

DRAFT

GREATER CRISP COUNTY COMPREHENSIVE PLAN
2009 - 2029
CRISP COUNTY - CITY OF ARABI - CITY OF CORDELE

COMMUNITY ASSESSMENT ELEMENT
COMMUNITY PARTICIPATION ELEMENT

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COMMUNITY PARTICIPATION ELEMENT**

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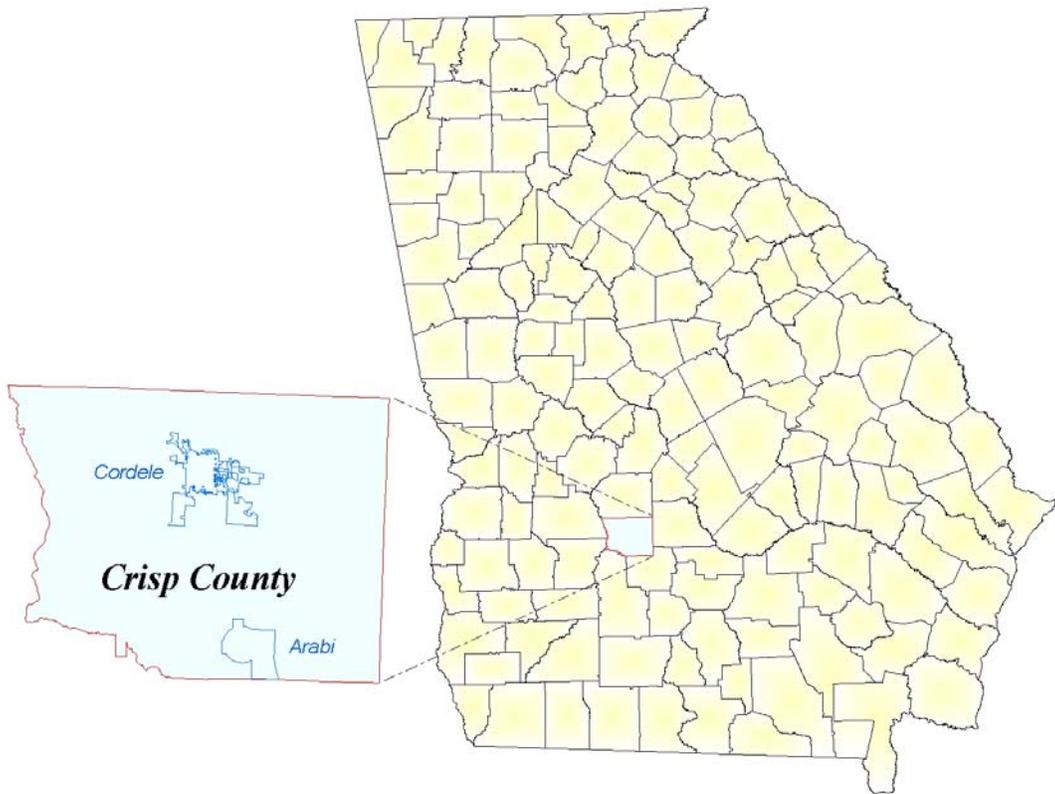
assistance provided by:

Middle Flint Regional Development Center

228 West Lamar Street

Americus, Georgia

SITE LOCATION MAP



Introduction

The community's first comprehensive plan prepared pursuant to state planning requirements was adopted in 1995, and was scheduled for wholesale update in 2007. Revisions to the original state-mandated Standards and Procedures for Local Comprehensive Planning took effect in 2005, altering significantly the planning requirements. As a result of the new planning standards and state-imposed, phased deadlines for local governments, 2009 became the local deadline for plan development. This document was prepared in response to state planning requirements to serve as a guide in local development activities. The plan consists of three components.

Community Assessment

The Community Assessment is an objective and professional assessment of data and information about the community prepared without extensive direct public participation. The Community Assessment includes:

- A list of potential issues and opportunities the community may wish to address,
- Analysis of existing development patterns, including a map of recommended character areas for consideration in developing an overall vision for future development,
- Evaluation of current community policies, activities, and development patterns for consistency with Quality Community Objectives, and
- Analysis of data and information to check the validity of the above evaluations and potential issues and opportunities.

The purpose of the Community Assessment is to present a factual and conceptual foundation upon which the rest of the Community Agenda is built. The initial list of potential issues and opportunities is intended to be an all-inclusive list for further study, and as necessary, modification in preparation of the Community Agenda. Preparation of the Community Assessment is largely a staff or professional function of collecting and analyzing data and information about the community and presenting the results in a concise, easily understood format, such as an executive summary, for consideration by the public and decision-makers involved in subsequent development of the Community Agenda.

Community Participation Program

The Community Participation Program describes the local strategy for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda portion of the plan. Upon completion, the local government transmits both the Community Assessment and Community Participation Program to the Middle Flint Regional Development Center for initiation of regional and state reviews.

Community Agenda

The Community Agenda portion of the comprehensive plan is the most important, for it includes the community's vision for the future as well as its strategy for achieving the vision. Because the Community Agenda provides guidance for future decision-making about the community, it must be prepared with input from stakeholders and the general public.

The Community Agenda consists of three major components:

- a community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns,
- a list of issues and opportunities identified by the community for further action, and
- an implementation program for achieving the community's vision for the future and addressing the identified issues and opportunities.

This document consists of the Community Assessment and Community Participation elements.

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Executive Summary

Population

- 70% of the community's population growth occurred between 1970 and 2000.¹ Growth during that period was erratic; during the 70s +1400, 80s +500, 90s +2000
- Cordele's share of the total population ranged between 40% and 60% (1930-1960), most recently (2000) documented at 52%. Arabi has maintained an almost constant 2% share
- U. S. Census statistics suggest a small population loss 2002-2006, with 2007 population only slightly above the 2000 tally
- The community is credited with the highest growth rate relative to the adjoining counties during the period 1980-2007.²
- Population growth that occurred 1980-2000 was heavily concentrated in the 35+ age groups. This should mitigate as more attractive employment opportunities materialize to retain younger residents in the early years of family formation, increasing pressure on school facilities.
- Historically predominantly white, most area counties are experiencing greater balance in the black/white ratio. Local racial trends show some divergence. 1980-2000 Cordele changed from a small majority black population to a 2/3 black majority. Arabi and the unincorporated area are 75%-80% white.
- The small proportional size of the local Hispanic community is similar to the adjoining counties.
- The community's growth in per capita income outpaced the national inflation rate by \$2,500 during the 1990s; nevertheless, the 2000 Census credited Crisp with the highest poverty rate among contiguous counties
- Local income should improve as the community's vast economic potential materializes
- The proportion of adult residents lacking a high school diploma in 2000 was the highest among the seven contiguous counties.
- The community recorded the highest dropout rates for grades 7-12 and 9-12 among the seven contiguous counties for the school years which ended in 2005, 2006 and 2007.
- The community ranks low in numerous socio-economic categories

Housing

- The community is experiencing a shift from conventionally constructed housing to manufactured housing
- Multi-family housing has recorded a significant increase in Cordele
- Homeownership is 10-12 percentiles lower than the surrounding area:
 - Cordele is almost thirty percentiles lower
 - Arabi and the unincorporated area; however, have high homeownership rates
- Vacancy rates for owner-occupied housing are very similar to the surrounding area, while vacancy rates for rental housing (especially Cordele) are significantly higher than the surrounding area
- At the time of the 2000 Census half of housing in the community was over 25 years old; older housing more heavily concentrated in Cordele

¹ Crisp County was created in 1905; its first census was in 1910.

² This favorable comparison excludes Lee and Worth Counties, both of which benefitted from resident relocation from Dougherty County.

- Based on the Census definition the substandard housing rate is low; very similar to the surrounding counties. However, there are many other physical features contributing to a high incidence of substandard housing.
- According to the 2000 Census it took the income of 1.4 workers earning the average weekly wage for a household to qualify for a “safe” mortgage; 1990 Census - 1.3 workers³
- According to the 2000 Census the median gross rent was equivalent to 20% of the average monthly wage; 1990 Census – 22%⁴
- Housing costs are a financial burden on almost one-quarter of local households; in the City of Cordele the ratio is closer to one-third; largely the result of a high poverty rate
- The community has a wide range of special housing needs

Community Facilities and Resources

- The county water system has reserve capacity sufficient for several years
- Arabi’s water needs include a new main well and distribution/service line replacement
- Cordele’s daily water consumption is approximately 75% of the permitted level, but approximately one-third of system design level
- Cordele’s daily wastewater discharge is well below permitted and design levels, but is plagued with significant infiltration and inflow
- A large number of on-site septic systems are located along the Lake Blackshear shoreline
- The number of paid personnel in the county fire department is not sufficient to provide adequate protection
- Location on major transportation corridors and their intersections places the community at heightened risk of major hazardous materials incident(s)
- Cordele’s fire department staffing level is in-line with recommended standards; another station is needed
- Sheriff’s department administrative offices are at or near capacity; the jail is over capacity
- Sheriff’s department staffing level for sworn personnel is below industry standards
- Radio equipment for local emergency response agencies needs to be converted to 800 Mhz
- The number of sworn offices in the Cordele Police Department is in-line with industry standards
- Cordele Police Department has outgrown its space allocation in the municipal complex
- The community has an attractive recreation program
- The landfill has over one hundred years disposal capacity remaining
- Cordele and Crisp should benefit from consolidation of some services

Economic Development

- The same industrial sectors rank 1-2-3 in terms of number of workers at the local, state and national levels

³ Based on a mortgage-income ratio of 2.5:1. A 2005 Goldman Sachs study placed the national historic ratio for home loans at 2.7:1.

⁴ Average weekly wage converted to monthly wage based on 4.3 weeks per month and 52 weeks per year

- The community's annual unemployment rate is typically the highest in the seven county area
- Occupational employment is not dissimilar from the surrounding area, but the same categories rank 1-2-3 in terms of number of workers at the local, state and national levels
- Sources of local personal income (wages and salaries, self-employment, retirement, etc.) are very similar to those of adjoining counties
- Local industrial wages have deteriorated slightly relative to the state and surrounding area
- Crisp maintains a favorable worker commuting pattern
- The largest net changes in employment by industry 1980-2000:
 - Educational, Health, Social Services +9 percentiles to become largest sector
 - Manufacturing -9 percentiles to become second largest sector
 - Agricultural, Forestry.... decreased another 4 percentiles
- Favorable location/confluence of transportation infrastructure should have increasing impact on economic development

Natural and Cultural Resources

- Approximately 60% of the land area overlies a portion of the state's significant groundwater recharge area
- Wetlands account for approximately 27% of the land area
- 45% of the land area is prime farmland
- Two dozen species of plants and animals of Special Concern are believed to be present
- Georgia Veteran's Memorial maintains the highest visitation of the state's 63 park system
- A 2007 survey documented 1,145 resources of potentially historic significance
- Five properties/districts are listed on the National Register of Historic Places

Transportation system

- 43% of local roads under county jurisdiction are not paved, compared to 33% statewide
- 1% of local streets under municipal jurisdiction are not paved, compared to 3% statewide
- Road and street resurfacing is a widespread need
- GA 300 needs to be four-laned across I-75 to GA 90/U. S. 280
- Cordele needs a bypass to divert transient traffic around the city
- Success at revitalizing downtown Cordele will require more parking
- As host community to Georgia's inland port, increased traffic volumes would be experienced
- Airport greatest needs include a new terminal, runway extension and all-weather instrument guidance
- The community should consider whether future industrial development should continue to be widely dispersed or more narrowly targeted

Intergovernmental Coordination

- A greater level of communications is needed between the general purpose local governments and board of education

PRELIMINARY LIST OF ISSUES AND OPPORTUNITIES

Population

1. high teen pregnancy rate
2. truancy
3. gang activity
4. abuse of legal and illicit substances
5. child abuse/neglect
6. juvenile delinquency
7. parents too immature/unprepared for the responsibility of parenthood
8. a disproportionately large at-risk population (ages 10-16)
9. high crime rate
10. breakdown of the family
11. absence of values

Housing

1. housing options/choice is inadequate
2. substandard housing conditions are common in many residential neighborhoods
3. the majority of housing in Cordele is renter-occupied
4. housing education; maintenance, financial
5. general absence of attractive sites for residential development in Cordele; “landlocked”
6. stabilize the presence of low-income/assisted housing at current level

Community Facilities and Services

1. the need for an improved and increased presence and capability of all emergency services, i.e., substations/precincts, personnel, equipment, vehicles, including E-911 and hazmat
2. all emergency response agencies (EMS, E-911, fire departments and law enforcement) are having increasing difficulty attracting and retaining line personnel
3. emergency response facilities, including E-911, vehicle storage and public works, need to be hardened (storm resistant)
4. communications used by emergency response agencies need to be upgraded to digital
5. litter, junk vehicles and other blighting influences are common in neighborhoods and along thoroughfares and entranceway
6. different address systems complicates emergency dispatches to jurisdictional boundary
7. efficiency study of cost-benefits of consolidating local (and quasi-government) services
8. renovate courthouse for expanded and more efficient delivery of local government services
9. gradually increasing presence of non-English speaking residents is presenting some
10. communications problems, primarily for emergency response
11. insufficient funding necessary for planning, maintaining and meeting the increasing demand for utility services
12. public wastewater treatment in developing areas of unincorporated county, eg., Lake Blackshear
13. insufficient funding to plan and implement stormwater best management practices community wide, and comply with MS4 mandates

14. county jail has exceeded maximum design capacity
15. lighting/maintenance improvements are needed at recreation sites to facilitate greater use
16. greater options for recreation activities are needed; Cordele's west side especially
17. additional fields and facilities are needed at the Crisp County Youth Ball Complex to facilitate "cradle-to-grave" recreation program for residents and to better market the site/community for major regional and national tournaments
18. upgrade/replacement of county's current method of household garbage collection
19. community entranceways and signage need enhancements
20. expansion of recycling activity beyond special events
21. major redevelopment program is needed for historic downtown Cordele
22. selection of appropriate site for permanent satellite campus for Darton College
23. potential termination of the federal Rural Empowerment Zone designation
24. prisoner reentry (to society) program

Economic Development

1. poverty rate is high
2. annual unemployment rate is consistently high
3. educational attainment level of the adult population is low
4. the school-age population (grades 7-12) has a high drop out rate
5. tutoring and mentoring programs for school-age children are insufficient
6. there is inadequate day care for working (or in-school) parents of young children
7. wage levels make it difficult to retain/attract the community's best young workers
8. too much of the adult population lacks basic work skills
9. the work ethic is deficient among many younger workers
10. lack of adequate natural gas capacity to promote economic development

Natural and Cultural Resources

1. the Crisp Area Arts Alliance needs a larger cultural/performing center
2. there is a general lack of appreciation for historic resources in the community

Transportation

1. heavy truck traffic is contributing to congestion on 16th Avenue - truck route/bypass
2. more turn signals are needed to manage traffic congestion on 16th Avenue
3. widen from two to four lanes U. S. 280 west of Ga. 41
4. 4-lane connector for Ga. highway 300 between I-75 and U. S. 280 E
5. numerous bridges need replacing in the county
6. there is a general need for more (funding for) road/street resurfacing, handicapped pedestrian access and new existing sidewalk
7. traffic congestion/interruptions caused by increasing rail traffic
8. prospects for reduced state transportation assistance as a result of funding allocation methodology

OPPORTUNITIES

1. possible designation of the community as an inland port
2. establishment of a regional industrial park
3. SAM excursion train-related enhancements; train-viewing platform, excursion corridor management, development of “depot block” for tourist-related retail, train museum,
4. community designation as an enterprise zone
5. extension of Empowerment Zone designation
6. airport improvements (new terminal, all-weather capacity, runway extension)
7. development of a permanent Darton College satellite campus
8. develop/revise a community marketing/branding campaign
9. use improved boat access at Lake Blackshear to increase promotion of lake and state park
10. redevelopment of Cordele’s west side
11. adaptive reuse of downtown historic buildings (possible Darton campus)
12. adaptive reuse of facilities at A. S. Clark for use by the general public
13. future listing of ranch housing in Cordele as a district on National Register of Historic Places
14. development of a foundation to assist with funding of community projects
15. enhance state farmer’s market as retail outlet

Existing Development Patterns

This component documents existing land use patterns and trends for the purpose of identifying areas requiring special attention.

Land Use Inventory

During the winter/spring of calendar year 2008, tax parcel data and recent (2006) aerial photography were studied, and field surveys performed to document land uses based on land use categories and definitions found in current *Minimum Standards and Procedures for Local Comprehensive Planning*.⁵ The categories are defined below followed by mapped information.

RESIDENTIAL

Land used primarily for single-family or multi-family dwelling units organized into general categories of net densities. Farm residences and other singular dwellings secondary to another land use on the same parcel of land are classified with the other land use.

COMMERCIAL

Land used primarily for non-industrial business uses, including retail sales, office, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together as part of a commercial complex.

INDUSTRIAL

Land used primarily for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction, publicly- or privately-owned landfills or other similar uses.

PUBLIC/INSTITUTIONAL

Land used primarily by federal, state or local governments or institutions. Government uses include city halls, government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Institutional land uses include colleges, churches, cemeteries, hospitals, etc. Some publicly-owned facilities and lands are classified under land use categories.

TRANSPORTATION/COMMUNICATION/UTILITIES

Land used primarily for transportation (road, street and railroad) and their rights-of-way, railroad facilities, public transit stations, power generation plants, radio towers, telephone switching stations, airports, public/private utilities, or other similar uses.

PARKS/RECREATION/CONSERVATION

Land used primarily for active or passive recreation. These may include playgrounds, parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or other similar uses either publicly- or privately-owned.

AGRICULTURE/FORESTRY

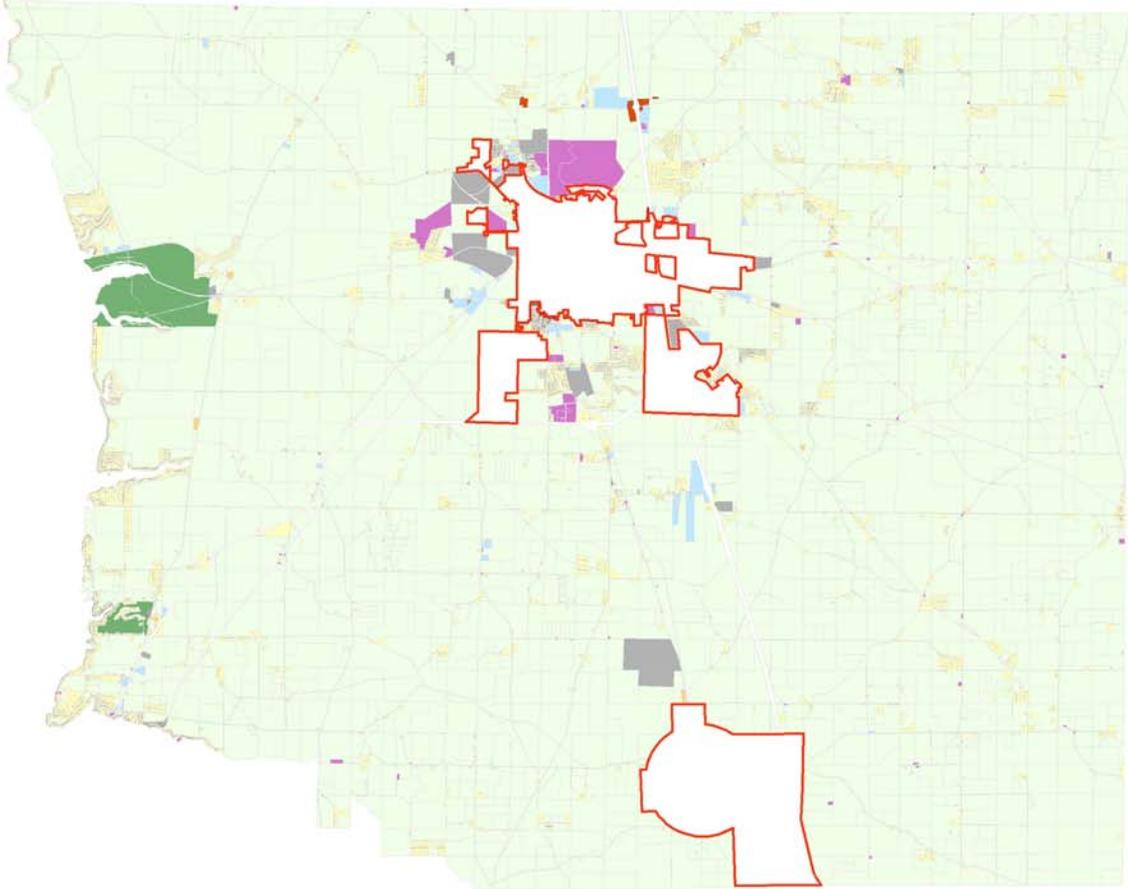
Land used primarily for farming (fields, pastures, animal lots, livestock production, specialty farms, farmsteads, etc.), aquaculture, or commercial timber or pulpwood production, including natural stands of timber.

UNDEVELOPED/VACANT

Lots, parcels or tracts of land served by typical urban public services (water and/or sanitary sewer, etc.) but have not been developed for a specific use, or were developed for a specific use that has since been abandoned.

⁵ State standards for local comprehensive planning

Existing Land Use Crisp County

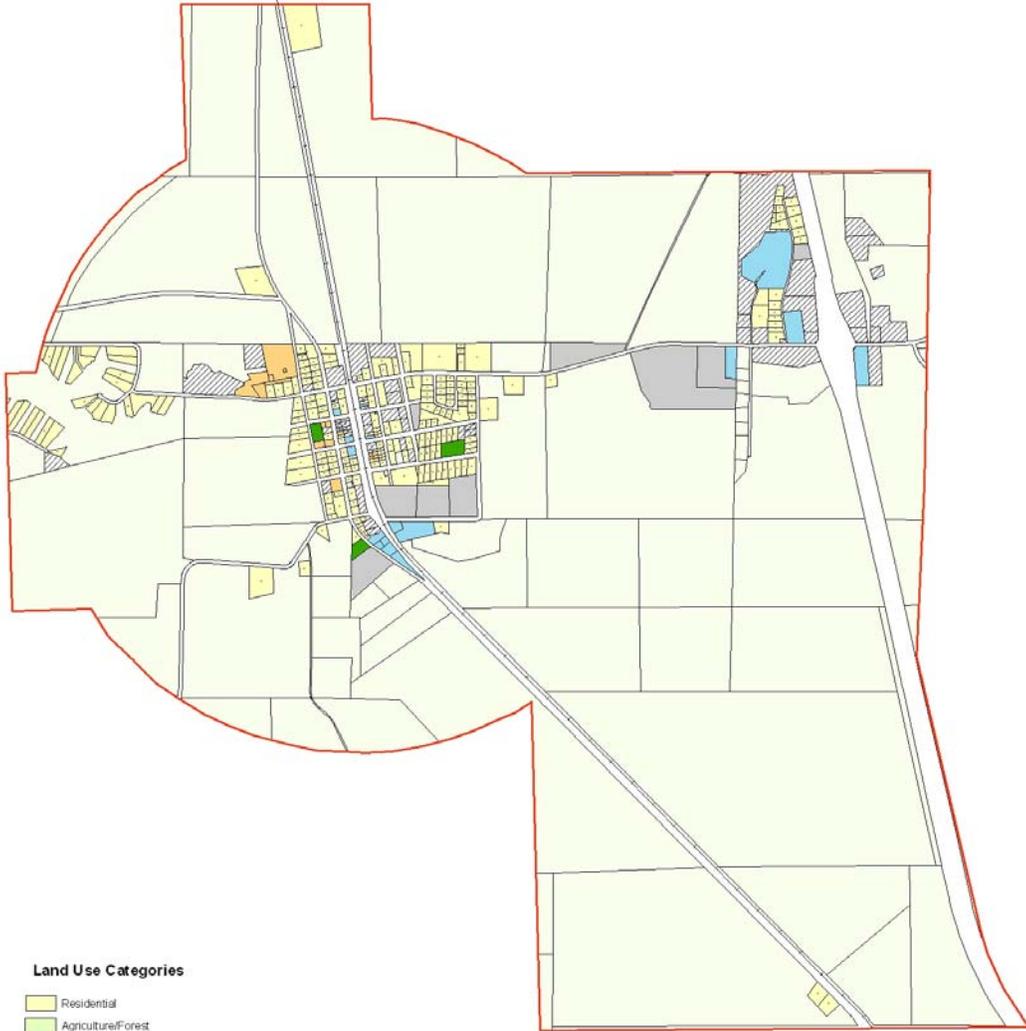


Land Use Categories

- Agriculture/Forest
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Undeveloped/Vacant
- Residence



City of Arabi Existing Land Use

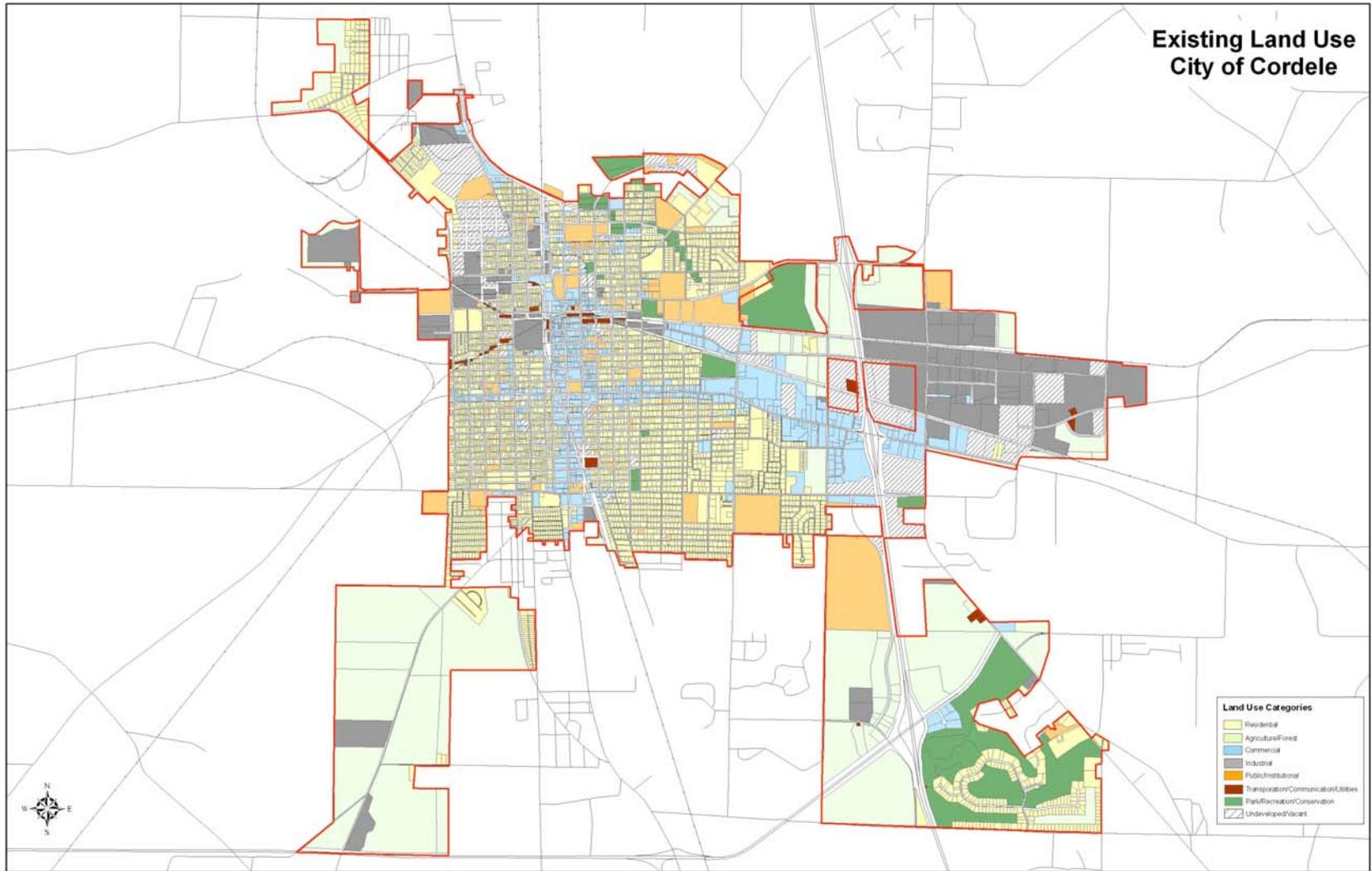


Land Use Categories

- Residential
- Agriculture/Forest
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Undeveloped/Vacant
- Residence
- Railroad



Existing Land Use City of Cordele



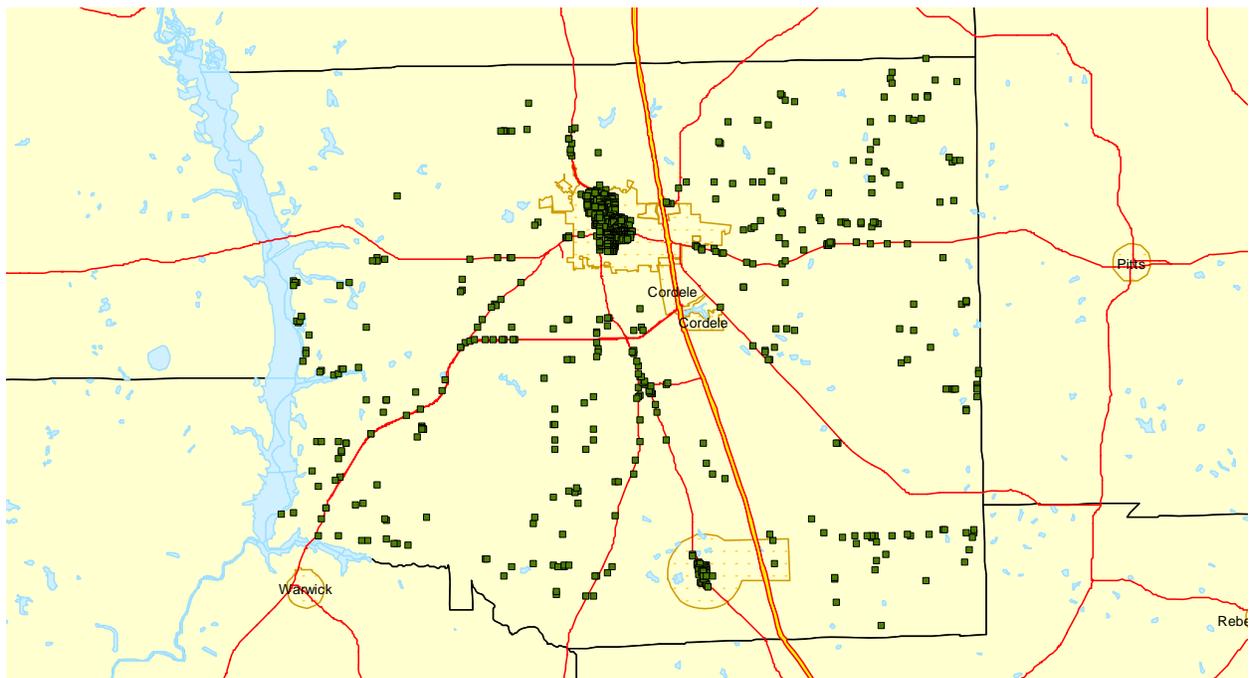
Areas Requiring Special Attention

Areas of significant natural or cultural resources

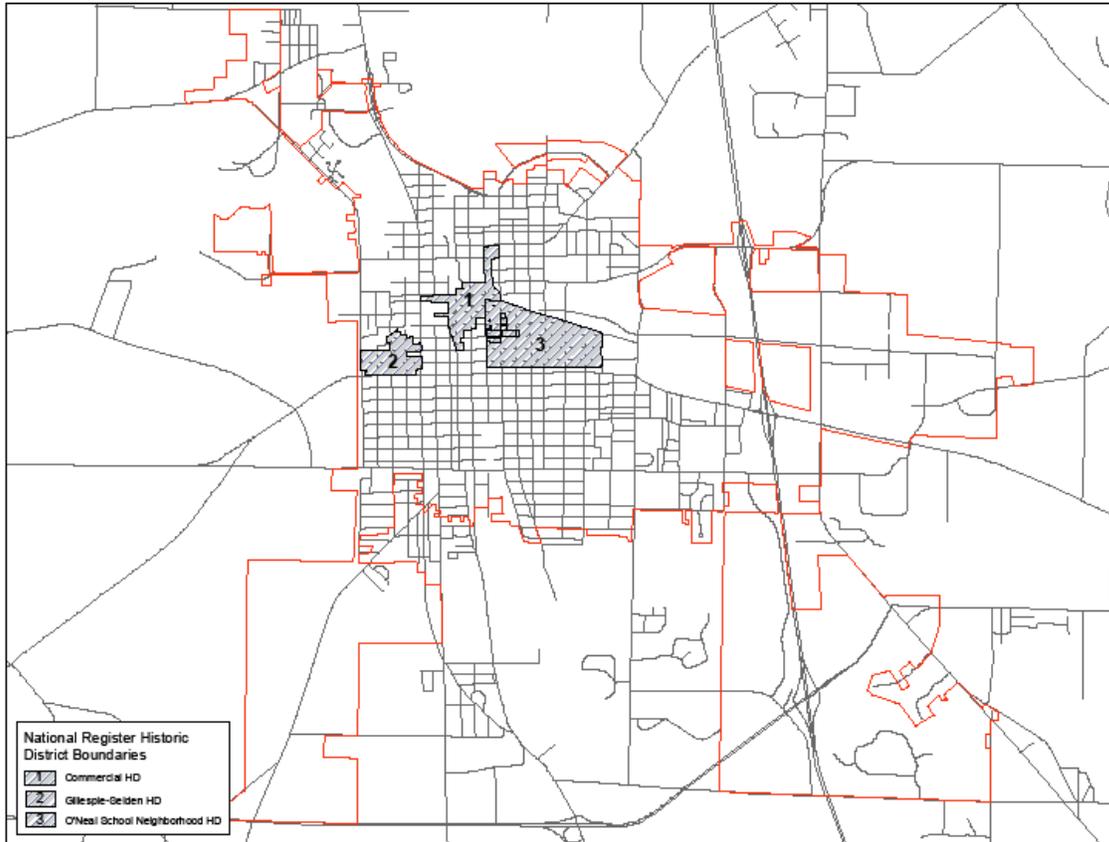
According to the Georgia Department of Natural Resources, there are two-dozen species of plants and animals of Special Concern believed to be present in the community. Specific site information is not available, but most of the habitats preferred by these species and present locally are concentrated in the western half of the community.

A 2007 survey identified 1,145 potentially historic resources in the community. Fifty resources were identified in Arabi, approximately 550 in Cordele and a similar number distributed across the unincorporated area. Not surprisingly, the municipal resources are heavily concentrated around Cordele's Commercial Historic District and Arabi's downtown core.

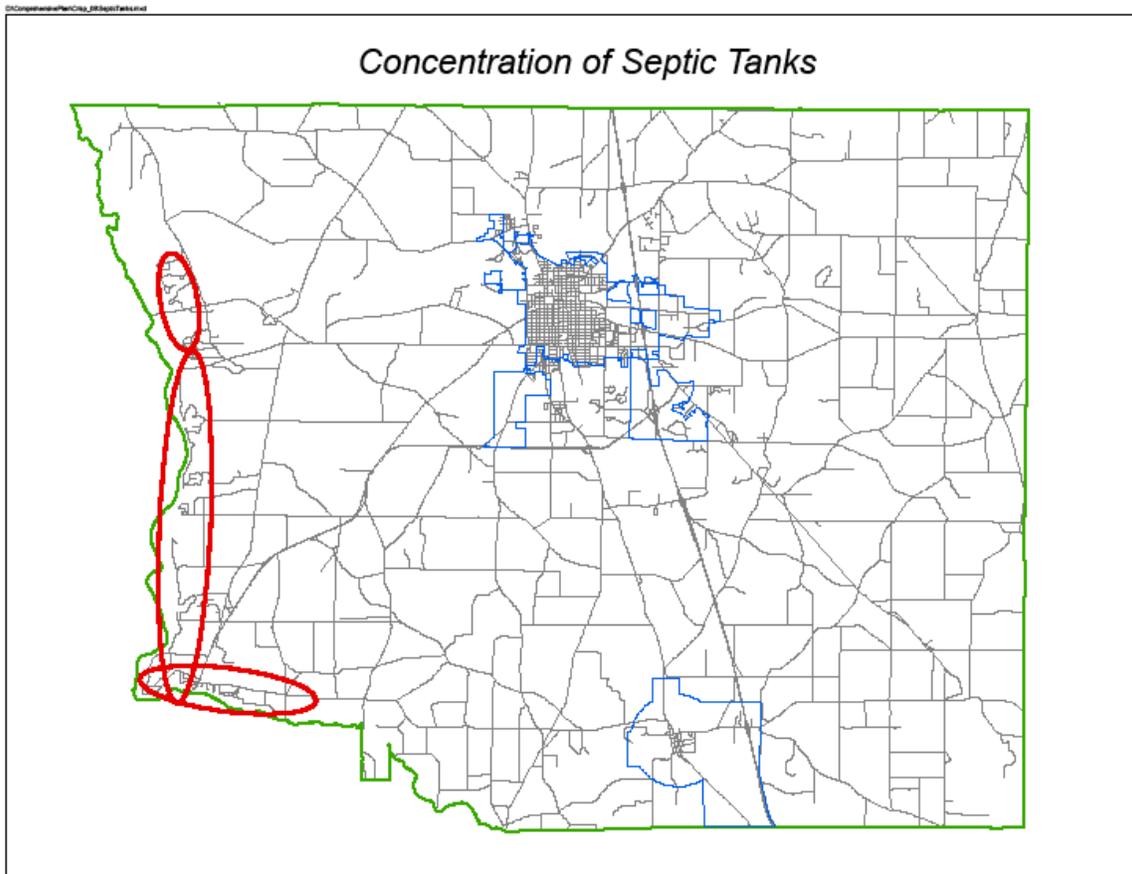
Crisp County Historic Resources



Two individual properties and three districts have been listed on the National Register of Historic Places: Cannon site, Cordele Commercial Historic District, Gillespie-Selden Historic District, O’Neal School Neighborhood Historic District and Cordele’s U. S. Post Office. The three districts are all in Cordele and are depicted in the following graphic. The Cannon site is in a remote location in the west part of the community, the Post Office is located in the Cordele Commercial Historic District; neither is identified in the graphic below.

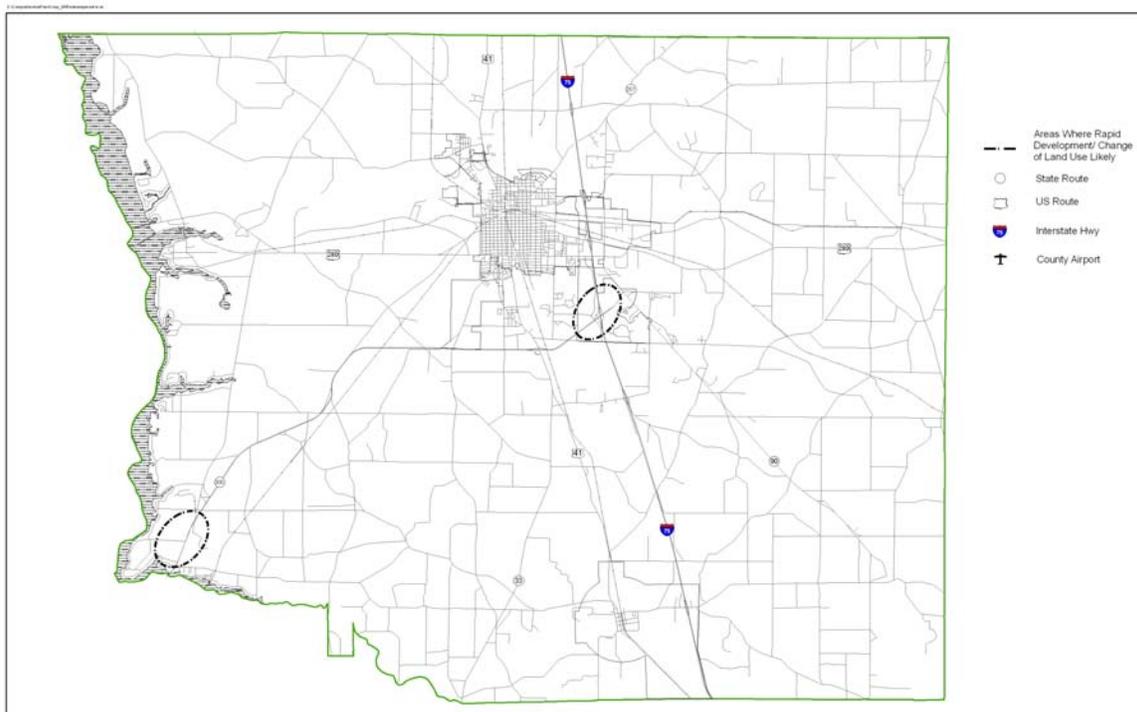


As the result of Tropical Storm Alberto in July 1994, all waterfront property on Lake Blackshear flooded, contaminating private wells. The county constructed a water system serving all water front properties and the popularity of these lots has not waned. Virtually all, if not all, lots have been redeveloped, and all are again relying on on-site septic systems, located on the waters' edge for residential wastewater treatment.



Areas where rapid development or change of land uses is likely to occur

The two areas believed to be most likely to experience rapid development are the I-75/GA. 300 interchange (exit 99), and the Smoak Bridge vicinity of Lake Blackshear. Commercial development at this exit will benefit greatly from the large traffic volume at the juncture of an interstate and a divided, four lane state route. Development in the southwest extremity of the community will consist of residential and mixed uses supporting it. The location is attractive because of proximity to Lake Blackshear, and the commuting distance to/from the Albany metropolitan area. Only one other (adjoining) county is the place of work for more Crisp County residents than Albany/Dougherty County.

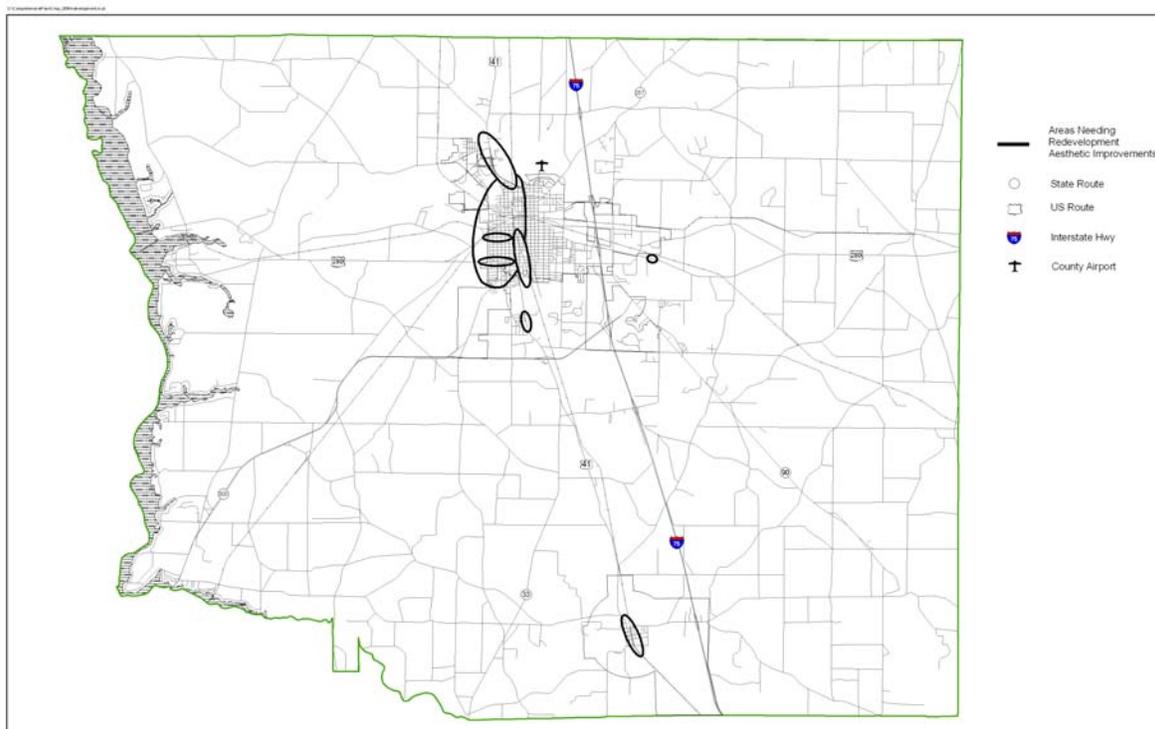


Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

All three jurisdictions have reserve water and/or sanitary sewer capacities. One major factor contributing to growth management is Cordele's policy of requiring annexation for utility service extension. This has helped prevent development from outpacing the availability of utilities. For the foreseeable future, this balance should be maintained. The community is working diligently to be designated the state's inland port city. While the operation of the inland port itself is not expected to place a significant increased demand on local utility services, the spinoff development it attracts has the potential to outpace the availability of community facilities and services. Operation of the anticipated port will significantly increase burdens on the existing transportation infrastructure. Rail freight and roadway freight traffic will increase, exacerbating current transportation conflicts resulting from the convergence of two main line and one short line rail freight carriers and several state/interstate routes in the community.

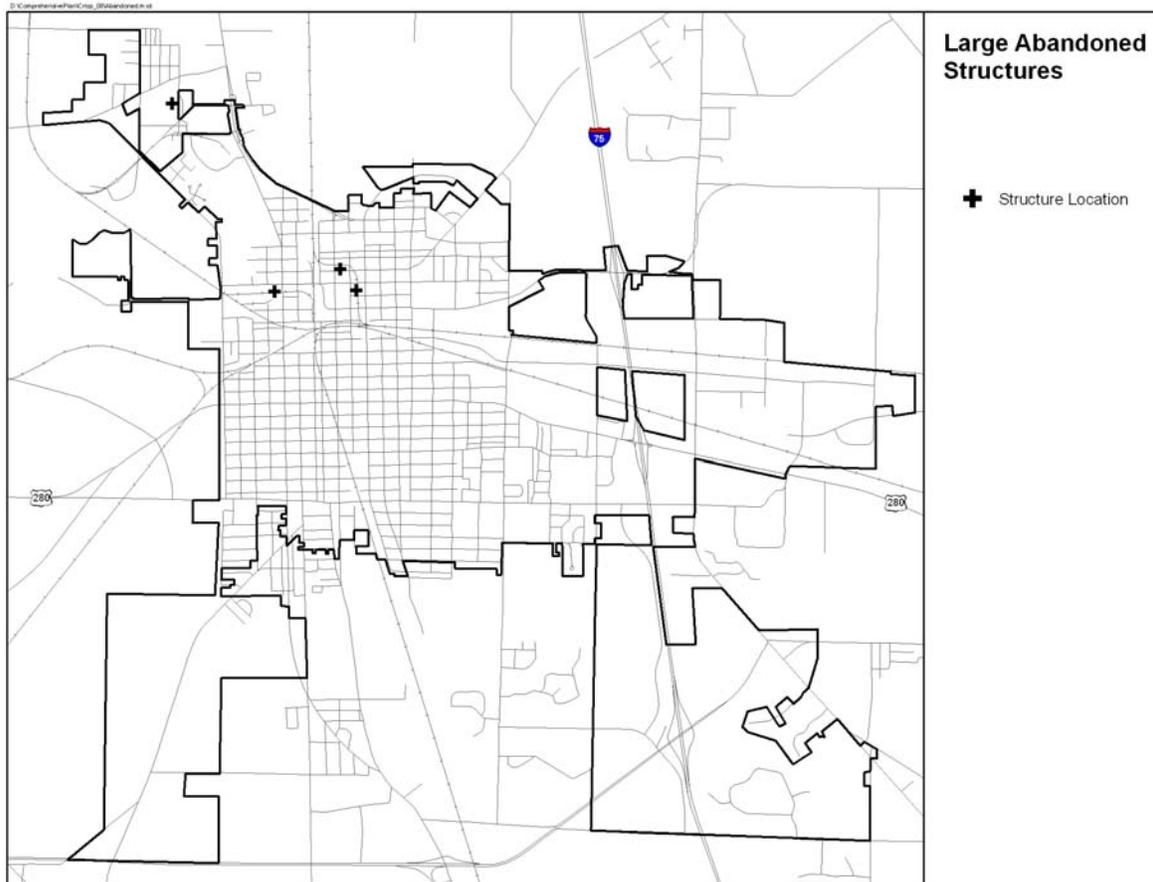
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness

The four main entrances to Cordele (U.S. 41 and U.S. 280) and 24th Avenue W. all need redevelopment/aesthetic enhancements. In some cases the specific area is on the periphery of the city; in others the area extends well into the corporate limits. Cordele's oldest residential section (7th-15th Streets) and historic downtown both need redevelopment. The original retail core (downtown) relocated to commercial strip development along 16th Avenue east; the approach to I-75. Owners of the vacated buildings downtown had no economic incentive to maintain their properties. Arabi's N-S entranceways and downtown area also need redevelopment and aesthetic enhancements. The corridor along the excursion train route through Cordele also needs aesthetic enhancements.



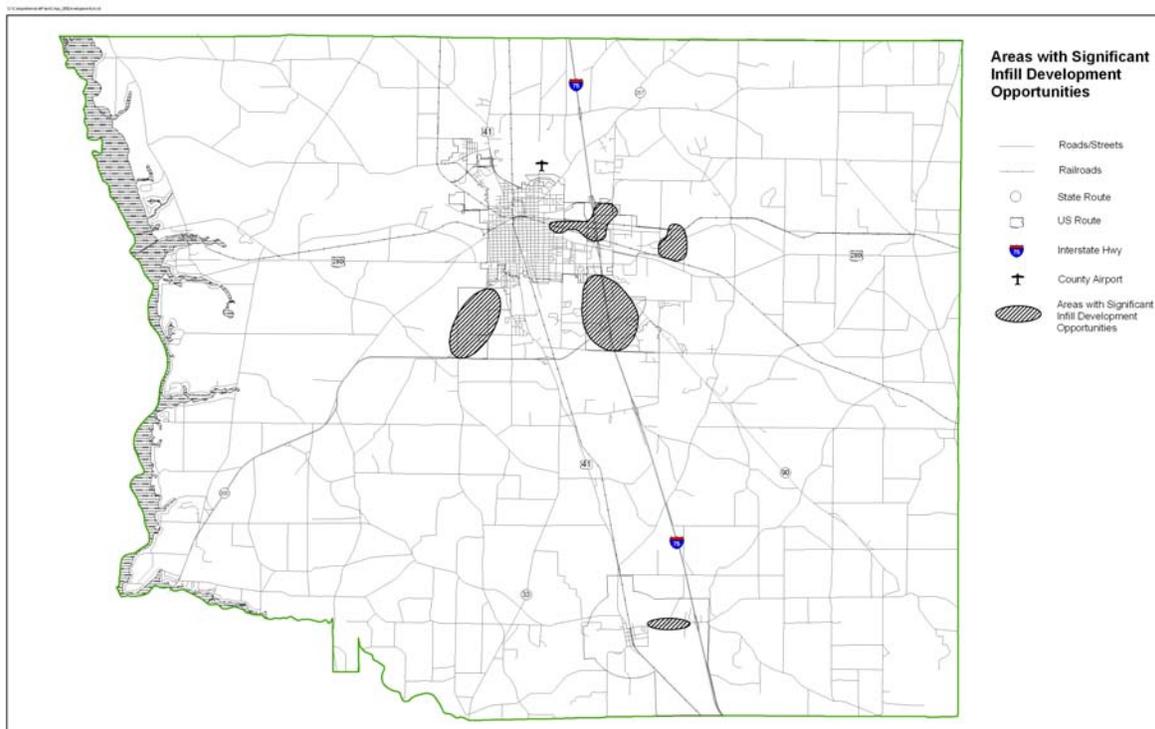
Large abandoned structures or sites

Large, “abandoned” structures contributing to blight in the community are highlighted on the accompanying graphic. Other large, vacant structures maintained and generally not considered blighting influences are not highlighted.



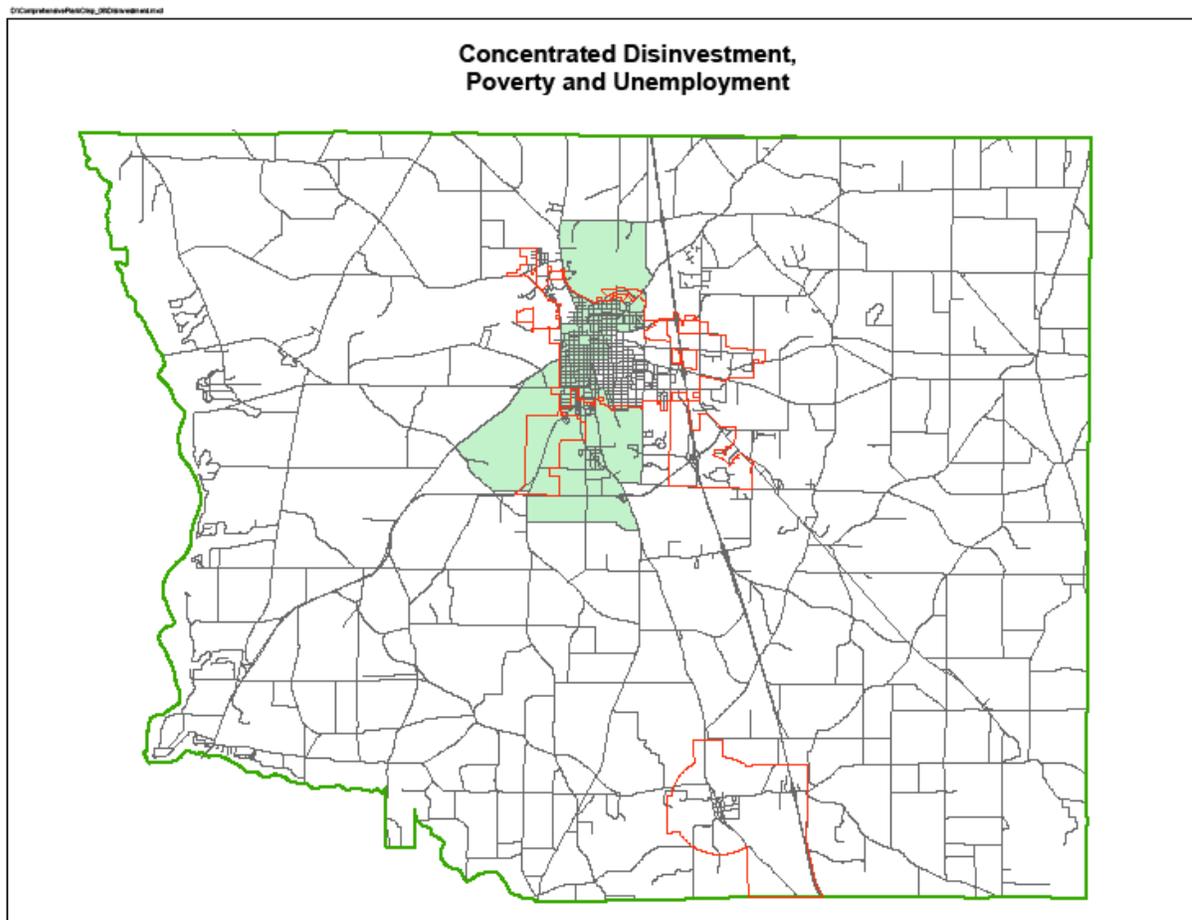
Areas with significant infill development opportunities

Arabi's water service extension to the I-75 intersection spans a ± 1 mile section of undeveloped city street from downtown. Extension of utility services to developments relatively distant from the developed core of Cordele has opened significant infill development opportunities on the south and east sides of the city.



Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

According to the 2000 Census, 29% of residents were living on incomes below the poverty rate (a higher percentage than any adjoining county), and 34% of adults lacked a high school diploma or the equivalent (a higher percentage than any adjoining county). At the time of the 2000 Census, 7% of the labor force was reportedly unemployed. Of the community's nineteen census tabulation areas,⁶ eight had poverty rates higher than the county rate, seven of the eight had the low educational attainment levels described above, and seven of the eight had unemployment rates higher than the community. These eight tabulation areas are contiguous and reflect the greatest concentration of private sector disinvestment in the community.



⁶ Census block groups

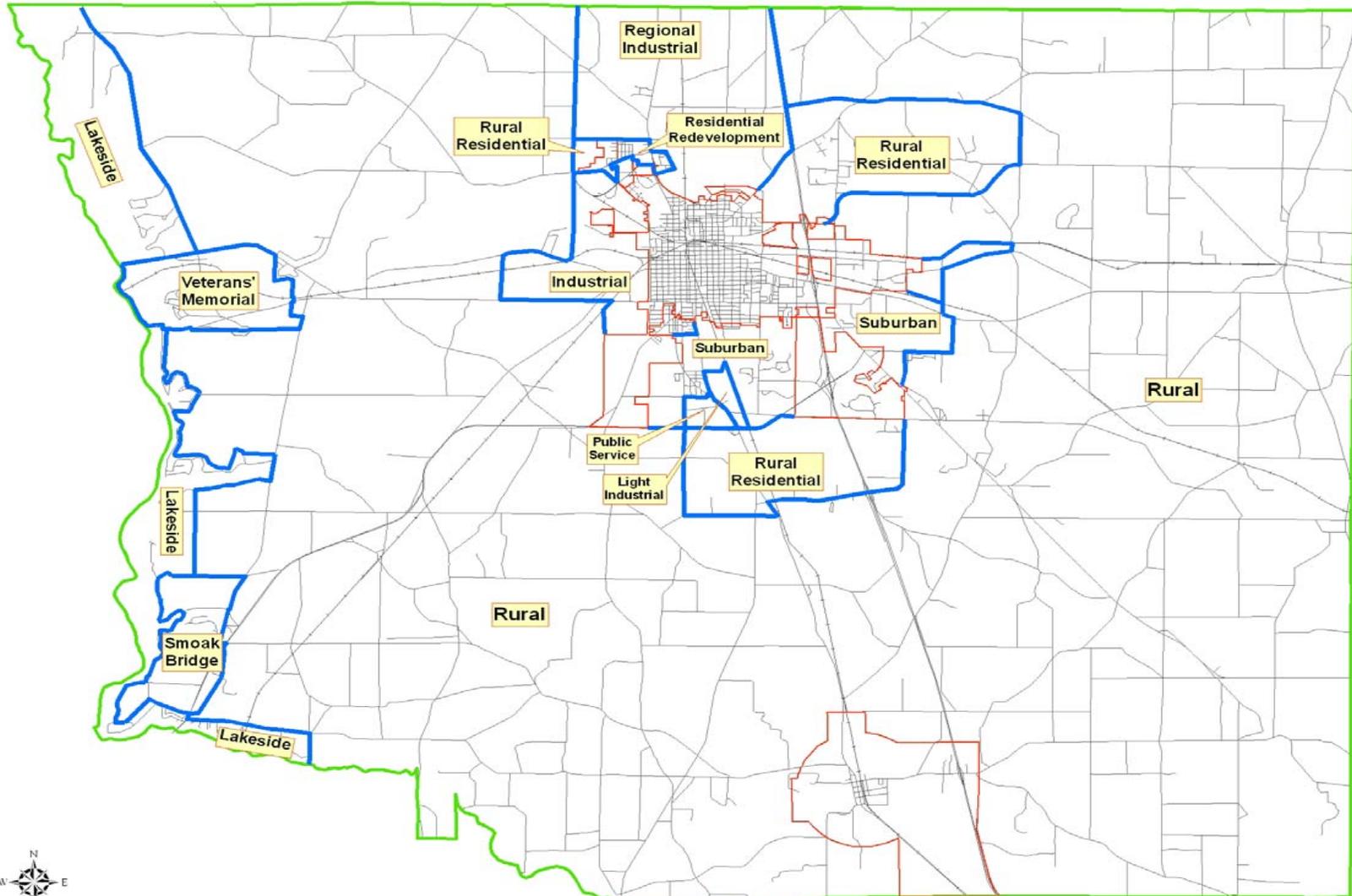
Recommended Character Areas

Character Areas are defined as specific geographic areas that meet the following criteria:

- Have unique or special characteristics to be preserved or enhanced (such as a downtown historic district, a neighborhood, or transportation corridor)
- Have potential to evolve into a unique area when provided with specific and intentional guidance regarding future development possibilities (such as a strip commercial corridor that could be revitalized into more attractive village development pattern)
- Require special attention due to unique development issues (rapid change of development patterns, economic decline, sprawl, etc.).

Each character area is a planning sub-area within the community where more detailed planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence future development patterns in a manner consistent with the community vision. Typically, character areas are based on form and pattern of buildings and streetscapes, and are not completely dependent on individual use.

Crisp County Character Areas



Explanatory Text Follows

Crisp County Character Areas

Industrial

This area is characterized by manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, and/or other nuisance characteristics may not be contained on-site. The area is served by rail, will originate and receive large truck traffic and at present is mostly undeveloped.

Public Service

State and local government functions are performed in this area. Public works equipment is stored outside. Some sites are fenced, including razor wire around inmate facilities. Buildings are generally large with a relatively high degree of separation.

Lakeside

The Lakeside character area covers the full length of the community's western land boundary between the eastern shore of Lake Blackshear and the series of local roads "fronting" the lake. These tree-shaded roads connecting the northern and southern ends of the lake meander roughly parallel to the water front and are separated from the water's edge by a dense and wide variety of residential construction types, each accessed by separate entrances.

Regional Industrial

This area is a strong candidate for development by/for very large industrial prospects. Characterized by sparse, rural development (farm and woodland) with soils conducive to virtually all types of development, direct access to multiple modes of transportation (a U. S. highway, interstate, two main-line railroads and an airport), overlying a productive groundwater aquifer and bordered on the northern and southern ends by municipal utilities (water, sanitary sewer and natural gas). Proper development and marketing of this "mega" industrial site could place Crisp County among a small group of communities nationwide competing for the largest industrial prospects.

Residential Redevelopment

The area has a strong mixture of older, site-built and manufactured housing. Half the streets are in a tight grid pattern, the balance are more curvilinear. All units are single-family and single-story on small lots; most show significant signs of deterioration. Trees are common; there are not any sidewalks. Streets are paved; drainage deficiencies are contributing to blight.

Rural

By far the largest of the recommended character areas, it is comprised of vast expanses of cultivated land, pasture or woodland. Parcels are usually large with great distances between buildings. Local and minor collector road surfaces are dirt. There are scattered, small pockets of housing. Population density is low.

Rural Residential

Rural Residential areas are found on the periphery of the city and should attract a greater concentration of residential (even subdivision) development than the adjoining and more remote Rural area. Without intervention the area will not have pedestrian facilities, will retain a

moderate to high degree of open space, pastoral views, generally retaining a significant degree of separation between buildings. Curvilinear street patterns may dominate where dwellings are clustered.

Suburban

Without intervention this area will evolve with little or no pedestrian orientation, little to no interconnectivity, moderate to high open space and building separation, predominantly residential with varied, often curvilinear street patterns contoured around and between wetlands and/or floodplains.

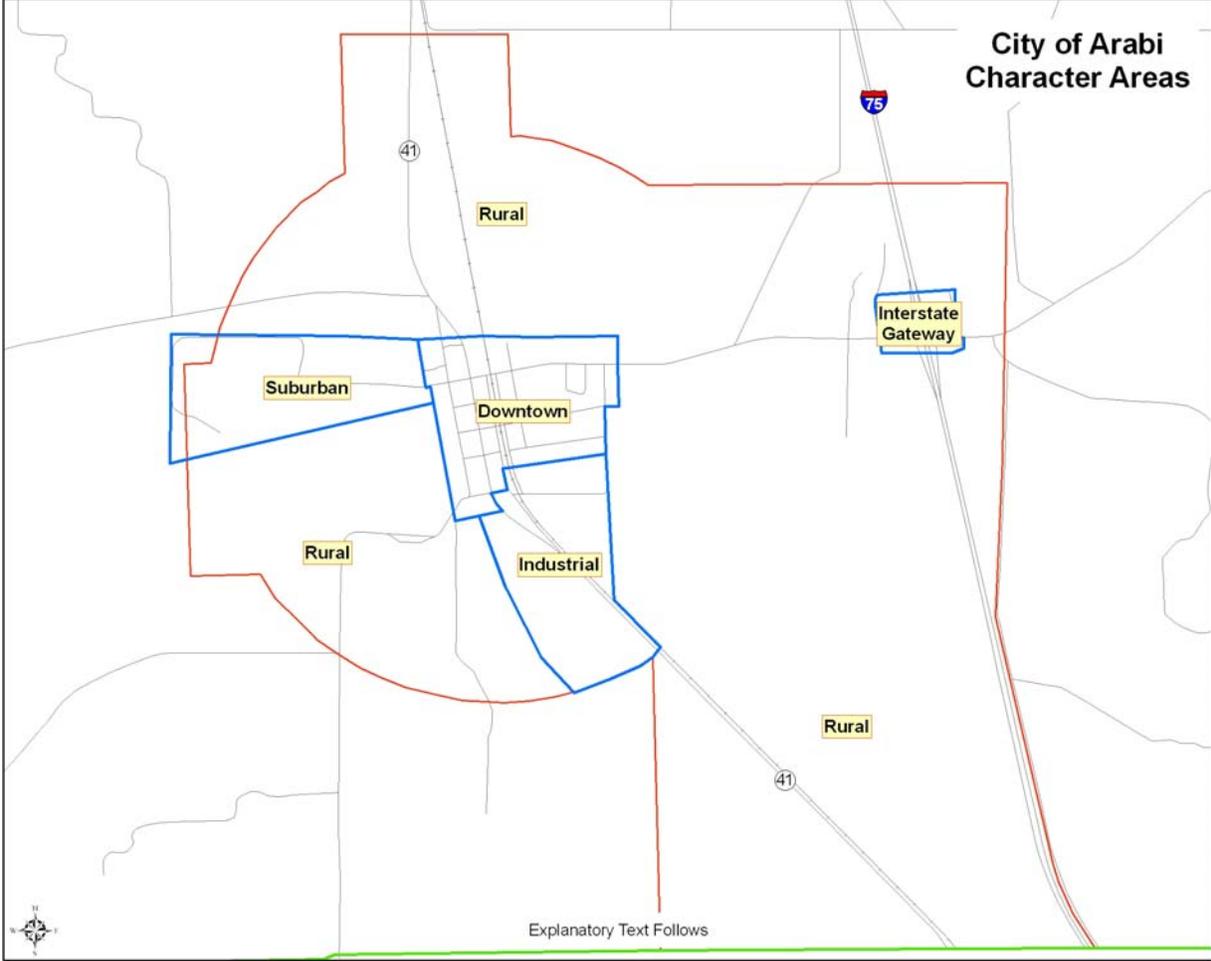
Smoak Bridge

This area will be characterized by mixed land uses; single family and higher-density housing unique in the community, “neighborhood” retail, service and highway commercial, office, restaurants, and diverse recreational opportunities mostly accessible via pedestrian/bicycle facilities.

Veterans’ Memorial

This area is limited to Georgia Veteran’s Memorial State Park, a 1,300 acre facility consisting of lodging and conference facilities, separate restaurant, marina, camping, picnic and group shelters, an indoor and outdoor military museum, golf course, large open acreage and woodland.

**City of Arabi
Character Areas**



Arabi Character Areas

Downtown

At its geographic core, this area retains vestiges of the city's economic center from decades past. Of the few remaining, historic storefronts facing the north-south thoroughfare, most are vacant and all are deteriorating. The U. S. Post Office operates from one of these brick structures; buildings of more recent construction housing city hall, a health clinic and convenience store are all within view. Residential construction around the core is most commonly wood frame and manufactured, with a high incidence of substandard conditions. Several old warehouses are in use and an agribusiness is located along the north-central boundary of the character area. Streets are in a grid pattern. The area presents an overall picture of economic decline.

Industrial

This area is characterized by manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, and/or other nuisance characteristics may not be contained on-site. Structures consist of large buildings on large acreage, on-site/storage of products and materials; activity generates large truck traffic.

Interstate Gateway

This area consists of lands surrounding the local I-75 interchange, exit 92, with one-two story buildings, large asphalt areas without pedestrian access or orientation, relatively large to large lot commercial development catering to a high volume of transient traffic.

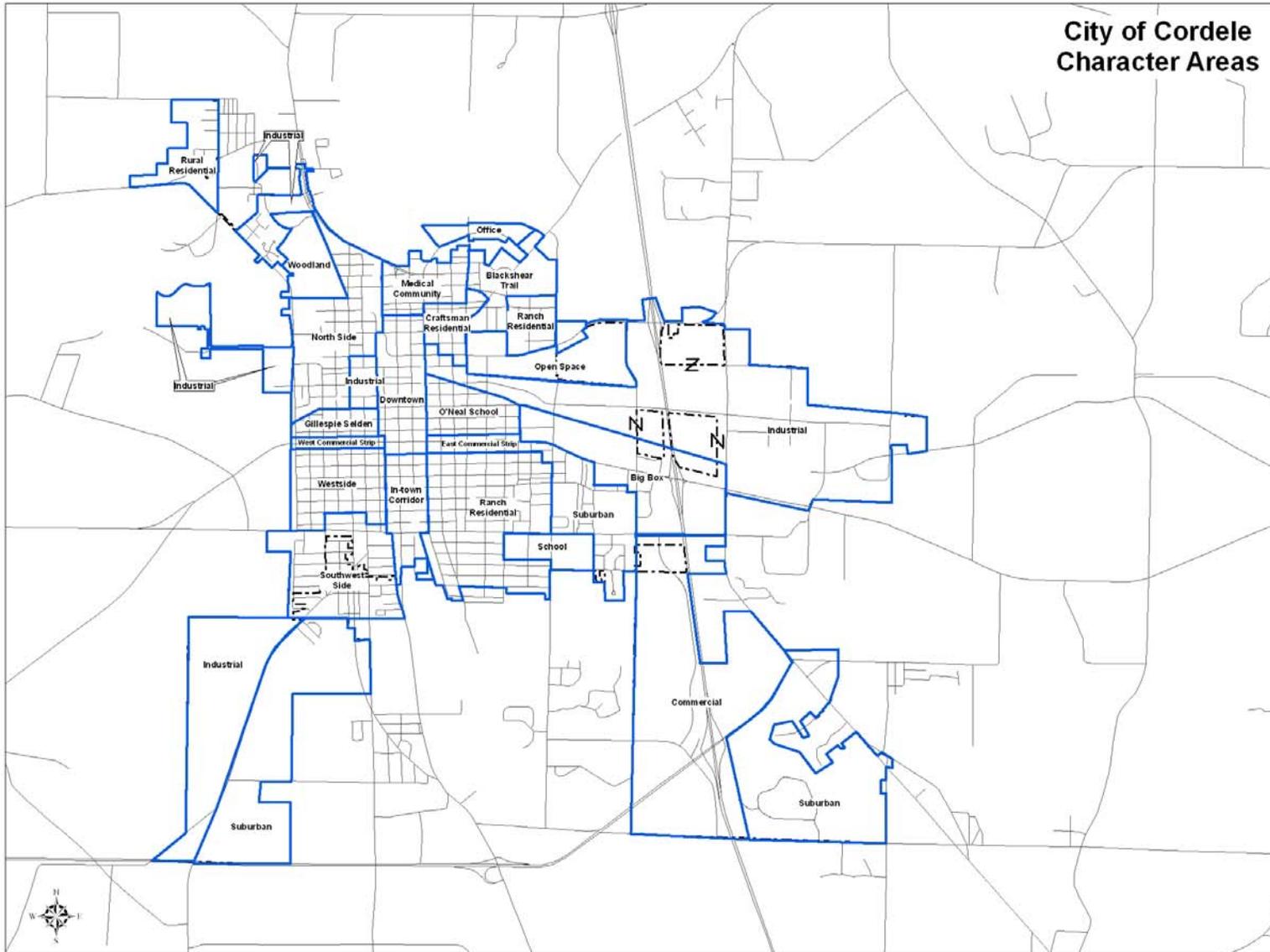
Rural

By far the largest of the recommended character areas, it is comprised overwhelmingly of lands in an open/cultivated state or woodland, and is very sparsely populated/developed.

Suburban

This thinly wooded area has deep residential setbacks, units are constructed on-site of brick or any of various sidings, no pedestrian orientation, moderate to high open space and building separation, curvilinear street pattern.

City of Cordele Character Areas



Cordele Character Areas

Big Box

Large acreage retail and service establishments with large asphalt parking lots are located along the eastern one-third of 16th Avenue/U.S. 280. Only the interstate records a higher traffic volume. Residents from adjoining counties shop here, the traveling public patronizes motels and hotels located here, and restaurants attract local and surrounding area residents and the traveling public. Sales in this area are a major contributing factor to the community frequently recording the state's highest retail sales pull factor. The four lane highway, with turn lane, provides a high level of automobile access. There are no trees, landscaping or greenspace in the area. Sidewalk is present along this route west of I-75.

Blackshear Trail

Named for the narrow collector street it straddles, this area experiences large traffic flows generated by an elementary school, nursing homes and multi-family housing. Street patterns are irregular, with numerous acute angle intersections. Trees are basically limited to the few single-family residential lots. There is no pedestrian orientation.

Craftsman Residential

Streets in this traditional residential neighborhood are set in a grid pattern. The neighborhood consists of early to mid-20th century houses; most exhibit Craftsman or Colonial Revival elements. Wood clapboard is the main sheathing material, although stone and brick are also present. The majority of houses are one story, but there are several with one-and-a-half story Bungalow floor plans. The land is flat with mature trees. There are no sidewalks.

Downtown

Most of this area is included in the Downtown Commercial District (National Register). Freight trains on two main-line and one short-line railroad intersect in this character area, frequently interrupting passenger traffic. The excursion train depot is in the center of this area. Streets are set in a tight grid pattern. Sidewalks are a common design feature; pedestrian crossings are limited to the main thoroughfare which traverses the full north-south length of the area. On-street parking is common; there are few parking lots. The historic buildings are one and two stories and exemplify stylistic treatments of early 20th century commercial architecture, featuring classical design elements, occasional terra cotta ornamentation, and decorative brickwork. Some mid to late 20th century infill is present, with minimal decorative treatments. These latter buildings also stand one and two stories and are interspersed minimally in the downtown core. Building density is high with buildings constructed on lot lines and sharing party walls. Many of the structures exhibit physical deterioration. There are several vacant buildings; few undeveloped lots. Occupied buildings in the geographic core currently house commercial businesses, retail stores, civic organizations, and residential uses, and are perched on the highest elevation in the city. Light industrial warehouse structures and smaller one-story historic commercial buildings are found on the northernmost border of the area. The limited tree cover and green space present are confined to the area's northern and western boundaries.

East Commercial Strip

16th Avenue east consists of a series of small, strip mall shopping centers interspersed with single, free-standing retail and service establishments. Each individual business is typically small, single story with a relatively high floor-area ratio. There are some vacant store fronts in the strip malls. Infill potential is very limited. There is a high degree of vehicular access from the four lane U. S. highway; sidewalks front the entire area. This is a very economically active area and among the most heavily traveled routes for both local and transient traffic in the community.

Gillespie-Selden

The boundaries of this character area vary little from those of the Gillespie Selden Historic District (National Register). This traditional residential neighborhood consists primarily of early 20th century construction with variations in form; most are in poor physical condition. Wood clapboard and synthetic siding are the main exterior sheathing materials; concrete masonry housing is also present. Most houses have been treated with brightly colored paint, and graffiti is present on some dwellings. Mobile homes are present and there is a high incidence of vacant housing. The land is flat with mature trees. Streets are in a tight grid pattern; there are no sidewalks.

Industrial Area

The larger of two such areas is on the east side and astride the intersection of a north-south interstate and an east-west rail line. Approximately half the acreage in the area is developed, primarily with large metal buildings and large asphalt parking lots, and to a lesser degree with older buildings near Downtown. The balance of the area is in woodland or agricultural production but prime for industrial use because of location. Roads are highly trafficked by large transport trucks and employee vehicles. The other site includes acreage in the northwest quadrant of the city at the intersection of three railroads, but otherwise generally surrounded by residential neighborhoods. This area is anchored by a single industry with two, relatively large acreage, tall, metal industrial buildings supported by adjoining, smaller buildings also of metal construction. These are flanked on the south by small, unrelated commercial buildings also of metal construction.

In-Town Corridor

This character area parallels the southern segment of the city's main, four lane thoroughfare (7th Street/U. S. 41). The corridor presents an overall picture of economic distress. Light density, older, deteriorating commercial buildings sit at streetside. Street-side operations of a particleboard recycler are inadequately screened, appliances are stored at roadside on the southern perimeter. There is significant potential for infill development along the corridor, but the surroundings are not conducive to new investment. A few government offices of newer construction are present. The southern section consists of some older, light industrial, warehouse-type structures and deteriorating mobile homes along the periphery of the city limits. The corridor is not pedestrian oriented; there are no trees or sidewalks.

Medical Community

Anchored by Crisp Regional Hospital, the area otherwise consists of EMS and E-911 offices, pharmacies, doctors and dentists offices, a nursing home and medical service agencies

interspersed among older, deteriorating housing. These more recent developments either replaced existing residences with larger, modern brick buildings and parking areas, or converted to office use the early to mid-20th century single-family houses which had dominated the area. Wood clapboard is the main residential sheathing material with examples of brick and synthetic sidings also present. The houses are one-story with uniform setbacks. The topography is flat, the street network is in a grid pattern and mature trees grace the neighborhood. There are no sidewalks. The recent developments have increased the traffic volume above residential levels.

Northside

Streets in this residential neighborhood are set in a grid pattern. Most residences were constructed in early to mid-twentieth century and are in poor condition. Houses are one story with uniform set backs; vacancies are evident. The land is flat with minimal tree cover. There are no sidewalks. This area includes four large sites/three agribusinesses not compatible with the surrounding residential area because of conflicting land use, large land area and height of buildings. One of the businesses/two sites is essentially abandoned, and is a significant blighting influence in the neighborhood. The land surrounding three of the sites is open with very little vegetation.

Office

Open area for primarily health-related offices; no trees or pedestrian access. New through street.

O'Neal School District

The boundaries of this traditional residential neighborhood vary little from those of the O'Neal School Historic District (National Register). Residences are mostly of early 20th century construction, a few are mid-century minimal traditional houses. Though predominantly one story, two-story dwellings are present. Craftsman, Folk Victorian, and Colonial Revival styles are all common, but no single architectural style typifies the neighborhood. Setbacks are uniform. Streets are in a tight grid pattern; on-street parking is common. A moderate tree canopy shades sidewalk, also common in the neighborhood. The land is flat and most houses have modest landscaping; from early plantings to mature trees. There are few if any vacancies in the neighborhood.

Ranch Residential

This neighborhood is set into a loose grid pattern. Mid-20th century brick ranch style houses dominate, although houses with wooden clapboards and novelty siding exteriors are also present. All houses are one-story with uniform setbacks. The land is flat with mature trees. There are no sidewalks.

School

This area consists of two schools separated by limited residential development, primarily multi-family, and a convenience store. The multi-family complex is of relatively recent construction with variations in street orientation. The few single-family dwellings are mostly modest mid to late 20th century; mostly one to one-and-a-half story with uniform setbacks. Large asphalt-surfaced parking areas and open sports fields are characteristic of the area; the only tree cover is on residential property. Traffic flow is heavy on school days, and further compounded by presence of multi-family housing. Sidewalk is limited to 24th Avenue, a major collector route.

South West Side

The neighborhood consists mostly of modest mid-20th century Ranch-style houses, interspersed with some mobile homes, concrete masonry dwellings, and a few wooden clapboard structures. The southernmost end of the area contains mobile home parks. Streets are linear and do not interconnect well; the grid pattern is absent. Setbacks are inconsistent with the exception of a cluster of Ranch houses bounded roughly by W. 25th Avenue, S. 8th Street, W. 28th Avenue, and S. 10th Street. Houses in the neighborhood are not well maintained and there appeared to be a considerable number vacant. Pedestrian orientation is low to medium. The land is flat with inconsistent tree cover. There are no sidewalks

Suburban

The area consists of mid-century ranch, split-level, and contemporary infill houses. Many are new, built within the past 20 years. Houses are single-family, one to one-and-a-half stories, with uniform setbacks. Streets are varied, curvilinear, opening up pockets of green space. Pedestrian orientation is low to medium. The land is gently rolling with mature trees. There are no sidewalks.

West Commercial Strip

16th Avenue west consists of scattered, low density, single-story commercial development and along the western extremity, single family housing. The area is characterized by vacant, blighted structures and presents an overall picture of economic distress. There is significant potential for infill development, but the surroundings are not conducive to new investment. This commercial strip is a high traffic area and constitutes the main west entrance to the city.

Westside

The neighborhood consists primarily of small, early 20th century clapboard houses, interspersed with modest, mid-twentieth century brick ranch houses. Most of the clapboard houses display no academic style, but a few contain Craftsman or Colonial Revival style elements. Most have not been well-maintained; all are one-story with uniform setbacks. The land is flat with mature trees. The street network is in a tight grid pattern; there are no sidewalks.

Woodland

Heavily wooded floodplain

QUALITY COMMUNITY OBJECTIVES

The following text describing Quality Community Objectives includes a statement of the development patterns and options that will help preserve unique cultural, natural and historic resources while looking simultaneously to maximize future development potential. This assessment is intended for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that "you are here."

Appropriate Businesses

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

Local leaders have developed an economic strategy based on community strengths, assets and weaknesses; a strategy intended to supplement and complement the types of businesses already operating locally. The 2008 Official Georgia Manufacturers Directory documents approximately thirty separate industrial categories among local employers. Among these, four account collectively for 56% of manufacturing jobs. Three others each employ 100+. A companion publication documents approximately twenty different classifications of service industries locally. Among these, four account collectively for 53% of service industry jobs. Again, three others each employ 100+. All of the employment information cited here is reported voluntarily, and some is in fact suspect. They are; nevertheless, considered to be generally indicative of the diversity of jobs available in the community.

Educational Opportunities

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

The community provides/facilitates workforce training options for residents that prepare them for employment opportunities currently available locally. The community successfully facilitated development of a permanent, satellite campus for a two year technical college, and is currently making good progress toward securing a permanent satellite campus of a two-year unit of the University System of Georgia. Job opportunities for college graduates are not as numerous and attractive as desired to retain the "best and brightest".

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

The community has been designated Entrepreneur Friendly by the state's primary economic development entity, and as such has a formal program in place to support entrepreneurs. The 2000 Census reported 80% of working residents of Crisp County were employed in the community. Also according to the 2000 Census, the number of non-resident workers who commuted to jobs in Crisp County was almost 600 more than the number of residents who commuted out of county to jobs located elsewhere. The community has sufficient jobs for the unskilled labor force, but average weekly wage data reveals the community is lacking in employment options for skilled, professional and managerial personnel.

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

The community has resources identifying the locations of environmentally sensitive areas, but this information has not been consolidated into a single resource for use by local officials to steer development away from environmentally sensitive areas. A composite map of these resources would be a useful tool in identifying areas needing protection from development. Ordinances have been adopted to protect “Part V” environmentally sensitive resources present in the community: Crisp has adopted groundwater recharge area protection and wetland protection ordinances. The cities are waiting for the state regulatory agency to complete a review and possible revisions to state requirements before addressing these ordinances. Crisp and Cordele have adopted flood damage prevention ordinances; according to currently available information, there are not any floodplains in Arabi. Both cities participate in the Georgia Forestry Commission’s Tree City program, and have ordinances restricting the removal of trees. While the county is not a program participant, county code does provide for planting trees, tree conservation, retention and replacement. Stormwater best management practices are enforced by Cordele and Crisp County. Cordele is a MS4 community, and as such has more restrictions and an education outreach program. There are not any steep slopes in the community requiring protection. There are not believed to be any marshes located outside wetlands, which are protected via county ordinance. Floodplains have been mapped in Cordele and Crisp, and both jurisdictions have adopted flood damage prevention ordinances and are participating in the National Flood Insurance Program.

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sanitary sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

The population projections used by the local governments and the local school board when making infrastructure decisions differ. This is in large part due to state, and even federal, requirements that must be satisfied for the Georgia Department of Education to contribute state and federal tax funding for such construction projects. The land development process is sufficiently straight-forward and has sufficient local history to be understood by both the public and private sectors. Zoning and land development regulations in Arabi are only a couple years old, and Crisp is nearing completion of updates to long standing-zoning and land development regulations. All three jurisdictions believe the current and updated regulations will promote applicable QCO goals. Cordele and Crisp maintain five-year capital improvement programs linked to projected growth. Arabi’s capital projections are on a shorter schedule. Generalized areas of proposed growth have been identified, and with general reference to significant natural resources. Proposed development sites must, nevertheless, be reviewed on a case-by-case basis. Cordele and Crisp County have successfully administered/implemented development guidelines for many years. Department personnel will meet with any interested citizen and/or group to discuss questions or issues that may exist with respect to local codes, and explain available options and alternatives. Development codes in Arabi are relatively new, and development much less frequent. Staff will meet with and explain the land development process as needed to any interested parties.

Local jurisdictions regularly employ local procedures to inform the public about land use issues, zoning decisions and proposed new developments, and employ public awareness/community participation programs in the comprehensive planning process.

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Three areas of the City of Cordele, collectively involving approximately 250 acres, are listed on the National Register of Historic Places as historic districts; two are residential in character, the other commercial. These are believed to be the only “areas” in the community currently eligible for listing on the National Register. Only one of these (residential) districts has been designated a local historic district with design guidelines developed for the purpose of regulating development in the area.

Housing Opportunities

A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.

Codes in Cordele and Crisp allow the conversion of appropriate existing structures for accessory housing. Housing is affordable for the resident working population. There is a general housing shortage in the community at all income levels, especially for code-compliant lower-income housing. Currently, there is no encouragement given to the continuation of grid street design and maintaining small residential setbacks. Although sites appropriate for multi-family housing can be found in the community, with very rare exception they are on the outer reaches of Cordele. One-fifth of housing in Cordele is multi-family. The community is launching an initiative addressing special housing needs in Cordele's west side neighborhood. Residential lots of less than 7,750 square feet are not permitted in the community.

Infill Development

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

An inventory of vacant industrial (and other) sites and buildings is maintained by the development authority, chamber of commerce and/or Cordele Downtown Development Authority, for reference to facilitate redevelopment and/or infill development. The community is not active in brownfield redevelopment, but is promoting greyfield redevelopment. The community does not currently have policies promoting nodal development. Cordele allows the smallest lot development in the community; 7,750 square feet for residential and 6,000 square feet for commercial and industrial.

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

The community does not have a greenspace plan per se, but as funds become available Cordele purchases floodplains for conversion into a linear park. The community (unincorporated area) is comprised overwhelmingly of agriculture and woodland. Cordele's zoning ordinance requires a minimum 5% of the gross land area in a planned unit development be set aside as recreation/open space; the county requires a minimum 20% as common open space. The community's best examples of local or national land conservation programs are the farmland conservation program, a property tax incentive to prevent conversion of farmland to other land uses, and county ordinances regulating activity in areas of significant groundwater recharge, floodplains and wetlands. There are not any conservation subdivision provisions in local code.

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

The current planning effort is a joint exercise, and follows a recently completed joint solid waste management plan. The Service Delivery Strategy will be updated as a part of this planning activity. The community has acted to interdict illegal drug trafficking through creation of multi-county anti-drug task forces, to resolve the need for public water service by extending delivery into two adjoining counties, and to promote economic development through creation of a multi-county development authority. As a member of the Southwest Georgia Railroad Excursion Authority and Middle Flint Regional Development Center, community leaders meet regularly with fellow board members from other counties. Local leaders also actively promote intermodal development through the Power Alley Development Authority. The Crisp/Dooly/Sumter Economic Development Authority convenes regularly to discuss issues related to economic development. Law enforcement personnel meet regularly with colleagues throughout the region on issues related to emergency preparedness.

Regional Identity

Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

As the result of limited development, scenery across the community is very similar to that of the surrounding counties. Forest and agriculture constitute the overwhelming land covers in Crisp and each of the six adjoining counties. The community and surrounding area were settled by families of similar/identical cultural heritage; Crisp was created in 1905 from lands previously part of Dooly County. Consequently, similar architecture evolved across these jurisdictional boundaries, and similar construction is common throughout the larger area today. The community retains a strong agricultural heritage with the surrounding area. Raw farm products cross county lines in both directions heading for commodity buying stations and markets for sale and further processing. In 2002, Crisp ranked eighth in the state in percent of total land area in farms.⁷ The community boasts numerous manufacturers of agricultural-related products; livestock feeds, cotton ginning equipment, farm equipment, agricultural chemicals and fertilizers, and manufacturers of nut and seed products. The chamber of commerce has a standing committee dedicated to supporting these employers and assisting, in coordination with the industrial development authority, agricultural prospects. The community is an active participant in the Georgia Department of Economic Development's regional tourism partnership. The regional effort includes promotion and

⁷ 2002 Census of Agriculture

participation in the SAM Shortline excursion train operating in Crisp and Sumter Counties, with occasional excursions to east Georgia. Among the many community promotions are: Lake Blackshear, the largest inland lake in south Georgia,⁸ and Georgia Veterans Memorial State Park located on the lakefront, the most visited of Georgia's sixty-three state parks; annual triathlons hosted at the lake; state funding for a large boat launch in the state park, a valuable addition to the package of amenities the community uses promoting national fishing tournaments at Lake Blackshear; "Watermelon Capital of the World", capitalizing on the favorable growing climate for the popular fruit; numerous tourist attractions in adjoining counties and beyond. The Crisp Area Arts Alliance and local television station are outlets for local and regional culture and entertainment. The county is a trade center at the sub-regional level, annually recording retail sales (economic pull factor) among the very highest in the state. Crisp also offers satellite campuses of post-secondary educational institutions that make higher education opportunities much more accessible to the resident population and residents of more rural, adjoining jurisdictions. There is a strong cross-county worker commuting pattern between Crisp and the six adjoining counties. The 2000 Census reported 34% of jobs in the community were held by workers commuting in from out-of-county; 27% of the jobs were held by residents of the six adjoining counties. Crisp is in the same economic tier as four of the adjoining counties; the other two are favorably influenced by economic spillover from a metropolitan county. There are also strong similarities between Crisp and the surrounding counties in occupational employment.

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Participation in regional economic development organizations includes forty years in the (eight county) Middle Flint Regional Development Center, a federally designated regional economic development district, and active membership in the Crisp/Dooly/Sumter Development Authority. Local officials are serving as officers in the Power Alley Development Authority, an effort to develop a trans-Georgia intermodal route. The county developed a public water system serving lakefront residents in Crisp and two adjoining counties. Recreation services are a countywide program. Through board membership on the Southwest Georgia Railroad Excursion Authority the community supports operation of the SAM Shortline Railroad, a tourist excursion train operating in Crisp and Sumter Counties. Mutual aid agreements are maintained with emergency responders in adjoining communities, and the local law enforcement community is active in regional emergency preparedness/homeland defense training and preparedness. Local leaders are active in promoting development of Power Alley, a multi-county transportation concept that will affect counties across the breadth of the state.

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

⁸ This designation excludes Lake Walter F. George and Lake Seminole, both on the Georgia-Alabama border.

Crisp County's land area is predominantly agricultural, virtually identical to that of all the adjoining communities. In that respect it is difficult to distinguish Crisp from the much larger, surrounding area. There are some characteristics that distinguish it from most communities, however. An impoundment near the mid-section of the Flint River resulted in creation of the largest inland lake in south Georgia.⁹ On the lake's shoreline is the state's largest memorial to veterans and the most heavily visited of Georgia's sixty-three state parks. The presence of two, four-lane, divided highways (I-75 and GA 300) are very rare for a county in south Georgia. A U. S. Air Force missile standing ninety feet high and promoting tourism near the intersection of I-75 and U. S. 280 is unique in the state. Several counties have a state farmers market, but none have as many acres in watermelon and cantaloupe production as Crisp County. These two characteristics in combination helped the community earn the title "Watermelon Capital of the World". There are three areas and two sites in the community listed on the National Register of Historic Places; an honorary designation as there are not any regulatory controls placed on their subsequent use. Only one, the O'Neal School Neighborhood Historic District in Cordele has any regulatory controls (development guidelines) which can help protect the neighborhood's historical integrity. The community enforces regulations intended to promote sound development practices, but beyond that the nearest the community comes to regulating aesthetics are illegal sign ordinances and litter ordinances. All three jurisdictions have regulations governing signage. Other than conventional zoning ordinances, the community does not have a guidance document to offer prospective developers describing the type of development desired. A high percentage of the unincorporated area is classified as prime farmland, and the community has a strong agricultural heritage. The county's long-standing zoning ordinance does not have an agriculture district, however.

Traditional Neighborhood

Traditional neighborhood development patterns should be encouraged, including use of more human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Crisp and Cordele have enforced conventional zoning ordinances for decades; Arabi adopted a similar ordinance in 2006. Both cities participate in the Georgia Forestry Commission Tree City Program. Ordinances are in place regulating removal of trees and county code regulates replacement of trees. Tree seedlings are given away in exchange for Christmas trees delivered to recycling sites, and Keep Crisp Beautiful also sponsors a seedling sale to promote tree-planting. Keep Crisp Beautiful, the local affiliate of Keep America Beautiful, has numerous activities scheduled during the course of the year designed to keep the community clean. Events and programs include the Adopt-A-Spot/Adopt-A-Highway program, Great American Cleanup, Rivers Alive Cleanup, and Earth Day. Law enforcement maintains diligent patrols to keep the community safe, but additional personnel and facilities are needed for more impact. Only Cordele has sidewalks; and well-maintained where present. In some locations they facilitate multiple errands on foot during the same trip. Sidewalk, curb/gutter, stormwater flow and ADA extensions/improvements are; nevertheless, needed throughout the city. The middle school, located on the east side of Cordele, serves the entire community. There are relatively few students of appropriate age residing in the vicinity to safely walk or ride bicycles to school. The population base is such that Crisp County High School and Crisp County Middle School must both serve the entire community. Because of space requirements the high school had to relocate beyond the developed area of the City of Cordele. The middle school relocated to the vacated high

⁹ Excludes Lakes Walter F. George and Seminole along the Georgia-Alabama state line.

school site. Because of space limitations in Cordele, a new elementary school site has been purchased on the perimeter.

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Rural transit service is available throughout the community. The community does not have any regulations requiring new development to connect with existing development through a street network, or prohibiting single entry/exits. In Cordele such interconnection is influenced by topography and surrounding development. While sidewalks are present in Cordele in some areas that facilitate pedestrian traffic to a variety of destinations, they are absent elsewhere in the rest of the community. There is not a local code requiring sidewalks be constructed as part of development projects, nor a requirement that newly built sidewalks connect with existing sidewalks. U. S. 41/GA 7 north-south through the community is a state-designated bicycle route (#15). Although preliminary recommendations have been developed, to date there are not any locally designated bicycle routes in the community. Shared parking areas are not allowed in Cordele, and are conditional in the county.

Supporting Data and Information

POPULATION

Population 1910 - 2000										
Jurisdiction	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Crisp	16,423	18,914	17,343	17,540	17,663	17,768	18,087	19,489	20,011	21,996
Cordele	-	-	6,880	7,929	9,462	10,609	10,733	10,914	10,321	11,608
Arabi	-	-	452	388	376	303	305	376	433	456
Municipal	-	-	7,332	8,317	9,838	10,912	11,038	11,290	10,754	12,064
Rural	-	-	10,011	9,223	7,825	6,856	7,049	8,199	9,257	9,932

Source: U. S. Census

Population Estimates 2000 - 2007									
Jurisdiction	2000	2001	2002	2003	2004	2005	2006	2007	
Crisp	21,996	22,028	21,995	21,753	21,777	21,770	21,917	22,125	
Cordele	11,608	11,575	11,537	11,374	11,393	11,361	11,437	11,456	
Arabi	456	462	461	456	452	450	450	451	
Mun total	12,064	12,037	11,998	11,830	11,845	11,811	11,887	11,907	
Rural Bal.	9,932	9,991	9,997	9,923	9,932	9,959	10,030	10,218	

Source: U. S. Census

Population Trend				
Crisp and Adjoining Counties 1980 - 2007 estimates				
Jurisdiction	1980-1990	1990-2000	1980-2000	2000-2007*
Crisp	2.7%	9.9%	12.7%	.5%
Cordele	-5.4%	12.5%	6.4%	-1.3%
Arabi	15.2%	5.3%	21.3%	-1%
Rural	12.9%	7.3%	21.1%	2.9%
Dooly	-8.5%	16.4%	6.5%	.6%
Lee	39.1%	52.4%	111.9%	33%
Sumter	3.0%	9.8%	13.1%	-2%
Turner	-8.5%	9.2%	-0.001%	-2%
Wilcox	-8.8%	22.4%	11.7%	.4%
Worth	7.8%	11.3%	21.6%	-3%

Source: U. S. Census

The Census Bureau estimated a loss of 226 residents 2000-2005, and an increase of 355 2005-2007. This latter two-year growth averaged 178 per year; considered here to be too high a rate to project over the balance of the decade. The annual increase (130) documented 1970-2000 is applied to the 2007-2010 period. For the longer range projection, 2010-2030, the community's increasingly valuable location and transportation assets are credited with attracting the kinds of economic development that will stimulate population growth. The annual average growth documented between 1990-2000 (198) is applied throughout the period 2010-2030. It must be noted that the community has not previously experienced consecutive decades of significant growth. The projection maintains Cordele's proportional share (52%) documented 1980-2000, and Arabi's historic 2% share.

Population Projections*							
Jurisdiction	2000	2005	2010	2015	2020	2025	2030
Crisp	21,996	21,770	22,515	23,505	24,495	25,485	26,475
Cordele	11,608	11,361	11,708	12,224	12,737	13,252	13,767
Arabi	456	450	450	470	490	510	530
Rural	9,932	9,959	10,357	10,811	11,268	11,723	12,178

Sources: 2000 population and 2005 estimates from U. S. Census; projections by Middle Flint Regional Development Center

Age Distribution by Jurisdiction 1980-2000												
Age Cohort	Crisp			Arabi			Cordele			Rural		
	'80	'90	'00	'80	'90	'00	'80	'90	'00	'80	'90	'00
0 – 4	1,702	1,533	1,717	30	41	25	949	866	1,025	723	626	667
5 – 13	3,142	3,405	3,589	56	65	67	1,775	1,892	2,054	1,311	1,448	1,468
14 – 17	1,571	1,057	1,072	25	22	21	913	548	590	633	487	461
18 – 20	1,032	848	965	25	26	18	588	461	563	419	361	384
21 – 24	1,235	958	1,064	30	18	21	648	511	619	557	429	424
25 – 34	2,847	2,855	2,786	42	71	47	1,467	1,413	1,483	1,338	1,371	1,256
35 – 44	1,859	2,822	3,145	31	52	82	890	1,303	1,489	938	1,467	1,574
45 – 54	1,813	1,938	2,882	51	34	65	963	894	1,265	799	1,010	1,552
55 – 64	1,861	1,802	1,923	42	51	43	1,106	861	835	713	890	1,045
65 +	2,427	2,793	2,853	44	53	67	1,615	1,572	1,685	768	1,168	1,101
Median	-	-	34.4	-	-	37.8	-	-	31.2	-	-	-

Source: U. S. Census Data Sets On DCA Website

Age Distribution by Percentage 1980-2000												
Age Cohort	Crisp			Arabi			Cordele			Rural		
	'80	'90	'00	'80	'90	'00	'80	'90	'00	'80	'90	'00
0 – 4	9%	8%	8%	8%	9%	5%	9%	8%	9%	9%	7%	7%
5 – 13	16%	17%	16%	15%	15%	15%	16%	18%	18%	16%	16%	15%
14 – 17	8%	5%	5%	7%	5%	5%	8%	5%	5%	8%	5%	5%
18 – 20	5%	4%	4%	7%	6%	4%	5%	4%	5%	5%	4%	4%
21 – 24	6%	5%	5%	8%	4%	5%	6%	5%	5%	7%	5%	4%
25 – 34	15%	14%	13%	11%	16%	10%	13%	14%	13%	16%	15%	13%
35 – 44	10%	14%	14%	8%	12%	18%	8%	13%	13%	11%	16%	16%
45 – 54	9%	10%	13%	14%	8%	14%	9%	9%	11%	10%	11%	16%
55 – 64	10%	9%	9%	11%	12%	10%	10%	8%	7%	9%	10%	11%
65 +	12%	14%	13%	12%	12%	15%	15%	15%	15%	9%	13%	11%

Source: U. S. Census

The accompanying age group projections suggest a continued expansion of the working age population, and a halt to the hemorrhage of the younger working age cohorts (<35years of age). The older cohorts will contribute a decreasing share to the population growth, and the pre-school and school age populations should stabilize as the result of expansion of the local economy.

Age Distribution Projections 2000-2030				
Age Cohort	Crisp			
	2000	2010	2020	2030
0 – 4	8%	7%	7%	6%
5 – 13	16%	16%	17%	16%
14 – 17	5%	5%	5%	5%
18 – 20	4%	5%	5%	5%
21 – 24	5%	4%	4%	5%
25 – 34	13%	12%	11%	13%
35 – 44	14%	16%	17%	18%
45 – 54	13%	14%	15%	15%
55 – 64	9%	8%	8%	8%
65 +	13%	13%	12%	10%

Source: U. S. Census

Racial Composition 1980 - 2000									
Jurisdiction	1980			1990			2000		
	White	Black	Other*	White	Black	Other*	White	Black	Other*
Crisp	60%	39%	1%	59%	41%	-	54%	43%	3%
Cordele	46%	53%	<1%	39%	61%	-	32%	65%	3%
Arabi	69%	31%	-	66%	34%	-	75%	24%	1%
Rural	79%	21%	<1%	81%	18%	<1%	79%	19%	2%
Dooly	51%	49%	-	50%	49%	<1%	46%	50%	4%
Lee	76%	24%	-	80%	20%	<1%	82%	16%	2%
Sumter	55%	44%	1%	53%	46%	1%	48%	49%	3%
Turner	63%	37%	-	59%	41%	-	56%	41%	3%
Wilcox	68%	32%	-	68%	32%	-	63%	36%	1%
Worth	65%	34%	<1%	69%	31%	<1%	69%	30%	2%
Georgia	72%	27%	1%	71%	27%	2%	65%	29%	6%

*Other: American Indian, Alaska Native, Asian or Pacific Islander, and other race
 Source: U. S. Census data (SF1) formatted by Middle Flint RDC

Population Hispanic Origin (#) 1980 - 2000			
Jurisdiction	1980	1990	2000
Crisp	192	62	382
Cordele	7	35	226
Arabi	0	0	0
Rural	185	27	156
Dooly	123	77	537
Lee	79	112	300
Sumter	291	189	891
Turner	82	35	244
Wilcox	55	30	139
Worth	169	222	240

Source: U. S. Census data (SF1)

Population Hispanic Origin (%) 1980 - 2000			
Jurisdiction	1980	1990	2000
Crisp	1%	<1%	2%
Cordele		<1%	2%
Arabi	-	-	-
Rural	2%	<1%	2%
Dooly	1%	1%	5%
Lee	1%	1%	1%
Sumter	1%	1%	3%
Turner	1%	<1%	3%
Wilcox	1%	<1%	2%
Worth	1%	1%	1%

Source: U. S. Census data (SF1)

Per Capita Income 1980 - 2000									
Category	Crisp			Cordele			Arabi		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Per Capita Income	\$5,194	\$9,248	\$14,695	\$4,566	\$7,630	\$12,746	\$4,256	\$7,968	\$11,157

Source: U. S. Census data

Per Capita Income 2000 Crisp and Surrounding Counties							
Category	Crisp	Dooly	Lee	Sumter	Wilcox	Turner	Worth
Per Capita Income	\$14,695	\$13,628	\$19,897	\$15,083	\$14,014	\$13,454	\$15,856

Source: U. S. Census

Personal Income By Type 2000							
Category	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth
Wage or Salary	73%	73%	81%	71%	73%	70%	71%
Other Types of Incomes	2%	3%	2%	2%	2%	3%	3%
Self Employment	6%	7%	5%	8%	7%	6%	8%
Interest, Dividends or Net Rental	6%	5%	4%	8%	5%	5%	3%
Social Security	7%	5%	3%	6%	7%	7%	6%
Public Assistance	2%	2%	0%	1%	2%	2%	1%
Retirement	4%	5%	4%	5%	4%	6%	8%

Source: U. S. Census data (SF3)

Poverty Status of Individuals 1990-2000 Percent of Persons		
Jurisdiction	1990	2000
Crisp	28.3%	29.3%
Arabi	23.3%	19.9%
Cordele	37.8%	41.6%
Rural Balance	18%	16.2%

Source: U. S. Census

Percent of Persons Below Poverty and State Rank 2000 ¹													
Crisp		Dooly		Lee		Sumter		Turner		Wilcox		Worth	
29.3%		22.1%		8.2%		21.4%		26.7%		21.0%		18.5%	
157		118		14		116		147		112		92	
W	B	W	B	W	B	W	B	W	B	W	B	W	B
13%	51%	11%	32%	6%	24%	10%	32%	12%	46%	11%	42%	11%	36%

¹ 1=lowest

Source: U.S. Census

Household Income Distribution 1990-2000						
Income	Crisp		Arabi		Cordele	
	1990	2000	1990	2000	1990	2000
< \$10K	31%	22%	20%	8%	43%	31%
\$10K-<\$14,999K	12%	11%	23%	15%	10%	14%
\$15K-<\$19,999K	11%	8%	12%	13%	10%	9%
\$20K-<\$29,999K	16%	13%	16%	26%	11%	11%
\$30K-<\$34,999K	6%	6%	8%	8%	7%	7%
\$35K-<\$39,999K	5%	6%	10%	6%	4%	4%
\$40K-<\$49,999K	8%	9%	9%	10%	7%	6%
\$50K-<\$59,999K	4%	6%	0%	11%	4%	5%
\$60K-<\$74,999K	3%	8%	2%	2%	2%	4%
\$75K-<\$99,999K	3%	6%	0%	0%	1%	5%
\$100K-<\$124,999K	<1%	3%	0%	0%	<1%	2%
\$125K-<\$149,999K	<1%	1%	0%	0%	<1%	<1%
\$150K+	1%	2%	0%	1%	<1%	2%
Mean household	\$24,890	\$38,099	\$24,411	\$26,789	\$20,322	\$32,622
Median household	N/A	\$26,547	N/A	\$24,327	N/A	\$17,615

Source: U. S. Census, SF3

Educational Attainment 1980-2000												
Category	Crisp			Arabi			Cordele			Rural		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
< 9th grade	28%	19%	11%	38%	24%	9%	30%	22%	14%	26%	15%	8%
9th - 12th no diploma	26%	25%	23%	22%	22%	32%	28%	27%	25%	25%	23%	20%
HS Grad/ GED	26%	32%	35%	25%	30%	39%	20%	29%	33%	34%	35%	35%
Some college no degree	10%	11%	15%	10%	14%	13%	12%	10%	13%	8%	13%	17%
Associate Degree	na	3%	4%	na	1%	5%	na	2%	3%	na	4%	4%
Bachelor's Degree	6%	6%	9%	5%	7%	1%	7%	6%	8%	5%	5%	10%
Graduate or Professional Degree	3%	4%	4%	0%	2%	0.3%	4%	4%	4%	3%	5%	5%

Source: U. S. Census data (SF3)

Educational Attainment of Surrounding Counties - 2000							
Category	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth
< 9th grade	11.3%	11.3%	4.0%	10.8%	10.5%	14.3%	10.8%
9th - 12 th grade, no diploma	22.7%	20.0%	14.4%	19.0%	21.7%	17.5%	20.8%
HS Grad/GED	34.5%	37.9%	36.2%	30.2%	38.8%	43.6%	38.0%
Some college, no degree	14.8%	16.6%	22.2%	17.4%	14.7%	13.7%	17.7%
Associate Degree	3.7%	4.4%	6.0%	3.0%	3.6%	3.7%	3.8%
Bachelor's Degree	8.7%	5.6%	11.3%	11.2%	5.8%	3.5%	5.6%
Graduate or Professional Degree	4.1%	3.9%	5.5%	8.1%	4.7%	3.4%	2.9%

Source: U. S. Census data (SF3)

Dropout Rates for Grades 7-12								
Year	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
2006-2007	5.6% ¹	3.9%	3.4%	5.1%	4.4%	3.2%	5.3%	2.9%
2005-2006	6.3% ²	5.4%	3.0%	6.2%	3.8%	2.4%	5.8%	3.3%
2004-2005	5.8% ³	4.5%	3.5%	4.6%	4.9%	5.3%	5.4%	3.5%

Dropout Rates for Grades 9-12								
Year	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth	Georgia
2006-2007	7.3%	5.1%	5.1%	6.4%	6.7%	5.0%	7.2%	4.1%
2005-2006	8.8%	4.0%	4.0%	8.7%	5.3%	3.7%	8.3%	4.7%
2004-2005	8.9%	4.8%	4.8%	7.0%	6.5%	8.0%	7.3%	5.0%

¹ 107 students; ² 118 students; ³ 108 students
 Georgia Department of Education

Crisp Statewide Rank in Selected Categories ¹				
Population at Risk (Age 10-16) 2007	Transfer Payments 2005	Disability Status 2000	STD 1998-2006	Female Householder Husband Absent 2000
141 ²	132 ²	132 ²	5 ³	16 ³
Index Crime Rate 2006	Population Receiving Food Stamps 2006	Medicaid 2006	Live Births to Unwed Mothers 2005	Teen (10-19) Pregnancy 2005
149 ²	155 ²	148 ²	152 ²	147 ²

¹ Crisp ranked 75th in population among 159 counties in 2000 Census

² rank 1 = lowest

³ rank 1 = highest

Source: Georgia County Guide 2008

HOUSING

Housing Types 1980 - 2000												
Category	Crisp			Cordele			Arabi			Rural		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total Housing	7,356	8,318	9,559	3,818	4,181	4,748	148	162	201	3,390	3,975	4,610
Single Family	72%	63%	62%	73%	63%	59%	78%	72%	62%	71%	62%	65%
Duplex	8%	7%	6%	13%	12%	11%	0%	0%	2%	2%	1%	0%
Multi-Family	8%	11%	11%	11%	18%	21%	0%	0%	0%	6%	5%	1%
Mobile Home or Trailer	12%	19%	21%	3%	5%	9%	21%	28%	35%	21%	32%	34%
Other	0%	1%	0%	0%	1%	0%	0%	1%	1%	0%	1%	0%

Source: U. S. Census data

Age of Housing - 2000								
Year of Construction	Crisp		Cordele		Arabi		Rural	
	Occupancy		Occupancy		Occupancy		Occupancy	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
# occupied units	5,042	3,295	1,872	2,393	155	26	3,015	876
1990-2000	25.4%	15.2%	12.0%	15.6%	23.9%	15.9%	33.8%	14.3%
1980-1989	16.7%	21.7%	11.0%	20.8%	19.6%	38.5%	20.0%	23.6%
1970-1979	21.5%	22.8%	25.2%	23.1%	21.3%	19.2%	19.2%	22.3%
1960-1969	14.0%	13.3%	15.2%	12.1%	14.2%	7.7%	13.2%	16.6%
1950-1959	9.5%	10.6%	16.8%	11.6%	7.1%	7.7%	5.0%	8.1%
1940-1949	5.3%	6.9%	8.4%	7.5%	5.2%	0.0%	3.4%	5.8%
< 1940	7.7%	9.5%	11.4%	9.4%	9.0%	11.5%	5.3%	9.7%
Median Year Built	1976	1974	1969	-	1977	1981	-	-
	1975		1972		1978		-	

Source: U. S. Census Table H36, H37

Condition of Housing 1990 - 2000										
Units Lacking Complete:	Crisp		Cordele		Arabi		Rural		Adjoining Counties*	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Plumbing Facilities	1%	1%	1%	1%	6%	1%	1%	1%	2%	2%
Kitchen Facilities	2%	1%	1%	1%	1%	1%	2%	1%	2%	2%

* aggregated data

Source: U. S. Census data (SF3) compiled by DCA

Overcrowding 2000				
Category	Crisp	Arabi	Cordele	Rural
	2000	2000	2000	2000
Occupied Households	8337	185	4303	3849
1+ persons per room	420	10	317	93
Percent Overcrowded	5%	5%	7%	2%

Source: U. S. Census data

Housing Occupancy Characteristics 1990 - 2000										
Category	Crisp		Arabi		Cordele		Rural		Adjoining Counties ¹	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Housing	8,318	9,559	162	201	4,181	4,748	3,975	4,610	35,154	43,334
Owner Occupied*	61%	60%	74%	86%	50%	44%	73%	77%	70%	72%
Renter Occupied*	39%	40%	35%	14%	50%	56%	26%	23%	30%	28%
Vacant**	12%	13%	9%	10%	10%	10%	15%	16%	10%	38%
For rent only	39%	31%	15%	10%	62%	48%	25%	20%	27%	23%
For sale only	10%	8%	8%	16%	12%	7%	8%	8%	10%	10%
Other †	51%	61%	77%	74%	26%	45%	67%	72%	63%	67%

¹ aggregated data

* expressed in percentages of occupied housing

** expressed as percentage of total housing

† rented or sold not occupied; for seasonal, recreational, or occasional use; for migrant workers; other vacant

Source: : U. S. Census

Housing Costs 1990 - 2000						
Category	Crisp		Cordele		Arabi	
	1990	2000	1990	2000	1990	2000
Median Property Value	\$46,800	\$74,400	\$40,600	\$63,200	\$37,400	\$45,700
Median Gross Rent	268	368	270	355	147	332

Source: U. S. Census

Median Gross Rent as a Percentage of Household Income - 2000		
Crisp	Cordele	Arabi
27.8%	28.8%	25.6%

Source: Source: U.S. Census Table H70

Housing Cost Burdened 2000				
Category	Crisp	Arabi	Cordele	Rural
	2000	2000	2000	2000
Occupied Households	8337	185	4303	3849
30% - 49%	900	10	553	337
50% and greater	1,043	6	755	282
Percent Burdened	23%	9%	30%	16%

Source: U. S. Census data compiled by DCA

COMMUNITY FACILITIES AND SERVICES

Water Supply and Treatment

According to state law, a public water system is a system for the provision of piped water to the public for human consumption, if such system has at least 15 service connections or regularly serves at least 25 individuals. State records document 24 public water systems in the community. Each local jurisdiction owns and maintains public water service for human consumption; both cities for the benefit of residents and the county system is currently serving residents of the Lake Blackshear area. In addition, the county operates a small system at the site of the public works facility (previously the site of the county jail) and county fire department. The state operates two systems at Georgia Veteran's Memorial State Park and the golf course. The other eighteen are privately-owned and classified by the state as "community" systems (12) serving residential developments/subdivisions, or "non-community" systems (8) servicing schools, restaurants, truck stops, motels, etc. All such systems are monitored regularly by the state to ensure compliance with state water quality standards.

Crisp Water

The county's rural water system was installed in 1996 and is limited primarily to the Lake Blackshear waterfront, with service extending into Sumter and Worth Counties. The majority of the 1,150 customers are in Crisp. Service is provided by means of two deep wells and two elevated tanks, one each on the north and south ends of the service area. At the recent rate of development the system reserve capacity sufficient for several years.

Arabi Water

The primary well (intersection of Third Street and Second Avenue) has a rated pumping capacity of 250 gpm. However, pumping at greater than 25% of this rate agitates the limestone aquifer resulting in discolored water. The lower pumping rate causes severe damage to the gate valve used to throttle the flow. As a result, the well needs to be replaced because it is failing. A second, 4" diameter well (First Avenue) is useful as a back-up only because of its limited pumping capacity (40 gpm). The system retains adequate storage capacity.

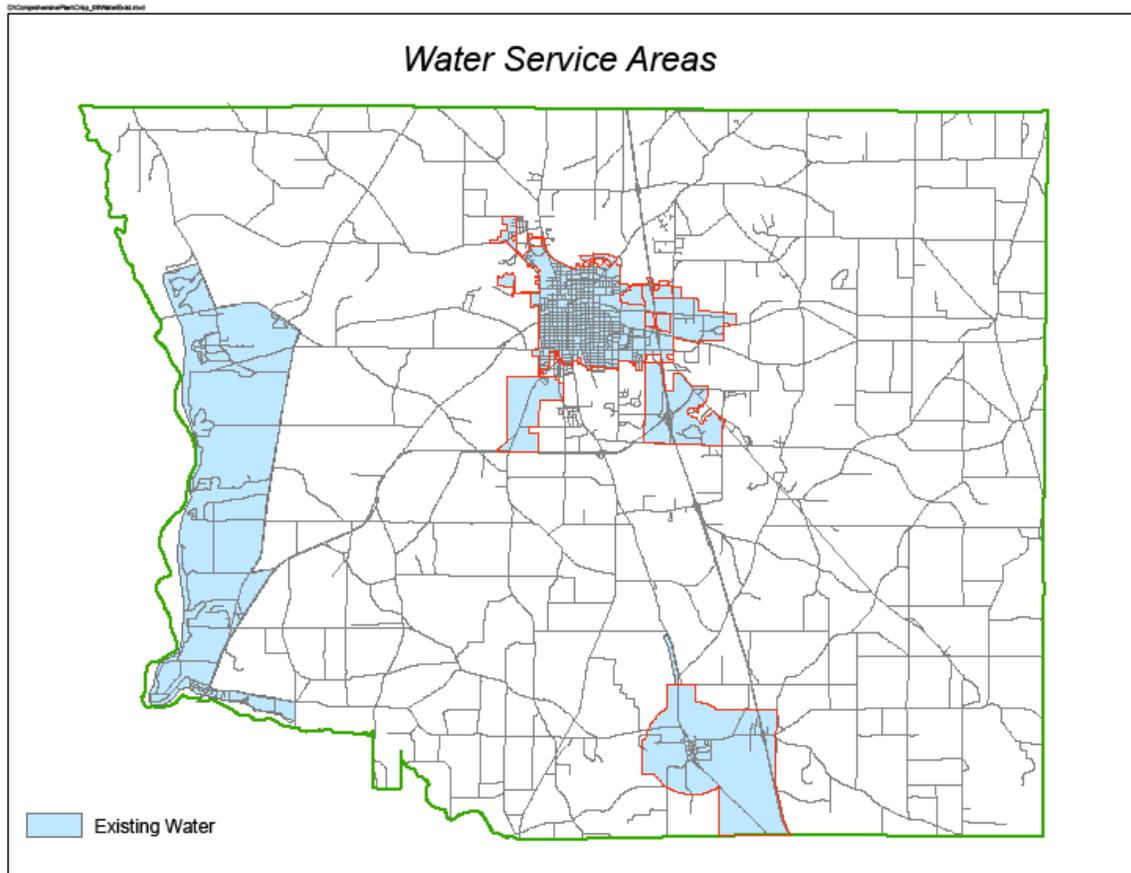
Water distribution consists of 6" ductile iron lines on First, Second, and Third Avenues, and Bedgood Street. A 6-inch ductile iron main on Fourth Street runs through a storm sewer under the railroad to serve the eastern side of town. The limestone aquifer yields water with such a high calcium content the mineral deposits have constricted the inside diameter of water mains by 50% or more and residents typically have to replace water heaters every two-three years.

Most of the lines east of the railroad are 2-inch galvanized. The state regulatory agency will allow 2-inch water main only on short, dead-end streets where no future growth is anticipated; Arabi has several locations in violation of this policy. These small lines also are severely constricted by mineral deposits, significantly reducing water pressure, and so corroded entire lines often have to be replaced because spot repairs often result in greater damage.

Cordele water

Cordele provides water throughout the corporate limits with a system consisting of six wells, five storage tanks and a state-issued permit to pump 3.0 mgd. Physically capable of pumping over twice

the permitted level, current average daily use is 2.2 mgd. The age of the distribution system is such that decreases in quality/level of service, or service interruptions can be expected.



Sewerage System and Wastewater Treatment

The largest wastewater collection and treatment system by far is the Cordele municipal system. The treatment system has a state-issued permit to discharge 5 mgd, was designed to treat 7.5M gallons but has treated as many as 10 mgd. In recent (drought) years it has discharged approximately 2.5M gallons per day. In years of average precipitation treatment and discharge levels are significantly higher than 2.5M because of high infiltration and inflow rates. Virtually all sites in the city are served by this system. There are approximately thirty sites where topography makes it financially infeasible to abandon existing, on-site septic systems for connection to the municipal collection/treatment system.

There are three other state-permitted wastewater treatment systems in the community. The Crisp County Power Commission operates a small system (physically located in Worth County) to treat chemically-infused water circulated through power generating equipment. Two industries located on the edge of Cordele's corporate limits, one in (north) and one out (west) of the city, have systems.

The balance of the community's wastewater is treated by means of on-site septic systems. Approximately 4,600-4,700 are distributed across the unincorporated area with the heaviest concentration along the Lake Blackshear water front, and approximately 200 in the City of Arabi. Permits for each new system are issued by the county health department.

Fire Protection

Crisp Fire

The county provides fire protection service throughout the unincorporated area and, pursuant to an intergovernmental agreement, in the City of Arabi. Service is provided from six fire stations by a staff of 40; 19 full-time/paid employees and 21 volunteers. The department has ten pieces of rolling stock and a split fire rating of 6/9. Structures within a five mile radius of a station and less than 1,000 feet from a hydrant have a 6 rating, while those farther than 1,000 feet have a 9 rating. All stations have Class A pumpers; tankers are housed at three stations. Five stations are staffed around-the-clock by a fire fighter who works a 24 hours on/48 hours off schedule. The newest station, #6, is operated only by volunteers. Each station has sleeping quarters for four; inadequate accommodations in event of extended emergency situations.

The department has an in-house training program, has trained with other county departments and has mutual aid agreements with several jurisdictions through the Georgia Mutual Aid Group.

The department has an insufficient number of full-time personnel to adequately cover the county. The burden of adequate fire protection in a developing county should not be carried by a small group of professionals supported by a large group of volunteers. The community has 51 miles of increasingly active rail freight lines, a tourist excursion rail line, a 16 mile segment of the some of the heaviest traveled interstate (45,000 - 50,000 vehicles per day) in the southeast U. S., an additional 13 miles of four lane highway, 19 miles of one of Georgia's most heavily traveled two lane thoroughfares across the breadth of the county, and three other state/U.S. routes, all of which intersect in the City of Cordele. The presence of these major transportation routes, scores of gasoline stations and bulk farm fertilizer storage sites all increase the potential for accidents involving hazardous materials. Despite mutual aid agreements with the Marine Corps Logistics Base in Albany, the City of Albany and the City of Tifton the community lacks the resources necessary to respond adequately to such incidents.

Cordele Fire

The Cordele Fire Department has a split fire rating of 4/9 operating with one station each in the northern and southern halves of the city. Staffing level is generally in line with industry standards. Replacement pumpers and ladder trucks are needed, as well as the capacity to perform arson investigation. Even with the city-county mutual aid agreement, the city's location astride major rail and highway routes and intersections makes it critical the department's hazardous materials response capability be enhanced. An additional station is needed with the personnel, apparatus, support vehicles and equipment to operate it.

Law Enforcement

Crisp Law Enforcement

Law enforcement is provided for the county via the sheriff's department, with administrative offices and county jail located near the intersection of Ga 300 and U.S. Highway 41, south of Cordele. Despite recent building expansion, administrative offices for 72 personnel are at or near capacity, and the jail is over capacity. Industry standards call for a larger sworn staff than the 35 currently serving the department. Radio equipment needs to be converted to 800 Mhz. The county has an intergovernmental agreement to provide law enforcement service in Arabi.

Cordele Law Enforcement

The number of sworn offices in the police department is in line with industry standards based purely on population. The socio-economic condition of the community; however, places a higher burden on the department than is typical for a city of comparable size. The department has outgrown its space allocation in the municipal complex constructed in the mid-70s. Additional space is required not only for current training, meeting, interviewing and other day-to-day activities, but to enable enhancement of department capabilities; forensic laboratory for drug, gun and fingerprint testing, video processing, and sufficient storage to support of police functions. Depending on whether and where a new department may be constructed, a substation may be needed. Radio equipment needs to be converted to 800 Mhz.

Emergency Medical Services

Crisp County EMS operates from one station located on 6th Street north, across the street from Crisp Regional Hospital. The facility and all equipment are currently in good condition. The service is understaffed; a burden made all the more serious when special events bring a surge of population and activity to the community. The recent spike in fuel prices increases not only regular operating costs, but the number of "taxi" calls received because of the indigent status of a large segment of the population. The language barrier caused by the presence of a non-English speaking segment of the community complicates service delivery in emergency situations. A station on the south side of Cordele should be pursued, and at least one such facility should be storm-resistant.

E-911

The county's E-911 center is housed in the same building with EMS, across the street from Crisp Regional Hospital. The service is understaffed, inadequately equipped and ill-housed. Constructed in 1999, the facility is new enough; just lacking space. The service needs to convert to digital technology with more consoles, but that upgrade should be coordinated with acquisition of an adequately-sized, storm-resistant facility, possible on the south side of Cordele proximate to the sheriff's office. There are occasions when differences in the city and county address systems complicate efficient emergency dispatch to areas on the perimeter of Cordele's city limits.

Natural Gas

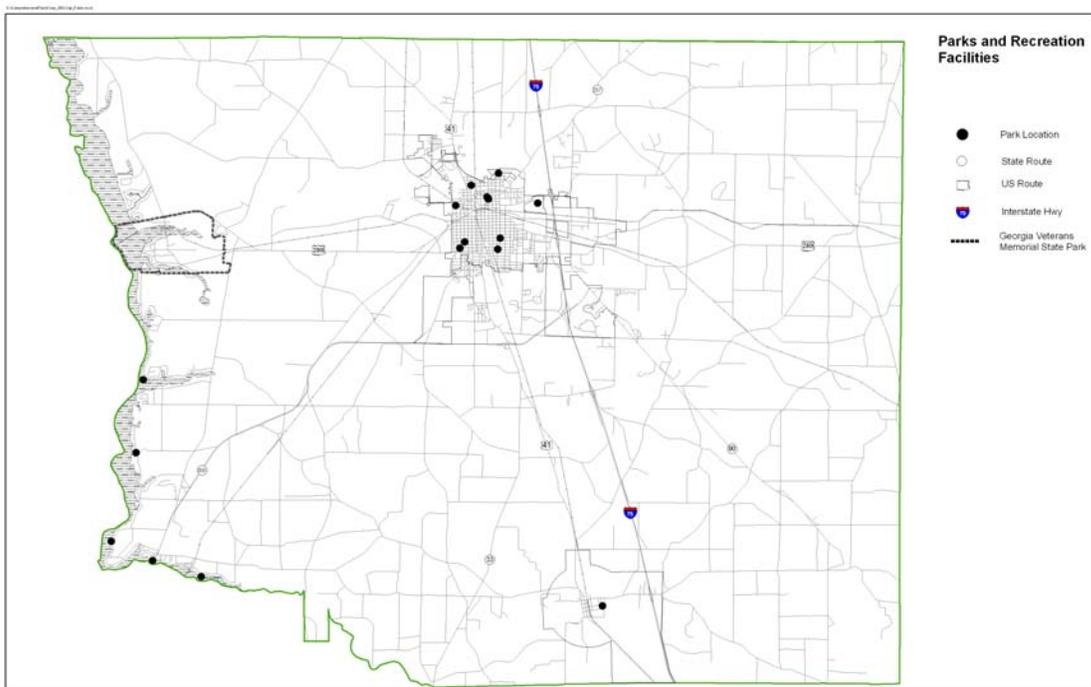
The City of Cordele has owned and operated the local natural gas service since the mid 1950s. The service is operating essentially at maximum capacity; however. Additional capacity is critical for future economic development.

Electrical Utility

As the result of local initiative to construct a hydroelectric generating facility on the Flint River in the late 1920s, Crisp was one of the very first rural counties in the southeast United States to have electric power. Working as the only county-owned electric generating utility in the eastern U.S., Crisp County Power Commission generates approximately 20% of local consumption; the balance is purchased through an electric cooperative. This generating capacity benefits residents with a cost savings of approximately 25% over the statewide average utility cost.

Recreation

Crisp County Leisure Services provides recreation sites and/or opportunities for the community. Two lakefront sites¹⁰ each offer a boat launch, fishing pier, picnic tables, shelters and parking; one offers a swimming beach and restroom facilities.¹¹ Two other active county sites include an eight-field, lighted baseball complex, and the departmental office with a picnic area, walking track, playground and gymnasium with kitchen/banquet room and skate board park. Recreation opportunities at eight active Cordele sites include six playgrounds, four tennis courts, four open pavilions, four picnic areas, four basketball courts, two swimming pools, a wading pool and horseshoe court. The recreational infrastructure includes a basketball court provided by the City of Arabi.



Additional baseball field development adjacent to the existing eight-field complex will place the community in position to compete successfully for premier state and national tournaments. Lighting improvements could increase the use of some sites, more/improved recreation options are needed,

¹⁰ Rocky Point and Loron Williams Parks

¹¹ Crisp County Power Commission maintains a boat launch at each of three sites on Lake Blackshear; Cedar Creek, Smoak Bridge, Wolf Thicket

especially in the most densely populated areas, and greater adult utilization of facilities should be promoted.

Stormwater Management

Crisp

The county's formal stormwater management system consists of more than 1,000 miles (county jurisdiction) of primarily open drainage channels punctuated with storm sewer. Maintenance of such a system to properly receive and discharge storm flow from an area of approximately 275 square miles is increasingly burdensome, with threats of non-point source pollution regulations, and costly.

Arabi

The city's formal stormwater management system consists of approximately 12 miles (municipal jurisdiction) of primarily open drainage channel punctuated with storm sewer. Recent construction of storm sewer greatly improved the ability to properly collect and discharge storm flow, but needs remain.

Cordele

A U.S. EPA-designated MS4¹² community, Cordele created a Stormwater Department in 2007 to implement programs and practices to control polluted stormwater runoff in compliance with the U. S. Clean Water Act. Programs include the development and implementation of best management practices and measurable goals, evaluation and reporting for the following six measures:

- Public education and outreach,
- Public participation/involvement,
- Illicit discharge detection and elimination,
- Construction site runoff control,
- Post-construction runoff control, and
- Pollution prevention/good housekeeping for municipal operations.

System infrastructure currently includes 85 miles of curbing, 2,050 stormwater structures, 175 outfalls, 95 cumulative acres of holding pond and 105 acres of regulated drainage area. Maintaining compliance with federal stormwater regulations is placing an increased financial burden on the city.

Solid Waste

County

County personnel collect household waste weekly from twenty cubic yard-capacity roll-on/roll-off containers placed at nineteen sites throughout the unincorporated area. Some residential subdivisions in the unincorporated area contract with the private sector for collection. Commercial and industrial waste generated in the unincorporated area is collected by private contract. The City of Cordele contracted with a waste services company for weekly collection in 2006. The City of Arabi ceased solid waste collection (and all related) services in 1994. In

¹² Municipal Separate Storm Sewer System

absence of local collection, residents transport household waste to roll-on/roll-off containers the county maintains near the city limits and at the landfill gate approximately three miles north of the city. Businesses arrange their own collection service with a local hauler.

The county owns and operates the only municipal solid waste landfill in the community. This synthetic-lined facility, located on U.S. 41 six miles south of Cordele and three miles north of Arabi, is the disposal site for all locally generated municipal waste and construction and demolition waste material. Approximately 200 tons of waste are disposed in the facility each work day. The state regulatory agency credits this landfill with over one hundred years of disposal capacity remaining.

The county also operates an inert landfill adjacent to the lined MSW facility. The volume of inert waste is not recorded and is kept separate from all other material. At the current rate of fill the currently active cell has over twenty-five years of capacity remaining.

Cordele

In 1996, in exchange for ownership-interest in the landfill, Crisp County entered into a fifty-year agreement with the City of Cordele whereby the county disposes of waste generated in the City of Cordele at no cost to the city or its residents.

Arabi

Waste generated in Arabi is disposed in the county landfill by default, as the city neither provides nor arranges for collection. Residents transport household waste to county roll-on/roll-off containers located nearby, or (few) residents/businesses contract for collection.

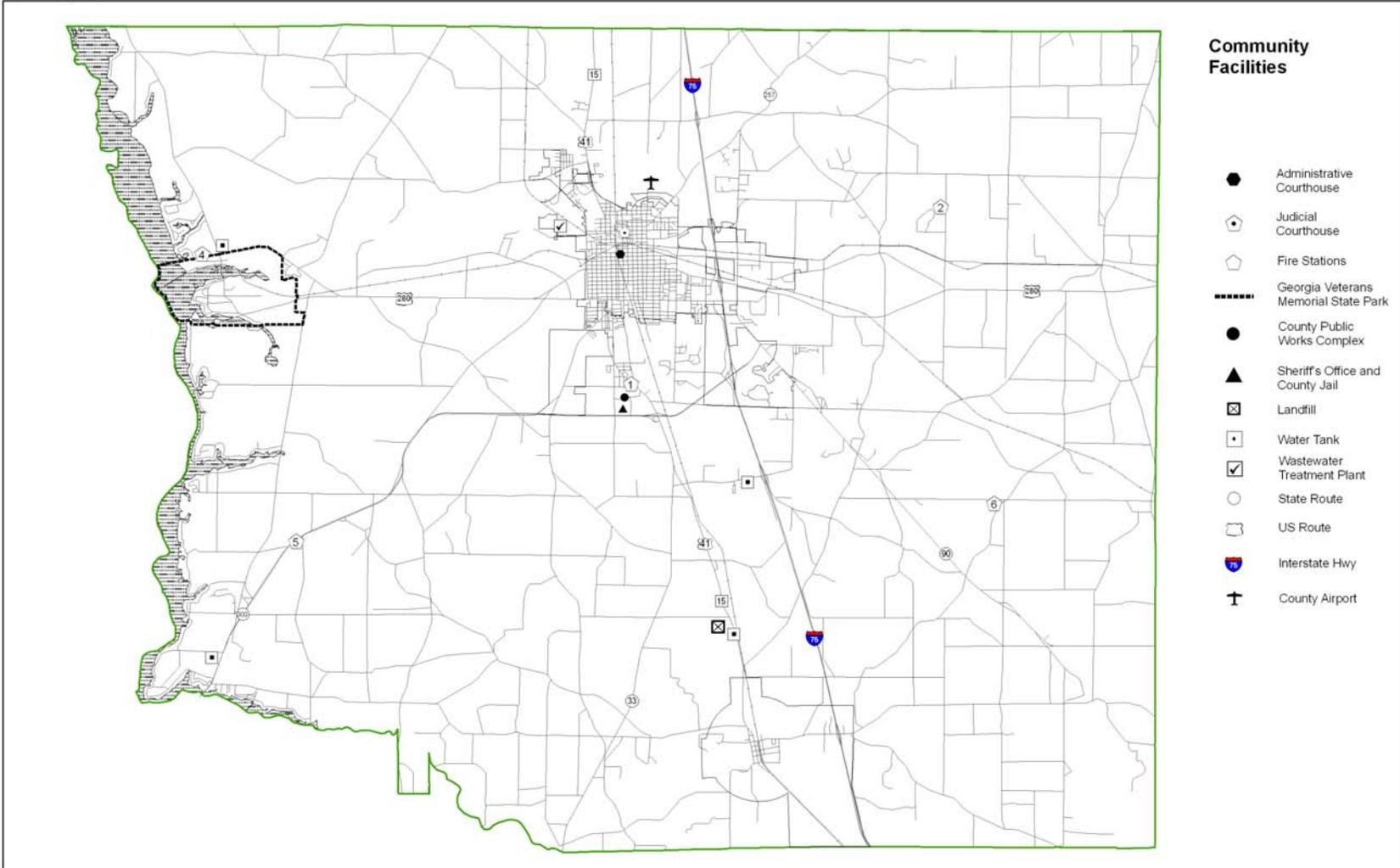
Littering is the only illegal dumping activity reported. Both municipalities have adopted litter ordinances; the county enforces the state littering law. In response to general litter, Cordele makes aggressive use of community service workers, even coordinating their services with the numerous litter pickup events sponsored by Keep Crisp Beautiful. Junk and abandoned vehicles are common sites, generally in the more densely populated areas. In the unincorporated area the largest littering problem is improper placement of waste around the remote, untended, roll-on/roll-off containers. Keep Crisp Beautiful also promotes and participates in numerous recycling events each year.

Crisp Regional Hospital

Only two adjoining counties have hospitals; consequently, some residents of surrounding communities seek health care at Crisp Regional Hospital. The 65 bed acute care facility is currently undergoing expansion.

Consistency with Service Delivery Strategy

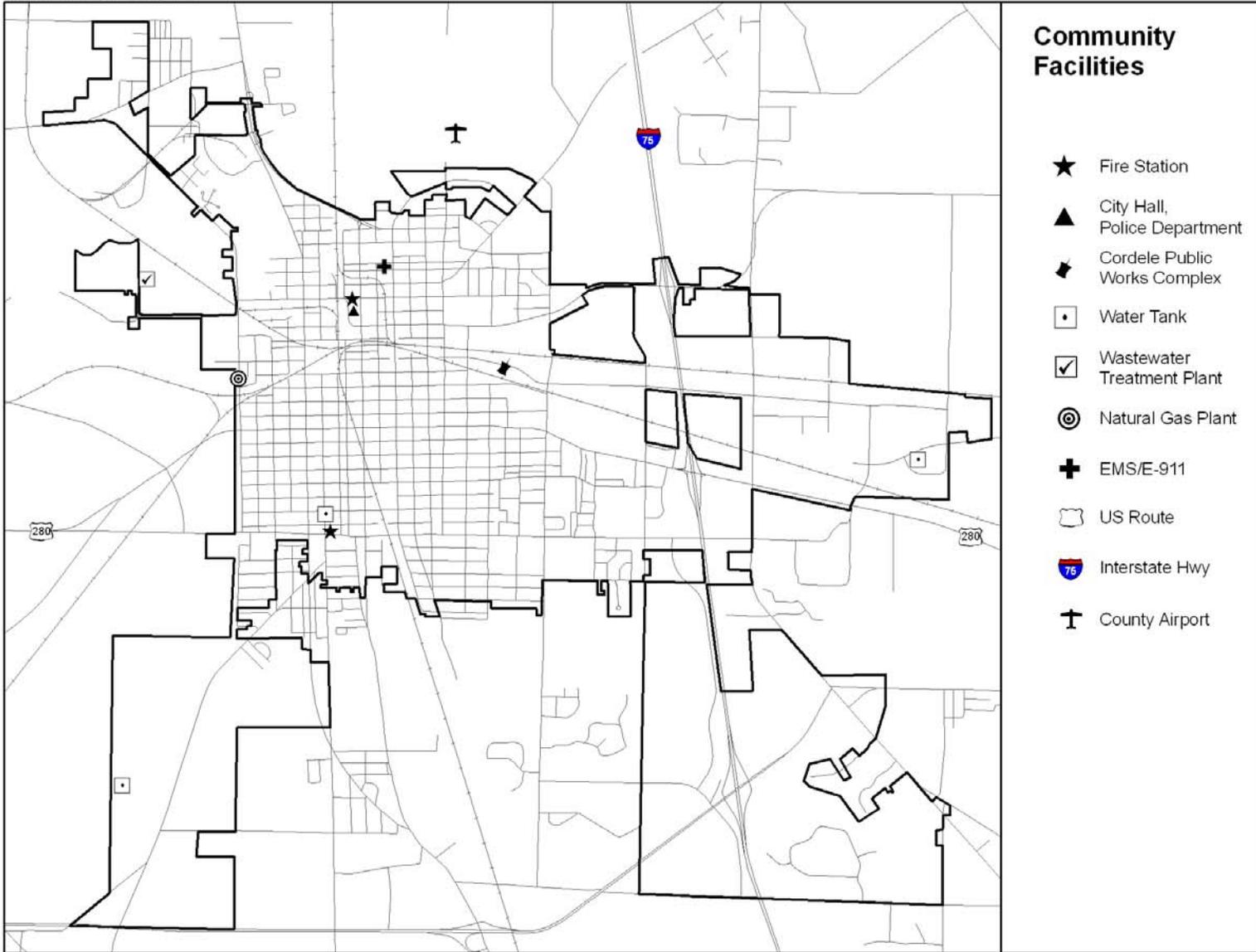
The Service Delivery Strategy will be reviewed and updated, as needed, in the course of developing the impending Community Agenda.





Community Facilities

- ★ Fire Station
- ▲ City Hall
- ◆ Arabi Public Works Complex
- Water Tank
- 75 Interstate Hwy



Intergovernmental Coordination

Crisp County has intergovernmental agreements with:

- City of Arabi - service delivery strategy; fire protection; law enforcement
- City of Cordele - service delivery strategy; animal control; disposal of municipal and C & D waste; E-911 services; fire protection
- Cordele-Crisp Industrial Development Authority - RLF agreements
- Crisp County School Board -
- Crisp Regional Hospital – EMS; medical care for jail inmates
- Dooly County - fire protection and assistance; joint development authority
- Sumter County - fire protection
- Sumter County - water services agreement; joint development authority
- Turner County - fire protection and assistance
- Worth County - fire protection and assistance
- City of Americus - fire protection
- City of Vienna - fire protection and assistance
- City of Ashburn Fire and Emergency Services - fire protection and assistance

City of Arabi has intergovernmental agreements with:

- Crisp County - service delivery strategy; fire protection; law enforcement
- City of Cordele - service delivery strategy
- Solid Waste Management Authority of Crisp County - water services

City of Cordele has intergovernmental agreements with:

- Crisp County - service delivery strategy; animal control; disposal of municipal and C & D waste; E-911 services; fire protection

The chief administrative officials of Crisp and Cordele have primary responsibility for coordinating their respective agreements. In Arabi, this responsibility is assumed by the mayor. These agreements appear to be working well for the community. One notable exception is communication between the board of education and the general purpose local governments. The school system purchased land on which to construct an elementary school without consulting city or county governments on site selection.

Transportation System

The local road, street, highway and bridge infrastructure are identified on an accompanying map. Statewide, 33% of roads under county jurisdiction are not paved; 43% (225 miles) are not paved in Crisp County. The vast majority of local unpaved roads serve the sparsely populated, undeveloped/agricultural area of the community. Statewide, 3.5% of streets under municipal jurisdiction are not paved; in Arabi 3% and in Cordele 1% are not paved. There are reported to be approximately .2 and .8 miles of unpaved streets in Arabi and Cordele, respectively.¹³

Road and street resurfacing is a common need in the community. Road/street connectivity is good, especially in the older developed areas of both cities where streets are laid out in a grid pattern. In the absence of regulation this level of connectivity will be much less common in the future as residential subdivision developments are designed between and contoured around protected floodplains and wetlands. To facilitate connection GA 300 needs a four lane extension from I-75 east to GA 90 and U. S. 280 to facilitate industrial and passenger traffic flow. The community's location on major transportation routes has generated traffic levels which warrant development of a bypass to divert "non-stop" traffic from 16th Avenue in Cordele. While signalized intersections and directional signage are generally good, the greatest exception to this is the need for more signalization along heavily congested 16th Avenue east in Cordele.

Park and Ride Lots are located at the intersections of SR 300/I-75 and SR 300/Old Albany Road. Both lots have 19 spaces and are adequate for the foreseeable future.

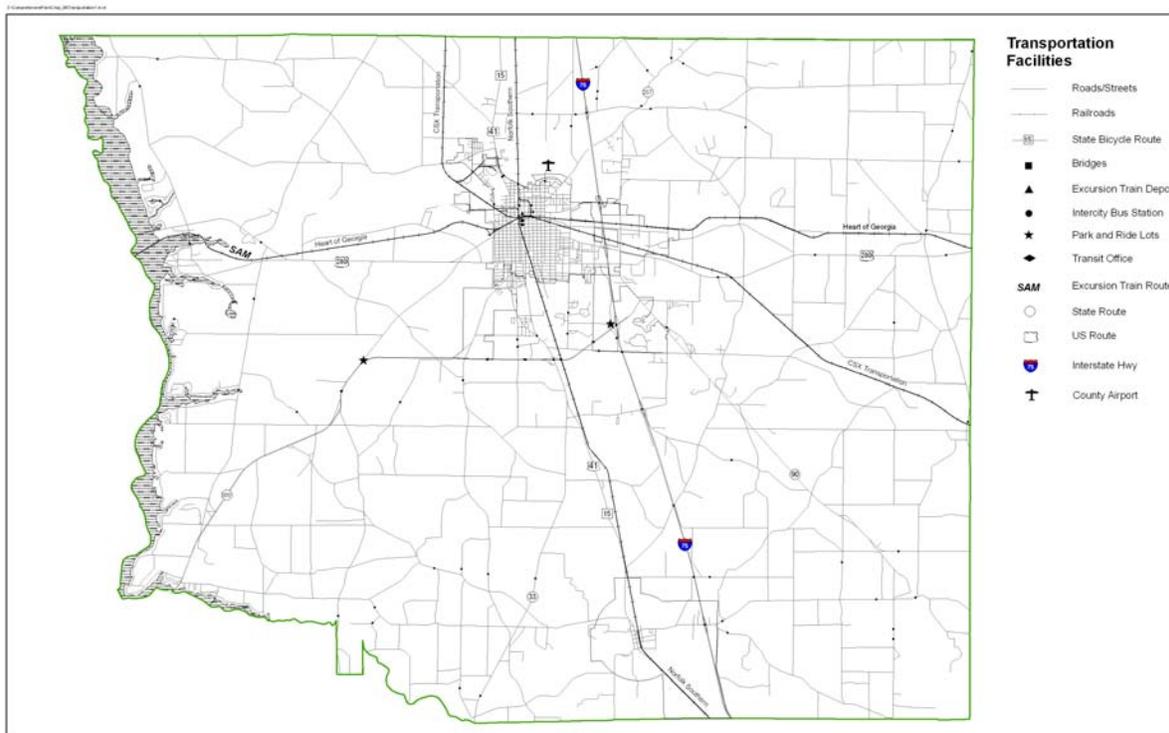
There are not any locally designated bicycle routes or Safe Routes to School programs in the community. Sidewalk facilities are not common on local streets, and do not exist outside Cordele. The majority of the community's households which do not have a vehicle for the sole use of occupants are located in the west half of Cordele; west of 7th Street. County government does; however, provide a community wide transit service for general public use.

Parking is currently not an issue in the community. Success at revitalizing downtown Cordele will require more parking be made available, however. Existing public parking surfaces are believed to be generally adequate.

Three rail lines intersect in the City of Cordele; two main line carriers (CSX and Norfolk Southern) run generally north-south and a short line railroad (Heart of Georgia) operates on an east-west track owned by the state of Georgia. Approximately fifty freight trains pass through the city on an average day. Annual aggregate freight volume averages ± 100 million gross tons; among the very highest in Georgia outside Atlanta. There are not any seaports or harbors in the community, but the community is pursuing designation as Georgia's inland port. If successful, imports shipped through Georgia ports would be shipped by train to a proposed facility in Crisp County for further distribution via train or truck. This economic activity would increase significantly the train and truck traffic through the community, increasing further the need for railroad bridge development and a bypass around Cordele. The Southwest Georgia Railroad Excursion Train Authority operates the SAM excursion train on the short line (east-west) rail line

¹³ Georgia Department of Transportation

approximately sixty days a year (ten operating months). The tourist excursion route runs approximately forty miles west of Cordele.



There are four significant motor freight carriers, warehouse facilities and commercial truck stops which accommodate or run scores of transit trucks through the community daily, many of which contribute to the congestion on 16th Avenue (U. S. 280) through Cordele.

Because of its location at the convergence of major highway and railroad intersections, Cordele has the good fortune of having attractive industrial traffic access on all four sides. Consequently, utility services have been extended, to varying degrees, in three directions to support and encourage similar development. The dispersion of such development has the potential of resulting in less efficient utilization of utility and transportation resources and increasing the potential for land use conflicts. The fourth point of access, north, has thus far benefitted from little local investment, yet provides possibly the greatest potential for large private sector investment in industrial development. There are very few sites in the southeast United States as attractive for large, “mega” industrial development. The community should consider whether future industrial development should continue to be widely dispersed or more narrowly targeted.

The community also boasts one of the state’s 93 general use public airports. The facility has two 5K runways, is base for 22 aircraft and performs 26,000 flight operations annually. The airport is a great benefit to the community and offers even greater potential for future economic development in the community. Current greatest needs include a new terminal, runway extension and all-weather instrument guidance.

ECONOMIC DEVELOPMENT

Industrial Employment by Industry 1980 - 2000												
Category	Crisp			Arabi			Cordele			Rural		
	'80	'90	'00	'80	'90	'00	'80	'90	'00	'80	'90	'00
Employed Civilian Pop.	7615	8068	8869	155	211	177	3916	3680	3859	3544	4177	4833
Agricultural, Forestry, Fishing Hunting, Mining	8%	6%	4%	17%	9%	3%	5%	4%	3%	11%	7%	5%
Construction	5%	5%	7%	16%	7%	11%	4%	6%	8%	6%	5%	5%
Manufacturing	26%	22%	17%	28%	25%	30%	26%	21%	17%	26%	23%	17%
Wholesale Trade	6%	5%	4%	4%	6%	1%	5%	4%	4%	7%	5%	4%
Retail Trade	15%	21%	14%	14%	35%	22.0%	15%	20%	11%	15%	20%	16%
Transport., Warehousing, Utilities	5%	6%	5%	5%	8%	3%	3%	7%	5%	7%	4%	5%
Information	na	na	1%	na	na	0%	na	na	1%	%	%	1%
Finance, Insurance, Real Estate	3%	3%	4%	0.0%	2%	2%	4%	3%	4%	2%	3%	5%
Professional, Mgt., Scientific, Admin, Waste Mgt. Svcs.	3%	2%	4%	3%	1%	5%	3%	2%	3%	2%	3%	4%
Educational, Health, Soc. Svcs	12%	15%	21%	3%	5%	6%	15%	16%	24%	9%	15%	19%
Arts, Food Svcs. Entertainment, Rec Accommodation,	8%	<1%	8%	2%	0%	9%	9%	<1%	9%	6%	<1%	7%
Other Services	4%	9%	5%	3%	3%	5%	5%	11%	5%	2%	85	4%
Public Administration	6%	6%	7%	5%	<1%	4%	7%	6%	6%	6%	7%	8%

Source: U. S. Census data (SF3)

Industrial Employment by Industry 2000			
Industrial Category	Crisp	Georgia	U.S.
Employed Civilian Population	8,869	3.8M	130M
Agricultural, Forestry, Fishing Hunting, Mining	4%	1%	2%
Construction	7%	8%	7%
Manufacturing	17%	15%	14%
Wholesale Trade	4%	4%	4%
Retail Trade	14%	12%	12%
Transport., Warehousing, Utilities	5%	6%	5%
Information	1%	3%	3%
Finance, Insurance, Real Estate	4%	7%	7%
Professional, Mgt., Scientific, Admin, Waste Mgt. Svcs.	4%	9%	9%
Educational, Health, Social Services	21%	18%	20%

Arts, Food Svcs. Entertainment, Recreation, Accommodations,	8%	7%	8%
Other Services	5%	5%	5%
Public Administration	7%	5%	5%

Source: U. S. Census data (SF3)

Labor Force Participation 1990 - 2000								
Participation	Crisp		Arabi		Cordele		Rural	
	1990	2000	1990	2000	1990	2000	1990	2000
Total Labor Force	14,648	16,272	226	186	3,939	4,359	10,483	11,727
Civilian Labor Force	8,569	9,540	226	186	3,934	4,359	4,409	4,995
Employed	8,068	8,869	211	177	3,680	3,859	4,177	4,833
Unemployed	501	671	15	9	254	500	232	162
In Armed Forces	10	5	-	-	5	-	5	-
Not in Labor Force	6,069	6,727	90	148	3,388	3,875	2,591	2,704

Source: U. S. Census data (SF3) compiled by DCA, formatted by Middle Flint RDC

Annual Unemployment Rates										
Jurisdiction	1990	1992	1994	1996	1998	2000	2002	2004	2006	2007
Crisp	6.6	8.9	5.7	7.1	6.3	4.6	5.8	5.4	5.7	
Surrounding Area*	6.7	8.2	6.1	6.2	7.2	4.2	5.1	4.9	5.0	

* Aggregated data-Dooly, Lee, Sumter, Turner, Wilcox, Worth
Source: Georgia Department of Labor

Employment by Occupation 2000						
Jurisdiction	Management, Professional, and Related	Service	Sales and Office	Farming, fishing, forestry	Construction, Extraction, & Maintenance	Production, Transportation, Material Moving
Crisp	25%	17%	25%	2%	11%	20%
Arabi	16%	12%	30%	2%	16%	24%
Cordele	21%	22%	24%	1%	10%	22%
Dooly	24%	15%	21%	3%	14%	23%
Lee	29%	12%	33%	1%	11%	14%
Sumter	30%	16%	22%	2%	10%	20%
Turner	24%	14%	24%	3%	9%	26%
Wilcox	25%	19%	18%	4%	12%	22%
Worth	23%	14%	25%	2%	13%	23%
Georgia	33%	13%	27%	1%	11%	16%
U.S.	34%	15%	27%	1%	9%	15%

Source: Census 2000 Summary File 3 (SF 3) Table GCT P13

Personal Income By Type 1990 - 2000						
Type of Household Income	Crisp		Cordele		Arabi	
	1990	2000	1990	2000	1990	2000
Wage or Salary	71%	73%	66%	71%	68%	70%
Other Types of Incomes	2%	2%	2%	3%	2%	5%
Self-employment	8%	6%	6%	6%	13%	6%
Interest, Dividends or Net Rental	5%	6%	6%	5%	5%	4%
Social Security	8%	7%	11%	8%	7%	10%
Public Assistance	2%	2%	3%	4%	1%	2%
Retirement	5%	4%	5%	4%	4%	3%

Source: U. S. Census data (SF3) compiled by DCA, formatted by Middle Flint RDC

Personal Income By Type 2000							
Category	Crisp	Dooly	Lee	Sumter	Turner	Wilcox	Worth
Wage or Salary	73%	73%	81%	71%	73%	70%	71%
Other Types of Incomes	2%	3%	2%	2%	2%	3%	3%
Self Employment	6%	7%	5%	8%	7%	6%	8%
Interest, Dividends or Net Rental	6%	5%	4%	8%	5%	5%	3%
Social Security	7%	5%	3%	6%	7%	7%	6%
Public Assistance	2%	2%	0%	1%	2%	2%	1%
Retirement	4%	5%	4%	5%	4%	6%	8%

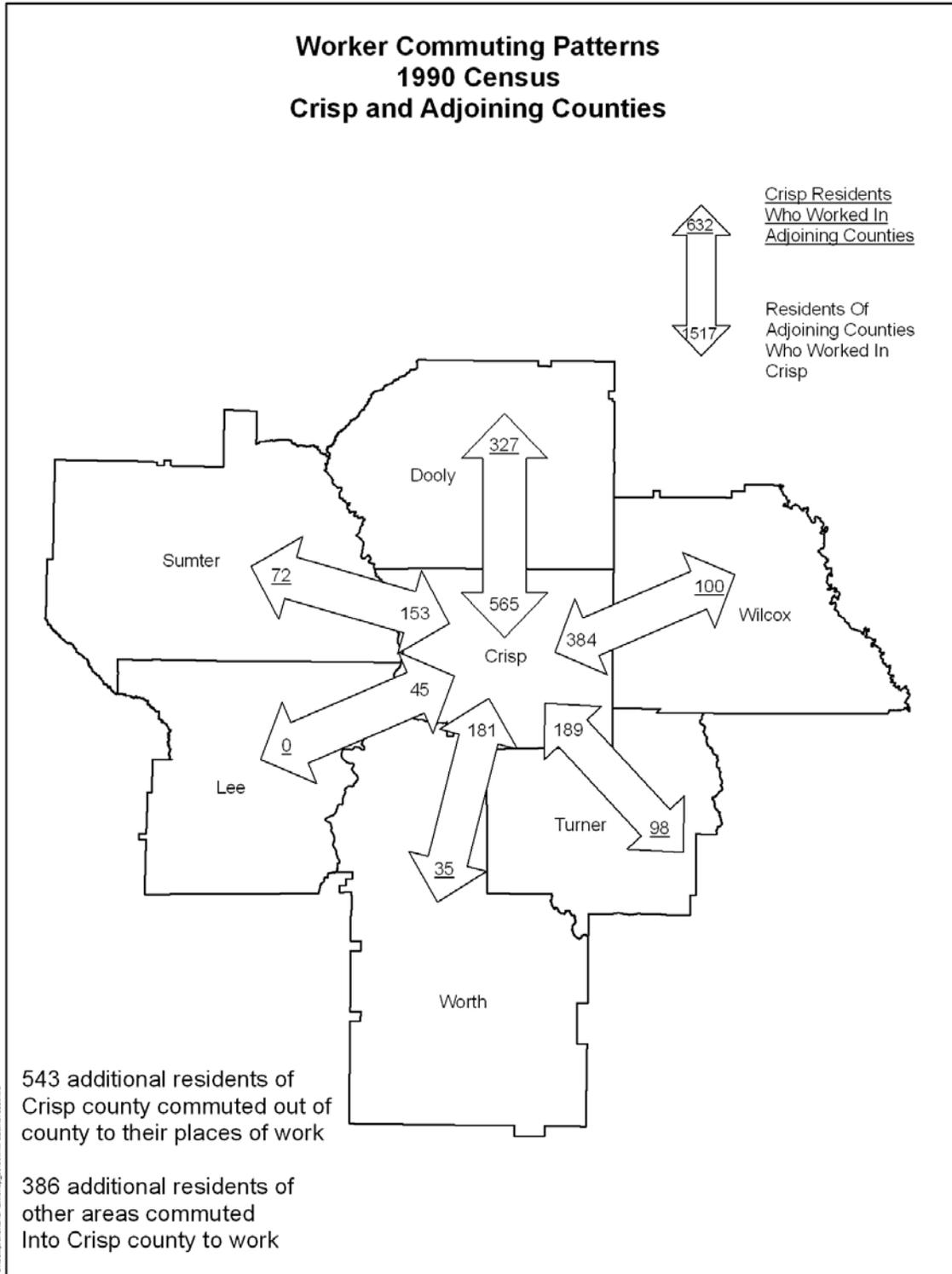
Source: U. S. Census data (SF3)

Average Weekly Wages and State Rank							
Jurisdiction	2007/rank	2006/rank	2005/rank	2004/rank	2003/rank	2000/rank	1990
Crisp	\$502 / 123	\$495 / 123	\$478 / 116	\$472 / 109	\$450 / 114	\$422 / 106	\$279
Dooly	\$542 / 87	\$530 / 82	\$475 / 123	\$486 / 99	\$455 / 109	\$439 / 94	\$289
Lee	\$537 / 96	\$511 / 106	\$499 / 100	\$491 / 92	\$449 / 118	\$421 / 108	\$306
Sumter	\$547 / 83	\$530 / 83	\$524 / 79	\$503 / 84	\$502 / 69	\$448 / 81	\$331
Turner	\$593 / 50	\$568 / 57	\$434 / 136	\$404 / 155	\$399 / 155	\$395 / 134	\$259
Wilcox	\$464 / 151	\$446 / 150	\$442 / 144	\$438 / 141	\$430 / 140	\$387 / 142	\$246
Worth	\$530 / 107	\$492 / 125	\$460 / 136	\$464 / 119	\$441 / 129	\$406 / 121	\$279
GA	\$811	\$776	\$752	\$728	\$704	\$658	\$425
Crisp % of GA	62%	64%	64%	65%	64%	64%	66%

Source: Georgia Department of Labor

Economic Development Inducements

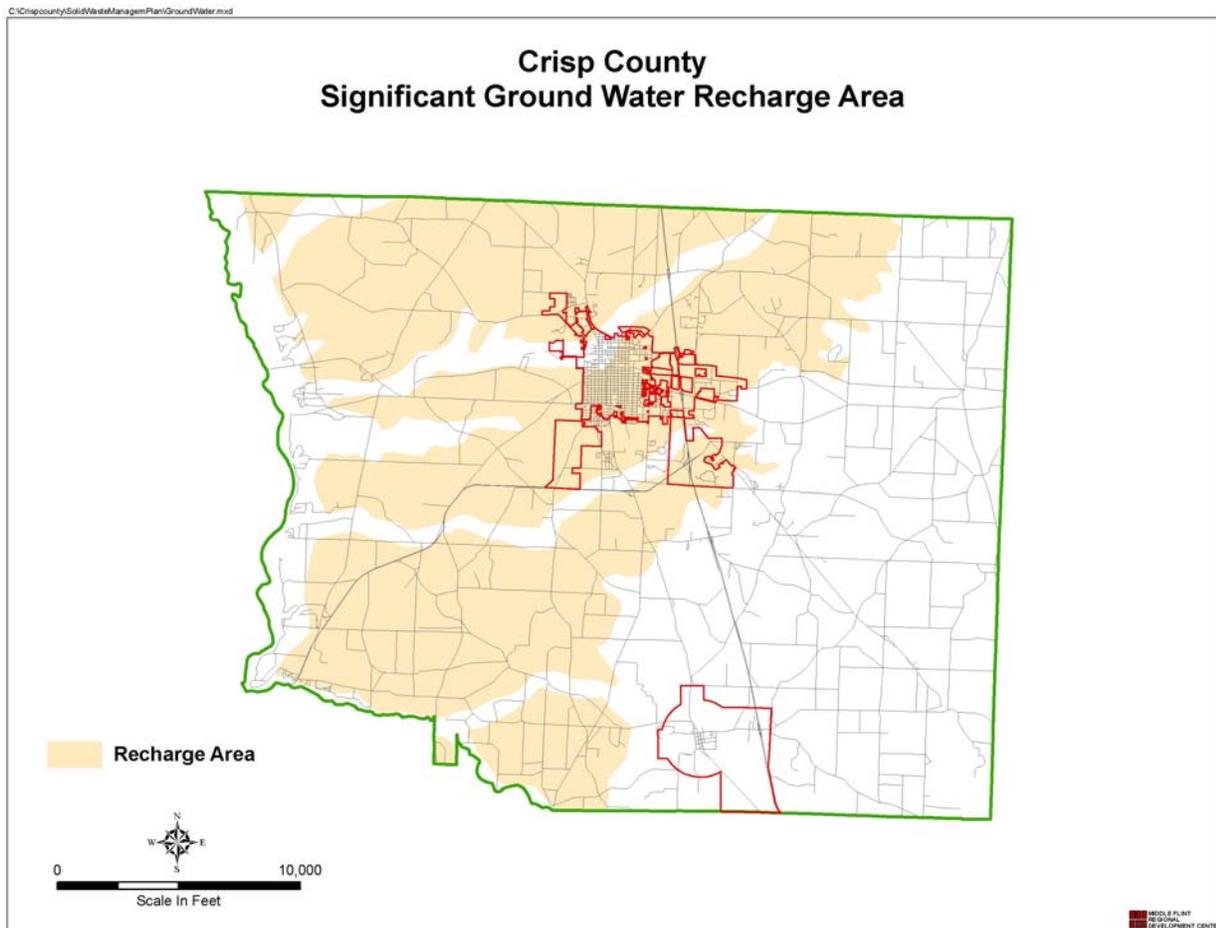
- Georgia Job Tax Credit: \$4K per job created (minimum of 5) per year for 5 years – Total \$20K credit per job
- Federal Job Tax Credit: \$3K per job created (no minimum) for duration of Empowerment Zone designation
- Georgia Ports Job Tax Credit \$1,250 (in addition to the \$7K credits described above)
- Work Opportunity Job Tax Credit of \$2,400 per job for 1 year
- Up to \$10M in tax free Industrial Revenue Bonds for qualifying projects and companies
- All three local jurisdictions have significant revolving loan funds
- Georgia QuickStart job training is available to manufacturing and industrial projects
- Numerous location and infrastructure (utilities and transportation) advantages, including county-owned electric generation and distribution system



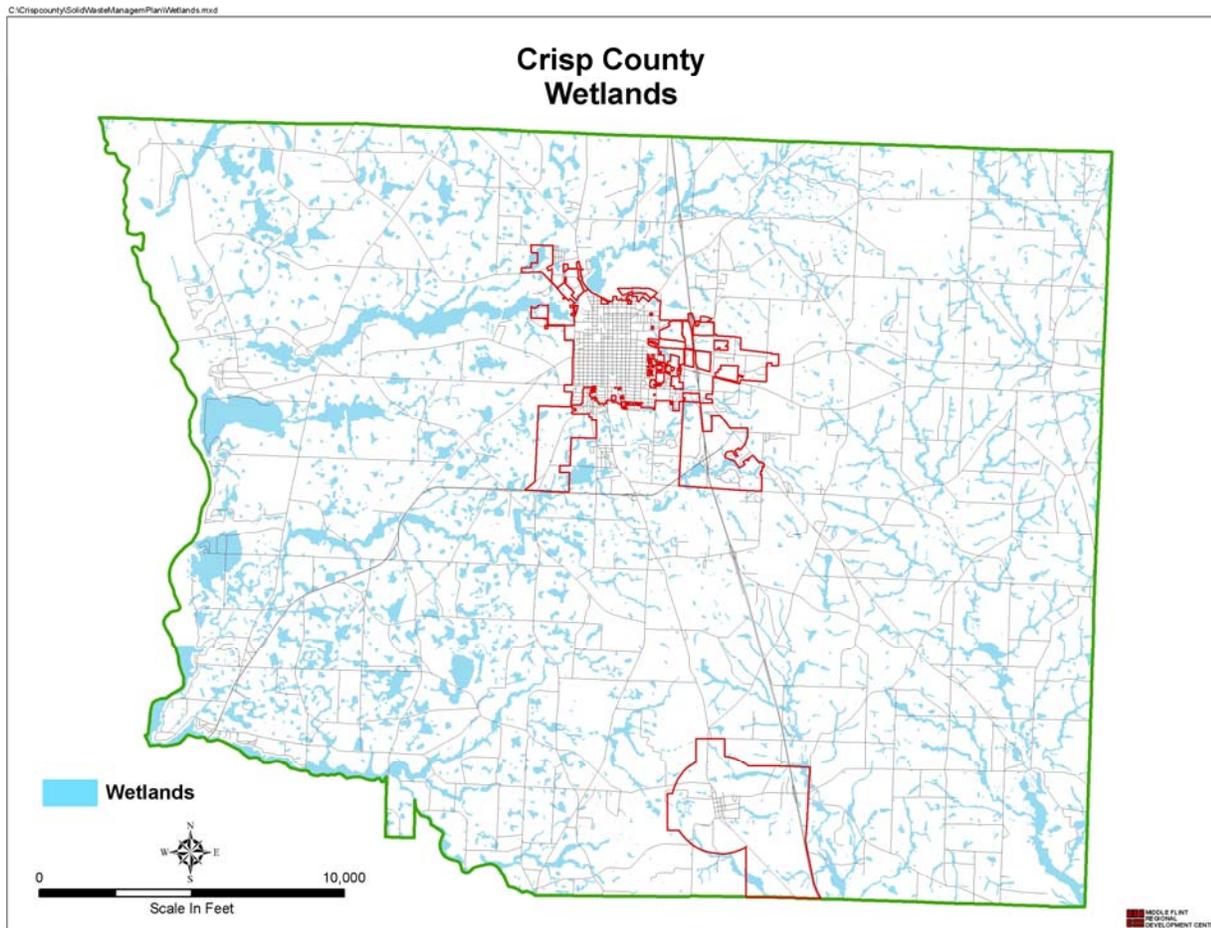
NATURAL AND CULTURAL RESOURCES

The state has implemented Rules for Environmental Planning Criteria affecting five natural resources; groundwater recharge areas, water supply watersheds, protected mountains, protected rivers and wetlands. Per state regulatory definitions, the community has two of these resources.

Groundwater recharge is the process by which precipitation, primarily in the form of rain, infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that will yield water to wells. Recharge areas are among those regions in Georgia likely to have the greatest vulnerability to pollution of groundwater from the surface and near surface activities of man. Approximately sixty percent of the community's land area overlies a portion of the state's significant groundwater recharge area; an area including the City of Cordele. The county has enacted a groundwater recharge area protection ordinance while the city is waiting for the state to complete revisions to the original environmental planning criteria to develop and adopt such an ordinance. According to current map information, Arabi does not overlie a significant groundwater recharge area and is not requires to adopt such an ordinance.



Wetlands are defined as areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes and bogs. This natural resource accounts for approximately 27 percent of the community's total land area, and is, of course, heavily concentrated along creeks. The county has a wetlands protection ordinance, while the Cities of Arabi and Cordele are waiting for the state to complete revisions to the original environmental planning criteria to develop and adopt such ordinances.



Other Environmentally Sensitive Areas

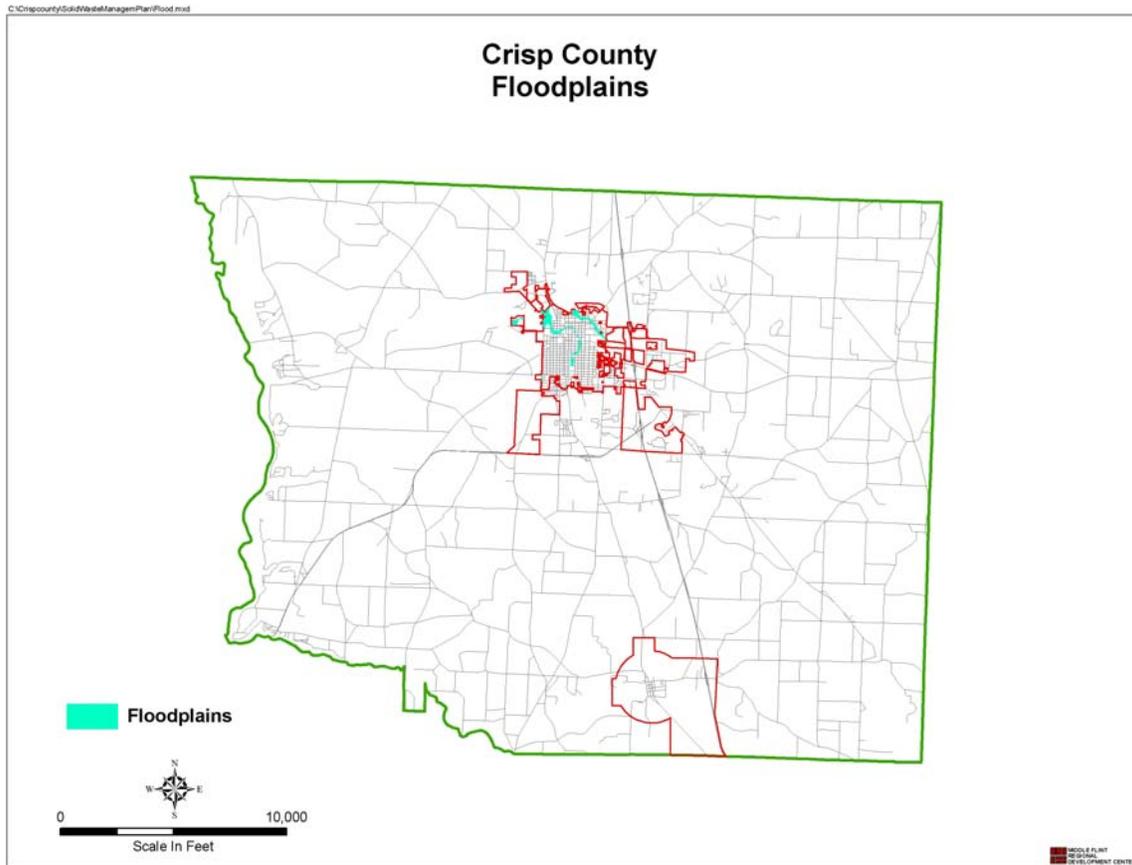
There are not any public water supply reservoirs in the community. All water used for human consumption is withdrawn from groundwater aquifers. Per state definition (25% or greater gradient), steep slopes are essentially non-existent in the community. Slopes in excess of 12% are extremely rare. However, erosion is a hazard if slope is more than 2%. Half (13) of the soil types present (26) have slopes greater than 2%, and these areas collectively account for half of the

community's land area. This characteristic complicates stormwater management for the county and agricultural production for farmers.

Crisp County is ±125 miles from the nearest coast; there are not any coastal resources in the community.

Floodplains

Floodplains have been identified and mapped in the county and Cordele, and they are widely distributed throughout the unincorporated area. The available information is “primitive”; however, the paper source lacks map scale and base flood elevation. Digital floodplain mapping is underway as part of a statewide project; local data is expected to be complete in 2009. In absence of the necessary mapping, an on-site hydrologic study is needed to document the presence or absence of this natural resource.



Significant Natural Resources

According to the Georgia Department of Natural Resources, there are two-dozen species of plants and animals of Special Concern believed to be present in the community. Not all of the following species have been sited locally, but presence is generally assumed based on the

presence of their respective preferred habitats. Specific site information is not available, but most of these natural habitats are concentrated in the western half of the community.

Species of Special Concern	
Animal	Plant
Barbour's Map Turtle (threatened)	Awnead Meadowbeauty
Beaverpond Marstonia	Cutleaf Beardtongue (rare)
Black-crest Elimia	Hooded Pitcherplant U
Delicate Spike (endangered)	Hummingbird Flower (threatened)
Downy Rainbow	Parrot Pitcherplant (threatened)
Eastern Tiger Salamander	Shadow-witch Orchid
Florida Floater	Swamp Buckthorn (rare)
Gopher Tortoise (threatened)	Yellow Flytrap U
Gulf Moccasinshell (endangered)	Wire-leaf Dropseed
Inflated Spike	
Oval Pigtoe (endangered)	Cave
Purple Bankclimber	
Sculptured Pigtoe	
Shinyrayed Pocketbook (endangered)	
Southern Elktoe (endangered)	

Source: Georgia Department of Natural Resources

While protected plant species generally become the property of the landowner, there is the potential that federal and/or state penalties and sanctions could be levied against those who destroy protected animals or their habitats. The community needs additional information identifying specific sites/locations of these natural resources to better promote environmental stewardship, help prevent residents from destroying critical resources, and to help protect residents from legal actions that could possibly result from habitat destruction. Such information would be valuable in helping to determine whether and how best local regulations could be implemented or revised to afford protection measures.

The most scenic areas are to be found in the state park, on Lake Blackshear and throughout the vast agricultural are of the community. While these sites may not be tourist destinations solely for their scenic value, they are; nevertheless, esthetically valuable to residents and tourists.

Established as a memorial to U.S. veterans, Georgia Veteran’s Memorial State Park features a museum with aircraft, armored vehicles, uniforms, weapons, medals and other items from the Revolutionary War through the Gulf War. The Lake Blackshear Resort and Golf Club is a privately operated conference center in the park with 78 lodge rooms, 10 cottages and a restaurant. The park is also a stop along the route of the SAM Shortline Excursion Train connecting several off-site tourist attractions nearby. An 18-hole golf course and pro shop and 8,600-acre Lake Blackshear, are two additional features which contribute to the park maintaining the highest annual visitation of the state’s 64 park sites.

Library

Since construction in 1903, the Cordele-Crisp Carnegie Library has been expanded twice; in 1910 and in 1987. The current 15,000 square foot facility is staffed by two full-time and three part-time employees. The library is open Monday through Saturday and two evenings a week. Operating and personnel costs are borne by the City of Cordele, with state participation by virtue of the library's affiliation with the Lake Blackshear Regional Library System. County personnel perform building maintenance.

Among the services provided are weekly story times for young children during the school year, summer reading program for children, and displays of private collections. The library has a significant collection of books, videos, DVDs, books on tape and books on CD. The library houses a collection of materials pertaining to community history, including census records and local newspapers.

Currently stocked with over 50,000 volumes, the library circulated 63,747 items in FY 2008. Patrons used the 16 public access computers 23,129 times in the same time period. Free internet access is available. As a member of the statewide circulation system, the library offers patrons free access to over 9.6 millions items in public libraries throughout Georgia.

A survey performed in 2007 resulted in the identification of 1,145 potentially historic resources. Approximately 930 of these were single dwellings, 45 retail, 25 agriculture related, 25 religious, 20 warehouses, and 100 consisted of offices, public buildings, schools, restaurants, motor courts, etc. Fifty resources were identified in Arabi, approximately 550 in Cordele and a similar number distributed across the unincorporated area. Not surprisingly, the municipal resources are heavily concentrated around Cordele's Commercial Historic District and Arabi's original downtown core.

Five local properties or districts are listed on the National Register of Historic Places: Cannon site, Cordele Commercial Historic District, Gillespie-Selden Historic District, O'Neal School Neighborhood Historic District and Cordele's U. S. Post Office. With the one exception of the Cannon site, all are located in Cordele.

The Cannon Site, located in the northwest part of the county, features one of the largest collections of buildings on one property and it is representative of many other large farms which are no longer in operation. Portions of the property are already listed on the National Register (1975) under restricted location as an archaeological site. The house and surrounding agricultural structures are an excellent example of rural Crisp County life circa 1875. The hip roofed house features an L-shaped porch with turned posts and railings. Other buildings on the site include two gabled barns and three tenant houses. The house stands near the junction of Cannon Road and Mile Pond Road.

The Cordele Commercial Historic District covers approximately fifty-five acres, seventeen blocks, and contains the historic commercial, institutional, and transportation-related buildings and structures of the downtown business district. The district is generally drawn along Ninth Street to the west, up to Ninth, Eighth, and Sixth Avenues to the north, along Fifth Street to the east, then in an irregular, diagonal direction across Sixth and Seventh Streets to Fourteenth Avenue to the south. This strict north-south/east-west grid plan originated with the town's founding in 1888 at the intersection of two railroad lines.

The majority of buildings are attached commercial buildings and consist primarily of one- and two-story attached brick commercial buildings constructed in the late 19th and early 20th centuries.

The earliest remaining attached commercial building is the 1889 former First National Bank building at the southwest corner of Eleventh Avenue and Seventh Street. Other remaining attached commercial buildings also date from the late 19th century and exemplify Italianate and Victorian Commercial architectural styles. The majority of buildings remaining in the district were constructed in the early 20th century through the 1930s. They represent Neoclassical Revival, Italian Renaissance Revival, and Art Deco stylistic influences on commercial buildings.

Several of the city's "landmark" commercial and institutional buildings are located in the commercial core and provide architectural emphasis to the area. The Carnegie Library was built in 1903 and is a one-story brick building with Neoclassical Revival detailing. A rear addition was built in 1917, and a much later side addition complements the original library by repeating some of its features. The Masonic Lodge, constructed in 1907, shows the influence of early 20th-century Beaux-Arts Classicism. The U.S. Post Office building (listed in the National Register on June 29, 1984) was constructed in 1912-13 in the Italian Renaissance Revival style.

An automobile dealership constructed in the 1920s combined Georgian Revival and Art Deco influences typical of many of the other commercial buildings in the city.

To the north and west of this downtown commercial core are other scattered historic commercial buildings and industrial and transportation-related buildings focused along the railroad lines. They were generally constructed in the early 20th century. Two historic gas stations remain in this periphery area around the commercial core, with one to the north and the other to the south.

A number of one-story brick warehouses, both attached and freestanding, remain along the railroad lines. A large one-story brick warehouse-type building that housed an ice plant is still intact. One building remains from a cottonseed oil mill.

The old city waterworks dating from 1914 with water tower and accompanying pump house across the railroad lines to the northwest are relatively rare examples of such structures. Neither facility has been in use in many years.

The Gillespie-Selden Historic District is located in an African-American neighborhood in southwest Cordele. The district consists of 42 acres, bounded roughly by 16th Avenue, 15th Street, 13th Avenue and 11th Street. The district is densely developed and contains residences, churches, a hospital, a school and small businesses.

The neighborhood was founded in the early 1890's by African-Americans who worked for the railroad. Most of the residences are late 19th and early 20th century one-story wood framed buildings with minimal stylistic detailing and uniform setbacks. Some larger brick residences are located closer to the Gillespie-Selden Institute.

The Gillespie-Selden Institute is a complex of buildings, located at the corner of 15th Avenue and 12th Street, including the President's Home (1925), Founder's Home (1941), girl's dormitory (1929), Gillespie Memorial Hospital (1937), Administration Building (1937) and Selden Cottage (1949). The President's Home is brick and features Craftsman style detailing, while the dormitory, hospital and Administration Building are brick with Colonial Revival features. The Founder's House, also known as Dr. Clark's House after founder Dr. Augustus S. Clark, is a Colonial Revival style house. Selden Cottage is a brick building with no academic style.

Originally named the Gillespie Normal School, after the Gillespie family whose donation made the school possible, the institution merged with the Selden Institute of Brunswick and changed the name to Gillespie-Selden Institute in 1933. The hospital was also named after the Gillespie family, who donated the funds to build it. Selden Cottage was constructed to house a separate nursing program.

The district contains four churches: St. Paul Presbyterian Church (1900), Allen Temple African Methodist Episcopal Church (1912), Mt. Zion First African Baptist Church (1915), and Gesthsemame Missionary Baptist Church (1936). All of the churches feature front towers except for Mt. Zion, which has a small cupola. The churches are located at or near intersections in the neighborhood.

Historically, several corner stores were located in the neighborhood, but most have been lost. The remaining corner stores are one story, front gable buildings with off-center entrances.

The landscaping within the district features mature hardwood trees, grass lawns and foundation plantings. Vacant lots were historically used for tent revivals or recreation areas adjacent to the school.

The O'Neal School Neighborhood Historic District is located east of downtown Cordele and contains historic residences, two commercial buildings and several community landmark buildings constructed between 1887 and 1954. The district is 152 acres and is roughly bounded by the Seaboard Coastline Railroad, Owens Street, 16th Avenue and 6th Street.

Houses in the district represent a variety of architectural styles, including Italianate, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical Revival, English Vernacular Revival and Craftsman. The houses are one to two stories and feature wood, brick or stone facades and decorative elements. The larger high-style houses were built during the late 19th and early 20th centuries and are located on 12th, 13th, 14th and 15th Avenues. The more modest houses were constructed during the early to mid 20th century and are located along the borders of the neighborhood on 11th Avenue and 16th Avenue. The houses of the district share common setbacks and many still retain their historic outbuildings.

The district retains the gridded street pattern developed when the city was laid out in 1887. Landscaping includes mature trees, sidewalks and some historic granite curbing.

The district contains two commercial buildings; both constructed in the early 20th century in the Commercial style. The former Hotpoint Appliance store is a one story brick building with decorative brickwork above the entrance and infilled display windows, and a parapet wall. The former telephone exchange is a two story brick building with decorative brickwork in the cornice and brick pilasters. Both buildings are located on the edge of the district closest to downtown Cordele.

The district contains several community landmark buildings, including the Christ Episcopal Church (1897), the First Methodist Church (1914), the First Baptist Church (1914), and the First Presbyterian Church (1947). Adams Hospital, an early 20th century Colonial Revival style building, has been converted into apartments. O'Neal School, for which the district is named, was constructed in 1957 and is considered nonhistoric due to recent alterations.

The local U.S. Post Office facility, listed on the National Register of Historic Places in 1984, was one of the last Federal projects by James Knox Taylor, Supervising Architect of the U.S. Treasury. The Cordele Post Office features design elements from the Italian Renaissance Revival Style.

Historic Markers

Markers have been placed in the community identifying sites of historic significance. The text on each marker is as follows:

CRISP COUNTY

Crisp County was created by Act of Aug. 17, 1905 from Dooly County. It was named for Charles Frederick Crisp (1845-1896), Georgia lawyer, judge, Congressman, who was born in Sheffield, England, of actor parents touring the British Isles. Judge Crisp served as Speaker of the House of Representatives, 1891-1893. First officers of Crisp County, commissioned October 10, 1905, were: S. W. Coney, Ordinary; J. A. Littlejohn, Clk. Sup. Ct.; G. W. Sheppard, Sheriff; J. M. Davis, Tax Rec.; John C. Fenn, Tax Col.; B. N. Williams, Treasurer; W. T. Cheeves, Surveyor; L. M. Sumner, Coroner.

GEORGIA VETERANS MEMORIAL STATE PARK CAMP SAFETY PATROL

Here begins "Georgia Veterans Memorial State Park." This 1,200 acre tract of land was purchased by Crisp County Commissioners and given to the State of Georgia December 4, 1946 in grateful appreciation of, and as a living memorial to the devotion to duty, the heroic service and unselfish sacrifice of Georgia War Veterans. This memorial lies shielded and almost surrounded by Lake Blackshear, formed by the backwaters of the Crisp County Hydroelectric Power Dam, the first county owned, constructed and operated hydroelectric power project in the United States. "Camp Safety Patrol," established 1951, lies along the South border of the Memorial Park and was sponsored by the Safety Education Division of the Georgia Department of Public Safety and the Georgia Department Veterans of Foreign Wars, and proved to be the first School Patrol Safety Training Camp in the nation dedicated to teaching safety to youth.

SOVIET 85 MM GUN

This Russian 85 mm antitank gun Model-44 was captured in Vietnam. This gun was basically divisional artillery, which meant it could be used in a wide variety of roles.

SPANISH-INDIAN BATTLE (1702)

Early in 1702 Joseph de Zuniga, Spanish Governor of Florida, and Pierre le Moyne Iberville, French founder of Louisiana made plans to check steadily increasing English trade with the Indian tribes in the interior, and perhaps to drive out of the Southeast. To accomplish this, they agreed to an expedition against the English and their allies, the Creek Indians in the Carolina territory which is now Georgia. In August, Governor Zuniga sent a force northward of more than 800 Spaniards and Apalaches commanded by Captain Francisco Romo de Uriza. Forewarned by the Indians, Anthony Dodsworth and other traders at Coweta (near present Columbus), marshalled about 500 Creek warriors, lured the Invaders into an ambush on the Flint River near here and routed them.

An outstanding authority on Southern frontier history, Dr. Verner W. Crane, said that this battle, "the prelude to Queen Anne's War on the Southern frontier" was in effect "the first blow struck by the English for the control of the Mississippi Valley."

BLACKSHEAR TRAIL

Blackshear Trail, made by General David Blackshear during the War of 1812, was used by General Andrew Jackson when he led his troops from Fort Hawkins, now Macon, through Hartford, now Hawkinsville, to Fort Early in 1818. The section was roadless except for this and a few Indian trails. General Jackson used it in his campaign against the Seminole and Creek Indians. The Battle of Skin Cypress Pond was fought on the Blackshear Trail. During this battle three U. S. soldiers and a number of Indians were killed. They were buried at the site of the battle in unmarked graves.

FORT EARLY

Fort Early, built by General David Blackshear in 1812, was named for Peter Early, Governor of Georgia at that time. It was used by General Blackshear during the war of 1812. On February 13, 1818 General Andrew Jackson and his army arrived at the fort and used it in the campaign against the hostile Seminole Indians of Florida and Creek Indians of Georgia. Nothing remains of the fort. It is believed to have been a stockade like many used in Indian warfare. The site of the fort is owned and marked by the Fort Early chapter of the D. A. R.

DE SOTO TRAIL 1540

Hernando de Soto and his army after crossing to the west side of Flint River near Bainbridge, recrossed it on March 31, 1540, between the mouths of Jones and Gum creeks, and stopped at the town of the Ileshist chief. He was the first that came to them in peace after their departure from the Apalachee country and upon the mound of his village they erected a large wooden Cross, April 1, 1540. The Indians "received it and worshipped it devoutly to all appearance."

THE WILLIAM ADKINS' LIVE OAK TREE

Spreading its limbs over 100 feet, this live Oak has comforted and delighted generations of visitors, passersby and owners of the William Adkins Plantation Home. The Crisp-Dooly Forestry Department measured this tree in 1976. It was 56 inches in diameter, over 15 feet in circumference and estimated to be over 160 years old.

Two hundred archaeological sites have been documented in the community, to date. Such sites are most typically discovered as development occurs, and since the vast majority of the community is undeveloped there is potential for more sites to be identified. Information about the location of these sites and the artifacts found are maintained in a state database and released to only “authorized” parties on an as-needed basis to reduce the potential for vandalism. Consequently, these sites cannot be mapped for present purposes.