

# The Unified Government of Cusseta- Chattahoochee County

## Comprehensive Plan Update



Prepared By: The River Valley Regional Commission  
For Unified Government of Cusseta- Chattahoochee  
County

Adopted March 1, 2016



# Executive Summary

## Location

Chattahoochee County is located in the west-central region of Georgia. It is approximately 16 miles south of Columbus, Georgia, 89 miles southwest of Macon, Georgia, and 122 miles south of Atlanta, Georgia.

## Jurisdictional Nuances

Chattahoochee County can best be described as a political jurisdiction operating next to the Fort Benning military base and both of these entities have distinct “life of their own.” Unfortunately for the local government of Chattahoochee County, its demographics are often absorbed into the demographic statistics of Fort Benning, which means that the demographics of the non-Fort Benning part of Chattahoochee County (NFBA) appear to be more statistically encompassing than they are in reality. Thankfully, Chattahoochee County is divided into two census tracts, 201 and 202. The boundaries of the 201 Census Tract refers to those of the NFBA of Chattahoochee County, also known as the Unified Government of Cusseta and Chattahoochee County. In order to paint a true picture of Chattahoochee County’s challenges, the data tables are divided into two county areas: (a) Chattahoochee County, which includes Fort Benning and the NFBA (i.e., Census Tract 202); and (b) the NFBA of Chattahoochee County, which just includes the Unified Government of Cusseta and Chattahoochee County governmental boundaries (i.e., Census Tract 201).

Chattahoochee County 2014 Key Demographics by Percentage			
	Chattahoochee County	Non- Ft Benning Area of Chattahoochee County (Census Tract 201)	Georgia
Median Age	23	43	36
Plus 65 Population	3%	14%	12%
Disability	16%	27%	12%
Below Poverty Level (Individuals)	9%	17%	18%
Per capita Income	\$19,538	\$18,731	\$25,425

Source: U.S. Census: ACS 2010-2014 5 year estimates

## Demographic Findings

The total population of Chattahoochee County decreased from 16,934 in 1990 to 11,837 in 2014 (i.e., 5,097 persons, or 30%). This trend reflects the gradual reduction of our military forces since 1990. The population of the NFBA of Chattahoochee County has increased by 589 persons. This is a 19% increase from 1990 to 2014. Population projections were not computed for Chattahoochee County and it is difficult to estimate the projected population numbers for Chattahoochee County with any certainty due to the variability of the size of the United States military, which is dependent upon the national political climate of the time. Population estimates for the NFBA of Chattahoochee County were calculated, however. Should the present population trends continue for the NFBA over the next several years, it

is estimated that the NFBA population will consist of approximately 3,400 people by the year 2030.

The current median age for Chattahoochee County is 23. The current median age for the NFBA of Chattahoochee County is 43. The current median age for the state of Georgia is 36.

Chattahoochee County and the NFBA of Chattahoochee County will continue to see trends of a younger population associated with the Fort Benning Military Installation and growing numbers in the aging population for the NFBA of Chattahoochee County. Currently many retiring military personnel have chosen to remain in the NFBA of Chattahoochee County. It is anticipated that this trend will continue. The population aged 65 years and older and those who are disabled will continue to represent an important portion of the NFBA population.

Per Capita Income in the NFBA of Chattahoochee County is lower than Chattahoochee County and the State of Georgia. This trend is expected to continue into the future. The percentage of those below the poverty level in the NFBA of Chattahoochee County is on par (17%) with the State of Georgia (18%) but is much higher than the 9% poverty rate for Chattahoochee County. This trend is expected to continue.

### ***Community Priorities***

The 2016 Comprehensive Planning Process identified 3 or 4 major needs:

1. Water Distribution System Improvements
2. Road Drainage Improvements
3. More Commercial Development
4. More affordable and adequate rental leasing
5. Rehabilitation/Beautification of the Cusseta Area of Chattahoochee County
6. Better Transportation options

The Community Work Program (CWP) addresses all of the above needs in some form or fashion. However, in reviewing the CWP, areas of concern maps, Chattahoochee County staff comments and citizen comments, it became apparent that the Broad Street Corridor area is of major interest to citizens.

The presence of the County Courthouse and the City Park create two nodes of positive activity on Broad Street.

CWP activities concerning Broad Street include: 1) Developing a streetscape plan for the Broad Street corridor and 2) Renovating the Mable Baker Memorial Building, also known as the Neighborhood Services Center.

# Cusseta-Chattahoochee County

## General Vision Statement

Cusseta-Chattahoochee County is a unique and growing community. Cusseta-Chattahoochee County's history is rich, its natural resources are bountiful, and its citizens are friendly. It is a family-centered residential community offering the life-style of a small rural county with all of the necessities of life, such as adequate housing, infrastructure, social and public services.

Cusseta-Chattahoochee County has many assets that can be capitalized upon by residents, investors, businesses and industries; such as, an industrial park, school system and water facilities. The county's proximity to the City of Columbus provides access to shopping, a State University, community colleges, technical colleges, employment opportunities and medical services and facilities. However, the county aspires to provide local retail and medical facilities and services which will effectively fulfill all of its citizens' needs. The county promotes and encourages commercial and industrial development while providing a quality living environment for all residents.

The future vision for Cusseta-Chattahoochee County may be summarized as a growing rural community with ease of access to the commercial, cultural and institutional resources of a metropolitan area. The county shall continue to capitalize on its consolidated government, which provides for more efficient and effective government services; its location next to and relationship with Fort Benning and Columbus, and the fact that Chattahoochee County serves as the gateway to Southwest Georgia with the presence of U.S. 27, SR 520/280 and SR 26. All of these factors allow Cusseta-Chattahoochee County to build upon, nurture and pursue residential, commercial and industrial development opportunities that add value to the economic and social fabric of Cusseta-Chattahoochee County while maintaining its rural, small town atmosphere.

Specifically, the vision includes;

- Maintaining the county's rich history, tradition and southern hospitality, recognizing diversity while seeking consensus.
- Promoting the unique historical and natural resources within the county.
- Providing an adequate and appropriate level of essential public and private community services and facilities in support of Cusseta-Chattahoochee County residents, commerce and industry.
- The Chattahoochee County School System shall serve as the foundation to building a brighter future for the residents of Cusseta-Chattahoochee County.
- Promoting and encouraging cooperative intergovernmental relations with the Fort Benning Military Installation and surrounding counties. In addition, the County will maintain its participation in various regional community based organizations such as the Valley Partnership Regional Development Authority and the Lower Chattahoochee Regional Development Center.
- The presence of local, adequate and appropriate job/career opportunities and job/professional development training for all citizens who desire them.
- Promoting and encouraging commercial development in order to attract active and retired military personnel and their families.
- Development will be encouraged where adequate infrastructure exists or can be economically provided.

## **Introduction**

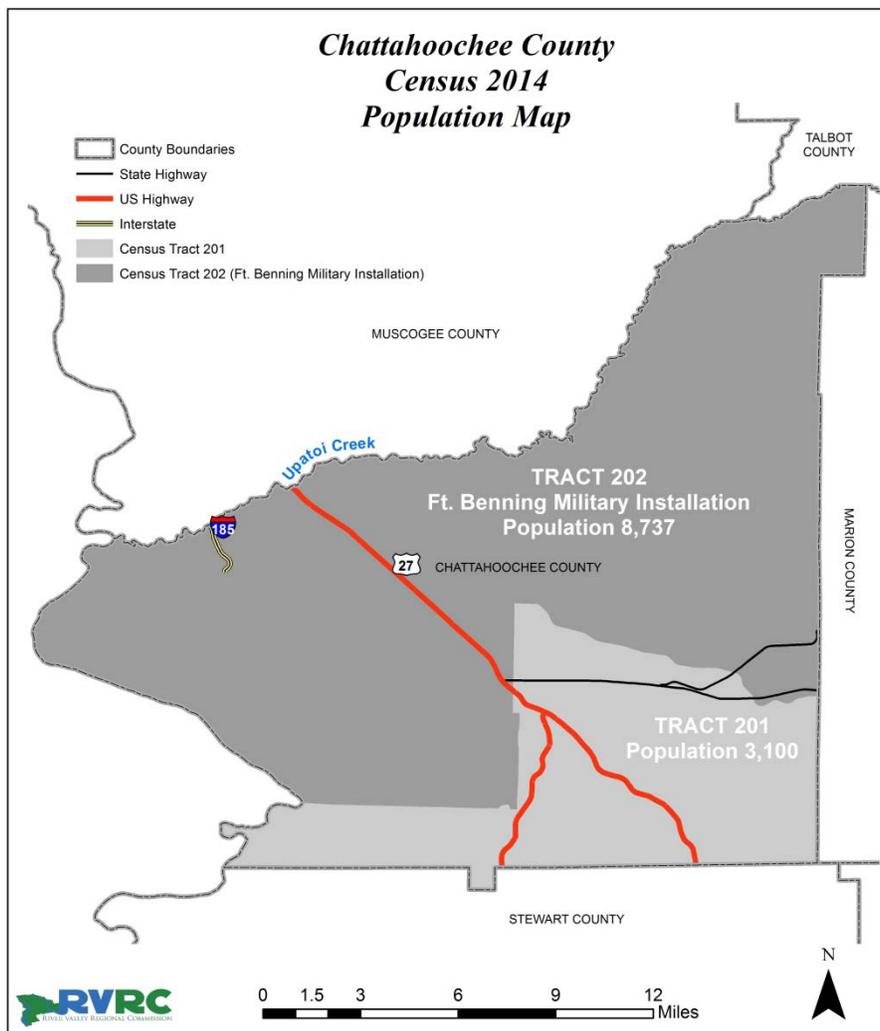
The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Unified Government of Cusseta - Chattahoochee County Plan includes a list of needs and opportunities upon which the community may want to take action. This plan includes a plethora of significant analyses, including existing development patterns, discussion of areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, and areas of disinvestment. This plan also contains maps of existing land use, future land use, and areas requiring special attention. A community work program and a report of accomplishments are also included. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

## Section 1: Population

The best way to describe Chattahoochee County's population trend over the last 30 years is one of steadfastness and perseverance. This is due in part to a reduction of military personnel at Fort Benning. It is believed that as economic conditions significantly improve in the State of Georgia and the Columbus Metropolitan Area, many older individuals will choose to relocate to smaller communities to escape the hustle of the larger cities and to capitalize on comparatively inexpensive land prices.

Chattahoochee County experienced a 34% decrease in population from 1990 to 2010 in contrast to the State of Georgia, which experienced a 50% increase in population from 1990 to 2010. From 2010 to 2014, the Chattahoochee County population increased from 11,267 persons to 11,837 persons, which is a 5% increase. From 2010 to 2014, the NFBA population increased from 2,961 persons to 3,100 persons, resulting in a 5% increase. The 2020-2030 population projections for the NFBA reflect, on average, a steady but slow growth rate, with a projected population of 3,229 persons and 3,400 persons for 2020.



Source: U.S. Census Bureau, 1990, 2000, 2010, 2014; ProximityOne.Com 2020 and 2030 for Chattahoochee County and State of Georgia Total Population Estimates

**Table 1: Cusseta-Chattahoochee County Total Population 1990-2014, Projections 2020-2030**

Category	1990	2000	2010	2014	Percent Change 1990-2010	Percent Change 2010-2014	2020	2030
Total Population	16,934	14,882	11,267	11,837	-34%	5%	Not Computed*	Not Computed*
Non-Ft. Benning Area of Chattahoochee County (Census Tract 201)	2,511	2,832	2,961	3,100	18%	5%	3,229	3,400
State of Georgia	6,478,216	8,186,453	9,712,157	10,097,343	50%	4%	10,871,581	11,910,320

RVRC estimates for 2020 and 2030 Non- Ft. Benning Area Total Population Estimates

\*Not Computed for Chattahoochee County due to the fluctuating levels of military personnel.

**Table 2: Chattahoochee County Age Distribution 1990, 2000, 2010**

	1990	%	2000	%	2010	%
<b>Age</b>						
Age Below 19	6,122	36	5,277	35	3,795	34
Age Above 65	235	1.5	273	1.8	420	3.7
<5	1,362	8.0	1,245	8.4	1071	9.5
5-9	1,479	8.7	1,350	9.1	892	7.9
10-14	1,349	8.0	1,184	8.0	747	6.6
15-19	1,932	11.3	1,498	10.1	1,085	9.6
20-24	3,989	23.5	3,108	20.9	2,222	19.7
25-34	3,980	23.6	3,528	23.7	2,401	21.4
35-44	1,956	11.6	1,883	12.7	1,268	11.2
45-54	434	2.5	528	3.5	709	6.3
55-59	129	0.8	150	1.0	217	1.9
60-64	89	0.5	140	0.9	235	2.1
65-74	153	0.9	175	1.2	267	2.4
75-84	76	0.5	84	0.6	124	1.1
85+	6	0.1	9	0.1	29	0.3
<b>Total</b>	16,934	100	14,882	100	11,267	100

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

Chattahoochee County's age distribution is highlighted in Table 2. From 1990 to 2000, the 0-19 age group decreased in size by 845 persons or 14%, the 20-34 age group decreased by 17%, the 35-64 age group increased by 4%, and the 65 and older age group increased by 14%.

From 2000 to 2010, the 0-19 age group decreased in size by 1,482 persons, or 28%. The 20-34 age group decreased by 30%, the 35-64 age group decreased by 10%, and the 65 and older age group increased by 57%. Even though all of the age population groups but one experienced decreases, it is evident that the retiring/aging population favor the idea of settling in Chattahoochee County based on the significant percentage increase of the 65 and older population from 2000-2010.

<b>Table 3: Chattahoochee County Non- Fort Benning Area Census Tract 201 Age Distribution 1990, 2000, 2010</b>						
	1990	%	2000	%	2010	%
Age Below 19	721	32	900	32	846	29
Age Above 65	219	10	252	9	395	13
<5	170	7.4	215	7.6	212	7.2
5-9	175	7.7	244	8.6	197	6.7
10-14	201	8.8	244	8.6	219	7.4
15-19	175	7.7	197	7.0	218	7.4
20-24	206	9.0	167	5.9	140	4.7
25-34	405	17.7	421	14.9	299	10.1
35-44	275	12	490	17.3	365	12.3
45-54	252	11	332	11.7	515	17.4
55-59	148	6.5	139	4.9	190	6.4
60-64	57	2.5	131	4.6	211	7.1
65-74	144	6.4	164	5.8	251	8.5
75-84	69	3	79	2.8	117	4.0
85+	6	0.3	9	0.3	27	0.9
<b>Total</b>	2,283	100	2,832	100	2,961	100

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

Chattahoochee County's NFBA age distribution is highlighted in Tables 2 and 3. The population of the NFBA of Chattahoochee County increased by 678 persons from 1990 to 2010. This is a 30% increase from 1990 to 2010. From 1990 to 2000, the 0-19 age group increased in size by 179 persons, or 25%. The 20-34 age group decreased by 4%. The 35-64 age group increased by 49%. Lastly, the 65 and older age group increased by 15%. From 2000 to 2010 the 0-19 age group decreased in size by 54 persons or 6%, the 20-34 age group decreased by 25%, the 35-64 age group increased by 17%, and the 65 and older age group increased by 57%.

## Race

The following tables depict the racial composition of Chattahoochee County and the NFBA of Chattahoochee County. The racial diversity percentages of the Chattahoochee County population in 1990 were 59% White, 31% African American, 1% Native American/Alaska Native, 1.5% Asian, 1.5% Native Hawaiian/Other Pacific Islander, and 6.0% other. For the

year 2000, the diversity percentages were 58% White, 30% African American, 0.8% Native American/Alaska Native, 1.8% Asian, 0.5% Native Hawaiian/Other Pacific Islander, and 5.2% other. In 2000, 3.8% of Chattahoochee County's population identified as two or more races. In 2010, the racial composition of the population of Chattahoochee County was 69% White, 18.8% African American, 0.7% Native American/Alaska Native, 2.2% Asian, 0.6% Native Hawaiian/Other Pacific Islander, and 4.4% other. In 2010, 4.5% of Chattahoochee County's population identified as two or more races.

	1990	%	2000	%	2010	%
<b>White</b>	10,091	59.0	8643	58.0	7,753	68.8
<b>Black or African American</b>	5,240	31.0	4453	29.9	2,123	18.8
<b>American Indian and Alaska Native</b>	88	1.0	119	0.8	81	0.7
<b>Asian</b>	319	1.5	268	1.8	246	2.2
<b>Native Hawaiian, Other Pacific Islander</b>	174	1.5	67	0.5	72	0.6
<b>Two or More Races</b>	N/A	N/A	561	3.8	498	4.5
<b>Other Race</b>	1022	6.0	771	5.2	494	4.4
<b>Hispanic or Latino of any Race**</b>	1,716	10.0%	1,551	N/A	1,398	N/A
<b>Total</b>	16,934	100	14,882	100	11,267	100

Source: U.S. Census Bureau, 1990, 2000, 2010; \*\* Population Number is included in other race categories.

In 1990, the racial composition percentages of the NFBA population were 61% White, 37% African American, 0.18% Native American/Alaska Native, and 0.61% Asian. In 2000, the racial composition percentages of the NFBA population were 63% White, 33% African American, 0.4% Native American/Alaska Native, 0.7% Asian, 0.5% Native Hawaiian/Other Pacific Islander, and 1.4% Two or More Races. In 2010, the racial composition percentages of the NFBA population were 51% White, 44% African American, 3.6% Asian, and 1.5% Two or More Races. The percentage of white residents increased by 2% from 1990 to 2000 and decreased by 12% from 2000 to 2010. The percentage of African Americans declined by 4% from 1990 to 2000 and increased by 11% from 2000 to 2010. In 2010, no resident classified themselves as Native American, Pacific Islander, or Other. By 2010, the Asian population percentage rose to 3.6 percent of total population while the percentage of those who identified as two or more races plateaued at 1.5%.

**Table 5: Chattahoochee County Non- Fort Benning Area,  
Census Tract 201 Race and Ethnic Origin 1990-2010**

	1990	%	2000	%	2010	%
White	1,404	61.5	1,794	63.3	1,501	50.7
Black or African American	847	37.1	939	33.2	1,310	44.2
American Indian and Alaska Native	4	.18	10	0.4	0	0
Asian**	14	.61	21	0.7	106	3.6
Native Hawaiian, Pacific Islander and Other**	N/A	N/A	13	0.5	0	0
Two or More Races	N/A	N/A	40	1.4	44	1.5
Other Race**	N/A	N/A	15	.8	0	0
Hispanic or Latino of any Race***	14	.61	43	1.5	7	N/A
<b>Total</b>	<b>2,283</b>	<b>100</b>	<b>2,832</b>	<b>100</b>	<b>2,961</b>	<b>100</b>

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

\*\* In 1990 the Asian, Native Hawaiian, Pacific Islander and Other Races is combined. Total population count is 14.

\*\*\* Hispanic or Latino of any race is included in the race categories.

## Section 2: Economic Development

Chattahoochee County is not a Tier 1 community. Thus an economic development section is not required. The Stakeholder committee did request RVRC staff to do a basic economic development review however.

Chattahoochee County has many needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in the county. However, there appear to be business opportunities to capitalize on consumer demands, which are not being met in Chattahoochee County. According to information provided by ESRI Business Analyst, market potential exists for several commercial related markets. A review of those consumer markets is presented in the later part of this section.

**Table 6: Chattahoochee County Labor Force Participation  
1990-2000**

	1990	2000	% Change 1990-2000
Cusseta-Chattahoochee County	2,321	2,464	6%
State of Georgia	3,090,276	3,839,756	24%
United States	115,681,202	129,721,512	12%

Source: U.S. Bureau of the Census 1990, 2000

Chattahoochee County experienced a 6% rise in the civilian labor force between 1990 and 2000. While this is still below state and national level increases, it is still quite positive for Chattahoochee County.

**Table 7: Chattahoochee County Labor Force Participation  
2000-2014**

	2000	2010	2014	% Change 2000- 2010	% Change 2010- 2014	% in Labor Force 2010	% in Labor Force 2014
Cusseta-Chattahoochee County	2464	2218	2417	-10%	9%		
State of Georgia	3,839,756	4,813,601	4,428,725	25%	-8%		
United States	129,721,512	156,456,694	156,023,000	21%	-0.3%		

Source: U.S. Bureau of the Census 2000, Georgia Department of Labor 2010 and 2014

Chattahoochee County experienced a decline of their workforce by 10% from 2000 to 2010. During this time, the state and nation as a whole experienced an increase of 25% and 21%, respectively, over the same time period. The Chattahoochee County labor force turned around after 2010, showing a 9% increase in 2014. Interestingly, the State of Georgia and the U.S. experienced decreases in labor force percentages from 2010 to 2014.

**Table 8: Annual Civilian Unemployment Rates 12 Month Average\***

	1990	2000	2010	2013	2014
<b>Chattahoochee County</b>	11.8%	8.08%	16.42%	16.6%	13.57%
<b>NFBA Chattahoochee County</b>	13%	5%	11.5%	Not Available	Not Available
<b>Georgia</b>	5.7%	3.47%	10.19%	8.15%	7.1%

Source: 1990 US Census, Georgia Department of Labor, U.S. Bureau of Labor Statistics for 2000, 2010 and 2014;\* Four Month Average for 2014.

The economic downturn was felt at both the state and county level where unemployment increased between 2000 and 2010. Chattahoochee County's unemployment rate increased from 8% in 2000 to 16% in 2010. The State of Georgia rate rose from 4% unemployment in 2000 to 10% unemployment in 2010. The unemployment rate in Chattahoochee County was 17% in 2013 and 14% in 2014. The State of Georgia dropped to an unemployment rate of 8% in 2013 and to 7% in 2014. In the NFBA of Chattahoochee County, unemployment increased from 5% in 2000 to 12% in 2010. Data for the NFBA of Chattahoochee County is not available for 2013 and 2014.

<b>Table 9: Chattahoochee County Employment by Industry 2000 - 2010</b>				
	2000	%	2010	%
<b>Total Employed Civilian Population</b>	2,280	100	2,043	100
<b>Goods Producing</b>	435	19.07	300	14.68
Agriculture, Forestry, Fishing, Hunting, Mining	36	1.6	0	0
Construction	148	6.5	162	7.90
Manufacturing	251	11	138	6.80
<b>Service Producing</b>	1,845	80.92	1,443	70.63
Wholesale Trade	60	2.6	20	1.00
Retail Trade	329	14.4	334	16.30
Transportation, Warehousing, Utilities	82	3.6	120	5.90
Information	64	2.8	15	0.70
Finance, Insurance, Real Estate	166	7.3	148	7.20
Professional, Scientific, Management, Administrative, Waste Management Services	100	4.4	68	3.30
Educational, Health, Social Services	537	23.6	347	17.00
Arts, Entertainment, Recreation, Accommodation, Food Services	155	6.8	195	9.50
Other Services	145	6.4	65	3.20
Public Administration	207	9.1	431	21.10

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

The leading employment sectors in Chattahoochee County, according to the U.S. Census in 2000 and 2010, were the service industries with a combined total employment rate of 80.92% in 2000 and 70.63% in 2010. Of the service industries, educational, health-related, and social service jobs led the way at 23.6% in 2000 and 17% in 2010. Retail trade is the next biggest service industry with 14.4% and 16.30% of jobs.

**Table 10: NFBA Chattahoochee County Employment by Industry**

	2000	%	2010	%
<b>Total Employed Civilian Population</b>	1,282	100	1,232	100
<b>Goods Producing</b>	327	25.50	279	22.64
Agriculture, Forestry, Fishing, Hunting, Mining	19	1.7	0	0
Construction	135	11.9	161	13.1
Manufacturing	173	15.3	118	9.6
<b>Service Producing</b>	805	62.79	953	77.35
Wholesale Trade	27	2.4	20	1.6
Retail Trade	117	10.3	184	14.9
Transportation, Warehousing, Utilities	68	6.0	103	8.4
Information	20	1.8	3	0.2
Finance, Insurance, Real Estate	66	5.8	83	6.7
Professional, Scientific, Management, Administrative, Waste Management Services	32	2.8	37	3.0
Educational, Health, Social Services	205	18.2	228	18.5
Arts, Entertainment, Recreation, Accommodation, Food Services	61	5.4	130	10.6
Other Services	110	9.7	42	3.4
<b>Public Administration</b>	99	8.7	123	10

Source: US Census 2010

The leading employment sectors in the NFBA of Chattahoochee County, according to the U.S. Census in 2000 and 2010, were the service industries with a combined total employment of 62.79% in 2000 and 77.35% in 2010. Of the service industries, educational, health-related, and social service jobs lead the way at 18.2% in 2000 and 18.5% in 2010. Retail trade is the next largest service employment by industry with 10.3% and 14.9% of jobs.

**Table 11: Per Capita Income**

	1990	2000	2010	2014
<b>Chattahoochee County</b>	\$8,673	\$14,049	\$19,276	\$19,538
<b>Census Tract 201</b>	\$8,783	\$14,372	\$17,631	\$18,731
<b>Georgia</b>	\$13,631	\$29,201	\$25,134	\$25,427
<b>United States</b>	\$14,420	\$30,318	\$27,334	\$28,555

Sources: MCDC 1990 Demographic Profile; 2000, 2010 U.S. Census; 2010-2014 U.S. Census ACS 5-Year Estimates

The per capita income has historically been and is still below the 2010 state average of \$25,134. In 2010, Chattahoochee County's per capita income was \$19,276, which is \$5,858 less than the State of Georgia average. The NFBA of Chattahoochee County fared worse than the State of Georgia and Chattahoochee County in 2010 with per capita income \$7,403 less than the state average and \$1,645 less than the Chattahoochee County average. Median household income is covered in the Needs Assessment chapter.

**Table 12: Household Income NFBA**

Household Income in Dollars	Number of Households in the County for 2000	Number of Households in the County for 2010	Number of Households in the County for 2014
Less than \$10,000	170	100	23
\$10,000-\$14,999	86	50	48
\$15,000-\$24,999	186	157	194
\$25,000-\$34,999	168	123	219
\$35,000-\$49,999	217	67	44
\$50,000-\$74,999	151	219	242
\$75,000-\$99,999	58	71	144
\$100,000-\$149,999	17	103	46
\$150,000-\$199,999	2	15	20
\$200,000 or more	8	16	0
<b>Total Number of Households</b>	1,063	921	980
<b>Mean Household Income</b>	\$30,112	\$54,576	49,222
<b>Total estimated number of households in the community X mean household income = Total Community Income</b>	\$32,009,056	\$50,264,496	\$48,237,560

Source: 2000, 2010 U.S. Census; 2010-2014 U.S Census ACS 5-Year Estimates, Total Community Income Calculation, RVRC Staff

Average household income and total community income have increased tremendously since 2000. Of course, these numbers have not been adjusted for inflation. Nonetheless, the growth in total county income is significant. Total community income dropped slightly in 2014 and this is attributed to the drop in the mean household income from 2010 to 2014. Table 12 provides a clear picture of the growth of resident income increases from 2000 to 2014. In 2000, 453 households in the NFBA of Chattahoochee County earned over \$35,000. In 2014, 496 households earned over \$35,000. The largest number of households in any income bracket fell into in the \$50,000-\$74,999 bracket, since 242 belonged to this category in 2014. The number of households in this income bracket also increased considerably from 151 in 2000 to 242 in 2014, representing an increase of 60%. The most impressive income statistic is in the households that belong to the \$75,000-\$99,000 range. The number of households in this bracket rose from 58 in 2000 to 144 in 2014, an increase of 148%. Households in \$100,000+ range increased from 27 to 66.

Fort Benning employees/retirees as well as Chattahoochee County residents working in Columbus are the primary catalyst for the growth in total household income.

**Table 13: Characteristics of the Workforce NFBA Chattahoochee County**

Age Brackets	Population aged 16 to 64 in 1990	Population aged 16-64 in 2000	Population aged 16 to 64 in 2010	Population aged 16 to 64 in 2014
16-19	140	158	174	302
20-24	206	167	140	279
25-34	405	421	299	191
35-44	275	490	365	219
45-54	252	332	515	474
55-59	148	139	190	296
60-64	57	131	211	149
Total	1483	1838	1894	1910

Sources: MCDC 1990 Demographic , 2000 , 2010 U.S Census; 2014 U.S Census 2010 -2014 ACS 5-Year Estimates

From 1990 to 2014, there has been a modest increase in the population aged 16-64. The 16-64 age group increased from 1483 persons to 1910 persons (a 29% increase). The largest number of individuals in any of the age categories is that of the 2010 45-54 age bracket, which contained 515 individuals. In 2014, 474 persons fell into the 45-54 age group, still a larger number than those of the other age categories for 2014. The increase of the residents in this age category was attributed to the growth in population of the 45-54 and the 55-64 age categories. Chattahoochee County needs to expand its job base in an effort to draw more working-age individuals to the area.

The availability of an educated workforce is critical in regards to attracting businesses or industry to an area, in addition to supplying existing businesses and industries with qualified employees. As Tables 14, 15 and 16 show, the number of individuals attaining higher education levels is on the rise. This is very positive for Chattahoochee County.

Table 14: 2000 Levels of Education NFBA			
Educational Attainment Levels for 2000	Number of Persons per Education Level Aged 25+ in 2000	% of Total Population Aged 25+ in 2000	Total Population Aged 25-64 in the Community in 2000
Less than 9th Grade	137	7.8%	1,513
9th-12th Grade, No Diploma	411	23.4%	1,513
High School Graduate, or Equivalent	625	35.6%	1,513
Some College, No Degree	348	19.8%	1,513
Associate/Bachelor's Degree	168	9.6%	1,513
Graduate/Professional Degree	67	3.8%	1,513
Total	1,756	100%	

Source:U.S Census 2000

Table 15: 2010 Levels of Education NFBA
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<b>Educational Attainment Levels for 2010</b>	<b>Number of Persons per Education Level Aged 25+ in 2010</b>	<b>% of Total Population Aged 25+ in 2010</b>	<b>Total Population Aged 25-64 in the Community in 2010</b>
Less than 9th Grade	50	2.8%	1,421
9th-12th Grade, No Diploma	246	13.6%	1,421
High School Graduate, or Equivalent	655	36.2%	1,421
Some College, No Degree	386	21.3%	1,421
Associate/Bachelor's Degree	393	21.7%	1,421
Graduate/Professional Degree	81	4.5%	1,421
<b>Total</b>	<b>1,811</b>	<b>100%</b>	

Source: **U.S Census** ACS Profile Report: 2006-2010 (5-year estimates)

<b>Table 16: 2014 Levels of Education NFBA</b>			
<b>Educational Attainment Levels for 2013</b>	<b>Number of Persons per Education Level Aged 25+ in 2010</b>	<b>% of Total Population Aged 25+ in 2010</b>	<b>Total Population Aged 25-64 in the Community in 2010</b>
Less than 9th Grade	40	2.2%	1,482
9th-12th Grade, No Diploma	231	12.6%	1,482
High School Graduate, or Equivalent	756	41.2%	1,482
Some College, No Degree	378	20.6%	1,482
Associate/Bachelor's Degree	344	18.7%	1,482
Graduate/Professional Degree	87	4.7%	1,482
<b>Total</b>	<b>1,836</b>	<b>100%</b>	

Source: U.S Censu ACS Profile Report: 2010-2014 (5-year estimates)

For Tables 14, 15 and 16, the data column 1 contains the total population of individuals aged 25 and older in Chattahoochee County. Within data column 2, the percentages represent the population totals of each education level. Based on the given information from Figures 14, 15 and 16, more individuals in Chattahoochee County aged 25 and older have sought higher levels of education since 2000. There is a consistent increase in numbers over the years for the “Some College, No Degree” cohort, and the

“Associate/Bachelor’s Degree” cohort. Both increased from 2000 to 2010, but dropped slightly in 2014. The “High School Graduate or Equivalent Degree” and the “Graduate/Professional Degree” cohorts increased in 2000, 2010, and 2014.

**Table 17: 2010 Education Levels for the State of Georgia and Other River Valley Counties**

Educational Attainment Levels Per for 2010	Cuseeta-Chattahoochee	NFBA Cuseeta-Chattahoochee	State of GA	Clay	Crisp	Dooley	Harris	Macon	Marion	Muscogee	Quitman	Randolph	Schley	Stewart	Sumter	Talbot	Taylor	Webster
Less than 9th Grade	124 (2.3%)	1.3%	363,297 (5.8%)	201 (9.4%)	1,331 (8.7%)	1,127 (11.3%)	732 (3.3%)	1,068 (11.0%)	396 (6.8%)	5,852 (4.9%)	180 (11%)	401 (7.7%)	232 (7.5%)	522 (12.2%)	1,753 (8.8%)	413 (8.5%)	519 (8.7%)	187 (9.3%)
9th – 12th Grade, No Diploma	271 (4.9%)	12.5%	608,994 (9.8%)	317 (14.8%)	2,402 (15.7%)	1,613 (16.2%)	1243 (5.6%)	1,699 (17.4%)	981 (16.8%)	12,355 (10.4%)	336 (20.5%)	921 (17.7%)	586 (18.9%)	874 (20.3%)	2,732 (13.7%)	656 (13.5%)	1,091 (18.3%)	272 (13.5%)
High School Graduate or Equivalent	1,351 (24.6)	36.5%	1,805,733 (28.9%)	873 (40.8%)	5,487 (35.9%)	4,263 (42.7%)	6,404 (29.1%)	3,911 (40.1%)	2,596 (44.5%)	33,018 (27.7%)	640 (39.1%)	2,031 (38.9%)	1,084 (35.0%)	1,783 (41.5%)	6,943 (34.8%)	2,073 (42.8%)	2,217 (37.2%)	908 (45%)
Some College, No Degree	1,741 (31.2)	23.6%	1,309,587 (21%)	399 (18.7%)	2,907 (19%)	1,460 (14.6%)	5,550 (25.2%)	1,713 (17.6%)	1,225 (21%)	32,384 (27.2%)	305 (18.6%)	770 (14.8%)	552 (17.8%)	590 (13.7%)	3,680 (18.4%)	858 (17.7%)	1,215 (20.4%)	209 (10.4%)
Associate/Bachelor's Degree	1,660 (30.3)	21.6%	1,527,467 (24.5%)	289 (13.6%)	2,422 (15.8%)	1,191 (11.9%)	5,376 (24.5%)	997 (10.3%)	496 (8.5%)	25,598 (21.5%)	162 (10%)	657 (12.6%)	486 (15.7%)	389 (9.1%)	3,059 (15.3%)	564 (11.7%)	745 (12.5%)	303 (15.1%)
Graduate/Professional Degree	369 (6.7%)	4.5%	627,430 (10.0%)	59 (2.8%)	733 (4.8%)	326 (3.3%)	2,707 (12.3%)	359 (3.7%)	140 (2.4%)	9,834 (8.3%)	15 (0.9%)	436 (8.4%)	156 (5.0%)	138 (3.2%)	1,782 (8.9%)	278 (5.7%)	177 (3%)	138 (6.8%)
Total Population 25+	5,489	1,831	6,242,508	2,138	15,282	9,980	22,012	9,747	5,834	119,041	1,638	5,216	3,096	4,296	19,949	4,842	5,964	2,017

Sources: ACS Profile Reports 2008-2012 (5-Year Estimates)

In comparison to the educational attainment levels of the State of Georgia, the NFBA of Chattahoochee County ranks higher in terms of percentage than the State of Georgia, for every education attainment level except for the 9<sup>th</sup>-12<sup>th</sup> Grade, No Diploma, Associate/ Bachelor's Degree, and Graduate/ Professional Degree categories. However, when compared to the RVRC region, the NFBA of Chattahoochee County fairs better than other counties in the region. Regardless, there is still much room for improvement. The counties highlighted in red have experienced lower levels of educational performance in comparison to Chattahoochee County.

On a positive note, Chattahoochee County's 25 and older population percentage of those who have a high school diploma or equivalent diploma is higher than nine other counties within the RVRC region.

## Micro Retail Market Potential Analysis

The following chart is a depiction of various consumer patterns and trends of the citizens of Chattahoochee County. Shown in the following grid are several “categories” of spending (i.e., apparel, grocery, entertainment, etc.), followed by the expected numbers and expected population percentages of Chattahoochee County adults/households to make such expenditures. At the end of every row is a Market Potential Index (MPI) number, which portrays “the relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI BAO Retail Market Potential, 2014). An MPI of 100 is considered the U.S. Average (ESRI BAO, 2014). An index rank above 100 indicates that Chattahoochee County residents are, on average, spending more on those items than residents in other areas of the U.S. Conversely, a lower MPI means that Chattahoochee County residents are spending less than residents in other areas of the U.S. The knowledge of such trends may be beneficial to bolster the economic development of Chattahoochee County because it would help public officials and business entities to plan and make strategic decisions to encourage continued consumption of goods and services.

**Table 18: Product/Consumer Behavior**

Apparel (Adults)				Expected Number of Adults/HHs	% of Adults/HHs	MPI
Bought any women's apparel in last 12 months				984	41.4%	92
Bought apparel for child <13 in last 6 months				690	29%	103
Bought costume jewelry in last 12 months	405	17%	85			
Bought any fine jewelry in last 12 months				504	21.2%	109
Bought a watch in last 12 months				254	10.7%	93
Automobile Aftermarket (Adults)				Expected Number of Adults/HHs	% of Adults/HHs	MPI
Bought/changed motor oil in last 12 months				1,532	64.4%	130
Beverages (Adults)				Expected Number of Adults/HHs	% of Adults/HHs	MPI
Drank regular cola in last 6 months				1,323	55.60%	121
Cameras & Film (Adults)				Expected Number of Adults/HHs	% of Adults/HHs	MPI

Bought any camera in last 12 months	153	6.4%	89
Bought film in the last 12 months	N/A	N/A	N/A
<b>Computers (Households)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Spent \$500-\$999 on most recent purchase	159	12.7%	63
<b>Convenience Stores (Adults)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Bought cigarettes at convenience store in last 30 days	415	17.5%	133
Bought gas at convenience store in last 30 days	876	36.8%	111
Spent at convenience store in last 30 days: \$40+	221	9.3%	121
<b>Entertainment (Adults)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
DVDs purchased in the last 30 days: 3-4	N/A	N/A	N/A
DVDs purchased in the last 30 days: 5+	N/A	N/A	N/A
Spent on toys/games in the last 12 months: \$50-\$99	N/A	N/A	N/A
Spent on toys/games in the last 12 months: \$200-499	N/A	N/A	N/A
<b>Financial (Adults)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Avg monthly credit card expenditures: <\$111	270	11.4%	96
<b>Grocery (Adults)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Used beef (fresh/frozen) in last 6 months	1,807	76%	106
Used bread in last 6 months	2,321	97.6%	103
Used chicken/turkey (fresh or frozen) in last 6 months	1,705	71.7%	100
Used fish/seafood (fresh or frozen) in last 6 months	1,355	57%	102
Used fresh milk in last 6 months	2,124	89.3%	99
<b>Home (Households)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Purchased bedding/bath goods in last 12 months	682	54.3%	102
Purchased cooking/serving product in last 12 months	271	21.6%	89
Bought any kitchen appliance in last 12 months	352	28%	165
<b>Insurance (Adults)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Carry renter insurance	100	4.2%	57
<b>Pets (Households)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>

HH owns any dog	669	53.3%	134
<b>Restaurants (Adults)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
Went to fast food/drive-in restaurant in last 6 months	2,122	89.2%	99
Went to fast food/drive-in restaurant 14+ times/month	N/A	N/A	N/A
Fast food/drive-in last 6 months: take-out/drive-thru	1,203	50.6%	108
<b>Telephones &amp; Service (Households)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
HH average monthly long distance phone bill: <\$16	N/A	N/A	N/A
HH average monthly long distance phone bill: \$26-59	N/A	N/A	N/A
<b>Television &amp; Sound Equipment (Adults/Households)</b>	<b>Expected Number of Adults/HHs</b>	<b>% of Adults/HHs</b>	<b>MPI</b>
HH owns 2 TVs	307	24.4%	93
HH owns 3 TVs	251	20%	93
HH owns 4+ TVs	266	21.2%	107
HH purchased audio equipment in the last 12 months	N/A	N/A	N/A
HH purchased DVD player in the last 12 months	N/A	N/A	N/A
HH purchased video game system in last 12 months	55	4.4%	48

(ESRI BAO, 2015, Market Retail Potential Reports)

The consumer product areas in which Chattahoochee County residents exceed (MPI 110 +) include: “bought/changed motor oil in the last 12 months” (MPI 130); “drank regular cola in the last 6 months” (MPI 121); “bought cigarettes at a convenience store in the last 30 days” (MPI 133); “bought gas at a convenience store in the last 30 days” (MPI 111); and “spent \$40+ at a convenience store within the last 30 days” (MPI 121). Consumer product areas with an MPI of 101–109 include: “used beef (fresh or frozen) in the last 6 months,” “used bread in the last 6 months,” “used fish/seafood (fresh or frozen) in the last 6 months,” “bought apparel for a child less than 13 years old in the last 6 months,” and “bought fine jewelry in the last 12 months.” The above data gives a glimpse of spending patterns of Chattahoochee County residents and thus provides a starting point to identify underserved markets in Chattahoochee County.

In summary, the Unified Government of Cusseta-Chattahoochee County has been very active in participating in two regional authorities the Valley Partnership which is facilitated by the City of Columbus and the River Valley Regional Commission. Chattahoochee County also has an active Chamber of Commerce and an Industrial Development Authority. Chattahoochee County Officials also are excited about the potential increase of freight traffic generated by the Inland Port in Cordele, Georgia and the spin-off effects of a growing Columbus metropolitan area.

### Economic Needs

- More Shopping Areas/Commercial Development/Light Industrial
- Need more jobs in the county

- Redevelopment of Broad Street and the Town Center Area by adding Street Lights, Murals and by rehabilitating old buildings

### **Economic Opportunities**

- Job training and adult education programs provided by Chattahoochee County High School and area technical colleges.
- NSA Training Facility can be larger than what it is
- Increase in civilian and military populations
- Capitalize on the closeness to Columbus
- Inland Port/ Increase in truck traffic
- Address underserved markets

### **Economic Goals:**

Goal 1: To have a workforce that is ready to meet the needs of current and future employers.

Goal 2: Promote the retention and expansion of existing businesses and assist the recruitment of new businesses including commercial and light industrial facilities.

Goal 3: To promote and preserve existing tourism assets and locational advantages of being next to Columbus.

Goal 4: Improve the aesthetics of Broad Street and the Town Center area of Cusseta

### **Section 3: Housing**

Housing stock in the NFBA of Chattahoochee County consists of a mixture of traditional single-family, stick-built homes, in addition to a few multi-family units many manufactured or mobile home units. Higher density housing, such as apartment living, duplexes, etc., is found within the urban core of Chattahoochee County which encompasses the former city boundaries of Cusseta.

The 2000 housing inventory consisted of 1,263 housing units. In 2010, it is estimated that Chattahoochee County had 1,440 housing units. Census estimates for 2014 indicate that there were 1,222 total housing units located in the NFBA of Chattahoochee County. Chattahoochee County's total housing numbers have decreased since 2000. The 2010 total housing unit count is 1,440 housing units, a difference of 177 units from 2000. The 2014 census estimate is 1,222 households, which is a loss of 218 units since 2010. It is important to note that Chattahoochee County has not lost 218 housing units in 5 years. The 2010 Census count of housing units in the NFBA of Chattahoochee County is probably an over-count by the U.S. Census. Chattahoochee County has approximately 1,250 residential water customers, and this fact contributes to the validity of the 2014 Housing count of 1,222.

The total housing stock consists of 62% single family units, both attached and detached; 1% multi-family units; and and manufactured or mobile home units which comprised 37% of the total housing units. The high number of manufactured homes in the Chattahoochee County NFBA presents a dichotomous situation. The housing is affordable, yet is simultaneously a drain on the tax base. Because manufactured homes are taxed as personal property in Georgia, their value decreases every year and thus these residents pay little in property taxes, which are needed to help pay for and maintain public facilities and services. Twenty-nine percent of the NFBA of Chattahoochee County's housing units are rental units, compared to 34% of Georgia's occupied units in 2010.

Housing costs in the NFBA of Chattahoochee County have been relatively low when compared to the State of Georgia, with a median housing value of \$63,500 in 2000, compared to the State's median 2000 value of \$111,200. The median cost of housing in 2010 was \$93,700 for the NFBA of Chattahoochee County and the median house value for the State of Georgia was \$156,400. In 2014, the median cost of housing in the NFBA of Chattahoochee County was \$82,700 and was \$148,000 for the State of Georgia. The values in both the State of Georgia and the NFBA of Chattahoochee County rose considerably from 2000 to 2010, reflecting the surge in housing construction and demand. In 2014, the median values of housing in the NFBA of Chattahoochee County and the State of Georgia dropped considerably, reflecting the housing burst in 2008.

From a 2014 cost burden standpoint, 30% of NFBA of Chattahoochee County home owners are cost burdened. Renters pay more of their household incomes on housing with 46% of residents paying 30% or more of their income on housing costs. For the State of Georgia in 2014, 53% of renters paid 30% or more of their household income to housing costs. Additionally, 34% of home owners in the State of Georgia pay more than 30% of their income on housing cost. Thus, 76% of the NFBA residents (both renters and home owners) are cost burdened, while 76% of Georgians spend more than 30% of household income on housing costs.

The NFBA of Chattahoochee County is projected to gain in the number of housing units over the next twenty years. The NFBA of Chattahoochee County is modestly growing in population and this trend is expected to continue. From 2000 to 2014, NFBA of Chattahoochee County added 268 persons. Considering the fact that Chattahoochee County is located close to Columbus, and the fact that land prices are relatively inexpensive, it is anticipated that the number of housing units will continue to grow.

**Table 19: Chattahoochee County NFBA Occupancy Status 2000-2014**

Chattahoochee County: Occupancy Characteristics			
Category	2000	2010	2014
TOTAL Housing Units Built	1,263	1440	1222
Housing Units Vacant	203	246	242
Housing Units Owner Occupied	751	848	720
Housing Units Renter Occupied	309	346	260

Source: U.S. Bureau of the Census: 2000, 2010, 2010- 2014 ACS 5 Year Estimate.

When looking at the NFBA of Chattahoochee County’s housing occupancy characteristics, three trends can be observed. Vacant units only increased by 19% from 2000 to 2014. Owner occupied units decreased by 31 units, and the number of occupied rental units decreased by 49 units or 16%.

**Table 20: Chattahoochee County NFBA Recorded Housing Units by Type , 2000, 2010, 2014**

Category	2000	2010	2014
TOTAL Housing Units	NA	1,130	1,222
Single Units (detached)	NA	577	754
Single Units (attached)	NA	0	6
Double Units	NA	30	11
3 to 4 Units	NA	0	0
05 to 9 Units	NA	0	0
10 to 19 Units	NA	0	0
20 or more Units	NA	6	0
Mobile/Manufactured Home or Trailer	NA	517	451
All Other(Boat, RV, Van, Etc.)	NA	0	0

Source: US Census 200-2010, 2010- 2014 ACS 5 Year Estimate  
N/A

## Housing Needs

- Need another apartment complex.
- Dilapidated/abandoned Homes/ Mobile Homes/Structures
- Balancing housing cost with housing quality. Need more affordable but adequate housing units



## Housing Opportunities

- Residential land is reasonably priced
- Many infill housing opportunities

## Housing Goals:

**Goal 1: To provide affordable and adequate housing for Chattahoochee County residents.**

**Goal 2: Continue to implement environmental and unsafe building ordinances**

**Goal 3: Promote Infill for housing and other uses**

**Goal 4: Promote DCA's housing programs**

## Section 4: Community Facilities

Chattahoochee County's community facilities and infrastructure are in good shape and with one exception have the capacity to meet future demand for the next 15 to 20 years. The Chattahoochee County water distribution system needs improvements Chattahoochee County has applied for CDBG grants to improve its water system but to date none of those grant request have been funded. Based on existing growth patterns Chattahoochee County has a six to ten year water supply capacity. Chattahoochee County has also been able to improve upon and add to its existing facilities and utilities with the help of grants and an infusion of local funds. Chattahoochee County is using GDOT funds and transportation tax funds to improve their local roads. Maintaining and repaving local roads is always an infrastructure priority for the county. There are however several local roads in the County that need to be paved. Some of the older subdivisions in the county were developed with dirt roads. As the subdivisions developed and added more automobile trips problems with ingress and egress to those subdivisions developed. Addressing those problems is a top priority for the elected officials of Chattahoochee County. One of the needs identified in our plan implementation meetings with Chattahoochee County officials is the purchase of heavy equipment to be used in road maintenance.

Chattahoochee County boasts top notch fire and law protection agencies that have recently upgraded their existing public safety fleet and have acquired new ambulances. The county still maintains solid waste collection system and recycling facility. Educational facilities were greatly improved with the addition of a new high school. The educational facilities have been successful at meeting the current and future needs of the county. The Board of Education members and Chattahoochee County officials are also working to elevate the educational levels of all Chattahoochee Citizens. Recreational facilities are in good shape. Chattahoochee County added a splash park in 2012.

**Educational Facilities**

The Chattahoochee County Board of Education operates one elementary school (Pre K – 5<sup>th</sup> grade) and one middle/high school (6th-12th grade). The middle/high school structure was built in 2005 and accommodates approximately 450 students. The elementary school, known as the Chattahoochee County Education Center, is an older structure that also accommodates 450 students. The both educational structures are sufficient to meet the needs of the current and future population of the county.

Table:21 Number of Students 2005 and 2015						
Grade	Pre-K – 5	6-12	2005 Total Students	Pre-K – 5	6-12	2015 Total Students
Number of Students	498	209	707	450	450	900

Since 2005, Chattahoochee County has experienced a 28% increase in the total number of students between 2005 and 2015. This population increase among students can be correlated with the rise in the county’s population, which has increased by 5% since 2010.

**Community Facilities Needs**

- Growth limited due to infrastructure (water, sewer).
- Better maintenance for the water system, improve the distribution system
- Need for cemetery space
- Heavy equipment for road work needed for stormwater drainage and road issues
- Neighborhood Service Center Rehabilitation

**Community Facilities Opportunities**

- Infill on existing water lines
- Existing community facilities, both public and private including Recreation Center, Recycling Center, Golf Course, Animal Shelter, Library, High School

**Community Facilities Goals:**

**Goal 1: Apply for the necessary funding to address storm water drainage and road quality issues.**

**Goal 2: Promote existing Community Facilities both public and private.**

- Goal 3: Apply for grants or other funding to address and water distribution system problems.**
- Goal 4: Address future cemetery needs and identify possible sites.**
- Goal 5: Apply for a CDBG and other funds to upgrade the Neighborhood Service Center.**
- Goal 6: To have sufficient infrastructure to meet the needs of the citizens and the private sector for the next 20 years.**



## Section 5: Intergovernmental

Issues and opportunities exist between neighboring jurisdictions such as Muscogee Talbot, Marion, and Stewart Counties. In order to reduce issues and make the most of the potential opportunities, the County should maintain open communication and dialogue with its neighboring jurisdictions throughout the planning process. Furthermore, Chattahoochee County should review options in regards to the need for regional transportation service. The County should ensure the proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Georgia Department of Transportation. Lastly, the Service Delivery Strategy should be updated regularly. The SDS update will be submitted in conjunction with the update of the 2016 Comprehensive Plan and will be submitted by February 28, 2016.

### Intergovernmental Needs

- Update Comp plan and SDS



- Stay abreast of Fort Benning activities and programs. Manage development in military base buffer areas

### Intergovernmental Opportunities

- Mutually beneficial relationship with Fort Benning

### Intergovernmental Goals:

- Goal 1: Update Comprehensive Plan and SDS**
- Goal 2: Manage development within military buffer zones.**

## Section 6: Transportation

### Road Network

Chattahoochee County is served by major federal and state roads. Highway 520 is a four-lane highway which connects Columbus, Georgia to Brunswick, Georgia, and runs diagonally in an east-west direction. U.S. 27 (Georgia 1), which connects Columbus with Bainbridge, is the main thoroughfare for the southeastern section of the county while Georgia 26 crosses the northern portion of the county.

Cusseta developed at the junction of the three primary highways. Two of the highways (SR 520 and SR 26) converge at the center of Cusseta. The other primary route is old Georgia 137, which originates in Cusseta, and extends through Buena Vista, and ends north of Butler Georgia. The most heavily traveled route is Highway 520 and SR 26 is the next most heavily traveled route. U.S. 27 is the third most heavily traveled route.

The County contains 101 miles of public roads. State routes consist of 32.79 miles, while county roads consist of 62.67 miles, and 5.7 miles are city roads. Approximately 25 miles of road are unpaved. Off road drainage is primarily composed of a ditch system along county roads and a storm drain system in Cusseta. State roads use a gutter system.

Highway 520/280 and U.S. Highway 27 are well under carrying capacity and will be able to handle future generated traffic over the next 20 years. SR 26 is still under design capacity, but will not be able to handle future traffic volumes. That being said, the widening of SR 26 is suggested. Also, two of three major highways converge at the north end of Chattahoochee County heading toward Fort Benning and Columbus. U.S. 27 connects with SR 520/280 not far below the SR 26 and 520/280 intersection as well. They create potential traffic “bottlenecks” at the SR 26, 520/280 intersection. It is advised that Chattahoochee County consider a by-pass around the county to help move traffic across the county in an east to west direction. Challenges ahead include the maintenance of existing paved roads and the paving of existing dirt roads.

### ***Alternative Modes***

Alternative transportation modes are very limited in Chattahoochee County. Public Transit is available to the Fort Benning side of Chattahoochee County, but not to the NFBA. Bike/pedestrian facilities are also limited. Biking Routes are available along 520/280 and 27 but not along SR 26. Local Roads are not equipped for bike/pedestrian facilities. But there are opportunities to make bike/pedestrian facilities and mass-transit viable alternative modes of transportation as Chattahoochee County grows.



### ***Parking***

Parking is not a problem in Cusseta or Chattahoochee County. The most parking pressure can be found in the town center area of Cusseta around the Courthouse because this area can become overused at times. The areas along some of the commercial establishments near 520/280 at peak times might necessitate more parking spaces. There are not any obsolete parking areas that need retrofitting.

### ***Railroads/ Other Facilities***

Other transportation facilities include two rail lines, the Norfolk Southern Line between Columbus and Americus, and a former CSX line between Columbus and Bainbridge, which is currently inactive. There are no major trucking/port facilities or airports in Chattahoochee County. However Chattahoochee County is expecting an increase in truck traffic due to the development of the Inland Port in Cordele, Georgia as freight moves from Cordele to

Columbus. The inactive CSX line will make a great bike/pedestrian trail. However, the owner of the line does not wish to sell due to the possibility of reactivating the line to handle train traffic. Chattahoochee County residents just want to see it active, whether used for train traffic or bike/pedestrian traffic. Currently the line serves as an unofficial pedestrian trail.

### ***Transportation and Land Use Connection***

The areas of congestion in Chattahoochee County include the areas from the SR 26 to the SR 520 intersection, SR 26 to the new Middle/High School, and U.S. 27 SR 520 intersection to the Broad Street SR 520 intersection. These areas are very close in location and handle the majority of the county's traffic. Although traffic is manageable now, the situation could reverse as these areas are also the primary commercial and residential growth areas of the Chattahoochee County. Congestion will only increase as development occurs in this core area. Traffic along Broad Street, which is the main route to the Cusseta town center, can also be heavy at times. There is enough vacant land existing in and around Cusseta and along Broad Street to add numerous homes, all of which will generate additional traffic on Broad Street.

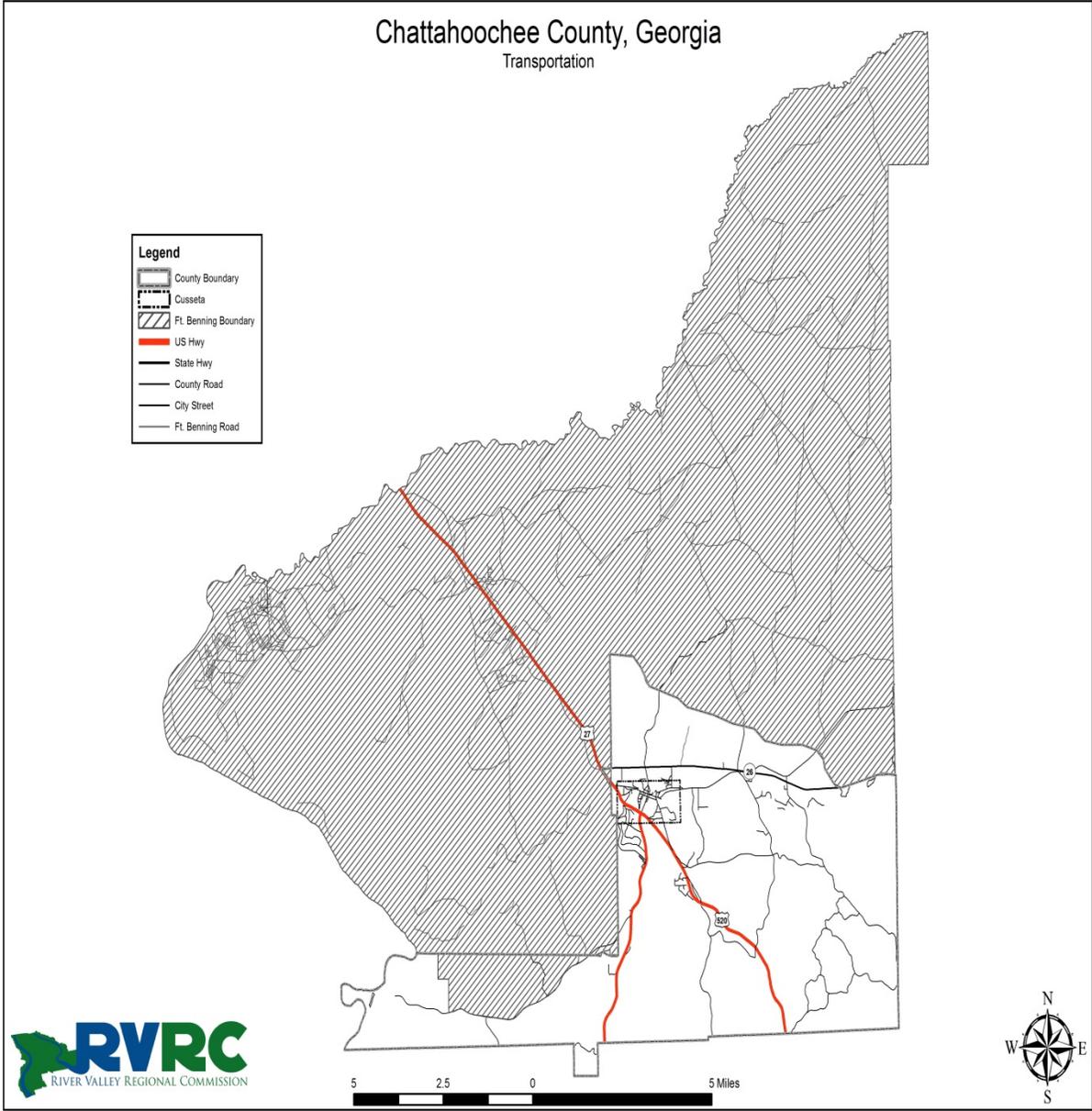
### ***Assessment***

Based on 2014 GDOT traffic count data, none of Chattahoochee County's roads, (local, state, or federal) are at capacity. U.S. 27 currently handles 2,810 vehicles a day and has a maximum capacity of over 12,000 vehicles a day. State Highway 520/280 has a current peak usage of 10,600 vehicles a day and a capacity of 12,000 plus vehicles a day. State Route 26 has a capacity of 10,000 vehicles per day and a current daily usage of 4,010 vehicles.

The highest traffic counts in Cusseta-Chattahoochee County are found on the U.S. 27, 520/280 link that runs through Fort Benning. Traffic levels in this area average between 9,080 vehicles to 10,600 daily. Roads through Fort Benning have been widened to handle future demands. U.S. 27 and SR 520/280 are wide enough to handle future projected populations. State Route 26 will need improvements to handle the future anticipated growth.

County collector roads such as Fire Tower and Liberty Hill and Manta Roads are well below capacity. For example, Liberty Hill Road only handles 140 average daily trips. The major issue with some of these collector roads is that some of the very rural sections of the roads are not paved. This is problematic during inclement weather. The above-mentioned collector roads are expected to be able to handle future growth, however. The highest traffic in town is found at SR 26, CR 137 and Firetower Road. This intersection currently receives 4,010 vehicles daily. Broad Street between Boyd Street and McNaughton street currently has 2,390 average daily vehicle trips. These roads will need improvement as traffic counts continue to rise.

**Figure 22: Chattahoochee County Major Transportation Corridor Map**



## Transportation Needs

- Addressing the dirt road problems in older subdivisions
- Maintaining existing paved county roads
- Widening SR 26
- Continue sidewalk development
- Abandoned Rail line that parallels Broad Street needs as either a pedestrian facility or facility. Needs to be better maintained.



use  
a rail

## Transportation Opportunities

- With U.S. 27, SR 520/280 Chattahoochee County is the gateway to Southwest Georgia
- Columbus (Public Transportation) Metra Service to Cusseta-Chattahoochee County
- Explore possibility of developing pick-up and drop-off sites for Pataula Transit Facility
- Walkability

## Transportation Goals and Objectives

**Goal 1:** Improve the quality of county roads, especially unpaved roads in older subdivisions.

**Goal 2:** Improve transportation options for Chattahoochee County residents

**Goal 3:** Continue sidewalk development and maintenance program.

**Goal 4:** Promote the widening of SR 26 to DOT and discuss the abandoned rail line

## Section 7: Areas Requiring Special Attention



The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency, and wetlands all affect where development can safely and feasibly occur. In Chattahoochee County, areas adjacent to and affecting the Chattahoochee River should be reviewed for compliance with state and local ordinances and regulations.

Chattahoochee County has some unique natural resources such as the Chattahoochee River, which forms the western border of the county and is the main source of water for Lake Walter F. George. Most of the county is categorized as a significant groundwater recharge area. This is a land area in which water can soak into the

ground and eventually enter an aquifer, or underground reservoir. As 40% of people in the state

of Georgia obtain their drinking water from underground sources, it is essential to protect these areas from contamination.

Chattahoochee County also contains several classifications of wetlands, including forested, non-forested emergent, scrub/shrub wetlands, and open water. These areas are potentially vital to local ecosystems and should also be conserved. Chattahoochee County is committed to the protection of these vital natural resource areas.

Chattahoochee County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. Chattahoochee County should develop guideline brochures in order to outline Chattahoochee County development regulations or policies and to promote conservation and protection of important resources. Chattahoochee County should also review ordinances to strengthen and improve existing regulations regarding development in sensitive areas. Chattahoochee County has the Chattahoochee River, well water supply sources, watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes, and cultural resources that need protection. Of these natural resources the DNR Environmental Planning Criteria for the State of Georgia only applied to the County's groundwater recharge areas and wetlands.

Chattahoochee County realizes the importance of their location in the Middle Chattahoochee Watershed and understands the significant role current and future development plays in water quality. Chattahoochee County participated in the regional water planning efforts of Middle Chattahoochee River Water Planning Council as mandated by state law in 2008. Chattahoochee County continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in government decisions.

#### Public Water Supply Sources

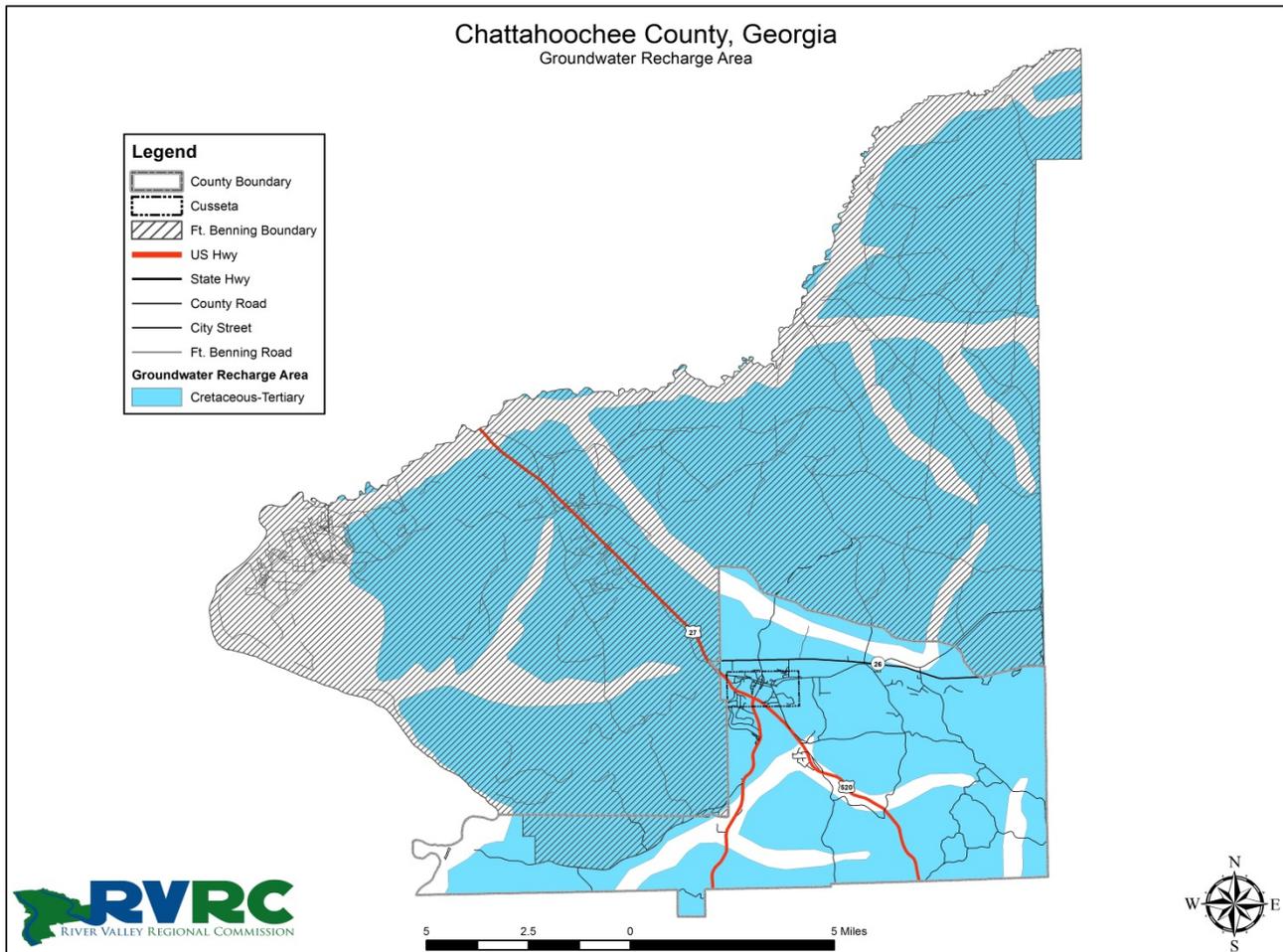
There is one permitted public water system in Chattahoochee County, with a total of 4 active drinking water sources. The Unified Government of Cusseta-Chattahoochee County operates 4 groundwater wells: Patti Drive, Hwy 137, Firetower Road, and Sandi Street. Chattahoochee County has adopted a wellhead protection ordinance.

#### Ground Water Recharge Area

Chattahoochee County is located in an important groundwater recharge area, the Cretaceous-Tertiary aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence aquifer system, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, Groundwater Quality in Georgia for 2002). See Chattahoochee County, Georgia, Groundwater Recharge Area map.

Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Cusseta-Chattahoochee County adopt a Groundwater Recharge Area Protection Ordinance and they have not done so. Groundwater recharge area issues are discussed however during rezoning and subdivision review activities. It is anticipated that Chattahoochee County will adopt either Groundwater Recharge development policies or the recommended Part V Environmental Planning Groundwater Recharge Criteria in the near future.

**Figure 23: Chattahoochee County Ground Water Recharge Map**

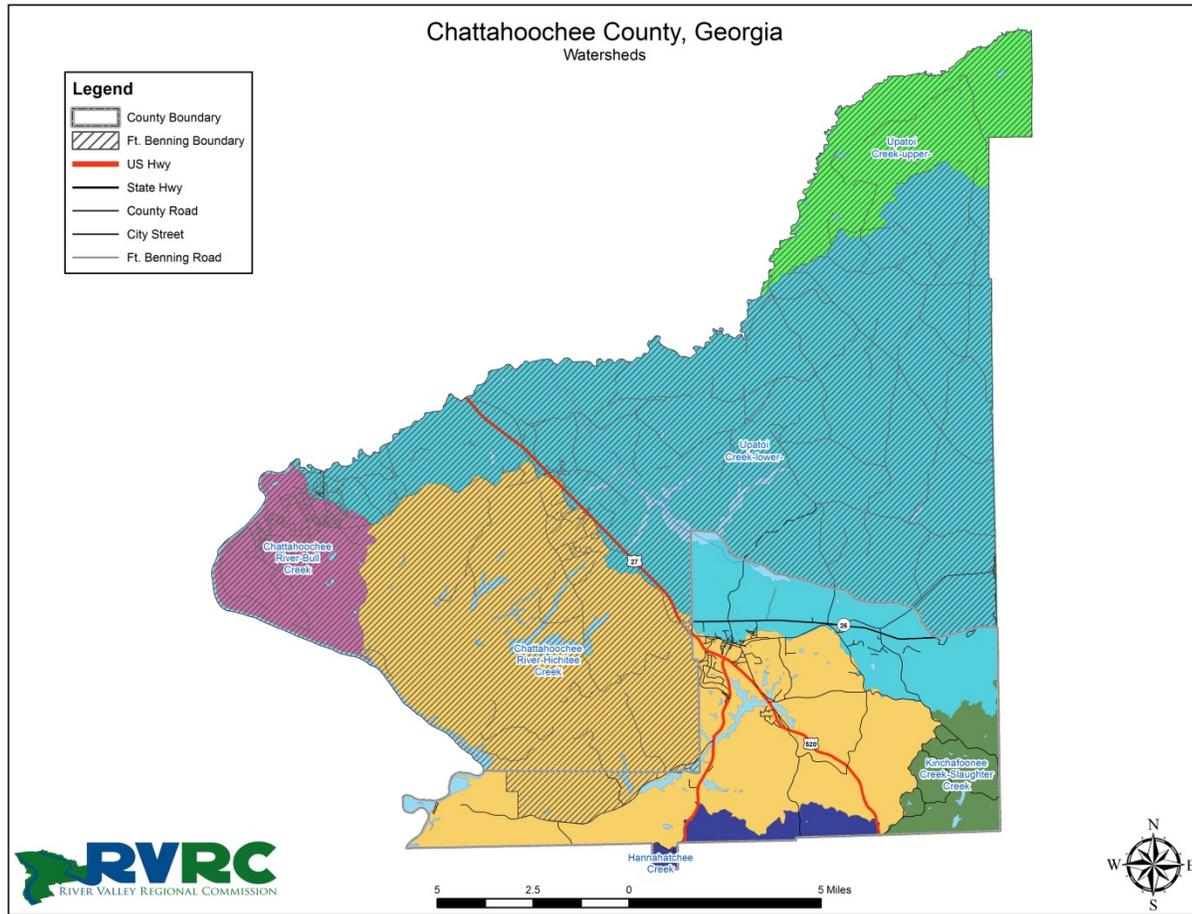


***Water Supply Watersheds***

Chattahoochee County falls within the Lower Middle Chattahoochee Watershed. Within incorporated Cusseta-Chattahoochee County there are 4 moderately sized watersheds: Chattahoochee River-Hitchitee Creek, Hannahatchee Creek, Kinchafoonee Creek-Slaughter Creek, and Lower Upatoi Creek. See Chattahoochee County, Georgia, HUC 10 Watershed map.

The Environmental Protection Division, under the Environmental Planning Criteria, has not required Cusseta-Chattahoochee County to adopt a Water Supply Watershed Protection Ordinance and they have not done so. Chattahoochee County uses four well systems for its water. Chattahoochee County does have a Wellhead Protection ordinance.

**Figure 24: Chattahoochee County Watersheds Map**



**Wetlands**

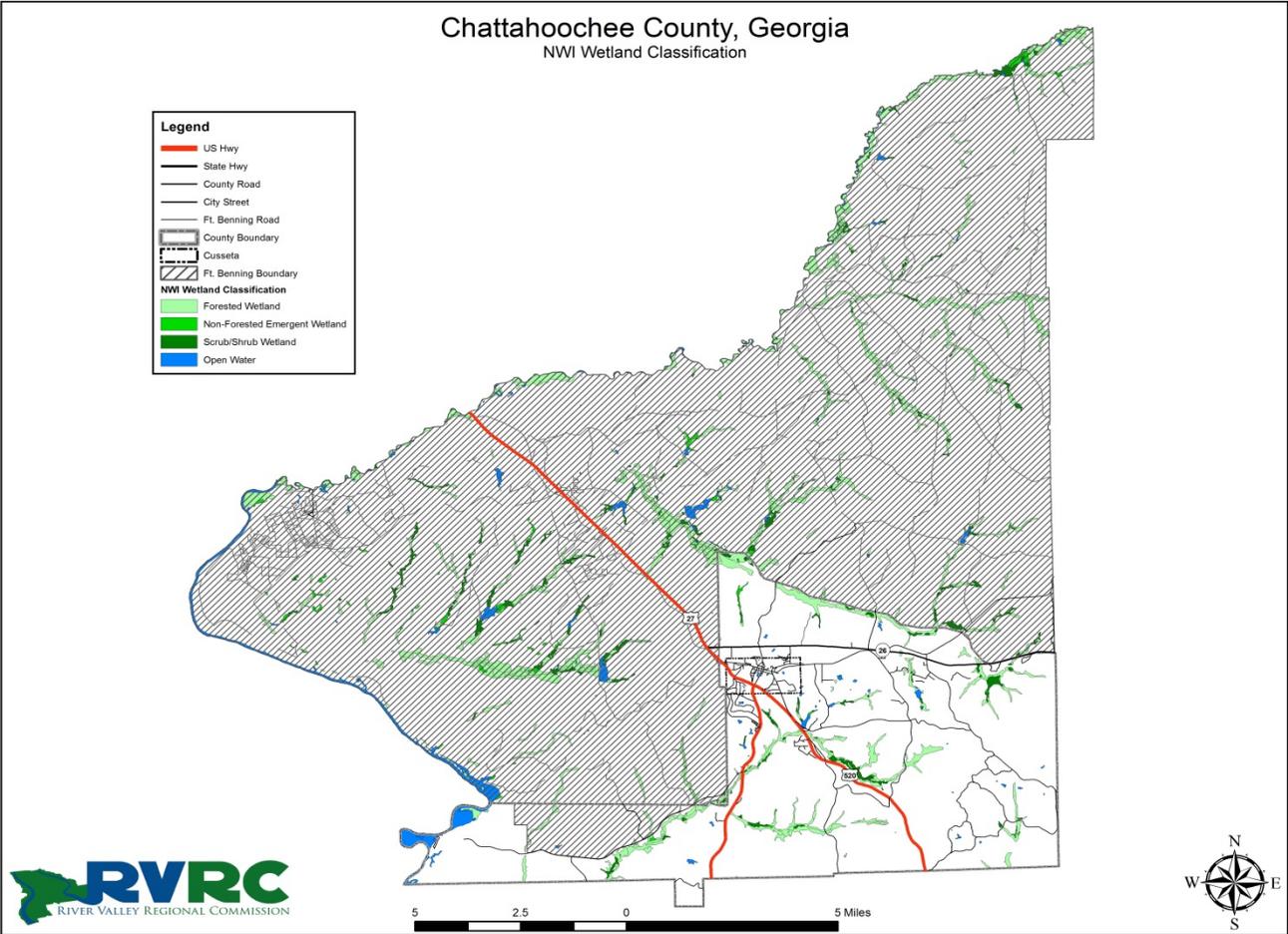
Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, vegetation adapted for life in saturated soil. Many of these areas are adjacent to river corridors. Additionally, man-made lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

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

Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Cusseta-Chattahoochee County adopt a Wetlands Protection Ordinance and they have not done so. Wetland area issues are discussed however during rezoning and subdivision review activities. It is anticipated that

Chattahoochee County will adopt either wetland development policies or the recommended Part V Environmental Planning Wetland Criteria.

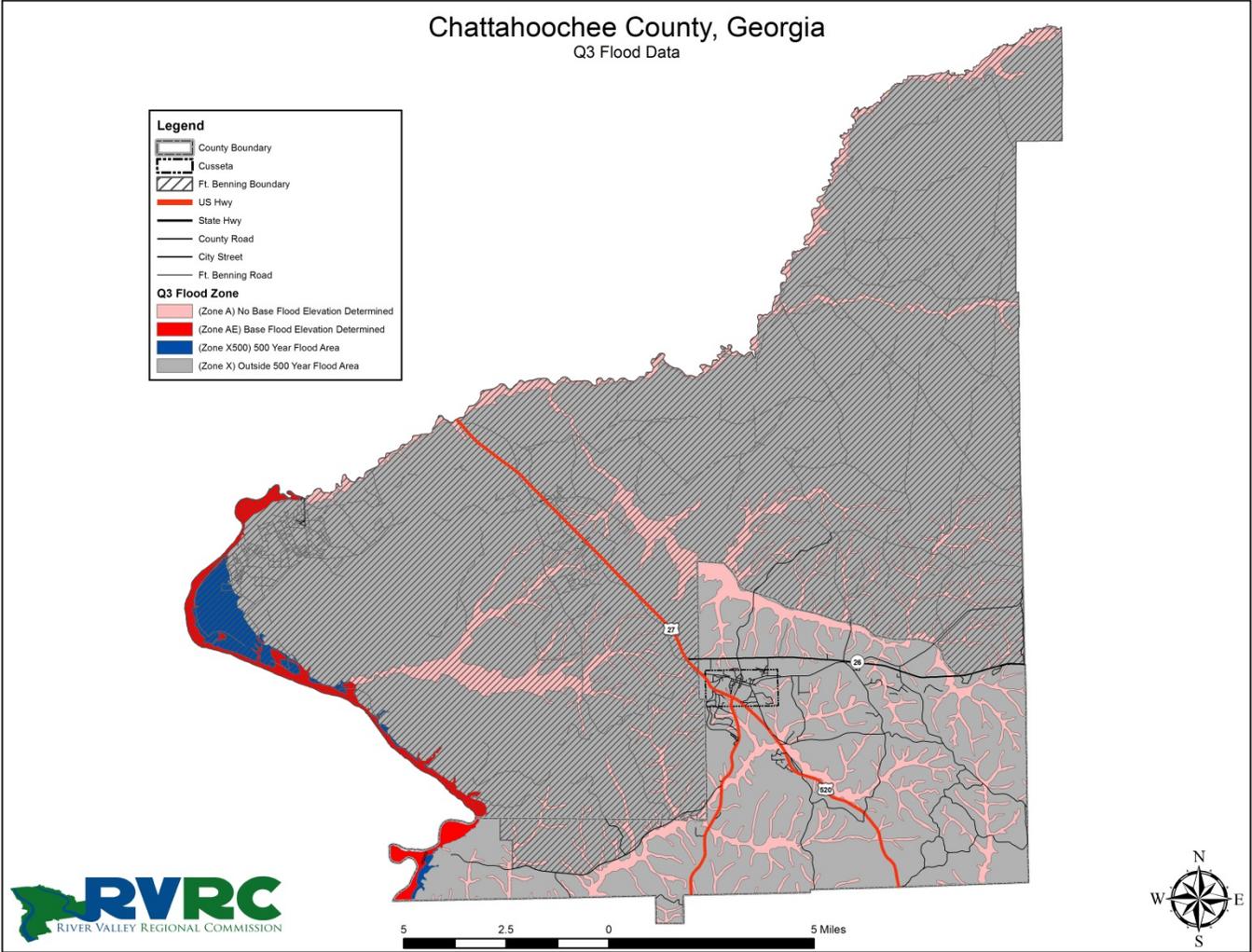
**Figure 25: Chattahoochee County NWI Wetland Classification Map**



**Flood Plains**

Cusseta-Chattahoochee County has been mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program. See Chattahoochee County, Georgia, Q3 Flood Data map.

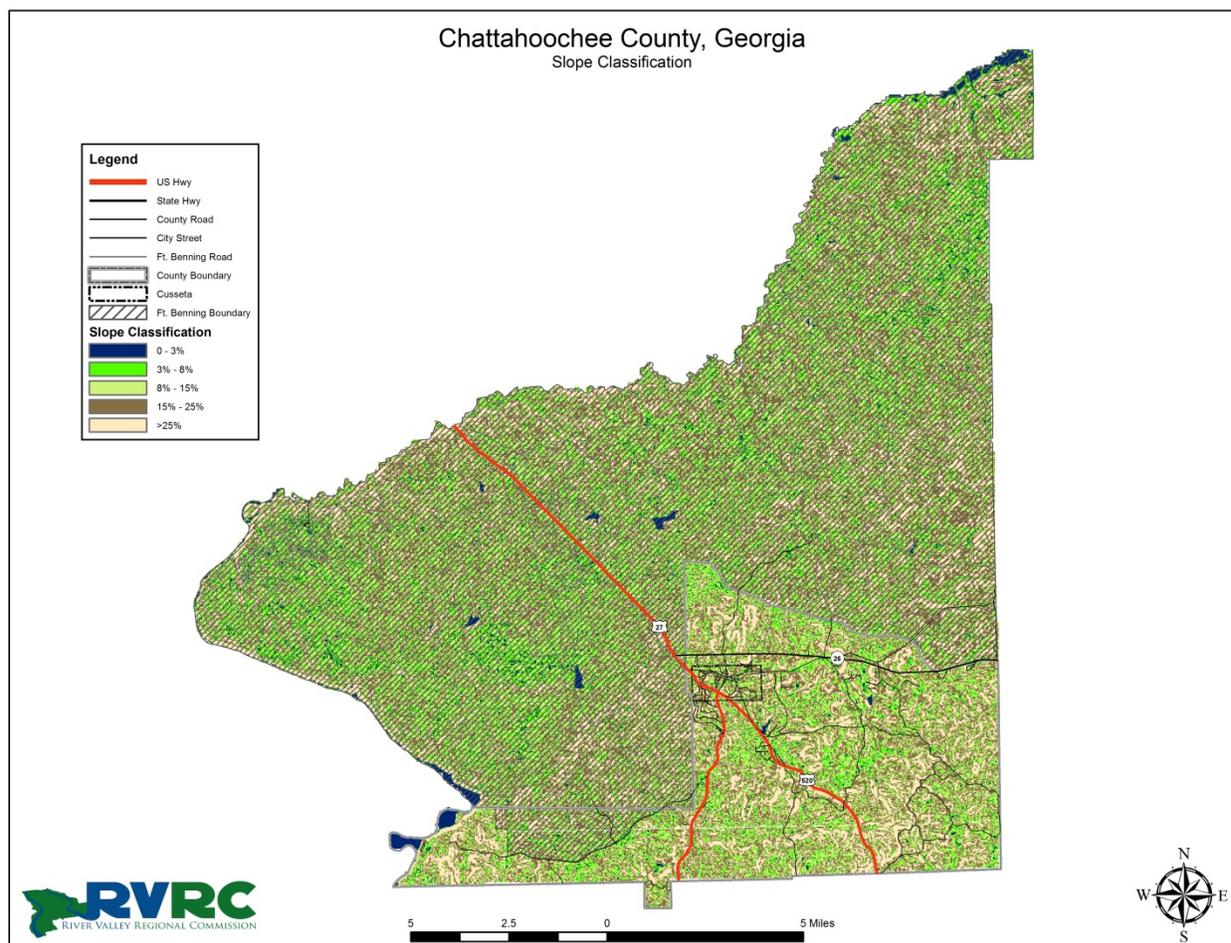
Figure 26: Chattahoochee County Flood Map



## Steep Slopes

The topography of Chattahoochee County also places constraints and limitations on placement of development. Much of the county has slopes ranging between 3% and 15%. Thus much of the development in Chattahoochee County has followed suit and is built on land with slopes of 3% to 15%. Areas of 3% and less consist of water-ways, lakes and swamps and are scattered throughout the county. See Chattahoochee County, Georgia, Slope Classification map. Elevations range from 187 feet to 680 feet above sea level. Regardless of the slope of a lot, erosion and sedimentation control measures are a must to minimize the adverse impacts of development.

**Figure 27: Chattahoochee County Slope Classification Map**

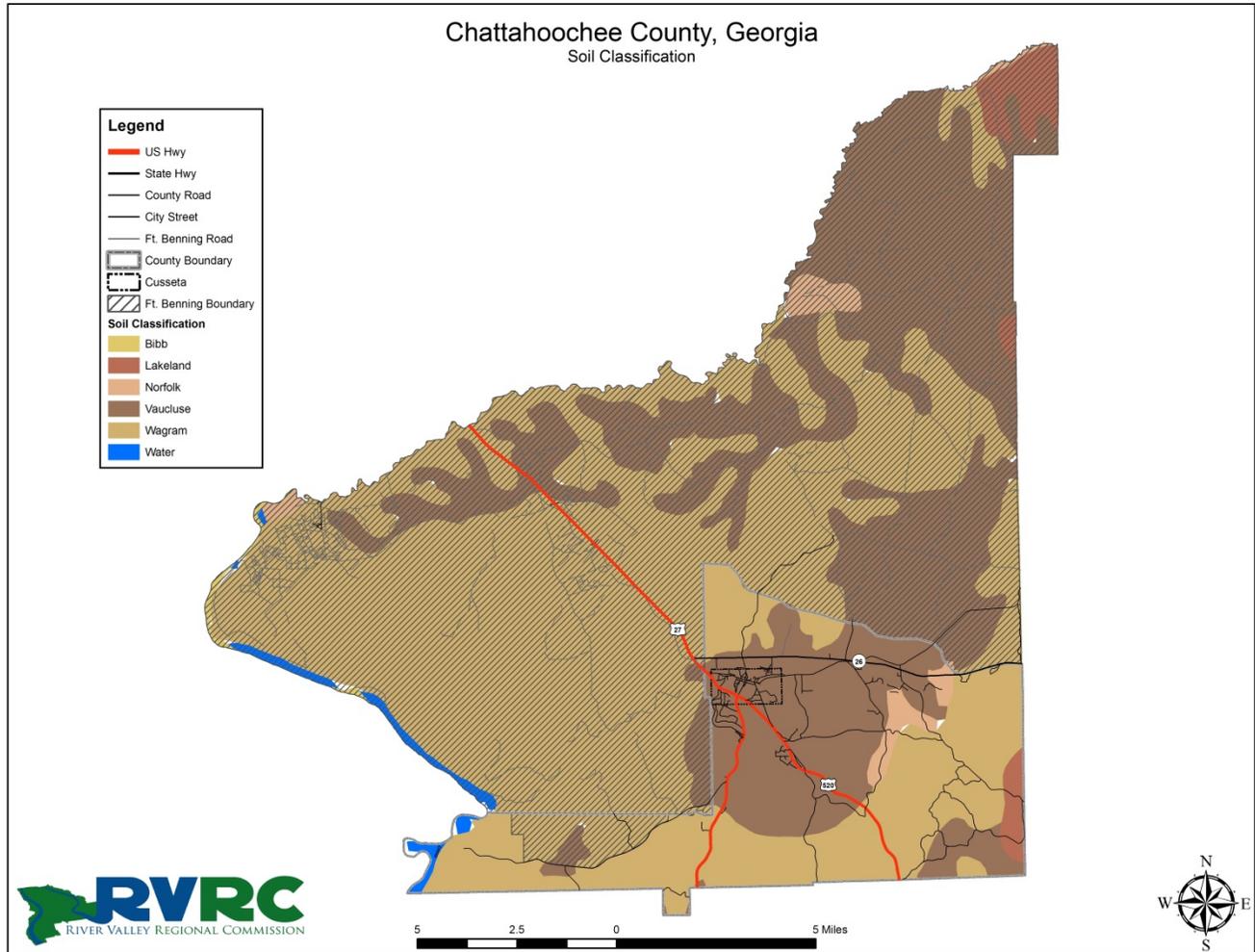


## Soil Types

Chattahoochee County is located in the Southern Coastal Plain Province. The province consists of soils occupying broad inter-stream areas having gentle to moderate slopes with underlying marine sands, loam, and/or clays. The soil configuration of Chattahoochee County puts many constraints and limitations on development. Soil classifications include Bibb, Lakeland, Norfolk, Vacluse, and Wagram. Given that Chattahoochee County relies on septic tanks to process raw sewage it is imperative that local officials and staff work with the county engineer and area health department to ensure that all development is done on soils that are suitable for septic tanks. It would be prudent for Chattahoochee County Staff to

develop guideline brochures which identify and address the importance of preserving historic sites, and environmentally sensitive land.

**Figure 28: Chattahoochee County Soil Classification Map**



### ***Protected Rivers***

There are no state designated Protected River Corridors in Chattahoochee County. As a result, Cusseta-Chattahoochee County has not adopted the River Corridor Protection Ordinance as recommended by the Environmental Protection Division’s Environmental Planning Criteria.

### ***Cultural Resources***

A county-wide historic resources survey was completed in August, 2004. The survey identified 150 historic resources in the county. Of that 150, 19 were determined to be eligible for inclusion on the National Register of Historic Places. The survey identified three areas which, based on unique character, local and regional significance, integrity and relationship to other important historic resources, would be eligible historic districts. These include the Cusseta Historic District, the Antebellum Houses of Early Settlers, and the Rosenwald Schools.

Chattahoochee County understands the significance of cultural resources placing high importance on conservation of the area's history, tradition, and culture through preservation. County leaders know the benefits of preservation are far-reaching and include increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.



While governmental support is present, the level of community support is low. An organization is needed to sponsor National Register listings, to oversee the application for survey funds, to maintain an inventory of local historic resources, and to attempt the preservation of endangered resources.

Also, steps need to be taken to steer development away from cultural resources or to make new development compatible with important cultural resources in Chattahoochee County.

### **Natural and Cultural Resources Needs**

- Make sure the general public and developers have adequate access to regulations concerning natural and cultural community resources and the location of those resources. Map all historic resources including cemeteries.
- Historic resource conditions are endangered and/or declining.
- There are erosion, sedimentation, and storm water runoff problems.
- Land suitability problems in regards to placing septic tanks

### **Natural and Cultural Resources Opportunities**

- Improve, enhance, and promote Chattahoochee County's natural and cultural resources
- Due to limited growth pressure, Chattahoochee County officials have a good opportunity to review new ordinances and modify existing ordinances

### **Natural and Cultural Resources Goals**

**Goal 1: Identify and map, promote and preserve natural and cultural/historic sites including cemeteries.**

**Goal 2: Keep Chattahoochee's development regulations updated**

**Goal 3: Educate the public and the BOC on soils and land suitability problems in regards to placing septic tanks**

**Goal 4: Address neighborhood stormwater runoff problems**

## **Section 8: Chattahoochee County Community Development Areas of Concern**

### ***Areas Where Development is Likely to Occur***

Growth areas in Chattahoochee County include the intersections of 520/280 and SR26, including (a) the intersections of US 27 and 520/280 and the corridors themselves; (b) US 27 down to River Bend Road; and (c) SR 520/280 down to Firetower Road and along the SR 26 corridor to the Indian Hills Subdivision. Development opportunities exist along the roads that run just outside the old city limits of Cusseta, such as Gordy Mill Pond Road, Old SR 137, and River Bend Road. Development pressures will also occur between the Fort Benning boundary and U.S. 27, 520/280, SR 26, and River Bend Road.

Chattahoochee County does not have any areas where the pace of development is outpacing or will soon outpace the availability of community facilities or services, including transportation.

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

Infill opportunities exist throughout Chattahoochee County. Most notable for possible infill development is Town Center area which includes land located within the old city limits of Chattahoochee County; and the newer subdivision areas of Chattahoochee County. The presence of public water makes infill development more likely in the aforementioned areas. Infill in these areas would benefit the community as they are closer to resources and they are more centralized, which increases the possibility that residents choose walking/biking over vehicular travel.

### ***Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty***

All communities have areas of disinvestment or areas in need of improvement and Chattahoochee County is no different. As they grow, market forces will take care of, that is, essentially improve, most of the areas in need of improvement. However, in some cases a public/private partnership will be needed to catalyze improvement. Chattahoochee County grew in population from 2000 to 2014, by 24%. It is anticipated that that moderate population growth will continue into the future. Regardless of future growth or decline Chattahoochee County officials need to engage the public in redevelopment efforts that would benefit the community as a whole.



There are three areas of land in Chattahoochee County that require special attention. The first is the land adjacent to the Fort Benning Military Installation. One of the biggest threats to military bases in the U.S. is encroachment by non-compatible land uses. Non-compatible land uses tend to be of a residential nature, although not all commercial or industrial uses are automatically base-compatible.

The area of land for which base compatibility is an issue is land located within 3,000 feet of the base boundaries. This generally includes the area located north and south of River Bend Road, west of the 520\280–US 27 corridor down to River Bend Road, and north of the 520/280 and SR 26 intersection east to the county line. Issues of concern include the impact of smoke and noise from Fort Benning on neighboring properties and the impact of light from surrounding development on Fort Benning operations.

Another area of concern is the rail line that runs through downtown Cusseta-Chattahoochee County. At one time there seemed to be a great opportunity to turn the abandoned line into a bike trail. However, after many efforts to acquire the right-of-way the owner, GDOT, decided that they would not sell the rail line right-of way but continue to lease the line to CSX. Thus the rail line serves as an ad hoc walking trail for the citizens of Chattahoochee County. The railroad line represents a great opportunity to connect residential areas to public uses to include the County Administration Building/Court House, the middle/high school and commercial areas located in the Town Center of Cusseta, and commercial uses at the intersection of US 26 and 520/280.

Broad Street also needs special attention. Retrofitting Broad Street for better pedestrian access and improving its appearance by incorporating it as a streetscape project along with a bike pedestrian project would be a great start to invigorating the Town Center of Chattahoochee County. The major corridors through Chattahoochee County are also areas of special concern. State routes 520/280, and SR 26 as well as U.S. Highway 27 are Chattahoochee County's major transportation corridors. Opportunities exist for infill development, new development, retrofitting existing developments and encouraging better development types along the areas of those corridors.

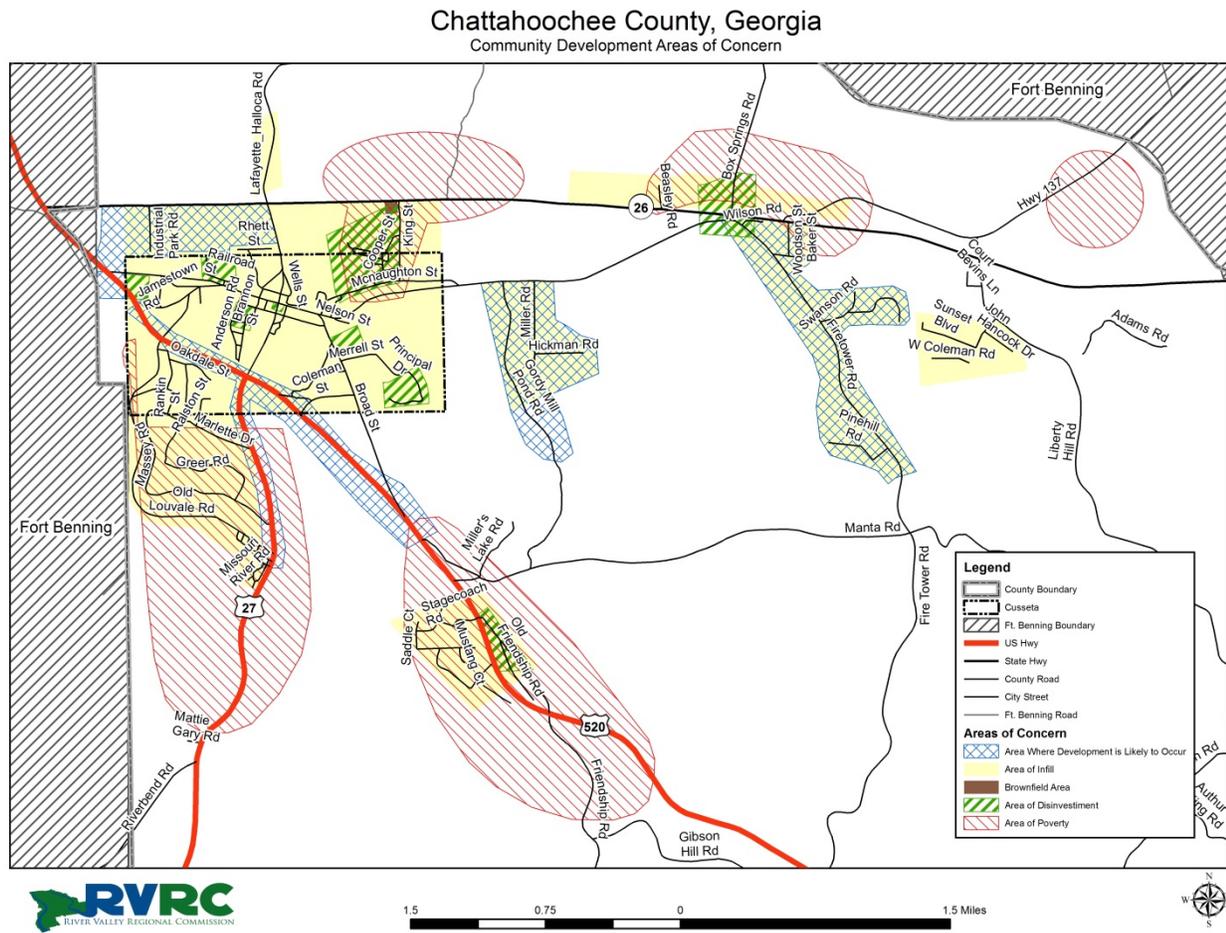
### ***Brownfields***

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age, or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plant.

Some issues involving brownfields are the potential hazards to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, enhance utilization of existing public infrastructure, and increase job opportunities and local tax revenues.

Chattahoochee County currently has one potential brownfield.

**Figure 29: Chattahoochee County Community Development Areas of Concern Map**



## Section 9: Land Use

Maximizing land development opportunities while protecting natural resources is the key to Chattahoochee County’s success. Key challenges to officials include protecting natural resources while encouraging development and establishing commercial and industrial uses as a large percentage of the land use mix. Agricultural use, mostly associated with timber production, dominates the county’s existing land use. Second to agricultural use is the residential use of land in the county. Single-family detached and manufactured housing are the predominant residential uses. Commercial use, which makes up less than one percent of total land use, is predominantly located along within the old city limits of Cusseta along SR 520/280 and SR 26.

### *Analysis of Existing Land Use and Development Patterns*

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

The following table presents the definitions of each of the land use categories.

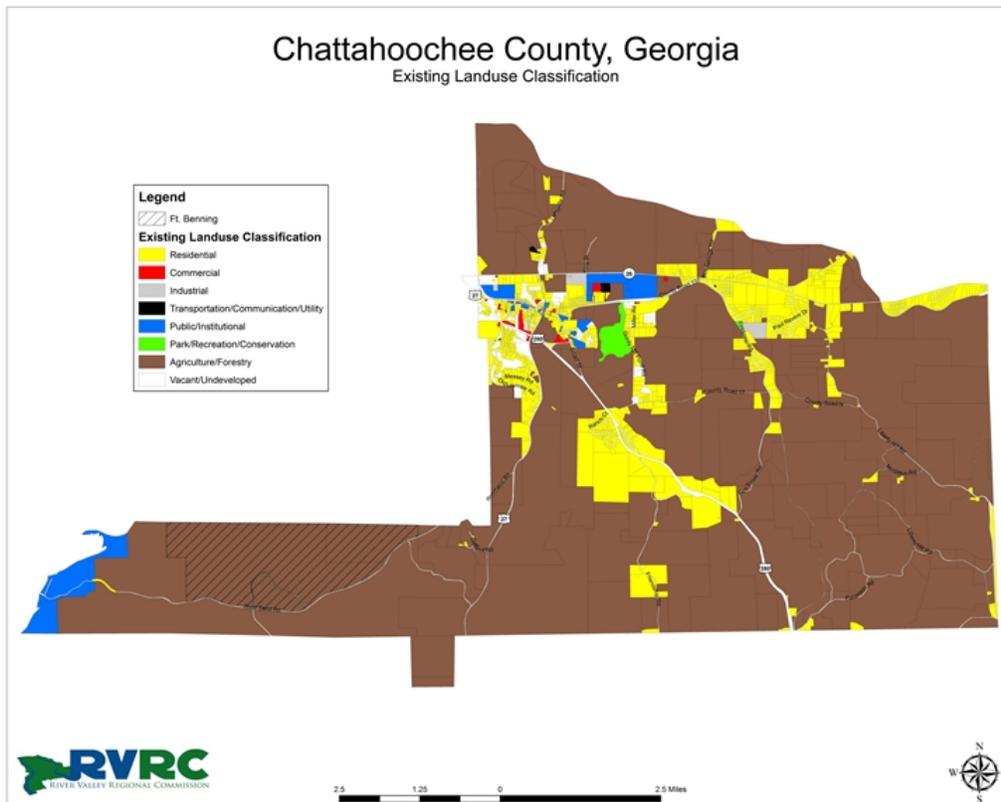
Table 22: Existing Land Use Definitions Table	
Existing Land Use	Definition
Residential	The predominant use of land within the residential category is for single-family, duplex and multi-family dwelling units organized into general categories of net densities.
Agricultural/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. This category includes landfills. This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
Parks/Recreation/Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust, or similar uses.
Public/Institutional	Community facilities excluding utilities. This category includes certain state, federal or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/Communication/ Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Undeveloped/Vacant	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals does not include roads.

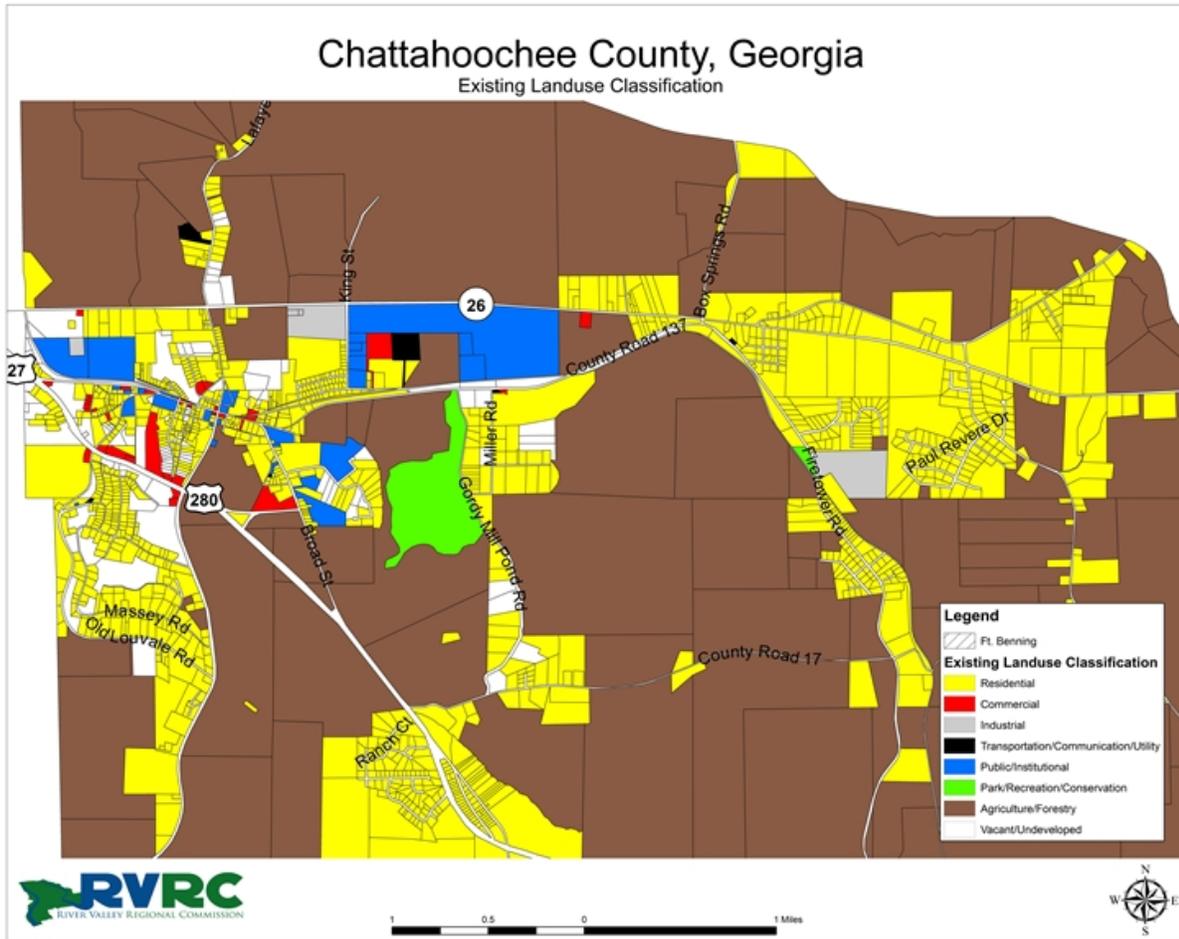
Table 23: Existing Land Use Table Unified Government of Georgetown-Quitman County		
Chattahoochee County, Georgia	Acres	Percent
Agricultural/Forestry	33,012	84
Commercial	65	.17
Public/Institutional	791	2
Industrial	88	.2
Residential	4528	12
Transportation/Communication/Utilities	22	.05
Undeveloped/Vacant	441	1
Parks/Recreation/Conservation	152	0.58
Total	39,099	100%

Chattahoochee County’s largest land use acreage belongs to agricultural/forestry, followed by; residential, public/institutional, undeveloped vacant, and parks, recreation, conservation. Unfortunately, commercial acreage is low at 65 acres and industrial is not much better at 88 acres. Obviously the number of commercial uses and industrial uses need to increase to be help the revenue base.

**Figure 30: Chattahoochee County Existing Land Use Map**



**Figure 31: Cusseta Area Existing Land Use Classification Map**



**Analysis of Future Land Use**

Growth in the RVRC rural counties has been slow over the last twenty years, and Chattahoochee County is no exception to this reality. Chattahoochee County has however experienced more residential growth than all other RVRC jurisdictions but Muscogee and Harris County. Chattahoochee County received a boost in residential growth due to the expansion of Fort Benning with the development of two subdivisions. Over the last ten years however, there have been 17 residential building permits issued. A limited amount of commercial development has taken place in recent years. The most recent commercial addition is the Dollar General store located in with in the old city limits of Cusseta on highway 520/280. In 2007 on River Bend Road an urban assault training facility was built. Based on past and existing trends of development in Chattahoochee County, minimal to moderate growth is expected in the next ten years. Growth areas in Chattahoochee County include the intersections of 520/280 and SR26, including (a) the intersections of US 27 and 520/280 and the corridors themselves; (b) US 27 down to River Bend Road; and SR 520/280 down to Firetower Road and along the SR 26 corridor to the Indian Hills Subdivision. Development opportunities exist along the roads that run just outside the old city limits of Cusseta, such as Gordy Mill Pond Road, Old SR 137. Please see the Community Development Areas of concern map for a depiction of areas of potential growth. In summary, there will be only

limited pressure placed on Chattahoochee County's infrastructure and public facilities caused by future development. Chattahoochee County has the community facilities and the infrastructure capacity to handle anticipated growth for the next the next 20 years with the exception of water service. Water capacity, considering present system distribution problems has six to ten years of life. From a land use standpoint, Chattahoochee County's main focus is to take existing development and improve it by adding in-fill on vacant lots in and around the more urbanized area of Cusseta.

### **Land Use Needs**

- Potential encroachment of non-compatible land use next to Fort Benning property
- Land use mix is heavily favored towards agricultural use and residential use need to diversify land use base with more commercial development

### **Land Use Opportunities**

- Chattahoochee County has ample vacant land located along U.S. 27, State Route 520/280 and State Route 26 to reserve for industrial and commercial growth.
- Encourage traditional neighborhood/compatible development around historic structures or districts.

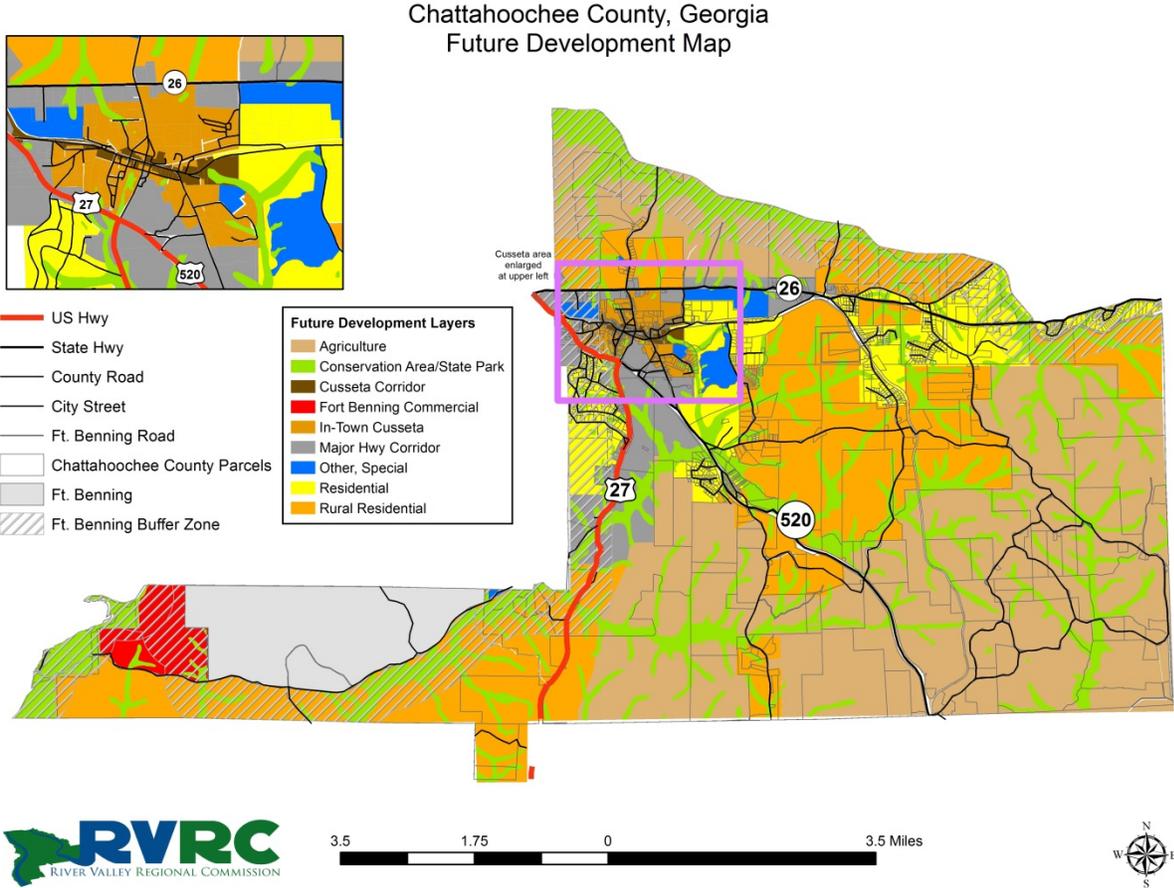
### **Land Use Goals:**

**Goal 1: Manage development next to Ft. Benning property**

**Goal 2: Increase commercial land use activities**

**Goal 3: Utilize River Valley Regional Commission's Design Guidelines handbook.**

**Figure 32: Cusseta-Chattahoochee Future Development Map**



## Section 9: Character Area Vision Statements

### ***Parks/ Recreation/ Conservation***

**Vision:** Cusseta-Chattahoochee County will protect its natural resources, to include State, Federal, and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors and natural buffers) and other significant preserves.

1. Limited new development (only including agricultural use, bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields).
2. Promote use of conservation easements.
3. Promote areas as passive use tourism and recreational destinations.
4. Construction and widening of roadways should only be done when absolutely necessary with careful designs.
5. Environmentally sensitive areas will be preserved by setting them aside as public parks, trails or greenbelts.
6. Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive areas.
7. Limited use of low-density residential development.

**Land Uses or Zoning Categories Preferred:** Cusseta-Chattahoochee County prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e. wells, utilities, and bike / pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (Agricultural), RR (Rural Residential) and the floating zone, Public Use District.

**Quality Community Objectives for this Area:** Open Space Preservation, Environmental Protection and Regional Cooperation

### **Implementation Measures/Strategies:**

1. Conserve, maintain and promote the natural, historic and cultural resources of Cusseta-Chattahoochee County.
  - a. Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
  - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use these facilities as an outdoor classroom.
  - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - c. Support regional tourism alliances with other counties and other facilities (such as Riverbend) to promote existing and future natural, historic and cultural resources to increase the number of visitors.



- d. Conserve, maintain and promote the natural, historic and cultural resources in order to make Cusseta-Chattahoochee County an attractive place in which to live, work and play.
  - e. Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  - f. Discourage the obstruction of scenic views and sites in the county.
3. Promote and Enhance the Outdoor Recreation Industry.
- a. Encourage the development of campsites.
  - b. Encourage additional boat ramps along the Chattahoochee River and Riverbend.
  - c. Encourage the development of Private Hunting Lodges.
  - d. Encourage the development of service facilities to meet the needs of this sector of the economy.
  - e. Establish natural habitats for a variety of wildlife.
  - f. Encourage the safe, wise and legal use of firearms and other hunting techniques by promoting hunter safety program.
  - g. Develop and promote additional competitions and festivals targeted to this market.

## ***Agriculture/ Forestry***

**Vision:** Maintaining agriculture and forestry practices that are a part of Cusseta-Chattahoochee County's development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.

1. Limited new development.
2. Protect farmland/ forest land and open space.
3. Maintain appropriate size lot.
4. Promote use of conservation easements by landowners.
5. Limit the development of residential subdivision.
6. Require compatible architectural designs that maintain the rural character.
7. Widening roadways only when absolutely necessary and with careful designs.
8. Any residential development should be done on 20 + acre tracts.

**Land Uses or Zoning Categories Preferred:** Land Uses preferred include agriculture/ forestry, low density residential, transportation/ communication/ utility and limited public institutional use. Preferred zoning categories include A-1 (Agricultural) or Public Use District

**Quality Community Objectives for this Area:** Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas, Resource Conservation

### **Implementation Measures/Strategies:**

1. Conserve and maintain shared green spaces for natural resources and recreation.
  - a. Require that construction designs minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
2. Protect residential areas and residents from incompatible land uses and their activities.
  - a. Discourage incompatible land uses, adjacent or within residential areas.
  - b. Encourage safe, effective, aesthetically conforming residential developments.
  - c. Prohibit the disposal of hazardous waste within Cusseta-Chattahoochee County.

## ***Rural Residential***

**Vision:** Cusseta-Chattahoochee County will maintain rural, undeveloped land and lower density residential development with typically large lots, open space and pastoral views.

1. Existing residential areas in Cusseta-Chattahoochee County will be maintained for the continuation of family-centered living. New development in this area will be on either 1 to 5 acre plus tracts.

**Land Uses or Zoning Categories Preferred:** Low density residential. Zoning classifications preferred include A-1 (Agricultural) and RR (Rural Residential) and R-2.

**Quality Community Objectives for this Area:** Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas

### **Implementation Measures/Strategies:**

1. New residential development will be single-family on 1-5 acre plus tracts.

- a. Subdivision design incorporates a significant amount of open space.
- b. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
- c. Require compatible architecture designs that maintain the rural character.
- d. Require minimum lot sizes of 1-5 or more acres to limit development density and protect the rural character.
- e. Require site plans, building designs and landscaping that are sensitive to the natural features of the site, including topography and views.
- f. Wherever possible, connect to a regional bike/ pedestrian network.
- g. New development (subdivisions) designed with more character, with attractive clustering of buildings leaving open space, green space, and trails available to pedestrians, bicyclists as well as other recreational users.

## ***Residential***

**Vision:** To maintain existing residential development pattern and where appropriate retrofit existing development by placing street lighting, bike/ pedestrian trails in an effort to improve subdivisions connectivity.

1. Encourage mix uses, blending residential development with schools, parks and recreation services.
2. Subdivision linked in compact patterns to encourage walking and reduce the need for automobile traveling within the subdivision.



**Land Uses or Zoning Categories Preferred:** Preferred land is single-family detached residential. Preferred zoning categories are R-1, R-2, R-3 and R-4.

**Quality Community Objectives for this Area:** Infill Development, Transportation Alternatives, Resource Conservation, Open Space Preservation, Environmental Protection and Housing Choices.

### **Implementation Measures/Strategies:**

1. Improve and expand the existing housing stock for all income levels.
  - a. Support continued improvement of existing housing conditions.
  - b. Strive for the elimination of housing discrimination and promote fair housing practices.
  - c. Promote and encourage more affordable housing opportunities.
  - d. Encourage owners of substandard units to improve their properties.
2. Promote mixed uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.



3. Promote strong connectivity and continuity between developments.
4. Establish good vehicular and pedestrian/ bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/ subdivisions, and multiple site access points.
5. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
6. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
7. Where feasible retrofit subdivisions to better conform to user sensitive design.
8. Promote infill development where possible.

## ***In-Town-Cusseta***

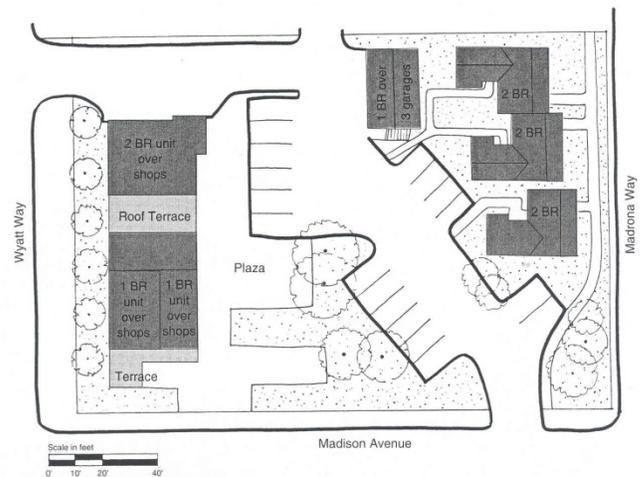
**Vision:** Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored. This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to government facilities, shopping, dining, socializing and entertainment.

### **Land Uses or Zoning Categories Preferred:**

Land Use categories preferred include mixed residential, public buildings and uses, parks, etc. Zoning classifications preferred include R-2, R-4, R-5. Public water and sewer or approved septic tanks are required for development in this area

### **Quality Community Objectives for this Area:**

Transportation Alternatives, Heritage Preservation, Sense of Place, Infill Development, Housing Choices and Environmental Protection.



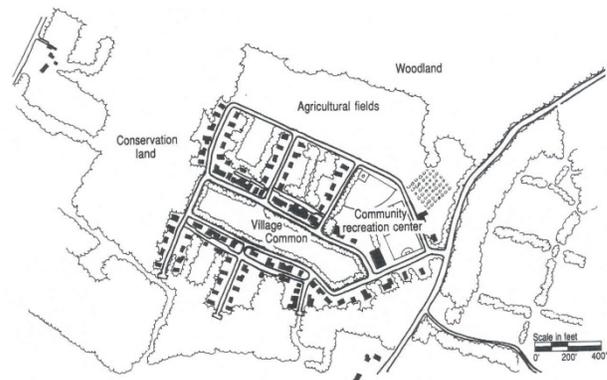
### **Implementation Measures/Strategies:**

1. Improve the appearance of sidewalk and street and provide amenities such as benches and streetlights.
2. Encourage a mix of residential and community facilities at small enough scale and proximity to encourage walking between destinations.
3. Improve and expand the existing housing stock for all income levels.
  - a. Support continued improvement of existing housing conditions.
  - b. Strive for the elimination of housing discrimination and promote fair housing practices.
  - c. Promote and encourage more affordable housing opportunities.
  - d. Encourage owners of substandard units to improve their properties.

4. Promote mixed, residential uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
5. Promote strong connectivity and continuity between developments.
6. Establish good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/subdivisions, and multiple site access points.
7. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
8. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
9. Where feasible retrofit subdivisions to better conform to user sensitive design,
10. Promote infill development where possible.
11. Encourage adaptive re-use of historic structures.
12. Preserve historic and cultural buildings and monuments.
13. Provide daily clean-up services in the in-town Cusseta areas.
14. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures.

### ***Cusseta Corridor/Town Center***

**Vision:** Cusseta-Chattahoochee County will ensure proper management of all developed and undeveloped land paralleling Broad Street to Town Center and out to King Street intersection. In an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/ pedestrian trails, benches, outdoor lighting), signage, façades, parking, and connectivity. Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored.



This area will be a focal point for the county offering a concentration of activities to include general retail, professional offices, high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment.

**Land Uses or Zoning Categories preferred:** Mixed residential, commercial, public institutional, bike/ pedestrian facilities and traditional neighborhoods. Preferred zoning categories include R-2, R-4, R-5, C-1, C-2. Public water and sewer are required for high-density development in this area.

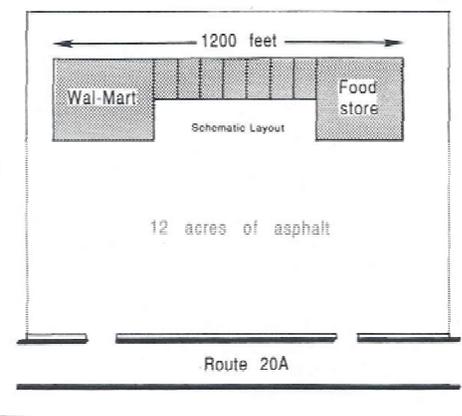
**Quality Community Objectives for this Area:** Traditional Neighborhoods, Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Open Space Preservation, Environmental Protection, Appropriate Business and Housing Choices

**Implementation Measures/Strategies:**

1. Encourage attractive boulevards with signage guiding visitors to Town Center and scenic areas around the community.
  - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
  - b. Enact design guidelines for new development to include minimal building setback requirements from the street.
  - c. Corridors leading to town center must be attractive, where development is carefully controlled to maintain or improve appearances.
  - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways and exploring alternative solutions to parking congestion.
  - e. Provide basic access for pedestrians and bicycles.
  - f. Coordinate land uses and bike/ pedestrian facilities with transit stops where applicable.
  - g. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
  - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
  - b. Promote an adequate, efficient and appropriate mix of goods and services in the Town Center.
  - c. Encourage the rehabilitation of storefronts in the Town Center.
  - d. Support the location and maintenance of desirable and suitable entertainment facilities in the Town Center.
  - e. Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Town Center.
  - f. Encourage adaptive re-use of historic structures.
  - g. Preserve historic and cultural buildings and monuments.
  - h. Provide daily clean-up services in the downtown areas.
3. Encourage citizens to shop locally.
  - a. Make business hours more compatible to fit the needs of local shoppers.
4. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).

### **Major Highway Corridor**

**Vision:** Cusseta-Chattahoochee County will ensure proper management of developed and undeveloped land on both sides of high-volume transportation facilities such as SR 520/280, U.S. 27 and SR 26; by controlling points of ingress and egress, encouraging landscaping, sign control (size, height, placement) minimizing impervious surface, encouraging frontage roads/ access roads, land use connectivity and protecting scenic views.

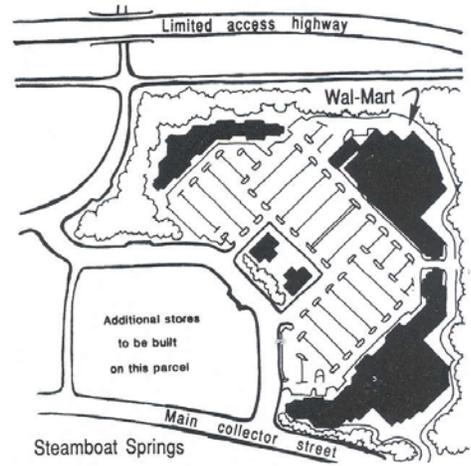


**Land Uses or Zoning Categories Preferred:** Preferred land uses include mixed residential, commercial, industrial, public uses, public transit (if available), utilities and bike/ pedestrian access. Zoning categories preferred are R-2, R-3, R-4, R-5, MHU -1, C-1, C-2, I-1, and PUD. Public water and sewer are required for high-density development in this area.

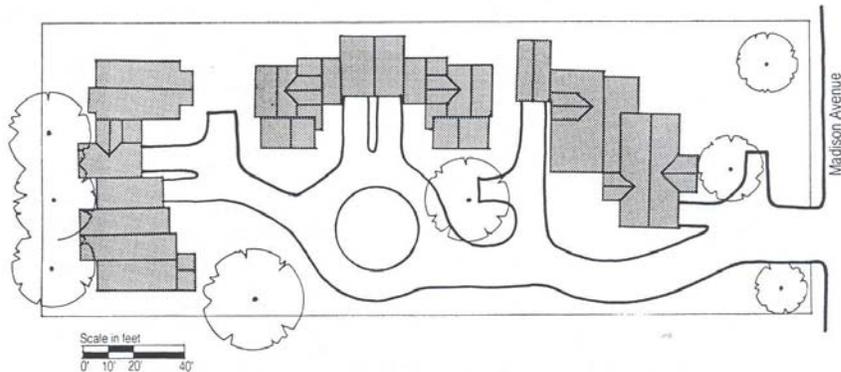
**Quality Community Objectives for this Area:** Infill Development, Transportation Alternatives, Regional Identity, Appropriate Businesses, Employment Opportunities, Housing Choices, Regional Cooperation

**Implementation Measures/Strategies:**

1. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
  - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.



2. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
3. Provide pedestrian facilities behind drainage ditches or curbs.
4. Coordinate land uses and bike/ pedestrian facilities with transit stops, if applicable.
5. Provide paved shoulders for bicycles or emergency breakdown lanes.
  - a. Manage access to keep traffic flowing; using directory signage to developments.



***Fort Benning Commercial***

**Vision:** Area is designed for Fort Benning related commercial activity. Business should be smoke and noise compatible with low-lighting requirements.

1. Limited commercial development preferably For Benning mission related.
2. Commercial structures and activities need to be compatible to smoke and noise generated by Fort Benning activities.
3. Light brightness needs to be sensitive to Fort Benning training activities.

**Land Use or Zoning Categories Preferred:** Cusseta-Chattahoochee County prefers Fort Benning compatible development in this character area. Preferred zoning classification is C-1.

**Quarterly Community Objectives for this Area:** Regional Identity, Environmental Protection, Conservation, Open Space Protection.

**Implementation Measures/Strategies:**

1. Conserve and maintain green space to buffer activities from Fort Benning related activities.
2. Adopt a greenspace buffering police for development next to Ft. Benning.
3. Develop lighting guidelines for business developing next to Fort Benning.
4. Advise new businesses looking to develop or operate within this area on smoke and noise issues associated with Fort Benning training missions.

***Other Special***

Existing public uses and/or outdoor recreation facilities not likely to change in use over the planning period.

**Quality Community Objectives**

The Quality Community Objectives list is a valuable guide to use when trying to establish smart, effective and efficient development.

Chattahoochee County has taken small strides in implementing the Quality Community Objectives. They are still listed in the Character Areas of the 2008 Comp Plan and have been transferred to the 2016 Comprehensive Plan.

The County has had success in creating more walkable areas and connectivity to nodal areas of the county and incorporated environmental impact analysis during the rezoning and subdivision review processes.

## Section 10: Report of Accomplishments and Community Work Program for Unified Government of Cusseta-Chattahoochee County

### Chattahoochee County: Report of Accomplishments 2011-2015

Economic Development		
Activity	Status	Explanation
Renovate the Town Center and Broad Street.	Currently Underway	Chattahoochee County Manager is working with DCA and UGA to have a streetscape drawing for Broad Street completed. Completion date 2019. Carried over to CWP.
Increase local job opportunities.	Completed	
Develop a Quality Workforce/Get Work Force Ready Designation.	Not Accomplished	Did not get the Workforce designation. Chattahoochee County does work with Columbus Tech , and the Chattahoochee County High School to develop a workforce related skill set. Will not carry the Workforce designation to the new CWP.
Remain active in the Valley Partnership .	Completed	County Manager and one commissioner attends the Valley partnership monthly meeting.
Increase local job opportunities.	Completed	Added a Dollar General
Housing		
Activity	Status	Explanation
Increase home ownership.	Completed	Added 15 to 20 new homes
Maintain an affordable and adequate housing stock.	Postponed	County has applied for housing rehab funding to no avail. Grant application activities over the last several years have gone towards infrastructure and community facility improvement. Will try for housing funds in 2020.
Remove/rehabilitate cleanup dilapidated structures and property.	Postponed	The County adopted an unsafe building/environmental ordinance in 2010/2011. The county has taken 3 cases to court to no avail. The system seems to break down where the County's authority ends.The County tried 5 years ago to get CDBG funds for housing rehab. It was not funded. Grant application activities over the last several years have gone towards infrastructure and community facility improvement. Will be carried over to next CWP. Will resume in 2020
Diversify Housing Mix	Accomplished	
Retrofit existing subdivisions	Not Accomplished	Too many other needs to meet than retrofitting existing development. Not a County Priority. Will not be carried over to next CWP.
Upgrade housing in the city	Postponed	The County adopted an unsafe building/environmental ordinance in

		2010/2011. The county has taken 3 cases to court to no avail. The system seems to break down where the County's authority ends. The County tried 5 years ago to get CDBG funds for housing rehab. It was not funded. Grant application activities over the last several years have gone towards infrastructure and community facility improvement. Will be carried over to next CWP. Will resume in 2020
Increase Housing in the old city limits	Completed	
Continue the code enforcement program	Completed	Code enforcement program is active

Land Use		
Activity	Status	Explanation
Diversify land use mix, maximize commercial industrial opportunities.	Completed	
Improve properties that need improvement	Currently Underway	Once streetscape for Broad Street is completed will look for funding sources to make building improvements. Completion Date 2019.
Maintain and expand upon tax base.	Completed	
Work with developers to preserve open space, natural and cultural resources in the county.	Completed	
Develop conservation subdivision regulations and traditional neighborhood techniques.	Not Accomplished	The County is aware of said ordinances/techniques but higher densities require public sewer and or an engineered private package treatment system. To date the County Commission has not been willing to venture to provide or allow either system. This item will not be carried over to the new CWP.
Develop regulations that control development off US 27, SR 520/280 and SR 26.	Completed	
Continue the code enforcement program	Completed	Code enforcement program is active
Update the Comprehensive Plan	Currently Underway	Will be adopted by February 28, 2016

Natural and Historic Resources		
Activity	Status	Explanation
Work with school system and Garden Club to develop education/programs that promote conservation and the protection of important resources.	Completed	RVRC Staff worked with the Chattahoochee County Historical Society to rehabilitate the Chattahoochee County Industrial High School.
Strengthen and improve existing regulations regarding development in sensitive areas.	Completed	
Develop a management plan for significant community resources.	Not Accomplished	No longer a priority for the Board of Commissioners. Other more basic environmental activities need to be addressed. Will not go to the next CWP
Adopt appropriate site design guidelines for developing on sensitive areas	Not Accomplished	No longer a priority for the Board of Commissioners. Other more basic

		environmental activities need to be addressed. Will not go to the next CWP
Develop programs that encourage infill development	Not Accomplished	Need to develop a complete vacant lot inventory 1 <sup>st</sup> . will carry this task to the new CWP. Complete 2018
Establish local walking trails	Completed	
Protect and preserve Historic structures.	Completed	
Continue to support efforts to preserve the historic jail	Completed	
Work with the region on implementing the Regional Strategy related to TMDL/Water Quality issues	Completed	

### Community Facilities

Activity	Status	Explanation
Establish a surface water system including public sewer	Not Accomplished	Due to the cost of public sewer this project has been dropped by the BOC. Will not be carried over to the CWP.
Establish new well systems	Not Accomplished	County is putting all funds to the maintenance of the 4 existing wells. This item will not be carried over to the new CWP.
Repair existing sidewalks/add new sidewalks	Completed	
Construct a new middle school.	Completed	
Establish local ambulance service	Completed	
Install sidewalk between City Park and school	Completed	
Establish an Emergency Medical Service	Completed	.
Extend and pave Industrial Park Road to Broad Street (approximately 1/2 mile)	Completed	
Continue to upgrade fire trucks and purchase new fire truck	Completed	
Upgrade Public Works' heavy equipment	Currently Underway	Will be completed in 2017.
Build a new Fire Station on Fire Tower Road	Completed	
Continue to implement a clean-up program for the county	Completed	
Continue to implement the recycling program	Completed	
Replace inadequate waterlines throughout the county.	Completed	
Continue drainage and street improvements	Completed	

<b>Transportation</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to implement existing priority list for paving existing dirt roads.	Completed	County paves roads as funds permit.
Work with DOT to widen SR26	Currently Underway	Annual Communication Endeavor. Will be taken to new list as widen SR 26
Establish METRA and Four County Rural transit services to Chattahoochee County	Currently Underway.	Metra goes to the Chattahoochee County part of Fort Benning. Chattahoochee County does not currently participate in the Pataula Rural transit system. However the County will consider a allowing a pick-up and drop-off point for the system in Chattahoochee County. Completion Date 2017.
Stay informed on the development of I-14	Completed	
<b>Intergovernmental</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Maintain relationship with the City of Columbus.	Completed	County Participates in MPO meetings and Valley partnership meetings.
Maintain relations with Fort Benning. Keep lines of communication open.	Completed	
Continue to participate with Columbus MPO and other regional transportation efforts	Completed	County Participates in MPO meetings.
Coordinate with other governments in meeting State and Federal Storm Water Regulations.	Completed	

## Chattahoochee County: Community Work Program Update 2016-2020

Community Facilities/Equipment				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update water distribution system in phases	2019	Unified Government of Cusseta-Chattahoochee County	\$750,000	Unified Government of Cusseta-Chattahoochee County, DCA, GEFA
Map potential cemetery locations	2017	Unified Government of Cusseta-Chattahoochee County	\$2,000	Unified Government of Cusseta-Chattahoochee County
Improve roads and stormwater problems by purchasing Heavy equipment (Backhoe and motor grader)	2017	Unified Government of Cusseta-Chattahoochee County	\$150,000	Unified Government of Cusseta-Chattahoochee County
Neighborhood Service Center Rehabilitation	2016-2018	Unified Government of Cusseta-Chattahoochee County	\$500,000	Unified Government of Cusseta-Chattahoochee County; DCA CDBG
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Begin Redevelopment of Broad Street and surrounding neighborhoods by creating a streetscape drawing of Broad Street.	2018	Unified Government of Cusseta-Chattahoochee County	\$10,000	Unified Government of Cusseta-Chattahoochee County
Do a market analysis to identify niche markets in Chattahoochee County in an effort to create more retail jobs	2019	Unified Government of Cusseta-Chattahoochee County	\$5,000	Unified Government of Cusseta-Chattahoochee County
Update the Chattahoochee county web site to reflect what location incentives they can provide to a commercial facility, residential development or a small industry. Such as: A discount on solid waste collection fees, water discount, property tax reduction, etc. Also promote job training programs, closeness to Columbus and FT Benning and tourism assets	2017	Unified Government of Cusseta-Chattahoochee County	\$1,000	Unified Government of Cusseta-Chattahoochee County

on the web site.				
Send elected officials, staff or citizens to the Georgia Academy for Economic Development.	2019	Unified Government of Cusseta-Chattahoochee County	\$1,000	Unified Government of Cusseta-Chattahoochee County
Determine what impact the Inland Port may have on Chattahoochee County by meeting with State Economic Development staff, RVRC staff and or Inland Port Officials	2017	Unified Government of Cusseta-Chattahoochee County	\$500	Unified Government of Cusseta-Chattahoochee County
Meet with NSA staff to determine what can be done to expand its impact on Chattahoochee County	2016	Unified Government of Cusseta-Chattahoochee County	\$21,000	Unified Government of Cusseta-Chattahoochee County

<b>Housing</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Link DCA housing program information to the Chattahoochee County web site in an effort to increase affordable and adequate housing opportunities through grants and other state and/or federal housing programs.	2017	Unified Government of Cusseta-Chattahoochee County	\$500	Unified Government of Cusseta-Chattahoochee County
Address housing blight and health concerns by rehabilitating or demolishing unsafe structures and cutting overgrown lots. Apply for a housing grant to rehabilitate properties.	2019	Unified Government of Cusseta-Chattahoochee County	\$500,000	Unified Government of Cusseta-Chattahoochee County
Identify vacant residential lots to help promote infill housing.	2018	Unified Government of Cusseta-Chattahoochee County	\$2,000	Unified Government of Cusseta-Chattahoochee County

<b>Natural and Cultural Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop a document listing and illustrating the location and policies or regulation of natural and cultural community resources and protected historic resources including cemeteries. Place the document on the Chattahoochee County web site.	2019	Unified Government of Cusseta-Chattahoochee County	\$2,000	Unified Government of Cusseta-Chattahoochee County

Identify neighborhood stormwater, runoff and erosion problems	2018	Unified Government of Cusseta-Chattahoochee County	\$5,000	Unified Government of Cusseta-Chattahoochee County
Update development regulations by adopting development policies and/or DNR Natural Environmental Planning Criteria	2016	Unified Government of Cusseta-Chattahoochee County	\$500	Unified Government of Cusseta-Chattahoochee County
Do quad maps of potential problem soil areas in Chattahoochee County	2017	Unified Government of Cusseta-Chattahoochee County	\$500	Unified Government of Cusseta-Chattahoochee County

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Comprehensive Plan	2016	Unified Government of Cusseta-Chattahoochee County and RVRC	No cost	DCA Planning Contract
Revisit/ review Base compatibility guidelines in regards to development next to Fort Benning	2018	Unified Government of Cusseta-Chattahoochee County	\$1,000	Unified Government of Cusseta-Chattahoochee County
Review the RVRC Design Guidelines handbook with the Chatt PC and BOC and determine if it can be Beneficial as a tool in the development review process	2019	Unified Government of Cusseta-Chattahoochee County	\$500	Unified Government of Cusseta-Chattahoochee County
Create an inventory of potential commercial land sites and buildings that are available for redevelopment and/or in-fill development	2017	Unified Government of Cusseta-Chattahoochee County and RVRC	\$1500	Unified Government of Cusseta-Chattahoochee County

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Identify and prioritize roadway improvements. Including the pavement of dirt roads in existing subdivisions. Also identify stormwater run-off and erosion problems. Apply for grants to fix problems.	2019	Unified Government of Cusseta-Chattahoochee County	10,000,000	Unified Government of Cusseta-Chattahoochee County, TSPLOST, CDBG
Schedule a status update meeting	2017	Unified	\$500	Unified

with DOT in regards to the potential widening of SR 26		Government of Cusseta-Chattahoochee County		Government of Cusseta-Chattahoochee County
Identify areas where sidewalks are needed in order to provide a safer walking environment	2018	Unified Government of Cusseta-Chattahoochee County	1,000	Unified Government of Cusseta-Chattahoochee County
Meet with Pataula Transit Authority concerning the possibility of establishing a pick-up and drop-off point in Chattahoochee County.	2017	Unified Government of Cusseta-Chattahoochee County	\$500	Unified Government of Cusseta-Chattahoochee County
<b>Intergovernmental</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Update SDS	2016	Unified Government of Cusseta-Chattahoochee County and RVRC	No Cost	Unified Government of Cusseta-Chattahoochee County

**Appendix 1**  
**COMPREHENSIVE PLAN**  
**FOR THE**  
**Unified Government of**  
**Cusseta–Chattahoochee County**

**PUBLIC PARTICIPATION PROGRAM**

**2016**

Prepared by  
**RIVER VALLEY REGIONAL COMMISSION**

Unified Government of Cusseta–Chattahoochee County

Comprehensive Plan 2016  
Community Participation Program

## **Table of Contents**

### ***Identification of the Unified Government of Cusseta-Chattahoochee County Stakeholders***

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

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

In order to assure all interested parties have a voice in the process, the Unified Government of Cusseta-Chattahoochee County Board of Commissioners and the Planning Commission will serve as the steering committee for the comprehensive planning process.

The following is a list of the Unified Government of Cusseta-Chattahoochee County Stakeholders. The list has been reviewed and approved by both the Chattahoochee County Commission and the Chattahoochee County Planning Commission.

**Unified Government of Cusseta- Chattahoochee County Board of Commissioners**

Donald Moore – Chairman – [admin@ugoccc.us](mailto:admin@ugoccc.us)- (h)706-989-3980  
Gerald Douglas -Vice Chair – [admin@ugoccc.us](mailto:admin@ugoccc.us)- (h) 706-989-3446  
Walt Rosso - Commissioner – [50stateskydiver@bellsouth.net](mailto:50stateskydiver@bellsouth.net)- (h)706-989-3255  
Jim Lawrence – Commissioner – [jel646976@att.net](mailto:jel646976@att.net)- (h) 706-989-3846  
Willie Bussey, Jr. – Commissioner – [Suzanne@ugoccc.us](mailto:Suzanne@ugoccc.us)- (c) 706-987-2255

**The Unified Government of Cusseta-Chattahoochee County Planning Commission**

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David Booker, Vice Chairman  
Buddy Galloway, Commissioner  
Tommy Martin, Commissioner  
Randy Register, Commissioner  
Pat Felix, Commissioner  
Claudia Adams, Secretary

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Suzanne Weaver, County Clerk- [Suzanne@ugoccc.us](mailto:Suzanne@ugoccc.us)(h) 706-989-3602

**Chattahoochee County Sheriff**

Glyn Cooper, Sheriff – [info@chattcosheriff.us](mailto:info@chattcosheriff.us) (h) 706-989-3644

**Chattahoochee County Fire Chief**

Johnny Floyd, Jr., [jfloyd@182@aol.com](mailto:jfloyd@182@aol.com)- (h) 706-989-3421

**Chattahoochee County Chamber of Commerece**

Jeanie Field- President- (h) 706-989-3249  
Kimberly Sparks- Secretary-(h) 706-527-6741

**Chattahoochee County School Board**

David McCurry, [Superintendent-dmccurry@chattco.org](mailto:Superintendent-dmccurry@chattco.org)- 706-989-3774

**Chattahoochee County Developers/Builders/Realtors**

Jack Neeble- (h) 706-989-3249

**Chattahoochee County DFCS**

Donna Tennison (h) 706-989-1370

**Chattahoochee County Health Department**

Teresa Thomas- (W) 706-989-3663

**Chattahoochee County Enrichment Services Program, Inc.**

Tiffani Ford-Williams- [tford@espcaa.org](mailto:tford@espcaa.org)- (W) 706-989-3407

**Fort Benning**

George Steuber- [George.w.steuber4.civ@mail.mil](mailto:George.w.steuber4.civ@mail.mil)

**River Valley Regional Commission**  
**Office of Community and Economic Development**

Katie Howard/ Jim Livingston – Director [khoward@rivervalleyrc.org](mailto:khoward@rivervalleyrc.org) -(w) 706-256-2910  
[jlivingston@rivervalleyrc.org](mailto:jlivingston@rivervalleyrc.org) – (w) 706-256-2910

## **Participation Techniques**

### ***Public Hearings***

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public meeting took place on September 17, 2015 at 6:00PM at the Chattahoochee County Neighborhood Services Center. The second public hearing took place on Tuesday, January 12, 2015 at 6:00 PM at the Neighborhood Services Center.

### ***Vision Meeting/SWOT***

In order to develop a Vision Statement, a S.W.O.T. (Strength, Weaknesses, Opportunities, and Threats) Analysis will be conducted. Issues and opportunities for the planning period will be discussed, quality of life issues will be reviewed and major steps necessary to achieve desired results will also be discussed and measures that can be taken to identify future success will be developed.

### ***Planning Process***

The plan review and update started at the June 2015 meeting of the Unified Government of Cusseta- Chattahoochee County Planning Commission with a review of the county's zoning map and allowed land uses in comparisons to the suggested uses as outlined on the County's Future Development Map. Review meetings continued until August of 2015. Both maps and suggested/allowed land uses matched up very well and the Planning Commission decided not to modify the Future Development Classifications.



On September 17, 2015 Chattahoochee County held its first comprehensive plan public hearing at the Neighborhood Services Center located in Cusseta. Using a SWOT Analysis method the public hearing attendees were asked to identify the needs of Chattahoochee County and what opportunities they see for the county. The attendees also reviewed and commented on Chattahoochee County's Vision Statement and the existing Future Development Map. The public hearing lasted one hour. The Chamber of Commerce also met at the Neighborhood Services Center at 7:00 P. M. The public hearing was extended into the Chamber of Commerce meeting in order to allow participation from the members. County Needs and Opportunities were once again discussed and the Chattahoochee County's existing Vision Statement and existing Future development Map were reviewed. In total the Public Hearing lasted two hours.

Attendees included retired military veterans, the fire chief, business leaders, residents employed at Fort Benning and the City of Columbus, EMTs, one Chattahoochee County Board Commission member, and one Chattahoochee County middle school student. The group was diverse and represented Chattahoochee County well.

The next meeting in which the Comprehensive Plan was discussed took place October 8, 2015 at the Chattahoochee County Board of Commissioners meeting. The needs and opportunities list developed during the first comprehensive plan public hearing and the Vision Statement were reviewed. Planning Commission comments in regards to the Future Development map were also discussed.

On October 13, 2015 a Plan Assessment meeting was held with the county manager and representatives from the RVRC and DCA. The meeting focused on comprehensive plan accomplishments and community project priorities for the next five years. RVRC staff took the opportunity to further the discussion of the Comprehensive Plan update by reviewing comments from the previous two comprehensive plan meetings.

Comprehensive Plan Update meetings were also held November 23 and December 5, 2015 with the Chattahoochee Board of Commissioners.

The Final Chattahoochee County Comprehensive Plan public hearing was held on January 12, 2016 at the Neighborhood Services Center. On this occasion staff met with Enrichment Services clients prior to the scheduled public hearing and reviewed all of the plan update material. The majority of time was spent discussing the needs and opportunities list. Their comments were very much in sync with the comments of the previous plan update attendees. The two biggest concerns of those interviewed were developing more adequate housing at an affordable price, the need for public transportation access, and redevelopment of areas of disinvestment.

**Appendix 2**  
**DESIGN GUIDELINES**  
**2016**

**Prepared by**  
**River Valley Regional Commission**

**Unified Government of Cusseta-Chattahoochee County**  
**Comprehensive Plan 2016**

# River Valley Regional Commission Design Guidelines

## Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.



## ***Commercial Development Facades***

**Description:** The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street tress also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the Town of Pine Mountain’s lot coverage and neighborhood requirements.

See Figure 1: Façade detail in Additional Images section.

### Implementation Measures:

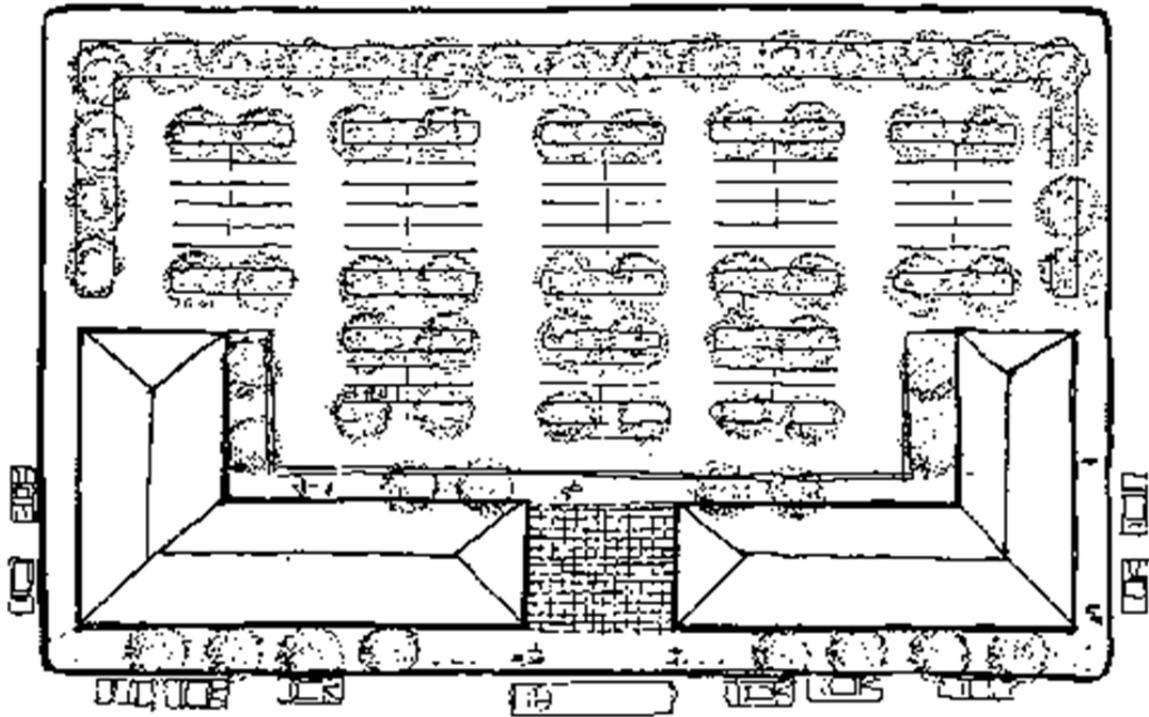
Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.

Create a Design Review process the reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.

Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

**Appropriate Character Areas:** Town Center, Gateway Corridor, Commercial Corridor

## Commercial Development Site Plan



**Description:** In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

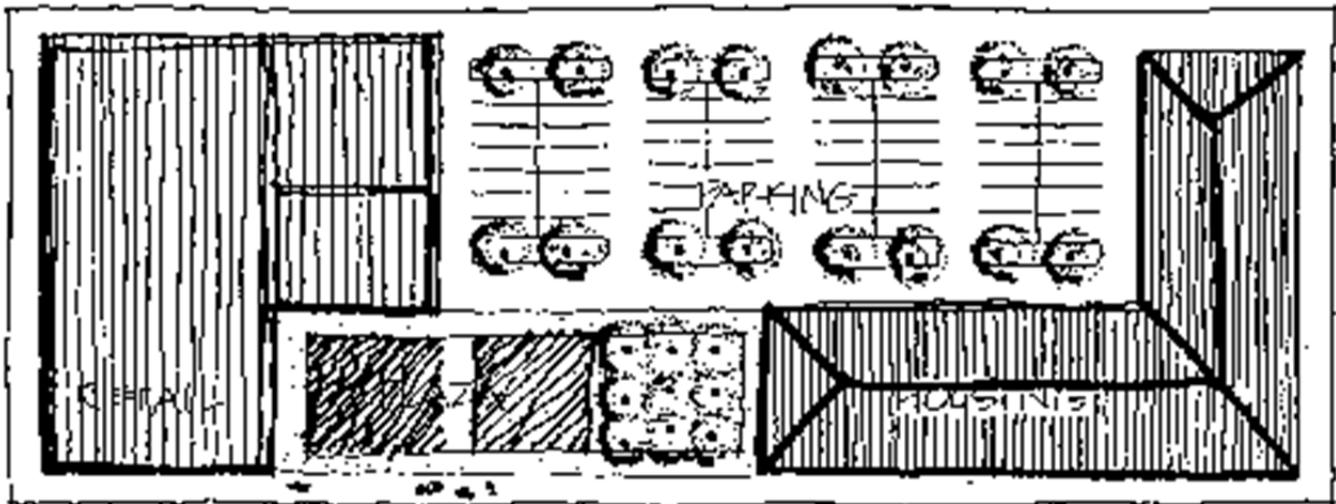
### Implementation Measures:

Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.

Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

**Appropriate Character Areas:** Town Center, Gateway Corridor, Commercial Corridor

## Mixed-Use Development Site Plan



**Description:** Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

See Figure 3: Mixed-Use Development in Additional Images section for more examples.

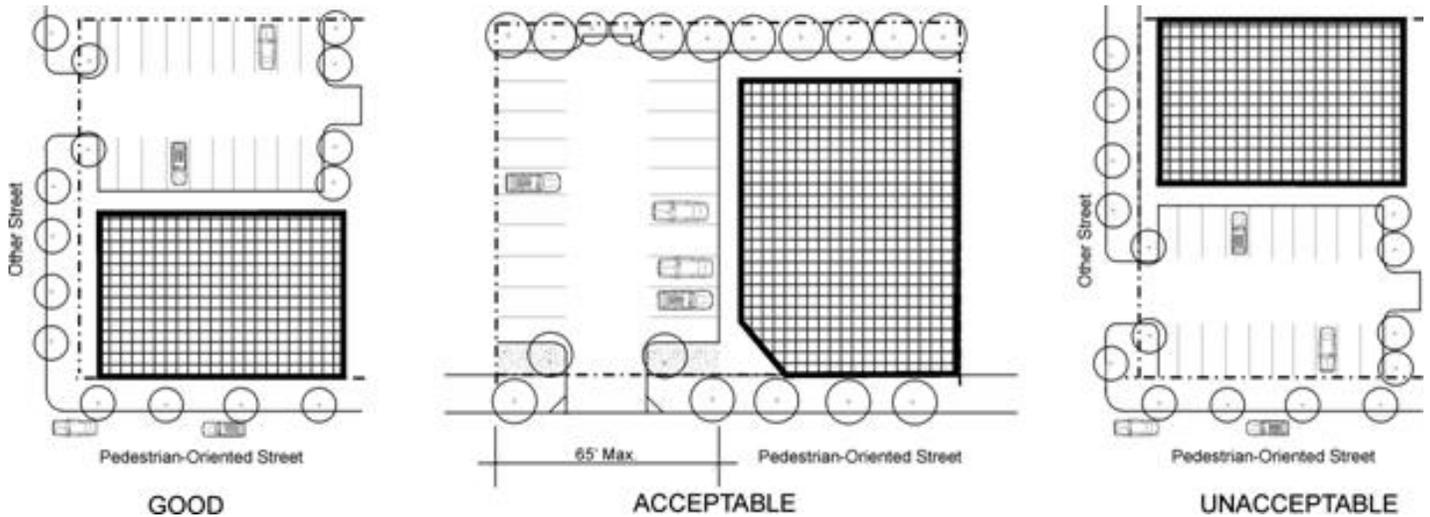
### Implementation Measures:

Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.

Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

**Appropriate Character Areas:** Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

## Building Frontage Diagram



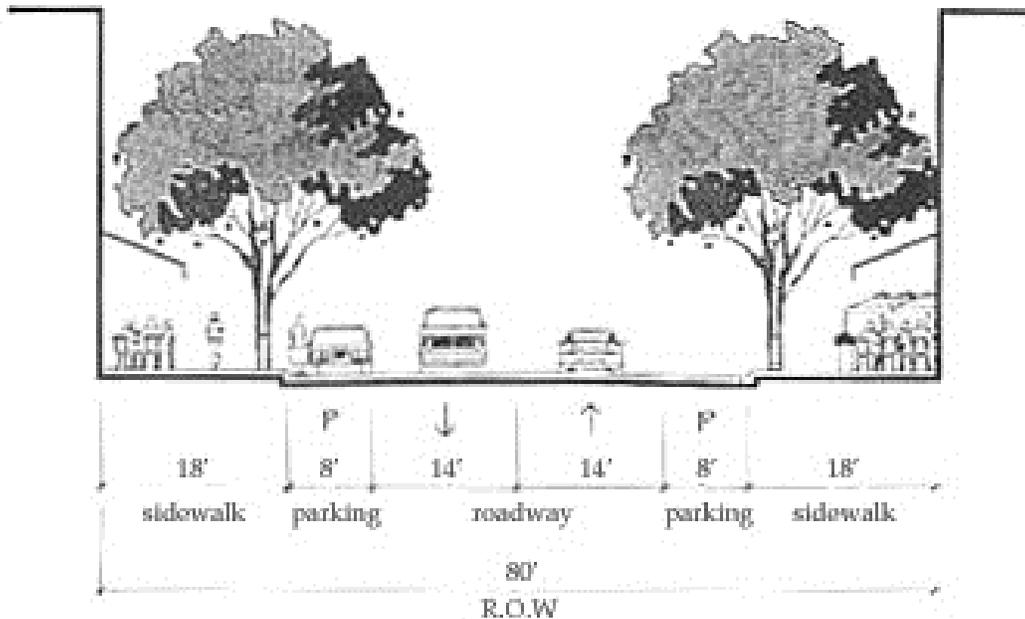
**Description:** These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

### Implementation Measures:

Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.

**Appropriate Character Areas:** Town Center, Commercial Corridor

## Commercial Street Cross Sections



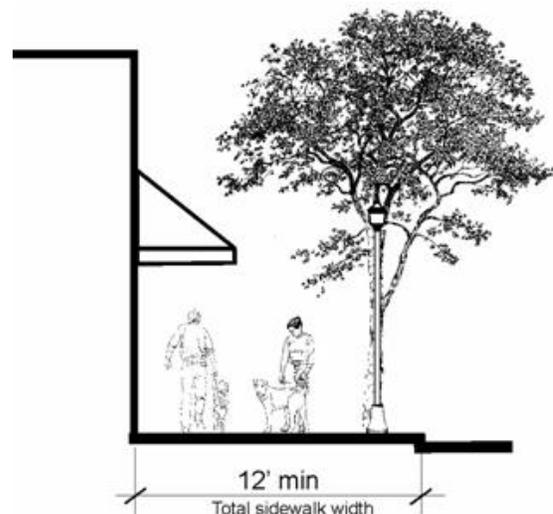
**Description:** These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

### Implementation Measures:

Adopt a Landscaping Guidelines/ Ordinance that would include 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, ect. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.

Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.

**Appropriate Character Areas:** Town Center, Commercial Corridor



## ***Live/Work Units***



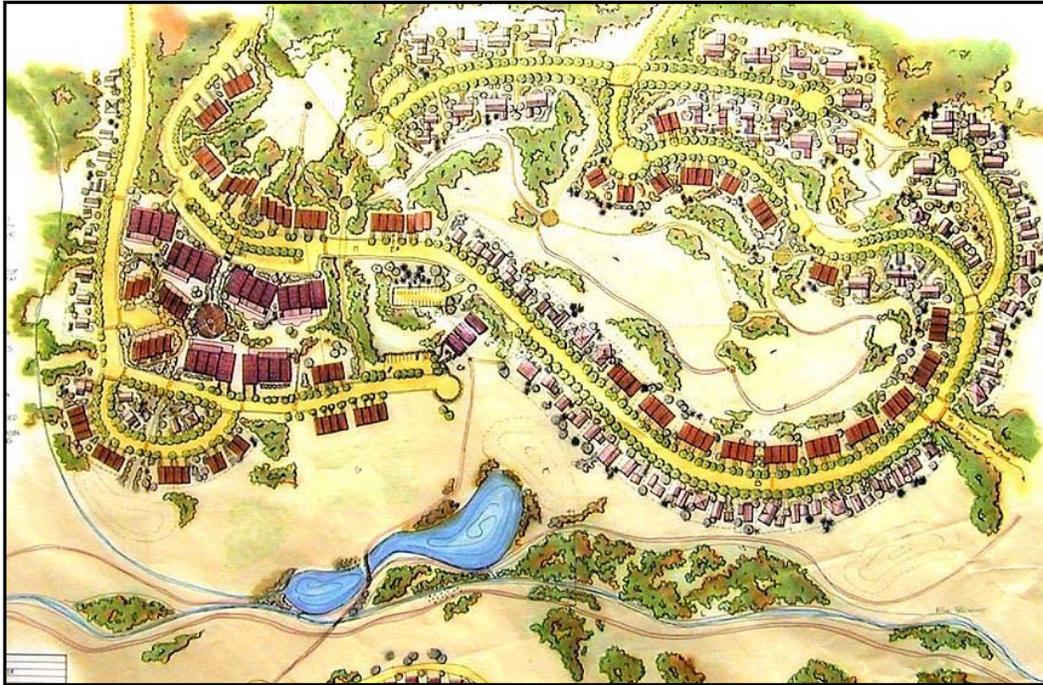
**Description:** Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

### Implementation Measures:

Consider utilizing Overlay Districts as a way to allow for a mixed- use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

**Appropriate Character Areas:** Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

## Conservation and Cluster Subdivision



**Description:** Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

### Implementation Measures:

Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.

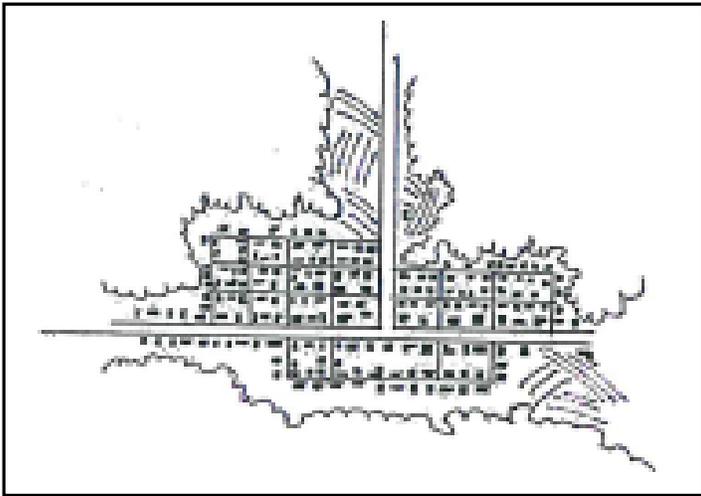
Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.

Adopt Cluster Zoning as a means of ensuring the type of development described above.

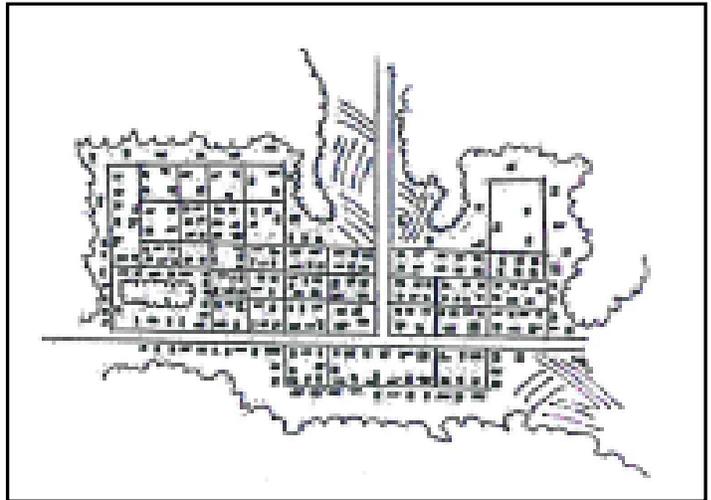
Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

Appropriate Character Areas: Conservation/Resort

## ***Extension of Existing Traditional Neighborhoods***



Existing Traditional Neighborhood



Extension of Existing Neighborhood

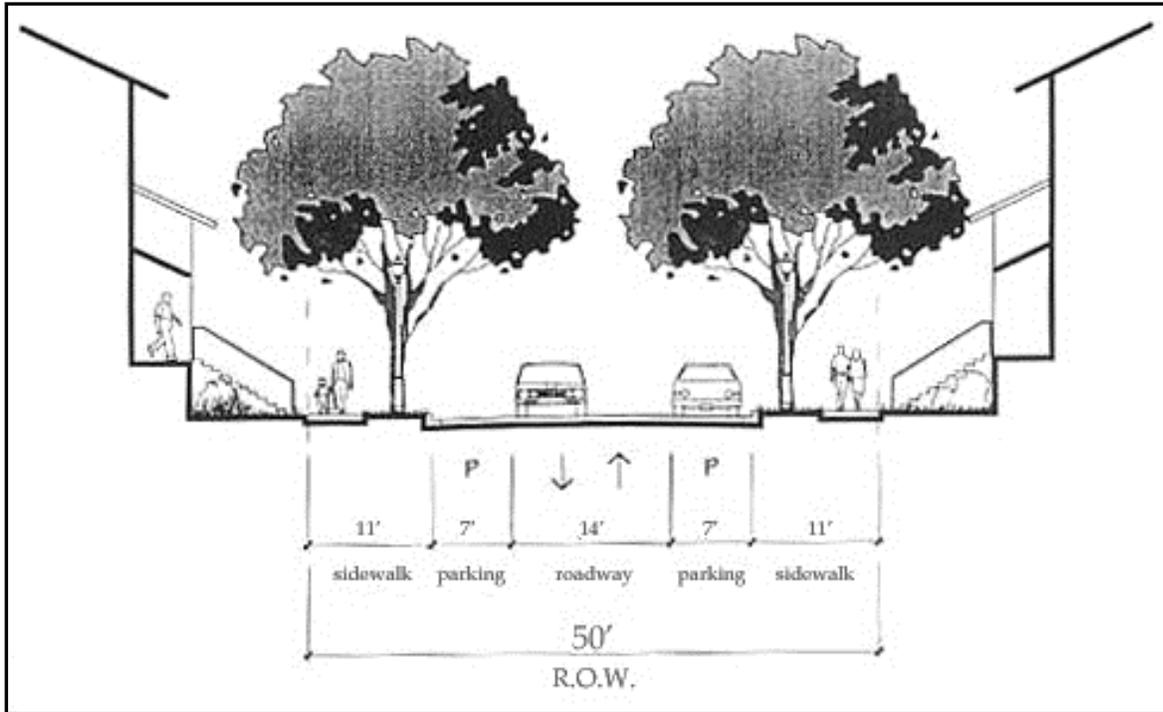
**Definition:** Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

### Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Adopt a Landscaping Guidelines/ Ordinance that would include 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.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

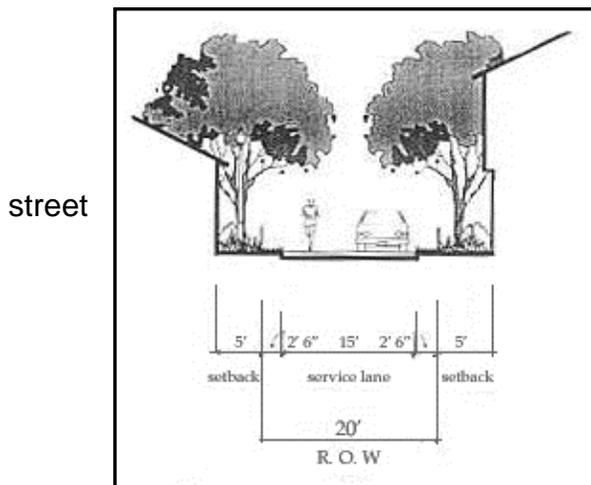
**Appropriate Character Areas:** Traditional Neighborhood Developing

## Residential Street Sections



### Description

n: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

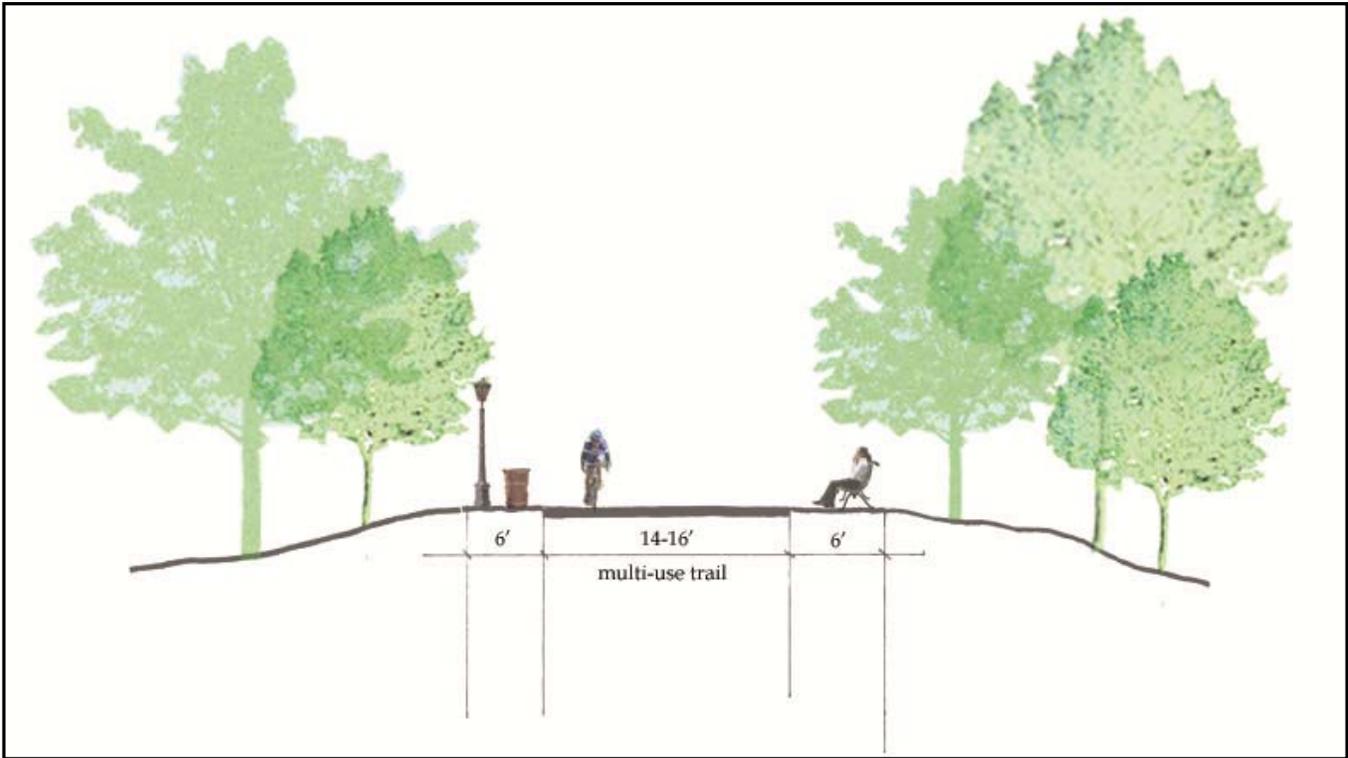


### Implementation Measures:

Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly environments and afford appropriate access for bicyclists.

**Appropriate Character Areas:** Traditional Neighborhood Existing, Traditional Neighborhood Developing

## Bike/Pedestrian Path



**Description:** The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and cyclists, as well as provide an trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

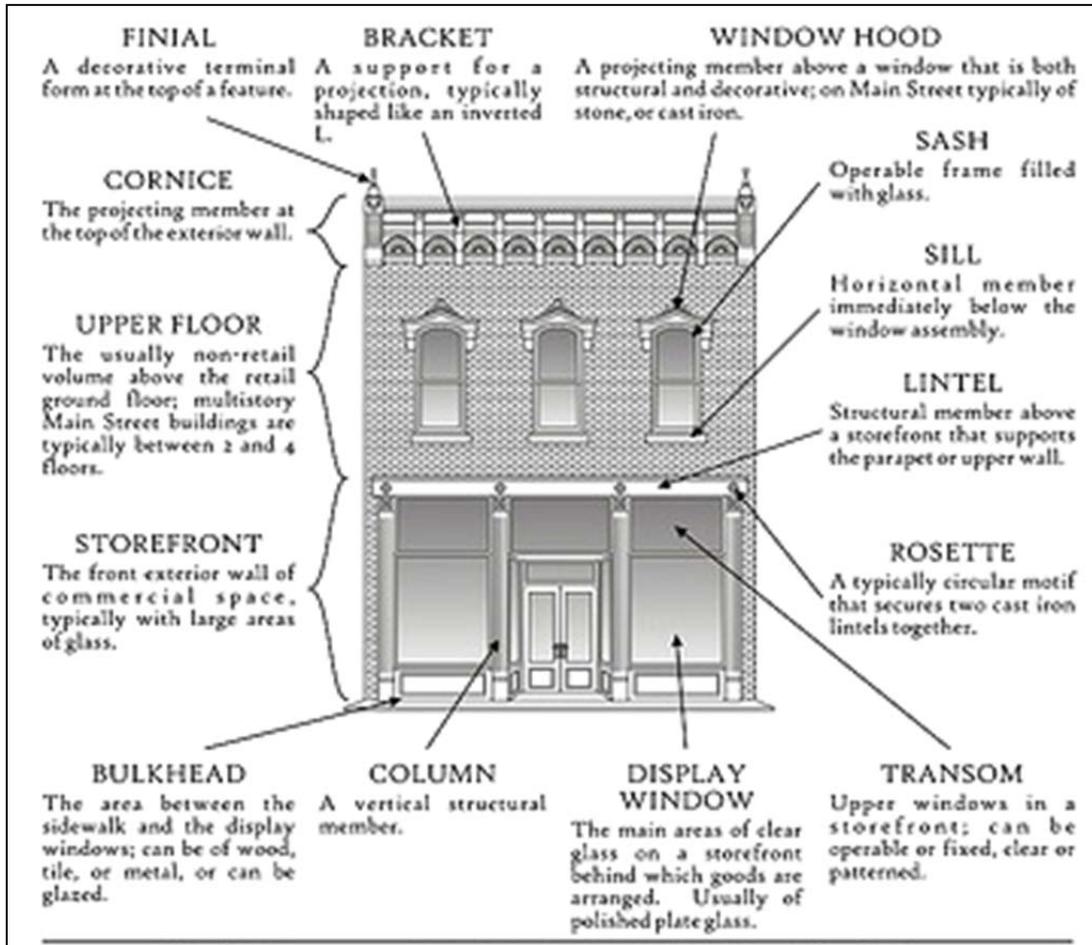
**Implementation Measures:**

Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

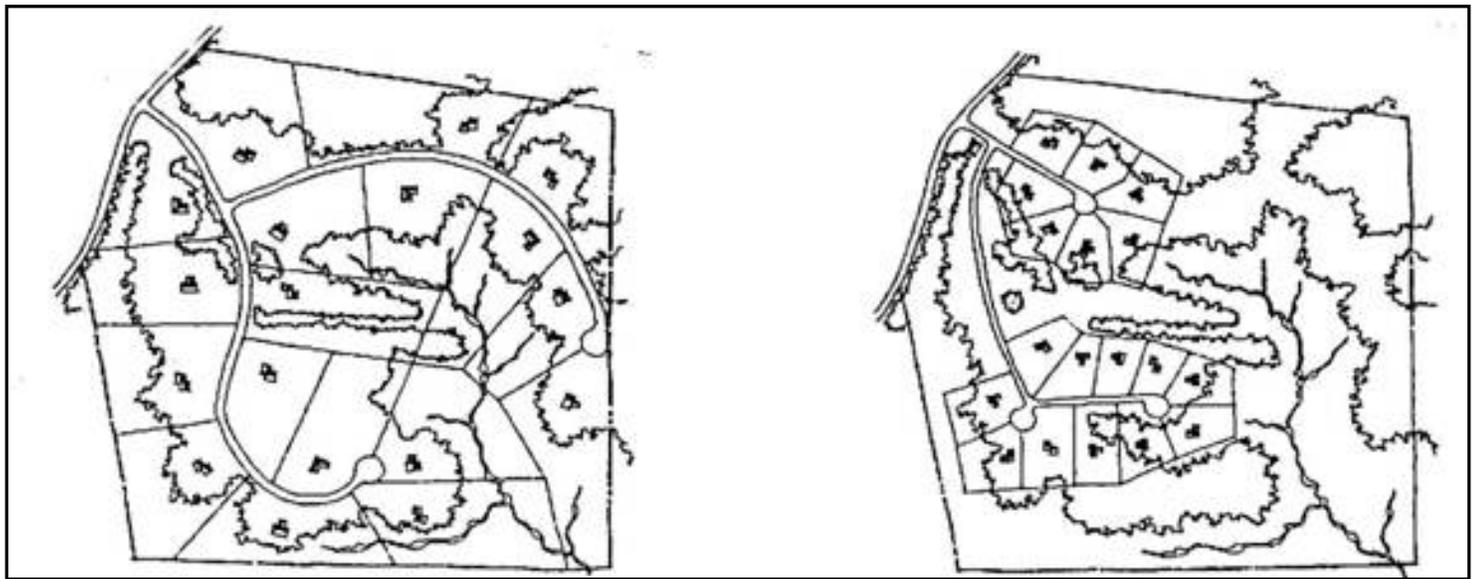
Appropriate Character Areas: Linear Bike/Pedestrian Trail

# Additional Images

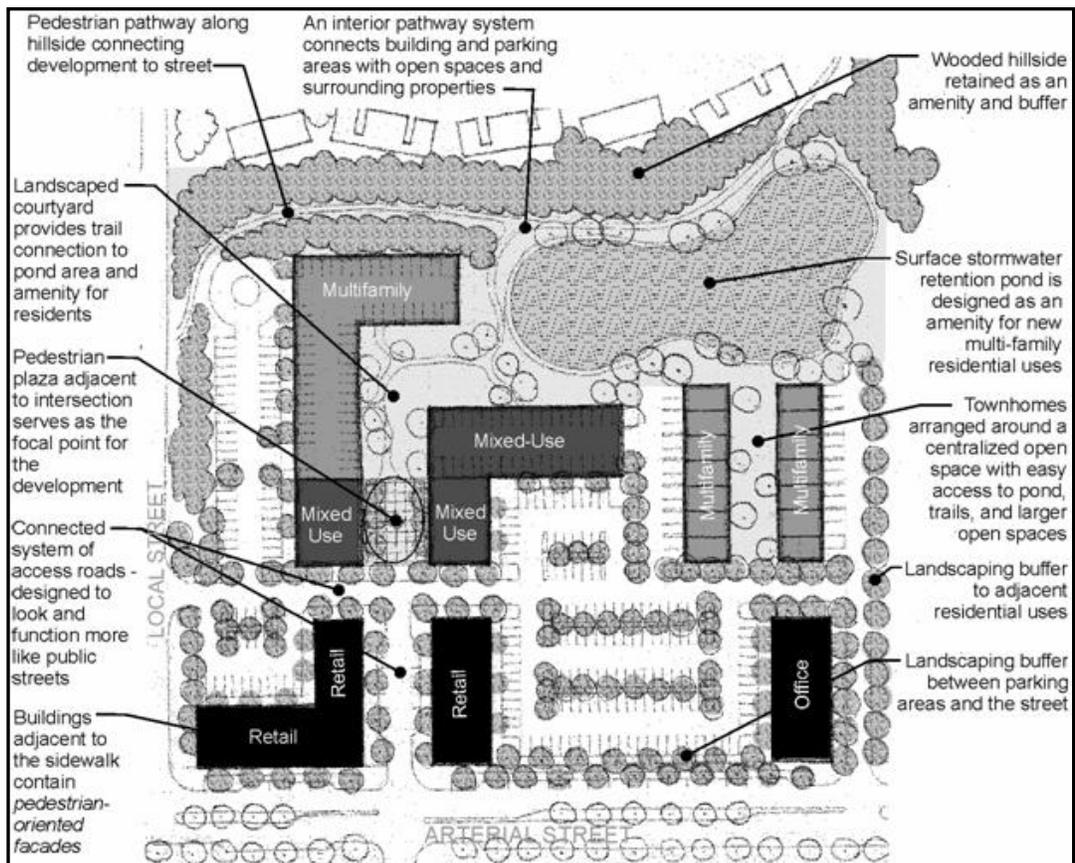
Figure 1: Façade Detail



**Figure 2: Conventional vs. Conservation Subdivision**

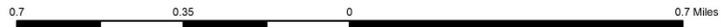
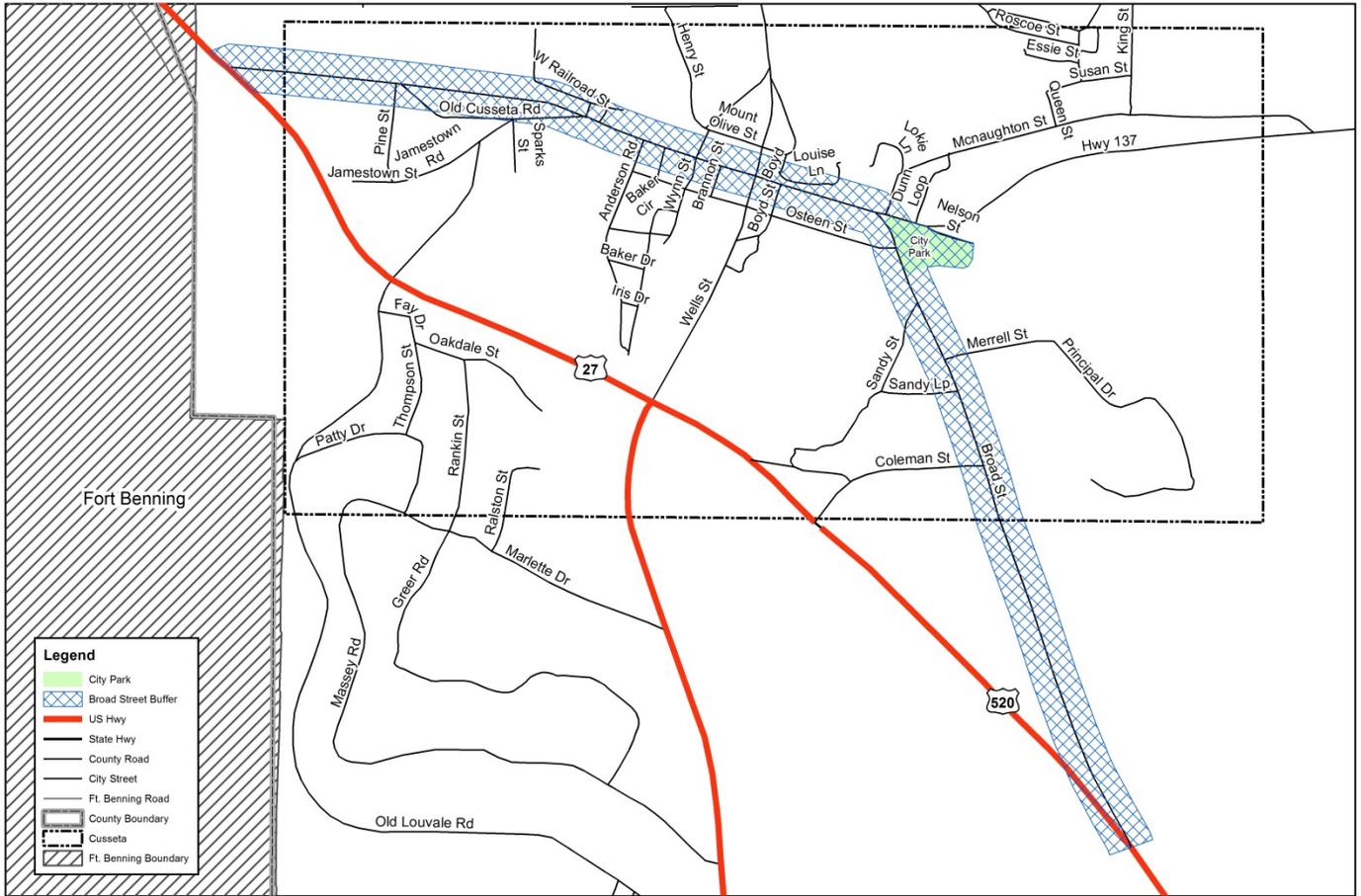


**Figure 3: Mixed-Use Development**



# Appendix 3 Broad Street Corridor Map

Chattahoochee County, Georgia  
Broad Street Redevelopment Area



**S at the Marion County Public Library**

6), on Friday, Sept. 11 at 10:30 a.m.  
 \* Family Movie (Little Giants) on Friday, Sept. 11 at 4 p.m.  
 \* Q&A College Orientation on Monday, Sept. 14 from 5 to 6:30 p.m.

\* Preschool Class (ages 2 to 6), on Friday, Sept. 18 at 10:30 a.m.  
 \* Do-It-Yourself Activity for Teens (Clothespin Picture Frame) on Friday, Sept. 18 at 4:30 p.m.  
 \* Computer Classes on Monday, Sept. 21 at 10:30 a.m.  
 \* Crochet for Kids (ages 7 to 18) on Monday, Sept. 21 at 4:30 p.m.  
 \* Preschool Class (ages 2 to 6), on Friday, Sept. 25 at 10:30 a.m.  
 \* Meet the Author (Paranormal writer Faith Serafin) at noon on Saturday, Sept. 26.

Please call the Extension Office at (229)-649-2625.

**Columbus Tech offers free Adult Education Classes in Stewart County**

Columbus Technical College offers free adult education classes on a regular basis in Stewart County. This includes GED training and testing. Classes are held on Tuesday and Thursday from 1 to 4 p.m. at the Parks Memorial Public Library in Richland, located at 800 Wall Street. For more information call 706-580-7261.

**ION FUND BALANCES 2014**

DEBT SERVICE FUND	TOTAL
\$	1,236,210.66
	909,988.90
	6,125,664.88
	1,829,317.01
	370,387.02
435.91	1,019.04
	73,829.59
435.91	10,546,377.10
	5,649,328.74
	317,807.51
	106,617.06
	83,009.51
	636,922.34
	779,209.29
	189,049.02
	823,184.43
	461,693.53
	184,901.24
	6,413.34
	602,645.98
	644,701.08
692,000.00	692,000.00
157,527.40	157,527.40
849,527.40	11,233,010.47
849,091.49	-686,633.37
695,000.00	695,000.00
	-695,000.00
695,000.00	0.00
164,091.49	-686,633.37
245,577.20	810,249.01
91,485.71	\$ 129,616.64



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**PLAYER OF THE WEEK!**



Brandy Rushing, Maurice Carter, Coach Mike Swaney

Ragan Insurance Agency proudly supports our Marion County Eagles. Ragan Insurance Agency proudly presents #5 Maurice Carter running back/cornerback for the Marion County Eagles, with Player of the Week. Maurice is a senior at Marion County High School.

**Comprehensive Plan Public Hearing**

An initial public hearing to discuss upcoming Comprehensive Plan activities for the Unified Government of Cusseta-Chattahoochee County is scheduled, for September 17, 2015, at the Neighborhood Services Center located at 439 Broad Street. The public hearing will start at 6:00 P.M.

The public is invited to attend this hearing. The purpose of this hearing is to brief the community of the plan development process, opportunities for public participation in development of the plan and to obtain input on the proposed planning process.

If anyone needs assistance due to handicap or foreign language barriers please contact Suzanne Weaver at 706-989-3602 or at Suzanne@ugoccc.us. For more information about the public hearing, please contact Rick Morris at 706-256-2910 or at rmmorris@rivervalleyrc.org.

#742

### Public Meeting

The Unified Government of Cusseta-Chattahoochee County will hold a joint public meeting on Tuesday, January 12, 2016 at 6:00 p.m. at the Neighborhood Service Center located at 439 Broad Street, Cusseta, GA 31805 to review a draft **Comprehensive Plan Update**.

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

Formal written comments on the draft **Comprehensive Plan Update** will be accepted until January 22, 2016 at the following address:

River Valley Regional Commission  
ATTN: The Unified Government of Cusseta-Chattahoochee County  
Comprehensive Plan  
P.O. Box 1908  
Columbus, GA 31902-1908

The Unified Government of Cusseta-Chattahoochee County is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, marital status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Cusseta-Chattahoochee County Clerk, The Clerk, Suzanne Weaver, can be reached at 706-969-3602. For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.

# PARTNERS

*Propane of GA, Inc.*

### Hours

Monday - Friday: 8:30 am - 5:30 pm (closed for lunch 12 to 1)  
Closed on Saturdays

### BUENA VISTA OFFICE

(Serving Marion, Chattahoochee and Stewart Counties)  
PO Box 139, 206 W. 8th Ave  
Buena Vista, GA  
229-649-4040 or 877-649-3196

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Chattahoochee County  
 Comprehensive Plan Update  
 Public Hearing  
 Neighborhood Services Center  
 6:00 P.M.  
 September 17, 2015

Name	County/City	Email Address (If changed)
1. Rick Morris	RURC <sup>Phone# 706-616-7126</sup>	rmorris@riverdale.org
2. Johnny Floyd F.	Chatt. Co.	JFloyd11282@aol.com
3. David Bucher	Chatt co.	Chattahoochee2@yahoo.com
4. PATRICK FELIX	CHATT Co	PATRICKFELIX@BELLSouth.net
5. Kimberly A. Sparks	Chattco	gokim41@yahoo.com
6. Shely Russell	Chatt.	SWill581@aol.com
7. Matthew Kinney	Chattco	mkinney@aol.com
8. Martha Burgamy	Chattco	mburgamy@yaho.com
9. Deloris Baker	Chattahoochee	dbaker@espheadstart.org
10. Jim Lawrence	CHATT	JEL647986@ATT.net
11. Maurice Marshall	Muscogee/Columbus	maurice.marshall@gdol.ga.gov
12. Ruth Funder	Chatt	706 9891556
13.		
14.		
15.		
16.		
17.		
18.		
19.		

UNIFIED GOVERNMENT of CUSSETA-CHATTAHOOCHEE COUNTY  
 FINAL COMPREHENSIVE PLAN PUBLIC HEARING  
 January 12, 2016  
 Neighborhood Service Center  
 Sign-In Sheet

Name	Phone Number	Email
1. Tiffoni Wms	(706) 989-3407	tford@espcad.org
2. Johnny Floyd	706-577-2222	JFloyd1782@tel.com
3. David Bucher	706-577-4792	Chattahoochee2@yahoo.com
4. <del>Ashli Spruj</del>	<del>(706) 989-3543</del>	
5. April Flynn	706 358-7225	
6. Nikkie Hall	706-662-0666	hallnikkie@aol.com
7. Tracy George	706 989 3522	tracy.george2@outlook.com
8.		
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18.		

**RESOLUTION**

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

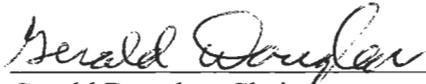
**WHEREAS**, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

**WHEREAS**, the Unified Government of Cusseta-Chattahoochee County has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

**NOW, BE IT THEREFORE RESOLVED**, by the Unified Government of Cusseta-Chattahoochee County Board of Commissioners that the Cusseta-Chattahoochee County Comprehensive Plan 2016-2025 be adopted.

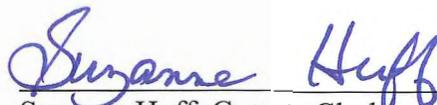
Duly considered and approved by the Unified Government of Cusseta-Chattahoochee County Board of Commissioners in session this 15<sup>th</sup> day of March, 2016.

Unified Government of Cusseta-Chattahoochee County  
Board of Commissioners

  
\_\_\_\_\_  
Gerald Douglas, Chairman

  
\_\_\_\_\_  
Thomas Weaver, County Manager

ATTEST

  
\_\_\_\_\_  
Suzanne Huff, County Clerk

SEAL





*The Commission*

*of the Unified Government of Cusseta-Chattahoochee County, Georgia*

215 McNaughton St Cusseta, Georgia 31805

(706) 989-3602 FAX (706) 989-2005 admin@ugoccc.us

DATE 1-18-16

River Valley Regional Commission  
P.O. Box 1908  
Columbus, Georgia 31902

RE: Comprehensive Plan Update Submittal

Mrs. Patti Cullen:

The Unified Government of Cusseta-Chattahoochee County has completed an update of its comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

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

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Thomas Weaver (706) 989-3602 or admin@ugoccc.us.

Sincerely,

  
Donald Moore

Chairman

The Unified Government of Cusseta-Chattahoochee County Board of Commissioners

Enclosures