



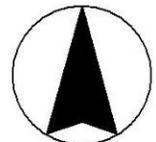
Doerun

Existing Landuse Map



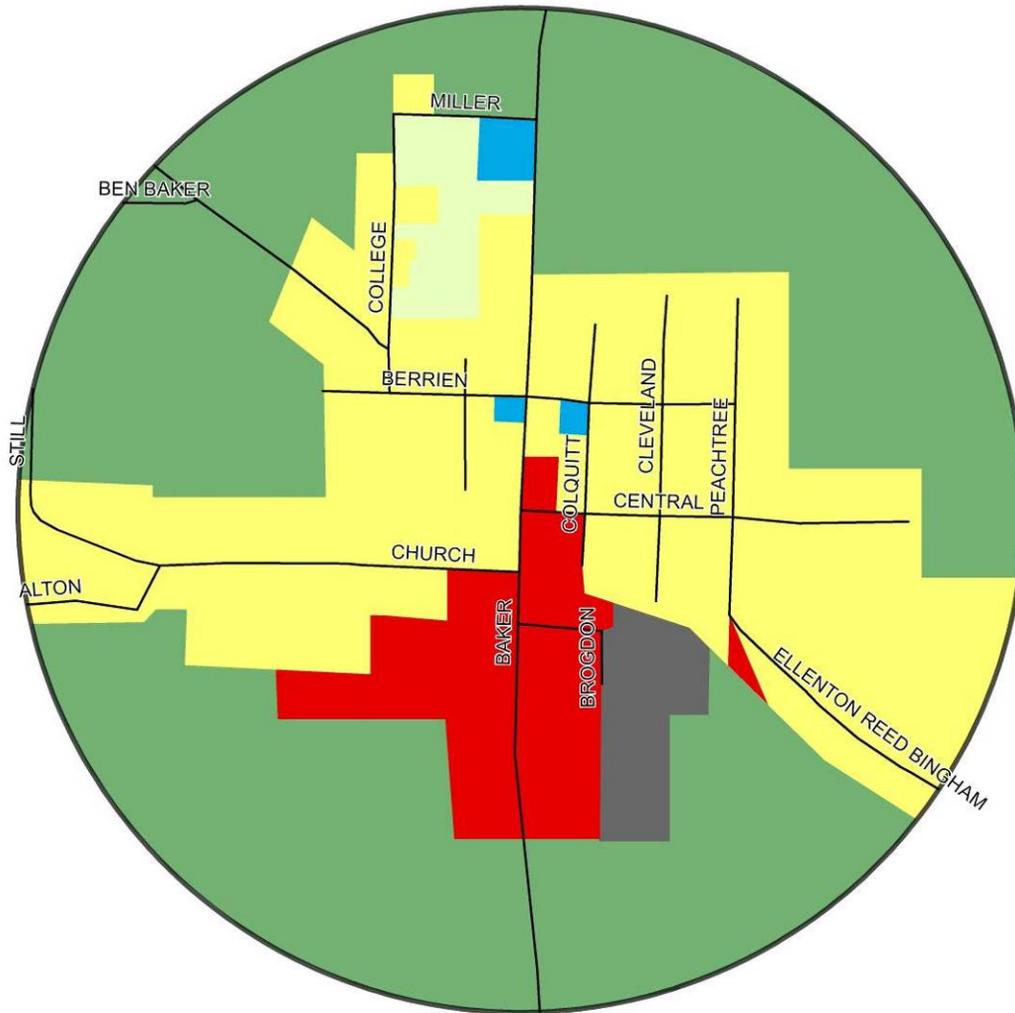
Legend

- Agricultural
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential



Ellenton

Existing Landuse Map



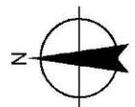
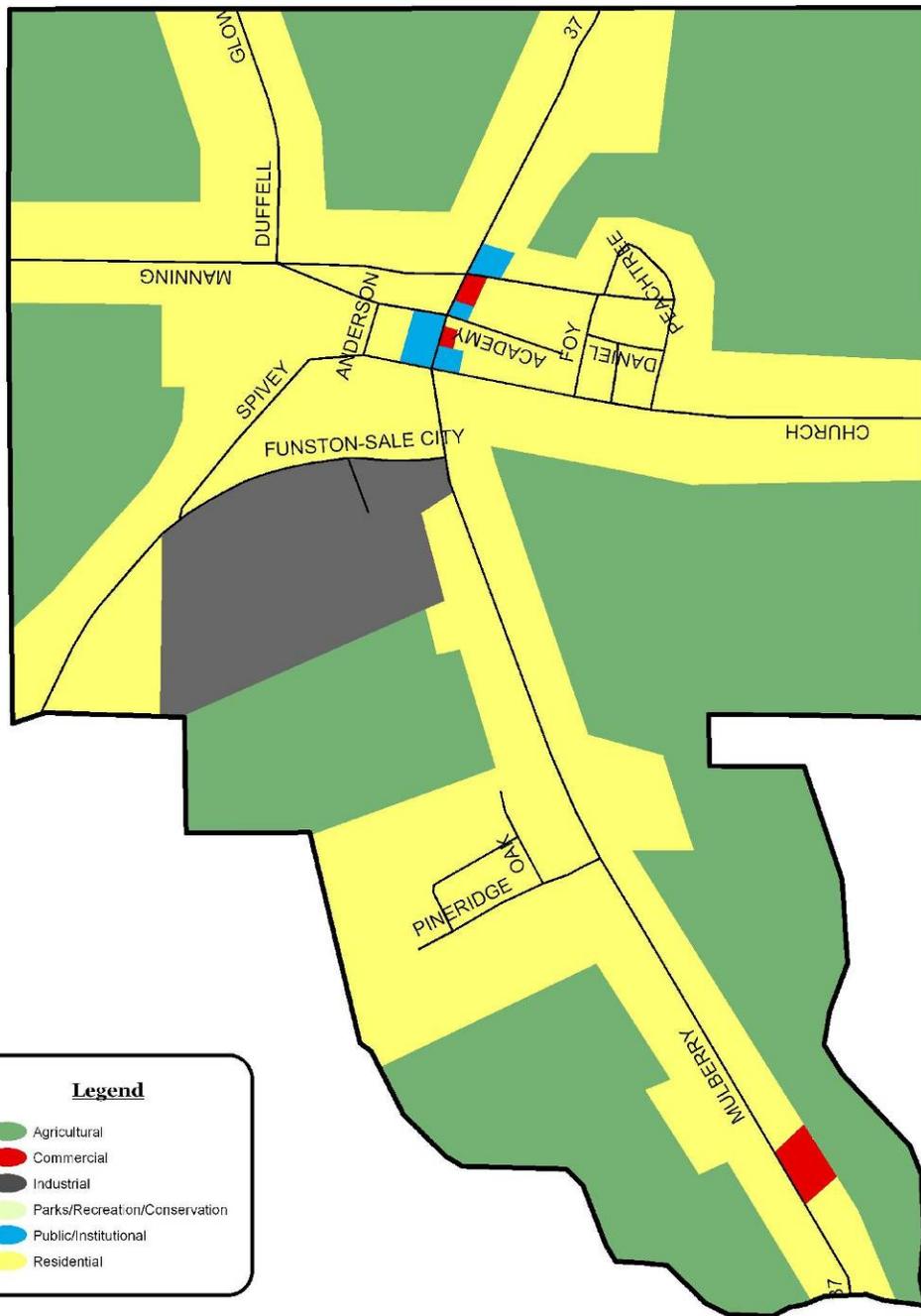
Legend

- Agricultural
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential



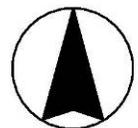
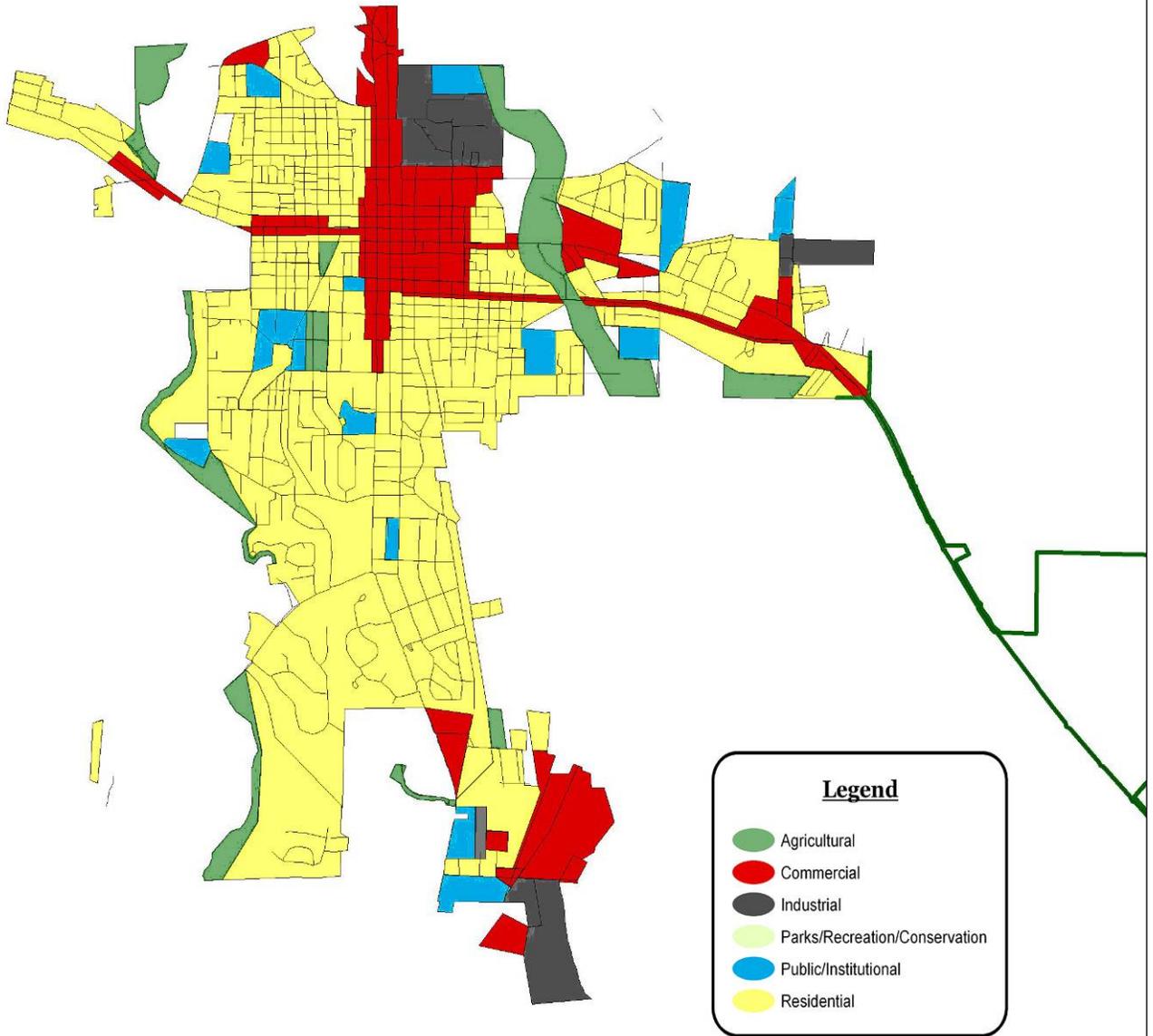
Funston

Existing Landuse Map



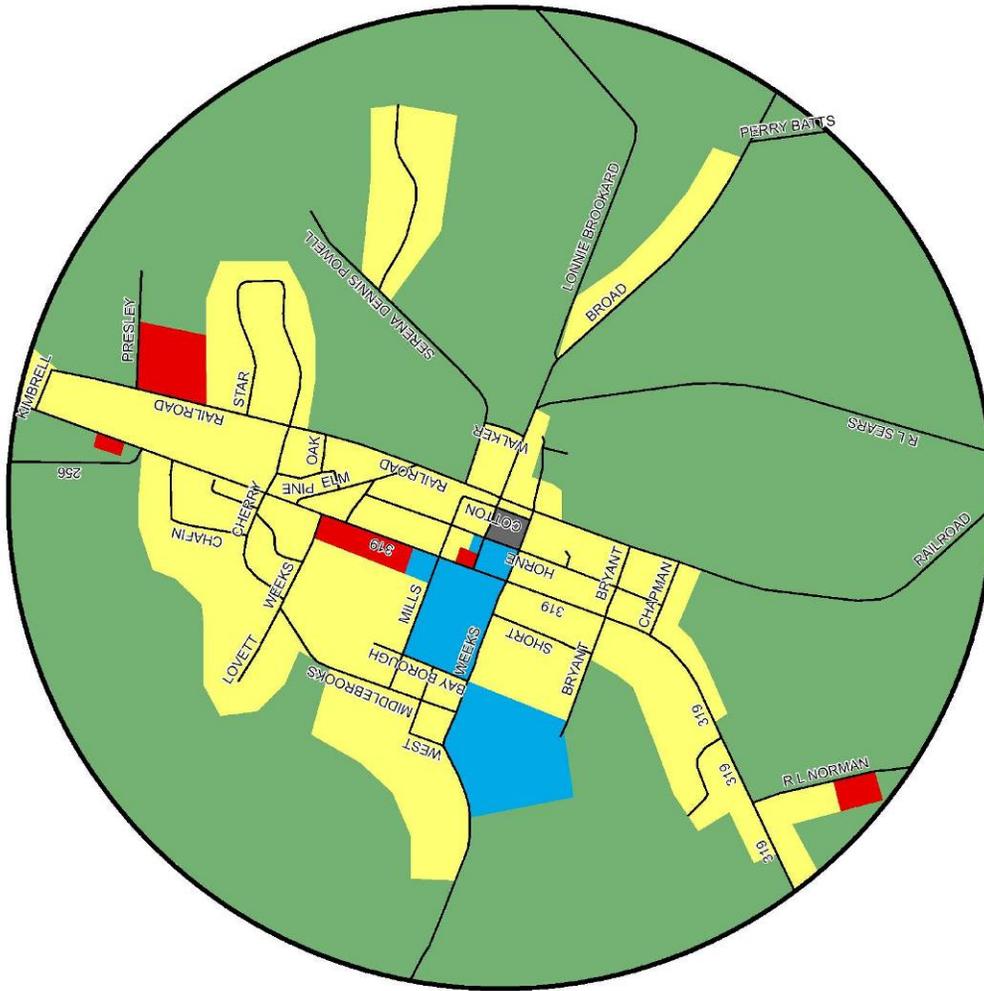
Moultrie

Existing Landuse Map



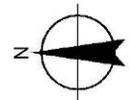
Norman Park

Existing Landuse Map



Legend

- Agricultural
- Commercial
- Industrial
- Public/Institutional
- Residential



Areas Requiring Special Attention

Areas of Significant Natural and Cultural Resources

Reed Bingham State Park

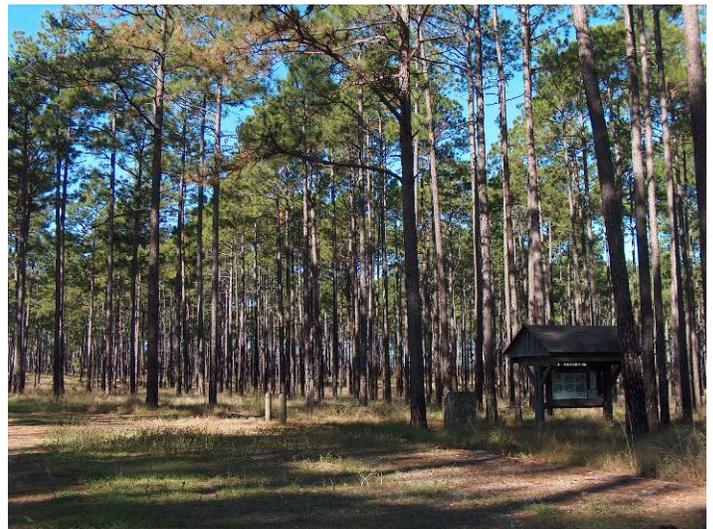


Reed Bingham State Park is one of only two state parks in the region. Named for Amos Reed Bingham, a local citizen who was instrumental in having the park established, this park serves as a scenic location for recreational activities such as hiking, boating, fishing and camping. The park, also serves as the natural habitat and protection area for threatened species such as gopher tortoises where they can be seen digging their dens in the sandy soil. The park is also home to alligators, bald eagles, the rare limpkin, herons, indigo snakes and many

other species. The 375-acre lake is a great fishing location for bass, crappie, catfish and bream.

Doerun Pitcher Plant Bog Natural Area

The Doerun Pitcher Plant Bog Natural Area is a 650 acre natural area with excellent populations of pitcher plant species, wildflowers and longleaf pine-wiregrass ecosystems and is one of Georgia's largest remaining pitcher-plant bogs. There are only 3% of longleaf pine ecosystems left in the Southeast. They are scattered in pockets across Virginia and Texas, and the bog in Doerun is one of the few remaining spots in Georgia. In 1999 a new bog monitoring plan developed by a Georgia Plant Conservation Alliance bog team and Dr. Sharon Hermann from Tall Timbers Research Station in Florida was implemented at Doerun Bog. The monitoring plan includes estimates of species diversity and percent woody plant cover within the bog, and photography from permanently marked photo points. The information gathered from this site was used in the monitoring and restoring of mountain and Coastal Plain pitcher plant bogs. The area is protected and managed by the Department of Natural Resources.



Neither of these areas is experiencing any development pressures at the moment, but the County will need to put some form of protection plan in place in order to prevent future development from encroaching too close to these areas that could potentially disrupt or destroy them.

Areas of Rapid Development or Change

Tallockas Rd.

The lack of development policies promote sprawl and do not foster development that maximizes the use of existing infrastructure. The City of Moultrie and the County have several residential subdivisions that are under development or have been cited for development. The subdivisions are mainly single family and multifamily within the county and on the edge of the city limits. There appear to be no “development patterns” as property is often rezoned specifically for development purposes. Three recent development approvals have been for residential development on Tallockas Rd., two of which were determined to be Developments of Regional Impact (DRI) and were later annexed into the city limits. The County covers a total of 556.6 square miles with a total of 1,444 acres in residential subdivisions. This includes 784 lots that have been constructed or that are planned for construction. The City of Moultrie is 14.25 square miles with 483 acres of land utilized for residential subdivisions containing 1,045 lots. The County does not provide water or sewer services to residents of the unincorporated County. The City of Moultrie provides water and utilities to its residents but is becoming increasingly overloaded with the new development in outlying areas where connections to the city’s systems did not exist. The impact of proposed development projects on public facilities should be analyzed and considered in guiding development to desired locations.

Areas in Need of Redevelopment Northwest Moultrie

Northwest Moultrie is currently set for redevelopment and is a priority for the City of Moultrie. The City has already designated this area for revitalization. The University of Georgia and the Southwest Georgia Regional Development Center conducted a Housing Assessment in Northwest Moultrie in 2007. Southeast Moultrie also has similar issues and is also in the City's current plans for redevelopment. Southwest Moultrie is of lesser priority only because of the severity of the redevelopment issues in Northwest Moultrie. The City's strategy in these areas is to rehabilitate the current housing stock and demolish those houses that are beyond preservation. This has been a difficult undertaking as a large percentage of the homes are either substandard or dilapidated and beyond salvageable. Other obstacles to the redevelopment strategy include issues associated with heir property, eminent domain, demolition costs and the general lack of financial resources available to the city to address these issues.



with heir property, eminent domain, demolition costs and the general lack of financial resources available to the city to address these issues.

Areas with Infill Development Opportunities

Northwest/Southeast Moultrie

Northwest Moultrie and Southeast Moultrie both have infill development opportunities due to the high volume of substandard and dilapidated housing. All communities in Colquitt County reported having opportunities for infill development but none of the magnitude of these areas. Most community's substandard and dilapidated housing is concentrated on streets or several blocks within neighborhoods.

Areas of Significant Disinvestment, Poverty and Unemployment

Northwest/Southeast Moultrie



While Northwest and Southeast Moultrie both are areas of high levels of poverty, unemployment and crime, according to recent census information. In addition, based on the individuals surveyed in the Northwest area, most receive some form of transfer payments, which contributes to poverty and low income levels. Both of these areas have concentrations of houses in disrepair based on windshield surveys conducted. These areas would require significant public/private investment in any strategy utilized. Most of the smaller cities in Colquitt County have similar trends.

Areas with Significant Economic Potential

Spence Field

Spence Field is a 1,680 acre tract of land that is used for the Annual Sunbelt Ag Exposition. It was named Spence Air Base after World War I hero Lt. Thomas Lewis Spence of Thomasville, Georgia. When the attack on Pearl Harbor came on December 7, 1941 a small military detachment of 27 officers and 39 enlisted men staffed Spence Air Base.

The base has closed on three different occasions (1945, 1951 and 1961) and reopened briefly in December of 2004 as a training facility. This was the result of collaborative efforts with

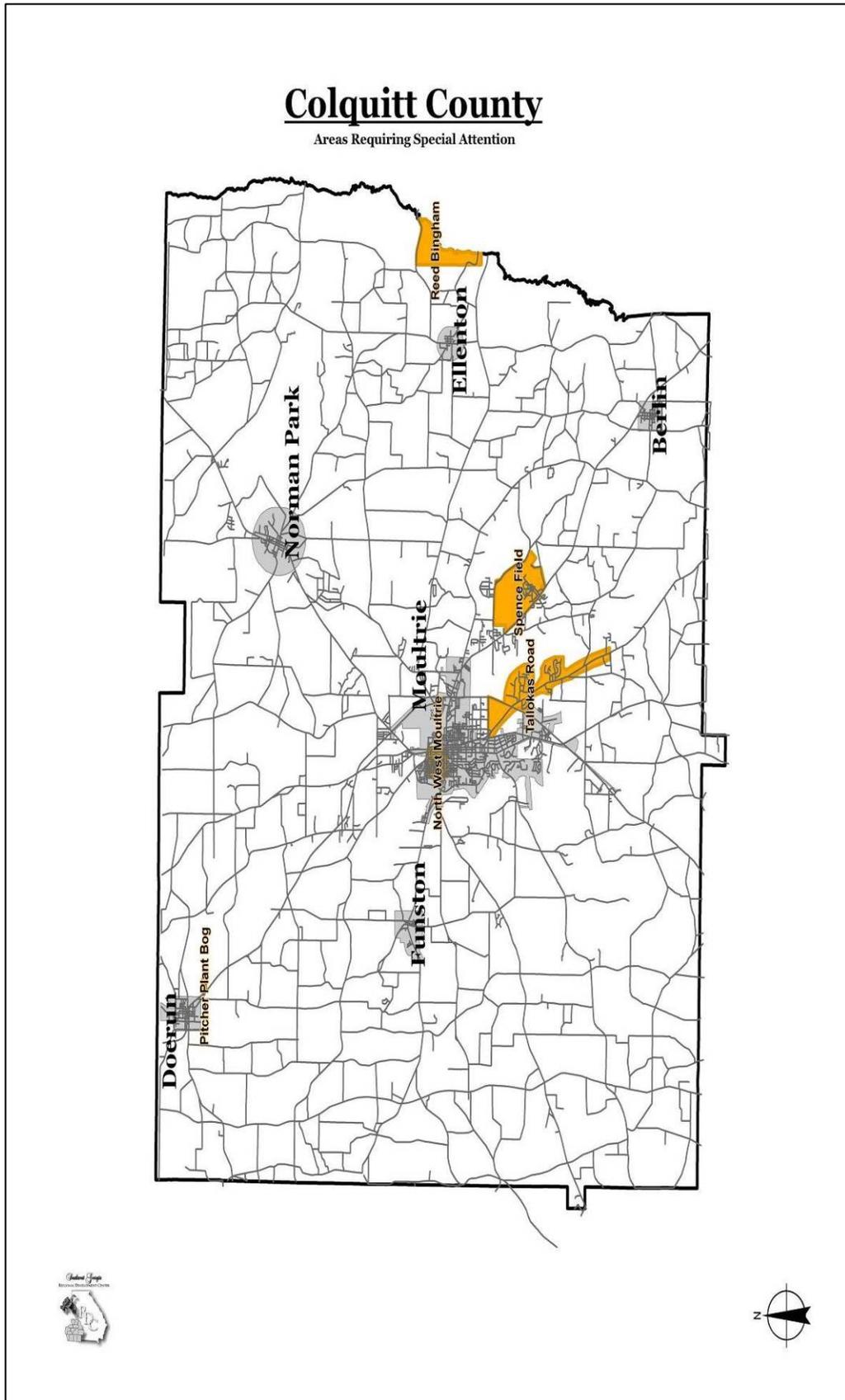


Moody Air Force Base after the Base Realignment and Closure (BRAC) round of 2005. Since this time Spence field has been used as an industrial park and the home of the 30 year old Sunbelt Ag Exposition. The Expo is a trade show and attraction that is held annually in Moultrie during October. It showcases agricultural products, technology, equipment and supplies.



Spence Field also hosts some 15 or more events on the premises throughout the year including the Calico Arts Festival, model plane shows, car shows and trade events. Collaboration between the County/City and Expo has resulted in federal grant funds to help improve infrastructure for Spence Field. Funds should continue to be pursued to develop Spence Field into a larger economic engine

Areas Requiring Special Attention Map



Recommended Character Areas

Colquitt County

Crossroad Communities

Remnants of earlier Colquitt County communities are scattered across the County's landscape and make up this character area. The County has 14 unincorporated communities within its boundaries and includes: Autreyville, Bay, Barbers, Center Hill, Cool Springs, Crosland, Hartsfield, Minnesota, Murphy, New Elm, Pineboro, Schley, Sigsbee and Ticknor. All but two communities (Barbers and Cool Springs) are located along County highways that connect the city of Moultrie to other communities inside and outside the region. The few homes that can be found in these areas are typically located far apart from one another on large agricultural lots. The communities have few paved roads and the rest are dirt roads leading to area farms. Sidewalks are non-existent, confining pedestrian access to the gravel edge of area roads. Commercial activities are limited and may not extend beyond a local post office or convenience store.

Agricultural Area

This area represents most of the County's land and is actively farmed for cotton, peanuts, corn, tobacco and various types of produce. Homes in this area typically belong to the farmer and/ or owner of the land. Smaller manufactured homes can also be found in these areas which often provide housing for field workers. Some of these homes are in poor aesthetic condition and could be improved quite simply through maintenance routines. A network of dirt roads provides vehicular connection between the agricultural areas and other areas in the County. Portions of this area are becoming increasingly threatened, as scattered new development continues to encroach further and further onto prime agricultural land.



Suburban Area Developing

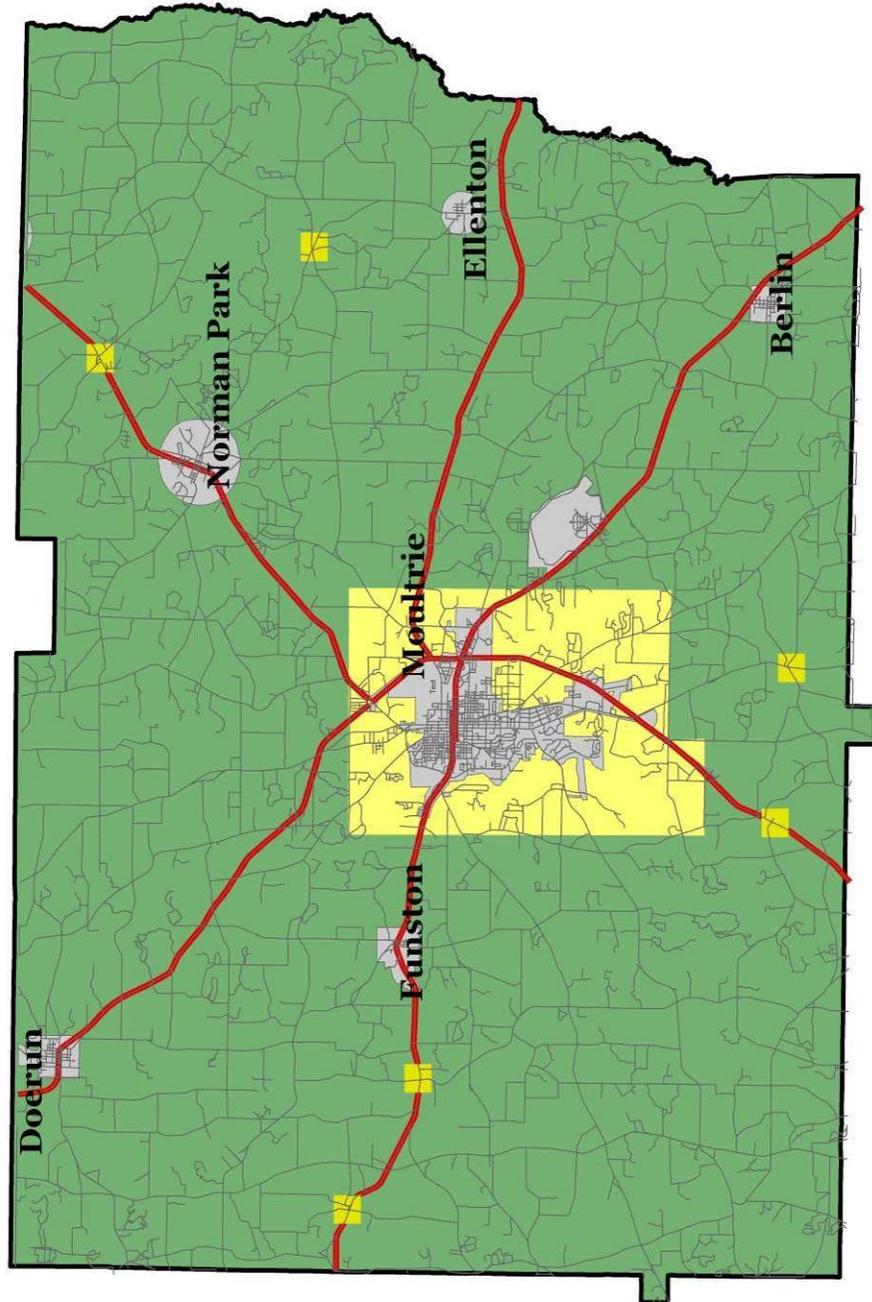
This area has seen much residential development pressure over recent years that will likely continue during the plan horizon. The appeal of this area to developers and buyers may be the country-like atmosphere, while still being in close proximity to the amenities associated with city life. This area was not previously serviced by City of Moultrie utilities until development began. The potential for annexation into the City of Moultrie the near future exists if current annexation practices continue. Much residential development has been approved for the area but only a small amount has begun construction. The finished homes located here are large detached single-family houses on large lots, situated on a curvi-linear street pattern with no connectivity to neighboring subdivisions. While the development itself is concentrated in one geographic area from the County level, there is a high degree of building separation on the ground. Pedestrian access is low, as there are no sidewalk provisions as of yet.

Gateway Corridors

These corridors include Highway 37; which crosses the County west to east from Camilla in Mitchell County to Adel in Cook County; Highway 319, which runs north to south from Tifton in Tift County to Thomasville in Thomas County and Highway 133 that connects from Albany in Dougherty County to Valdosta in Lowndes County. Highway 319 is most likely to experience future development pressure as it has recently seen substantial commercial growth along the stretch of highway that cross sects the eastern edge of Moultrie. The stretch of 319 between Moultrie and Tifton may also experience development pressures as Tifton is the #1 location for employment of Colquitt County residents outside of the County and therefore sees a large amount of through traffic. Highway 133 is slated to be rerouted and increased from two lanes to four lanes to increase access to I-75. For that reason, this road expansion may attract new roadside commercial interests.

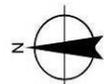
Colquitt County

Character Area Map



Legend

-  Suburban Area Developing
-  Gateway Corridor
-  Crossroad Community
-  Agricultural



City of Berlin

Major Highway Corridor

A portion of Georgia Highway 133 crosses the Northeast border of the city limits. This highway serves as an important transportation link as it is a direct route between the communities in Colquitt County and Valdosta, where some residents are employed. While the majority of the land on both sides of the highway is undeveloped land or being used for agricultural purposes, it is home to a few commercial endeavors including convenience stores and restaurants. This area will be an attractive location for future retail and commercial uses as it could capitalize on the through traffic traveling between adjacent counties and Florida, particularly as 133 is widened.

Agricultural Area

Much of the County is still very agricultural and this is no different in and around Berlin. Much of the area is still being actively farmed; growing tobacco, peanuts and cotton with a cotton gin located in town. The agricultural land that is in the county surrounding Berlin spills over into the city limits. Accordingly, much of the Agricultural Area is often part of a much larger agricultural parcel that if developed could have impacts on both the City and County.



Town Center

As was detailed in the History section of this document, Berlin was once a bustling little town that offered more services and amenities than most other communities of similar size. Many were located along Langford St. As time has passed however, many of the businesses that operated along this street are no longer there. Many of the structures that housed those businesses are still standing but have fallen into severe disrepair leaving only a shell of a reminder of Berlin's glory days. The Town Center is still the hub of this community as it is home to the local post office, city hall, police department and churches.



Traditional Stable Neighborhood



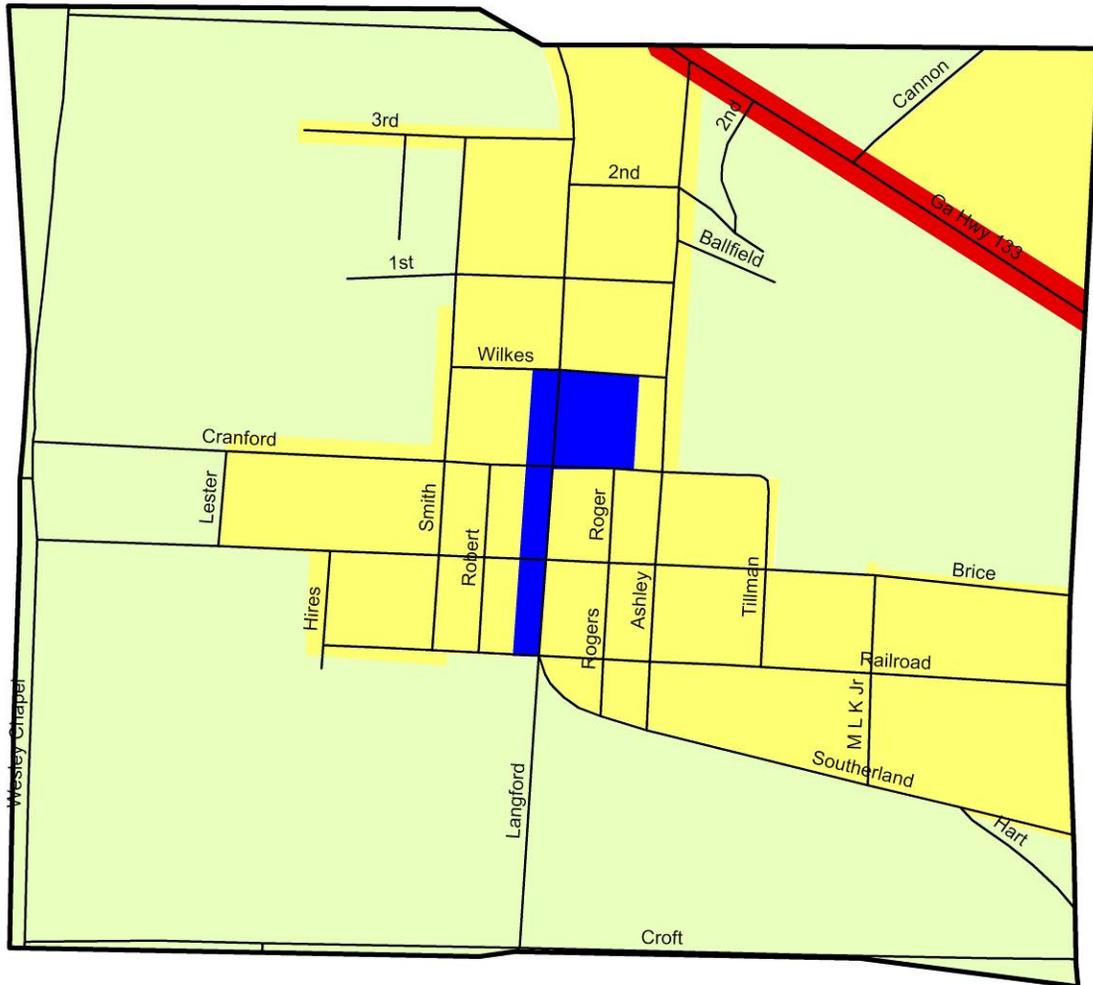
The housing that is found in Berlin is predominantly single family homes on fairly large lots. Manufactured housing is the only other apparent housing option in the community and is in various states of repair, varying from good to abandoned and dilapidated. While many of the homes have neighbors adjacent to them, many of them do not have neighboring homes behind their own. Most of the houses face the street with very large open field behind them. In some case this land is used for agricultural

purposes, whereas in other cases it is a large manicured backyard or left in its natural wooded state. Most of the homes are in good condition, but there are pockets of housing that could benefit from minor rehabilitation projects.



Berlin

Character Area Map



Legend

- Agriculture Village
- Major Highway Corridor
- Town Center
- Traditional Neighborhood Stable



City of Doerun

Rural Residential Area

The residences are generally in good condition, with pockets of declining and a few dilapidated homes dotting the outer fringes of the city limits. The homes all face the street with large open fields behind. Some use this land



for agricultural purposes, while others have left it in its natural state. There is low pedestrian access as many of the neighborhoods have no sidewalks. There is little room for on-street parking as many of the streets are narrow.



Agricultural Area

The Agricultural Area within the city limits is used for cotton and peanuts, which supports the peanut mill and two cotton gins located in town. Much of the agricultural land straddles the city and county lines and in most cases is part of a much larger land holding. Since these areas play a major role in the local economy, the community would prefer to see them preserved as agricultural uses. Accordingly, these areas are not likely to experience significant development pressures in the future.



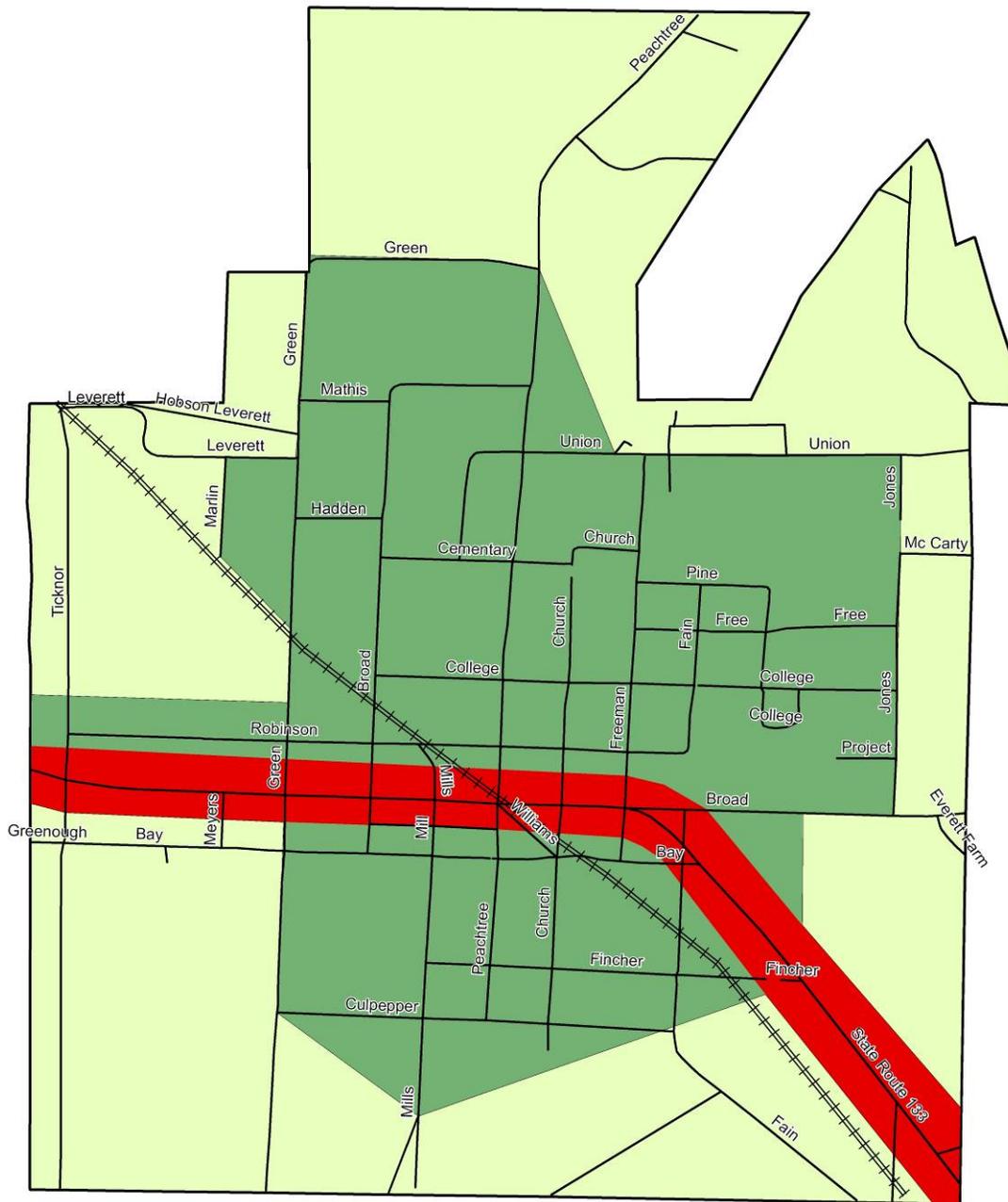
Broad Street In-Town Corridor

This area is the commercial hub of the community with downtown commercial structures facing the street. This area also includes homes on the west end of the corridor and civic buildings closer to the center. This area is home to City Hall, the police department, post office and a host of other local businesses. On street parking is available in front of the commercial buildings. The few homes that are located along this corridor are well maintained single family homes on a half to one acre landscaped lots. Pedestrian access is good in this area but dwindles towards the edge of the residential sections.

The land available on the outskirts of this area is currently undeveloped or being used in agricultural activities. This may experience commercial development pressures in the future as the western edge already has a convenience store/gas station and a discount store located amidst the agricultural uses.



Doerun Character Area Map



Legend

- Agricultural
- Broad Street Corridor
- Rural Residential



City of Ellenton

Agricultural Village



This character area encompasses most of the community and is a blend of the agricultural activities and residential living that is the City of Ellenton. Ellenton is another community that is still heavily involved in agriculture with a peanut mill in the center of town. Ellenton farmers are involved in the growing of peanuts, cotton and various types of produce. Because of this fact, many of the homes have a great deal of spatial separation between them. While

the homes that are closer to the town center are a bit more clustered, the area surrounding them is still heavily wooded and there is more open space between them than is found in a typical traditional neighborhood. The homes are not the large rural residences that have become typical for farms. The homes are smaller and include both single family and manufactured types of homes. They vary in condition, with pockets of good and bad found on the same street.



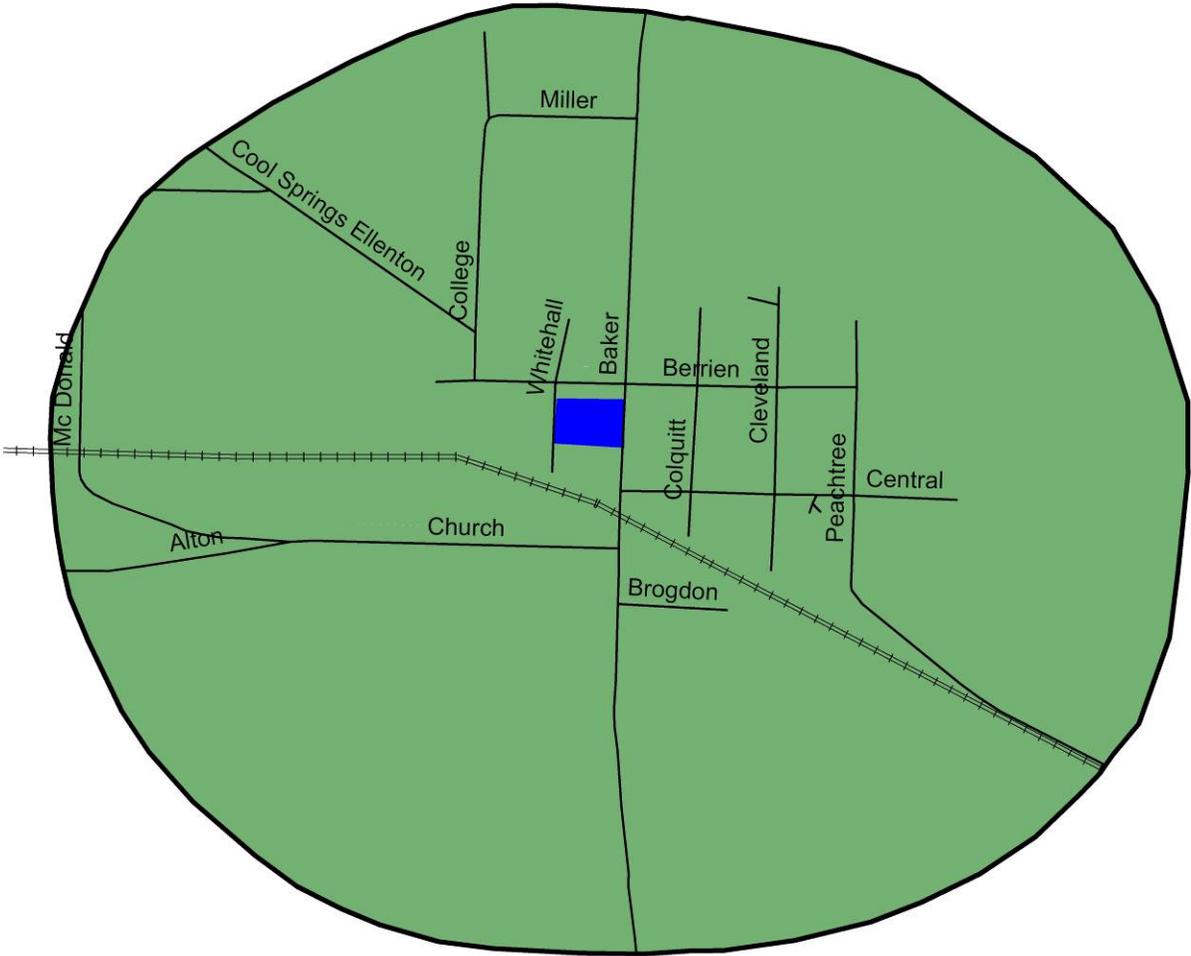
Town Center

This area spans only a couple blocks but represents the heart of the community. Consisting of a gas station/convenience store, city hall, post office, and a few local businesses (including the peanut mill and various other agricultural buildings), this is the only area of concentrated commercial activity within the city. Many of the buildings are single story without any distinct architectural characteristics.



Ellenton

Character Area Map



Legend

-  Rural Residential
-  Town Center



City of Funston

Rural Residential

With agricultural activity taking place throughout the city, there are few areas where significant clusters of homes and neighborhoods can be found. Aside from a recently developed residential subdivision, most of the older homes in Funston are surrounded by fields, woods and natural brush. Housing density is low and consists predominantly of either single family or manufactured housing with no sidewalks that connect adjacent streets. Most of the original housing stock found in Funston is built on large lots which are being used for agricultural purposes or lying fallow as open field.



Town Center



Home to City Hall, post office, local churches and a few small commercial endeavors, the Town Center is the center of activity within the community. With many of the original structures still standing and facing onto Highway 37, there is little room for expansion within the current center. However, the available land that faces Highway 37 both sides of the town center could be used

for future commercial investments in the community. There is low pedestrian connectivity due to the lack of sidewalks. Some of the commercial structures that face the highway could use aesthetic improvements in order to enhance the overall visual appeal of the area.



Gateway Corridor

Highway 37 is an important connection between Mitchell and Colquitt County as it is a direct link between the City of Camilla in Mitchell County and the City of Moultrie in Colquitt County. It was



recently renamed after long-time mayor, Edward “Dick” Chambers, who held office for over 50 years. This transportation corridor runs right through the center of town. The land on either side of this corridor outside of the town center is being used for residential or agricultural purposes and is unlikely to be used for more intensive land uses. The paving is not wide enough to accommodate safe bicycle use, but this does not stop area residents from doing so. This corridor has completed the initial phase of being designated as a Scenic Byway by DOT. A corridor management plan must be completed before a full designation can be given.

Funston Character Area Map

Legend

-  Rural Residential
-  Gateway Corridor
-  Town Center



City of Moultrie

Northwest Moultrie



The level of housing dilapidation and abandonment found within this area is unprecedented anywhere in the region for a community of this size, and is more characteristic of the type of disinvestment seen in metropolitan areas. While the homes vary in size and style throughout the quadrant, shotgun style housing is common within this neighborhood. Hence, the lots are usually deep, but with little road frontage.



The street network is a fairly narrow grid pattern, with no pedestrian accommodation anywhere in the quadrant. There is low traffic visibility due to overgrown trees and bushes at intersections. Lack of maintenance is an overwhelming problem in the area as many homes in Northwest Moultrie have been condemned, and many more still need to be. Some residents in this quadrant continue to live in homes that have been condemned. Unfortunately, it is difficult keeping these structures secure as area residents tear materials off of the homes to burn for heat.

Northeast Moultrie

This area is a mix of land uses, including commercial, residential and industrial. The outskirts of this area which are closer to the bypass are experiencing increased development pressure due to the availability of land and city infrastructure. Moving eastwards into the city, there are pockets of stable residential neighborhoods. These residential pockets lack pedestrian connectivity and some of the homes could benefit from minor aesthetic improvements. The area of the quadrant that is closest to the downtown is



home to various commercial activities and light industries, including a large lumber yard, a fertilizer company and various warehouses. There are some lots on the industrial properties that are not currently being used and may have some chemical contamination. These areas however, could be considered for redevelopment as the lots are large and have good road access.



Downtown Moultrie

Downtown Moultrie is a locally and nationally designated historic downtown with a traditional town square concept on a grid pattern street network. The historic County courthouse is located in the center of the square, with local businesses surrounding the



square. Civic buildings for both the City and County are located in and



around the square as well. On street parking is the main source of parking in this area. Many downtown businesses do not have designated parking accommodations for their patrons, aside from what parking is available on the streets. There are however, vacant lots on the outskirts of the area that

people use to park their vehicles. Many of the City and County buildings have parking for employees behind or adjacent to the building. The downtown is pedestrian friendly with tree lined streets, sidewalks, and decorative benches. Downtown is not particularly bicycle friendly due to the on-street parking which makes the addition of bike lanes impractical. The traffic flow in downtown is controlled through a system of one-way streets.

South Moultrie

Predominantly a residential community, South Moultrie represents a gradient in housing types from the North to the South of this section of down. While neighborhoods just south of Highway 37 are declining with a number of homes in a severely dilapidated state, there is great potential for rehabilitation. Pedestrian connectivity is low as there are few sidewalks in this section of the quadrant. The homes are smaller and sit on lots that by today's standards would not be developable. As you move south, you enter into a portion of Moultrie's historic building stock.

These structures have been well preserved, and are used in cultural and residential activities. The structures sit on larger lots with some close to the street and others set back. There is a network of sidewalks here, but it does not connect continuously throughout the quadrant. The development patterns found in the Southern most portion of this character area are characteristic of typical suburban living; large homes on large manicured lots developed on a curvi-linear street network, often terminating in cul-de-sacs. Traffic flow is low in the area, as there is typically only one entrance to the nearest major street. Provisions for sidewalks have not been made forcing residents to walk in the street.



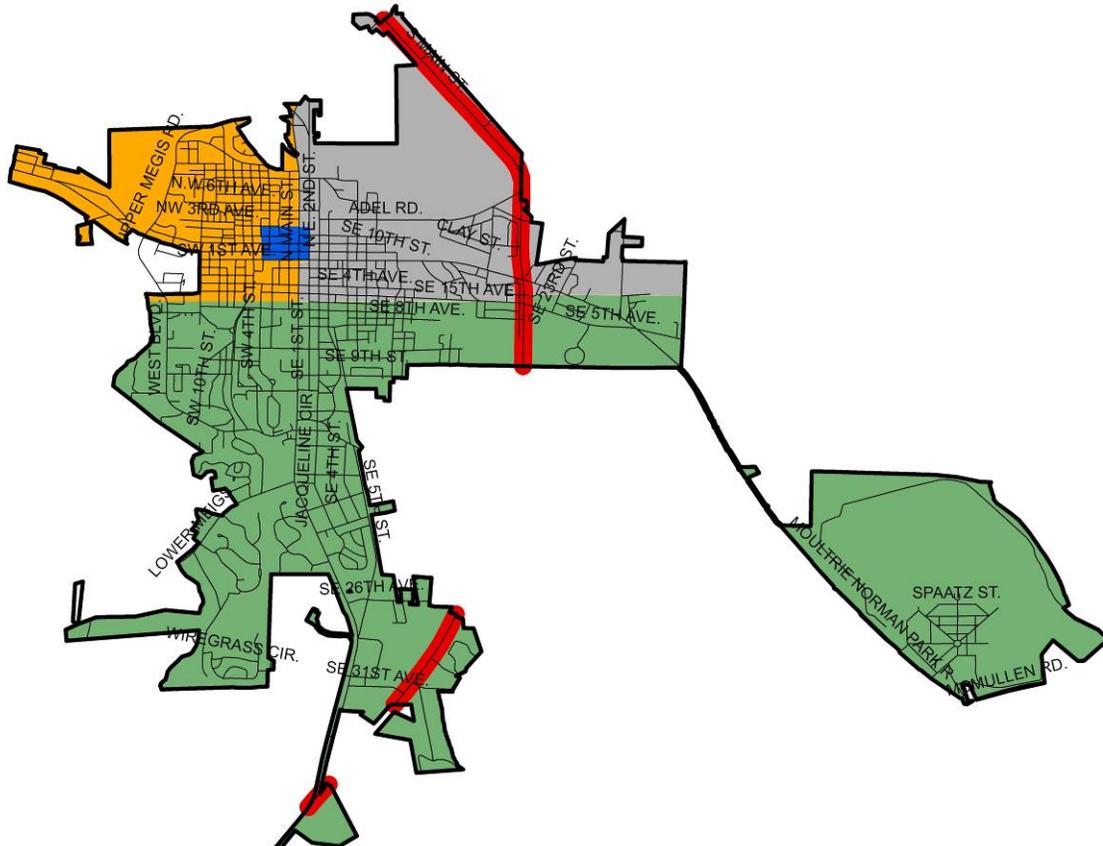
In-Town Corridor

Highway 319 is a four lane highway that runs along the eastern edge of Moultrie in a North/South direction. Due to annexations that have occurred in the past, this particular road

runs in and out of the County and City three times as you travel South on it before it continues south toward Thomasville. Consequently, there are hotels beside cotton fields and car dealerships in the middle of the woods along the road. This corridor has experienced major development pressure, with many big box retailers and chain restaurants locating alongside it. Pressures are likely to continue as there is land along this corridor that is either undeveloped or being used for agriculture and would be commercially advantageous because of the ability to capitalize on the traffic passing through.

Moultrie

Character Area Map



Legend

- 319 Corridor
- Downtown Moultrie
- Northeast Moultrie
- Northwest Moultrie
- South Moultrie



City of Norman Park

Rural Residential

The residential area in Norman Park is scattered into loose clusters throughout the community. While site-built single family homes are the preferred housing type and can be found in varying sizes and shapes in the community, there have been an increasing number of manufactured homes moving into the area. Most homes are surrounded by woods or open field. There are some areas where the housing is declining and could be rehabilitated.



Town Center

The town center of Norman Park looks very much like it did 50 years ago. With many of the original buildings still standing, the only thing that has changed is the use and condition of those buildings. While this area is home to city hall, a local grocery store and restaurants, many of the larger buildings in the center of town are vacant and have fallen into various stages of disrepair ranging from minor to structural instability. Parking is available in front of each building but would be insufficient if additional commercial activity moved into the area. Sidewalks are present but not continuous throughout the area. Accordingly, at times sidewalks go from gravel to grass and are occasionally terminated by parking spaces.



In town Corridor

Highway 319 runs through the city of Norman Park in an east/west direction and provides a direct link between the communities of Colquitt County and Tifton in Tift County. This is an important corridor as 5% of the County's population commutes to Tifton for work. Currently there are a few commercial activities located on either side of the road, including a discount and convenience store. There are also a few homes scattered in between commercial uses. There is still land available for future commercial growth which may become increasingly susceptible to disjointed strip development that caters to the needs of the commuting traffic.



Norman Park

Character Area Map



Legend

- Rural Residential
- Intown Corridor
- Town Center



Consistency with Quality Community Objectives

The Board of the Department of Community Affairs adopted six Statewide Planning goals and fifteen Quality Community Objectives (QCO's) that if pursued in each of Georgia's communities, could aid in the preservation of the States' cultural, natural and historic resources while fostering high quality future development. This section will examine how each community is currently measuring up to these state objective and serve as a starting point in developing or further focusing planning implementation measures in order to better meet those objectives.

This section will be examining whether the communities have the local ordinances, policies, guidelines and organizational strategies in place to achieve the underlying planning principles behind the QCO's. The intent is to identify whether the community has the ability to implement their comprehensive plan and to provide guidance on what they need to achieve in order to do so.



Regional Identity Objective

Colquitt County and its Cities are much like the surrounding region and recognize that they look and feel like several other communities in our region. The large majority of Colquitt County is used as prime agricultural farm land. This enables a sense of continuity from one place to another. All the communities feel that they are apart of the region in that their communities are connected to each other to provide economic livelihood to those people who live and work in Colquitt County. The communities try to encourage businesses that use local supplies in the development of goods and services; however many of the smaller municipalities sometimes struggle with attracting any business at all. At present only the County participates with the Georgia Department of Economic Development's regional tourism partnership. The Moultrie-Colquitt County Chamber does a great job of promoting tourism in the county and county seat. However, the smaller communities feel that this service is not provided for them.

Growth Preparedness Objective

None of the municipalities within the county have population projects for the next 20 years. The County has projections for the next 10 years that will assist them in making infrastructure decisions. The County and School Board are using the same population projections however many of the smaller municipalities are not using the projections at all. Many of the smaller communities have a capital improvements program (mostly made up of SPLOST dollars) in place to provide for infrastructure improvements. Based on the comprehensive plan that was compiled in 1993, the county has determined where the designated areas for growth are. The County is the only community that has done this. Many of the municipalities have just completed or are in the process of updating their zoning ordinances.

Appropriate Business Objective

The Moultrie-Colquitt County Chamber handles most of the economic development and business related opportunities for the City of Moultrie and the County. For that reason, an assessment of the economic needs and niche markets for those two governments has been documented and is being addressed. However, since the Chamber does not work with the smaller communities directly, and the smaller towns do not have an entity of their own that handles items of this nature, economic development in these communities is almost non-existent.

Educational Opportunities Objective

Due to the larger populations of the County and the City of Moultrie, it is easier for them to offer workforce training opportunities and jobs that match that training within the community. However, due to the smaller populations of the remaining communities, options are farther and fewer in between. Desired training programs in the smaller towns may be more difficult to sustain over any length of time due to limited numbers within the community. Accordingly, in many cases, residents of the smaller communities lean on the educational opportunities available in Moultrie or adjacent counties. Consequently, the smaller communities face the issue of a continued loss of their younger population to other areas and an unsure prospect of their return because of limited job diversity and availability. However, while the City of Moultrie has higher educational opportunities available within the city limits, it too, faces the continued loss of its younger population.

Employment Options Objective

Due to the efforts of the Moultrie-Colquitt County Chamber of Commerce, the County has a program that supports entrepreneurs. The agricultural nature of Colquitt County's economy

provides unskilled labor opportunities in all of the County's communities. There are skilled labor jobs available in all of the communities, but they vary in number and are heavily based on the size of the community and the services found and provided within it.

Heritage Preservation Objective

The City of Moultrie has buildings and a district that are on the National Register of Historic Places. It also has a designated local historic district (downtown) and a historic preservation commission. While the City of Moultrie has an ordinance that specifically addresses these concerns, the other communities do not. Because of the smaller communities' desire to attract economic opportunities to their area, some may be more easily persuaded to sacrifice historic buildings and aesthetic continuity to accommodate new development.

Open Space Objective

The preservation of open and green spaces appears to be somewhat of a low priority within the community as there currently is no greenspace plan in place at the county or city level for any of the cities. None of the communities are actively preserving greenspace through development set asides or direct purchase of undeveloped land. The City of Doerun and the County are working with state land conservation programs to preserve environmentally important areas. This is due to the location of the Pitcher plant conservation bog just outside of Doerun and Reed Bingham State Park in the County. The County has a conservation subdivision ordinance for residential development in place to protect open space.

Environmental Protection Objective

The National Resource Conservation Service of the United States Department of Agriculture provides each county with a listing of locally occurring natural resources. The County actively uses the listing to steer development away from environmentally sensitive areas while the other municipalities do not. The County works with NRCS to protect natural resources and the other municipalities work at this as well. There are no specific plans in place to protect these environmentally sensitive areas in any of the local governments. Each government has adopted the applicable portions of the Part V environmental ordinances but enforcement of these ordinances is questionable. Only the City of Moultrie has tree related ordinances. These ordinances are applicable only to right of ways owned by the City and tree replanting in new commercial development.

Regional Cooperation

In the past, the communities of Colquitt County have always done comprehensive planning as a joint effort. However, the co-operation that is put forth during the comprehensive planning process appears to be the only time that the communities come together to work towards common goals. Aside from the County, none of the communities meet with each other on a regular basis to discuss issues of joint concern. In view of that, it is not surprising that discussions with neighboring cities outside of the County to find solutions to common problems only occur on occasion. This lack of communication poses potential problems as many of the communities are, have, or anticipate annexations. These decisions have such large and far reaching affects that they should not be made autonomously.

Transportation Alternatives Objective

The community does not have a public transportation system that is "fixed route" based. There is a rural transportation system that provides transit to various destinations for a fee, but is "demand" based. Riders must call ahead of time and make an appointment for drop off and pick up and seats are available on a first-come-first-serve basis. Pedestrian and bicycle

friendly roads have not been a development priority in the past and most of the communities need to improve pedestrian access in existing neighborhoods. This seems to be a lower priority as very few communities have planned bicycle routes or development regulations that require new development contain user-friendly sidewalks that connect with the existing network.

Regional Solutions Objective

With many communities facing financial struggles simply providing basic services, thinking regionally is often an afterthought. Many decisions related to development are made without discussions with surrounding communities, let alone other communities within the region. The communities do make an effort to share appropriate services related to emergency response and E-911 and co-operate where possible on issues related to water quality and quantity.

Housing Opportunities Objective

Site built Single Family Housing is the dominant housing type for most of the communities in Colquitt County. Manufactured housing is the second most popular and then multi-family. Residential developments in the smaller communities seem to follow the pattern of the original town. Most of the communities have vacant developable land for multifamily housing, except Moultrie. This has caused quite a bit of development to take place in the County and be annexed into the City. Moultrie reportedly has a development approval process that needs improving to insure that all barriers to development are removed.

The cities of Doerun, Ellenton and Colquitt County allow accessory units like garage apartments or mother-in-law units for the aging population. Most of the communities in Colquitt County do not allow housing to be built on lots of less than 5000 square feet. Since many lots in older lower income neighborhoods are very small, unless there is flexibility in this area, variances are the only option. The City of Moultrie does have a small number of loft apartments. This type of housing has not been developed elsewhere in the County or its communities.

Zoning ordinances and land use regulations in all of the communities with the exception of Moultrie prohibit HUD approved manufactured housing in all residential districts in which site-built housing is permitted. Current building code language could be interpreted as posing barriers to housing rehabilitation.

Most communities believe that people who work in their communities could afford to live there, but the statistics indicate just the opposite. All of the communities except Moultrie feel they have enough housing for low and moderate income level residents.

There is not a Community Development Corporation (CDC) in Colquitt County that focus on housing for lower-income families. The Southwest Georgia Community Action Council provides assistance with weatherization and minor repairs through various housing programs to income eligible families. Some residents have requested that a centralized housing “one stop” agency be created to address the growing Latino population and housing affordability issues.

Traditional Neighborhood Objective

The mantra of smart growth is compact development and walk ability. Many communities desire such growth but lack the resources or expertise to guide the necessary development. The development patterns in most of the neighborhoods in Colquitt County are traditional

neighborhoods that are either in a state of stability or are declining. These traditional neighborhoods are characterized by single family homes within neighborhoods that are standard, substandard or declining.

“Traditional neighborhoods” encourage bicycling and walking for short trips by providing: destinations close to home and work, sidewalks, and a pleasant environment for walking and biking. Many of the smaller communities have very few or no sidewalks, particularly in the lower income neighborhoods. The lack of sidewalks forces residents to walk in the streets. Since many of the residents in the lower income neighborhoods do not have access to adequate transportation, it is important that people feel safe walking and sidewalks that connect to destinations encourage walk ability.

Most of the schools are scattered throughout the city and very few of the children are able to walk or bike to schools in their neighborhoods. The smaller communities like Ellenton and Doerun must transport students living in the county, since many are 10 miles from school. The City of Funston has a community elementary school that children attend, but lack the sidewalks that encourage walking or biking.

“Traditional neighborhoods” are also characterized by tree lined streets that provide natural beauty and shade. Trees and landscaping are an essential element in these neighborhoods and should be encouraged along with appropriately spaced street lighting. Moultrie is the only community that has a tree ordinance and an organized tree planting campaign; they have been designated a “Tree City.”

A goal of this design pattern is to integrate residential activity and street activity, and encourage neighbors to interact. All of the communities in Colquitt County have zoning ordinances except the City of Doerun. Traditional designs have no minimum setback; however, minimum setbacks are specified in each community’s ordinances.

Infill Development Objective

The City of Moultrie is the only local government that maintains an inventory of vacant sites and buildings in the event that an opportunity for infill development arose. The Chamber of Commerce maintains a listing of vacant commercial and industrial buildings for the City of Moultrie as well as for the County. This listing does not include residential property. However, the City of Moultrie is looking at the development of a land bank. If such an entity were to be established, information regarding residential properties would be maintained by the Land Bank Authority.

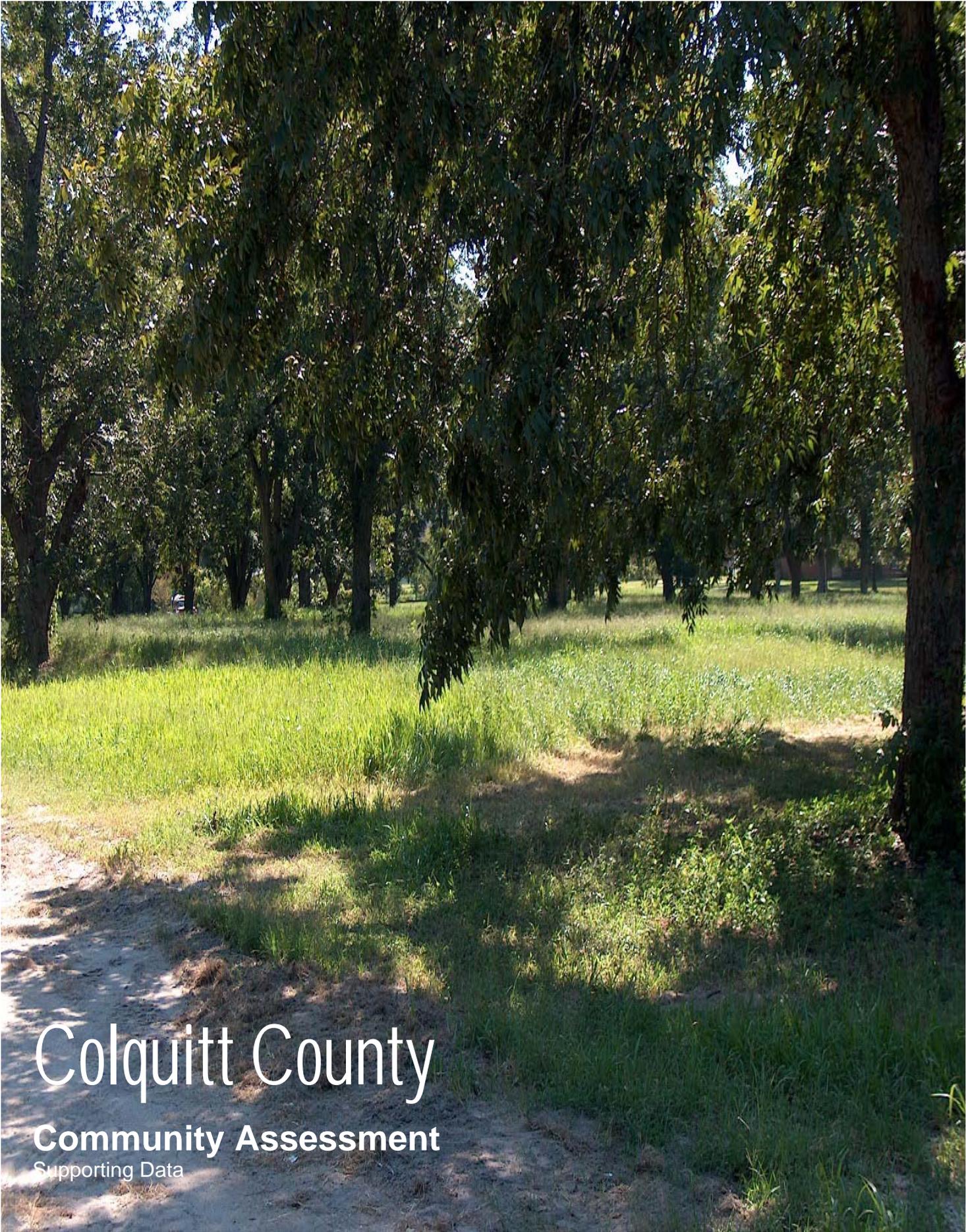
Many of the smaller communities have not had a major industry outside of the agricultural realm locate within their city limits. Accordingly, they are unlikely to have any abandoned industrial areas that could be considered for brownfield redevelopment and therefore are not promoting this type of development.

The concept of nodes is an unfamiliar one in Colquitt County, as no one is developing anything of this nature. This concept would be extremely beneficial for the City of Moultrie in order to curtail the annexations of sprawling residential developments into the city and lessen the ever mounting pressure on providing city utilities to these outlying areas. Node development could possibly benefit the County as this type of development could reduce the number of individual septic systems in residential development.

Due to some of the original lot sizes created during the cities' inception, the City of Moultrie and the City of Funston both allow for development on smaller lots of 5,000 square feet or less. This ordinance in addition to setbacks, prevent development that does not fit the character of area neighborhoods and preserves the original aesthetic appeal of these areas in the community.

Sense of Place of Objective

Since agriculture plays a major role in the County's' economy, the County has taken steps to protect farmland through their zoning ordinance. The smaller communities all have zoning, but it does not necessarily contain a strategy for protecting farmland. Moultrie is the only community that has designated areas that are of historical importance and have taken steps to protect these areas. Moultrie has also developed design standards for its designated downtown historic district, illustrating form and aesthetics of new development. The larger communities, such as the County, Moultrie and Doerun have sign regulations.



Colquitt County

Community Assessment

Supporting Data

Population

Population Change (based on 1% change each year)

Colquitt County: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	35,376	36,011	36,645	39,349	42,053	43,722	45,392	47,061	48,730	50,399	52,069

Berlin town: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	538	509	480	538	595	609	624	638	652	666	681

Doerun city: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	1,062	981	899	864	828	770	711	653	594	536	477

Ellenton town: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	277	252	227	282	336	351	366	380	395	410	425

Funston town: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	337	293	248	337	426	448	471	493	515	537	560

Moultrie city: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	15,708	15,287	14,865	14,626	14,387	14,057	13,727	13,396	13,066	12,736	12,400

**Moultrie city: Population											
Category	1980	1985	1990	1995	2000	**2006	**2011	**2016	**2021	**2026	**2031
Total population	15,708	15,287	14,865	14,626	14,387	15,260	15,696	16,132	16,568	17,004	17,440

Norman Park city: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	757	734	711	780	849	872	895	918	941	964	987

*** Based on information taken from 2006 population estimates from the US Census Bureau*

Age Distribution

Colquitt County: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	2,896	2,789	2,681	2,937	3,193	3,267	3,342	3,416	3,490	3,564	3,639
5 – 13 Years Old	5,540	5,735	5,930	6,134	6,337	6,536	6,736	6,935	7,134	7,333	7,533
14 – 17 Years Old	2,886	2,326	1,766	1,890	2,013	1,795	1,577	1,358	1,140	922	704
18 – 20 Years Old	1,745	1,748	1,750	1,862	1,973	2,030	2,087	2,144	2,201	2,258	2,315
21 – 24 Years Old	2,082	2,108	2,134	2,251	2,368	2,440	2,511	2,583	2,654	2,726	2,797
25 – 34 Years Old	5,063	5,186	5,309	5,638	5,967	6,193	6,419	6,645	6,871	7,097	7,323
35 – 44 Years Old	3,788	4,394	5,000	5,409	5,818	6,326	6,833	7,341	7,848	8,356	8,863
45 – 54 Years Old	3,399	3,599	3,799	4,491	5,182	5,628	6,074	6,519	6,965	7,411	7,857
55 – 64 Years Old	3,608	3,356	3,103	3,450	3,797	3,844	3,892	3,939	3,986	4,033	4,081
65 and over	4,369	4,771	5,173	5,289	5,405	5,664	5,923	6,182	6,441	6,700	6,959

Berlin town: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	39	40	41	48	54	58	62	65	69	73	77
5 – 13 Years Old	74	73	72	76	79	80	82	83	84	85	87
14 – 17 Years Old	41	34	26	29	32	30	28	25	23	21	19
18 – 20 Years Old	28	25	22	32	41	44	48	51	54	57	61
21 – 24 Years Old	22	33	43	49	54	62	70	78	86	94	102
25 – 34 Years Old	72	64	56	65	73	73	74	74	74	74	75
35 – 44 Years Old	54	57	59	69	79	85	92	98	104	110	117
45 – 54 Years Old	50	47	43	52	60	63	65	68	70	73	75
55 – 64 Years Old	64	53	41	49	57	55	54	52	50	48	47
65 and over	94	86	77	72	66	59	52	45	38	31	24

Doerun city: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	87	85	82	67	51	42	33	24	15	6	0
5 – 13 Years Old	178	163	148	138	128	116	103	91	78	66	53
14 – 17 Years Old	107	69	31	40	48	33	19	4	0	0	0
18 – 20 Years Old	55	51	47	38	29	23	16	10	3	0	0
21 – 24 Years Old	59	50	41	33	25	17	8	0	0	0	0
25 – 34 Years Old	123	130	136	116	95	88	81	74	67	60	53
35 – 44 Years Old	98	99	99	108	117	122	127	131	136	141	146
45 – 54 Years Old	104	101	97	91	84	79	74	69	64	59	54
55 – 64 Years Old	110	100	90	94	98	95	92	89	86	83	80
65 and over	141	135	128	141	153	156	159	162	165	168	171

Ellenton town: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	20	19	17	17	17	16	16	15	14	13	13
5 – 13 Years Old	35	38	41	45	48	51	55	58	61	64	68
14 – 17 Years Old	20	17	14	14	14	13	11	10	8	7	5
18 – 20 Years Old	9	7	5	10	15	17	18	20	21	23	24
21 – 24 Years Old	10	12	13	23	32	38	43	49	54	60	65
25 – 34 Years Old	45	32	18	38	57	60	63	66	69	72	75
35 – 44 Years Old	29	40	51	44	37	39	41	43	45	47	49
45 – 54 Years Old	28	24	20	31	41	44	48	51	54	57	61
55 – 64 Years Old	37	26	14	22	29	27	25	23	21	19	17
65 and over	44	39	34	40	46	47	47	48	48	49	49

Funston town: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	25	20	15	19	22	21	21	20	19	18	18
5 – 13 Years Old	54	44	34	57	79	85	92	98	104	110	117
14 – 17 Years Old	16	15	14	20	26	29	31	34	36	39	41
18 – 20 Years Old	17	14	11	10	9	7	5	3	1	0	0
21 – 24 Years Old	19	16	12	14	16	15	15	14	13	12	12
25 – 34 Years Old	51	42	32	53	73	79	84	90	95	101	106
35 – 44 Years Old	39	36	32	47	62	68	74	79	85	91	97
45 – 54 Years Old	20	22	24	36	47	54	61	67	74	81	88
55 – 64 Years Old	40	33	25	31	36	35	34	33	32	31	30
65 and over	56	53	49	53	56	56	56	56	56	56	56

Moultrie city: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	1,336	1,251	1,166	1,178	1,190	1,154	1,117	1,081	1,044	1,008	971
5 – 13 Years Old	2,466	2,505	2,543	2,389	2,234	2,176	2,118	2,060	2,002	1,944	1,886
14 – 17 Years Old	1,287	991	695	676	656	498	341	183	25	0	0
18 – 20 Years Old	746	717	688	692	696	684	671	659	646	634	621
21 – 24 Years Old	947	865	783	776	768	723	679	634	589	544	500
25 – 34 Years Old	2,172	2,086	2,000	1,944	1,888	1,817	1,746	1,675	1,604	1,533	1,462
35 – 44 Years Old	1,467	1,662	1,857	1,841	1,824	1,913	2,003	2,092	2,181	2,270	2,360
45 – 54 Years Old	1,497	1,413	1,328	1,496	1,664	1,706	1,748	1,789	1,831	1,873	1,915
55 – 64 Years Old	1,688	1,483	1,277	1,222	1,166	1,036	905	775	644	514	383
65 and over	2,102	2,315	2,528	2,415	2,301	2,351	2,401	2,450	2,500	2,550	2,600

Norman Park city: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	59	60	61	69	76	80	85	89	93	97	102
5 – 13 Years Old	134	126	118	130	142	144	146	148	150	152	154
14 – 17 Years Old	66	49	31	28	24	14	3	0	0	0	0
18 – 20 Years Old	33	34	35	33	30	29	29	28	27	26	26
21 – 24 Years Old	48	43	37	37	36	33	30	27	24	21	18
25 – 34 Years Old	105	105	105	122	138	146	155	163	171	179	188
35 – 44 Years Old	94	87	80	90	100	102	103	105	106	108	109
45 – 54 Years Old	69	75	80	99	118	130	143	155	167	179	192
55 – 64 Years Old	63	63	63	73	83	88	93	98	103	108	113
65 and over	86	94	101	102	102	106	110	114	118	122	126

Race and Ethnicity

Colquitt County

Colquitt County: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	26,970	27,009	27,047	27,775	28,503	28,886	29,270	29,653	30,036	30,419	30,803
Black or African American alone	8,279	8,570	8,861	9,365	9,869	10,267	10,664	11,062	11,459	11,857	12,254
American Indian and Alaska Native alone	26	51	75	100	124	149	173	198	222	247	271
Asian or Pacific Islander	59	51	42	81	120	135	151	166	181	196	212
other race	42	331	620	2,029	3,437	4,286	5,135	5,983	6,832	7,681	8,530

Colquitt County: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	362	975	1,588	3,071	4,554	5,602	6,650	7,698	8,746	9,794	10,842

Berlin

Berlin town: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	479	434	389	388	386	363	340	316	293	270	247
Black or African American alone	59	72	85	78	71	74	77	80	83	86	89
American Indian and Alaska Native alone	0	0	0	0	0	0	0	0	0	0	0
Asian or Pacific Islander	0	1	1	6	10	13	15	18	20	23	25
other race	0	3	5	67	128	160	192	224	256	288	320

Berlin town: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	0	41	81	115	148	185	222	259	296	333	370

Doerun

Doerun city: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	564	538	511	480	448	419	390	361	332	303	274
Black or African American alone	498	441	383	372	360	326	291	257	222	188	153
American Indian and Alaska Native alone	0	1	1	2	2	3	3	4	4	5	5
Asian or Pacific Islander	0	0	0	0	0	0	0	0	0	0	0
other race	0	2	4	11	18	23	27	32	36	41	45

Doerun city: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	2	8	13	13	12	15	17	20	22	25	27

Ellenton

Ellenton town: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	234	213	192	220	248	252	255	259	262	266	269
Black or African American alone	43	35	26	36	45	46	46	47	47	48	48
American Indian and Alaska Native alone	0	0	0	0	0	0	0	0	0	0	0
Asian or Pacific Islander	0	0	0	4	7	9	11	12	14	16	18
other race	0	5	9	23	36	45	54	63	72	81	90

Ellenton town: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	6	7	8	36	63	77	92	106	120	134	149

Funston

Funston town: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	318	262	206	256	305	302	299	295	292	289	286
Black or African American alone	18	29	40	68	96	116	135	155	174	194	213
American Indian and Alaska Native alone	0	0	0	1	2	3	3	4	4	5	5
Asian or Pacific Islander	1	2	2	2	1	1	1	1	1	1	1
other race	0	0	0	11	22	28	33	39	44	50	55

Funston town: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	3	2	0	24	48	59	71	82	93	104	116

Moultrie

Moultrie city: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	9,803	8,922	8,040	7,330	6,619	5,823	5,027	4,231	3,435	2,639	1,843
Black or African American alone	5,848	6,276	6,703	6,896	7,089	7,399	7,710	8,020	8,330	8,640	8,951
American Indian and Alaska Native alone	14	18	22	35	48	57	65	74	82	91	99
Asian or Pacific Islander	28	27	26	43	60	68	76	84	92	100	108
other race	15	45	74	323	571	710	849	988	1,127	1,266	1,405

Moultrie city: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	231	234	237	552	866	1,025	1,184	1,342	1,501	1,660	1,819

Norman Park

Norman Park city: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	533	536	538	592	646	674	703	731	759	787	816
Black or African American alone	219	194	168	171	173	162	150	139	127	116	104
American Indian and Alaska Native alone	0	3	5	7	8	10	12	14	16	18	20
Asian or Pacific Islander	0	0	0	0	0	0	0	0	0	0	0
other race	5	3	0	11	22	26	31	35	39	43	48

Norman Park city: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	0	0	0	15	29	36	44	51	58	65	73

Income (Source: U.S. Bureau of the Census -SF3)

Colquitt County

Colquitt County: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	26,401.96	37,839

Colquitt County: Household Income Distribution		
Category	1990	2000
Total	12,913	15,500
Income less than \$9999	3,419	2,606
Income \$10000 - \$14999	1,545	1,581
Income \$15000 - \$19999	1,396	1,350
Income \$20000 - \$29999	2,278	2,614
Income \$30000 - \$34999	970	948
Income \$35000 - \$39999	836	937
Income \$40000 - \$49999	950	1,612
Income \$50000 - \$59999	657	1,102
Income \$60000 - \$74999	373	1,230
Income \$75000 - \$99999	285	826
Income \$100000 - \$124999	110	306
Income \$125000 - \$149999	24	154
Income \$150000 and above	70	234

Colquitt County: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	5,109	7,494	9,878	12,168	14,457	16,794	19,131	21,468	23,805	26,142	28,479

Berlin

Berlin town: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	15,248	35,576

Berlin town: Household Income Distribution		
Category	1990	2000
Total	177	179
Income less than \$9999	98	25
Income \$10000 - \$14999	16	16
Income \$15000 - \$19999	14	19
Income \$20000 - \$29999	28	26
Income \$30000 - \$34999	6	6
Income \$35000 - \$39999	5	17
Income \$40000 - \$49999	7	21
Income \$50000 - \$59999	3	9
Income \$60000 - \$74999	0	20
Income \$75000 - \$99999	0	7
Income \$100000 - \$124999	0	9
Income \$125000 - \$149999	0	2
Income \$150000 and above	0	2

Berlin town: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	4,408	5,411	6,414	10,938	15,461	18,224	20,988	23,751	26,514	29,277	32,041

Doerun

Doerun city: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	21,634	40,475

Doerun city: Household Income Distribution		
Category	1990	2000
Total	324	350
Income less than \$9999	100	102
Income \$10000 - \$14999	50	25
Income \$15000 - \$19999	40	35
Income \$20000 - \$29999	37	40
Income \$30000 - \$34999	25	17
Income \$35000 - \$39999	23	19
Income \$40000 - \$49999	20	28
Income \$50000 - \$59999	15	11
Income \$60000 - \$74999	4	22
Income \$75000 - \$99999	10	26
Income \$100000 - \$124999	0	6
Income \$125000 - \$149999	0	8
Income \$150000 and above	0	11

Doerun city: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	4,457	6,349	8,240	12,434	16,627	19,670	22,712	25,755	28,797	31,840	34,882

Ellenton

Ellenton town: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	17,994	36,110

Ellenton town: Household Income Distribution		
Category	1990	2000
Total	83	118
Income less than \$9999	29	19
Income \$10000 - \$14999	14	8
Income \$15000 - \$19999	11	8
Income \$20000 - \$29999	13	19
Income \$30000 - \$34999	9	11
Income \$35000 - \$39999	0	12
Income \$40000 - \$49999	2	25
Income \$50000 - \$59999	3	7
Income \$60000 - \$74999	0	3
Income \$75000 - \$99999	2	2
Income \$100000 - \$124999	0	4
Income \$125000 - \$149999	0	0
Income \$150000 and above	0	0

Ellenton town: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	3,825	5,239	6,652	9,288	11,924	13,949	15,974	17,998	20,023	22,048	24,073

Funston

Funston town: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	20,305	35,370

Funston town: Household Income Distribution		
Category	1990	2000
Total	78	171
Income less than \$9999	17	25
Income \$10000 - \$14999	17	25
Income \$15000 - \$19999	5	17
Income \$20000 - \$29999	8	30
Income \$30000 - \$34999	11	3
Income \$35000 - \$39999	9	18
Income \$40000 - \$49999	4	25
Income \$50000 - \$59999	3	8
Income \$60000 - \$74999	2	8
Income \$75000 - \$99999	2	6
Income \$100000 - \$124999	0	6
Income \$125000 - \$149999	0	0
Income \$150000 and above	0	0

Funston town: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	4,289	6,582	8,874	10,674	12,473	14,519	16,565	18,611	20,657	22,703	24,749

Moultrie

Moultrie city: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	25,650	32,719

Moultrie city: Household Income Distribution		
Category	1990	2000
Total	5,465	5,651
Income less than \$9999	1,916	1,354
Income \$10000 - \$14999	603	686
Income \$15000 - \$19999	573	518
Income \$20000 - \$29999	802	1,033
Income \$30000 - \$34999	356	259
Income \$35000 - \$39999	319	305
Income \$40000 - \$49999	315	396
Income \$50000 - \$59999	206	298
Income \$60000 - \$74999	114	354
Income \$75000 - \$99999	139	242
Income \$100000 - \$124999	57	63
Income \$125000 - \$149999	15	34
Income \$150000 and above	50	109

Moultrie city: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	5,371	7,543	9,714	11,686	13,657	15,729	17,800	19,872	21,943	24,015	26,086

Norman Park

Norman Park city: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	21,635	34,352

Norman Park city: Household Income Distribution		
Category	1990	2000
Total	240	327
Income less than \$9999	62	51
Income \$10000 - \$14999	32	42
Income \$15000 - \$19999	27	26
Income \$20000 - \$29999	52	55
Income \$30000 - \$34999	9	25
Income \$35000 - \$39999	13	18
Income \$40000 - \$49999	31	31
Income \$50000 - \$59999	6	19
Income \$60000 - \$74999	4	32
Income \$75000 - \$99999	4	24
Income \$100000 - \$124999	0	2
Income \$125000 - \$149999	0	0
Income \$150000 and above	0	2

Norman Park city: Per Capita Income (in dollars)											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	4,510	6,451	8,392	10,907	13,421	15,649	17,877	20,104	22,332	24,560	26,788

Poverty

Below Poverty, Persons, 2003 Model-based Estimate	
County	Number of persons
Brooks	3260
Colquitt	8459
Cook	2902
Lowndes	15854
Mitchell	4934
Thomas	7273
Tift	7067
Worth	3849

www.georgiastats.uga.edu

Poverty Status in 1999 by Age Colquitt County, Georgia	
Total:	41,396
Income in 1999 below poverty level:	8,205
Age	# of Individuals
Under 5 years	834
5 years	185
6 to 11 years	986
12 to 17 years	974
18 to 64 years	4,208
65 to 74 years	393
75 years and over	625
Income in 1999 at or above poverty level:	33,191
Age	# of Individuals
Under 5 years	2,307
5 years	434
6 to 11 years	2,739
12 to 17 years	2,935
18 to 64 years	20,589
65 to 74 years	2,397
75 years and over	1,790

Census 2000 Summary File 3

Individuals Below Poverty level	
City	Number
Berlin	74
Doerun	229
Ellenton	73
Funston	98
Moultrie	3728
Norman Park	188

Source: Georgia County Guide 2007

Families Below Poverty Level	
City	Number
Berlin	12
Doerun	42
Ellenton	15
Funston	27
Moultrie	798
Norman Park	59

Source: Georgia County Guide 2007

Economic Development

Economic Base

LABOR FORCE ACTIVITY - 2006				
2006 ANNUAL AVERAGES				
	Labor Force	Employed	Unemployed	Rate
Colquitt	20,921	20,029	892	4.3%
Brooks	8,603	8,250	353	4.1%
Cook	7,056	6,668	388	5.5%
Mitchell	10,569	10,048	521	4.9%
Thomas	23,763	22,792	971	4.1%
Tift	20,220	19,195	1,025	5.1%
Worth	10,608	10,061	547	5.2%
Colquitt Area	101,740	97,043	4,697	4.7%
Georgia	4,741,860	4,522,025	219,835	4.6%
United States	151,428,000	144,427,000	7,001,000	4.6%

Source: Georgia Department of Labor; US Bureau of Labor Statistics

INDUSTRY MIX								
Industry	# of Firms	#	%	Weekly Wage	# of Firms	#	%	Weekly Wage
	COLQUITT				COLQUITT AREA			
Goods-Producing	258	6,285	38.7	418	1,129	23,306	28.7	520
Agriculture, Forestry, Fishing and Hunting	78	1,704	10.5	338	337	4,634	5.7	394
Construction	116	617	3.8	443	509	2,794	3.4	493
Manufacturing	64	3,965	24.4	448	277	15,540	19.2	554
Service Producing	703	6,389	39.4	469	3,644	41,194	50.8	458
Utilities	2	*	*	*	11	264	0.3	895
Wholesale Trade	65	531	3.3	654	308	3,676	4.5	629
Retail Trade	173	1,874	11.6	425	906	9,022	11.1	410
Transportation and Warehousing	29	182	1.1	513	135	1,988	2.5	648
Information	15	159	1.0	798	56	578	0.7	626
Finance and Insurance	52	375	2.3	816	277	1,965	2.4	682
Real Estate and Rental	38	126	0.8	427	176	796	1.0	411
Professional and Technical	60	247	1.5	504	273	1,815	2.2	538
Management of Companies and Enterprises	4	*	*	*	18	245	0.3	684
Administrative and Waste Services	32	299	1.8	309	186	5,124	6.3	384
Educational Services	3	*	*	*	16	380	0.5	394
Health Care and Social Assistance	82	953	5.9	608	412	7,286	9.0	569
Arts, Entertainment, and Recreation	9	76	0.5	274	49	392	0.5	246
Accommodation and Food Services	51	846	5.2	191	311	5,714	7.0	203
Other Services Ex. Public Administration	81	518	3.2	351	457	1,888	2.3	416
Unclassified	7	*	*	*	53	65	0.1	302
Total Private Sector	961	12,674	78.1	444	4,773	64,500	79.5	489
Total Government	57	3,546	21.9	662	327	16,636	20.5	647
State Government	19	528	3.3	567	122	4,128	5.1	531
Local Government	28	2,891	17.8	562	134	11,804	14.5	541
Federal Government	10	127	0.8	857	71	704	0.9	870
All Industries	1,018	16,221	100	472	5,100	81,136	100	496
All Industries - Georgia					266,560	4,023,824		776

Labor Force

EMPLOYMENT STATUS		
Subject	Number	Percent
Population 16 years and over	31,889	100
In Labor Force	19,396	60.8
Civilian Labor Force	18,883	59.2
Employed	17,694	55.5
Unemployed	1,189	3.7
Percent of civilian labor force	6.3	unknown
Armed Forces	513	1.6
Not in labor force	12,493	39.2
Females 16 years and over	16,302	100
In labor force	8,351	51.2
Civilian labor force	8,285	50.8
Employed	7,661	47.0
Own children under 6 years	3,471	100.0
All parents in family in labor force	2,025	58.3

COMMUTING TO WORK		
Subject	Number	Percent
Workers 16 years and over	17,806	100.0
Car, truck, or van -- drove alone	12,778	71.8
Car, truck, or van -- carpoled	3,992	22.4
Public transportation (including taxicab)	149	0.8
Walked	364	2.0
Other means	210	1.2
Worked at home	313	1.8
Mean travel time to work (minutes)	22.5	(X)
Employed civilian population 16 years and over	17,694	100.0

OCCUPATION		
Subject	Number	Percent
Management, professional, and related occupations	4,235	23.9
Service occupations	2,051	11.6
Sales and office occupations	3,883	21.9
Farming, fishing, and forestry occupations	1,045	5.9
Construction, extraction, and maintenance occupations	2,392	13.5
Production, transportation, and material moving occupations	4,088	23.1

INDUSTRY		
Subject	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	1,681	9.5
Construction	1,434	8.1
Manufacturing	3,641	20.6
Wholesale trade	701	4.0
Retail trade	2,123	12.0
Transportation and warehousing, and utilities	873	4.9
Information	240	1.4
Finance, insurance, real estate, and rental and leasing	557	3.1
Professional, scientific, management, administrative, and waste management services	879	5.0
Educational, health and social services	2,964	16.8
Arts, entertainment, recreation, accommodation and food services	855	4.8
Other services (except public administration)	979	5.5
Public administration	767	4.3

CLASS OF WORKER		
Subject	Number	Percent
Private wage and salary workers	13,104	74.1
Government workers	2,883	16.3
Self-employed workers in own not incorporated business	1,638	9.3
Unpaid family workers	69	0.4

LABOR FORCE ACTIVITY - 2006				
2006 ANNUAL AVERAGES				
	Labor Force	Employed	Unemployed	Rate
Colquitt	20,921	20,029	892	4.3%
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Cook	7,056	6,668	388	5.5%
Mitchell	10,569	10,048	521	4.9%
Thomas	23,763	22,792	971	4.1%
Tift	20,220	19,195	1,025	5.1%
Worth	10,608	10,061	547	5.2%
Colquitt Area	101,740	97,043	4,697	4.7%
Georgia	4,741,860	4,522,025	219,835	4.6%
United States	151,428,000	144,427,000	7,001,000	4.6%

INCOME IN 1999		
Subject	Number	Percent
Households	15,500	100.0
Less than \$10,000	2,606	16.8
\$10,000 to \$14,999	1,581	10.2
\$15,000 to \$24,999	2,646	17.1
\$25,000 to \$34,999	2,266	14.6
\$35,000 to \$49,999	2,549	16.4
\$50,000 to \$74,999	2,332	15.0
\$75,000 to \$99,999	826	5.3
\$100,000 to \$149,999	460	3.0
\$150,000 to \$199,999	94	0.6
\$200,000 or more	140	0.9
Median household income (dollars)	28,539	(X)
With earnings	11,786	76.0
Mean earnings (dollars)	38,923	(X)
With Social Security income	4,575	29.5
Mean Social Security income (dollars)	9,218	(X)
With Supplemental Security Income	1,165	7.5
Mean Supplemental Security Income (dollars)	5,217	(X)
With public assistance income	922	5.9
Mean public assistance income (dollars)	1,905	(X)
With retirement income	2,073	13.4
Mean retirement income (dollars)	12,520	(X)
Families	11,155	100.0
Less than \$10,000	1,141	10.2
\$10,000 to \$14,999	911	8.2
\$15,000 to \$24,999	1,732	15.5
\$25,000 to \$34,999	1,823	16.3
\$35,000 to \$49,999	2,066	18.5
\$50,000 to \$74,999	2,068	18.5
\$75,000 to \$99,999	761	6.8
\$100,000 to \$149,999	428	3.8
\$150,000 to \$199,999	94	0.8
\$200,000 or more	131	1.2
Median family income (dollars)	34,792	(X)
Per capita income (dollars)	14,457	(X)
<i>Median earnings (dollars):</i>		
Male full-time, year-round workers	26,588	(X)
Female full-time, year-round workers	20,155	(X)

POVERTY STATUS IN 1999 (below poverty level)		
Subject	Number	Percent
Families	1,797	(X)
Percent below poverty level	(X)	16.1
With related children under 18 years	1,327	(X)
Percent below poverty level	(X)	21.8
With related children under 5 years	629	(X)
Percent below poverty level	(X)	24.7
Families with female householder, no husband present	933	(X)
Percent below poverty level	(X)	41.3
With related children under 18 years	767	(X)
Percent below poverty level	(X)	46.2
With related children under 5 years	351	(X)
Percent below poverty level	(X)	58.8
Individuals	8,205	(X)
Percent below poverty level	(X)	19.8
18 years and over	5,226	(X)
Percent below poverty level	(X)	17.4
65 years and over	1,018	(X)
Percent below poverty level	(X)	19.6
Related children under 18 years	2,893	(X)
Percent below poverty level	(X)	25.7
Related children 5 to 17 years	2,059	(X)
Percent below poverty level	(X)	25.4
Unrelated individuals 15 years and over	2,164	(X)
Percent below poverty level	(X)	34.3

Economic Resources

EDUCATION OF LABOR FORCE COLQUITT COUNTY						
	Percent of Total	18 – 24	25 – 34	35 – 44	45 – 64	65+
Some High School	36.8	46.5%	36.2%	28.7%	28.8%	51.3%
High School Grad/GED	35.3	32.7%	35.2%	38.6%	38.4%	28.9%
Some College	17.8	18.4%	19.0%	19.3%	19.2%	12.2%
College Grad 4 Yr	6.7	2.2%	7.5%	9.8%	7.7%	4.8%
Post Graduate Studies	3.4	0.1%	2.1%	3.7%	5.8%	2.8%
Totals	100	100%	100%	100%	100%	100%

COLQUITT COUNTY HIGH SCHOOL GRADUATES - 2006			
	Public Schools	Private Schools	Total
Brooks	92	0	92
Colquitt	357	0	357
Cook	159	0	159
Mitchell	175	19	194
Thomas	382	27	409
Tift	318	33	351
Worth	170	0	170
Colquitt Area	1,653	79	1,732

Source: Office of Student Achievement; Georgia Independent School Association

COLLEGES AND UNIVERSITIES COLQUITT AREA	
Tift	
Troy University – Tifton Site	tifton.troy.edu
Abraham Baldwin Agricultural College	www.abac.edu
Tifton Campus (Moultrie Technical College)	www.moutrietech.edu
Colquitt	
Moultrie Technical College	www.moutrietech.edu
Moultrie Technical College (Servicing Area)	www.moutrietech.edu
Thomas	
Southwest Georgia Technical College	www.southwestgatech.edu
Thomas University	www.thomasu.edu
Cook	
Cook County Center (Satellite campus of Valdosta Technical College)	www.valdostatech.edu

Source: Integrated Postsecondary Education Data System (IPEDS)

Economic Trends

TOP TEN OVERALL EMPLOYERS	
EMPLOYER	EMPLOYEES
Colquitt County School Board	1,569
Sanderson Farms	1,500
Riverside Manufacturing	1,000
Colquitt Regional Medical Center	750
National Beef	550
Wal-Mart	400
Colquitt County Government	360
City of Moultrie	276
Destiny Enterprises	240
Moultrie Post Form	240

Source: Moultrie Chamber of Commerce

COLQUITT COUNTY'S FIVE LARGEST EMPLOYERS
Colquitt Regional Medical Center
National Beef Packing Company
Riverside Manufacturing Company
Sanderson Farms Incorporated
Wal-Mart Associates Incorporated

Source: Georgia Department of Labor

**Note: This Chart represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Employers are listed alphabetically.*

TEN LARGEST EMPLOYERS COLQUITT AREA	
EMPLOYER	COUNTY
Sanderson Farms Inc	Colquitt
Riverside Manufacturing Company	Colquitt
Colquitt Regional Medical Center	Colquitt
K Equity Group	Mitchell
Ambassador Personnel Inc	Thomas
John D Archbold Memorial Hospital	Thomas
Professional and Temporary Services	Thomas
Tift Regional Medical Center	Tift
Show Industries Group Inc	Tift
Target Corporation	Tift

Source: Georgia Department of Labor

Housing

Housing Types

Colquitt County: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	12,948	14,350	17,554
Single Units (detached)	9,569	9,386	10,010
Single Units (attached)	288	215	258
Double Units	450	513	521
3 to 9 Units	661	932	1,206
10 to 19 Units	173	155	182
20 to 49 Units	82	23	183
50 or more Units	191	0	95
Mobile Home or Trailer	1,526	2,979	5,079
All Other	8	147	20

Doerun town: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	386	365	407
Single Units (detached)	299	235	283
Single Units (attached)	4	14	3
Double Units	44	47	64
3 to 9 Units	22	13	13
10 to 19 Units	4	4	3
20 to 49 Units	0	0	0
50 or more Units	4	0	0
Mobile Home or Trailer	9	51	41
All Other	0	1	0

Moultrie City: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	5,938	6,030	6,661
Single Units (detached)	4,233	4,128	4,336
Single Units (attached)	226	165	165
Double Units	351	417	392
3 to 9 Units	593	901	1,122
10 to 19 Units	129	147	175
20 to 49 Units	81	23	176
50 or more Units	105	0	88
Mobile Home or Trailer	212	190	207
All Other	8	59	0

Ellenton town: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	121	93	124
Single Units (detached)	95	52	55
Single Units (attached)	0	0	0
Double Units	0	0	0
3 to 9 Units	5	0	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	21	39	69
All Other	0	2	0

Berlin town: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	246	181	243
Single Units (detached)	198	126	141
Single Units (attached)	0	0	0
Double Units	10	0	0
3 to 9 Units	0	0	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	38	51	102
All Other	0	4	0

Norman Park city: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	254	278	372
Single Units (detached)	189	170	193
Single Units (attached)	0	2	12
Double Units	18	11	14
3 to 9 Units	8	1	5
10 to 19 Units	0	2	4
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	39	88	140
All Other	0	4	4

Funston town: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	126	105	171
Single Units (detached)	90	81	123
Single Units (attached)	3	0	1
Double Units	10	4	6
3 to 9 Units	8	0	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	15	19	41
All Other	0	1	0

Age of Housing

Colquitt County: Age of Housing		
Category	1990	2000
Built 1970 - 1979	3,329	3,867
Built 1960 - 1969	2,300	2,022
Built 1950 - 1959	2,238	2,054
Built 1940 - 1949	1,152	1,342
Built 1939 or earlier	1,851	1,411

Doerun city: Age of Housing		
Category	1990	2000
Built 1970 - 1979	49	74
Built 1960 - 1969	128	78
Built 1950 - 1959	47	81
Built 1940 - 1949	12	28
Built 1939 or earlier	96	89

Ellenton town: Age of Housing		
Category	1990	2000
Built 1970 - 1979	20	21
Built 1960 - 1969	6	17
Built 1950 - 1959	7	6
Built 1940 - 1949	8	13
Built 1939 or earlier	14	6

Moultrie city: Age of Housing		
Category	1990	2000
Built 1970 - 1979	1,206	1,459
Built 1960 - 1969	916	834
Built 1950 - 1959	1,240	1,146
Built 1940 - 1949	675	722
Built 1939 or earlier	836	681

Norman Park city: Age of Housing		
Category	1990	2000
Built 1970 - 1979	67	61
Built 1960 - 1969	56	43
Built 1950 - 1959	57	51
Built 1940 - 1949	22	18
Built 1939 or earlier	41	44

Berlin town: Age of Housing		
Category	1990	2000
Built 1970 - 1979	41	47
Built 1960 - 1969	39	45
Built 1950 - 1959	28	37
Built 1940 - 1949	18	18
Built 1939 or earlier	23	17

Funston town: Age of Housing		
Category	1990	2000
Built 1970 - 1979	11	29
Built 1960 - 1969	30	24
Built 1950 - 1959	25	35
Built 1940 - 1949	11	25
Built 1939 or earlier	12	16

Condition of Housing

Colquitt County: Condition of Housing		
Category	1990	2000
Total housing units	14,350	17,554
Complete Plumbing Facilities	14,147	17,317
Lacking Plumbing Facilities	203	237
Complete kitchen facilities	14,189	17,201
Lacking complete kitchen facilities	161	353

Doerun city: Condition of Housing		
Category	1990	2000
Total housing units	365	407
Complete Plumbing Facilities	371	402
Lacking Plumbing Facilities	2	5
Complete kitchen facilities	368	402
Lacking complete kitchen facilities	5	5

Moultrie city: Condition of Housing		
Category	1990	2000
Total housing units	6,030	6,661
Complete Plumbing Facilities	5,923	6,550
Lacking Plumbing Facilities	99	111
Complete kitchen facilities	5,951	6,464
Lacking complete kitchen facilities	71	197

Ellenton town: Condition of Housing		
Category	1990	2000
Total housing units	93	124
Complete Plumbing Facilities	90	119
Lacking Plumbing Facilities	0	5
Complete kitchen facilities	90	119
Lacking complete kitchen facilities	0	5

Berlin town: Condition of Housing		
Category	1990	2000
Total housing units	181	243
Complete Plumbing Facilities	173	232
Lacking Plumbing Facilities	3	11
Complete kitchen facilities	166	225
Lacking complete kitchen facilities	10	18

Norman Park city: Condition of Housing		
Category	1990	2000
Total housing units	278	372
Complete Plumbing Facilities	293	372
Lacking Plumbing Facilities	5	0
Complete kitchen facilities	296	369
Lacking complete kitchen facilities	2	3

Funston town: Condition of Housing		
Category	1990	2000
Total housing units	105	171
Complete Plumbing Facilities	100	171
Lacking Plumbing Facilities	0	0
Complete kitchen facilities	100	171
Lacking complete kitchen facilities	0	0

Housing Occupancy

Colquitt County: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	14,350	17,554
Housing Units Vacant	1,370	2,059
Housing Units Owner Occupied	8,885	10,333
Housing Units Renter Occupied	4,095	5,162

Doerun city: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	365	407
Housing Units Vacant	37	43
Housing Units Owner Occupied	210	235
Housing Units Renter Occupied	126	129

Moultrie city: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	6,030	6,661
Housing Units Vacant	552	905
Housing Units Owner Occupied	2,911	2,720
Housing Units Renter Occupied	2,559	3,036

Ellenton town: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	93	124
Housing Units Vacant	8	12
Housing Units Owner Occupied	68	98
Housing Units Renter Occupied	14	14

Berlin town: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	181	243
Housing Units Vacant	17	54
Housing Units Owner Occupied	137	162
Housing Units Renter Occupied	22	27

Norman Park city: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	278	372
Housing Units Vacant	30	51
Housing Units Owner Occupied	220	241
Housing Units Renter Occupied	48	80

Funston town: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	105	171
Housing Units Vacant	15	18
Housing Units Owner Occupied	59	118
Housing Units Renter Occupied	26	35

Housing Costs

Colquitt County: Housing cost (in dollars)		
Category	1990	2000
Median property value	40,200	65,400
Median rent	266	370

Ellenton town: Housing cost (in dollars)		
Category	1990	2000
Median property value	26,300	14,000
Median rent	169	175

Moultrie city: Housing cost (in dollars)		
Category	1990	2000
Median property value	39,900	58,600
Median rent	273	379

Norman Park city: Housing cost (in dollars)		
Category	1990	2000
Median property value	32,300	53,300
Median rent	275	355

Berlin town: Housing cost (in dollars)		
Category	1990	2000
Median property value	14,999	35,000
Median rent	253	513

Funston town: Housing cost (in dollars)		
Category	1990	2000
Median property value	30,700	50,000
Median rent	280	348

Doerun city: Housing cost (in dollars)		
Category	1990	2000
Median property value	34,300	47,400
Median rent	199	230

Cost Burdened

Colquitt County: Cost Burdened		
Category	1990	2000
30% - 49%	2,459	1,529
50% and greater	NA	1,528
Not computed	462	777

Ellenton town: Cost Burdened		
Category	1990	2000
30% - 49%	10	6
50% and greater	NA	6
Not computed	2	3

Moultrie city: Cost Burdened		
Category	1990	2000
30% - 49%	702	756
50% and greater	NA	985
Not computed	159	290

Norman Park city: Cost Burdened		
Category	1990	2000
30% - 49%	43	22
50% and greater	NA	27
Not computed	17	13

Berlin town: Cost Burdened		
Category	1990	2000
30% - 49%	41	7
50% and greater	NA	10
Not computed	9	16

Funston town: Cost Burdened		
Category	1990	2000
30% - 49%	8	9
50% and greater	NA	16
Not computed	2	17

Overcrowding

Colquitt County: Overcrowding		
Category	1990	2000
Total occupied housing units	12,980	15,495
More than 1 person per room	626	859

Moultrie city: Overcrowding		
Category	1990	2000
Total occupied housing units	5,470	5,756
More than 1 person per room	337	290

Berlin town: Overcrowding		
Category	1990	2000
Total occupied housing units	159	189
More than 1 person per room	8	10

Doerun city: Overcrowding		
Category	1990	2000
Total occupied housing units	336	364
More than 1 person per room	21	28

Ellenton town: Overcrowding		
Category	1990	2000
Total occupied housing units	82	112
More than 1 person per room	4	0

Norman Park city: Overcrowding		
Category	1990	2000
Total occupied housing units	268	321
More than 1 person per room	14	12

Funston town: Overcrowding		
Category	1990	2000
Total occupied housing units	85	153
More than 1 person per room	1	5

Housing Projections

Colquitt County: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	12,948	13,649	14,350	15,952	17,554	18,706	19,857	21,009	22,160	23,312	24,463
Single Units (detached)	9,569	9,478	9,386	9,698	10,010	10,120	10,231	10,341	10,451	10,561	10,672
Single Units (attached)	288	252	215	237	258	251	243	236	228	221	213
Double Units	450	482	513	517	521	539	557	574	592	610	628
3 to 9 Units	661	797	932	1,069	1,206	1,342	1,479	1,615	1,751	1,887	2,024
10 to 19 Units	173	164	155	169	182	184	187	189	191	193	196
20 to 49 Units	82	53	23	103	183	208	234	259	284	309	335
50 or more Units	191	96	0	48	95	71	47	23	0	0	0
Mobile Home or Trailer	1,526	2,253	2,979	4,029	5,079	5,967	6,856	7,744	8,632	9,520	10,409
All Other	8	78	147	84	20	23	26	29	32	35	38

Natural and Cultural Resources

National Register of Historic Properties/Places

<p>Ashburn, W. W., House (added 1982 - Building - #82002396) 609 1st Ave., Moultrie</p>
Historic Significance: Person, Architecture/Engineering, Event
Architect, builder, or engineer: Milligan, G.W.
Architectural Style: Colonial Revival
Historic Person: Ashburn, W.W.
Significant Year: 1901, 1900
Area of Significance: Architecture, Commerce
Period of Significance: 1900-1924
Owner: Private
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

<p>Carnegie Library of Moultrie (added 1982 - Building - #82002397) 39 N. Main St., Moultrie</p>
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: G.W. Milligan Cement Construction Co
Architectural Style: Colonial Revival
Area of Significance: Social History, Architecture, Education
Period of Significance: 1900-1924
Owner: Private
Historic Function: Education
Historic Sub-function: Library
Current Function: Education
Current Sub-function: Library

<p>Coleman, James W., House (added 1983 - Building - #83003555) GA 33, Moultrie</p>
Historic Significance: Person, Architecture/Engineering
Architectural Style: Late Victorian, Other
Historic Person: Coleman, James W.
Significant Year: 1903
Area of Significance: Agriculture, Architecture
Period of Significance: 1900-1924
Owner: Private
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

<p>Colquitt County Courthouse ** (added 1980 - Building - #80001003) Courthouse Sq., Moultrie</p>
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Et al., Bryan, A.J. and Co.
Architectural Style: Classical Revival
Area of Significance: Communications, Architecture, Economics, Law, Politics/Government
Period of Significance: 1900-1924
Owner: Local Government
Historic Function: Government
Historic Sub-function: Courthouse
Current Function: Government
Current Sub-function: Courthouse

<p>Colquitt County Jail ** (added 1980 - Building - #80001004) 126 1st Ave., SE, Moultrie</p>
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Holcombe, Frank, Southern Structural Steel Co.
Architectural Style: Late Gothic Revival
Area of Significance: Architecture, Politics/Government
Period of Significance: 1900-1924
Owner: Local Government
Historic Function: Government
Historic Sub-function: Correctional Facility
Current Function: Government
Current Sub-function: Correctional Facility

<p>Moultrie High School (added 1982 - Building - #82002398) 7th Ave., Moultrie</p>
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Pippin, W.J., Chase, William J.J.
Architectural Style: Colonial Revival
Area of Significance: Architecture, Education
Period of Significance: 1925-1949
Owner: Local Government
Historic Function: Education
Historic Sub-function: School
Current Function: Education, Social

<p>Tucker, Henry Crawford, Log House and Farmstead ** (added 1982 - Site - #82002399) Off GA 37, Moultrie</p>
Historic Significance: Person, Information Potential, Architecture/Engineering, Event
Architect, builder, or engineer: Tucker, Henry Crawford
Architectural Style: No Style Listed
Historic Person: Tucker, Henry Crawford
Area of Significance: Agriculture, Social History, Architecture, Historic - Non-Aboriginal, Engineering, Exploration/Settlement
Cultural Affiliation: American
Period of Significance: 1825-1849
Owner: Private

Historic Function: Agriculture/Subsistence, Domestic
Historic Sub-function: Agricultural Fields, Agricultural Outbuildings, Single Dwelling

Moultrie Commercial Historic District <i>(added 1994 - District - #94000543)</i> <i>Roughly bounded by NE. First Ave., SE. Second Ave., W. First St. and E. Fourth St., Moultrie</i>
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Lockwood, T. F., Bryan, A. J., and Company
Architectural Style: Late 19th And 20th Century Revivals, Art Deco, Late 19th And Early 20th Century American Movements
Area of Significance: Architecture, Commerce, Community Planning And Development, Politics/Government, Transportation
Period of Significance: 1850-1874, 1875-1899, 1900-1924, 1925-1949
Owner: Private , Local Government
Historic Function: Commerce/Trade, Domestic, Government
Historic Sub-function: Business, City Hall, Correctional Facility, Courthouse, Department Store, Financial Institution, Post Office
Current Function: Commerce/Trade, Domestic, Government
Current Sub-function: Business, Correctional Facility, Courthouse, Department Store, Hotel, Professional, Specialty Store

Mother Easter Baptist Church and Parsonage <i>(added 1999 - Building - #99000413)</i> <i>400 Second Ave., NW, Moultrie</i>
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Thomas, W.D.
Architectural Style: Bungalow/Craftsman
Area of Significance: Architecture, Black, Religion
Period of Significance: 1900-1924, 1925-1949
Owner: Private
Historic Function: Religion
Historic Sub-function: Church Related Residence, Religious Structure
Current Function: Vacant/Not In Use

Community Facilities and Services

Water Supply and Treatment

Moultrie's Water and Wastewater systems serve 6,700 residential and commercial customers with over 2,500,000 gallons of water each day.

Water is delivered from 7 deep wells through a network of pipes throughout the city and some sections of the county. The abundant water source is supplied through a limestone aquifer and consistently tests free from contamination. Customers get about 1,000 gallons of good clean water delivered to their home for about the cost of 2 gallons of bottled water. The Water system is also an important part of fire protection for the city and its citizens.

The Cities of Berlin, Doerun, Ellenton and Norman Park provide water to their citizens. 75,000 gallon elevated water tanks are used in all Cities except Norman Park where a 100,000 gallon tank is used. Cities have 2 wells each with one as the primary well and a secondary backup.

Sewerage System and Wastewater Treatment

Septic tanks provide sewerage for the majority of the county. Moultrie and Norman Park provide sewerage for most of their residents.

Two Wastewater treatment plants are operated by the City of Moultrie and are some of the best in Georgia, for their size. The treated water exceeds all state and federal regulations.

Other Facilities and Services

Fire Protection

The Colquitt County Volunteer Firefighters Association provides fire prevention, fire suppression, rescue, and medical first responder services. There are 15 volunteer fire stations placed strategically throughout Colquitt County. Currently there are 230 active volunteers responding to more than 760 fires and vehicle crashes each year. First responders assist EMS with more than 1000 medical calls each year.

The Insurance Services Office (ISO) grades communities on a scale of 1-10 (1 being the best, 10 being the worst). The score, known as the "Public Protection Classification" is then used by insurance companies to determine the cost of hazard insurance premiums for their customers.

In 2005, Colquitt County was re-evaluated by the ISO. The rating received, **a class 5**, is outstanding for an all-volunteer fire department. This outstanding rating means that residence and business property owners enjoy discounted insurance rates. Fifteen stations are located in the following areas: Autreyville; Bay; Berlin; Culbertson; Doerun; Ellenton; Funston; Hamilton; Livingston Bridge; New Elm; Norman Park; Northside; Rockyford; Southside and Westside.

The Moultrie Fire Department provides fire protection within the 16 sq. miles of city 24 hours a day, 7 days a week. The Fire Department provides suppression, rescue (city and county), hazmat (city and county), medical first responder, fire prevention (city and some county) services. These services are providing from three strategically located fire stations in the city that have state certifications. Currently the department responds to over 700 calls a year.

There is a fleet of 14 units:

- 2 – 75' aerial Quint pumpers
- 1 - 55' aerial platform pumper
- 3 - Pumpers
- 2 – Rescue trucks
- 1 – Hazmat unit
- 1 – Mobile air unit
- 1 – Fire investigation unit
- 1 – Fire safety house
- 1 – Command truck
- 1 – Boat

Staff includes 43 state and national certified firefighters and 1 civilian personnel.

The Insurance Services Office (ISO) scored the City of Moultrie with a **Class 3** “Public Protection Classification” this score is used to determine the cost of insurance premiums for the citizens of Moultrie.

There are several Fire Service Issues that need to be studied for the Comprehensive plan. These issues involve the location of fire stations to meet ISO rating schedules. Consider plans for new fire and EMS stations to be built as development occurs. Fire protection water supply for residential and commercial development needs to be considered. New development needs to consider the need for through roads or a cul-de-sac for emergency vehicles to turn around. Roads and fire protection water supply needs to be completed before construction begins. As more development occurs, planning should consider the need for additional Fire and EMS staff, equipment and the increased demand for services. Improve working relationships between County and City Law Enforcement and other emergency personnel.

Public Safety

Emergency Call dispatch is coordinated through a centralized 911 communications center. The E-911 office operates 24 hours a day with 16 fulltime and 2 part-time employees. In 2006, more than 58,453 emergency calls were received and appropriate agency referral was made.

Police

The [Moultrie Police Department](#) provides law enforcement service within the city limits 24 hours a day, 7 days a week. The Moultrie Police Department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies, assuring the public that operating policies and procedures are regularly reviewed and updated.

Staff includes 42 officers and 7 civilian personnel. Public service programs include house and business watch, neighborhood crime prevention, department tours, and a

ride along program. Berlin, Doerun and Norman Park provide police protection within their cities.

Sheriff

Colquitt County is protected by the Sheriff's Department which provides law enforcement service and operates the county jail. Staff includes uniform patrol, criminal investigation, youth investigation, court security, school resource officers and administrative personnel. In 2006, the Department processed 3,135 incident reports and booked 4,262 persons in jail.

Parks and Recreation

The Moultrie/Colquitt County Parks and Recreation Department is a county wide service which is jointly funded by the City of Moultrie and Colquitt County. The department maintains 225 acres of parks and facilities which include 3 ball field complexes, 2 public pools, 1 Olympic Diving well and dry land facility, 1 interactive play pool, 8.23 miles of paved linear bike/walking trail, 2 gymnasiums, 2 youth center, a tennis center with 8 lighted courts, 1 fish pond, 1 community center, and several neighborhood parks and playgrounds. Among the organized activities offered are baseball, basketball, football, cheerleading, softball, swimming competition, swimming lessons, public swimming, diving competition, tennis lessons and competition, sports clinics, line dancing, and others that are offered annually. For special ages and populations, a Summer Day Camp, Senior Citizen exercise program, line dancing, Golden Olympics training competition, and weekly Ladies Day game table activities are offered.

Stormwater Management

The County operates stormwater management according to Soil Erosion and Sediment control guidelines established by federal guidelines. Compliance Office/Building Official is responsible for compliance and implementation.

Solid Waste Management

Colquitt County Solid Waste is responsible for curbside solid waste collection in the unincorporated areas of Colquitt County currently serve 9,500 customers. Solid waste is sent to a transfer station located on Shade Murphy Road and then transported to a Valdosta Landfill as the County does not operate a Landfill.

Consistency with Service Delivery Strategy

The County and Cities will check service areas and service providers for all of the above services as well as the transportation system for consistency with the countywide service delivery strategy. Any inconsistencies or updates that need to be resolved will be done during the development of the 2008-2028 Comprehensive Plan Update.

Board of Education

Approximately 8,900 students are enrolled in the Colquitt County School System consisting of 10 elementary schools, 2 middle schools (grades 6-8) and 1 high school. The School System provides all necessary school supplies for students and has a 15:1 student/teacher ratio and an average daily student attendance of 95%. According to Georgia Dept of Education, the school system does not meet AYP as outlined below.

2004 Adequate Yearly Progress (AYP) Data provided by Governor's Office of Student Achievement

To meet AYP, each system and the state must meet the following criteria: 95% Participation, Academic Performance (Annual Measurable Objective), and Second Indicator. The system (or state) overview lists each school (or system) and indicates which AYP component the school/system met or did not meet.

Colquitt County System Information AYP Status

Number of Schools: **13**

Schools Meeting AYP: **11 (85%)**

Schools Not Meeting AYP: **2 (15%)**

SYSTEM DID NOT MEET AYP

AYP Indicators

Schools Meeting Test Participation: **13 (100%)**

Schools Meeting Second Indicator: **13 (100%)**

Schools Meeting Academic Performance: **11 (85%)**

School Name	AYP Status	Test Participation	Academic Performance	Second Indicator
Colquitt Co High	N	Y	N	Y
Cox Elementary	Y	Y	Y	Y
Doerun Elementary	Y	Y	Y	Y
Funston Elementary	Y	Y	Y	Y
Gray Middle	N	Y	N	Y
Hamilton Elementary	Y	Y	Y	Y
Norman Park Elementary	Y	Y	Y	Y
Odom Elementary	Y	Y	Y	Y
Okapiico Elementary	Y	Y	Y	Y
Stringfellow Elementary	Y	Y	Y	Y
Sunset Elementary	Y	Y	Y	Y
Willie J Williams Middle	Y	Y	Y	Y
Wright Elementary	Y	Y	Y	Y

Intergovernmental Coordination

STATE GOVERNMENT

Georgia Department of Transportation (GDOT)

Regional transportation planning is accomplished in close cooperation with GDOT, through which Federal transportation funds are funneled to the local Regional Planning Organization.

Georgia Department of Natural Resources (DNR)

Several divisions of DNR provide support, direction, and training for local government including:

- Historic Preservation Division
- Wildlife Resources Division
- Environmental Protection Division

Special Purpose Local Option Sales Tax (SPLOST)

In 1985, the State Legislature authorized counties to hold referendums for the approval of an additional 1% sales tax for funding Special Purposes. These Special Purposes were originally only for roads, streets and bridges with the tax collection limited to four years. As the popularity of this funding source grew, the state legislature created more flexibility. Special Purposes were expanded to include more diverse projects such as public facilities, industrial parks, equipment and debt retirement. The proceeds of the tax must be spent for capital, non-operating outlays by the county government and participating municipal governments in the county.

LOCAL AUTHORITIES AND BOARDS

Southwest Georgia Regional Development Center

The RDC serves 14 counties and 44 cities of the Southwest Georgia region, covering 6,005 square miles and serving a population of 352,820. The RDC is an extension of local governments and, to some extent, the respective government's community's development group.

The RDC's sole purpose is to assist and complement local jurisdictions by responding to their needs, as well as to assist in accomplishing goals in and for the communities. The RDC is advisory in nature. It can only provide recommendations and varying types of assistance.

RDC employees assure that local governments receive the best service possible. A 47 member Board of Directors, representing elected officials and one or more non-public members depending on the population of each of the 14 counties and 44 cities, meets the last Thursday of each month. The Board provides local guidance and oversight for the RDC.

In recent years the RDC has provide technical assistance to many of the municipalities in Colquitt County. Specifically the RDC has provided economic development, grant writing, planning, zoning, and mapping assistance throughout the County.

Colquitt County School System

System Mission Statement: The Colquitt County School System is committed to the daily pursuit of excellence in student achievement while serving the needs of all children in a positive and safe environment. The vision of Colquitt County High School is to provide its diverse student population with a safe, supportive environment that promotes self-discipline, motivation, and excellence in learning, and encourages the development of responsible citizens and future leaders. The Colquitt County School System is committed to excellence and growth. Schools maintain an outstanding tradition in athletics, choral and instrumental music, and vocational programs. The school system has produced a number of National Merit Scholars including at least one for each of the past two years.

The system maintains a 15:1 student/teacher ratio with a daily average student attendance of 95%. Providing an excellent instructional program with an emphasis on individualized instruction is the center of the educational program of the Colquitt County School System. Extended school educational opportunities through after-school tutoring and summer school provide additional support for eligible students and include transportation services.

Planning for schools is the responsibility of the Colquitt County Board of Education. The Board of Education generally requests input on capital facilities plans for short-term facility improvements, including the location of new schools. The Colquitt County School System is discussed further in the Community Facilities and Services Element.

Economic Development Authority/Chamber of Commerce

The Colquitt County Economic Development Authority and Chamber of Commerce work in a very unique fashion and is a prime example of a successful collaboration for the County and Cities. The Development Authority is responsible for planning for the economic growth of the County and planning to welcome newcomers into the community. The Chamber has over 500 participating members and works very diligently at attracting new business and retaining the current business base. The relationship between the County and Chamber is one of functionality and partnership.

Joint Development Authority

The joint development authority was officially formed on July 22, 1998 between Brooks, Colquitt and Thomas Counties. In October of 2000 Mitchell and Grady County joined the Joint Development Authority. The Joint Development Authority is active in acquisition, leasing and development of economic opportunities in its jurisdiction.

Transportation System

Colquitt County Vehicle Related Fatalities			
Traffic Crash Fatalities, 2005	Alcohol-Related Traffic Crash Fatalities, 2005	Pedestrian Fatalities, 2005	Speeding Involved Crash Fatalities, 2005
13	6	1	3

Colquitt Highway Mileage 2006				
	State Routes	Interstates	County Roads	City Streets
Miles	142.55	0.00	878.85	125.45

Vehicle Availability by Housing Units			
# of Occupied Housing Units with No Vehicles Available, 2000	# of Occupied Housing Units with One Vehicle Available, 2000	# of Occupied Housing Units with Two Vehicles Available, 2000	# of Occupied Housing Units with 3+ Vehicles Available, 2000
1755	5789	5379	2572

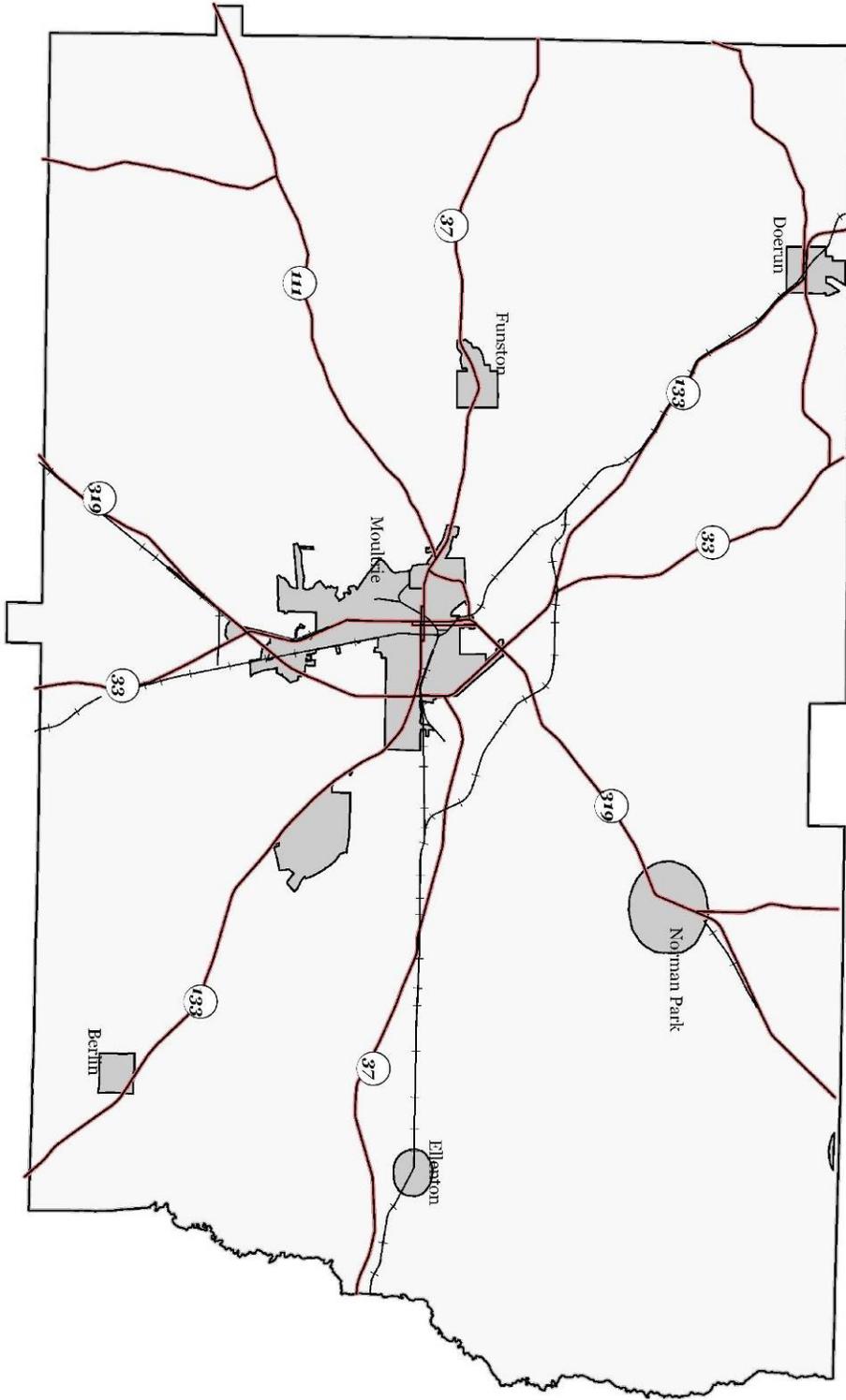
Colquitt County Highway Paving 2006		
	Highway Mileage, Paved	Highway Mileage, Unpaved
Miles	759.18	387.67

Colquitt County Motor Vehicle Registrations, 2006				
	Passenger Cars	Trucks	Trailers	Motorcycles
Total Registrations	20812	12640	5915	451
% of Total	52.0	31.6	14.8	1.13

Colquitt County Daily Vehicle Mileage 2006
1,309,872

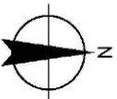
Colquitt County

Transportation Networks Map



Legend

- +— Railroad
- State Highway



Sources

City of Moultrie Workforce Housing Assessment, July 2007, Housing and Demographics Research Center, University of Georgia, Karen Tinsley, Associate Director of Research, Thomas Rodgers, Associate Director of Housing

Moultrie-Colquitt County Quality Growth Resource Team Report, July 24-28, 2006, Georgia Department of Community Affairs

Sunbelt Agricultural Expo Economic Impact Analysis, June 2005, University of Georgia

Moultrie Northwest Neighborhood Assessment, June 2007, SW Georgia Regional Development Center, University of Georgia June 2007.

City of Moultrie Northwest Neighborhood Target Area Survey, Southwest Georgia Regional Development Center, June 2006.

Websites:

US Census Bureau, www.census.gov

Georgia Department of Labor, www.dol.state.ga.us

Georgia Department of Community Affairs, www.dca.state.ga.us

Georgia Department of Community Affairs Office of Planning and Quality Growth Resource Team Visit, www.georgiaplanning.com

Picture of Reed Bingham State Park taken from the following website:

<http://gastateparks.org/net/content/page.aspx?s=143220.0.1.5>

Interviews with:

Lance Arnett, Former Assistant Utilities Director, City of Moultrie

Raymond Bedal, Police Chief, City of Norman Park

Chance Barber, Community Development Specialist, City of Moultrie

Patrice Bryant, Clerk, City of Doerun

Ronald Burton, Director of Planning and Community Development, City of Moultrie

Jack Byrd, PhD County Administrator, Colquitt County

Claire Feazel, Neighborhood Development Specialist, City of Moultrie

Chris Hampton, Utility Mapping Engineer, City of Moultrie

Kenneth Hannon, Fire Chief, City of Moultrie

Marie Hood, Clerk, City of Berlin

Roger King, Director of Utilities, City of Moultrie

Tina Lowery, Clerk, City of Ellenton

Gina McDonald, Director of Marketing and Public Relations, Sunbelt Ag Expo

Darrell Moore, President, Moultrie-Colquitt County Development Authority/Chamber of Commerce

Candace Ruis, Clerk, City of Funston

Roger Ruis, Engineering Director, City of Moultrie

Lynwood Sasser, Utilities Superintendent, City of Doerun

Lori Beth Wiard, Clerk, City of Norman Park

Dale Williams, Director of Human Resources, City of Moultrie