

Grady County and the Cities of Cairo and Whigham

Ten Year Comprehensive Plan Update

Community Agenda

Vision for Grady County and the cities of Cairo and Whigham

Improve Community Services

- Encourage financial efficiency of government services (i.e. service delivery strategy)
- Improve long-term planning
- Encourage public involvement in local decisions

Conserve Natural Resources

- Promote healthy waterways and storm water management
- Encourage sustainable agriculture (i.e. small farms, co-ops, etc.)
- Expand recycling programs
- Preserve natural heritage
- Plant trees in the cities
- Protect the aquifer

Maintain Rural Character

- Preserve historic community resources
- Encourage infill development
- Revitalize downtown
- Preserve and increase of the number of urban green spaces
- Encourage sustainable agriculture (i.e. small farms, co-ops, etc.)
- Preserve native ecosystems

Expand Educational Opportunities

- Diversify educational choices (i.e. public, private, charter, magnet, home, etc.)
- Offer education for the Whole Community (i.e. adult education, English as a second language, general equivalency diploma (GED) training, job training, head start, etc.)
- Develop library outreach services

Promote Sustainable Economic Development

- Develop recreational resources (i.e. greenway systems, parks, recreational programs, etc.)
- Develop housing opportunities for workforce (i.e. planned communities, affordable housing/rental, expand senior housing opportunities, etc.)
- Create a balanced economy
- Nurture cultural diversity (i.e. entertainment, arts, people, etc.)
- Create additional jobs (i.e. sustainable jobs, entrepreneurship, etc.)

Community Issues and Opportunities

I. IMPROVE THE FINANCIAL CONDITION OF THE CITY OF CAIRO

1. Improve the operations and productivity of the city of Cairo

- A. Improve the quality, training and performance of employees
 - Consider implementing a "temp" status for most new employees.
 - Develop/improve/document employee training.
 - Continue "pay for performance" component as part of the compensation system.
- B. Maintain adequate personnel (quality and quantity)
 - Review the organizational structure of city departments.
 - Conduct periodic wage and salary reviews.
 - Implement a retention program for highly efficient employees.
- C. Improve field communications among city employees
 - Convert cell phones and radios over a three phase period.
- D. Outsourcing
 - Review targeted outsourcing opportunities.

2. Reduce the debt of the city of Cairo

- A. Review all utility rates and compare to competitor rates using the Municipal Electric Authority of Georgia (MEAG) statewide benchmarking study.
- B. Review all city assets for sale or development, including: land, surplus equipment, and buildings.
- C. Review city annexation options
 - Target areas in the electric service area.
 - Target industrial areas.
 - Review areas of residential development.
- D. Review with EMC on territory changes
 - Meet with officials from EMC to discuss options.
- E. Review all fee charges, schedules and fire protection

- Consider extending water and sewer outside the city, possibly to the city of Whigham.
- Consider fees for fire responses outside the city.

F. Consolidate utility billing

3. Make CNS profitable.

A. Promote CNS as a desirable, city-owned enterprise

- Place CNS logo on all city vehicles.
- Distribute CNS channel cards at every opportunity.
- Update advertising to promote CNS as the "hometown" provider of cable television and internet access.
- Offer CNS ball caps and t-shirts to help advertise.
- Letter from Mayor/Council/City Manager to all city employees explaining the commitment to CNS.

B. Implement an employee incentive program

- Offer each employee \$25 for each referral that results in a new CNS customer.

C. Review CNS cable and internet rates

- Recommend rate increases after comparing with competition and area markets.

4. Support a SPLOST

A. Identify city funding priorities.

B. Identify funding for special interest groups.

5. Review franchise and pole rental fees.

A. Alltel

B. Mediacom

C. Grady EMC

6. Aggressively pursue grants.

A. Seek to hire a grant writer.

B. Review Georgia Chart of Accounts to identify potential sources of grants.

C. Seek private/foundation grants.

II. IMPROVE AND MAINTAIN CITY INFRASTRUCTURE.

1. Water system

- Put high tank #2 in operation.
- A computer model of the water system is needed to better understand system dynamics.
- Water facilities are needed on the west side of the city.
- A water management plan is needed to maximize the efficiency of the water distribution system.
- A valve exercising program needs to be implemented to ensure that gate valves are operational in times of emergency, and to identify valves in need of replacement.
- A loss prevention program needs to be implemented to minimize system leaks and pumping costs.

2. Sewer system

- The interceptors and larger pipes need to be videoed as a part of an inspection program to identify leaks in the sanitary sewer system. A tight system will convey a greater proportion of wastewater to the wastewater treatment plant, and also prevent the infiltration of rain or groundwater into the system, minimizing treatment costs.

3. Electrical distribution system

- Generation is nearing capacity in times of peak demand; there is a need to look at an investment in additional generation capacity.
- Load side management should also be implemented to reduce electrical demand. Planting deciduous trees on southern exposures, substituting incandescent light bulbs for compact fluorescents, using Energy Star rated appliances, and setting thermostats at more moderate settings will reduce the electrical load and reduce the need for additional generating capacity.
- Large industrial users of electricity should be encouraged to use high amperage electrical equipment at night, through a rate system that offers cheaper night rates.
- A plan is needed to identify areas of the system in need of improvement.

- There is a need for current distribution maps, and an ongoing need to keep the maps current.
- An expanded energy awareness education program would inform electric customers on the importance of conserving energy.

III. IMPROVE OVERALL CITY APPEARANCE

1. Short-term goals

A. Enforce existing rules. An enforcement of the existing zoning and nuisance ordinances will address the issues of:

- Burnt homes.
- Abandoned homes.
- Unkempt lots.
- Trash piles.

B. Entryways into city need to be more clearly identified and more aesthetically pleasing signage erected on the major thoroughfares into the city announce to motorists that they are entering the city.

- New signage and beautification through planting of ornamental plants necessary at Highway 111 South.
- New signage and beautification through planting of ornamental plants necessary at Highway 93 South.

C. The issue of semi tractor trailer parking at conspicuous points of entry into the city needs to be addressed.

2. Long term goals

A. The north-east entrance into the city along 1st Avenue needs improvements to address issues of:

- Flooding.
- The unsightly triangle at Highway 84 needs to be beautified.
- Streetscaping and improvements to street lighting will improve the appearance and safety along 1st Avenue.

B. Broad Street improvements are needed including:

- Brick pavers to enhance the appearance of downtown.
- Diagonal parking to provide for more parking.

- Possibly prohibiting large truck traffic.
- Additional plantings to enhance the appearance of downtown.

IV. DEVELOP A GROWTH PLAN FOR THE CITY

A. An annexation plan is needed in the city.

- Expansion of infrastructure needs to be considered to accept new growth.
- Expansion of the city boundaries needs to be considered by committee. Natural boundaries should be used whenever possible.
- Areas already using city services should be looked at especially closely.

B. Land use/zoning issues need to be addressed.

- Mobile home ordinance. No mobile homes older than five years should be brought into the city
- All mobile homes should be underpinned with concrete block, brick, or stucco.
- Shrink areas zoned R-1 to limit mobile home expansion.
- Enforce ordinances that address mobile home violations.

C. Development of 1st Avenue Northeast into a commercial center.

- Beautification improvements needed.
- Enforcement of nuisance code necessary to make the area more attractive to potential customers.

D. A residential development plan is needed.

- Review all processes for the cost sharing of new infrastructure.
- Develop an affordable housing plan.
- Develop a public housing plan.
- Search for builders and developers who provide and promote the construction of workforce housing.
- Enforce clean up and repair in residential areas.
- Encourage infill development to take advantage of existing infrastructure.

E. Business and job growth needs to be enhanced.

- Review, and modify if necessary, existing programs regarding infrastructure requirements.
- Annex the area at the south end of the city for industrial use.

V. IMPROVE QUALITY OF LIFE IN CAIRO

A. A parks and recreation master plan is necessary in Cairo.

- A parks and recreation master plan is necessary in Cairo to inventory and assess the current level of service for parks and recreation facilities and programs in Cairo.
- Citizen committees for each park could address specific issues.
- A closer relationship with the local YMCA should be fostered.
- Walking trails are desired for the citizens of Cairo.
- Improvements to playground equipment are needed for families with young children.
- Public restrooms are needed at many of the parks in Cairo.
- More programs for families are desired.

B. Better communication between city and citizens is necessary.

- Regular surveys are needed to solicit feedback.
- A closer relationship with local media outlets should be fostered to promote the city agenda.
- A closer relationship between the city and civic clubs should be encouraged.

C. Cultural Opportunities are needed in greater numbers.

- Development plan for a Regional Community Center (RCC) and the Zebulon Theater.
- Local art shows should be encouraged and supported.
- Heritage activities that recall the history of the area should be encouraged and supported.
- Ethnic activities that recognize and honor the region's minority residents should be encouraged and supported.

D. Standards for basic services need to be revisited.

- The number of sidewalks and pedestrian safety and accessibility need to be assessed. Increased numbers of sidewalks would greatly benefit

the city, especially for those who do not or cannot drive including the poor, the elderly and children.

- Handicapped markings on pavement and signage need to be properly maintained.

- The viability of an expanded recycling infrastructure should be considered. Additional drop boxes throughout the city would divert more of the city's waste away from the rapidly filling landfill.

- Public transportation in general needs to be expanded.

F. Natural and historical resource protection:

- Inventory existing resources

- Promote and maintain Best Management Practices to help prevent soil erosion, and farm runoff.

- Pass stream buffer protection

- Develop wellhead protection ordinances for the protection of the municipal wells.

V. IMPROVE QUALITY OF LIFE IN WHIGHAM

A. Housing

- Consider the implementation of a neighborhood Housing Rehabilitation Program.

- Study the need for additional recreation sites that could serve specific neighborhoods.

- Study the feasibility of applying for CDBG or other funds for the purpose of installing a city-wide sanitary sewer system.

B. Land Use

- Consider the adoption of subdivision regulations.

- Amend the zoning ordinance as needed.

- Adopt the Title V. environmental ordinances to protect wetlands and groundwater recharge areas.

C. Community Facilities

- Make needed improvements to the municipal water system.

- Study the feasibility of connecting to the city of Cairo's water supply

- Purchase needed police equipment/vehicles.

- Purchase needed fire department equipment/vehicles.

- Continue scheduled plan to pave/resurface city streets.

- Update service delivery strategy as needed.

- Update the service delivery strategy as needed.

- Support the development of a multi-purpose facility on the Rattlesnake Roundup Grounds.

VI. IMPROVE THE QUALITY OF LIFE IN GRADY COUNTY

A. Land Use

- County-wide land use regulations should be considered in consultation with regional partners to determine the kind of land use regulation that would be most appropriate for the county.
- Update Land Development Ordinance, as necessary.
- Update Subdivision Ordinance, as necessary.
- Support land and soil conservation programs sponsored by the ASCS and SCS.
- Encourage the development of adequate buffers between incompatible land uses.

B. Housing

- Support Development of an affordable Housing Plan.
 - Promote the development of housing units through public, private, and non-profit sectors.
 - Encourage development of personal care homes, nursing homes, and home companion matching programs for senior citizens.
 - Assist with the rehabilitation and re-use of historically housing by promoting technical and economic assistance.
- Designate CDBG and CHIP target projects.

C. Economic Development

- Annually review and promote economic development tools appropriate to the needs of the county.
- Expand Industrial Park and Recruit companies
- Develop an active relationship with area technical schools, skills training centers, and economic development agencies.
- Promote Grady County hunting preserves and farm lodging, and agri-tourist attractions.
- Develop a resource center where residents can review training materials, skills training, and review employment opportunities, pending funding.
- Encourage the development of a county beautification program.

D. Community Facilities

- Upgrade and expand facilities, training and equipment on a priority basis, and pending available funding to maintain fire protection.
- Promote installation of dry hydrants, and upgrade water systems as needed.
- Promote the development of health care facilities and services

E. Natural Resources

- Adopt required environmental ordinances: 1.) Wetlands, 2.) Ground-water recharge.
- Continue support of Regional Water Resource Planning Program
- Promote Water Conservation and Water Quality Initiatives.
- Continue enforcement of erosion and sediment control ordinances
- Promote the use of conservation easements.
- Support best management practices of the Soil Conservation Service.
- Promote awareness on the Soil and Erosion and Sedimentation Act.
- Continue to monitor development of the River Basin Management Plan and promote river corridor protection measures.

Defining Narrative

The steering committee and concerned members of the general public identified 15 distinct character areas in Grady County and the cities of Cairo and Whigham. They are:

1. Prime Agricultural Land
2. Forested Land
3. Residential Land
4. Rail Corridor
5. Downtown Development Area
6. Future Residential and Industrial Annexation Areas
7. Ochlocknee River Corridor
8. Highway Commercial corridor
9. Unincorporated townships, including: Calvary, Spence, Pinepark, Nickelville, Gradyville, Beachton and Midway.
10. High Street (Commercial Corridor through Whigham)
11. Red Hills
12. Rattlesnake Roundup grounds
13. Tired Creek Lake
14. Tama native reservation

1. Prime Agricultural Land

Description of character area:

Almost half of all land in Grady County is used for the purpose of agriculture. Current ownership patterns favor large landholdings that are used for growing a variety of agricultural products or trees. Row crops of cotton, peanuts, corn, tobacco and other crops are grown throughout the county. Farmland and related structures such as storage barns, farm homes, silage structures, and center pivot irrigation sprinklers are conspicuous features on the landscape, and give Grady County a unique rural feel.

Vision for the character area:

Because agriculture is such an important component of not only the look and feel of Grady County, but also the economy, efforts should be made to retain the characteristic agricultural land uses, and protect against its loss to undirected and scattered development. Agriculture in the county is facing a slow decline in the number of family-owned farms as new residential development converts former farmland to housing tracts. To protect current residents and farmers from incompatible land uses and to minimize the costs of providing services to new residents, the county could consider taking steps to curtail the growth of residential land uses on former farm land.

List of Quality Community Objectives pursued:

By protecting agricultural land the following community objectives will be pursued:

- Heritage Preservation
- Sense of Place
- Environmental Protection
- Regional Identity
- Open Space Preservation
- Appropriate Businesses

Implementation measures:

Should the government decide to pursue some kind of development regulation in the unincorporated territory, the necessary implementation steps would be:

- i. A complete land use survey rather than a windshield survey,
- ii. The creation and maintenance of a Geographic Information System at the tax parcel level and the development of an official map,
- iii. The creation, adoption and equitable enforcement of appropriate land use regulations, (a process that would entail the identification of

stakeholders, public input meetings, public notification, public hearings, adoption by resolution and the designation of an enforcement body),

iv. Conservation easements should be encouraged,

v. Agricultural buffer requirements should be encouraged.

2. Forested Land

Description of character area:

Forested land along with agricultural land comprises roughly 90 percent of the land use in Grady County. Much of the area is covered in planted pines but significant stands of native longleaf pines remain in the southern part of the county. There are also significant wetland areas with stands of wetland tree species such as cypress and tupelo.

Vision for the character area:

The vision for the forested areas of Grady County is similar in many ways to the desire to preserve Grady County's agricultural areas. Because the forested areas are such an extensive and conspicuous part of the landscape steps should be taken to help protect and preserve wooded areas throughout the county.

List of Quality Community Objectives pursued:

By protecting forested land the following community objectives will be pursued:

- Heritage Preservation
- Sense of Place
- Environmental Protection
- Regional Identity
- Open Space Preservation
- Appropriate Businesses

Implementation measures:

Should the government decide to pursue some kind of development regulation in the unincorporated territory, the necessary implementation steps would be:

- i. A complete land use survey rather than a windshield survey,
- ii. The creation and maintenance of a Geographic Information System at the tax parcel level and the development of an official map,
- iii. The creation, adoption and equitable enforcement of appropriate land use regulations, (a process that would entail the identification of stakeholders, public input meetings, public notification, public

hearings, adoption by resolution and the designation of an enforcement body),
v. Conservation easements should be encouraged.

3. Residential Land

Description of character area:

The residential character area is found predominantly in the residential areas in the cities of Cairo and Whigham. Outside of the crossroads communities, residential development in the county is scattered, piecemeal and largely confined to individual lots bordering county roads. There are an increasing number of subdivisions in the unincorporated territory; however, these are distinguished from the residential character area by their scattered and haphazard location.

Both Cairo and Whigham have adopted zoning ordinances. At the time of writing Whigham is updating theirs and it is recommended that Cairo reviews and upgrades their ordinance prior to 2011.

In these areas, alongside those earmarked for future residential development, innovative neighborhood subdivisions and mixed use zoning should be encouraged.

Vision for the character area:

The improvement of existing housing stock in residential areas is a priority in Grady County. Enforcement of existing codes to help improve the appearance and condition of some neighborhoods, and concentrating on infill development to take advantage of existing infrastructure will be encouraged.

List of Quality Community Objectives pursued:

By protecting residential land the following community objectives will be pursued:

- Heritage Preservation
- Sense of Place
- Housing Opportunities
- Infill Development
- Traditional Neighborhoods

Implementation measures:

- i. Creation of a Capital Improvements Budget and Plan,
- ii. Identification of possible grant or low interest loan funds,
- iii. Pursuit of other financial opportunities including bond issues and further Special Local Options Sales Taxes,

- iv. Identification of community desires and the ability to convince the community that this would be a benefit worth paying for,
- v. Development of volunteer workforce for unskilled labor,
- vi. Identification and contracting with appropriate engineers.
- vii. The zoning ordinance should be reviewed, and amended if necessary to allow accessory housing units.

Rehabilitation of existing housing stock should be a priority in all residential areas in Grady County. A housing strategy that identifies dilapidated structures for inclusion on a "target list" could be developed. From the list, the properties could either be condemned or brought back up to livable conditions through a variety of mechanisms. The best way is for the property owners themselves to voluntarily bring the properties up to the standard of existing codes. A grace period could be offered to give property owners the time to improve their properties before fines are levied against property owners who fail to make the necessary improvements.

Every effort should be made to work with property owners to clean up or demolish existing dilapidated structures. Owners may wish to sell or donate distressed properties to local governments for the purpose of redevelopment. Eminent domain should be used only as a last resort.

4. Rail Corridor

Description of character area:

The CSX rail line runs east-west across the center of Grady County, parallel to Highway 84. Historically, the railway was the county's main connection to distant markets for a variety of minimally refined agricultural products. More recently a number of industries that use the rail line for transport have sprung up, primarily on the east side of Cairo. Within the city, the rail line is surrounded by a number of slowly rotting historical warehouses.

The Rail Corridor-Warehouse Character Area proffers opportunities of a different kind. The historic warehouses could be renovated to house museums depicting the city and county's rural history or provide the infrastructure for desirable loft apartments.

Vision for the character area:

The railroad has historically been an important factor in the development of cities in Grady County and in Southwest Georgia. Industrial activities that benefit from the presence of rail lines should be encouraged. Typically these industries require bulky raw materials

and create large products for distant markets. The primary costs in rail transit are handling, thus large scale, low intrinsic value products profit from using rail transit.

List of Quality Community Objectives pursued:

By encouraging the development of the industrial rail corridor, the following community objectives will be pursued:

- Heritage Preservation
- Sense of Place
- Infill Development
- Appropriate Businesses
- Quality Community Objectives

Implementation measures:

- i. Pursue both industrial development and warehouse renovation within these respective character areas.
- ii. Cairo should maintain the existing industrial zoning for the eastern portion and consider creating a new zone for either museums or loft residential in the west.
- iii. An in depth study of the apparently derelict manufacturing businesses should be undertaken to match remaining structures to potential businesses or other alternative types of commercial/residential development.

5. Downtown Development Area

Description of character area:

Again confined to the cities of Whigham and Cairo, the downtown development character area marks the traditional downtown core of the cities. The proximity of the CSX railway to both city centers means that the downtown development character area overlaps some of the rail corridor character area.

Within the city of Cairo, the existing commercial zoning should be retained; however, mixed uses such as the apartments above storefront businesses should be expanded. A review of the zoning ordinance to ensure that mixed use projects are not only allowed but actively encouraged in this district. The city of Whigham's downtown development character area is perforce, smaller, but shares the same commercial/residential traits.

Vision for the character area:

Cairo and Whigham envision thriving downtown areas with thriving local businesses, a mix of land uses including housing, with walkable streets and pleasant civic spaces.

List of Quality Community Objectives pursued:

By encouraging the development of the downtown development area, the following community objectives will be pursued:

- Heritage Preservation
- Sense of Place
- Infill Development
- Appropriate Businesses
- Quality Community Objectives
- Housing Opportunities
- Traditional Neighborhoods

Implementation measures:

- i. Creation of a Capital Improvements Budget and Plan,
- ii. Identification of possible private partners to exploit p3 options,
- iii. Pursuit of grant and other financial opportunities including bond issues and further Special Local Options Sales Taxes,
- iv. Identification of community desires,
- v. Development of a volunteer workforce for unskilled labor,
- vi. Identification and pursuit of suitable landscape architects and engineers,
- vii. Close coordination between the Chamber of Commerce, private investors, and local governments to identify and pursue appropriate businesses for this area,
- vii. The zoning ordinance should allow, or be amended to allow accessory housing units,
- viii. The city should adopt alternative street and pedestrian system standards.

In order to pursue the Appropriate Businesses Quality Community Objective the city and county must develop a means by which they can garner input from the business owners and develop policies which will not only help to keep existing businesses within the area but encourage the creation of new ones. Create a Business Retention and Expansion Program, a micro-business incubator and other business development resources including an incentive package. The county could also explore and study the potential for recreational and agricultural tourism businesses.

6. Future Residential and Industrial Annexation Character Areas

Description of character area:

These areas have been identified by the committee as ideal sites for future annexation into the cities of Cairo and Whigham. They are adjacent to the city limits and thus ensure the relatively easy extension of city services.

Vision for the character area:

By annexing these territories the cities will be able to use their existing zoning regulations to channel development within them. Obviously, within the areas identified for industrial use, the location of industries should be encouraged, while in the remaining territory, mixed residential and small-scale commercial development would be ideal.

List of Quality Community Objectives pursued:

- Regional Identity
- Heritage Preservation
- Environmental Protection
- Shared Solutions

Implementation measures:

- i. The county and city should consider adopting an ordinance requiring a permit for certain types of development,
- ii. The city should consider adopting an extraterritorial zoning ordinance to control growth in areas of anticipated annexation.

Through annexation and the creation of appropriate land use zones, the local governments will be pursuing the local self determination and shared solutions. Although counter intuitive, planning development on the urban fringe, does, within the prevailing regulatory environment of Grady County, constitute an act of environmental protection. Simply by bringing previously unregulated land into a system of land use regulation helps to limit the possibility of creating incompatible land uses. Furthermore, it entails a mixture of self determination and shared solutions as both city and county governments must agree with one another.

7. The Ochlockonee River Corridor Character Area

Description of character area:

The Ochlockonee River Corridor Character Area consists of a narrow strip, no greater than 150 feet, on either side of the county's major water course, the Ochlockonee River. This character area is denoted in some places with thicker than otherwise brush or forest growth. It is also marked by the presence, in places, of significant wetlands.

In this case by adopting more stringent standards the governments are participating in both environmental protection and shared solutions -water resource issues are always intra and inter regional-heritage protection and infill development by maintaining the rural and agricultural nature of the county, and infill development by further limiting the land available for residential development within the unincorporated territory.

Vision for the character area:

The cities and county wish to preserve and protect waterways and water resources within the county, especially along the main waterway that passes through the area- the Ochlockonee River.

List of Quality Community Objectives pursued:

By protecting the Ochlockonee River Corridor the following community objectives will be pursued:

- Heritage Preservation
- Environmental Protection
- Open Space Preservation

Implementation measures:

I. The applicable Part Five Environmental Planning Criteria should be implemented locally. River Corridor Protection, Protection of Groundwater Recharge Areas, and Wetlands Protection regulations would help protect water resources.

If the residents of the county move to adopt development regulations, they should impose environmental protection rules on the riverbanks to curtail residential or commercial development along the currently pristine waterfronts.

9. The Highway 84 Commercial Character Area

Description of character area:

The Highway 84 Commercial Character Area is limited to the strip facing Highway 84 primarily within the city limits of Cairo, although it stretches out beyond the city limits to the east. While this not the sole site of commercial activity within the county and cities, this is the primary one and the businesses within it are, for the most part, designed to service automobile traffic by providing large parking lots adjacent to the road and setting the building back on the lot.

Vision for the character area:

List of Quality Community Objectives pursued:

- Heritage Preservation
- Sense of Place
- Appropriate Businesses
- Employment Options
- Quality Community
- Regional Identity

Implementation measures:

- i. Close coordination between the Chamber of Commerce, private investors, and local governments to identify and pursue the appropriate businesses for this area,
- ii. Maintaining the existing BREP and other business retention programs,
- iii. Updating the existing zoning ordinance,
- iv. A complete land use survey,
- v. A design charrette,
- vi. Open house meetings with all the stakeholders and public to identify best uses and different activities,
- vii. Focused residential densification close to the center of the city and community facilities,
- vii. The county and city should consider adopting an ordinance requiring a permit for certain types of development,
- viii. Right of way improvements should be made to Highway 84 to stimulate economic activity.

The city's zoning code designates this area for commercial use and should continue to do so over the planning horizon. While the county's low population density and low incomes means that many of these businesses are operated within very tight margins, there appears to be a critical mass of national businesses willing to site in this area.

10. Unincorporated Townships such as Calvary, Spence, Pinepark, Nickelville, Gradyville, Beachton

Description of character area:

The unincorporated townships such as Calvary, Spence, Pinepark, Nickelville, Gradyville, Beachton constitute a single character area found in the unincorporated county and are small clustered groups of homes focused on crossroads. These small communities are the historical remnants of labor intensive agriculture or the more recent subdivision of larger land holdings for residential development within the county.

Vision for the character area:

Although these small communities currently lack the population to effectively incorporate, should the county government decide to adopt geographically based land use regulations, a mixture of residential and small scale commercial/retail uses should be encouraged in these locales.

List of Quality Community Objectives pursued:

- Heritage Preservation
- Environmental Protection
- Appropriate Businesses
- Regional Identity

Implementation measures:

Should the Government decide to pursue some kind of development regulation in the unincorporated territory, the necessary implementation steps would be:

- i. A complete land use survey rather than a windshield survey,
- ii. The creation and maintenance of a Geographic Information System at the tax parcel level and the development of an official map,
- iii. The creation, adoption and equitable enforcement of appropriate land use regulations, (a process that would entail the identification of stakeholders, public input meetings, public notification, public hearings, adoption by resolution and the designation of an enforcement body),
- iv. Components of the regulation should allow residential infill, encourage alternative modes of transportation, and promote historic preservation.

11. Highstreet Character Area (Commercial Corridor through Whigham)

Description of character area:

The Highstreet Character Area refers to the developed strip on either side of Highway 84 that makes up the majority of retail and commercial space within the city. The area houses a combination of residential, commercial and community facility uses.

Vision for the character area:

At the time of writing the Whigham Zoning Code is being revised. The city should consider encouraging the development of mixed uses by allowing for the creation of storefront apartments.

List of Quality Community Objectives pursued:

- Appropriate Businesses
- Infill Development
- Open Space Preservation
- Employment Options
- Traditional Neighborhoods
- Housing Opportunities

Implementation measures:

- i. Close coordination between the Chamber of Commerce, private investors, and local governments to identify and pursue the appropriate businesses for this area,
- ii. Maintaining the existing BREP and other business retention programs,
- iii. Updating the existing zoning ordinance to allow the development of mixed use,
- iv. Conduct a complete land use survey,
- v. Conduct a design charrette,
- vi. Host open house meetings with all the stakeholders and public to identify best uses and different activities,
- vii. Encourage focused residential densification close to the center of the city and community facilities,
- viii. Update the existing zoning ordinance if necessary to allow for infill development.

12. Red Hills

Description of character area:

The Red Hills character area covers much of Grady County. This bioregion contains a significant portion of the native longleaf pine forests remaining in the United States. The rich red clay soils of the Red Hills support a mosaic of park-like forests, expansive natural lakes, and hardwood hammocks. Known for its rolling hills and red clay soils, the region is rich in biological diversity, historic resources, and scenic beauty.

Vision for the character area:

List of Quality Community Objectives pursued:

- Heritage Preservation
- Environmental Protection
- Sense of Place
- Regional Identity
- Open Space Preservation

Implementation measures:

- i. Protection by ordinance for the many canopy roads that pass through the Red Hills area,
- ii. A complete land use survey,
- iii. The creation, adoption and equitable enforcement of appropriate land use regulations, (a process that would entail the identification of stakeholders, public input meetings, public notification, public hearings, adoption by resolution and the designation of an enforcement body),
- iv. Encourage adoption of agricultural buffers
- v. Encourage conservation easements
- vi. Encourage cluster subdivisions
- vii. Encourage adoption of an ordinance requiring a permit for certain types of development.

13. Rattlesnake Roundup Grounds

Description of character area:

Rattlesnake Roundup is one of the premier events in the Southeast. The Rattlesnake Roundup is over 40 years old and attracts approximately 40,000 visitors to Whigham each year. This event includes such demonstrations as the now-famous milking of the venom from an Eastern Diamondback Rattlesnake.

Vision for the character area:

The City of Whigham would like to continue to promote the annual event of the Rattlesnake Roundup, and expand and leverage the successful name recognition.

List of Quality Community Objectives pursued:

- Sense of Place
- Regional Identity

Implementation measures:

- i. Protect and preserve by ordinance the Rattlesnake Roundup grounds.
- ii. Assess the potential of expanding the scope of the annual event or establishing a presence on the grounds year-round.
- iii. Require, that participants in the event sign a sworn statement that no gopher tortoise or gopher tortoise habitat was harmed in the collection of rattlesnakes.

14. Tired Creek Lake**Description of character area:**

The Tired Creek Lake a project has a history dating back more than 35 years. The project includes the construction of a 1,200-acre recreational lake, 1,400 dwelling units, and possibly a golf course, conference center, and an 85-space RV park on the 2,900-acre site.

Vision for the character area:

The Tired Creek project should only proceed if it can be shown that the potential damage to the environment does not outweigh any benefits that may arise from the new development, that an analysis of the annual and periodic maintenance costs of the project do not exceed the budgeted costs and increase county taxes, and that the proposed development be subject to regulation.

List of Quality Community Objectives pursued:

- Growth Preparedness
- Housing Opportunities
- Local Self Determination

Implementation measures:

- i. Continued careful study of the environmental effects of the damming of Tired Creek and the effects on water quality in the Ochlocknee River, effects on the flora- especially to endangered or rare species,

and the possible destruction of Native American archeological and cultural resources,

- ii. The Grady County subdivision regulations should be reviewed or amended to encourage the construction of accessory units, cluster development, and conservation subdivision design.

15. Tama Native Reservation

Description of character area:

The town is located three miles west of Cairo. The total area is 78 acres, and tribal enrollment in 1995 was 1,500. This Lower Muskogee Creek Tribe was recognized in a governor's proclamation in 1979 and by the Georgia Legislature in 1993. The tribe has continuously resided in the State of Georgia, and is seeking federal recognition.

The Tama Tribal Town serves as the land base for the entire Lower Muskogee Creek Tribe, even though there are ten other tribal towns throughout the southeastern U.S. The Georgia Tribe of Eastern Cherokees consists of descendants of the Cherokee Indians who managed to escape that infamous Trail of Tears which characterized the forcible removal of their tribe in the 1830s.

Vision for the character area:

The story of indigenous Americans is an important part of the heritage of Grady County that must be preserved and told to current and future generations.

List of Quality Community Objectives pursued:

- Sense of Place
- Regional Identity
- Heritage Preservation

Implementation measures:

- i. Assistance to the Tama Reservation in their endeavor to become recognized federally,
- ii. Forming a closer partnership between the Tama Reservation and local governments for the purpose of enhancing the tourist potential of the reservation.

Policies

Population

1. Grady County, Cairo and Whigham should join forces with the County Extension Service to provide parenting classes and the prevention of teenage pregnancy.
2. Adult education should be supported through such programs as the Georgia Peach Program and the JTPA Program.
3. Grady County, Cairo and Whigham should address the lack of employment opportunities and limited transportation access to outside employment.
4. It is apparent by the low per capita income figures, poverty levels, and the high usage of transfer payments that supporting employment programs are necessary.

Emphasis on education is important to Cairo, Whigham and Grady County. Programs which address continuing education, skills assessment, higher scores achievement, diversification of educational choices, GED training, ESL training, job training, head start, and the development of library outreach services should be pursued.

Economic Development

Overall Goal:

To promote economic development in Grady County and the cities of Cairo and Whigham by enhancing the diversification of economic sectors. Business sector expansion, the support and retention of existing business and the attraction new businesses will be the focus of future economic development endeavors. To this effort, more interest in the exploration of a wide range of economic development resources and tools will be promoted to improve community infrastructure, marketing potential, local labor force skills, employment access and the creation of new jobs.

Objective 1:

We will develop a countywide organization to promote economic development goals and to explore the potential for utilization of economic development tools in Grady County and the cities of Cairo and Whigham.

Policy A: Review and promote economic development tools appropriate to the needs of cities of Cairo and Whigham.

Policy B: We will develop an active relationship with area technical schools, skills training centers as well as regional and State economic development agencies to broaden the range of economic opportunities in the cities of Cairo and Whigham and Grady County.

Objective 2:

We will promote and secure the strength of Grady County's agricultural community.

Policy A: We will support the agricultural agencies which monitor the needs of the Grady County Agricultural sector.

Policy B: We will promote youth activities in the agricultural sector.

Objective 3:

We will develop a shared county and city Website to promote the development of agri-tourism, publicize existing businesses and amenities of the region and to provide a forum for the exchange of information and ideas for citizenry.

Policy A: We will work with regional and state development agencies to promote industrial development programs by effectively utilizing of tax credit programs, revolving loan funds, job training programs and other incentives targeted at attracting new industries.

Policy B: We will encourage the development of secondary agricultural processing practices and agricultural marketing strategies.

Policy C: We will work with industries in surrounding counties to determine labor force needs and transportation access needs.

Objective 4:

We will support economic development programs aimed at improving the retail services and tourism sector throughout Grady County, Cairo and Whigham.

Policy A: We will facilitate the physical improvements in the design and entrances to county and cities.

Policy B: We will encourage the development of crossroads commercial development in Grady County.

Policy C: We will encourage the promotion of Grady County hunting preserves and farm lodging.

Policy D: We will encourage the development of a city and county beautification program targeting roadside cleanup and clearance of dilapidated commercial structures and out of use signs and develop county-wide sign ordinance.

Objective 5:

To encourage diversity in local economic sectors.

Policy A: We will focus efforts on promoting agri-tourist attractions with the assistance of Historical Society, the Historical Society, the Department of Industry Trade and Tourism, and the Agricultural extension office.

Policy B: To strengthen the county's tourism potential through preservation of historic resources and heritage education programs.

Policy C: We will encourage cultural activities and utilize these events as drawing cards for regional visits.

Policy D: Promote the development of health care facilities and services in the city and county.

Policy E: Encourage the development of private transportation services and encourage programs which allow for flexibility of use of medical transit vans for other uses such as employment access.

Policy F: We will utilize the Southwest Georgia Chamber newsletter and other media publications to advertise commercial, service, industrial or other vacancies or opportunities.

Objective 6:

To promote educational excellence, training programs and educational incentive programs throughout the county.

Policy A: Facilitate annual evaluations of the adequacy of local educational programs, career preparation programs, teen mentor programs, vocational and job skill training programs, education incentive programs by a focused committee.

Policy B: Encourage the development of better access to regional vocational schools and colleges or the development of mobile training units.

Policy C: Develop a resource center where residents can review training materials, literature on skills training and review employment opportunities listed by the Georgia Department of Labor and sources of assistance for small business development.

Objective 7:

We will ensure that infrastructure and community facilities are enhanced to promote the economic development potential in the cities and county.

Policy A: Continue to work with the Southwest Georgia Regional Solid Waste Authority to establish economical solid waste services in the area.

Policy B: Promote excellence at the elementary school and the development of safe, neat and attractive neighborhoods.

Policy C: Increase recreational and cultural activities and facilities.

Housing

Overall Goal:

To promote the orderly development of safe, affordable residential neighborhoods and the preservation/enhancement of existing residential neighborhoods in Grady County and the cities of Cairo and Whigham.

Objective 1:

We will promote efforts to improve the condition of Cairo's housing stock through new construction of replacement housing units, renovation, rehabilitation and demolition programs.

Policy A: We will continue to support Building Inspection activities and to enforce the State's Minimum Building and Construction Codes as well as locally adopted codes.

Policy B: We will increase the use of demolition programs as warranted in Grady County, Cairo and Whigham to remove dilapidated and substandard housing as needed.

Policy C: We will provide additional housing improvements through designation of CDBG and CHIP target projects for housing improvement grants and loans in the cities of Cairo and Whigham.

Policy D: We will promote the development of housing units in each Grady County community through the concentrated efforts of the public, private and non-profit sectors and the acquisition of housing assistance, grants and low interest loan programs.

Policy E: We will encourage housing assessment/infrastructure needs throughout the planning period.

GOAL 2:

To encourage the provision of housing of all types, densities and price ranges for current and future residents of Cairo, Whigham and Grady County.

Objective 1: To expand and diversity the housing opportunities available in Grady County, Cairo and Whigham by the year 2015.

Policy A: We will encourage the development of personal care group homes, nursing homes and home companion matching programs for senior citizens throughout Grady County.

Policy B: To promote infill development in residential neighborhoods.

Policy C: We will provide sufficient zoning of a flexible nature which will accommodate all housing types and a range of densities in the cities of Cairo and Whigham.

Policy D: To encourage residential development in areas where supporting infrastructure is available, particularly in existing communities in the unincorporated areas.

GOAL 3:

We will provide adequate infrastructure in residential areas to enable neighborhoods to prosper and become more appealing in Grady County, Cairo, and Whigham.

Objective 3:

To promote the stability and viability of neighborhoods throughout the county.

Policy A: Periodically survey Grady County, Cairo, and Whigham for housing condition to assess the need for further demolition, nuisance ordinances or rehabilitative housing measures.

Policy B: Locate public infrastructure improvements, including parks, paved roads and water, and drainage improvements in neighborhoods or communities so as to attract, maintain and encourage home ownership in Grady County, Cairo, and Whigham.

Policy C: We will encourage the protection and restoration of historically valued residential properties and neighborhoods throughout the county.

Policy D: We will assist with the rehabilitation and adaptive re-use of historically significant housing by promoting technical assistance and economic assistance programs in Grady County, Cairo, and Whigham.

Policy E: We will continue infrastructure improvement plans by identifying low income-minority "target" neighborhoods in the cities of Cairo and Whigham.

Policy F: To encourage the development of neighborhood clean-up and beautification programs in the cities of Cairo and Whigham.

GOAL 4:

To encourage the development of public-private partnerships between local developers, lenders, non-profits and the public sector which aim to promote quality residential development and improvement in Grady County.

Objective 4:

We will support the state and federal policies prohibiting discrimination in the acquisition and rental of housing in all Grady County communities.

Policy A: Educate the public and staffs of the local jurisdictions on the Fair Housing Act.

Policy B: Provide adequate allowances for group homes in the development of zoning ordinances.

Policy C: We will promote fair lending practices in Grady County.

GOAL 5: To provide regulatory guidance where necessary throughout Grady County to provide for well planned developments.

Objective 5: We will periodically review the amount, type and impact of development occurring in the county and cities to determine if additional regulations are needed to insure that compatible and well developed subdivisions and residential areas are created.

Policy A: To develop or amend subdivision regulations or other ordinances as needed in Grady County and the cities to insure quality development that allows for more affordable housing and housing for seniors.

Community Facilities

Overall Goal:

To provide excellent community facilities and services through planning in Grady County and the cities of Cairo and Whigham to enhance the quality of life and to enhance the potential for future growth and economic development opportunities.

Law Enforcement

GOAL 1:

To provide efficient and effective public safety services in Grady County and the cities of Cairo and Whigham.

Objective 1:

To improve the effectiveness of law enforcement activities through staff development and expansion, upgrading of communications and other equipment and the progressive use of special programs.

Policy A: Continue upgrading and coordinating the dispatching system and radio systems.

Policy B: We will promote innovative law enforcement programs

targeting decreases in domestic violence, drug traffic and thefts.

Policy C: We will continually upgrade the in-house training program for law personnel and to promote cross-training where sensible between public safety or other staff personnel.

Policy D: We will study innovative methods of staff expansion including cross training of public safety personnel, use of auxiliary forces and the investigation of supplemental force grant funding.

Fire Protection

GOAL 1:

To enhance fire protection services and equipment in Grady County and the cities of Cairo and Whigham for the purpose of reducing service response time and decreasing the ISO rating of each fire station in order to lower community insurance rates.

Objective 1:

To provide adequate water supplies and hydrants network necessary to lower ISO ratings.

Policy 1: We will promote the installation of dry hydrants throughout unincorporated Grady County.

Policy 2: To upgrade water systems and availability of water hydrants to provide excellent water supplies.

Policy 3: We will work with the State Fire Academy to determine the potential for the use of alternative methods of fire suppression or deceleration to reduce the water needs in rural areas.

Objective 2:

We will provide adequate facilities necessary to provide shelter for fire department operations.

Policy 1: To improve all county fire station facilities to adequately house fire trucks.

Policy 2: We will reduce response time by establishing a substation in underserved portions of the county, pending available funding.

Objective 3:

To upgrade fire fighting equipment in each station so as to effectively contribute to lower ISO ratings.

Policy 1: We will fully equip the each station to provide effective and efficient service and communications.

Policy 2: We will replace equipment on a priority basis as needed insuring increased water carrying and pumping capacity.

Policy 3: We will upgrade hoses on each vehicle, as needed.

Objective 4:

To improve communications systems during emergencies.

Policy 1: To continually upgrade the communications system and equipment including radios, pagers and beepers as needed.

Objective 5:

To encourage professional training and development of a sufficient number of fire fighters in each community.

Policy 1: We will continually recruit and train new volunteers.

Policy 2: We will coordinate training on a countywide basis whenever feasible.

Emergency Management Services

GOAL 1:

To provide excellent emergency service response and care throughout Grady County with emphasis on personnel training, expansion of medical equipment and the upkeep of vehicles and facilities.

Objective 1:

To develop facilities as needed to insure timely responses to the residents of Grady County.

Policy 1: We will plan for the development of satellite stations as dictated by service needs.

Policy 2: We will upgrade equipment and training to provide the best possible care.

Water System

GOAL 1:

To ensure that the public water supply systems are adequately maintained and upgraded to meet the needs of the communities for potable water, economic development activities, fire protection and other community needs.

Objective 1: To develop a maintenance plan for proposed new water system improvements.

Policy 1: We will routinely budget for cleaning, painting and other maintenance of water tanks, wells, and the water distribution system.

Objective 2: We will protect ground water supplies around well sites.

Policy 1: We will develop well head protection ordinances in Grady County, Cairo and Whigham.

School Facilities and Services

GOAL:

To enhance educational facilities, programs, and services in Grady County to provide the opportunities needed to improve education and skills levels necessary to obtain a successful labor force.

Objective 1: We will support plans to modernize the Grady County schools.

Policy 1: We will promote the rehabilitation of existing structures and facilities.

Objective 2: To enhance the development and use of vocational training programs, GED programs and literacy programs.

Policy 1: We will promote literacy training and the acquisition of GED by supporting local programs.

Policy 2: We will promote reading skills through the development of a local library.

Policy 3: We will encourage activities which would increase the availability of transportation to two and four year colleges in the region.

Policy 4: We will support local awareness campaigns focusing on scholarships, student loan programs and HOPE grants through local events and media.

Libraries and Cultural Facilities

GOAL:

To support the development of libraries, and cultural or arts organizations throughout Grady County in an effort to expand cultural arts opportunities for local residents and to attract audiences from other counties.

Objective 1:

To support the enhancement of the public library in the city of Cairo.

Policy 1: Encourage the implementation of a development plan in coordination with the Desoto Trail Regional Library System.

Policy 2: We will promote local events to raise donations for the local library and to encourage the development of volunteer organizations and solicitation of grants to fund personnel for the facility.

Recreational /Cultural Facilities

GOAL: to develop additional recreational facilities in the cities of Cairo and Whigham and Grady County throughout the planning period.

Policy 1: We will meet the recreational needs of a diverse population.

Policy 2: We will develop family and community oriented park facilities that are simple to maintain.

Policy 3: To promote the enhancement and restoration of existing indoor recreational facilities owned by the School Board.

Policy 4: To promote the development of cultural facilities, exhibits and other interpretive features designed to promote the history and culture of Grady County, Cairo and Whigham.

Health Services

GOAL:

To provide for the medical and mental health needs of Grady County

residents.

Objective 1:

To manage health care service delivery in an effective manner, meeting all state standards for waiting periods.

Policy 1: We will upgrade adequate staff personnel.

Policy 2: We will maximize the efficiency of clerical assistance.

Policy 3: We will revisit fees for environmental sanitation services, passing costs to users of service in order to adequately staff the office.

Transportation

GOAL: To provide for quality road and street networks which are designed to meet the needs of Cairo, Whigham and Grady County.

Objective: To promote improvements in the road and bridges network in the cities and county.

Policy 1: We will improve the paved to unpaved ratio in the cities of Cairo, Whigham and Grady County, pending available funding.

GOAL 1:

To maximize the long-term usefulness of Grady County's and the cities of Cairo's and Whigham's natural resources for agricultural, economic development, aesthetic, recreational, wildlife habitat and other functional environmental reasons.

Objective 1:

To maintain the quality of the natural systems in Grady County and the cities of Cairo and Whigham throughout the planning period.

Policy 1: We will utilize development regulations as warranted by development or natural constraints to direct land uses to the most suitable environments.

Policy 2: To protect sensitive environmental areas and habitats.

Objective 2:

To promote the conservation of natural habitats of endangered and

protected species in Grady County and the cities of Cairo and Whigham.

Policy 1: We will encourage landowners in each community to identify natural habitats of endangered species on private lands.

Policy 2: We will increase countywide education on laws protecting local endangered species and habitats through school programs, media reports and local governmental staff training.

Policy 3: We will encourage local residents and organizations to participate in the Freshwater Wildlife and Heritage Inventory.

Policy 4: We will promote the use of conservation easements throughout the county and cities to protect sensitive natural environments and plant and animal habitats.

Objective 3:

To encourage the protection of prime farmland and other agriculturally important soils throughout Grady County.

Policy 1: We will support the Best Management Practices of the Soil Conservation Service, Agricultural Stabilization and Conservation Service, and the Georgia Forestry Commission.

Policy 2: To actively provide education on and advocate the enforcement of the Georgia Soil Erosion and Sedimentation Control Act.

Objective 4:

To protect wetlands as important natural resources in Grady County and the cities of Cairo and Whigham.

Policy 1: We will promote county-wide awareness of the Federal 404 permitting process and the legal ramifications of non-compliance.

Policy 2: We will provide for a wetland identification check in any land development regulations developed during the planning period in Grady County, Cairo or Whigham.

Policy 3: We will promote protection of significant wetland areas in Grady County.

Objective 5:

To encourage the protection of the cities' and county's surface water and ground water resources.

Policy 1: To ensure the protection of wellhead areas in Cairo, Whigham and Grady County to protect potable ground water supplies.

Policy 2: To promote county-wide awareness on the Georgia Soil Erosion and Sedimentation Act.

Policy 3: We will promote the protection of quality ground water resources by promoting the enforcement of existing agricultural regulations in the county.

Policy 4: We will continue to monitor the Tri-State ACT/ACF Water Study and River Basin Management Plan and any other regional water studies throughout the planning period at the county level.

Policy 5: To promote river corridor protection measures and the use of conservation easements to maintain necessary buffers along significant river and creek corridors in the cities and county.

Objective 6:

We will promote the preservation of scenic vistas and landscapes throughout the cities and county.

Policy 1: We will continually locate and define scenic vistas of importance in the county which are subject to the impacts of development pressures.

Policy 2: We will promote effective land use measures and conservation measure necessary to maintain important landscape features which provide a sense of place Grady County and the cities of Cairo and Whigham.

LAND USE GOALS, POLICIES AND OBJECTIVES

GOAL 1:

To promote land development patterns which will protect sensitive natural resources in Cairo, Whigham and Grady County.

Objective 1:

To facilitate the promotion of good land management practices designed to protect the county's traditional agricultural and forestry

industries.

Policy 1: We will support the use of land and soil conservation programs sponsored by the ASCS and SCS.

Policy 2: To promote countywide education and public awareness of EPA's 404 permitting process and the state's Soil and Sedimentation Act requirements and review for compliance as land development regulations are developed.

Policy 3: Encourage the clustering of future residential, commercial and industrial land uses in the unincorporated areas to avoid the scattered break up of large agricultural lands.

Policy 4: Develop land use regulations to protect sensitive environmental and prime agricultural lands as needed and as administratively possible.

Policy 5: We will continue to protect river corridors and flood plains through local ordinances in Cairo, Whigham and Grady County.

Objective 2:

To protect and preserve existing residential areas and to promote the orderly development of land throughout the cities and county.

Policy 1: We will encourage infill development in residential areas of Cairo, Whigham and in unincorporated communities to insure efficient infrastructure and service delivery.

Policy 2: We will develop consistent regulations for the development and siting of manufactured homes in the cities of Cairo, Whigham and Grady County.

Policy 3: We will encourage the development of adequate buffers between incompatible land uses and residential areas when developing new land use regulations.

Policy 4: We will encourage re-development of blighted areas of Cairo.

Policy 5: We will promote the development of several small neighborhood parks in unincorporated communities.

Policy 6: We will promote the development of land use regulations

which will provide adequate guidance to ensure orderly development patterns in Cairo, Whigham and Grady County.

Objective 3:

To provide adequate land to encourage the development of residential, commercial and industrial areas near existing public services.

Policy 1: To promote industrial development in city limits.

Policy 2: We will encourage infill development in urban areas.

Policy 3: We will monitor fringe area development and land use needs in the cities for possible annexation needs.

Objective 4:

To provide an adequate amount of land for all land use categories to meet the needs of the existing and future population of Grady County.

Policy 1: We will encourage the long-term development of parks and open space throughout Grady County communities.

Policy 2: We will encourage the conversion of agricultural lands within municipalities to other land uses which may best be served by existing infrastructure so as to protect the agricultural lands throughout the county.

Objective 5:

To conserve natural resources for all current and future citizens of Grady County.

Policy 1: Promote healthy waterways by adopting the state’s Part Five Environmental Regulations.

Policy 2: Expand recycling opportunities for citizens by considering the creation of another recycling drop-off center in Cairo.

Policy 3. Promote the protection and planting of urban trees through the adoption of tree ordinances.

Historic and Archaeological Resources

GOAL 1:

To enhance the quality of life in Grady County communities through

the identification, preservation, protection, development and promotion of historic and archaeological resources and to stimulate related economic development and tourism activities.

Objective 1:

To develop a countywide historic preservation plan which will consider all aspects of historic and archaeological protection and development.

Policy 1: We will support a countywide Historic/Archaeological Preservation Commission.

Policy 2: We will support grant applications to update county-wide historic surveys.

Policy 3: We will identify and prioritizes nominations to the National Register for residential and commercial historic district boundaries.

Policy 4: We will educate the public on the state and federal tax incentives related to historic preservation.

Policy 5: To encourage the acquisition of historic preservation funding and cultural development funding from private foundations and all other sources.

Objective 2:

To promote the development of tourism, heritage and other economic development activities related to historic and archaeological resources.

Policy 1: We will develop brochure listing points of historical interest, scenic views etc. in Grady County and the cities of Cairo and Whigham.

Policy 2: We will establish annual events such as home tours, cultural events, heritage days, etc. which would highlight historic resources and Grady County's rich past.

Policy 3: To develop stronger relationships with the Georgia Department of Industry, Tourism and Trade, Plantation Trace Historic Region and the State Historic Planning Office, and the RDC Historic Preservation Planner.

Objective 3:

To promote heritage and cultural education throughout Grady County.

Policy 1: To encourage heritage education in the elementary and high

schools.

Policy 2: To encourage adult heritage education programs throughout the county.

Policy 3: To support heritage workshop training for local teachers in conjunction with other communities.

GOAL 2:

To work with the Historic Trust, the Historic Society, and other interested parties to preserve significant historic resources that are threatened by property buyout or to mitigate the impacts of property buyout.

Policy 1: The cities and county will promote a museum as a showcase of history to be used in conjunction with other heritage education tools to promote local history in area schools.

GRADY COUNTY, GEORGIA

COMPREHENSIVE PLAN

**Short Term Work Program
2007-2011**

Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
Housing								
1. Continue to Support Technical Training of Code Enforcement Officials	X	X	X	X	X	N/A	County	Grants/General Fund
2. Increase the use of demolition programs to remove dilapidated and substandard housing as needed	X	X	X	X	X	N/A	County	Operating Budget
3. Support Development of Affordable Housing Plan	X	X	X	X	X	N/A	County	Operating Budget
4. Designate CDBG and CHIP target projects.	X	X	X	X	X	N/A	County	Operating Budget
5. Promote the development of housing units through combined efforts in the public, private, and non-profit sectors	X	X	X	X	X	N/A	County	Operating Budget
6. Encourage development of personal care homes, nursing homes, and home companion matching programs for senior citizens	X	X	X	X	X	N/A	County	Operating Budget
7. Assist with the rehabilitation and re-use of historically housing by promoting technical and economic assistance	X	X	X	X	X	N/A	County	Operating Budget
8. Support state and federal policies prohibiting discrimination in the acquisition of housing	X	X	X	X	X	N/A	County	Operating Budget
9. Educate the public and staff on the Fair Housing Act	X	X	X	X	X	N/A	County	Operating Budget

10. Promote fair lending practices in the county	X	X	X	X	X	N/A	County	Operating Budget
11. Review, and amend if necessary, the Grady County Subdivision regulations to ensure that it encouraged infill and accessory housing	X	X	X	X	X	N/A	County	Operating Budget
Land Use								
1. Update Land Development Ordinance, as necessary	X	X	X	X	X	N/A	County	Operating Budget
2. Update Subdivision Ordinance, as necessary	X	X	X	X	X	N/A	County	Operating Budget
3. Develop Plan for Annual review of short term work program by Planning Commission and County Commission	X					N/A	County	Operating Budget
4. Develop additional ordinances as needed to ensure quality development	X	X	X	X	X	N/A	County	Operating Budget
5. Support land and soil conservation programs sponsored by the ASCS and SCS	X	X	X	X	X	N/A	County	Operating Budget
6. Continue to protect river corridors and floodplains through local ordinances.	X	X	X	X	X	N/A	County	Operating Budget
7. Encourage the development of adequate buffers between incompatible land uses	X	X	X	X	X	N/A	County	Operating Budget
8. Educate commissioners, staff and the public on land use options	X					N/A	County	Operating Budget
9. Determine and select appropriate land use tools					X	N/A	County	Operating Budget
10. Conservation easements should be encouraged	X	X	X	X	X	N/A	County	Operating Budget

11. Agricultural buffer requirements should be encouraged	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
12. Consider adopting an ordinance requiring a permit for certain types of development	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
Economic Development											
1. Continue Support of the Cairo-Grady Chamber of Commerce	X	X	X	X	X	X	X	X	N/A	City/County	Operating Budget
2. Continue Support of the South Georgia Governmental Services Authority	X	X	X	X	X	X	X	X	100,000	County	General Fund
3. Continue Support of Regional Economic Development efforts	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
4. Continue to work with the city in Economic Development efforts	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
5. Annually review and promote economic development tools appropriate to the needs of the county.	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
6. Expand Industrial Park and Recruit companies	X	X	X	X	X	X	X	X	2,000,000	City/County	General Fund
7. Develop an active relationship with area technical schools, skills training centers, and economic development agencies to broaden the range of economic activities in Grady County	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
8. Promote youth activities in the agricultural sector	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
9. Promote youth activities in the agricultural sector	X	X	X	X	X	X	X	X	N/A	County	Operating Budget

10. Support the agricultural agencies that monitor the needs of the Grady County agricultural sector	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
11. Encourage the development of secondary agricultural processing practices and agricultural marketing strategies	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
12. Work with industries in surrounding counties to determine labor force needs and transportation access needs	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
13. Encourage the development of crossroads commercial development.	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
14. Promote Grady County hunting preserves and farm lodging, and agri-tourist attractions	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
15. Encourage the development of a county beautification program	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
16. Encourage cultural activities and utilize these events as drawing cards for regional visits	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
17. Utilize the Southwest Georgia chamber newsletter and other publications to advertise commercial, service, industrial or other vacancies or opportunities	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
18. Develop a resource center where residents can review training materials, skills training, and review employment opportunities, pending funding	X	X	X	X	X	X	X	X	N/A	County	Operating Budget
Community Facilities											

1. Update Service Delivery Strategy, as needed	X	X	X	X	X	N/A	City/County	Operating Budget
2. Support Regional Transportation Planning	X	X	X	X	X	N/A	City/County	Operating Budget
3. Purchase Public Safety Equipment, as necessary	X	X	X	X	X	500,000	County	General Fund
4. Promote the development of health care facilities and services	X	X	X	X	X	N/A	County	Operating Budget
5. Purchase solid waste equipment, as necessary	X	X	X	X	X	500,000	County	General Fund
6. Consider solid waste disposal alternatives					X	N/A	County	Operating Budget
7. Increase recreational and cultural activities and facilities where possible	X	X	X	X	X	N/A	County	Operating Budget
8. Upgrade police dispatch and computer systems as needed.	X	X	X	X	X	N/A	County	Operating Budget
9. Promote law enforcement programs, upgrade in-house training, and study methods of staff expansion	X	X	X	X	X	N/A	County	Operating Budget
10. Promote installation of dry hydrants, and upgrade water systems as needed.	X	X	X	X	X	N/A	County	Operating Budget
11. Work with State Fire Academy to keep abreast of the latest fire-fighting techniques.	X	X	X	X	X	N/A	County	Operating Budget
12. Upgrade and expand facilities, training and equipment on a priority basis, and pending available funding to maintain fire protection	X	X	X	X	X	N/A	County	Operating Budget
13. Budget for water distribution maintenance	X	X	X	X	X	N/A	County	Operating Budget

14. Consider development of a well-head protection ordinance	X	X	X	X	X	N/A	County	Operating Budget
15. Support plans to modernize and rehabilitate schools	X	X	X	X	X	N/A	County	Operating Budget
16. Promote and enhance vocational, literacy and GED programs.	X	X	X	X	X	N/A	County	
17. Develop Recreation Master Plan	X					25,000	County	
Natural Resources								
1. Adopt required environmental ordinances: 1.) Wetlands, 2.) Ground-water recharge	X					N/A	County	Operating Budget
2. Continue support of Regional Water Resource Planning Program	X	X	X	X	X	N/A	County	Operating Budget
3. Promote Water Conservation and Water Quality Initiatives	X	X	X	X	X	N/A	County	
4. Continue enforcement of erosion and sediment control ordinances	X	X	X	X	X	N/A	County	
5. Increase county-wide education on environmental issues	X	X	X	X	X	N/A	County	
6. Promote the use of conservation easements	X	X	X	X	X	N/A	County	
7. Support best management practices of the Soil Conservation Service	X	X	X	X	X	N/A	County	
8. Promote awareness on the Soil and Erosion and Sedimentation Act	X	X	X	X	X	N/A	County	
9. Continue to monitor development of the River Basin Management Plan and promote river corridor protection measures	X	X	X	X	X	N/A	County	

10. Promote land use measures to maintain scenic vistas and a sense of place	X	X	X	X	X	N/A	County	
Population								
1. Join Forces with County Extension Service to provide parenting and teen pregnancy prevention classes.	X	X	X	X	X	N/A	County	
2. Support adult education programs such as the Georgia Peach Program and the JTPA program	X	X	X	X	X	N/A	County	
3. Support employment programs when possible	X	X	X	X	X	N/A	County	

CAIRO, GEORGIA

COMPREHENSIVE PLAN

**Short Term Work Program
2007-2011**

Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
Housing								
1. Continue to Support Technical Training of Code Enforcement Officials	X	X	X	X	X	N/A	City	General Fund
2. Continue enforcement of Nuisance and Abatement ordinance to require rehabilitation to code or demolition of substandard dwelling units	X	X	X	X	X	N/A	City	General Fund
3. Support Development of Affordable Housing Plan	X	X	X	X	X	N/A	City	General Fund
4. Support Development of Assisted Living Housing Facility	X	X	X	X	X	N/A	City	General Fund
5. Support of Housing Authority for the development of Affordable Housing Plan	X	X	X	X	X	N/A	City	General Fund
6. Review, and amend if necessary, the Cairo Zoning Ordinance to ensure that it encouraged infill and accessory housing	X	X	X	X	X	N/A	County	Operating Budget
Land Use								
1. Develop Annexation Plan	X	X	X	X	X	N/A	City	General Fund
2. The zoning ordinance should be reviewed and amended if necessary to allow for accessory housing units	X	X	X	X	X	N/A	City	General Fund
2. Update Subdivision Ordinance, as necessary	X	X	X	X	X	N/A	City	General Fund

3. Develop Plan for Annual review of short term work program by Planning Commission and City Council	X					N/A	City	General Fund
4. Promote the protection and planting of trees through consideration of the adoption of a tree ordinance	X	X	X	X	X	N/A	City	General Fund
5. Consider adopting an ordinance requiring a permit for certain types of development	X	X	X	X	X	N/A	City	General Fund
6. The city should consider adopting an extraterritorial zoning ordinance to control growth in areas of anticipated annexation	X	X	X	X	X	N/A	City	General Fund

Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
Economic Development								
1. Continue Support of the Cairo-Grady Chamber of Commerce	X	X	X	X	X	N/A	City	General Fund
2. Continue Support of Joint Industrial Development Authority	X	X	X	X	X	N/A	City	General Fund
3. Continue Support of the South Georgia Governmental Services Authority	X	X	X	X	X	100,000	City	General Fund
4. Continue Support of Regional Economic Development efforts	X	X	X	X	X	N/A	City	General Fund
5. Continue to work with the County in Economic Development efforts	X	X	X	X	X	N/A	City	General Fund

6. Promote vocational and technical training program	X	X	X	X	X	N/A	City	General Fund
7. Support Georgia Department of Labor Georgia Job TV	X	X	X	X	X	N/A	City	General Fund
8. Continue Support of Annual Festival	X	X	X	X	X	N/A	City	General Fund
9. Expand Industrial Park and Recruit companies	X	X	X	X	X	2,000,000	City/County	General Fund
10. Develop Downtown Master Plan	X	X				25,000	City	General Fund
11. Right of way improvements should be made to Highway 84 to stimulate economic activity	X	X	X	X	X	N/A	City	General Fund
Community Facilities								
1. Update Service Delivery Strategy, as needed	X	X	X	X	X	N/A	City/County	General Fund
2. Continue Street and Drainage Improvement Program	X	X	X	X	X	2,000,000	City	General Fund
Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
3. Continue Support of County-wide Library System	X	X	X	X	X	1,250,000	City	General Fund
4. Support Regional Transportation Planning	X	X	X	X	X	N/A	City/County	General Fund
5. Develop Recycling Plan and Support	X	X	X	X	X	105,000	City	Solid Waste Fund
6. Construct New Public Works Building		X				500,000	City	General Fund
7. Convert LAS Reservoir to Effluent Equalization Pond	X					400,000	City	Grants Loans

8. Determine Future Use of Land Application System		X				250,000	City	General Fund
9. Expand Existing Wastewater Treatment Plant					X	1,500,000	City	General Fund
10. Construct Water Storage Facility (Elevated Tank) and add well sites		X				1,750,000	City	Grants Loans
11. Develop City Park Plan and Implement	X	X		X		100,000	City	General Fund
12. Support Downtown Development Team and Streetscape Project	X	X	X	X	X	75,000	City	General Fund
13. Purchase Public Safety Equipment, as necessary	X	X	X	X	X	500,000	City	General Fund
14. Purchase Solid Waste Equipment, as necessary	X	X	X	X	X	500,000	City	Solid Waste Fund
15. Continue Support of Community Network Services (CNS) Broadband System	X	X	X	X	X	N/A	City	Telecommunications fund

Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
17. Support Regional Community Center, Inc.	X	X	X	X	X	N/A	City	General Fund
18. Consider Solid Waste Disposal Alternatives					X	N/A	City	Solid Waste Fund
Natural Resources								
1. Adopt required environmental ordinances: 1.) Wetlands, 2.) Ground-water recharge	X					N/A	City	General Fund
2. Continue support of Regional Water Resource Planning Program	X	X	X	X	X	N/A	City	General Fund
3. Consider Implementation of Storm Water Management Program	X	X				N/A	City	General Fund
4. Promote Water Conservation and Water Quality Initiatives	X	X	X	X	X	N/A	City	General Fund
5. Continue Enforcement of Erosion and Sediment Control Ordinances	X	X	X	X	X	N/A	City/County	General Fund

WHIGHAM, GEORGIA

COMPREHENSIVE PLAN

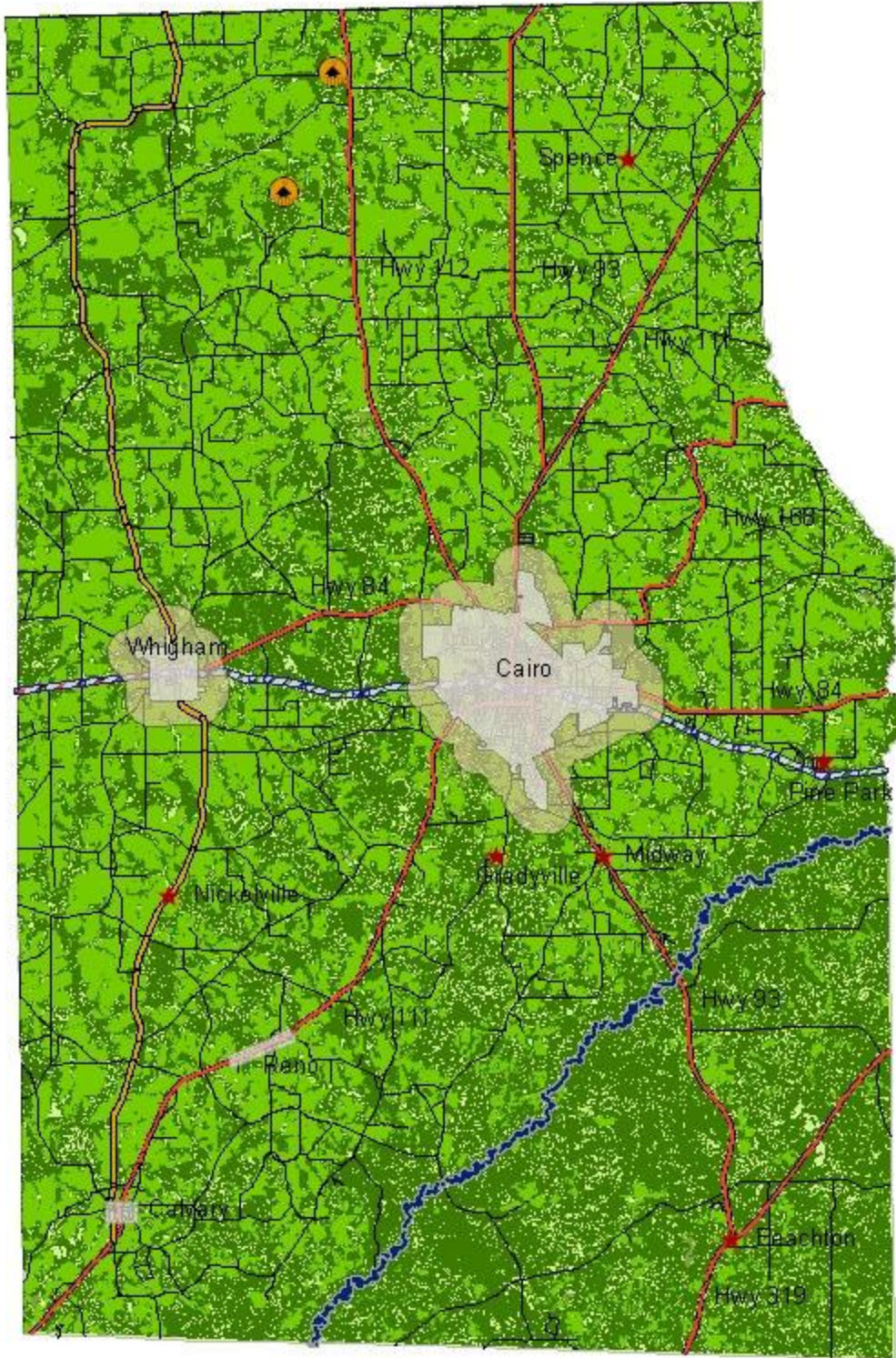
**Short Term Work Program
2007-2011**

Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
Housing								
1. Consider implementation of neighborhood Housing Rehabilitation Program	X	X	X	X	X	N/A	City	General Fund
2. Study the need for additional recreation sites that could serve specific neighborhoods			X		X	N/A	City	General Fund
3. Study the feasibility of applying for CDBG or other funds for the purpose of installing a city wide sanitary sewer system, or connecting to Cairo's sewer	X	X				N/A	City	General Fund
Land Use								
1. Consider the adoption of Subdivision regulations			X			\$300	City	General Fund
2. Amend Zoning Ordinance as needed	X	X	X	X	X	N/A	City	General Fund
3. Adopt required environmental ordinances: wetland, groundwater recharge.	X					N/A	City	General Fund
4. Consider adopting an ordinance requiring a permit for certain types of development" was added	X	X	X	X	X	N/A	City	General Fund
5. Consider adopting an ordinance requiring a permit for certain types of development	X	X	X	X	X	N/A	City	General Fund









6. The city should consider adopting an extraterritorial zoning ordinance to control growth in areas of anticipated annexation	X	X	X	X	X	N/A	City	General Fund
Community Facilities								
1. Make needed improvements to the municipal water system	X	X	X	X	X	\$1,000,000	City	General Fund/CDBG
2. Purchase needed police equipment/vehicles	X	X	X	X	X	\$40,000	City	General Fund /Grants

Work Items/Projects	2007	2008	2009	2010	2011	Estimated Cost	Responsible Party	Possible Funding Sources
Community Facilities, continued								
3. Purchase needed fire department equipment/vehicles as needed	X	X	X	X	X	\$200,000	City	General Fund /Grants
4. Continue scheduled plan to pave/resurface city streets	X	X	X	X	X	\$100,000	City	General Fund /Grants
5. Update service delivery strategy as needed	X	X	X	X	X	N/A	City/County	General Fund
6. Update electrical distribution system	X	X	X	X	X	\$250,000	City	General Fund /Grants
7. Support development of multi-purpose facility on Rattle Snake Round-up Grounds	X	X	X	X	X	\$150,000	City	General Fund /Grants
Economic Development								
1. Implement a Downtown Revitalization Program with IDA			X			\$10,000	City/IDA	General Fund /Grants
2. Continue downtown revitalization plan			X	X	X	\$15,000	City/IDA	General Fund /Grants
3. Continue to support the Grady County Chamber of Commerce	X	X	X	X	X	\$1,000	City	General Fund
Natural/Historic Resources								
1. Support Historic preservation national nominations	X	X	X	X	X	N/A	City	General Fund /Grants

Grady County Future Development Map

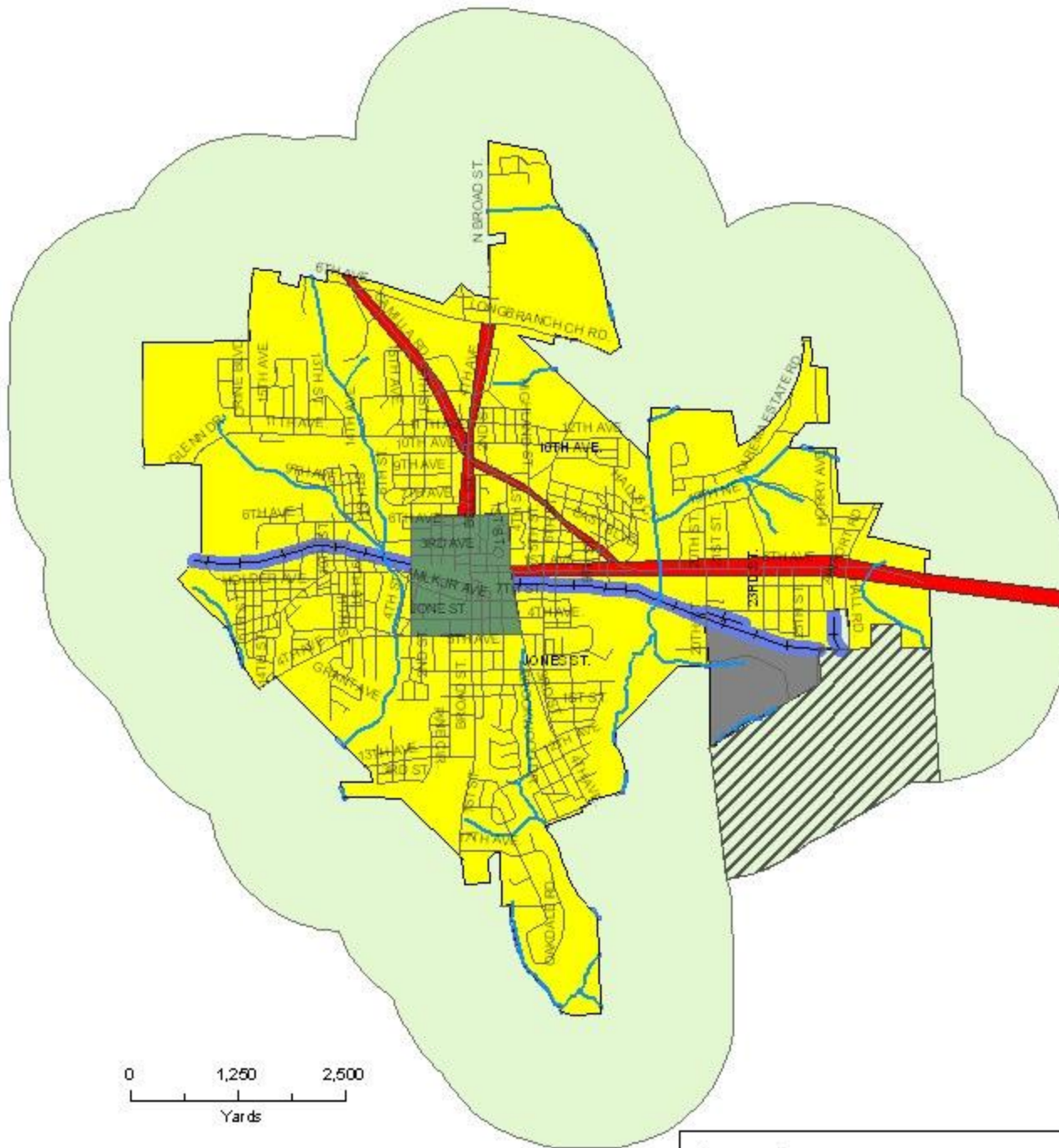






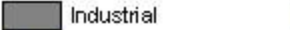



Legend

	Ochlocknee C. Corridor		Prime Agricultural Land
	Old 179 Scenic Corridor		Prime Silvicultural/ Plantation Land
	Potential Annexations		Rail Corridor
	County Corridors		Natural Features



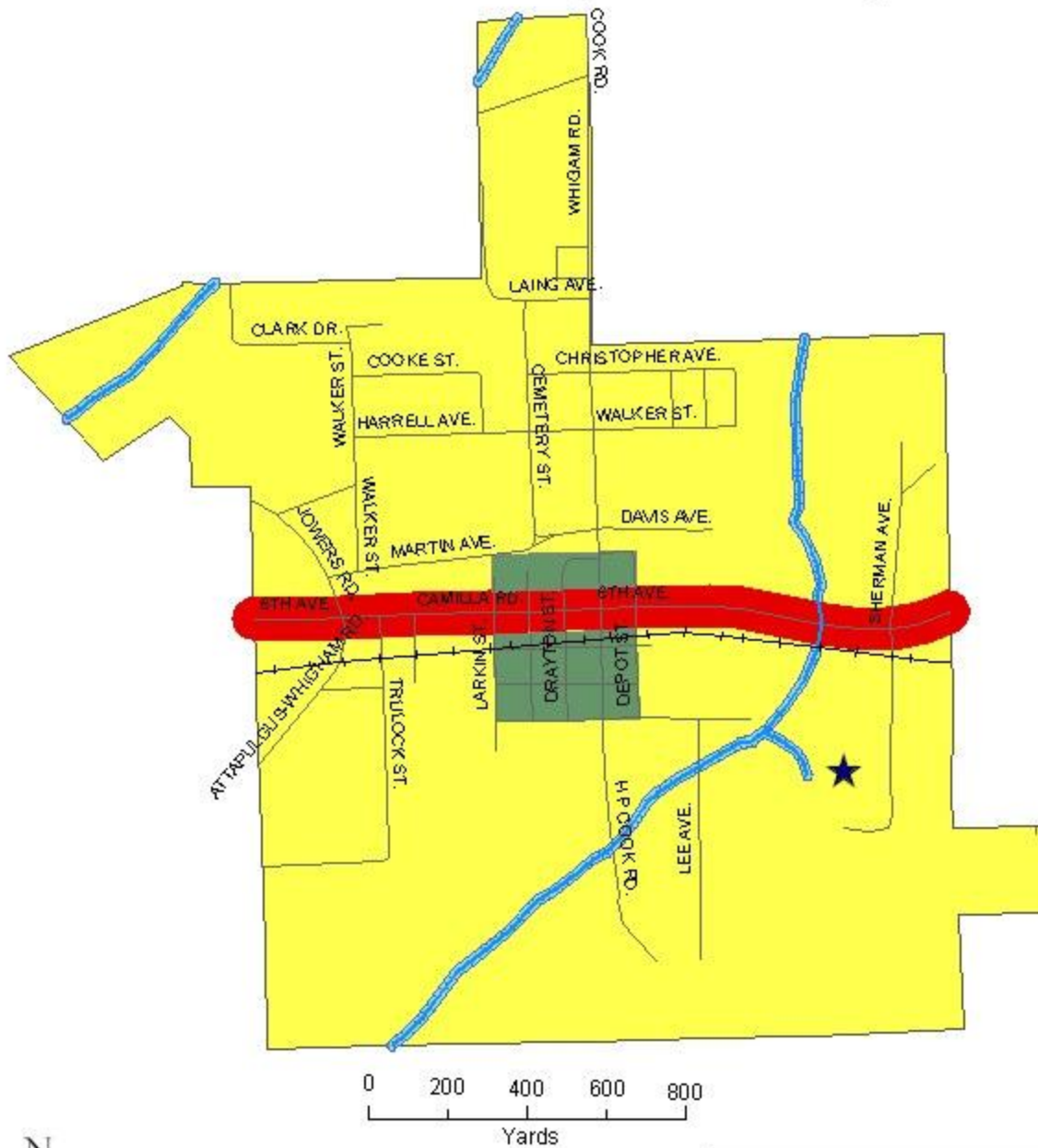
City of Cairo Future Development Map



Legend			
	Historical Redevelopment		Creek Corridors
	Commercial Corridor		Possible Annexation
	Industrial		Rail Corridor
	Residential		Industrial Annexation



City of Whigham Future Development Map



Legend

- ★ Rattlesnake Roundup
- +— Rail Corridor
- Creek Corridors
- Commercial Corridor
- Traditional Neighborhood