Georgia® Department of Community Affairs

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Randolph County, City of Cuthbert, City of Shellman**

RC: **RVRC**

Submittal Type: **Comp Plan Update**

Preparer: ☒ RC ☐ Local Government ☐ Consultant: Specify

Cover Letter Date: **12/21/22**

Date Submittal Initially Received by RC: **12/21/22**

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

Project is very late due to work load and search time for new staff. Plan was due 10/30/2022.

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHANNELED THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

Randolph County

Established in 1828

County Officers
Tony Thompson, Probate Judge
Eddie Fairbanks, Sheriff
Kay Arnold, Superior Court Clerk
Brooke Hixon, Tax Commissioner
Rusty Chapman, Coroner
Sarah Torbert, Magistrate Judge
John Taylor, Chief Appraiser
Glenda McDonald, Code Enforcement Officer
Edward Murphy, Road Superintendent
Darryl Warren, Building Maintenance Supervisor

51 Court Street
Post Office Box 221
Cuthbert, Georgia 39840
Office 229-732-6440
Fax 229-732-2108

County Commissioners
Wesley Williams, Chairman
Jimmie Allen, Vice-Chairman
Henry Davenport
Jeffery McCarter
Lamar White
Carlisa Cooper, County Clerk
Taryn Roberson, Finance Director
Todd Black, Elections Supervisor
Marlon Coleman Fire Chief/EMA Director

Email Address: randolphgaclerk@gmail.com
The Randolph County Board of Commissioners is an Equal Opportunity Service Provider & Employer

December 20, 2022

River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, GA 31901

Re: Joint Comprehensive Plan Update Submittal

Mr. Jim Livingston:

Randolph County has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Dr. Deborah Jones, Randolph County Manager at 229-732-6440 or via email randolphcountymanager@gmail.com.

Sincerely,

Wesley L. Williams

Wesley L. Williams, Chair
Randolph County Commission

CITY OF CUTHBERT

P.O. Box 100
Cuthbert, GA. 39840-0100
OFFICE OF THE MAYOR

Certified City of Ethics

229-732-3161

Fax 229-732-3762

December 20, 2022

River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, GA 31901

Re: Joint Comprehensive Plan Update Submittal

Mr. Jim Livingston:

The City of Cuthbert has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact or Ms. Traci Gershom, Cuthbert City Clerk at 229-732-3761 or vis email tracigershomcuthbert@yahoo.com.

Sincerely,

Bobby Jenkins

Bobby Jenkins, Mayor
City of Cuthbert

MAYOR
JAMES C. WEATHERSBY

CITY CLERK
MICHELLE GRAHAM

CLERK ASSISTANT
ANGELA SAMPSON

CITY OF SHELLMAN
51 PARK AVENUE
P.O. BOX 60
SHELLMAN, GEORGIA 39886
TELEPHONE (229) 679-5306
FAX (229) 679-2057
shellcityhall@windstream.net
www.cityofshellmanga.com

MAYOR PROTEM:
JUANITA BRADLEY

COUNCIL MEMBERS:
STEWART SHORT
CURTIS HENDERSON
KELVIN JOHNSON
TERI CROSBY

December 20, 2022

River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, GA 31901

Re: Joint Comprehensive Plan Update Submittal

Mr. Jim Livingston:

The City of Shellman has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Ms. Michelle Graham, Shellman City Clerk at 229-679-5306 or via email shellcityhall@windstream.net.

Sincerely,

James C. Weathersby

James Weathersby, Mayor
City of Shellman

RANDOLPH COUNTY,CUTHBERT, SHELLMAN JOINT COMPREHENSIVE PLAN

2022

Randolph County Courthouse, Cuthbert, GA

RESOLUTION

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

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

WHEREAS, Randolph County, City of Cuthbert, and the City of Shellman has been notified by the appropriate cognizant authority that its most recent effort to update the local Comprehensive Plan did adequately address the Minimum Standards and Procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Randolph County Board of Commissioners, City of Cuthbert Council, City of Shellman Council that the Joint Randolph County, City of Cuthbert and the City of Shellman Comprehensive Plan 2023-2028 be adopted,

Duly considered and approved by the Randolph County Board of Commissioners in session this ____ day of _____

Duly considered and approved by the City of Cuthbert Council in session this ____ day of _____

Duly considered and approved by the City of Shellman Council in session this ____ day of _____

RANDOLPH COUNTY
BOARD OF COMMISSIONERS

_____
_____, Chairman

ATTEST SEAL

CITY OF CUTHBERT
CITY COUNCIL

_____
_____, MAYOR

ATTEST SEAL

CITY OF SHELLMAN
CITY COUNCIL

_____
_____, MAYOR

ATTEST SEAL

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INTRODUCTION

Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Randolph County Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible, seeking to build a consensus among Randolph County, Cuthbert, and Shellman residents that will result in better government decisions and greater community agreement with those decisions.

Comprehensive Planning Process

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning 33333efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community's vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—Analysis of the community's existing development patterns; and a
- Community Work Program—The community's action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community's Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Economic Development—Randolph County is a Tier 1 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program. An Economic Development

Plan is required for Tier 1 communities seeking to improve economic opportunities for their citizens;

- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Cuthbert, Shellman and Randolph County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development, Demographics, Housing, Natural and Cultural Resources, Education, Health, Community Facilities, Transportation, Intergovernmental, and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

Identification of Stakeholders

The Cuthbert and Shellman City Councils and the Randolph County Board of Commissioners appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Stakeholder Lists).

Participation Techniques

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held May 10, 2021, to inform the public that the planning process was underway, to go over the plan's timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Cuthbert, Shellman and Randolph County's potential Needs and Opportunities (See Appendix for Documentation). The second Public Hearing was held December 15, 2022.

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders,

stakeholders and local residents were contacted by email to assist in these citizen involvement opportunities (See Appendix for Documentation). Session attendees developed individual city and county vision statements. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the community work programs of Cuthbert, Shellman and Randolph County.

A public meeting was held December 15, 2022, at Cuthbert (Old City Hall) Council Chambers. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Displays, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting and were summarized and responded to in a timely manner. A deadline of September 16, 2022, was given for formal written comments (See Appendix for Documentation).

DATA, NEEDS AND OPPORTUNITIES

Population

The first census (1840) of Randolph County credited the community with 8,276 residents. After recording a significant population gain to12,868, a 55.5 percent increase, in 1850 the community experienced a population growth correction in 1860 to a population of 9,571 which is a decrease of 25.6 percent. Starting in 1860 until 1930 the population increased every decade, with the exception of the 1910 to 1920 decade when the population dropped from a population high of 18,841 in 1910 to 16,721 in 1920. In 1930 Randolph County's population once again rebounded to 17,174 persons. Over the next 40 years until 1970 Randolph County's population decreased to 8,734 people. Randolph County's population increased by 865 persons from 1970 to 1980 to a population of 9,599. Since 1980, the county population has continued to drop to its current 2020 population estimate of 6,425 residents.

Reasons for the growth and loss of population in the county are many but many credit the invention of the cotton gin which made processing of short-staple cotton profitable. The need for farm labor to harvest cotton, and a growing demand for cotton in the U.S. and abroad are reasons for the population growth until 1930. The loss of population, like other areas of the rural South, was that workers in Randolph County lost jobs due to mechanization, invasion of the boll weevil, and the decline in agriculture. In the 20th century, the Great Migration of African Americans saw many families move from the county to cities in the North and Midwest for work and less oppressive conditions.

Listed in Table 2 are population projections. We derived projections by applying an average percent growth or decrease in population from 2010 to 2020.

Projections suggest the population decrease at the county level will continue until 2050, but that is not unique for the area. Among the ring of six counties abutting Randolph County, all six counties lost population between 2010 and 2020. The numerical decrease ranges from a low of 130 persons lost in Terrell County and a high of 1,121 persons lost in Calhoun County. Randolph County lost 1,294 persons between 2010 and 2020. The cities of Cuthbert and Shellman have also decreased in population over the last 30 years. Cuthbert has gone from a population of 3,755 in 1990 to an estimated 2020 population of 3,143 while Shellman has decreased in population from 1,161in 1990 to 861 in 2020. Both decreases are substantial with Cuthbert losing 18.85% of its population and Shellman losing 20.49% of its population.

The most recent decennial census reflects a thirty-year trend among age groups across the community. The school age population (0-18 years) in 2020 is 1,493 persons, which is 866 people less than the 2,359 persons recorded in 1990. Decreasing in size by 866 persons, this cohort's share of the total population decreased from 29.4% in 1990 to 23.2% in 2020.

Regarding the 65 and above age cohort, the year 2020 had 1,482 persons, which is 89 people more than the 1,393 persons recorded in 1990. Increasing in size by 89 persons, this cohort's share of the total population increased from 17.3% in 1990 to 23.1% in 2020. Since 1990, Randolph County's median age increased from 32.3 in 1990 to 45.4 in 2020. Between and including the age cohorts of 0-4 and 35-44, each age cohort lost population from 1990 to 2020. The outlier is the 85 plus age cohort that went from a 1990 population of 221 to a population of 166 in 2020. From the 45-54 age cohort to the 75-84 age cohort the populations all increased from 1990 to 2020.

People at the Crossroads Festival in Cuthbert

People at the Crossroads Festival in Cuthbert

Table 1
Randolph County Cuthbert, Shellman and the State of Georgia Population
1990-2020

Community	1990	2000	2010	2020	Percent Change Since 2010
Shellman	1,161	1,166	1,083	861	-20.49%
Cuthbert	3,755	3,731	3,873	3,143	-18.85%
Randolph County	8,020	7,791	7,719	6,425	-16.76%
State of Georgia	6,478,216	8,186,453	9,687,653	10,711,908	10.57%

Sources: U.S. Census Bureau, 1990, 2000, 2010, 2020

Table 2
Randolph County Cuthbert, Shellman and the State of Georgia Population Projections
2020-2050

Community	2030	2040	2050
Shellman	1,059	1,047	1,035
Cuthbert	3,306	3,285	3,264
Randolph County	6,290	6,145	5,947
State of Georgia	12,292,423	13,298,742	14,186,991

Source: Georgia County Guide 2020 and RVRC Staff

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Table 3
Population by Age Group 1990, 2000, 2010, 2020
Randolph County, Georgia

	1990	%	2000	%	2010	%	2020	%
Age								
Age 18 and below	2,359	29.4	2,129	27.3	1,728	22.4	1,493	23.2
Age 65 and above	1,393	17.3	1,212	15.5	1,376	17.8	1,482	23.1
0-4	570	7.1	552	7.1	499	6.5	386	5.6
5-9	658	8.2	582	7.5	437	5.7	391	5.7
10-14	559	7.0	597	7.7	481	6.2	412	6.0
15-19	525	6.5	768	9.9	573	7.4	406	6.1
20-24	513	6.4	486	6.2	439	5.7	396	5.8
25-34	1199	15.0	809	10.4	823	10.6	626	10.6
35-44	1027	12.7	1,078	13.8	809	10.5	618	9.8
45-54	578	7.2	998	12.8	1174	15.2	637	10.8
55-59	472	5.9	366	4.7	562	7.3	512	7.5
60-64	526	6.6	343	4.4	546	7.1	559	8.2
65-74	708	8.8	586	7.5	717	9.3	838	12.9
75-84	464	5.8	455	5.8	452	5.8	478	7.0
85+	221	2.8	171	2.2	207	2.7	166	4.0
Total	8,020	100	7,791	100	7,719	100	6,425	100
Median Age	32.3		36.1		42.8		45.4	

Source: U.S. Census Bureau, 1990, 2000, 2010, 2020

Community Facilities

Community Facilities include buildings/sites and services that support efficient growth and development patterns that protect and enhance quality of life. These amenities are often the most direct connection between the citizens, the elected government, and the public servants. Often new visitors judge a community by the appearance or availability of the community facilities. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public amenities are well maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area. The following sections are a description of the City of Cuthbert, the City of Shellman and Randolph County's community facilities.

Community Owned Buildings

The City of Cuthbert owns the following buildings, facilities and sites:

- Aquifer Well, Villa Nova Street
- City Hall, 113 Court Street
- Cuthbert Library, 106 Pearl Street
- Cuthbert Park-Baseball Field, Tennis Courts, and Picnic areas, Webster/Morgan Street
- Cuthbert Storage Shed, Webster Street
- Eastview Cemetery, Webster Street
- Fire Station, Blakely Street
- Five (5) Well/Meter/Pump Stations/Equipment Webster Street, Hamilton Street@ Andrews Street, Andrews Street @ Cuthbert Street, HWY 82 West and HWY 82 East
- Four Lift Stations, North Lumpkin Street, Birch Street, Hwy 27 South, CR 134, and Hwy 82 East
- Iris Park, 450 College Street
- Jail Yard, Pine/Elm Street
- Office, 24 Court Street
- Old Jail, 156 Peachtree Street
- Parking Lot, Peachtree/Pine Street
- Pool and Bath House – Anderson Street
- Randolph Square
- Sanitation, Water, Gas and Sewer Departments, 150 North Webster Street
- Sewage Treatment, Wall Street
- Shop Machinery Building, Pole Barn Shed, Benevolence
- Water Dispensing Building, Webster Street
- Water Lab, Wall Street

- Water Tank, Hamilton Street
- 14 Vacant Properties
- One (1) Retail Building (Old Police Station-On Cuthbert City Square)
- One (1) Lot with Building (Fire Department) 668 Blakely Street

The City of Shellman owns the following buildings, facilities and sites:

- City of Shellman City Hall
- Shellman Train Depot
- Shellman City Park and Playground, Park Avenue
- Mattie Davis Park (Baseball/Softball Field and Basketball Court,)
- Fire Station
- Eastview Cemetery
- Water System (Water Tank, Two (2) Wells and Distribution System)
- Sewage Treatment System (Sewage Treatment Pond on East Railroad Street; 2 pump stations, and collection system)
- Several Public Works Structures
- Six (6) Vacant Parcels of Land

Randolph County owns the following buildings, facilities and sites:

- Welcome Center
- Emergency Management Building
- Health Department
- AG/ED Building
- County Shop
- Commissioners Office
- Senior Citizens Center
- New Horizons Building
- Seven Fire Stations
- Old Sawyer Building, 2 story,
- Welcome Center, Includes County Offices
- Coleman City Hall
- Transfer Station
- New Government Center
- Block Concession Stand/Bathroom Facilities
- MR Center
- Storage Shed, Road Department
- Chlorine Feed/Storage Building
- Fluoride Feed Building
- Water Tank

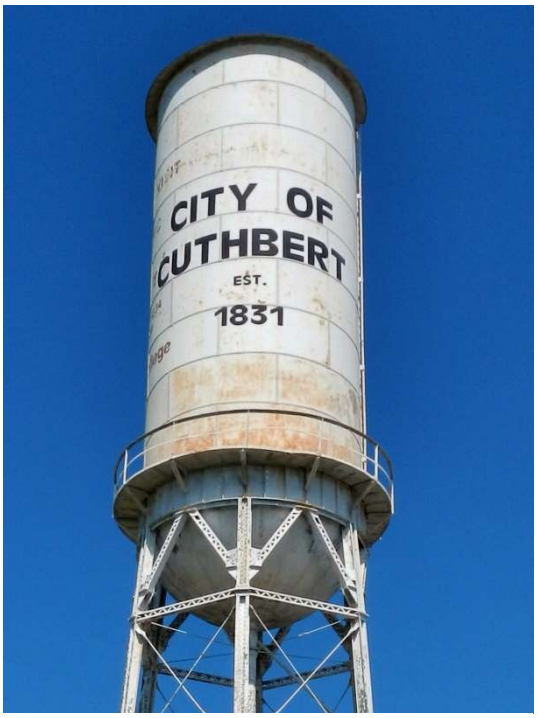
- Scales House
- Neighborhood Service Center
- Dwelling – EMT House
- Storage Shed
- New Jail and Storage Shed
- Landfill
- 14 Vacant Parcels
- 10 Residential Properties

Conditions vary for all the aforementioned properties in Cuthbert, Shellman, and Randolph County. Critical structures and services get the "lion's share" of attention and thus funding. Priority projects are listed in each jurisdiction's Community Work program.

Utilities

Water

Groundwater is mostly utilized for municipal, commercial, industrial and agricultural use within both communities and in the Coleman area of Randolph County. All of the cities in Randolph County have municipal water supply and distribution systems. The unincorporated areas of Randolph County are primarily served by private wells, with the exception of the Coleman area.



Cuthbert Water Tower

Sewer

Unincorporated Randolph County is served primarily by individual septic systems; not a sanitary sewer system. Although septic systems can cause groundwater pollution problems, they are generally not an issue in the county due to the lack of population density where the systems are utilized.

Sewage treatment is provided by the cities of Cuthbert and Shellman.

The provision of service in Randolph County, Cuthbert and Shellman is adequate to meet the projected growth. Development of sewage treatment facilities in unincorporated areas is often financially prohibitive as a result of the customer base. However, the provision of sewer treatment would be beneficial in terms of attracting commercial and industrial

development. The use of individual septic tanks is proliferating throughout the county, particularly in response to residential development in some areas of Randolph County.

Gas

The cities of Cuthbert and Shellman own and operate a natural gas distribution system, providing services for residential, commercial and industrial customers in their cities. Both utilities are comprised of a 20-pound pressure system for residential customers and small businesses and a 150-pound pressure system for large commercial and industrial customers. There are over 14 miles of main lines in the Shellman system and approximately 29 miles of main lines in Cuthbert.

Table 4
Water & Sewer Service by City and County

City/County	Services Provided	Water Source	Number of Water Connections
Randolph County	Water (Coleman Area)	G	90
Cuthbert	Water and Sewer	G	1,248
Shellman	Water and Sewer	G	620

Source: Local Government Survey 2022 and Randolph County Water Authority

Table 5
Water Usage & Storage Information

City/County	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply
Randolph County	144,000	22,300	100,000	N/A	Ground	100 gpm	200
Cuthbert	4,430,880	555,000	1,000,000	N/A	Ground	2,660 gpm	1665
Shellman	504,000	165,547	250,000	N/A	Ground	800 gpm	1789

Source: 2022 Local Government Survey and Randolph County Water Authority

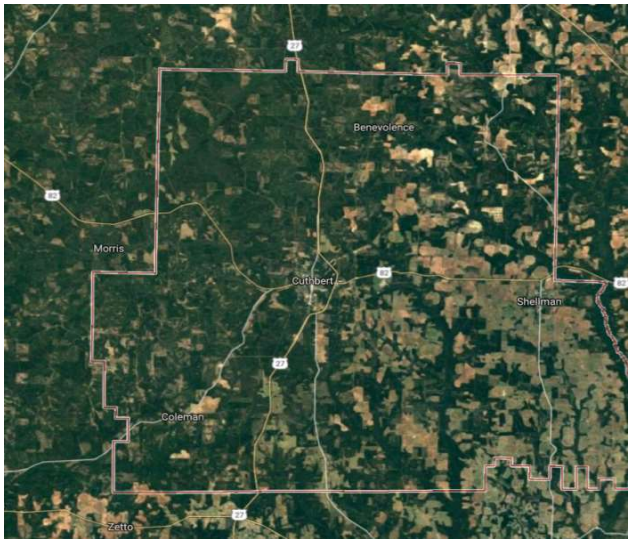
Table 6
Sewage Treatment System Capabilities

City/County	Sewage Plant Capacity (gal/day)	Load (gal/day)
Randolph County	N/A	N/A
Cuthbert	600,000	350,000
Shellman	150,000	20,000
TOTAL:	750,000	370,000

Source: Local Government Survey 2022

Planning and Zoning

Planning and zoning are tools local governments use to guide and shape the future growth of a community so that areas with natural characteristics are kept in the highest and best use.



Aerial View of Randolph County

A zoning ordinance divides a community into districts and sets standards and permissible uses of land within those districts in order to:

- conserve and protect natural, economic and scenic resources;
- secure safety from fire, panic and other dangers;
- promote health, aesthetics, morals, convenience, order, prosperity and general welfare;
- provide adequate light and air;
- prevent the overcrowding of land;
- promote desirable living conditions and stability in neighborhoods;
- facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The City of Cuthbert, the City of Shellman and Randolph County have adopted zoning ordinances and have trained staff on hand to oversee the implementation of this tool.

The City of Shellman issued 7 building permits in 2022, one of which is a Dollar General store. The rest are electrical permits. The City of Cuthbert issued 15 building permits in 2022. Four

permits were issued for reroofing existing structures, the placement of four new manufactured homes and 7 additions to property. Randolph County in total issued 61 building permits in the following categories: new residential, residential addition and repair, new commercial and commercial additions, and repairs.

Fire Protection

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water and pumping and storage capacity. The class in which a community is placed plays a major role in determining individual fire insurance rates.

Randolph County has earned an ISO rating of 8/10. Properties located within a five mile radius of the City of Cuthbert have an ISO of eight. The remainder of Randolph County has an ISO of ten. The Randolph County Fire Department is all-volunteer. There are eight fire stations located throughout Randolph County. The strategic station and sub-station locations were determined by the National Fire Services Office in order to offer wide spread fire coverage into Randolph County. The Randolph County Fire Department responds to approximately 200 calls annually according to fire department officials.

The City of Cuthbert has earned an ISO rating of 4/4y. The Cuthbert fire department deploys personnel from one location. Station Number One is located in downtown and houses one fully staffed engine company, one partially-staffed ladder company, one reserve engine, and the administrative offices. Cuthbert firemen are paid and thus are full-time city employees. Station Number Two is a Randolph County owned fire station which is all-volunteer but is located in the city. These stations protect the approximate 3.05 square miles inside the Cuthbert city limits. The Cuthbert fire department responded to 50 plus incidences in 2022.

The City of Shellman has earned an ISO rating of five. The Shellman fire department deploys personnel from one location. Station Number One is located in downtown. The Shellman firemen are volunteers. These stations protect the approximate 3.17 square miles inside the Shellman city limits. The Shellman Fire Department responded to eight incidences in 2022.

Law Enforcement

In Randolph County, law enforcement functions are handled by the Sheriff's department. The Cuthbert Police Department works within the city limits of Cuthbert. The City of Shellman contracts with Randolph County for law enforcement services. The City of Cuthbert also has a mutual aid agreement with the Randolph County Sheriff's Department responding to incidences in the unincorporated area and within the city limits of Cuthbert.

The Cuthbert Police Department has approximately eleven officers and is comprised of three branches: the Chief's Office, Operations and Administration. The Police Department is charged with the apprehension of criminals, the prevention and detection of crime, protection and assistance of the public and maintaining public order. In 2022, the Cuthbert Police Department responded to 756 calls for service.

The Randolph County Sheriff's Office is comprised of five branches: The Sheriff's office includes Administration, Court and Courthouse Security, Criminal Investigations, the Jail and Patrol. The Sheriff's Office handles investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, operation of the county detention center and execution of warrants. The Randolph County Sheriff's Department on average responds to a total of 1,000 incidences a year. The total number of employees in the Randolph County Sheriff's Department is thirty-three. The Randolph County Sheriff Department also provides protection services for the city of Shellman.

Emergency Medical Service

Emergency Medical Service (EMS) is an important component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection. EMS services in Randolph County are now provided by AmeriPro. According to AmeriPro staff they average five calls a day for service, and total 1,825 responses in a year. Listed below are the Needs and Opportunities for Randolph County, Cuthbert, and Shellman.

Needs

- Safer Roads, Better Drainage System, Road Repair and Maintenance
- Complete Welcome Center Repairs
- Water System Improvements for the Coleman System
- Renovate Vacant County Correctional Facility
- Update Emergency Systems (Sirens and Generators)
- Repair clock in old courthouse
- Emergency Management Services Need Addressing
- Fire Department Needs Improvement

Opportunities

- Development of an Emergency Shelter
- Lower ISO in the Coleman Area
- Improved Emergency Response System and Preparedness
- Safer Roads
- Expanding Utility Services into the County to Spur Development into Areas with Growth Potential

- Apply for a Safer Grant to help Emergency Services

City of Cuthbert

Needs

- Fire Department Reorganization
- A Teen Center
- A Walking Trail for Citizens/Youth
- A Recreation Building
- Re-open the City Swimming Pool
- Address Gun Violence
- Animal Control Program

Opportunities

- Apply for Grants: Safer Grant Funds to help with Emergency Service Needs
- Recreation Program is developing in Randolph, opportunity to develop youth programs/activities

City of Shellman

Needs

- Refurbish Historic Water Tank
- Street and Drainage Improvements (repair storm drains in the Blue Bottom Area)
- Diversify Electrical System by adding Solar Panels

Opportunities

- Increased Growth Potential with Improved Infrastructure Improvements
- New Charter School is Expanding
- Evaluate the Expanding Utility Services into the County to Spur Development in Areas of Potential Growth

Transportation

Randolph County and the cities of Cuthbert and Shellman are predominantly accessed and navigated by vehicular means; however, both of these local governments are making concerted efforts to improve bicycle and pedestrian networks. Randolph County, as do the cities of Cuthbert and Shellman, utilizes the Pataula Public Transportation System, a regional public bus service located in Randolph County. Pataula Transit also serves Quitman and Stewart Counties. Randolph County also has a small airport, the Lower Chattahoochee Regional Airport, located south of Cuthbert off U.S Highway 27.

Circulation and transportation in Randolph County consist primarily of 511 miles of U.S., Georgia State Highways, and local roads. Randolph County has 380 miles, of which 36 miles is unpaved, 44 miles of city streets and 89 miles of State Highway. The Randolph County Department of Public Works is responsible for the maintenance and repair of all county roads, as well as the associated and appropriate signage along those routes. Within the City of Cuthbert and the City of Shellman the Public Works Department has a similar role of maintenance and repair.

There is one railroad line operating in Randolph County. The Georgia Southwestern Railroad, Inc. owns 35 miles of route in Randolph County.

The Lower Chattahoochee Regional Airport is publicly owned by the Randolph County Airport Authority and is located roughly 4 miles southwest of the City of Cuthbert. The runway is 3,000 feet long. It specializes in agricultural aircraft, but also has many private business users and recreational visitors. The Lower Chattahoochee Regional Airport supports Randolph County with 3 jobs, an annual payroll of $62,000 and an economic output of $960,700) for the local economy (Economic Impact of Lower Chattahoochee Regional Airport, 2020).

Many current residents of Randolph County, Cuthbert and Shellman rely on the efficient and safe transportation connections to surrounding areas for job related commuting. This data demonstrates that economic improvements and improvements to infrastructure, including future land use, adjacent road planning, and aesthetic enhancements of transportation systems will not only benefit the current residents of Randolph County, Cuthbert and Shellman, but also commuters, visitors, and future populations of the community.

These proposed improvements to the current transportation system will increase its efficiency and will benefit Randolph County, Cuthbert and Shellman in multiple ways. Enhancing connectivity within the area will decrease costs associated with trash service pick-up, the 911 systems and first responders, as well as for the school transit systems. These enhancements will also benefit local place-making efforts and promote economic development by highlighting gathering places and other focal points within the community. Randolph County, Cuthbert, and Shellman transportation opportunities are listed below:

Table 7
Randolph County Road Data

Road by Function	Linear Miles
Unpaved	33% or 125 miles
Interstate	0
State Route	87
County Road	380
City Street	44 (Cuthbert 30 miles, Shellman 14 Miles)
Total Mileage	511

Source: Georgia County Guide 2020

Table 8
Freight Railroad Systems Operating in Randolph County

Freight Railroads	Rank	Tract Length	Location	Operating
Georgia Southwestern Railroad, Inc.	Short Line	13 Miles	Rail line extends from the City of Cuthbert to the Calhoun County Line	GSWR (Both Lines) GDOT Owns R.O.W for the Cuthbert/Calhoun County Route
		22 Miles	Rail Line extends from the Quitman County Line thru Cuthbert to Terrell County Line	

Source: Georgia State Rail Plan 2020

Needs

- Maintain Randolph County roads, Improve (Pave) incrementally 50 miles of unimproved roads. Priority Roads: Fountain Bridge Road, Eleven Bridges Road, Super Tree Road, CW Lumpkin.
- Institute a yearly bicycle ride from Cuthbert to Lake Walter F. George and back to Cuthbert
- Develop rural roads for backcountry cycling

- Bridge replacements: Morgan Road and Recreation Camp Road
- Improve the Randolph County, Quitman, Stewart County Joint Pataula Transit System

Opportunities

- Streetscape improvements
- Grow the Lower Chattahoochee Regional Airport
- Add Transportation services at the regional airport (Use Pataula Transit)

City of Cuthbert

Needs

- Widen Dawson Road
- Construct a bikeway/pedestrian trail in the city
- Make street and drainage improvements and construct a sidewalk on Hood Street
- Water work on Andrew, South, 2nd,1st ,3rd, Henderson, Hill, Key, Pataula Streets

Opportunities

- Capitalize on increasing traffic volumes on U.S. 27 and the U.S. 82
- Electric Vehicle Charging Station. Can Diverse Power help

City of Shellman

Needs

- Improve (Pave) and better maintain Shellman Roads (Pecan Street)
- Increase sidewalks and connectivity: Add sidewalk from Piggly Wiggly to Southwood Apartments

Opportunities

- Capitalize on U.S. Highway 82 increasing traffic volumes and road improvements.
- Place directional signs to downtown Shellman at the intersection of US Hwy 82 and Pearl Street.

Housing

Overall, the total number of housing units has increased in Randolph County, City of Cuthbert and City of Shellman. Randolph County added 419 units from the year 2000 to the year 2020. The city of Cuthbert added 74 housing units while the city of Shellman added 1 housing unit from 2000 to 2020. The number of housing units added in the unincorporated area of Randolph County is 344. Owner occupied housing in Randolph County decreased from 68.9% of housing stock in 2000 to 50% of hosing stock in 2020. Renter occupied housing increased from 31.1% of housing stock in 2000 to 50% of hosing stock in 2020, a rate which is 14 percentage points higher than the state housing rental occupancy rate of 36%.

Table 9
Housing Characteristics 2000 – 2020

Jurisdiction	Randolph County			Cuthbert			Shellman		
Year	2000	2010	2020	2000	2010	2020	2000	2010	2020
Housing Units Vacant	493	966	1,117	189	351	228	58	71	106
Housing Units Owner Occupied	2,003	2,133	1,351	797	892	461	278	278	212
Housing Units Renter Occupied	906	1,054	1,353	563	663	934	129	149	148
Total	3,402	4,153	3,821	1,549	1,906	1,623	465	498	466

Sources: U.S. Census Bureau, 2000, 2010, 2016-2020 ESRI American Community Survey

Cuthbert and Shellman tenure of household percentages have changed over the last twenty years. As Table 10 below indicates, in 2000 Cuthbert had an owner-occupied rate of 58.6 % and a rental occupied rate of 41.4%. In 2000, Shellman had an owner occupied rate of 68.3% and a rental occupied rate of 31.7%. The numbers for 2020 look quite different for Cuthbert and Shellman. Cuthbert's 2020 owner occupied number is 33%, its rental occupied number is 67%.

Shellman is the only jurisdiction that still has a higher owner-occupied percentage in 2020 with a owner occupancy rate of 59% and a rental occupancy rate of 41%. The 2020 U.S. Census tenure of household numbers for Shellman shows a decline of owner-occupied housing of 9 percentage points from 68.3% in 2010 to 59% in 2020 but a positive gain in rental housing of 31.7% in 2010 to 41% in 2020. Cuthbert shows a decline of owner-occupied housing of 25 percentage points from 58.6 % in 2000 to 33% in 2020 but a positive gain in rental housing of 26% from 41.4 % in 2000 to 67% in 2020. The large shifts shown for some of the smaller jurisdictions, Cuthbert and Shellman especially, may be attributable to the large margins of error inherent in (census) surveying of small population bases.

Table 10
Randolph County, City of Cuthbert and City of Shellman

Tenure of Households			
	2000	2010	2020
RANDOLPH COUNTY			
Owner Occupied	68.9%	66.9%	50%
Renter Occupied	31.1%	33.1%	50%
CITY OF CUTHBERT			
Owner Occupied	58.6%	57.4%	33%
Renter Occupied	41.4%	42.6%	67%
CITY OF SHELLMAN			
Owner Occupied	68.3%	65.1%	59%
Renter Occupied	31.7%	34.9%	41%

Source: U.S. Census 2000, 2010, ESRI American Community Survey 2016-2020

Housing in Randolph County, Cuthbert and Shellman consists of a mixture of traditional single - family stick-built homes, multi-family homes, and numerous mobile homes. The 2000 Census data revealed that 67% of homes in Randolph County were single-family detached or attached, and 26% were mobile homes. In 2020, 61% of homes in Randolph County were single-family detached or attached, and 22% were mobile homes. The U.S. Census American Community Survey (ACS) of 2020 shows the State of Georgia with 67.9% of single-family detached homes and 8.6% of mobile homes.

In Randolph County, 25% of housing units were built prior to 1960 and 22% were built in the 1960's and 70's. Between 1980 and 1999 46% of housing units were constructed. Between 2000

and 2014 or later only 7.2% of housing units were built in Randolph County. Cuthbert showed a lower number than Randolph County prior to 1960, 23%, and a higher number, 24%, from 1960-1979. Between 1980 and 1999, 47% of the housing structures were built in the city of Cuthbert. From 2000 to 2014 or later Cuthbert added 7% of its housing stock. Shellman prior to 1960 added 29% of its housing stock. From 1960 to 1979 Shellman added 23% of its current housing stock. Between 1980 and 1999, 40% of housing units were built in the city of Shellman. Since the year 2000 Shellman has added 37 housing units or 8% of existing housing stock. After 2000, construction slowed down in Randolph County and the city of Cuthbert. Cuthbert added 107 or 7% of housing units after the year 2000. The city of Shellman on the other hand constructed 37 housing units (8%) after 2000. The large shift shown for Cuthbert and Shellman may be attributable to the large margin of error inherent in the U.S. Census ACS surveying of small population bases.

Table 11
Randolph County Housing Types 2000 – 2020

Category	2000	2010	2020
TOTAL Housing Units	3,402	4,153	3,821
Single Units (detached)	2,182	3,067	2,278
Single Units (attached)	92	25	51
Double Units	96	126	230
3 to 4 Units	51	0	38
5 to 9 Units	31	38	194
10 or more	41	21	82
Mobile Home or Trailer	899	876	827
All Other	10	0	0

Sources: U.S. Census Bureau, 2000, 2010, 2016-2020 ESRI American Community Survey

Needs

- Increase Home Ownership Opportunities. Stay abreast of Georgia Department of Community Affairs housing programs. Link the Randolph County website to the DCA website housing link.
- Create a list of vacant housing units and properties in Randolph County, Cuthbert and Shellman and identify properties that are available.
- Make housing available to a wide spectrum of citizens and students.

Opportunities

- Regulatory climate in Randolph County, Cuthbert and Shellman is conducive to creative solutions in regards to providing affordable and safe housing
- Available and affordable land
- Affordable housing prices

City of Cuthbert

Needs

- Need for affordable housing in the Cuthbert Community
- Citizens can not afford the high cost of rent
- Quality of housing available in Cuthbert is not adequate
- Demolish abandoned homes if they are unsavable
- Enforce code standards for dilapidated rental homes and vacant houses

Opportunities

- Georgia Rental Assistance Program funding is available until 2025 to help citizens with rent and utilities
- Capitalize on Housing Preservation Grants
- DCA has low down payment and low interest rate programs

City of Shellman

Needs

- Continue rehabilitation of houses in the City of Shellman
- Develop a list of vacant housing units and properties in the City of Shellman
- Add tiny homes to your zoning ordinance land use list

Opportunities

- The regulatory climate in the City of Shellman is conducive to creative solutions regarding providing affordable and safe housing.
- Available and affordable land
- Affordable housing prices

Economic Development

For Randolph County (including Cuthbert and Shellman) to realize its full potential, the community must expand its economic development efforts. The Cities of Cuthbert and Shellman, the Randolph County Board of Commissioners in collaboration with the Randolph County Chamber of Commerce, Randolph County Development Authority, and with other economic development partners must address critical needs such as recruiting new businesses compatible with the existing industry mix, assisting existing businesses to grow and succeed and forging strong alliances among local, regional, state and federal government agencies to promote the economic well-being of Randolph County, Cuthbert and Shellman. County business leaders must also work closely with education partners to enable residents to develop their talents and become productive members of the Randolph County workforce. Having a highly skilled workforce enables a community to recruit new, quality jobs. This same well-trained workforce is equally important to the success of existing business and industry.

In 2020, Randolph County had a median household income of $29,400 with 2,704 households and a population of 3,450 people over the age of 18 (U.S. ACS Estimate, 2020). According to the Georgia Department of Labor, Randolph County had an annual average unemployment rate of 5.2% in 2021. This 2021 rate is higher than the 4.1% found in the River Valley Region and the 3.9% in the State of Georgia.

Business on the Square in Cuthbert

Table 12
Randolph County
Historical Unemployment Data
2000-2021

Year	Employment	Unemployment	Labor Force	Rate
2000	2823	180	3003	6
2001	2654	234	2888	8.1
2002	2687	264	2951	8.9
2003	2748	222	2970	7.5
2004	2612	202	2814	7.2
2005	2519	208	2727	7.6
2006	2688	185	2873	6.4
2007	2568	177	2745	6.4
2008	2555	235	2790	8.4
2009	2417	335	2752	12.2
2010	2616	363	2979	12.2
2011	2569	376	2945	12.8
2012	2481	355	2836	12.5
2013	2503	289	2792	10.4
2014	2458	264	2722	9.7
2015	2204	221	2425	9.1
2016	2262	210	2472	8.5
2017	2374	166	2540	6.5
2018	2348	140	2488	5.6
2019	2431	127	2558	5.0
2020	2,320	146	2466	5.9
2021	2,250	123	2,373	5.2

Source: Georgia Department of Labor 2022

A sustainable economy can be defined as one that has a diversity of jobs, supports local businesses and provides a predictable tax base. The mix of industries in Randolph County includes retail trade, public administration, finance/insurance to name a few. Most employment in Randolph County is in the Services Industry (43.8%), followed by Agricultural/Mining (5.3%), Manufacturing (13.9%), Retail Trade (12.9%), Public Administration (7.9%), and Transportation/Utilities 10.3%. (ESRI Business Analyst, 2022).

Table 13
Workers by Employment Type

SIC Codes	*% Of Workforce 2017*	*% Of Workforce 2022*
Agriculture and Mining	10.0 %	5.3%
Construction	6.2%	4.2%
Manufacturing	10.0%	13.9%
Transportation/Utilities	8.4%	10.3%
Information	0.2%	0%
Wholesale Trade	0.1%	0.1%
Retail Trade	11.0%	12.9%
Finance, Insurance, Real Estate	3.5%	1.5%
Services	45.2%	43.8%
Public Administration	5.4%	7.9%

Source: ESRI Business Analyst 2017 & 2022

Employers listed below represent employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Employers are listed alphabetically by area, not by the number of employees. Top employers in Randolph County are:

- Andrew College
- A Private Homecare Agency
- Joe-Anne Burgin Nursing Home
- Mitchell County Transit
- Peerless Manufacturing Company
- Rms Transit, Inc.
- Southwest Georgia Stem Charter
- Tyson farms, Inc.
- Wayback Forestry, Inc.
- Whatley Oil and Auto Parts Company, Inc.

  Source: Georgia Department of Labor 2022

The Environmental Systems Research Institute (ESRI) Business Analyst program provides substantive information concerning business markets including consumer buying patterns. The table below includes consumer purchase information for Randolph County by using a Market Potential Index or MPI. A MPI measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. An MPI exceeding 100 indicates that adults or households in the Randolph County trade area spend more on average for certain items than citizens do elsewhere in the United States. Averages higher than an MPI of 100 give an indication of a higher than average consumer market for a particular product and thus a potential for a business to capitalize on those market trends. Listed below are some of the products for the Randolph County trading area that have an MPI over 100.

Table 14

Products/Consumer Behavior 2022

Apparel (Adults)	MPI
Bought any men's clothing in last 12 months	86
Bought any women's clothing in last 12 months	95
Beverages (Adults)	
Drank non-diet (regular) in last 6 months	126
Cell Phones (Adult/Households)	
Number of cell phones in household: 1	119
Convenience Stores (Adults)	
Bought cigarettes at convenience store in last 30 days	199
Bought gas at convenience store in last 30 days	123
Spent at convenience store in last 30 days: $100+	133
Electronics and Internet Market	
Bought cell phone in last 12 months	119
Have a smart phone	98
Have a smart phone: Android phone (any brand)	124
Have a smart phone: Apple iPhone	74
HH owns a computer	82

Finances Market	**MPI**
Have a home mortgage	73
Used ATM/cash machine in last 12 months	94
Average monthly debit card expenditures: $1,001-$2,000	100
Did banking online in the last 12 months	78
Health (Adults)	**MPI**
Exercise at home 2+ times per week exercising per week	70
Exercise at club 2+ times per week	49
Visited a doctor in the last 12 months	92
Used vitamin/dietary supplement in last 6 months	92
Insurance (Adults/Households)	**MPI**
Have auto insurance: 1 vehicle in household covered	99
Pets and Products	MPI
HH owns any pet	104
HH owns any cat	108
HH owns any dog	111
Psychographics (Adults)	**MPI**
Buying American is important	119
Will pay more for environmentally safe products	87
Buy based on price not brands	110
Restaurant Market	**MPI**
Spent at family rest/steak house last 6 months	96
Fam rest/steak house /6 months: Golden Corral	173
Fam rest/steak house /6 months: Logan’s Roadhouse	223
Fam rest/steak house /6 months: Ruby Tuesday	129

Fam rest/steak house /6 months: Waffle House	190
Cracker Barrel	165
Fast Food/drive-in last 6 months: Arby's	125
Fast Food/drive-in last 6 months: Burger King	119
Fast Food/drive-in last 6 months: Captain D's	330
Fast Food/drive-in last 6 months: Church's Fr. Chicken	219
Fast Food/drive-in last 6 months: Hardee's	228
Fast Food/drive-in last 6 months: KFC	146
Fast Food/drive-in last 6 months: Krispy Kreme	123
Fast Food/drive-in last 6 months: Long John Silver's	199
Fast Food/drive-in last 6 months: Pizza Hut	130
Fast Food/drive-in last 6 months: Popeye's Chicken	114
Fast Food/drive-in last 6 months: Sonic Drive-In	195
Sports and Leisure	**MPI**
Participated in Baseball last 12 months	101
Participated in Fishing last 12 months (Fresh Water)	145
Participated in Hunting with rifle the last 12 months	164
Participated in Hunting with shotgun in last 12 months	154
Participated in motorcycling last 12 months	100
Participated in target shooting the last 12 months	138
Attend sport events high school	176
Watch on TV: auto racing (NASCAR)	91
Watch on TV: baseball (MLB regular season)	45
Watch on TV: basketball (WNBA)	102
Watch on TV: bowling	124
Watch on TV: boxing	68
Watch on TV: fishing	93
Watch on TV: high school sports	113
Watch on TV: rodeo	126

Watch on TV: wrestling (WWE)	117
Member of religious club	119
Played bingo in last 12 months	69
Played billiards/pool in last 12 months	148
Bought 3+dvds/30 days	188
Bought for child last 12 months: fashion doll	120

DATA NOTE: ESRI 2022 Data. AN MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Mattox and Reid Dry Goods Store 1924, photo courtesy of the Vanishing Georgia Program of the Georgia State Archives

McClelland Millinery Shop 1915, photo courtesy of the Vanishing Georgia Program of the Georgia State Archives

One significant component of the economy of Randolph County and the Cities of Cuthbert and Shellman is agriculture. In 2017 there were 153 farms in Randolph County which comprise a total of approximately 121,892 acres. The average farm is about 797 acres (Georgia County Guide 2020). Row/forage crops provide the most income of the farms in the county. In the 2018 Georgia Farm Gate Value Report, Randolph County has 49% of its agriculture in row/forage crops. The dollar amount for Randolph's row/forage crops is $30,647,000. Overall, the Farm Gate Value in 2018 for Randolph County is $62,232,000 resulting in the county ranking 72nd in the state in production of agriculture crops. Only four counties in the state of Georgia have a higher percentage of row /forage crops. Those counties are Dooly, Clay, Glasscock, and Bleckley County.

Table 15
Randolph County Agricultural Trends

	Number of Farms	Total Acreage of Farms	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Randolph County	153	121,892	51,096	41.91	189.3 (thousands)	93.8 (thousands)
Georgia	42,439	9,953,730	3,628,707	36.45	21,836.4 (thousands)	4,638.9(thousands)

Source: Georgia County Guide 2020 data year is 2017

Tourism in the State of Georgia is another significant component of the local economy in Randolph County and the cities of Cuthbert and Shellman.

"In 2021, Georgia travel and tourism generated a total economic impact of $64.5 billion and supported more than 422,600 jobs. The state welcomed nearly 159.6 million domestic and international visitors, resulting in $34.4 billion in visitor spending. While international visitation has been slower to return, domestic visitation has more than fully recovered to pre-pandemic levels, totaling 159.2 million overnight and day trips to and within Georgia in 2021. The tourism industry has also matched the $4.2 billion in state and local tax revenues it generated in 2019." Source: GDEcD

The community's economies have seen conventional industries come and go because of economic conditions. Yet, tourism is an industry which can neither relocate nor go out of business because they each are a reflection of the local history.

In addition, numerous ancillary heritage tourism development opportunities are available to more fully develop the larger tourism potential of Randolph County. Other existing sites and potential attractions that contribute to the local Randolph County economy are:

- Christmas Tour of Homes
- Andrew College
- The Fletcher Henderson House
- Lake Walter F. George
- The Randolph County Welcome Center (Old Court House)
- Downtown Cuthbert
- Downtown Shellman
- Fletcher Henderson Jazz Festiville

Approximately 754 Randolph County residents are commuting out of the county to work, while around 331 non-residents were driving into Randolph County to work which is a net decrease of 396 workers. This means more people are traveling out of Randolph County to work than those commuting into Randolph County to work.

Table 16
Commuting Patterns
Randolph County, Georgia

County	Commuters into Randolph County	Commuters out of Randolph County
Calhoun County	35	211
Clay County	54	54
Dougherty County	6	151
Early County	17	30
Marion	54	54
Lee County	55	14
Quitman County	3	0
Randolph County	N/A	N/A
Stewart County	23	24
Sumter County	0	5
Terrell County	72	189
Webster County	12	0
Muscogee County	0	23
Total	**331**	**754**

Source: RVRC Staff Estimate. Updated information is not available from the Georgia Department Labor.

Map 1

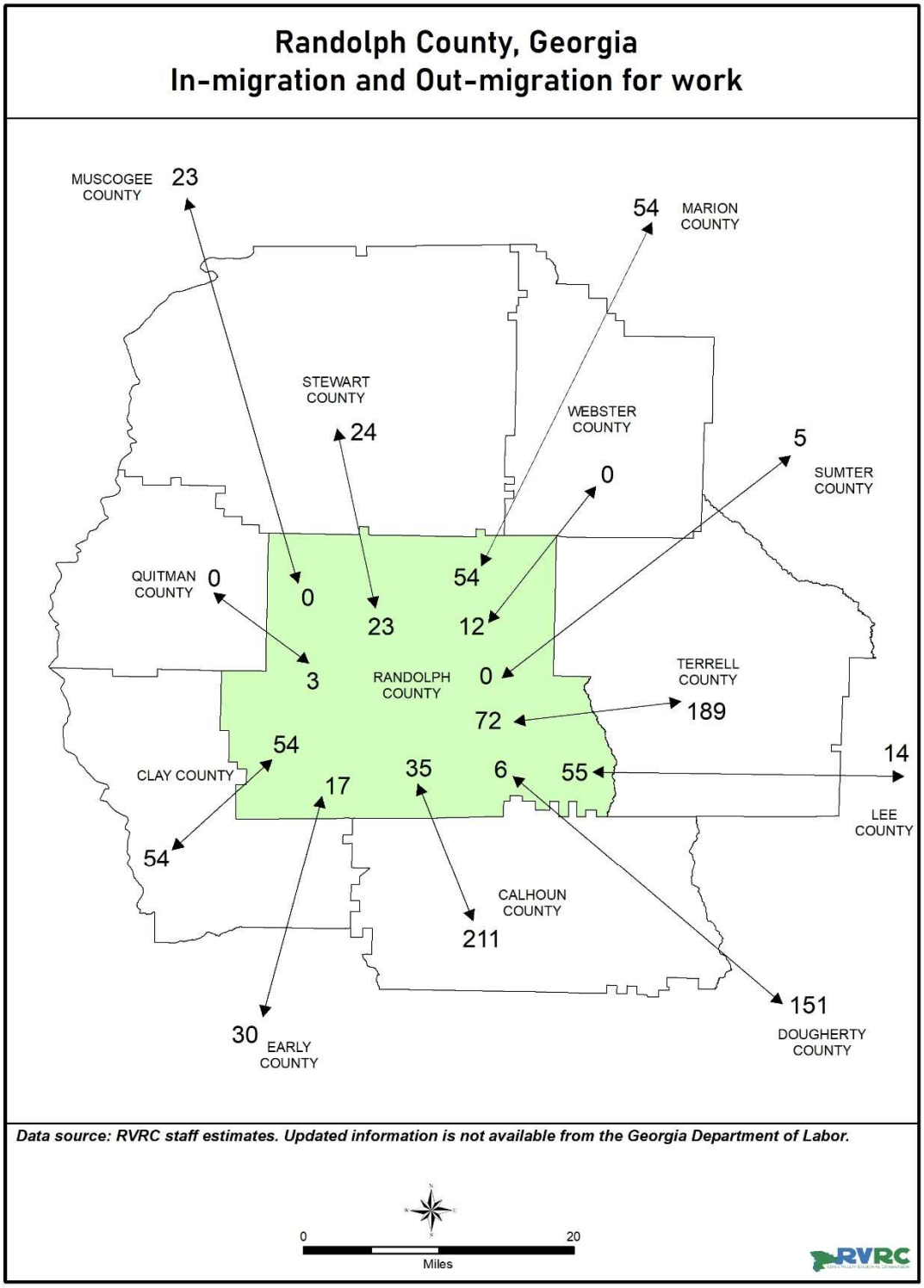

Randolph County, Georgia
In-migration and Out-migration for work
MUSCOGEE COUNTY
23
54
MARION COUNTY
STEWART COUNTY
24
WEBSTER COUNTY
5
SUMTER COUNTY
0
QUITMAN COUNTY
0
0
54
23
12
3
RANDOLPH COUNTY
0
TERRELL COUNTY
72
189
54
14
CLAY COUNTY
17
35
6
55
LEE COUNTY
54
CALHOUN COUNTY
211
151
30
EARLY COUNTY
DOUGHERTY COUNTY
Data source: RVRC staff estimates. Updated information is not available from the Georgia Department of Labor.
0
20
Miles
RVRC
RANDOLPH\Other Maps\Randolph CommutingPatterns 2022.mxd

Table 17
Randolph County Workers

Workers Age 16+ by place of work	2016-2020 ACS Estimate	Percent
Total	2,387	100%
Worked in state and in county of residence	1,338	56%
Worked in state and outside county of residence	754	31.6%
Worked outside state of residence	295	12.4%

Source: U.S Census American Community Survey Estimate 2016-2020

Unemployment can harm economic growth as a waste of human capital and community resources. It also takes a toll on individuals by eroding self-esteem, spurring psychological anxiety/depression, exacerbating chronic diseases, and placing stress on social relationships. All These issues, both for the individual and society, drain a community of its assets and skilled workforce.

A retail demand outlook for Randolph County provides data on consumer spending, a demand forecast, and projected spending growth. The Consumer spending data is household-based and represents the amount spent for a product or service by all households in an area. All retail services listed below have a positive projected spending growth.

Table
Retail Demand Outlook
Randolph County, Georgia 2022

Retail Services	Consumer Spending 2022	Forecasted Demand 2027	Projected Spending Growth
Apparel and Services	$3,140,045	$3,395,129	$255,084
Computer	$259,613	$280,536	$20,923
Entertainment and Recreation	$5,453,731	$5,900,589	$446,858
Food	$15,528,813	$16,801,822	$1,237,009
Financial	$169,203,571	$182,807,849	$13,604,278
Health	$1,324,169	$1,433,905	$109,763

Home	$28,679,856	$31,029,057	$2,349,201
Household Furnishings and Equipment	$2,323,931	$2,514,866	$190,935
Household Operations	$3023269	$3270825	$247,556
Insurance	$15,938,875	$17,253,357	$1,314,482
Transportation	$12,118,832	$13,121,286	$1,002,454
Travel	$2,537,770	$2,743,489	$205,719

Source: ESRI Business Analysis Forecast for 2022 and 2027

Needs

- More diverse economy and businesses
- Improve access and options to broadband/internet, especially WiFi
- Recruit support businesses for recreation and eco-tourism (i.e. bike shops and sporting goods stores)
- Lack of economic infrastructure, i.e. limited water and sewer capacity
- Aging population
- Lack of entertainment
- Community engagement, lack of public/business involvement
- Education attainment
- Signature event
- Cemetery tourism, festivals, community paintings
- Arts in historic court house

Opportunities

- Redevelop underutilized buildings and sites in Randolph County, Cuthbert and Shellman
- Capitalize on the widening of U.S. 27 and increasing traffic volumes on both U.S. 27 and State Highway 82
- Opportunity for programming and partnerships to develop a workforce with soft skills
- Available industrial sites
- Capitalize on existing agriculture by developing support businesses
- Low labor cost
- Availability of labor training
- Positive political and business climate

- Availability of higher education
- Capitalize on the presence of diverse power
- Timber availability
- Strong agricultural infrastructure
- Bioenergy statewide
- Airport is a regional asset
- Historic and agritourist growth potential
- Food processing industry expansion potential

City of Cuthbert

Needs

- Lack of employment/jobs
- Absence of a viable labor force available in Randolph County
- Better understanding of the role of the Randolph County Development Authority/Chamber of Commerce in economic development
- Having a quality school system
- Limited public transportation service to non medicade/medicare riders. Meet with Pataula Staff to discuss rider options.
- Reduce traffic speeds in neighborhoods by adding speed bumps.
- Address the judicial system regarding youth criminal records and how those records may prohibit minors from securing employment
- High Taxes

Opportunities

- Better utilize the Pataula Transit System
- Capitalize on the expansion of solar field development
- Work with companies to expand broadband

City of Shellman

Needs

- Continue to address the following Grow Randolph Initiatives (Create downtown Shellman as a destination—an all-day venue, create a signature event, community paintings)
- Expand the arts (Shellma999n Art Museum)

- Inventory and document all of Shellman' historic structures, redevelop underutilized buildings and sites in Shellman with a focus on downtown
- Construct welcome sign and directional/informational signs on U.S. 82
- Expand city web services to promote economic development. Link to the Randolph County Chamber of Commerce and Georgia Department of Community Affairs Web Site

Opportunities

- SOWEGA STEM Charter School is expanding
- Positive Political and Business Climate
- Availability of Higher Education (Andrew College)
- U.S. Highway 82
- Historic and Agritourist Growth

Broadband Internet Service Element for Randolph County

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,000 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are in predominantly in rural communities. Over 30% of Georgia's rural communities do not have access to broadband service.[1]

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and

[1] June 2021 data from the Georgia Broadband Initiative's *Unserved Georgia Map* statistics and *2020 Broadband Report*.

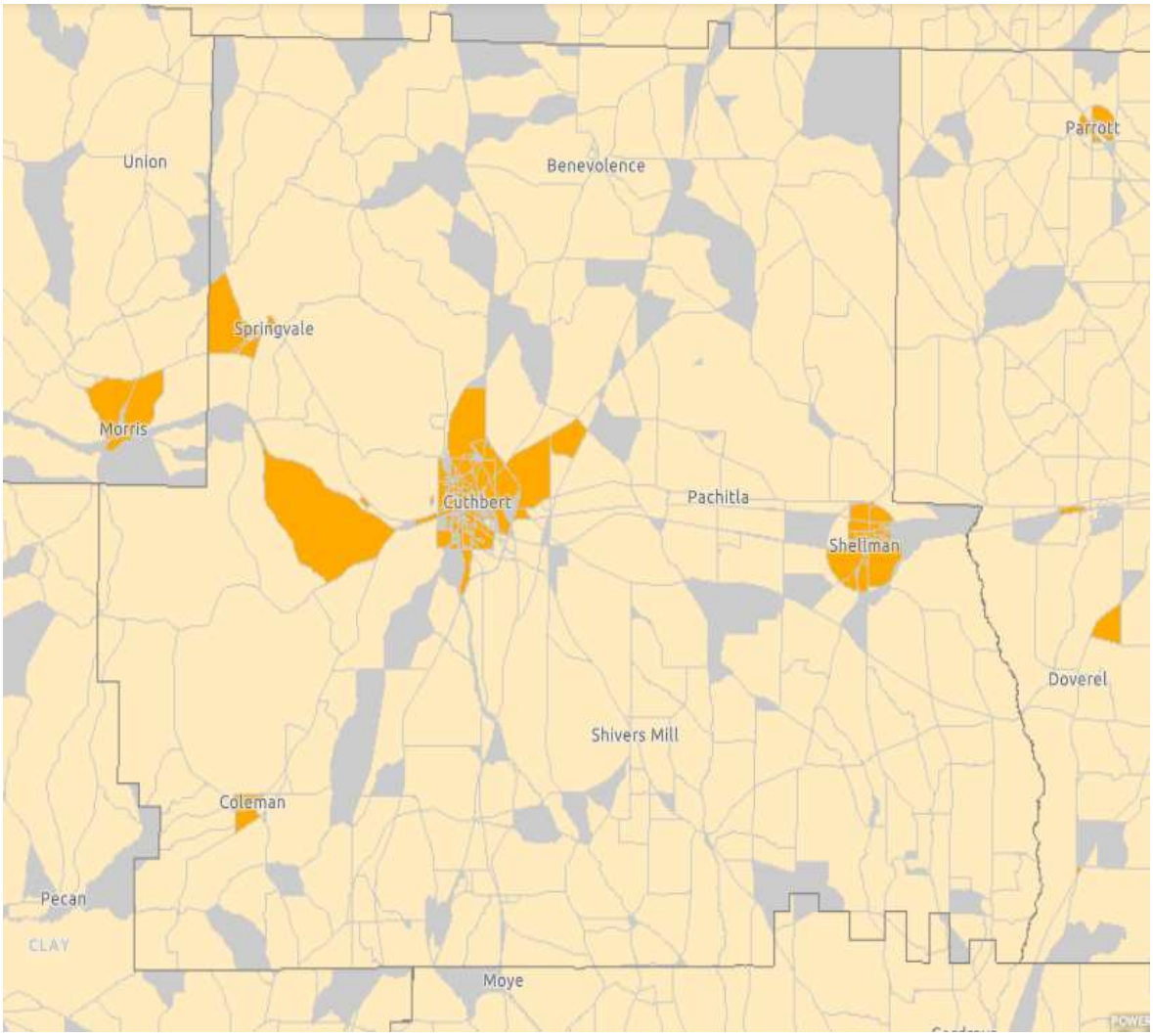
business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated in order to track changes in broadband availability for years to come.

Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and $150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The accompanying graphics represent areas which are and are not served at the Initiatives' threshold speed of 25 Mbps/3 Mbps in yellow. Randolph County has 1,532 Census Blocks with no broadband service, and 33% of the population lives in unserved areas. There are 3,070 locations with broadband access at the minimum service level, primarily in Cuthbert, Shellman. There are two blocks with service in unincorporated Coleman, seven in unincorporated Springvale, five between Quitman County border and the City of Cuthbert, one just south of the Cuthbert city limits, three just over Cuthbert's northern city limit and 13 just outside Cuthbert's eastern city limits. Within the Cuthbert city limits, there are 12 Census Blocks that are unserved at the minimum level, and one within the Shellman city limits.

Broadband Availability in Randolph County



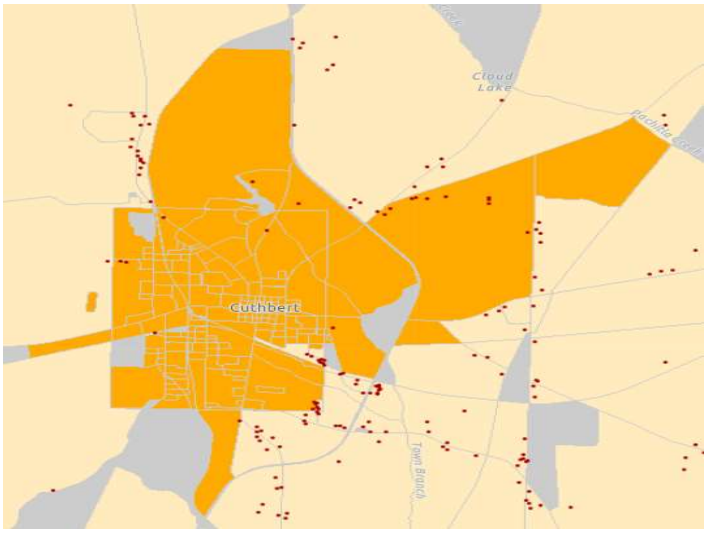
Broadband Availability in Randolph County

Unserved location at publication ■ Served ■ Unserved ■ No Locations

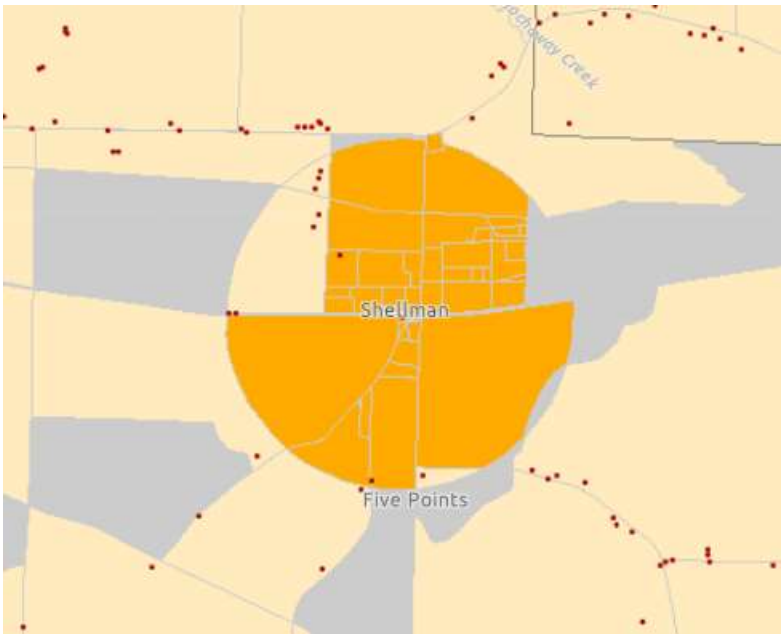
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June, 2022.

Broadband Availability in Cuthbert



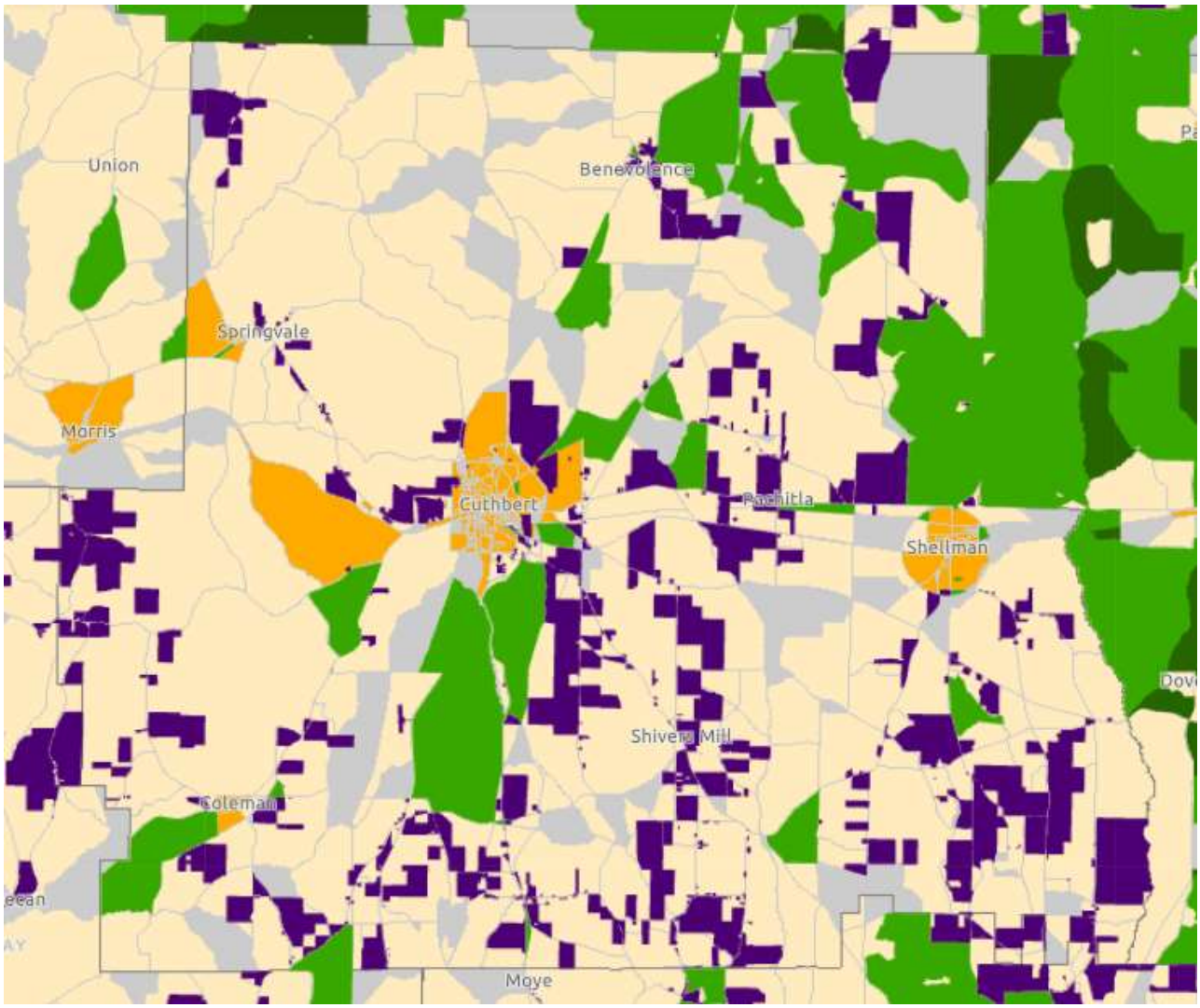
Broadband Availability in Shellman



● Unserved location at publication ■ Served ■ Unserved ■ No Locations

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June, 2022.

Broadband Expansion Funding in Randolph County



Census Block Status

- Served
- Unserved
- No Locations

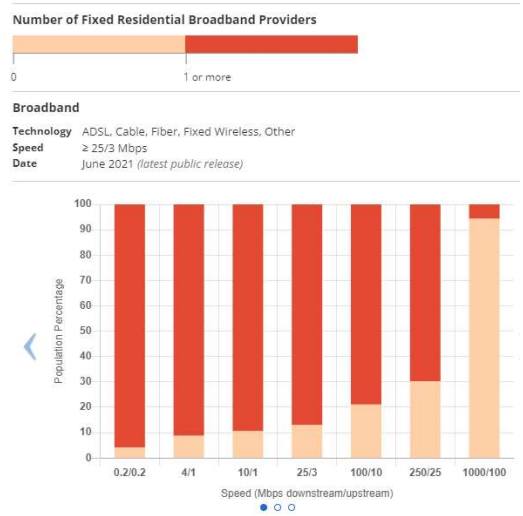
Broadband Funding Programs

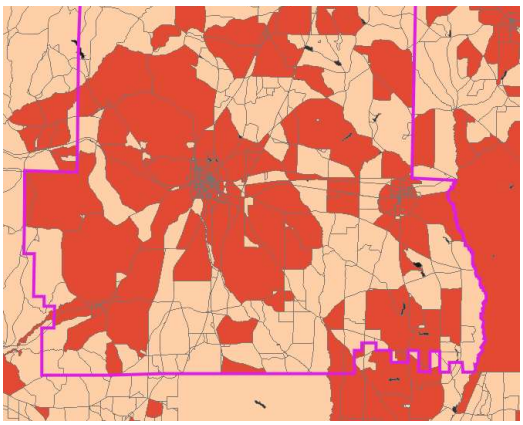
- USDA Reconnect (Approved)
- FCC RDOF
- ARPA Grants
- Capital Projects Grant Eligible

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2022.

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (June, 2021) shows three satellite providers offer 25 Mbps/3 Mbps residential service to 100% of Randolph County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 87% from a single provider, leaving 13% of the population with no fixed residential broadband service at the threshold level.

Fixed Residential Broadband Providers, Randolph County





Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, June 2021 latest public release).

Asymmetric digital subscriber line (ADSL) broadband service is not available at the 25 Mbps/3 Mbps level from any providers. ADSL is a type of digital subscriber line technology that enables faster data transmission over copper telephone lines than a conventional voiceband modem can provide.

One cable provider offers service to 70% of the population at the 25 Mbps/3 Mbps and 100/10 Mbps levels. One provider offers 250 Mbps/25 Mbps cable service to 70%, and no cable is available at 1000/100 Mbps. Cable internet service is provided over cable television infrastructure.

One provider offers fiber service at 100 Mbps/10 Mbps and below to 3% of the population, and one offers 250 Mbps/25 Mbps service to .71% of the population. There are no options for 1000/100 Mbps fiber service. Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.

One provider offers fixed wireless service at 25 Mbps/3 Mbps and 0 Mbps/1 Mbps to 8.4% of the population. and below to 12% of the population, 4 Mbps/1 Mbps to 1% of the population. One provider offers1000 Mbps/100 Mbps service to 6% of the population. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

The chart shows the fraction of the population that has access to different numbers of residential broadband providers (the vertical axis) depending on the broadband speed (the horizontal axis) for fixed terrestrial broadband service. The majority of the county is rural and 77% of the rural area has at least one provider offering 25 Mbps/3 Mbps fixed terrestrial broadband service. However, 23% of the unincorporated portions of the county are not served by any provider, other than satellite.

Broadband Providers Reporting Service in one or more Randolph County Census Tracts			
Provider	**Tech**	**Down** *(Mbps)*	**Up** *(Mbps)*
Mediacom/MCC Georgia LLC	Cable	1000	50
Windstream Holdings, Inc.	Fiber	200	200
Windstream Holdings, Inc.	ADSL	100	200
Windstream Holdings, Inc.	ADSL	100	100
Windstream Holdings, Inc.	ADSL	100	15
Mediacom/MCC Georgia LLC	Cable	100	10
ViaSat, Inc.	Satellite	100	3
T-Mobile USA, Inc.	Fixed Wireless	25	3
Windstream Holdings, Inc.	ADSL	50	50
Windstream Holdings, Inc.	ADSL	50	10
Point Broadband Fiber Holding, LLC	Fixed Wireless	80	10
ViaSat, Inc.	Satellite	35	3
Windstream Holdings, Inc.	ADSL	25	25
Hughes Network Systems, LLC	Satellite	25	3
Point Broadband Fiber Holding, LLC	Fixed Wireless	20	2
Windstream Holdings, Inc.	ADSL	16	12
Windstream Holdings, Inc.	ADSL	12	0.768
Point Broadband Fiber Holding, LLC	Fixed Wireless	10	10
Windstream Holdings, Inc.	ADSL	10	10
Windstream Holdings, Inc.	ADSL	15	4
Windstream Holdings, Inc.	ADSL	10	1
Windstream Holdings, Inc.	ADSL	10	0.768
Windstream Holdings, Inc.	ADSL	6	3
Windstream Holdings, Inc.	ADSL	6	0.768
Windstream Holdings, Inc.	ADSL	3	0.768
Windstream Holdings, Inc.	ADSL	3	0.384
Windstream Holdings, Inc.	ADSL	4	3
Windstream Holdings, Inc.	ADSL	4	1
ViaSat, Inc.	Satellite	2	1.3
VSAT Systems, LLC	Satellite	2	1.3
Windstream Holdings, Inc.	ADSL	1.5	0.384

Source: Federal Communications Commission Fixed Broadband Deployment Location Summary Map, (June 2021 latest public release). Note: Services not available from all providers at all in every Census Tract.

With so many residents not served by the Initiative's minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

Education

Randolph County citizens have faced many challenges to their education system and support staff which has contributed to statistics of the academically underachieving and undereducated population. The district is comprised of four schools ranging from Head Start, Randolph Elementary School and Randolph Middle School. Randolph County and Clay County operate a joint high school. The four schools are also a major employer in the region. The percentage of individuals living under the poverty level, declination of population and enrollment, reductions in funding, and failures to retain current and future teaching staff have been detrimental to the success of students and staff region-wide.

Current faculty has made tremendous efforts to address concerns and issues within the school system and in many ways have been successful. Recent technology updates and facility upgrades have been made possible through government grant funds. Evidence of curriculum improvements and teacher performance can be seen through the improved test results on the elementary level as well as in high school graduation tests. Positive progress has been made within Advanced Placement classes and corresponding student testing, as well as success for students accepted into and excelling through Dual Enrollment courses. Despite significant reductions in government funding, and the decline in regional population, Randolph - Clay High School, the elementary and middle schools have managed to maintain accreditation and make substantial achievement-related improvements.

The City of Shellman is also home to the SOWEGA STEM CHARTER SCHOOL. The school has a staff of 85 and an enrollment of 495 students. The school attracts students from all over southwest Georgia and has a significant economic impact on Shellman and Randolph County.

Retention of current educated residents who contribute to the workforce and community is the highest priority and goal for future growth and economic achievement in Randolph County, the City of Cuthbert and the City of Shellman. Higher education offered through Andrew College and Albany Technical College aid in providing opportunities for residents to further themselves within the area. Continuing to provide information and guidance on post-education opportunities within the region to individuals prior to graduation would help promote local businesses and potentially contribute to resident retention rates. Encouraging economic growth and fostering positive environments for local businesses would improve the financial health of Randolph County, the City of Cuthbert, the City of Shellman, and neighboring communities and therefore result in economic progress needed to maintain and grow the current educated resident population.

Table 18
Four-Year Graduation Rates
Randolph-Clay and Surrounding Counties

Jurisdiction	2014	2015	2016	2021
Randolph-Clay County	76.70%	76.40%	80.00%	85.7%
Quitman County	66.70%	66.67%	86.67%	85.7%
Stewart County	70.40%	76.47%	86.00%	85.7%
Webster	70.00%	80.00%	92.63%	No Data
Calhoun	No Data	No Data	No Data	88.4%
Terrell	No Data	No Data	No Data	88.9%
Georgia	72.60%	78.80%	79.39%	83.7%

Source: Governor's Office of Planning and Budget 2014 to 2021

	2020 Randolph-Clay	Georgia
High School Grad/GED/Some College	54.6%	47.8%
Associates Degree/Bachelor's Degree or Higher	19.4%	40.2%

Source: 2016-2020 ACS

Needs

- Increase education attainment levels and reduce the dropout rate
- Coordination of program initiatives with Andrew College and Albany Tech

Opportunities

- Partnerships between schools, businesses and civic organizations to create internship/ mentorship/job training opportunities

City of Cuthbert

Needs

- Continue Improvement of education attainment levels and reduce the dropout rate
- Coordination of program initiatives with Andrew College and Albany Technical College
- After School Programs

Opportunities

- Partnerships between schools, businesses, and civic organizations to create internship/mentorship/job training opportunities

City of Shellman

Needs

- Increase education attainment levels and reduce the dropout rate
- Coordination of program initiatives with Andrew College and Albany Technical College

Opportunities

- Partnerships between schools, businesses, and civic organizations to create internship/mentorship/job training opportunities
- Capitalize on the SOWEGA Charter School
- After school programs

Health

At one time, Randolph County, the City of Cuthbert, and the City of Shellman were fortunate to have a medical center. Currently the Southwest Georgia Regional Medical Center (SGRMC) is vacant. Randolph County leaders are currently in the process of finding another health care provider for SGRMC. The hospital is a county-owned 25-bed critical access hospital with oversight by the Randolph County Hospital Authority (SGRMC), Phoebe Putney Memorial Hospital formerly managed the hospital. The loss of SGRMC had a negative impact on the economy of Randolph County and surrounding communities.

Many factors including housing, the economy, and neighborhood and community safety contribute to a community's overall health and wellness, but many Randolph County, Cuthbert and Shellman citizens face challenges specific to access to and availability of community exercise opportunities, abundance of healthy, cost-effective food choices, and neighborhood and community safety. With healthy growth of the economy, and thus job generation, improved medical provider access, access of healthy food choices, and other related improvements can significantly impact the current health challenges of the community.

Randolph County, as many counties in Southwest Georgia, are dealing with adults who have diabetes. Randolph County has 8.1% of its adult population diagnosed with diabetes. In comparison, Sumter County has 13.6 % of its adult population diagnosed with diabetes while Muscogee County has 12.9% of its adult population diagnosed with diabetes. The State of Georgia has an adult diagnosed diabetes percentage of 12.4. The good news is that Randolph County has an adult diagnosed diabetes population of 8.1 percent which is lower than 9 of the 16 RVRC counties and lower than the State of Georgia percent of adult population diagnosed with diabetes.

As is proven, diet is a major contributing factor for the cause of obesity and diabetes as well as high blood pressure and high cholesterol. This point is driven home when you look at the consumer food choices of Randolph County, the City of Cuthbert, and the City of Shellman in comparison to other U.S citizens. The Environmental Systems Research Institute (ESRI) Business Analyst program provides substantive information concerning business markets including consumer buying patterns. The table below includes consumer purchase information for Randolph County by using a Market Potential Index or MPI. The MPI measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. An MPI exceeding 100 indicates that adults or households in the Randolph County trade area spend more, on average, for certain items than citizens do elsewhere in the United States.

Patterson Hospital 1930, photograph from the Vanishing Georgia Project of the Georgia State Archives

SOUTHWEST GEORGIA
REGIONAL MEDICAL CENTER

Table 20
Randolph County Restaurant Market Potential Index

Restaurant Market	MPI
Spent at family rest/steak house last 6 months	96
Fam rest/steak house /6 months: Golden Corral	173
Fam rest/steak house /6 months: Logan's Roadhouse	223
Fam rest/steak house /6 months: Ruby Tuesday	129
Fam rest/steak house /6 months: Waffle House	190
Cracker Barrel	165
Fast Food/drive-in last 6 months: Arby's	125
Fast Food/drive-in last 6 months: Burger King	119
Fast Food/drive-in last 6 months: Captain D's	330
Fast Food/drive-in last 6 months: Church's Fr. Chicken	219
Fast Food/drive-in last 6 months: Hardee's	228
Fast Food/drive-in last 6 months: KFC	146
Fast Food/drive-in last 6 months: Krispy Kreme	123
Fast Food/drive-in last 6 months: Long John Silver's	199
Fast Food/drive-in last 6 months: Pizza Hut	130
Fast Food/drive-in last 6 months: Popeye's Chicken	114
Fast Food/drive-in last 6 months: Sonic Drive-In	195

DATA NOTE: ESRI 2022 Data. AN MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

As demonstrated by Table 20, Randolph County citizens purchased much more steak and fast food than the average U.S. citizen. Of course this makes sense given the lower income levels of Randolph County residents and the fact that fast food is, in many cases, the only restaurant option for residents of Randolph County and much of Southwest Georgia.

The MPI average for those visiting and buying food from Captain D's (335), Waffle House (187), Logan's Road House (178), Churches Fried Chicken (184), Hardee's (253), KFC (150), Krispy Kreme (141), Long John Silver's (185) and Sonic Drive-In (170) is 198. This 198 MPI average is 98% higher than the average MPI of 100 for U.S. citizens.

Needs

- Expand knowledge of Health and Wellness programming and activities in Randolph County, Cuthbert, Shellman area
- Medical Facility to replace the loss of SWGRMC

Opportunities

- Utilize Health Department, DFACS, New Horizons
- Andrew College, Albany Tech, Randolph County School System and SOWEGA STEM Charter School for public health, healthy food initiatives

City of Cuthbert

Needs

- Increase public knowledge of Health and Wellness programming and activities in Randolph County, Cuthbert, Shellman.
- Utilize Health Department, DFACS, New Horizons

Opportunities

- Existing health care infrastructure (Care Connect Convenient Care)
- Reconstruction Youth Foundation (RLF) providing Healthy Eating and Nutritional Foods
- Use Andrew College, Albany Tech, Randolph County School System and SOWEGA STEM Charter School for public health education and healthy food initiatives

City of Shellman

Needs

- Increase public knowledge of Health and Wellness programming and activities in Randolph County, Cuthbert, Shellman.

Opportunities

- Existing health care infrastructure (Shellman Medical Clinic)
- Reconstruction Youth Foundation (RLF) providing Healthy Eating and Nutritional Foods
- Use Andrew College, Albany Tech, Randolph County School System and SOWEGA STEM Charter School for public health education and healthy food initiatives

Natural Resources

Cuthbert, Shellman, and Randolph County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The natural and cultural resources of Cuthbert, Shellman, and Randolph County are fundamental components in the development of the area and should be included in the planning process. These governments should develop educational programs to promote conservation and protection of important resources for all segments of society. Randolph County, Cuthbert, and Shellman should also strengthen and improve existing regulations regarding development in sensitive areas. Within the jurisdictional boundaries of Cuthbert, Shellman, and Randolph County there are water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

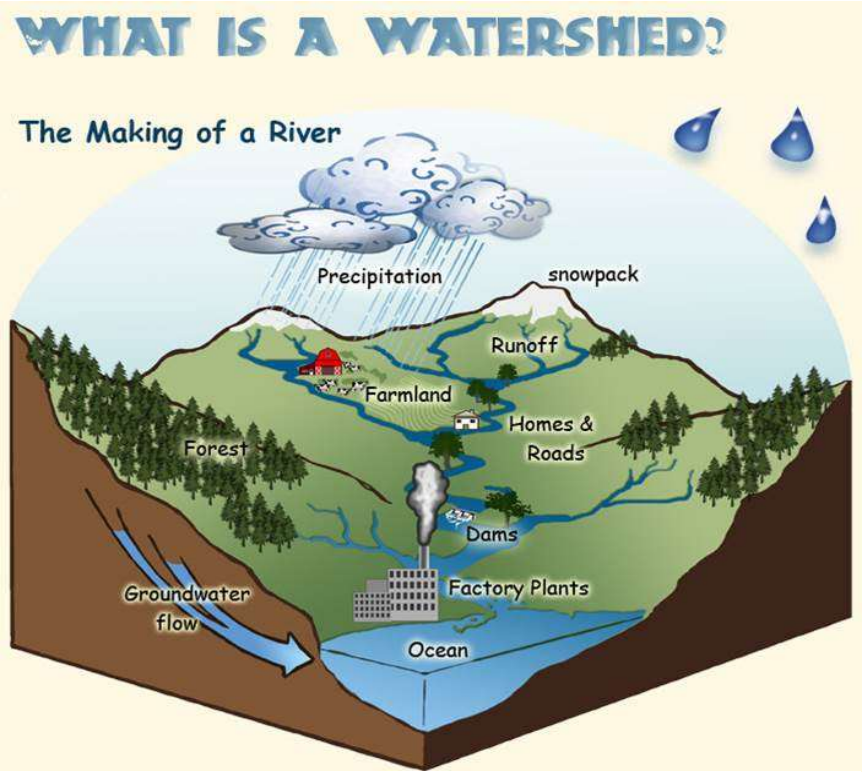
Water Resources Planning

Cuthbert, Shellman, and Randolph County realize the importance of their location in the Lower Middle Chattahoochee, Lower Chattahoochee, and Ichawaynochaway Watersheds and understand the significant role current and future development plays in water quality. Randolph County, City of Cuthbert, and the City of Shellman respectively, contributed to the development of the first 2011 Regional Water Plan for the Middle Chattahoochee region. Cuthbert, Shellman, and Randolph County continue to support the regional water planning process. RVRC staff attend the Regional Water Plan meetings and relay important information to our communities.

Water Supply Watersheds

A watershed is an area of land that drains all rainfall to a common outlet, such as a stream, river, or lake. The boundaries of a watershed are delineated by the highest points of land which surround it. These land areas can be infinitesimally small or very large and are comprised of all surface water—lakes, streams, reservoirs and wetlands—and all underlying ground water within the given boundary (water.usgs.gov/edu/watershed.html). However, when discussing watersheds, one must first consider the streams which create them.

Streams are ranked based on the number of the tributaries flowing into them. There are several methods used to classify streams in this manner; however, the Strahler method is the most commonly used. In this method, streams without tributaries, or headwaters, are given a value of 1 and are called first order. As streams of the same order begin to intersect, the resulting stream is assigned an order one value higher (ex. 1+1=2). When streams of different orders come together, the resulting stream retains the order of the stream with the greatest order (ex. 1+2=2) (pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm).



Source: U.S. Forest Service Air, Water and Aquatic Environments Science Program

Just as smaller streams come together to create greater bodies of water, large watersheds are created by numerous small watersheds. All watersheds are measured by hydrologic unit codes (HUC). The HUC is a sequence of numbers or letters that identify a unique hydrological feature such as a watershed. The smallest water sheds can have a ten or twelve digit HUC identification (HUC-10 or HUC-12). These areas come together to create watersheds with eight digit codes (HUC-8) (water.usgs.gov/GIS/huc.html). The State of Georgia is divided into 52 large HUC-8 watersheds. Randolph County is included in three of these, the Lower Middle Chattahoochee Watershed, the Lower Chattahoochee Watershed, and the Ichawaynochaway Watershed. However, due to the number of first and second order streams in Cuthbert, Shellman, and Randolph County, there are multiple small watersheds (HUC-12) which can affect the streamflow and water quality of rivers downstream (water.usgs.gov/edu/watershed.html).

Watersheds are important because they support ecological processes that sustain diverse populations of plants and animals and provide humans with water that can be used for a multitude of purposes. The activity occurring within watersheds affects the quantity and quality of the water that flows downstream (water.usgs.gov/edu/watershed.html). Water quantity can be altered by drought, excessive rainfall, withdrawals, or transfers between watersheds. Water quality can be negatively impacted by pollution, which can enter the water through point or non-point sources, causing it to become impaired or threatened. When the quality of water in a watershed is degraded, the ecosystem can suffer and the water that we use for drinking, irrigation, and recreation is compromised. As a result, watershed protection is vital to ensuring the health of the environment and the health of the people who live and play in them (www.cwp.org/mission-vision/) (See Appendix for Maps).

Groundwater Recharge Areas

Randolph County is located in the Southern Coastal Plain Province in an important groundwater recharge area. There are five major aquifer systems in the Coastal Plain Province. Randolph County is located over the Cretaceous-Tertiary Aquifer System, the Claiborne Aquifer System, and the Clayton Aquifer System (epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-18.pdf) (See Appendix for Maps). Aquifers are geologic formations that are comprised of permeable rock which contribute groundwater to wells and springs. The groundwater supplied by aquifers is an important natural resource, accounting for more than 90% of the drinking water for rural populations across the country (www2.usgs.gov/faq/categories/9812/2496). In the Chattahoochee and Flint River Basins, a strong connection exists between groundwater and surface water. In the past, groundwater withdrawal has resulted in reduced flows in the river as well as its tributaries, especially during periods of drought. This continues to be an area of concern for the region (www.georgiawatercouncil.org/Files_PDF/plan_9-13-07_overview.pdf).

The Cretaceous-Tertiary Aquifer System underlies the northwestern corner of Randolph County at the Stewart/Quitman County line. This system is created by an interconnected group of sub-

systems that developed in the Late Cretaceous sands of the Coastal Plain Province. As a significant groundwater recharge area, this area is highly susceptible to sources of pollution. Just below this area lies the Clayton Aquifer System, and below it lies the Claiborne Aquifer System in the Southeastern portion of the county. The Clayton Aquifer System has a recharge area which covers an estimated 80 square miles and the Claiborne Aquifer System has a recharge area of 350 square miles. (https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-19.pdf).

Due to procedural changes at the state level, the Environmental Protection Division has not required Randolph County and the Cities of Cuthbert and Shellman to adopt a Groundwater Recharge Area Protection Ordinance. However, Randolph County and all municipalities within its borders must still meet other federal and state requirements in regards to groundwater recharge areas.

Wetlands

Wetlands are areas which are inundated or saturated by surface or groundwater at a frequency and duration to support, under normal circumstances, vegetation adapted for life in saturated soil conditions. Many wetlands are adjacent to river corridors or man-made lakes and reservoirs created for hydroelectric activities.

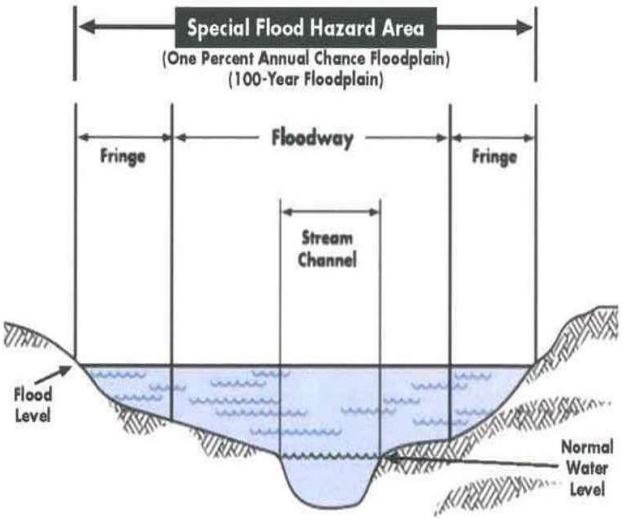
Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources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

The National Wetlands Inventory, conducted by the U.S. Fish and Wildlife Services, indicates the presence of wetlands scattered throughout Randolph County, Cuthbert, and Shellman. In Randolph County, there are 16,833 acres of forested wetlands, 607 acres of non-forested emergent wetlands, 2,956 acres of scrub/shrub wetlands and 1,561 acres of open water (See Appendix for Maps). At this time, the Georgia Environmental Protection Division has not required Randolph County to adopt a Wetland Protection Ordinance. However, Randolph County, Cuthbert, and Shellman do recognize the importance and many benefits of wetlands and follow State regulations regarding their protection.

Floodplains

Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes and is characterized in terms of frequency and duration. Areas located near water bodies, where flooding is likely to occur, are called floodplains. Floodplains provide many valuable services for both people and wildlife. Using floodplains for community amenities such as parks, bike paths, open spaces and wildlife areas can improve a community's quality of life. Preserving floodplains as open space is effective for avoiding damage from flooding and can enhance the natural functions of waterways. Proper management of floodplains and watersheds can keep pollutants out of rivers, can assist in the maintenance of optimum flow volume and velocity of streams, and can keep sediment loads from overpowering the riverine system.

There are two identified flood zones within Randolph County; both are within the city limits of Shellman. The City of Shellman is characterized as a Zone X flood zone, which is outside of the 500-year flood area. A small area in the Southeastern portion of Shellman is characterized as a Zone A flood zone, for which no base flood elevation has yet been determined. Any development should be closely monitored in areas subject to flooding. Communities built in floodplains should incorporate flood control-infrastructure and evacuation procedures into their design plan (https://www.nationalgeographic.org/encyclopedia/flood-plain/). Cuthbert, Shellman, and Randolph County have not been mapped for flood prone areas under the Federal Emergency Management Agency program and do not currently participate in the National Flood Insurance Program. Randolph County, Cuthbert, and Shellman should be mapped in the next several years.



Source: Municode

Soil Types

Soil quality is the capacity of the soil to function as a vital living ecosystem sustaining plants, animals, and human beings. Soil that is well cared for can regulate the movement of water, provide essential nutrients, filter and buffer pollutants, aid in nutrient cycling, and create physical stability and support for roots and other structures. Healthy soil provides clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife and beautiful landscapes. Soil has both inherent and dynamic properties. For example, sandy soil drains faster than clayey soil and deep soils have more room for roots than soils with bedrock near the surface. Soils respond differently to management techniques based on their inherent properties and the surrounding landscape (https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/). The following table illustrates the many soil types found in Randolph County and a partial list of uses for each (See Appendix for Maps).

Dirt Road in Randolph County

Slopes

Topography, or slope, is a term used to describe the contours and surface features of the earth. Topography includes information such as latitude and longitude, but also data regarding elevation, namely how steep or how flat the land is. Detailed information about the topography of an area is essential for the planning and construction of buildings and structures. Along with soil type, topography dictates what uses are best suited for a parcel of land. Steep areas, by their very nature, are more likely to experience problems with soil erosion and stormwater runoff than flat areas. Due to this, these areas are more likely to have an increased risk for damage from natural disasters.

Most of the slopes within the county are less than 15%. Areas with slopes over 15% can be found predominantly in the southwestern portion of the county with several in the northern half of the county (See Appendix for Maps).

Protected River Corridors

There are no State designated River Corridors in Randolph County, Cuthbert, or Shellman.

Table 21
Soil Suitability

Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
Henderson	2-20	Well-drained	Slow	• Most areas are in forest of mixed hardwoods and pines • Cleared areas are used for pasture
Luka	0-2	Moderately Well-drained	Moderate	• Much of the soil has been cleared and cultivated. It is cropped to corn, soybeans, small grains, truck crops, and hay or is in pasture • Native vegetation is forest of water oak, willow, beech, sweetgum, hickory, maple, ironwood, eastern cottonwood, alder, white oak, and in some places, pine.
Norfolk	0-10	Well-drained, Negligible to Medium Runoff	Moderate	• Mostly cleared and used for general farm crops •Where cultivated--corn, cotton, peanuts, tobacco, and soybeans. Where wooded-pines and mixed hardwoods.
Orangeburg	0-25	Well-drained Slow to Medium Runoff	Moderate	• Mostly used for growing cotton, corn, tobacco, and peanuts. Some areas are in pasture and forest. • Forest species are longleaf pine, shortleaf pine, loblolly pine, and some oaks, hickory, and dogwood.
Rains	0-2	Poorly Drained Nearly Level	Low	• Major uses: Forest, cropland • Where cultivated--corn, soybeans, and small grains. Where wooded--pond pine, loblolly pine, and hardwoods.
Vaucluse	2-25	Well-drained High Runoff	Moderately Slow	• Forest, cropland • Where cultivated--corn, cotton, small grain, soybeans, or pasture. Where wooded--loblolly and longleaf pine.
Wagram	0-15	Well-drained Negligible to Medium Runoff	Moderate	• Cropland • Where cultivated--tobacco, cotton, corn, and small grains. Where wooded--loblolly and longleaf pine, white oak, red oak, turkey oak, and post oak; hickory, holly, and dogwood.

Source: National Cooperative Soil Survey, U.S.A.

Prime Agricultural and Forest Land

Prime agricultural land is defined as those soil types which are ideally suited for production of crops. There are 422.7 square miles or 270,536 acres of land in Randolph County. In the county, 119,235 acres are farmland with 53,671 acres in harvest crops. (http://www.agcensus.usda.gov/.) (RVRC staff)

The forested areas of Cuthbert, Shellman, and Randolph County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. There are 189,800 acres in privately owned forestland. The forestland provides a

haven for wildlife. The hunting and fishing industries are increasingly important to the economic sector of Cuthbert, Shellman, and Randolph County. Both governments should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

Table 22
Randolph County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Randolph County	197	119,235	53,671	45.0	189.8 (thousands)	85.3 (thousands)
River Valley Region	4,588	1,002,225	420,520	41.95	2,383 (thousands)	579.5 (thousands)
Georgia	42,257	9,620,836	3,609,788	37.52	24,634.9 (thousands)	4,733.0 (thousands)

Source: Georgia County Guide 2017

Agricultural Field in Randolph County

Plant and Animal Habitats

Cuthbert, Shellman, and Randolph County have many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Randolph County. State and federally designated endangered plant and animal species are listed in the following tables.

Table 23
Randolph County Endangered Species

Animal Occurrences		
Scientific Name	**Common Name**	**Status**
Anodontoides radiatus	Rayed Creekshell	Vulnerable
Elliptio purpurella	Inflated Spike	Imperiled
Quadrula infucata	Sculptured Pigtoe	Vulnerable
Villosa villosa	Downy Rainbow	Vulnerable
Ichthyomyzon gagei	Southern Brook Lamprey	Secure
Hybopsis sp. 9	Etowah Chub	Critically Impaired
Lythrurus atrapiculus	Blacktip Shiner	Apparently Secure
Notropis harperi	Redeye Chub	Apparently Secure
Pteronotropsis euryzonus	Broadstripe Shiner	Vulnerable
Pteronotropsis grandipinnis	Apalachee Shiner	Apparently Secure
Pteronotropsis welaka	Bluenose Shiner	Vulnerable
Etheostoma edwini	Brown Darter	Secure
Etheostoma swaini	Gulf Darter	Secure
Ambystoma tigrinum	Tiger Salamander	Secure
Drymarchon couperi	Eastern Indigo Snake	Vulnerable

Source: NatureServe Explorer, 2017

Eastern Indigo Snake: Endangered Species with Habitat in Randolph County

Table 24
Randolph County Endangered Species

Plant Occurrences		
Scientific Name	**Common Name**	**Status**
Brickella cordifolia	Flyr's Brickell-bush	Vulnerable
Linum sulcatum	Grooved Yellow Flax	Secure
Linum sulcatum var. harperi	Harper's Grooved-yellow Flax	Imperiled
Magnolia pyramidata	Pyramid Magnolia	Apparently Secure
Melanthium woodii	Ozark Bunchflower	Secure

Source: NatureServe Explorer, 2017

Needs

- Follow BMP's for agricultural practices that are established by USDA and NCRS
- Stay abreast of changing agricultural/water use practices
- Educate county and city staff about development around and in floodplains, location of prime farmland, wetlands, and watersheds
- Monitor Regional Water Council Activities in the Middle Chattahoochee Regional Water area

Opportunities

- Positive working relationship between Randolph County, USDA and NCRS
- Capitalize on the Ruralness of Randolph County

City of Cuthbert

Needs

- Monitor Regional Water Council Activities in the Middle Chattahoochee Regional Water area

Opportunities

- Follow Best Management Practices (BMPs) for agricultural practices that are established by USDA and NCRS to protect city and county watersheds /streams from sediment and biological toxins

- Educate county and city staff about development around and in floodplains, location of prime farmland, wetlands, and watersheds

City of Shellman

Needs

- Monitor Regional Water Council Activities in the Middle Chattahoochee Regional Water area

Opportunities

- Follow Best Management Practices (BMPs) for agricultural practices that are established by USDA and NCRS to protect city and county watersheds /streams from sediment and biological toxins
- Educate county and city staff about development around and in floodplains, location of prime farmland, wetlands, and watersheds

Cultural Resources

People have lived in the State of Georgia and what is now Randolph County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation, and their activities are considered cultural resources.

In 1990, a comprehensive survey of Randolph County's historic resources was completed. This survey identified sites, objects, structures, and buildings that were eligible for the National Register of Historic Places in Cuthbert, Shellman, and unincorporated Randolph County.

Sam Sawyer House Front Door Detail

The 1990, survey of historic resources identified 481 structures in Randolph County as being eligible for the National Register of Historic Places. There are currently three designations in Randolph County listed on the National Register of Historic Places and the Georgia Register of Historic Places: The Cuthbert Historic District (1975), the Fletcher Henderson House (1982) and the Shellman Historic District (1985).

Randolph County, in conjunction with the City of Cuthbert and the City of Shellman, has enacted a Historic Preservation Ordinance and appointed a Historic Preservation Commission to protect historic resources. As a result, the county and the cities are eligible for the Certified Local Government program administered by the National Park Service and for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. The Randolph County Historic Society is a county-wide non-profit entity that also sponsors National Register listings, oversees the application for survey funds, maintains an inventory of local historic resources, and attempts to preserve endangered resources.

The Randolph County Historic Society identified and mapped the cemeteries in Randolph County in 2017.

Randolph County, the City of Cuthbert and the City of Shellman understand the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. Each local government makes the conservation of the area's history, tradition, and culture through preservation a priority. They also know the benefits of preservation are far-reaching and can lead to increased heritage tourism and growth in small businesses because of available locations and a sense of community and tradition.

Needs

- Save the historic fabric of the community by taking care of historic structures in the unincorporated areas of Randolph County
- Maintain historic county-owned/city-owned downtown assets located in Cuthbert

Opportunities

- Determine the best uses for vacant historic buildings
- Rehabilitate and utilize historic buildings

City of Cuthbert

Needs

- Maintain historic county-owned/city-owned downtown assets located in Cuthbert

Opportunities

- Determine the best uses for vacant historic buildings
- Rehabilitate and utilize historic buildings

City of Shellman

Needs

- Save the historic fabric of the community (take care of historic downtown assets, protect the integrity of downtown)

Opportunities

- Determine the best uses for historic vacant structures and rehabilitate identified structures

Intergovernmental Coordination

Coordination between local governments, community service providers and local/regional authorities is vital when planning for and anticipating positive growth and development success. Elected officials of Randolph County and the Cities of Cuthbert and Shellman communicate well with each other and will continue to do so. The Randolph County Chamber of Commerce, the Randolph County Industrial Development Authority and the Randolph County Hospital Authority all communicate well with the elected official bodies of Randolph County. Randolph County also maintains its regional presence through active involvement with the River Valley Regional Commission and the Middle-Chattahoochee Regional Water Planning Council.

By partnering with neighboring jurisdictions, Randolph County, the City of Cuthbert, and the City of Shellman can produce a greater impact on regional environmental/conservation issues related to water quality, the longleaf pine ecosystem and endangered habitats of the gopher tortoise and red cockaded woodpecker. Working together to ensure conservation of natural resources can spur growth in the outdoor recreation industry and be a powerful economic engine for local communities.

Furthermore, coordination of projects and resources will also reduce costs for large endeavors such as road improvements. This approach will not only foster fiscal responsibility by stretching tax payer dollars, it will also ensure that planning and development across jurisdictional boundaries is done in a cohesive manner.

Also, meeting state and regional requirements that all elected officials, government staff, authority members, and other appointed officials are certified by the appropriate agencies, according to state law, will mean that residents have access to the latest information, tools and best management practices that benefit Randolph County, Cuthbert and Shellman.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan. The Pre-Disaster Mitigation Plan for Randolph County, Cuthbert, and, Shellman was will be adopted by the Randolph County Board of Commissioners and the Cuthbert and Shellman City Councils in 2025.

Needs

- Maintain communication between local governments, the business community, local civic groups, youth development organizations, and groups that respond to specific community needs, etc.
- Utilize current technology including social media to engage the community in council/commission meetings, planning efforts, and civic volunteering opportunities
- Update Randolph County, Cuthbert and Shellman SDS
- Update Randolph County, Cuthbert and Shellman Pre Disaster Mitigation Plan

Opportunities

- Increase the number of business/civic leadership meetings held annually
- Maintain the existing city, county, Chamber of Commerce, and Industrial Development Authority partnerships on projects that cross jurisdictional lines to insure cost-effective use of resources
- Continue to work with regional entities on leadership and economic development
- The city and county should partner on projects that cross jurisdictional lines to insure cost-effective use of resources

RVRC Council Meeting.

LAND USE

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. Many difficult decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Randolph County would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Existing Development Patterns

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

Table 25
Existing Land Use: Randolph County

Existing Land Use Definitions	
Agriculture/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) agriculture, commercial timber, or pulpwood harvesting.
Residential Single Family & Multi-Family	The predominant use of land within the residential category is for single-family and multi-family dwelling unites organized into general categories of net densities.

Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Park/Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management area, national forests, gold courses, recreation centers, or similar uses.
Public/Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned but are be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/ conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
Transportation/ Commercial/Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Undeveloped/Vacant	This category covers lots or tracts of land that is served by typical urban public services (water, sewer, etc.) but has not been developed for a specific use or was developed for a specific use that has since been abandoned.

Table 26
Existing Land Use: Randolph County, Cuthbert and Shellman

Existing Land Use (acres)	Randolph County	Randolph County Percent	Cuthbert	Cuthbert Percent	Shellman	Shellman Percent	TOTAL	Total Percent
Residential	2,581	0.95%	594	30.82%	372	18.36%	3,547	1.29%
Multi-Family Residential	1	0.00%	48	2.50%	6	0.31%	55	0.02%
Agriculture/ Forestry	261,450	96.16%	469	24.36%	1,344	66.44%	263,265	95.44%
Commercial	392	0.14%	79	4.13%	112	5.48%	582	0.21%
Industrial	675	0.25%	0	0.00%	14	0.67%	687	0.25%
Parks/ Recreation/ Conservation	252	0.09%	91	4.70%	10	0.49%	352	0.13%
Public/ Institutional	718	0.26%	228	11.83%	62	3.04%	1,008	0.37%
Transportation/ Utilities/ Communication	5,081	1.87%	207	10.73%	103	5.08%	5,390	1.95%
Vacant	747	0.27%	211	10.93%	3	0.13%	960	0.35%
TOTAL	271,896	100.00%	1,926	100.00%	2,026	100.00%	275,848	100.00%

Source: River Valley Regional Commission, 2022

Needs

- Complete 2022 Comprehensive Plan
- Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development in the unincorporated area of Randolph County
- Match up Land use and zoning classification

Opportunities

- Available Land
- Low Land Cost

City of Cuthbert

Needs

- Complete 2022 Comprehensive Plan
- Match up Land use and zoning classification

Opportunities

- Available Land
- Low Land Cost

City of Shellman

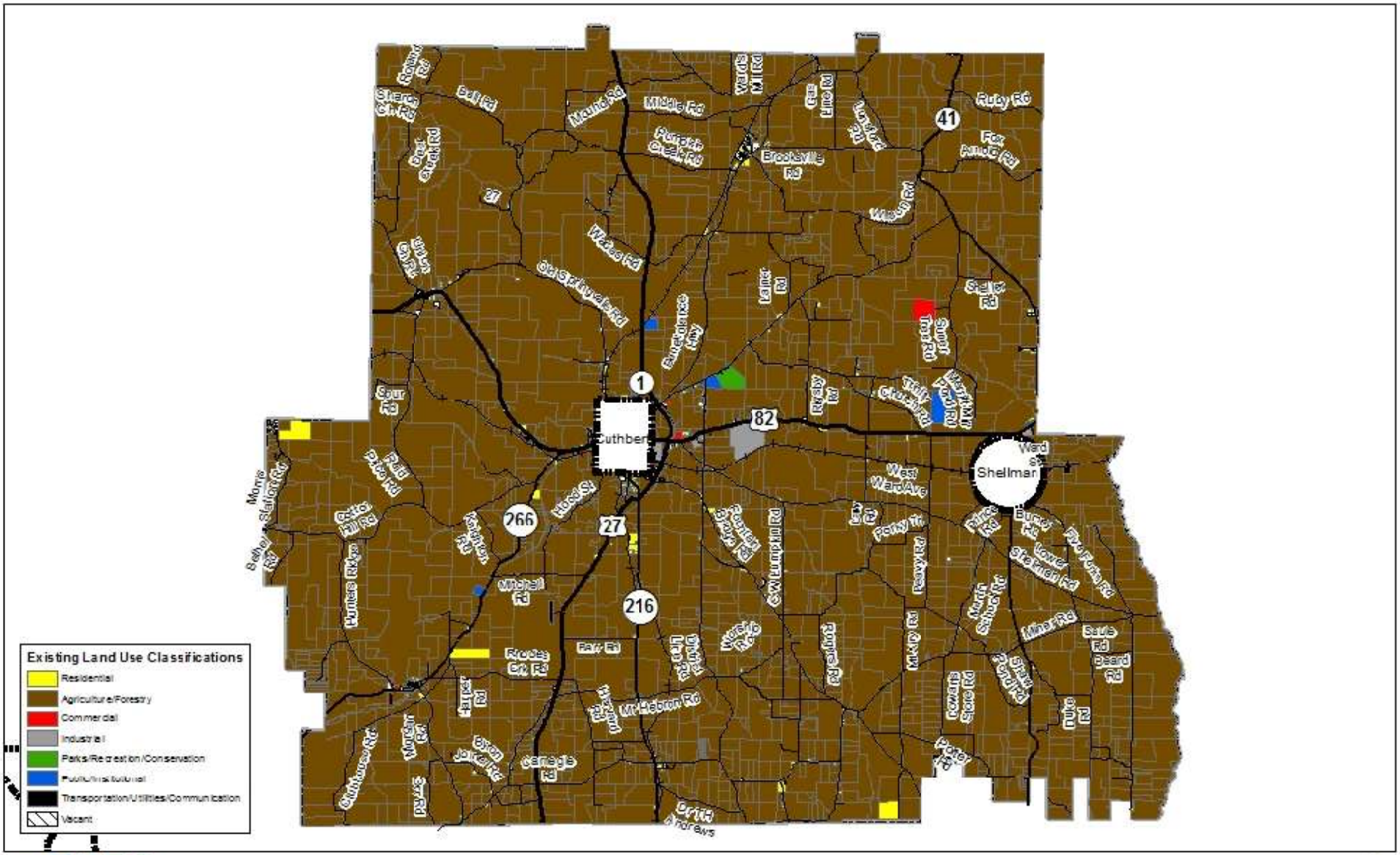
Needs

- Complete 2022 Comprehensive Plan
- Create an inventory of vacant sites, buildings both utilized and vacant, that are available for redevelopment and/or infill development in Shellman.
- Update Zoning Ord

Opportunities

- Capitalize on the Randolph County Veterans Memorial Park Area and other recreational areas
- Available Land
- Low Land Cost

Existing Land Use Map
Randolph County and Cities



RVRC

0 4 8 16 Miles

Future Land Use

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses, and where and how they may interact. The Randolph County future land use map is based on existing land use, the current zoning map and transportation factors. Due to the population trends, there should be only limited pressure placed on Randolph County infrastructure and public facilities caused by future development.

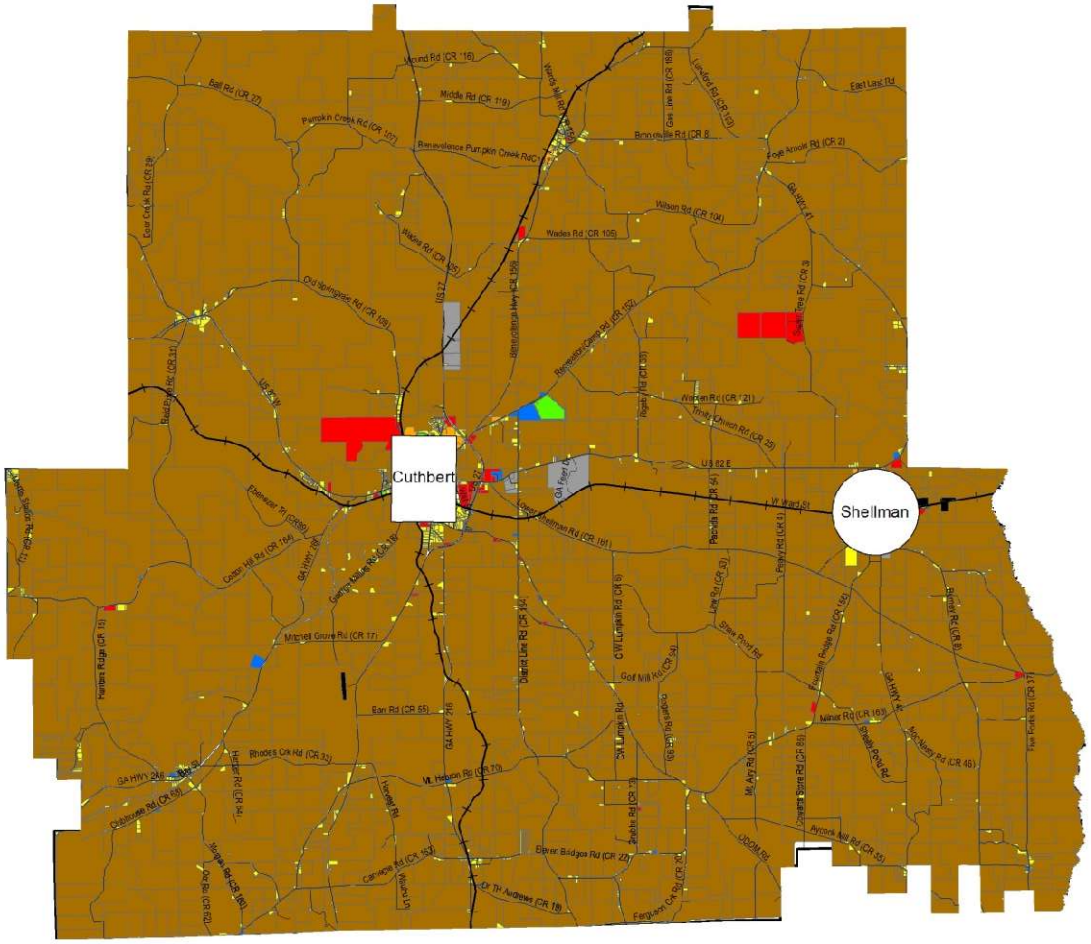
This section will map and review proposed land use in Randolph County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 27
Future Land Use: Randolph County

Future Land Use Definitions	
General Agriculture and Forestry District	The agricultural district is established to maintain those area with land characteristics, such as soil moisture, temperature, and content suitable for farming, dairying, forestry operations, and other agricultural activities; to protect land used or needed for food production and other agricultural uses from encroachment by untimely and unplanned residential, commercial, or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature; to prevent the subdivision of land for residential development that requires public services such as paved roads, water, and sanitary sewer; and to preserve the rural, open space character of certain areas.
Rural Residential District	The rural residential district is composed of open land areas and forest lands located on non-prime agricultural soils where a more intensive use of land is unlikely to occur in the near future. This district is intended to preserve lands best suited for large parcel residential uses and preserve land suited to the eventual economical and practical provisions of streets, utilities, schools, and other facilities in the development of the county.
Residential District	The residential district is established for more concentrated medium-to-higher density residential area of the county. These areas are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment. Certain nonresidential uses that are more compatible with residential uses may be permitted on review of the planning commission.

Commercial District	The commercial district is established to provide suitable areas for a broad range of retail, wholesale and service uses. General compatibility with abutting different uses is required, this may be achieved through buffering, screening, and/or development plan review. Development in this district should be located on major thoroughfares (highway), arterial streets or collector streets and the associated street network, the location and development of commercial activities shall be encouraged so as to minimize traffic hazards and interference with adjacent uses.
Industrial District	The industrial district is established to provide area for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust, and glare associated with uses permitted in this district be confined as much as possible. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products, and employees be minimal but that transportation facilities and routes be easily accessible. Development in these districts should be served by sanitary sewer or have provision for on-site disposal.
Park/Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These area may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management area, national forests, golf courses, recreation centers or similar uses.
Public/Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
Transportation/ Commercial/Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Randolph County
Future Land Use Classification



Future Land Use Classification

- Agriculture/Forestry
- Commercial
- Manufactured Home Park
- Industrial
- Residential District (Medium to High Density Residential)
- Rural Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Transportation/Communication/Utility

RVRC
River Valley Regional Commission

0 2.5 5 10 15 20 Miles

N W E S

Areas Requiring Special Attention

Significant Natural Resources

Randolph County contains significant environmental features such as soil types, topography, flood prone areas, location of aquifers and wetlands that provide opportunities for and place constraints on the way land is used. Mapping these natural resources in the community can identify where development can safely and feasibly occur and which zones should be protected or avoided. If possible, vegetative areas and natural habitats are best left undisturbed in order to optimize the environmental health of the ecosystem by providing sun and wind protection, mitigating stormwater runoff, reducing flooding, purifying water improving air quality by reducing carbon dioxide and releasing oxygen into the atmosphere. These resources play a large role in the quality of life for residents, providing access to the natural beauty of the community, and expanding the economy by virtue of their value as tourist amenities.

Significant Cultural Resources

Cultural Resources are among those components of life that contribute to development of the Region's sense of place, characteristics that generally distinguish it from other regions. While most events are not known beyond the site of occurrence, some have impacts which reverberate far beyond the site. Randolph County has a unique history and many locally significant resources. Preserving the resources that represent the history of this community add to the quality of life for all city and county residents.

Old Courthouse – Welcome Center

The Randolph County Courthouse building, designed by architects Kimball, Wheeler and Parkins of Atlanta, was completed in 1887. The Courthouse is in the Queen Anne architectural style. This style is noted by a variety of materials and designs on the exterior of the building including brick, terracotta ornaments, stone, wood and metal (www.randolphcountyga.com/our-historic-courthouse).

While in continual use, the Randolph County Courthouse fell into disrepair due to a lack of funding and knowledgeable craftspeople. In the 2000's, the county partnered with the local historic society, the chamber of commerce and other civic organizations to completely renovate the Courthouse. As a result, a grand opening reception was held in 2015.

Old Main at Andrew College

Andrew College was founded in 1854 in Cuthbert, Georgia with the mission to provide a liberal arts education for women. Old Main on the Andrew College Campus was constructed in 1892 and originally housed the entire college – classrooms, library, auditorium, student dormitory and offices for faculty and administration. With its Victorian architecture, Old Main is the most recognizable and iconic building on campus (www.georgiaencyclopedia.org/articles/education/andrew-college).

Fletcher Henderson Home

Fletcher Henderson was born in 1897 in Cuthbert, Georgia. He studied chemistry and mathematics at Atlanta University; however, music was his first love. While being employed as a pianist for Black Swan records in New York, he accompanied such famous blues singers as Ida Cox, Ma Rainey and Bessie Smith. He also formed his own orchestra, the Fletcher Henderson Orchestra, making several records and featuring talented instrumentalists like Louis Armstrong. By 1935, Henderson disbanded his orchestra due to a lack of good musicians and became an arranger and accompanist for Benny Goodman. Fletcher Henderson's musical legacy lies in his skilled arrangements, the development of top musical talents and his musical innovations (www.georgiaencyclopedia.org/articles/arts-culture/fletcher-henderson-1897-1952).

Shellman Depot

The train depot in Shellman was constructed by the Central of Georgia Railroad in 1893.

Randolph County Courthouse and Welcome Center

Old Main, Andrew College

Shellman Depot

Fletcher Henderson House

Areas Where Development is Likely to Occur

In general, Randolph County, in regards to topography, has most of the area on the west side of the county beginning on the west side of Cuthbert, within the 15 to 25 percent steep to very steep slope distinction. Wetlands are also present on the west side of Randolph County, but the wetland foot print is much less than what is on the east side of Randolph County. On a positive note the presence of prime farmland west of Cuthbert is considerably less than what you find east of Cuthbert. Much of the soil found west of Cuthbert is better suited for the growth of timber. Land located east of Cuthbert has much more prime farm land and slopes that are more in the 0-3 percent and 3-8 percent range. The eastern side of the county also has more wetland area than the western side of Randolph County. Randolph County and Terrell County have a very large wetland area that they share as part of the Ichawaynochaway creek.

Areas where development is most likely to occur in the unincorporated area of Randolph County are just outside of the city limits of Cuthbert and Shellman along U.S. Highway 27 and U.S. Highway 82. The majority of slopes in this area are between 0%-15% with scattered pockets of 15% to 25% slopes. These areas have available land and water/public sewer availability. Both U.S. Highway 27 and U.S. Highway 82 have increasing traffic counts as well. Infill development is also possible with many vacant lots in subdivision areas located outside of Cuthbert and open farmland outside of Shellman.

Areas Where Development May Outpace Available Facilities and Services

While the majority of unincorporated Randolph County is in agricultural use, there are two transportation corridor areas and three population pockets in the crossroad communities of Coleman, Benevolence and Carnegie that could impact the water and sewer service areas in Randolph County. Areas where development is most likely to occur that could also outpace available facilities and services in the unincorporated area of Randolph County are just outside of the city limits of Cuthbert and Shellman along the U.S. Highway 27 and U.S. Highway 82 corridors. These areas have available land and water/public sewer available. Both U.S. Highway 27 and U.S. Highway 82 have good traffic counts as well. Also, just north of the city of Cuthbert on U.S. Highway 27 is a large industrially zoned parcel. A combination of several smaller businesses and a new industrial facility would stress the existing water and sewer systems provided by the City of Cuthbert and Shellman.

Currently, Carnegie is experiencing residential infill development. If the residential density in Carnegie gets too high, which would take over 20 years with the existing pace of development, water issues are possible given that people in Carnegie use a well and septic tank system. The former City of Coleman is also an area where new development and infill development could occur. Coleman has a public water system left over from its incorporated

days. The water system is in need of a new well and well pump and is currently using the back-up pump. If the back-up pump goes then Coleman residents go without water. Although new development has been limited in this area, the 30-plus houses that exist are struggling with inadequate water service.

Areas of Disinvestment/Proposed Redevelopment and Infill Development Opportunities

All communities have areas of disinvestment or areas in need of improvement; Randolph County and its jurisdictions are no different. As they grow, market forces will impact (improve) most of the areas in need of improvement. However, in many cases a public/private partnership will be needed to make improvements happen. Due to the fact that the county and the two cities are showing a decline in population, a strong push is being made in order to accommodate public/private partnerships to fix the problems they are facing with the decline of residential and commercial districts. The City of Cuthbert adopted a redevelopment strategy several years ago to turn this phenomenon around. Areas of concern include the downtown areas of the cities of Shellman and Cuthbert with vacant buildings and other occupied building that are in need of repair. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage, water and sewer, as well as street disrepair. Randolph County, Cuthbert and Shellman are taking steps to remedy these problems by applying for various funding opportunities. Some other areas of concern within Cuthbert are abandoned or failing strip mall areas, where shops have been abandoned and either the strip mall has become obsolete or only one or two shops remain open. These areas have a tendency to attract crime and unwanted attention from those wanting to commit crimes. The City of Cuthbert and Shellman are currently reviewing their downtown areas, major commercial corridors, and various adjoining properties in an effort to better housing in both cities and to improve commercial properties.

Infill opportunities exist in and around the cities of Cuthbert, Shellman and the unincorporated/cross road communities of Randolph County such as Benevolence, Coleman and Carnegie. The availability of water and sewer in Cuthbert and Shellman make infill opportunities more likely in those two cities. Not only is infill development more likely in Shellman and Cuthbert, but higher density development is likely due to the availability of water and sewer. The unincorporated area of Coleman has a water system, which will allow infill development on smaller size lots. Benevolence does not have public water, but there are opportunities to infill on existing larger lots. Carnegie does not have public water but that community is already experiencing infill development. The Randolph County Board of Commissioners, Cuthbert and Shellman elected officials need to identify key vacant lots in all of these communities that could be used for residential and commercial or as public pocket park/open space for neighboring residents.

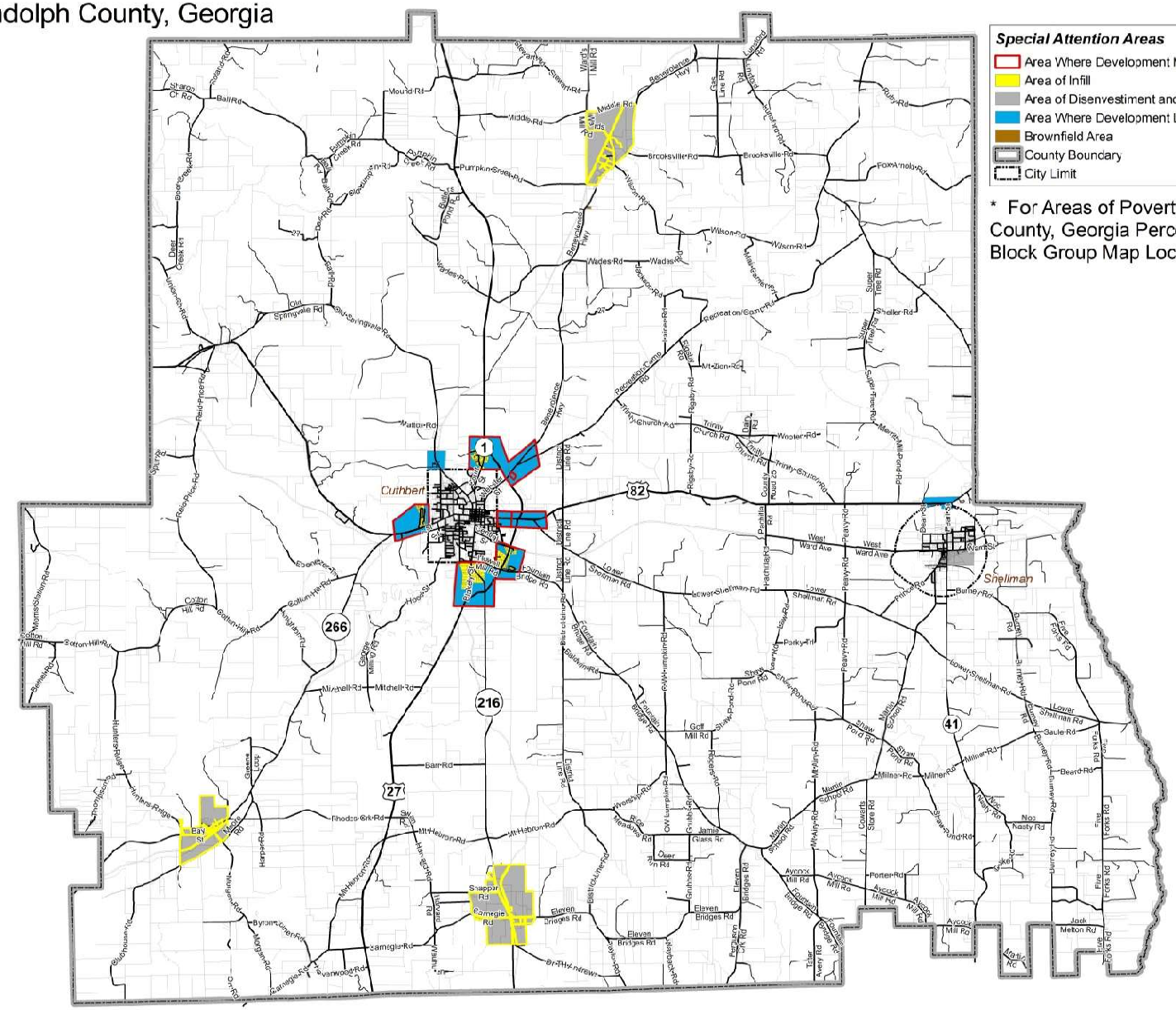
Brownfields

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfields are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfields can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

There are no known Brownfields listed for Randolph County, the City of Cuthbert or the City of Shellman on the Environmental Protection Agency's Superfund list. Potential Brownfields in Randolph County, Cuthbert, and Shellman consist mostly of abandoned industrial/agricultural properties, a few old unused gas stations located mostly in the area formerly known as the City of Coleman and a few junk yards located throughout the county.

Example: Abandoned Agricultural Facility

Randolph County, Georgia



Special Attention Areas

- Area Where Development May Outpace Available Facilities and Services
- Area of Infill
- Area of Disenvestiment and Potential Redevelopment
- Area Where Development Likely to Occur
- Brownfield Area
- County Boundary
- City Limit

* For Areas of Poverty see Randolph County, Georgia Percent Poverty by Block Group Map Located in Map Appendix.

RVRC
River Valley Regional Commission

5 2.5 0 5 Miles

N W E S

CUTHBERT LAND USE

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. Many difficult decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Randolph County would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Existing Development Patterns

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

Table 24
Cuthbert Existing Land Use

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

Table 25
Existing Land Use: Randolph County, Cuthbert and Shellman

Existing Land Use (acres)	Randolph County	Randolph County Percent	Cuthbert	Cuthbert Percent	Shellman	Shellman Percent	TOTAL	Total Percent
Residential	2,581	0.95%	594	30.82%	372	18.36%	3,547	1.29%
Multi-Family Residential	1	0.00%	48	2.50%	6	0.31%	55	0.02%
Agriculture/ Forestry	261,450	96.16%	469	24.36%	1,344	66.44%	263,265	95.44%
Commercial	392	0.14%	79	4.13%	112	5.48%	582	0.21%
Industrial	675	0.25%	0	0.00%	14	0.67%	687	0.25%
Parks/ Recreation/ Conservation	252	0.09%	91	4.70%	10	0.49%	352	0.13%
Public/ Institutional	718	0.26%	228	11.83%	62	3.04%	1,008	0.37%
Transportation/ Utilities/ Communication	5,081	1.87%	207	10.73%	103	5.08%	5,390	1.95%
Vacant	747	0.27%	211	10.93%	3	0.13%	960	0.35%
TOTAL	271,896	100.00%	1,926	100.00%	2,026	100.00%	275,848	100.00%

Source: River Valley Regional Commission, 2022

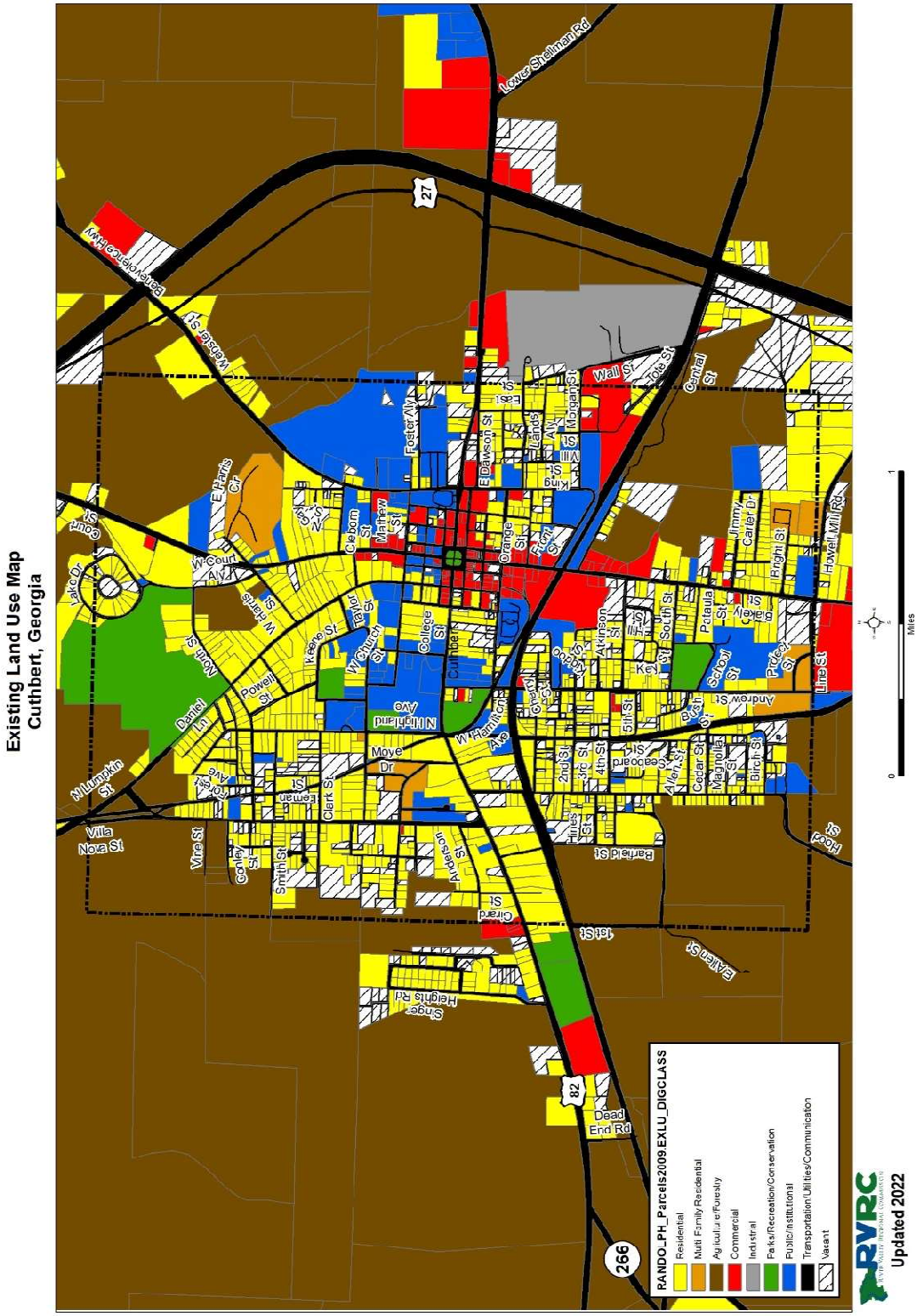
Existing Land Use Needs and Opportunities

Needs

- Complete Comprehensive Plan
- Continue improvements in the Cuthbert Revitalization Target Area
- Add a pocket park

Opportunities

- Available Land
- Low Land Cost



Future Land Use

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and

possible land uses and where and how they may interact. The Randolph County future land use map is based on existing land use, the current zoning map and transportation factors. Due to the population trends, there should be only limited pressure placed on Randolph County infrastructure and public facilities caused by future development.

This section will map and review proposed land use in Randolph County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 26
Future Land Use Definitions

City of Cuthbert	
General Agriculture and Forestry District	The agricultural district is established to maintain those areas with land characteristics, such as soil moisture, temperature, and content suitable for farming, dairying, forestry operations, and other agricultural activities; to protect land used or needed for food production and other agricultural uses from encroachment by untimely and unplanned residential, commercial, or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature; to prevent the subdivision of land for residential development that requires public services such as paved roads, water, and sanitary sewer; and to preserve the rural, open space character of certain areas.
Low Density Residential	The objective of this district is to preserve land areas for single dwelling unit structures and to promote residential areas with low densities. These are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment. Certain nonresidential uses which are more compatible with residential uses may be permitted on review by the city council.
Medium Density Residential District	The objective of this district is to provide for multiple dwelling structures in areas served by facilities and services necessary to result in efficient, but not over crowded residential development. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful and tasteful environment. Nonresidential uses permitted on review should be limited to those necessary to directly serve residents in high-density residential districts. The Medium Density Residential District should be located in areas with good proximity to central community facilities and in areas where a stable transition from one district or density or development to another is desirable.
High Density Residential District	The objective of this district is to promote and encourage the development of multi-dwelling unit structures in area served by facilities and services necessary to result in efficient, but not overcrowded, high-density residential development. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful and tasteful environment. Nonresidential uses permitted on review should be limited to those necessary to directly serve residents in high-density residential districts.
Central Business District	The objective of this district is to provide for and preserve a central area of intensive commercial, financial, professional, governmental and cultural activities scaled to pedestrian needs. Uses which do not required a central location and create hazards in the performance of centralized functions are discouraged.
Neighborhood Commercial District	The objective of this district is to encourage unified groupings of retail and personal service outlets that provide for the daily needs and the convenience of residential neighborhood residents. It is intended that neighborhood shopping areas be

	developed as units with adequate off-street parking and access controls and with appropriate buffers to protect and preserve surrounding residential development.
Highway Commercial District	The objective of this district is to provide areas for the development for commercial establishments which cater specifically to motor vehicle needs. It is also the intent of this district to provide adequate land areas in terms of width and depth to meet the needs of commercial development where access is dependent upon vehicular trade. In certain instances where the objectives of this district can be met, manufacturing activities where products are sold on the premises only may be permitted. The location and development of these commercial activities shall be encouraged so as to minimize traffic hazards and interference with adjacent uses.
Industrial District	The industrial district is established to provide areas for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust, glare and other associated uses permitted in this district be confined within buildings so as to minimize the effects upon adjacent development and uses. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products and employees be minimal but that transportation facilities and routes are easily accessible. Development in these districts should be served by sanitary sewer.
Manufactured Housing Unit District-Parks	The objective of this district is to provide areas within the city for the placement of manufactured housing units in parks which are designed for the placement of manufactured housing units.
Park/Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, gold courses, recreation centers or similar uses.
Public/Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
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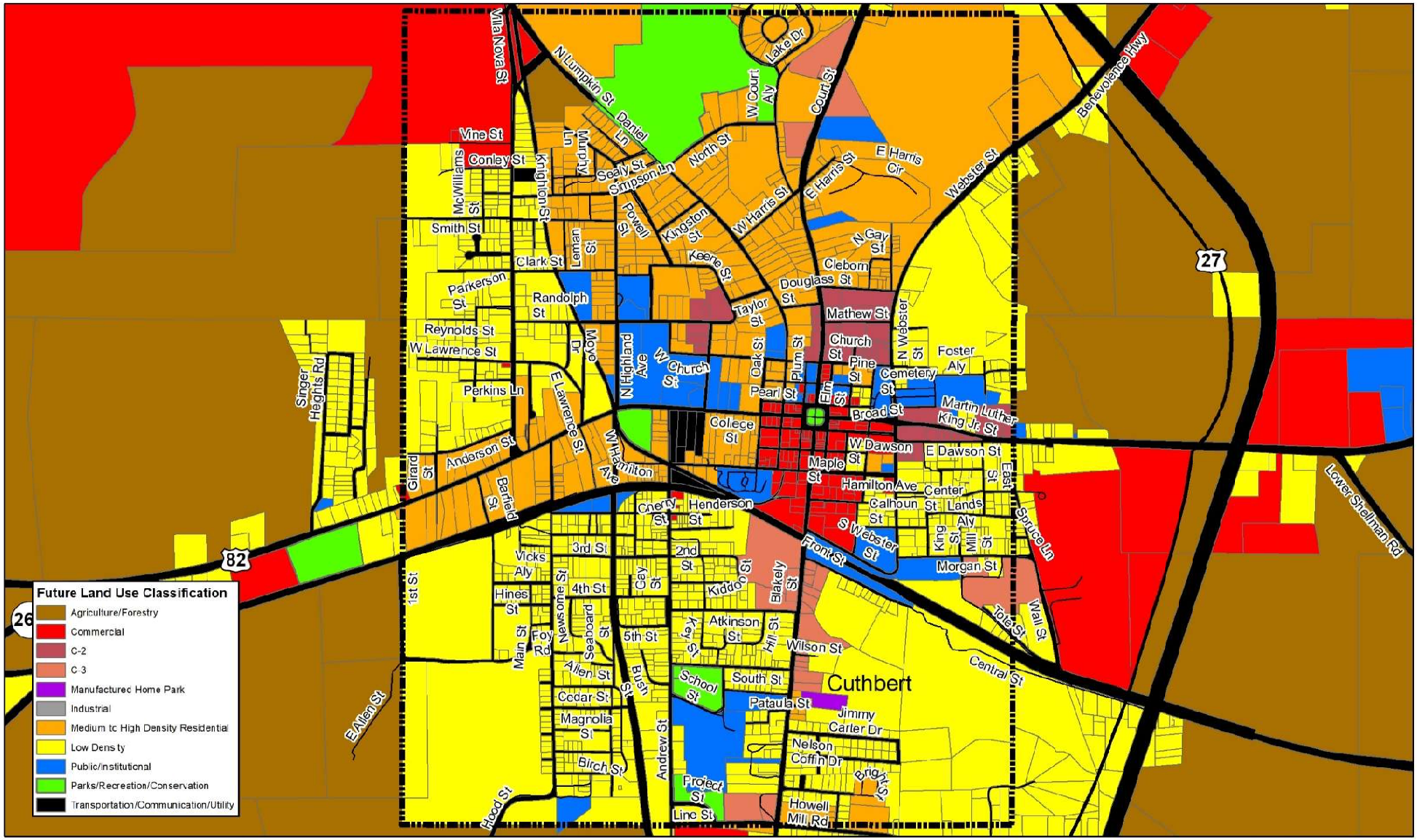
Cuthbert, Georgia
Future Land Use Classification



Areas Requiring Special Attention

Significant Natural Resources

Randolph County contains significant environmental features such as soil types, topography, flood prone areas, location of aquifers and wetlands that provide opportunities for and place constraints on the way land is used. Mapping these natural resources in the community can identify where development can safely and feasibly occur and which zones should be protected or avoided. If possible, vegetative areas and natural habitats are best left undisturbed in order to optimize the environmental health of the ecosystem by providing sun and wind protection, mitigating stormwater runoff, reducing flooding, purifying water, and improving air quality by reducing carbon dioxide and releasing oxygen into the atmosphere. These resources play a large role in the quality of life for residents thus providing access to the natural beauty of the community and expanding the economy by virtue of their value as tourist amenities.

Significant Cultural Resources

Cultural Resources are among those components of life that contribute to development of the Region's sense of place; characteristics that generally distinguish it from other regions. While most events are not known beyond the site of occurrence, some have impacts which reverberate far beyond the site. Randolph County has a unique history and many locally significant resources. Preserving the resources that represent the history of this community add to the quality of life for all city and county residents.

Old Courthouse – Welcome Center

The Randolph County Courthouse, designed by architects Kimball, Wheeler and Parkins of Atlanta, the building was completed 1886-1887. The Courthouse is in the Queen Anne architectural style. This style is noted by a variety of materials and designs on the exterior of the building including brick, terracotta ornaments, stone, wood and metal (www.randolphcountyga.com/our-historic-courthouse).

While in continual use, the Randolph County Courthouse fell into disrepair due to a lack of funding and knowledgeable craftspeople. In the 2000's, the county partnered with the local historic society, the chamber of commerce and other civic organizations to completely renovate the Courthouse. As a result, a grand opening reception was held in 2015.

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Shellman Depot

The train depot in Shellman was constructed by the Central of Georgia Railroad in 1893.

Randolph County Courthouse and Welcome Center

Old Main, Andrew College

Shellman Depot

Fletcher Henderson House

Areas Where Development is Likely to Occur

The City of Cuthbert is well suited from an environmental standpoint for future development. The majority of land in Cuthbert has a 0% to 3% slope with the remainder of land inside the city limits split evenly between 3% to 8% and 8% to 15% slope. Furthermore wetland areas are primarily limited to the northwest corner and southwest corner of the city. There are not any flood zones listed on the Q3 flood zone map. The City of Cuthbert is however located in a higher pollution susceptibility groundwater recharge area and 90% of the land in Cuthbert is considered prime farm land even though much of Cuthbert is urbanized.

Two areas where development is most likely to occur in Cuthbert are located along U.S. Highway 27 and at the U.S Highway 82. A prime spot for development is located at the U.S. Highway 27 and U.S Highway 82 intersection. The slopes in this area are between 3% to 8% range, with smaller pockets of 0% to 3% and 8% to 15% slope. There are no wetland areas or flood plains shown in the U.S 27/82 intersection. This area has available land and water/public sewer availability. U.S. Highway 27 has a traffic count of 2,650 south of this intersection and U.S. Highway 82 has a traffic count of 4,390 west of the U.S. Highway 27/82 intersection. Infill development is also strong in Cuthbert with many vacant lots inside the city with water and sewer availability.

The growth outlook for the City of Cuthbert is positive. Cuthbert, Shellman, and Randolph County have strong government leadership and are very active members of the Chamber of Commerce. Cuthbert has locational advantages as well including the intersection of U.S. Highway 27 and U.S. Highway 82 as well as higher education opportunities with the presence of Andrew College and a satellite campus for Albany Tech. Andrew College is looking to expand its curriculum to add a forestry program and a computer technical program to capitalize on the modernization of farm equipment. Cuthbert also has limited topographical and environmental liabilities which makes the development process much easier. When combined, all of the aforementioned advantages should help Cuthbert and Randolph County grow economically.

Areas Where Development May Outpace Available Facilities and Services

Two areas where development is most likely to occur that could also outpace available facilities and services in the City of Cuthbert is just inside the east city limit line of Cuthbert along the U.S. Highway 82 corridor extending to the town square. Another potential growth area along the U.S. 82 corridor is located just inside the west city limit line of Cuthbert. Both the west and east site have strong traffic counts with the east sight attracting 4,390 vehicle trips a day and the west site 5,520 vehicle trips a day. Two areas in the north part of town may also see some development. One area is located on Court Street just south of the city limit line and has a traffic volume of 840 vehicles. The other site is located on North Lumpkin Road and just south of the city limit line. There is no traffic count data for North

Lumpkin Road. There is, however, a relatively new commercial structure located just north of the city limit line which is currently underutilized and has great potential to be used for commercial purposes. Both sights also have water and sewer available. A combination of several smaller businesses and a new industrial facility would stress the exiting water and sewer system provided by the City of Cuthbert. The system has capacity but the system is old and needs treatment plant and collection system improvements.

Areas of Disinvestment with Significant In-fill Development Opportunities

All communities have areas of disinvestment or areas in need of improvement; Cuthbert is no different. As Cuthbert grows, market forces will hopefully take care of (improve) most of the areas in need of improvement. However, in many cases a public/private partnership will be needed to make improvements happen. Due to the fact that the City of Cuthbert is showing a decline in population, a strong push is being made in order to accommodate public/private partnerships to fix the problems they are facing with the decline of residential and commercial districts. The city of Cuthbert has adopted a redevelopment strategy to turn this phenomenon around. Areas of concern include the downtown area of Cuthbert and predominantly older residential areas located north and south of the Cuthbert Square. Approximately 50% of the land located south of Cuthbert Square is in the revitalization area. The revitalization still has many vacant structures in need of demolishing or repair even though the city of Cuthbert has been making improvements in the revitalization area for several years now. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage and sewer, as well as street disrepair. The city of Cuthbert is taking steps to remedy these problems by applying for various funding opportunities. Some other areas of concern within the revitalization area include abandoned or failing commercial structures where shops have been abandoned. These areas have a tendency to attract crime and unwanted attention. The city of Cuthbert has taken a strong look at their downtown areas and other areas of need and is in the process of addressing all identified residential and commercial structure concerns.

In-fill opportunities exist in and around the city of Cuthbert. The availability of water and sewer in Cuthbert make in-fill opportunities more likely. Not only is infill development more likely in Cuthbert, but higher density development is likely due to the availability of water and sewer. The city of Cuthbert elected officials need to identify key vacant lots in all of these communities that could be used for residential and commercial infill or as a pocket park/open space for neighboring residents.

Brownfields

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental

contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfield's are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield's can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

There are no known brownfields listed for the City of Cuthbert or on the Environmental Protection Agency's Superfund list. Potential Brownfields in Cuthbert consist mostly of abandoned industrial/agricultural properties, a few old unused gas stations.

Example: Abandoned Agricultural Facility

SHELLMAN LAND USE

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. Many difficult decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

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

Table 25 Existing Land Use Definitions	
City of Shellman	
Agriculture/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farm-steads, specialty farms, livestock production, etc.) agriculture, or commercial timber or pulpwood harvesting.
Residential	The predominant use of land within the residential category is for single-family and multi-family dwelling unites organized into general categories of net densities.
Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shooing center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Park/Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management area, national forests, gold courses, recreation centers, or similar uses.
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Table 26
Shellman Existing Land Use

Existing Land Use (acres)	Shellman	Shellman Percent
Residential	372	18%
Multi-Family Residential	6	0.30%
Agriculture/ Forestry	1,344	67%
Commercial	112	6%
Industrial	14	1%
Parks/ Recreation/ Conservation	10	0.50%
Public/ Institutional	62	3%
Transportation/ Utilities/ Communication	103	5%
Vacant	3	0.20%
TOTAL	2,026	100.00%

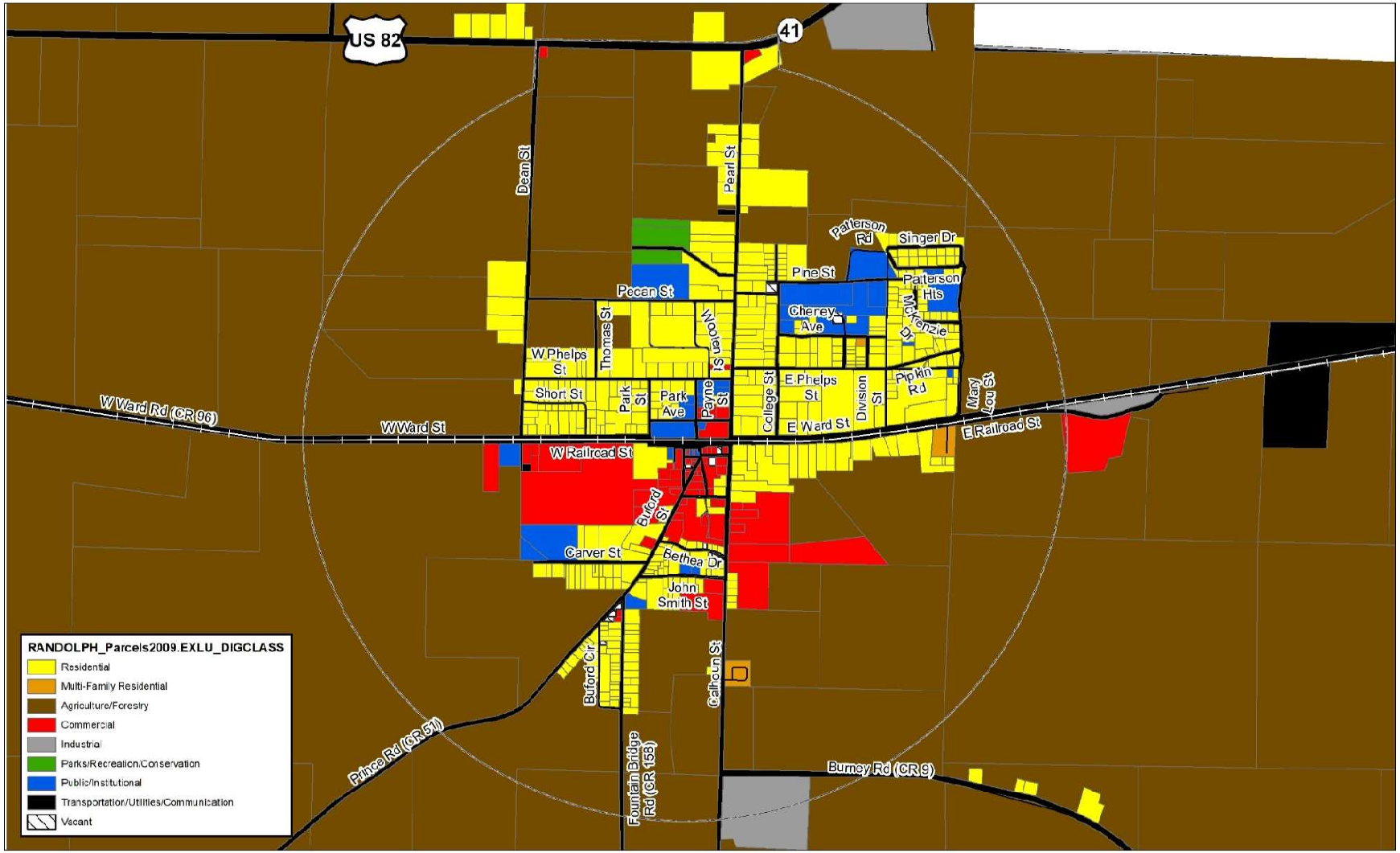
Needs

- Complete Comprehensive Plan
- Create an inventory of vacant sites, buildings both utilized and vacant that are available for redevelopment and/or infill development in Shellman.

Opportunities

- Capitalize on the Randolph County Veterans Memorial Park Area and other recreational areas
- Available Land
- Low Land Cost

Existing Land Use Map
Shellman, Georgia



RVRC
RIVER VALLEY REGIONAL COMMISSION
Updated 2022

Future Land Use

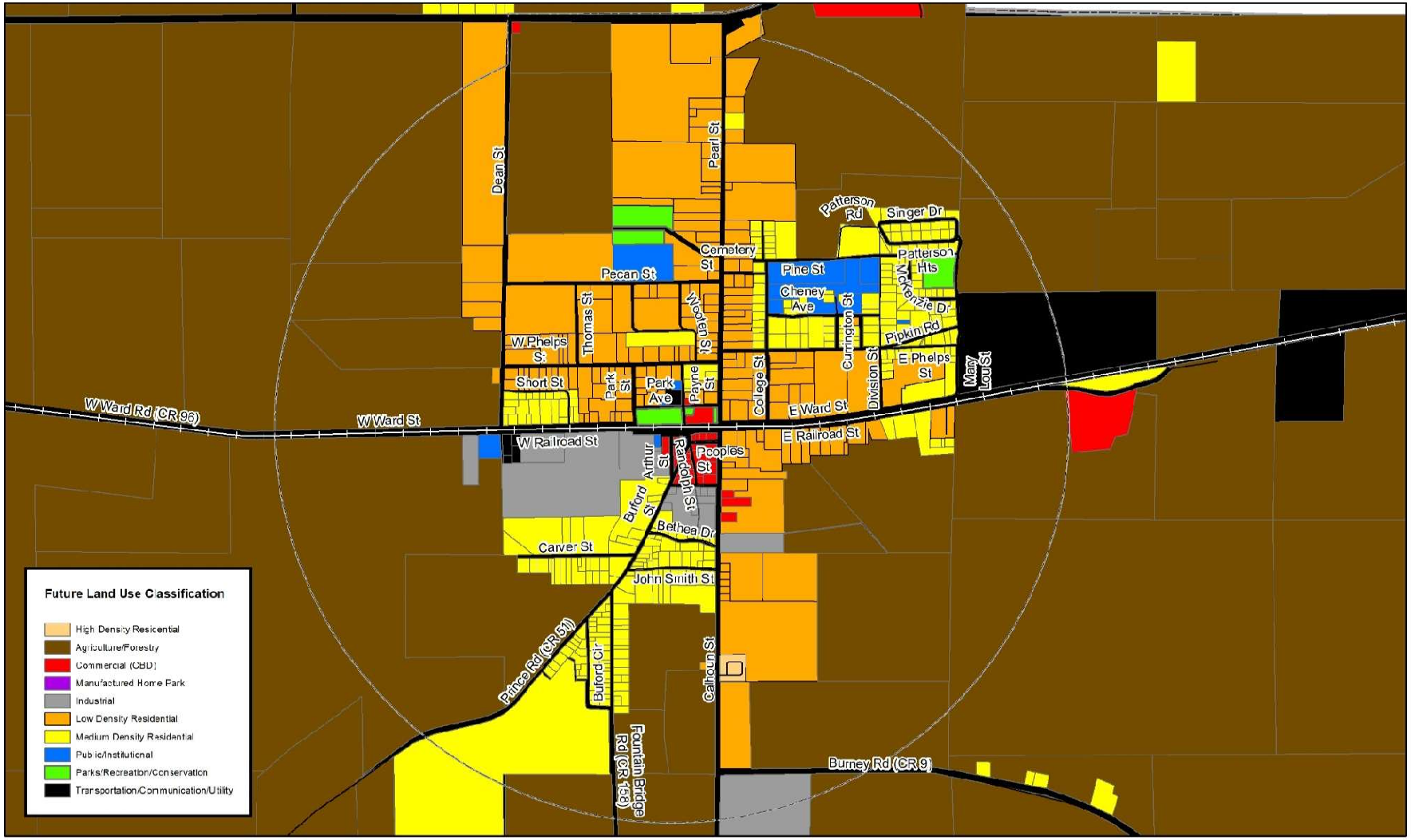
An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses and where and how they may interact. The Randolph County future land use map is based on existing land use, the current zoning map and transportation factors. Due to the population trends, there should be only limited pressure placed on Randolph County infrastructure and public facilities caused by future development.

This section will map and review proposed land use in Randolph County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 27 Future Land Use Definitions	
City of Shellman	
General Agriculture and Forestry District	The agricultural district is established to maintain those areas with land characteristics, such as soil moisture, temperature, and content suitable for farming, dairying, forestry operations, and other agricultural activities; to protect land used or needed for food production and other agricultural uses from encroachment by untimely and unplanned residential, commercial, or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature; to prevent the subdivision of land for residential development that requires public services such as paved roads, water, and sanitary sewer; and to preserve the rural, open space character of certain areas.
Low Density Residential	The objective of this district is to preserve land areas for single dwelling unit structures and to promote residential areas with low densities. These are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment. Certain nonresidential uses which are more compatible with residential uses may be permitted on review by the city council.
Medium Density Residential District	The objective of this district is to provide for multiple dwelling structures in areas served by facilities and services necessary to result in efficient, but not over crowed residential development. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful and tasteful environment. Nonresidential uses permitted on review should be limited to those necessary to directly serve residents in high-density residential districts. The Medium Density Residential District should be located in areas with good proximity to central community facilities and in areas where a stable transition from one district or density or development to another is desirable.

High Density Residential District	The objective of this district is to promote and encourage the development of multi-dwelling unit structures in area served by facilities and services necessary to result in efficient, but not overcrowded, high-density residential development. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful and tasteful environment. Nonresidential uses permitted on review should be limited to those necessary to directly serve residents in high-density residential districts.
Central Business District	The objective of this district is to provide and preserve a central area of intensive commercial, financial, professional, governmental and cultural activities scaled to pedestrian needs. Uses which do not require a central location and create hazards in the performance of centralized functions are discouraged.
General Commercial District	The objective of this district is to provide and preserve areas for the development of general, personal service and business activities as well as those for general retail and wholesale business. General compatibility with abutting different uses is a requirement and achieved by buffering, screening, and/or development plan review. Development in this district should be located on arterial streets or collector streets and the associated street network.
Industrial District	The industrial district is established to provide areas for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust, and glare associated uses permitted in this district be confined within buildings so as to minimize the effects upon adjacent development and uses. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products and employees be minimal but that transportation facilities and routes are easily accessible. Development in these districts should be served by sanitary sewer.
Manufactured Housing Unit District-Parks	The objective of this district is to provide areas within the city for the placement of manufactured housing units and parks which are designed for the placement of manufactured housing units.
Park/Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management area, national forests, gold courses, recreation centers, or similar uses.
Public/Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
Transportation/ Commercial/Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.

Shellman, Georgia
Future Land Use Classification



RVRC
Updated 2022

0 1
Miles

Areas Requiring Special Attention

Significant Natural Resources

Shellman contains significant environmental features such as soil types, topography, flood prone areas, location of aquifers and wetlands that provide opportunities for and place constraints on the way land is used. Mapping these natural resources in the community can identify where development can safely and feasibly occur and which zones should be protected or avoided. If possible, vegetative areas and natural habitats are best left undisturbed in order to optimize the environmental health of the ecosystem by providing sun and wind protection, mitigating stormwater runoff, reducing flooding, purifying water improving air quality by reducing carbon dioxide and releasing oxygen into the atmosphere. These resources play a large role in the quality of life for residents; providing access to the natural beauty of the community, and expanding the economy by virtue of their value as tourist amenities.

Significant Cultural Resources

Cultural Resources are among those components of life that contribute to development of the Region's sense of place; characteristics that generally distinguish it from other regions. While most events are not known beyond the site of occurrence, some have impacts which reverberate far beyond the site. Shellman has a unique history and many locally significant resources. Preserving the resources that represent the history of this community add to the quality of life for all city and county residents. One of the more prominent cultural resources is the Shellman Depot. The train depot in Shellman was constructed by the Central of Georgia Railroad in 1893.

Shellman Depot

Areas Where Development is Likely to Occur

The City of Shellman is well suited from an environmental standpoint for future development The majority of land in Shellman has a 0% to 3% slope with the remainder of land inside the city limits at 3% to 8% with some very small pockets of land with a 8% to 15% slope. Furthermore there are only four small wetland areas and one flood plain area inside the city limits. However, Shellman is located in a higher pollution susceptibility groundwater recharge area and much of the land in Shellman is considered prime farmland.

Areas were development is most likely to occur in Shellman is on land located along U.S. Highway 82. The slopes in this area are between 0%- 3%, there are no wetland areas, flood plains or prime farm area concerns. This area has available land and water/public sewer availability. U.S. Highway 82 also has a good traffic count (3,777 VPD) as well. Infill development is also possible with many vacant lots and farm land inside the city and water and sewer available.

Although the City of Shellman is a small area, and is perhaps mostly residential or agricultural in nature, efforts can be and are made to attract viable business and job opportunities, as well as attract redevelopment to key elements of the city.

Areas Where Development May Outpace Available Facilities and Services

Areas were development is most likely to occur that could also outpace available facilities and services in Shellman is at the intersection of Pearl Street and U.S. Highway 82 and along the U.S. Highway 82 corridor north of the city limits of Shellman. This area has available land and water/public sewer available. U.S. Highway 82 has a sizeable (3,770 ADT) traffic count as well as at the Pearl and U.S. 82 intersection. A combination of several smaller businesses would add stress to the exiting water and sewer systems provided by the City of Shellman.

Areas of Disinvestment with Significant In-fill Development Opportunities

All communities have areas of disinvestment or areas in need of improvement; and Shellman is no different. As they grow, market forces will take care of (improve) most of the areas in need of improvement. However, in many cases a public/private partnership will be needed to make improvements happen. Due to the fact that Shellman is showing a decline in population, a strong push is being made in order to accommodate public/private partnerships to fix the problems they are facing with the decline of residential and commercial districts. Areas of concern include the downtown area of Shellman and a few residential areas. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage and sewer, as well as street disrepair. Shellman is taking steps to remedy these problems by applying for various funding opportunities. The City of Shellman is currently reviewing their downtown areas and various adjoining properties in an effort to re-develop these troubled areas and provide opportunities for better housing and bringing in the commercial element.

In-fill opportunities exist in and around the city of Shellman. The availability of water and sewer in Shellman make in-fill opportunities more likely. Not only is infill development more likely in Shellman but higher density development is likely due to the availability of

water and sewer. Shellman elected officials need to identify key vacant lots that could be used as public park/open space for neighboring residents.

Brownfields

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfield's are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield's can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

There are no known or identified brownfields listed for the City of Shellman on the Environmental Protection Agency's Superfund list. Potential Brownfields in Shellman consist mostly of abandoned industrial/agricultural properties, a few old abandoned gas stations.

Example: Abandoned Agricultural Facility

Vision and Goals

Vision Statement and Goals

Given its rich agricultural history, untapped potential and dedicated leadership, Randolph County, the City of Cuthbert and the City of Shellman will become a forerunner in regional business development that ensures sufficient and diverse economic growth that will enhance the quality of life for its residents and an event destination for people from neighboring counties and travelers passing through the County. Randolph County, the City of Cuthbert and the City of Shellman will continue to provide a fiscally sound government that is responsive to the needs of residents and businesses while improving and expanding upon public facilities and infrastructure all in an effort to Grow Randolph. Attainment of this vision will be supported by the following planning goals:

1. Maintain effective communication networks between Randolph County, the City of Cuthbert, the City of Shellman, the chamber of commerce, and the Industrial Development Authority while engaging local businesses to become more involved in community activities and issues.

2. Improve the local economies of Randolph County, the City of Cuthbert and the City of Shellman by continuing to support and by committing to sound growth initiatives, such as Grow Randolph.

3. Advance residential development that meets the housing needs of Randolph County, the City of Cuthbert, and the City of Shellman residents in a decent, safe, affordable, and energy efficient manner.

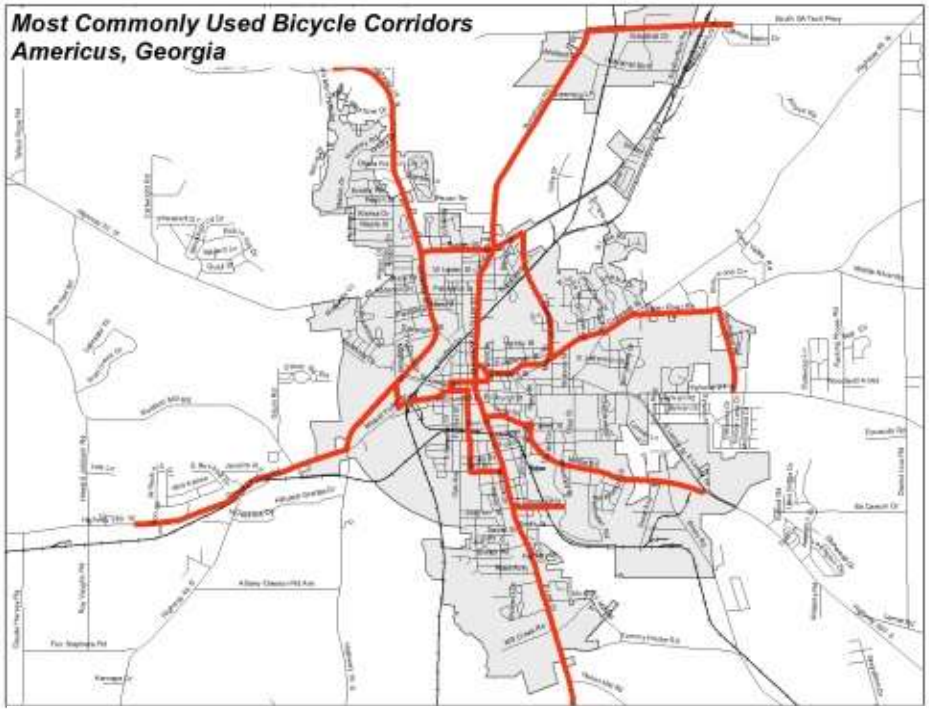
Example: Historically Appropriate Affordable Housing

Example of Live/Work Development

4. Ensure that development density is done in a manner that serves to limit the impact on environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.

Conservation Subdivision

5. Develop a well-planned, efficient, effective, and safe transportation system, involving all modes of transport that meets the needs of Randolph County, Cuthbert , and Shellman citizens.



Example: Bicycle Network Map

6. Preserve Randolph County's, Cuthbert's, and Shellman's historic downtowns and other historic and cultural resources that provide valuable information about the proud history of Randolph County and its residents.

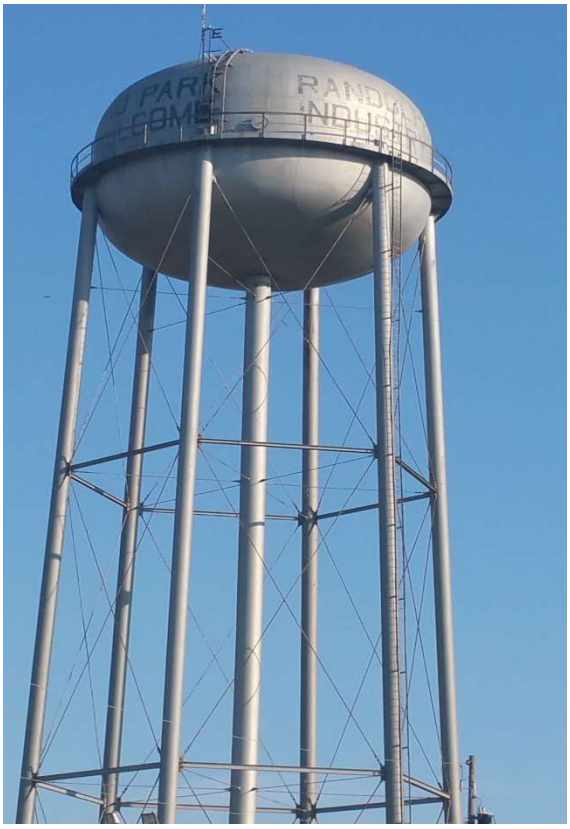
Example of identification signage for historic areas

Workers Restoring Historic Windows

Example of Active Historic Downtown
(Americus, photo courtesy of Allen Forrest)

7. Improve and expand upon public infrastructure and public facilities including recreational areas, recreational, active and passive programs, public safety buildings, educational resources, roads, water, sewer, and the airport.

Example of signage for significant natural resources and sites

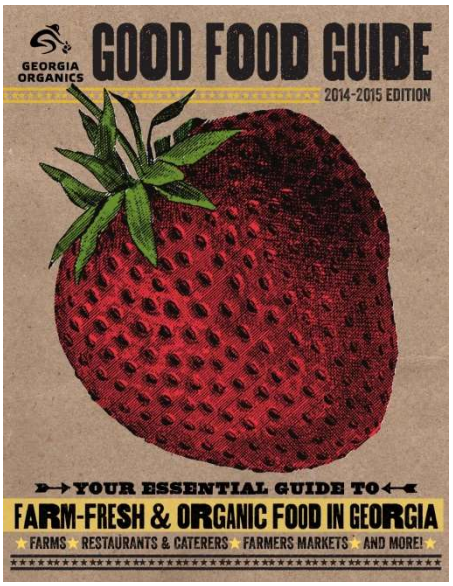


Randolph County Industrial Park
Water Tank

8. Capitalize on agricultural expansion opportunities to convert uncultivated land to protected farm land.

Agri-Tourism in South Georgia

Example of a Farmer's Market with Locally Grown Produce



COMMUNITY WORK PROGRAM

RANDOLPH COUNTY

Community Work Program

Five Year Implementation Plan

2022-2027

RANDOLPH COUNTY

COMMUNITY FACILITIES

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Renovate old Ag. Building for climate control storage	2025	Randolph County	$150,000	Randolph County
		Randolph County	$100,000	Randolph County
Improve the Water System located in Coleman. Specifically replace the primary well pump and make upgrades.	2026	Randolph County	$500,000	Randolph County
Renovate vacant county correctional facility into an emergency shelter with a tornado safe room.	2025	Randolph County	$500,000	Randolph County, GEMA/Grant
Repair clock in old courthouse (Welcome Center)	2026	Randolph County	$50,000	Randolph County, Fund Raisers

ECONOMIC DEVELOPMENT

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete the 2022 RVRC CEDS	2022	Randolph County, RVRC	$8,000	RVRC Counties and Cities
Create a bike event that utilizes Hwy 39 to Lake Walter F. George Dam, Bagby, State Park, Florence Marina and finishes back in downtown Cuthbert.	2026	Randolph County, Randolph County Chamber of Commerce	$10,000	Randolph County, GDOT

HOUSING				
EXPLANATION	**YEARS**	**RESPONSIBLE PARTY**	**COST ESTIMATE**	**FUNDING SOURCE**
Increase home ownership opportunities by attaching and updating housing program links from the Georgia Department of Community Affairs Housing web site to the Randolph Co. Chamber of Commerce web site.	2023	Randolph County	$3,500	Randolph County
Create a list of vacant housing units and identify those houses that are available.	2024	Randolph County	$3,000	Randolph County
Develop affordable housing in vacant commercial structures, vacant lots, vacant homes in downtown Cuthbert area to be utilized by a wide spectrum of citizens including Andrew College students.	2026	Randolph County, City of Cuthbert	$250,000	Randolph County, City of Cuthbert

EDUCATION				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program), city of Cuthbert Volunteers, etc.	2026	Family Connections, Randolph County School System, Andrew College, Albany Tech	$20,000	Andrew College and Albany Tech

HEALTH				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Inventory what health/nutritional educational programs are available in Randolph County and determine who provides those services and who else needs to be a partner	2024	Randolph County, Randolph County Chamber of Commerce, River Valley Regional Commission	$2,500	Randolph County Chamber of Commerce , River Valley Regional Comm, Southwest Georgia Regional Medical Center

NATURAL AND CULTURAL RESOURCES

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	2026	Randolph County	$2,000	Randolph County
Add Prime Farmland data to a consolidated Randolph County, Cuthbert, and Shellman existing land use map.	2026	Randolph County, Cuthbert and Shellman	$750	Randolph County, Cuthbert, and Shellman
Add community natural resource conservation and protection language to our stream monitoring program	2027	Randolph County	$500	Randolph County
Test for E.coli and DNA water pollution problems in Holanna Creek along County Road 31 and Pataula Creek along Road 31	2024	Randolph County	$5,000	Randolph County, Georgia EPD
Annually appoint two members to the Middle Chattahoochee Regional Water Council	2023	Randolph County	$500	Randolph County

LAND USE				
EXPLANATION	**YEARS**	**RESPONSIBLE PARTY**	**COST ESTIMATE**	**FUNDING SOURCE**
Update Comprehensive Plan	2027	Randolph County, RVRC	$50,000	DCA
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development in the unincorporated area of Randolph County	2025	Randolph County RVRC	$10,000	Randolph County
Resurface and improve deteriorating county paved roads	2025	Randolph County	$1,750,000	Randolph County, GDOT, LMIG, TIA
TRANSPORTATION				
EXPLANATION	**YEARS**	**RESPONSIBLE PARTY**	**COST ESTIMATE**	**FUNDING SOURCE**
Pave (incrementally) 50 miles of unimproved road over the 5-year time period. Roads to be paved include George Midland Rd, Pumpkin Creek Road, Settle Store Rd., Rhodes Creek Road	2025	Randolph County	$3,000,000	Randolph County, DOT (LMIG and TIA) CDBG
Enlarge transit system facility for more vans	2024	Randolph/ Quitman/Stewart Counties	$50,000	Randolph/Quitman/ Stewart Counties, GDOT
INTERGOVERNMENTAL				
EXPLANATION	**YEARS**	**RESPONSIBLE PARTY**	**COST ESTIMATE**	**FUNDING SOURCE**
Complete Randolph County, Cuthbert and Shellman Pre-disaster Mitigation Plan	2025	Randolph, RVRC	$30,000	Randolph County, GEMA

RANDOLPH COUNTY

Report of Accomplishments (ROA)

2017-2022

COMMUNITY FACILITIES		
ACTIVITY	**STATUS**	**EXPLANATION**
Renovate old Ag. Building for climate control storage	Underway	2025
Finish renovation of old court house (Welcome Center) including repairing four (4) chimney stacks.	Completed	
Improve the Water System located in Coleman. Specifically replace the primary well pump and make upgrades.	Underway	2026
Renovate vacant county correctional facility into an emergency shelter with a tornado safe room.	Postponed	Project activities postponed until 2026
Purchase back-up generators and additional warning sirens	Completed	
Repair clock in old courthouse (Welcome Center)	Postponed	Will revisit the proposed task in 2026
ECONOMIC DEVELOPMENT		
ACTIVITY	**STATUS**	**EXPLANATION**
Complete the Grow Randolph Initiative	Completed	
Make the Welcome Center more interactive for visitors	Completed	
Complete the CEDS.	Completed	
Create a bike event that utilizes Hwy 39 to Lake Walter F. George Dam, Bagby, State Park, Florence Marina and finishes back in downtown Cuthbert.	Postponed	Will revisit the project in 2026. COVID focused activities on Emergency Medical facilities and emergency response

HOUSING		
ACTIVITY	**STATUS**	**EXPLANATION**
Increase home ownership opportunities by attaching and updating housing program links from the Georgia Department of Community Affairs Housing web site to the Randolph Co. Chamber of Commerce web site.	Underway 2023	COVID Activities took priority
Create a list of vacant housing units and identify those houses that are available.	Underway 2024	COVID Activities took priority
Develop loft housing in vacant commercial structures in downtown Cuthbert to be primarily utilized by Andrew College students.	Completed	
NATURAL AND CULTURAL RESOURCES		
ACTIVITY	**STATUS**	**EXPLANATION**
Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Add community natural resource conservation and protection language to our stream monitoring program Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	Postponed	COVID and COVID related projects became a Randolph County priority. Will start project in 2026.
Finish renovations of old courthouse including repairing the 4 chimney stacks.	Completed	
Install a composting facility for animal carcass to prevent the introduction of dangerous pathogens into waterways.	Not Accomplished	The RVRC/DNR budgeted funds for the project but Randolph County decided not to participate in said activities. Project will not be placed in the new work plan.
Finish stream testing for water pollution problems	Completed	Monitoring activities will continue with in the next 5 year cycle. Task will be added to new work program
Annually appoint two members to the Regional Water Council	Completed	
Limb and Yard Waste Plan	Not Accomplished task won't be carried to new CWP	County uses a pit for inert material disposal-downed trees/limbs

LAND USE		
ACTIVITY	**STATUS**	**EXPLANATION**
Update Comprehensive Plan	Underway	Complete in 2022
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development in the unincorporated area of Randolph County	Postponed	Will complete in 2025
HEALTH		
ACTIVITY	**STATUS**	**EXPLANATION**
More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program)	Currently Underway, 2026	The city of Cuthbert and Randolph County reopened there previously closed swimming pool in July/August of 2022 to give children an after-school activity. Cuthbert is also considering other after school programs.
Inventory what health/nutritional educational programs are available in Randolph County and determine who provides those services and who else needs to be a partner	Postponed	Postponed due to COVID. Address in 2024

EDUCATION		
ACTIVITY	**STATUS**	**EXPLANATION**
More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program)	Currently Underway, 2026	The city of Cuthbert and Randolph County reopened there previously closed swimming pool in July/August of 2022 to give children an after-school activity. Cuthbert is also considering other after school programs.
TRANSPORTATION		
ACTIVITY	**STATUS**	**EXPLANATION**
Pave (incrementally) 50 miles of unimproved road over the 5-year time period. Roads to be paved include George Midland Rd, Pumpkin Creek Road, Settle Store Rd., Rhodes Creek Road	Underway	Can only pave about 50 miles in five years due to cost. This is an annual and on-going activity. Will finish existing road projects in 2025.
Bridge Replacements (3) Incrementally Eleven Bridges Rd, Ball Rd, Brooksville Rd	Completed	
Widen (four lane) U.S. Hwy 82, Invite a DOT reprehensive to update project activities regarding widening activities	Completed	
Resurface and improve deteriorating county paved roads. (See Above for Road Information)	Underway	Complete in 2025
Grade and gravel additional roads	Completed	
Enlarge transit system facility for more vans	Underway	Complete in 2024
INTERGOVERNMENTAL		
ACTIVITY	**STATUS**	**EXPLANATION**
Complete Randolph County, Cuthbert, and Shellman Pre-disaster Mitigation Plan	Completed	
Develop a meeting schedule for U.S. Hwy 27 Association	Not accomplished. No longer activities the local government intends to undertake.	Task will not be carried over to the new work program.

CITY OF CUTHBERT

Community Work Program

Five Year Implementation Plan

2022-2027

CITY OF CUTHBERT

Community Facilities

ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Upgrade water lines, fire hydrants, sewer, drainage, streets (curb and gutter), as well as other community facilities in an effort to provide a good foundation for existing and future populations. Upgrade water lines on Andrew, South, 2nd, 1st, 3rd, Henderson, Hill, Key, and Pataula Streets.	2023	City of Cuthbert	$694,000	City of Cuthbert and CDBG
Make street and drainage improvements on Hood Street and construct a sidewalk.	2023	City of Cuthbert	$500,000	CDBG, City of Cuthbert
Continue Day Park improvement efforts including ball fields, tennis courts, playground equipment, enhance lighting, and constructing bathrooms.	2024	City of Cuthbert	$200,000	City of Cuthbert
Make street and drainage improvements and construct a sidewalk on Webster, Orange and Hamilton Streets.	2025	City of Cuthbert	$500,000	City of Cuthbert

Economic Development

ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Implement urban redevelopment plan (Cuthbert), low interest rate loans and a property tax freeze to rehabilitate and attract businesses.	2026	City of Cuthbert	$2,000,000	City of Cuthbert, CDBG, USDA, HUD
Restore the historic Cuthbert Water Tank on US 82/ Broad St.	2025	City of Cuthbert	$100,000	City of Cuthbert

EDUCATION

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program)	2025	Family Connections, City of Cuthbert, Randolph County School System	$10,000	City of Cuthbert

Health

EXPLANATION	YEARS	RESPONSIBLE	COST	FUNDING

		PARTY	ESTIMATE	SOURCE
Inventory what health/nutritional educational programs are available in Randolph County and determine who provides those services and who else needs to be a partner	2024	Randolph County, Randolph County Chamber of Commerce	$2,500	Randolph County, City of Cuthbert

Natural and Cultural Resources				
ACTIVITY	**YEARS**	**RESPONSIBLE PARTY**	**COST ESTIMATE**	**FUNDING SOURCE**
Encourage resource management planning in new development to locate in suitable locations to protect/enhance/ promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment.	2026	RVRC, City of Cuthbert	$2,000	City of Cuthbert, Shellman, and Randolph County
Stay abreast Regional Water Council Activities and Appoint a citizen to Regional Water Council	2023	City of Cuthbert, Mayor	$500	City of Cuthbert

Housing				
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Apply for housing rehabilitation grants to lessen the impact of dilapidated and abandoned structures and balance housing cost and housing quality.	2025	City of Cuthbert	$500,000	City of Cuthbert, CDBG
Utilize DCA home ownership and rental programs in an effort to mitigate the rising cost of housing.	2025	City of Cuthbert	$500,000	City of Cuthbert, DCA Housing Assistance Programs
Land Use				
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Update Comprehensive Plan.	2022	City of Cuthbert	No Cost	DCA
Transportation				
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Construct a bikeway/pedestrian trail in the city.	2026	City of Cuthbert	$500,000 - $1,000,000	City of Cuthbert, TE, TIA
Widen Dawson Road	2026	City of Cuthbert	$400,000	City of Cuthbert

Intergovernmental				
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete SDS	2026	Randolph County, Cuthbert, Shellman	$5,000	RVRC
Complete Randolph County, Cuthbert, and Shellman Pre-disaster Mitigation Plan	2027	Randolph, RVRC	$21,000	Randolph County, GEMA
Expand the Randolph County Chamber of Commerce, and local jurisdictions websites to better attract younger adults and active civic groups to foster better civic engagement	2025	Randolph County Chamber of Commerce and the City of Cuthbert	$10,000	City of Cuthbert and Randolph County Chamber

CITY OF CUTHBERT

Report of Accomplishments (ROA)

2017 -2022

River Valley Regional Commission

City of Cuthbert		
ACTIVITY	**STATUS**	**EXPLANATION**
Upgrade water lines and fire hydrants, sewer, drainage, streets (curb and gutter), as well other community facilities as in an effort to provide a good foundation for existing and future populations.	Underway working in designated revitalization area. Sewer work for Atkinson, Kiddo Completed.	Water work on Andrew, South, 2nd,1st ,3rd, Henderson, Hill, Key, Pataula Streets Complete in2023
Make street and drainage improvements and construct a sidewalk on Hood Street.	Underway	2023
Move to the Old Georgia Power Building or renovate the current City Hall building	Completed	
Make drainage improvements on Andrew and W. Hamilton Streets	Completed	
Continue Day Park improvement efforts including ball fields, tennis courts, playground equipment, enhance lighting, and constructing bathrooms.	Underway	2024
Make street and drainage improvements and construct a sidewalk on Webster, Orange, and Hamilton Streets. Underway	Underway	2025
Convert the old Hardee's/Popeye's lot into a small parking area and a park/green space	Completed	
Economic Development		
ACTIVITY	**STATUS**	**EXPLANATION**
Implement urban redevelopment plan (Cuthbert), low interest rate loans and a property tax freeze to rehabilitate and attract businesses.	Underway	2026
Restore the historic Cuthbert Water Tank on US 82/ Broad St.	Underway	2025
Make the Welcome Center more interactive for visitors	Not Accomplished	Project is a Randolph County Resposibility
Expand the arts in Cuthbert: Rehabilitate	Completed	

and utilize 3 buildings in downtown Cuthbert owned by Andrew College for use by Andrew College art and music students		
Complete Grow Randolph Initiative	Completed	

Natural and Historic Resources		
ACTIVITY	**STATUS**	**EXPLANATION**
Encourage resource management planning in new development to locate in suitable locations to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by:		
1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.	Completed	#2. Not needed due to the minimal growth in Cuthbert
2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletter	Not Accomplished	

Housing		
ACTIVITY	**STATUS**	**EXPLANATION**
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures and balance housing cost and housing quality in an effort to construct affordable quality housing.	Underway	2022
Renovate and convert downtown structures into residential loft space to primarily be used for Andrew College students	Completed	
Land Use		
ACTIVITY	**STATUS**	**EXPLANATION**
Update Comprehensive Plan (Full Update).	Underway	2022
Create an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Completed	
Transportation		
ACTIVITY	**STATUS**	**EXPLANATION**
Construct a bikeway/pedestrian trail in the city.	Underway	2026
Widen (four-lane) U.S. Hwy 82.	Complete	
Widen Dawson Road	Underway	2026
Intergovernmental		
ACTIVITY	**STATUS**	**EXPLANATION**
Complete SDS	Postponed	Will start activities in 2026 due in 2027
Develop a meeting schedule for U.S. Hwy 27 Association	Not Accomplished	Cuthbert has not had any contact from the U.S 27 Association
Complete Randolph County, Cuthbert, and Shellman Pre-Disaster Mitigation Plan	Completed	

CITY OF SHELLMAN

Community Work Program

Five Year Implementation Plan

2022-2027

CITY OF SHELLMAN				
COMMUNITY FACILITIES				
e	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Refurbish old water tank to maintain as a tourist attraction. City currently looking for funds	2025	City of Shellman	$160,000	City of Shellman
Repair storm drains in Blue Bottom Area includes (Division Street, McKenzie) Drive)	2026	City of Shellman	$ 500,000	DCA/CDBG
Develop solar system as an alternative energy source for city facilities. The building identified for solar panels is the maintenance shop. Shellman is looking for grant funds.	2024	City of Shellman	$200,000	City of Shellman
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMAT E	FUNDING SOURCE
Construct Welcome sign and directional/informational signs on U.S. 82	2023	City of Shellman	$5,000	City of Shellman
Promote tourism in Shellman and Randolph County. Increase Shellman marketing efforts by expanding city web services, with a link to the Randolph County Chamber of Commerce web site. Emphasize the development friendly nature of the Shellman and Randolph County.	2023	City of Shellman	$2,000	City of Shellman
HOUSING				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Continue to apply for housing rehabilitation grants to lessen the impact of dilapidated, abandoned structures, to balance housing cost and housing quality.	2023	City of Shellman	$500,000	Shellman, DCA (CDBG)
Link city website/Randolph Chamber web site to DCA website Housing Initiatives and Programs.	2023	City of Shellman	$1,000	Shellman
EDUCATION				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program)	2023	Family Connections, Randolph County School System, Andrew College, Albany Tech	$10,000	Andrew College and Albany Tech

HEALTH				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Inventory what health/nutritional educational programs are available in Randolph County and determine who provides those services and who else needs to be a partner	2024	Randolph County, Randolph County Chamber of Commerce, Cuthbert, and Shellman	$2,500	Randolph County, Cuthbert, Shellman, New Horizons

NATURAL AND CULTURAL RESOURCES				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Encourage resource management planning in new development to locate in suitable locations to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by:		City of Shellman, RVRC	$5,000	City of Shellman
1. Finish list of historic structures and vacant properties	2025	City of Shellman	$2,000	

LAND USE				
EXPLANATION	**YEARS**	**RESPONSIBLE PARTY**	**COST ESTIMATE**	**FUNDING SOURCE**
Update Comprehensive Plan	2022	City of Shellman	0	DCA
TRANSPORTATION				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Add sidewalk from Southwood Apartments to Piggly Wiggly grocery store	2027	City of Shellman	$75,000	TIA, LMIG
				City of Shellman, TE or TIA
Widen (four-lane) U.S. Hwy 82. . Invite DOT representative to update project activities regarding US 82 widening	2024	Shellman: Invite Randolph County, City of Cuthbert	$0	City of Shellman

INTERGOVERNMENTAL				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Update Randolph County SDS	2027	Shellman, Cuthbert, Randolph County	$500	City of Shellman
Complete Randolph County, Cuthbert and Shellman Pre-disaster Mitigation Plan Update	2025	Randolph, RVRC	$30,000	Randolph County, GEMA

CITY OF SHELLMAN

Report of Accomplishment (ROA)

Five Year Implementation Plan

2017-2022

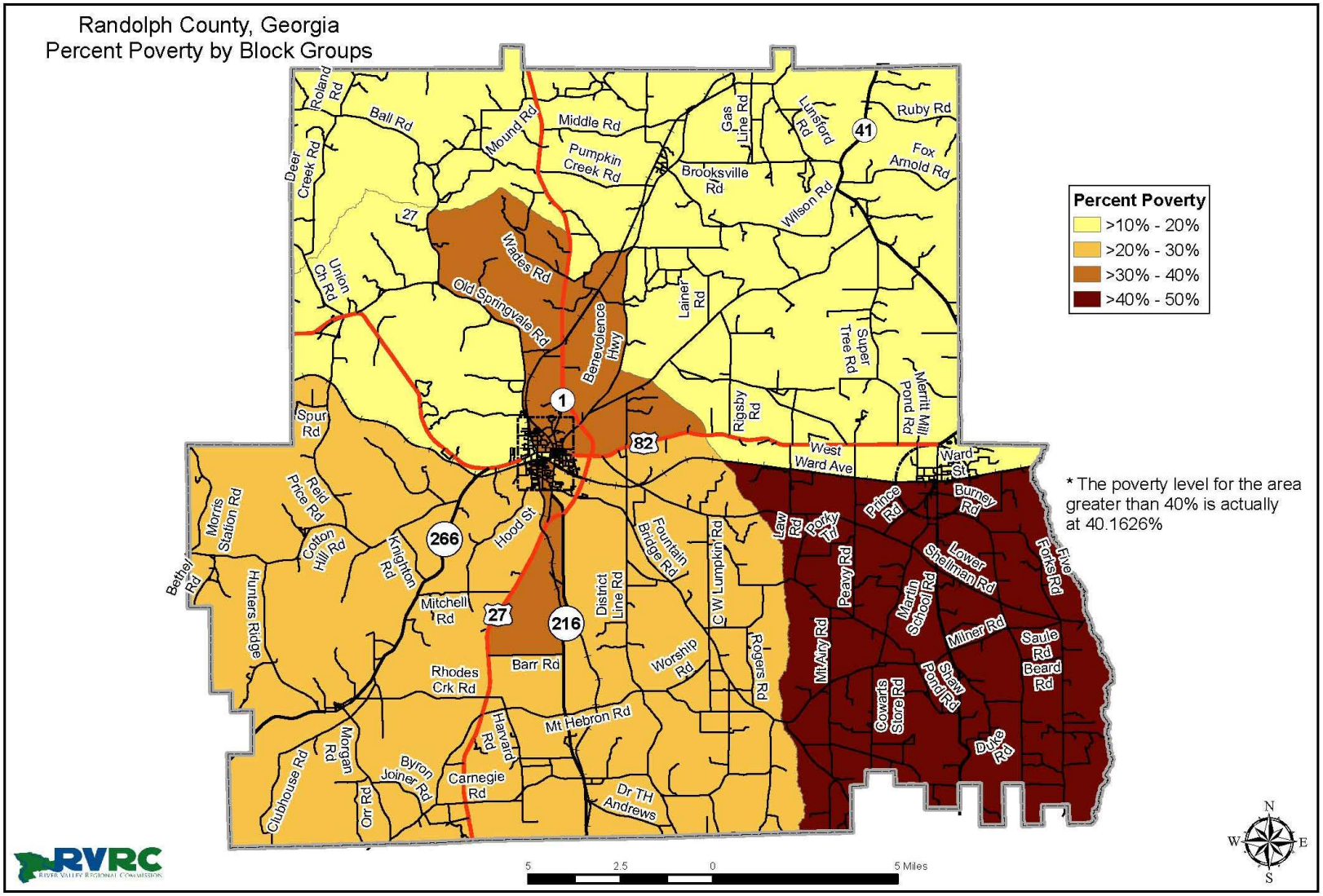
SHELLMAN CWP ROA		
Community Facilities		
ACTIVITY	**STATUS**	**EXPLANATION**
Refurbish old water tank to maintain as a tourist attraction	Underway	City Council looking for funds
Repair storm drains in Blue Bottom	Not Accomplished, Project will carry over to the new CWP	Other Projects took priority.
Continue efforts to replace canvas awnings on downtown buildings with metal or some other durable material.	Completed	
Develop solar system as alternative energy source for city facilities	Postponed until 2024	Have identified a city building, the maintenance shop, for solar power but not sure how to fund it.
Need to replace well on Pearl Street	Completed	

Economic Development		
ACTIVITY	**STATUS**	**EXPLANATION**
Complete Grow Randolph Initiative	Completed	
Actively market the SOWEGA STEM Charter School. Promote School on City, County, Chamber of Commerce, Newsletter	Completed	
Expand the Arts in Shellman, work with the Randolph Arts Council and the Charter School located in Shellman, as well as Andrew College to rehabilitate vacant historic and non-historic structures in Downtown which can then be used for art events	Completed	
Construct Welcome sign and directional/informational signs on U.S. 82	Underway	Completion date March or April of 2023
Promote tourism in Shellman and Randolph County. Increase Shellman marketing efforts by expanding city web services, with a link to the Randolph County Chamber of Commerce web site. Emphasize the development friendly nature of the Shellman and Randolph County.	Underway	Will connect to Chamber of Commerce Web site in 2023
Housing		
ACTIVITY	**STATUS**	**EXPLANATION**
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated, abandoned structures, to balance housing cost and housing quality.	Postponed until 2023	RVRC will apply for USDA Rural Community Development Initiative Funds (RCDI) in 2023
Link city website/Randolph Chamber web site to DCA website Housing Initiatives and Programs.	Underway will connect to DCA in 2023	Current staff has the ability to link to other websites
Education		
ACTIVITY	STATUS	EXPLANATION
More parental/mentor involvement in after school programs by assisting Family Connections and other civic organizations with mentoring activities ex (Big Brother/Big Sister Program) and improving upon recreational activities/educational programs for area children	Underway, 2026	Shellman will work with Cuthbert, Randolph County, Family Connections, Randolph County School System, Andrew College, Albany Tech

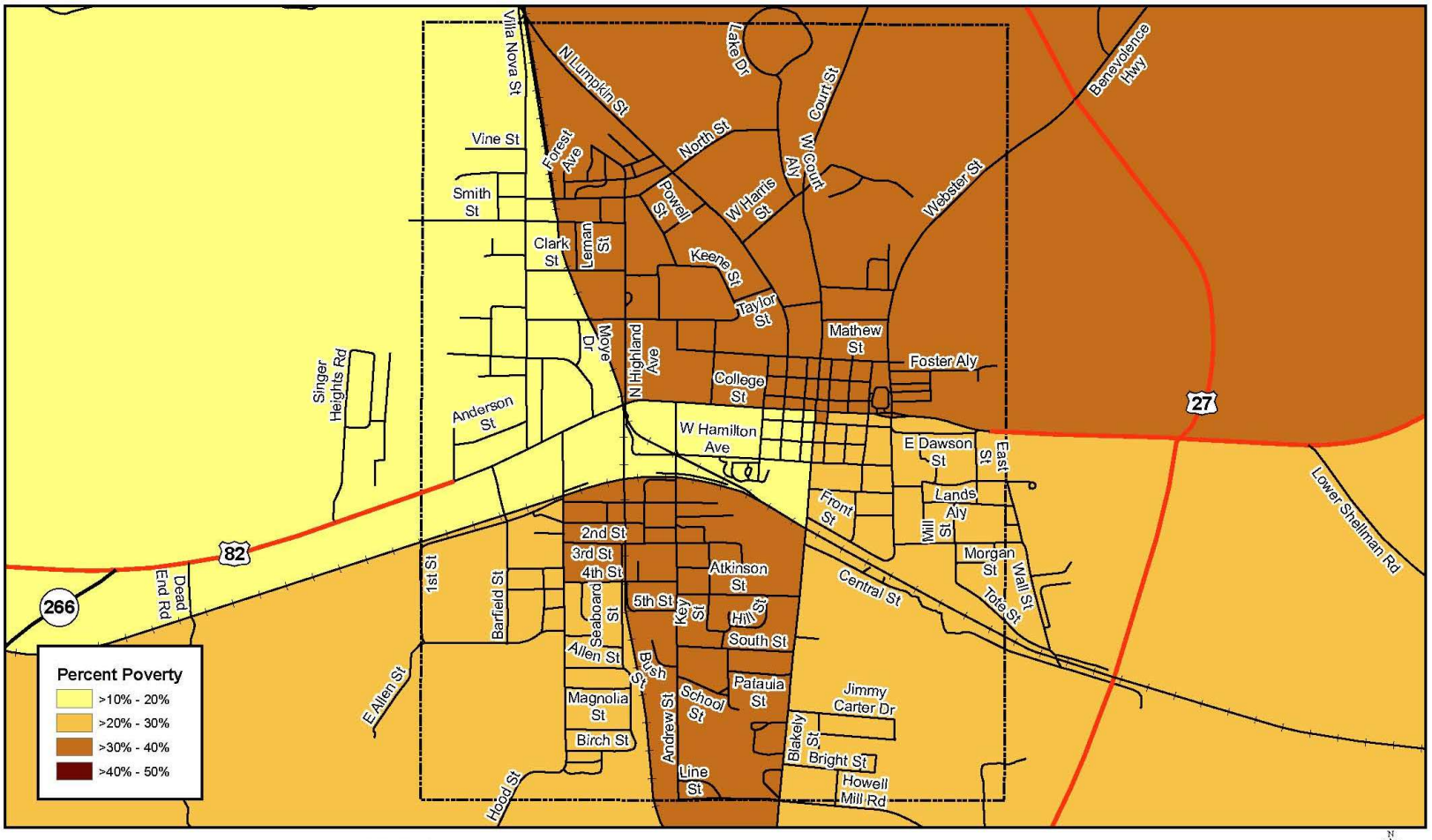
Health		
ACTIVITY	**STATUS**	**EXPLANATION**
Inventory what health/nutritional educational programs are available in Randolph County and determine who provides those services and who else needs to be a partner	Underway, 2024	Program resources and time are limited. COVID delayed many activities and programs
Natural and Cultural Resources		
ACTIVITY	**STATUS**	**EXPLANATION**
Encourage resource management planning in new development to locate in suitable locations to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by:		
1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. Add community natural resource conservation and protection language to our stream monitoring program presentations as well as distribute a guideline brochure.	1. Not Accomplished no longer an activity the current administration will undertake	Active education program not feasible to do in a very small town
2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Add community natural resource conservation and protection language to our stream monitoring program presentations as well as distribute a guideline brochure.	2. Not Accomplished no longer an activity the current administration will undertake	No reason to spend the time on a development brochure when new development happens so infrequently
3.Finish list of historic structures and vacant properties	3.Underway, Finish in 2025	
4. Identify possible bike/pedestrian routes and ways to connect those routes to existing park	4. Completed	
5. Meet twice a year with Randolph County BOC Chairman Jimmy Bradley to stay abreast of USDA, NCRS and the Middle Chattahoochee Regional Water Council activities.	5. Completed	
Land Use		
ACTIVITY	**STATUS**	**EXPLANATION**

Update Comprehensive Plan	Underway	Complete 2022
Create an inventory of vacant sites, buildings both utilized and vacant that are available for redevelopment and/or infill development in Cuthbert and Shellman.	Completed	
Capitalize on the Randolph County Veterans Memorial Park and other recreational parks by developing additional bike/pedestrian trails that connect to the Veterans Memorial Park and other park/recreational areas. Complete a preliminary review of possible bike /pedestrian routes in Shellman that can connect to Veterans Memorial Park	Completed	
Transportation		
ACTIVITY	**STATUS**	**EXPLANATION**
Construct sidewalks in, in Shellman to better connect people to places: Add sidewalk along Dean Street to the Apartments and repave Dean Street	Completed	
Add sidewalk from Southwood Apartments to Piggly Wiggly grocery store	Postponed revisit in 2027	COVID Issues and limited resources
Resurface Downtown Street Roads including the roads in in front of the Back Porch restaurant	Complete	
Widen (four-lane) U.S. Hwy 82 Invite DOT representative to update project activities in regards to US 82 widening.2022	Underway, Complete in 2027	
Streetscape, Pearl Street to HWY82 on Dean Street	Completed	
Complete a preliminary review of possible bike /pedestrian routes in Shellman that can connect to Veterans Memorial Park	Completed	
Intergovernmental		
ACTIVITY	**STATUS**	**EXPLANATION**
Update SDS as part of the full plan update.	Not Accomplished	Not Due Until 10-31-2027
Develop a meeting schedule for U.S. Hwy 27 Association	Not Accomplished	Shellman not involved in U.S.27 Association, County Chamber would work with U.S. 27 Association
Complete Randolph County, Cuthbert, and Shellman Pre-disaster Mitigation Plan	Completed	

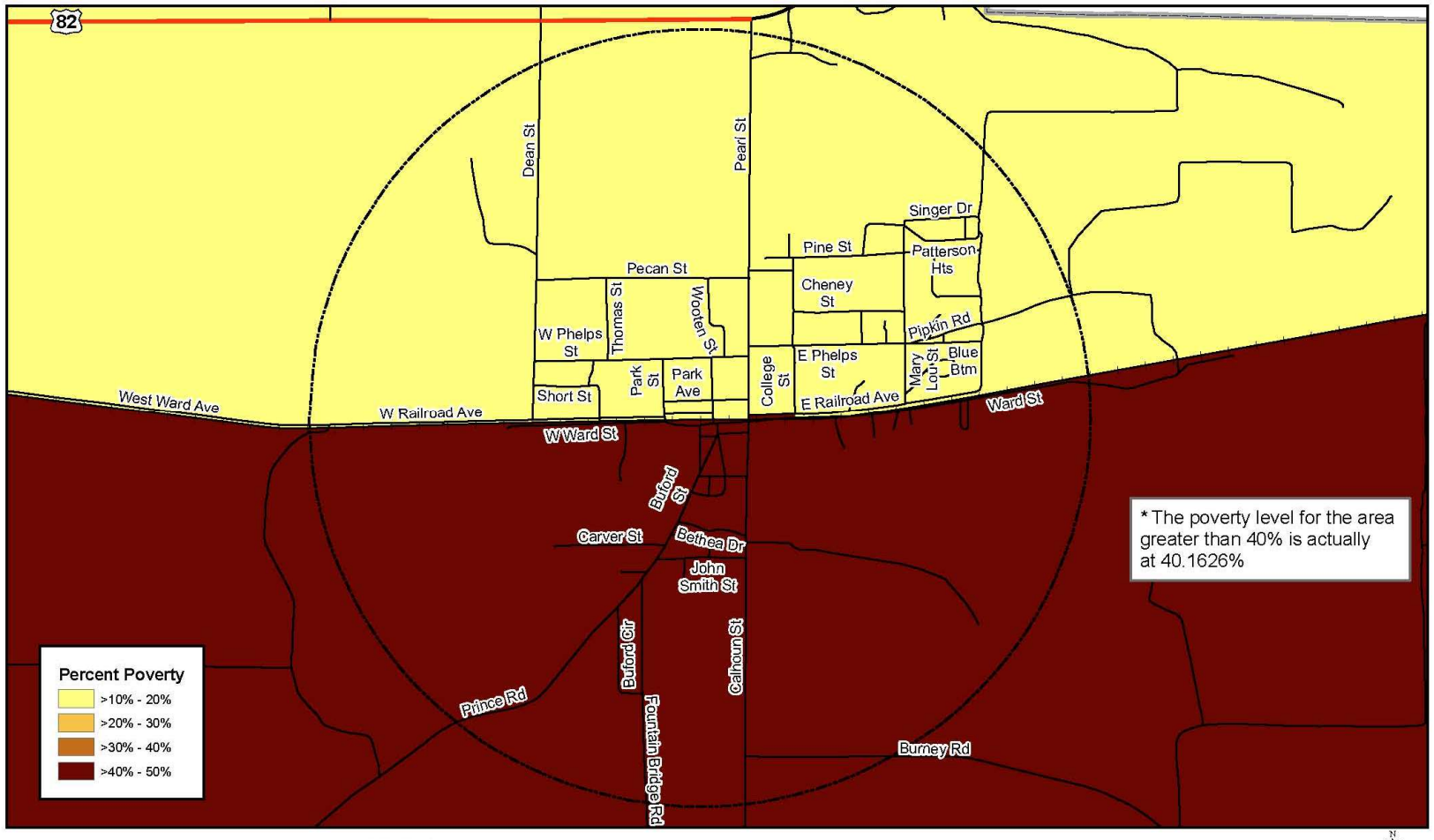
APPENDIX: MAPS


Randolph County, Georgia
Percent Poverty by Block Groups
Percent Poverty
>10% - 20%
>20% - 30%
>30% - 40%
>40% - 50%
* The poverty level for the area greater than 40% is actually at 40.1626%
Roland Rd
Ball Rd
Mound Rd
Middle Rd
Pumpkin Creek Rd
Gas Line Rd
Lunsford Rd
Ruby Rd
Fox Arnold Rd
Brooksville Rd
Wilson Rd
Deer Creek Rd
Union Ch Rd
Wades Rd
Old Springvale Rd
Benevolence Hwy
Lainer Rd
Super Tree Rd
Merritt Mill Pond Rd
Rigsby Rd
West Ward Ave
Ward St
Spur Rd
Morris Station Rd
Reid Price Rd
Cotton Hill Rd
Knighton Rd
Hood St
Fountain Bridge Rd
District Line Rd
C W Lumpkin Rd
Law Rd
Pork Tr
Prince Rd
Burney Rd
Lower Shellman Rd
Five Forks Rd
Peavy Rd
Martin School Rd
Milner Rd
Saule Rd
Beard Rd
Mt Airy Rd
Cowarts Store Rd
Straw Pond Rd
Duke Rd
Bethel Rd
Hunters Ridge
Mitchell Rd
Barr Rd
Worship Rd
Rogers Rd
Rhodes Crk Rd
Mt Hebron Rd
Harvard Rd
Byron Joiner Rd
Carnegie Rd
Dr TH Andrews
Clubhouse Rd
Morgan Rd
Orr Rd
1
41
82
266
27
216
5
2.5
0
5 Miles
N
S
E
W
RVRC
River Valley Regional Commission

Cuthbert, Georgia
Percent Poverty by Block Groups



Shellman, Georgia
Percent Poverty by Block Groups



City Limits

0.5 0.25 0 0.5 Miles

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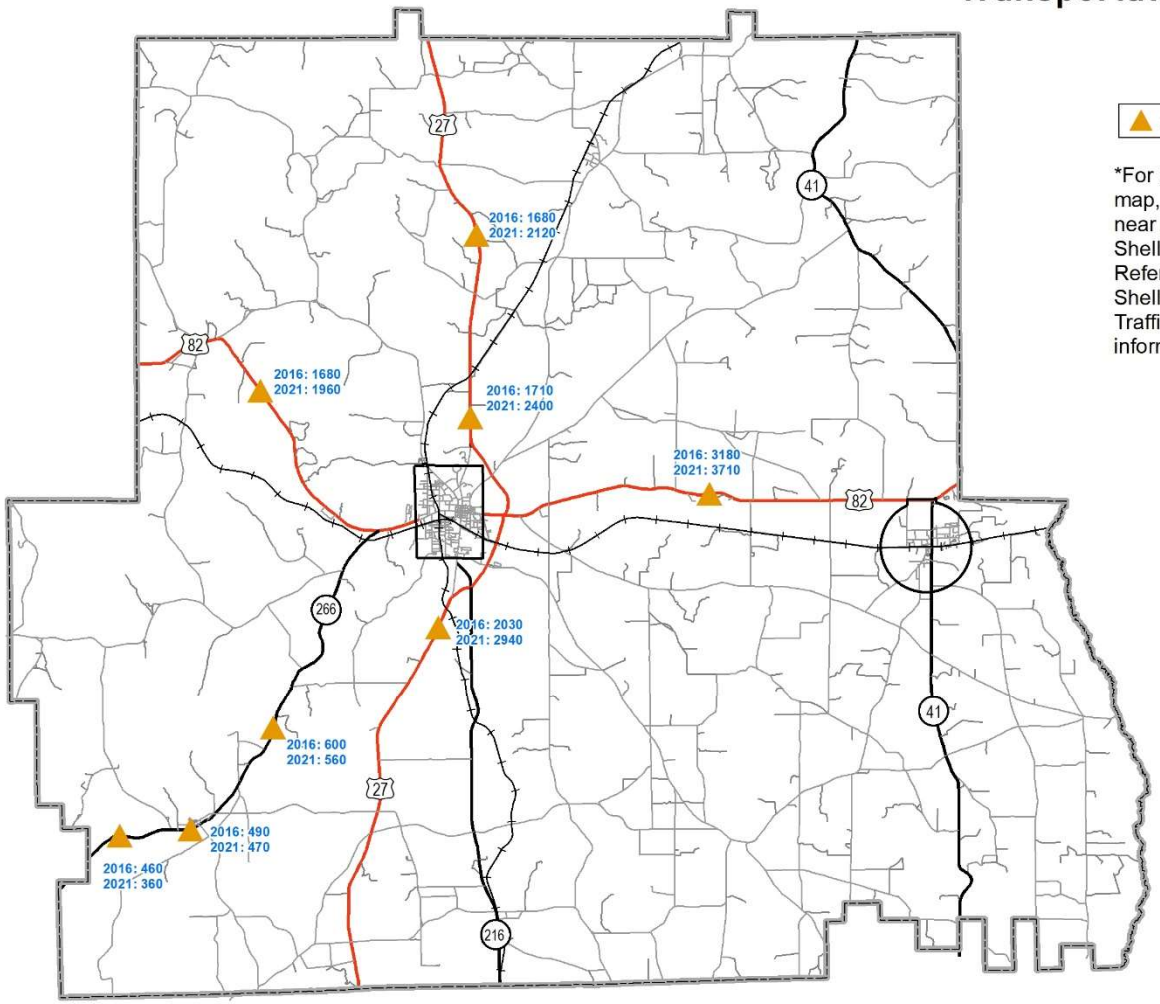
Randolph County, Georgia
Transportation - Traffic Counts



2016 and 2021 Traffic Counts

*For better intrepratation of this map, traffic counts within and near the vacinity of Cuthbert and Shellman have been removed. Refer to Cuthbert, Georgia and Shellman, Georgia Transportation - Traffic Counts maps for more information on these cities.

0 5
Miles

RVRC

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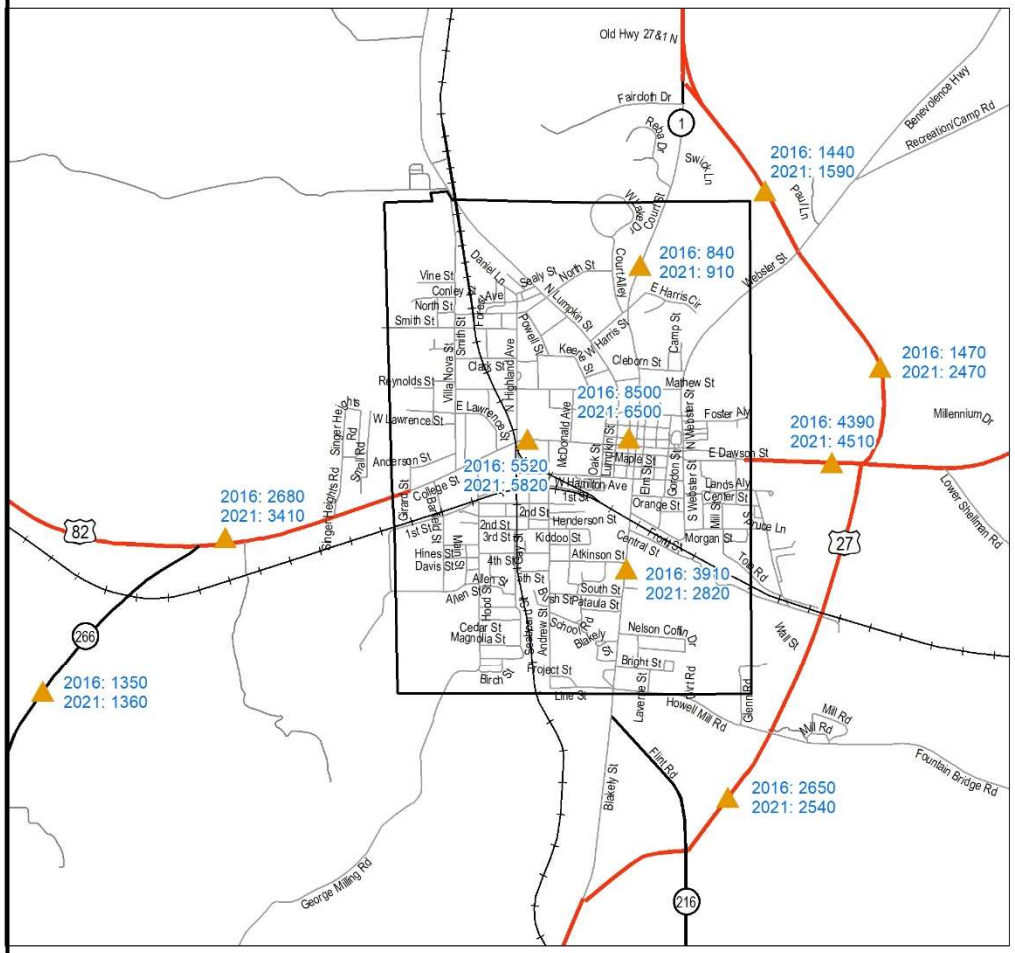
City of Cuthbert, Georgia
Transportation - Traffic Counts



2016 and 2021 Traffic Counts

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0 1
Miles

RVRC

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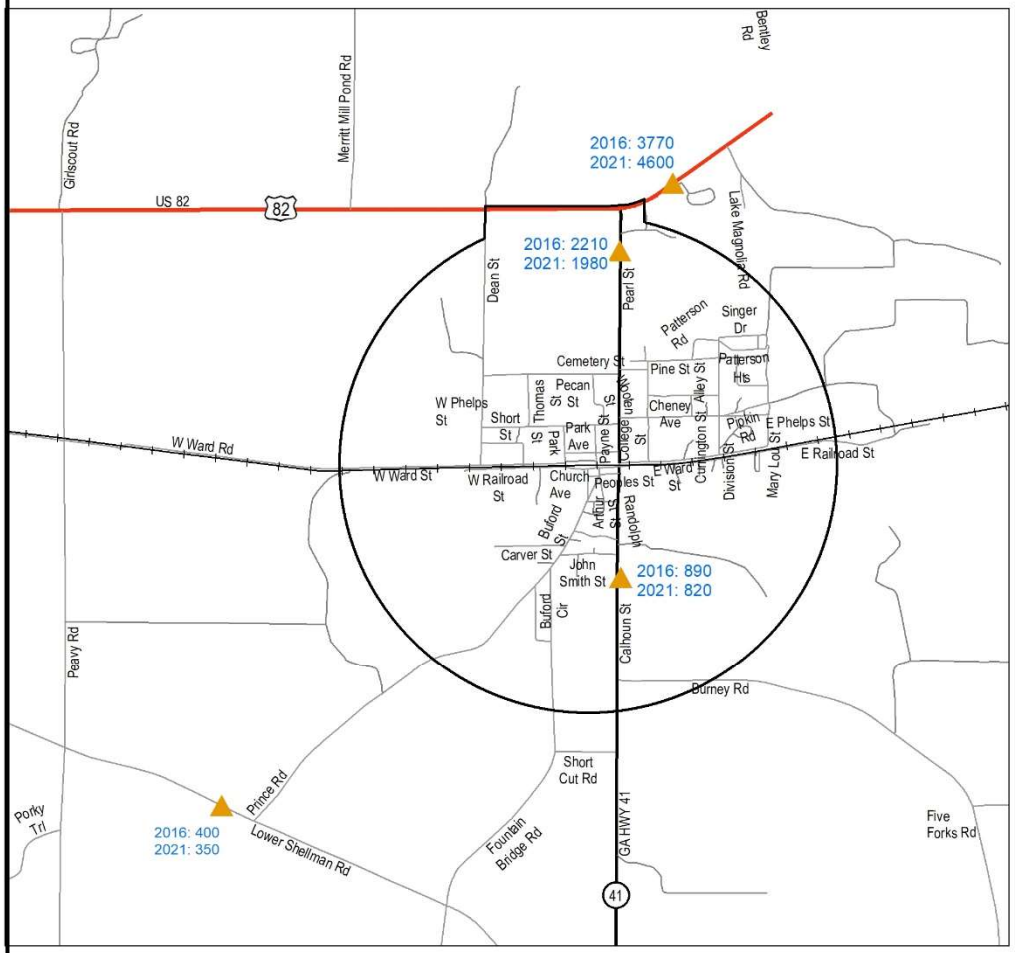
City of Shellman, Georgia
Transportation - Traffic Counts



2016 and 2021 Traffic Counts

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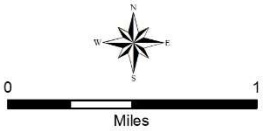
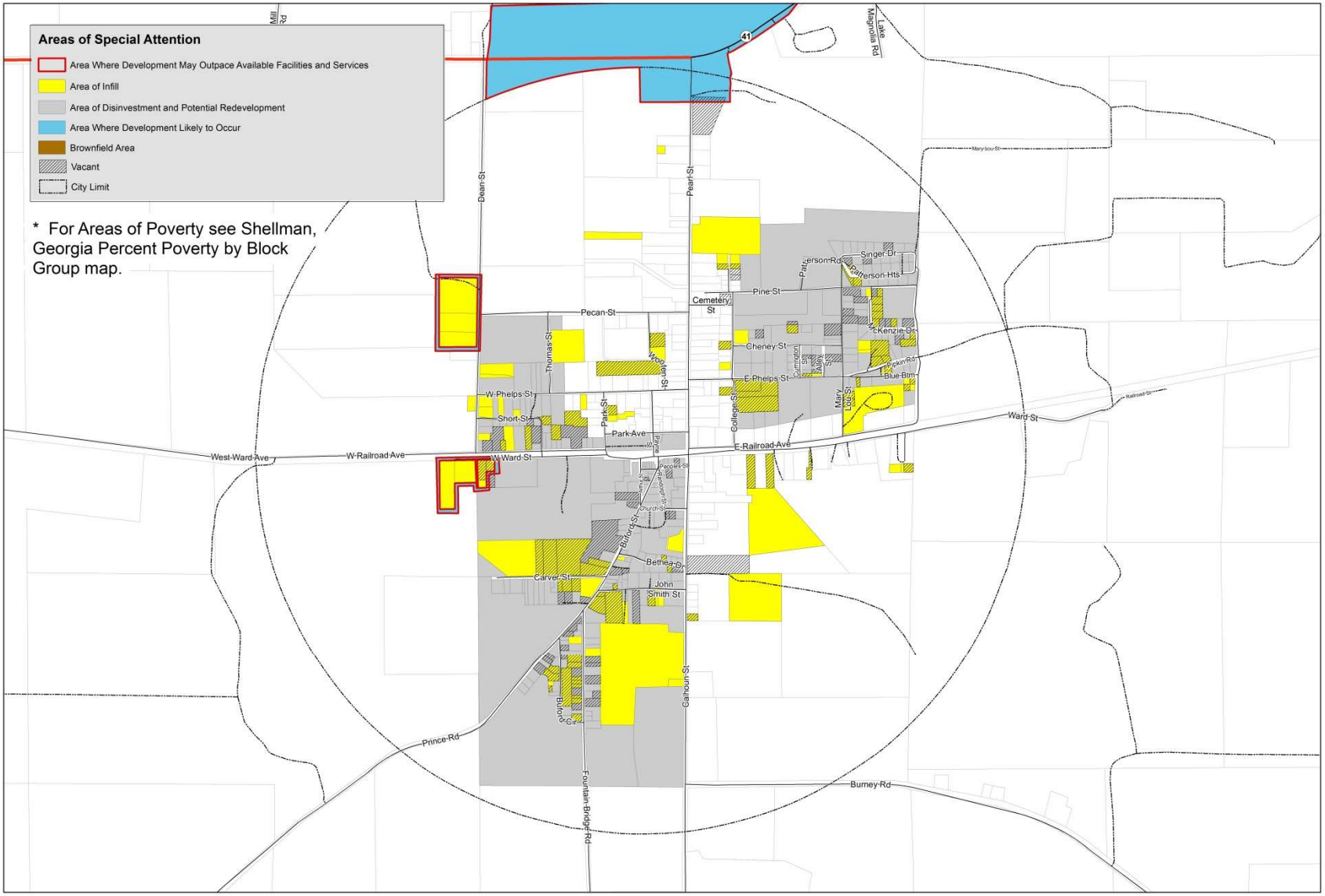


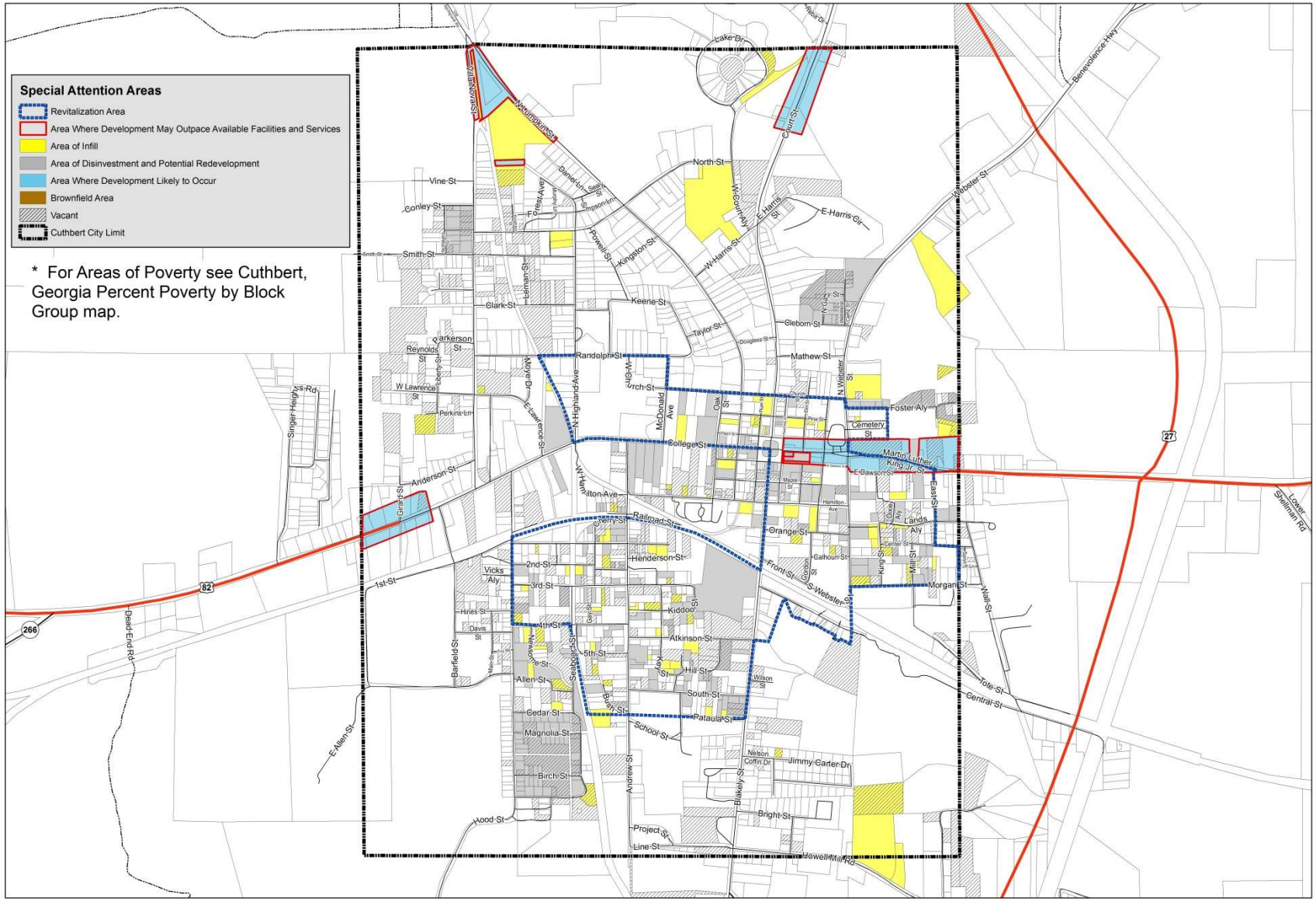
RVRC



RVRC
RIVER VALLEY REGIONAL COMMISSION

Shellman, Georgia

0 0.25 0.5 1 Miles

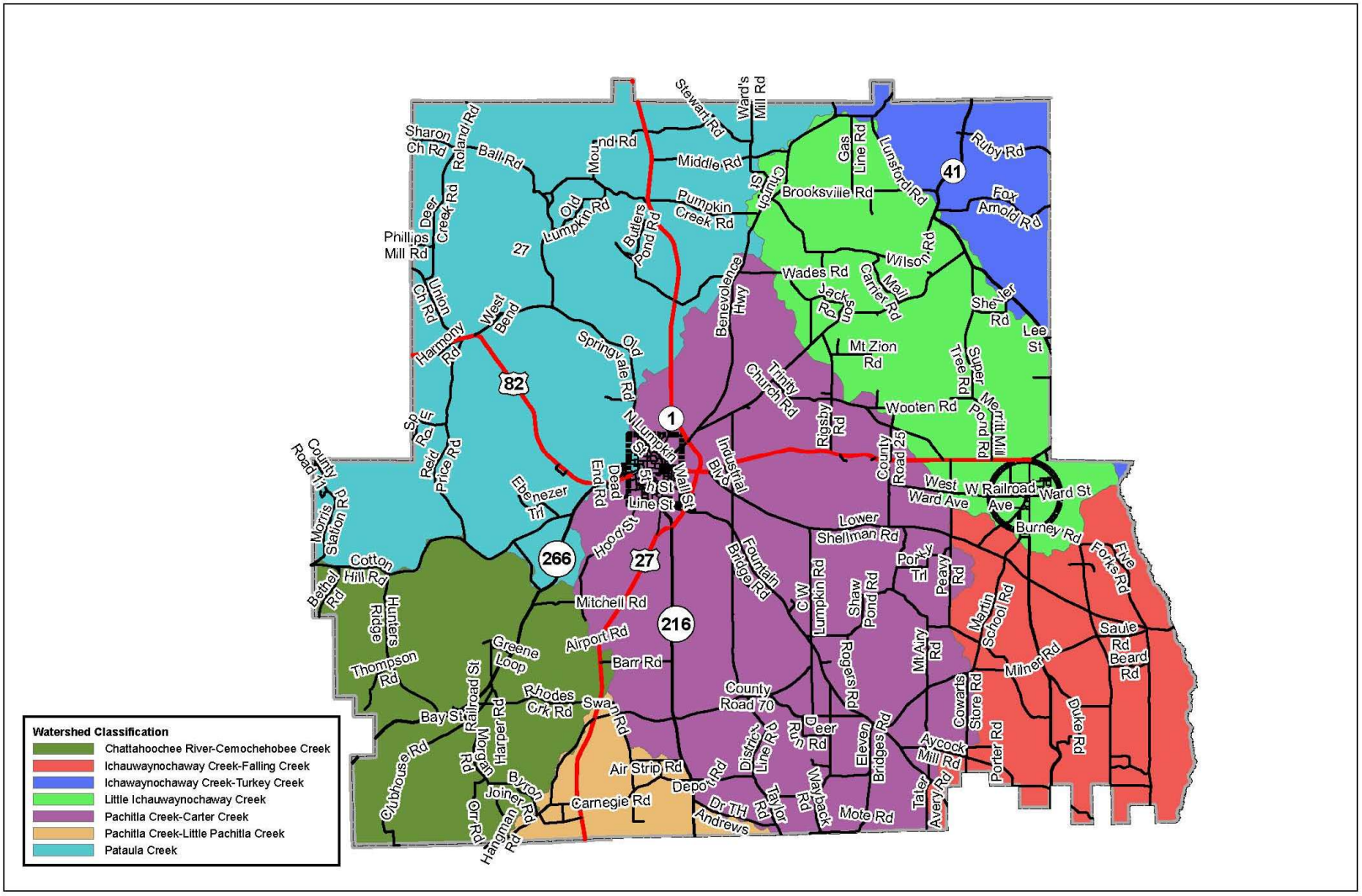


RVRC
River Valley Regional Commission

Cuthbert, Georgia

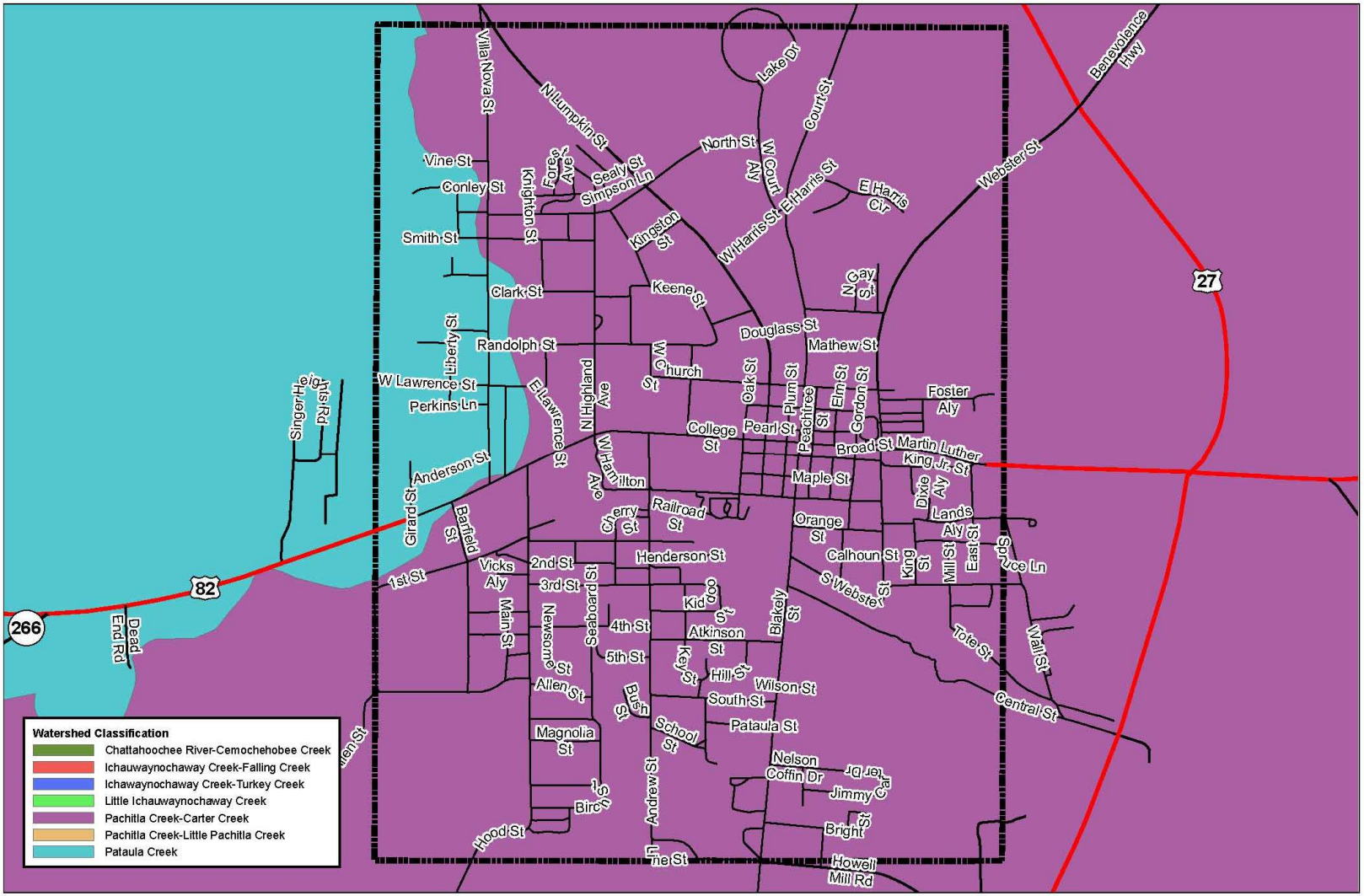
0 0.25 0.5 1 Miles

Randolph County, Georgia
Watersheds

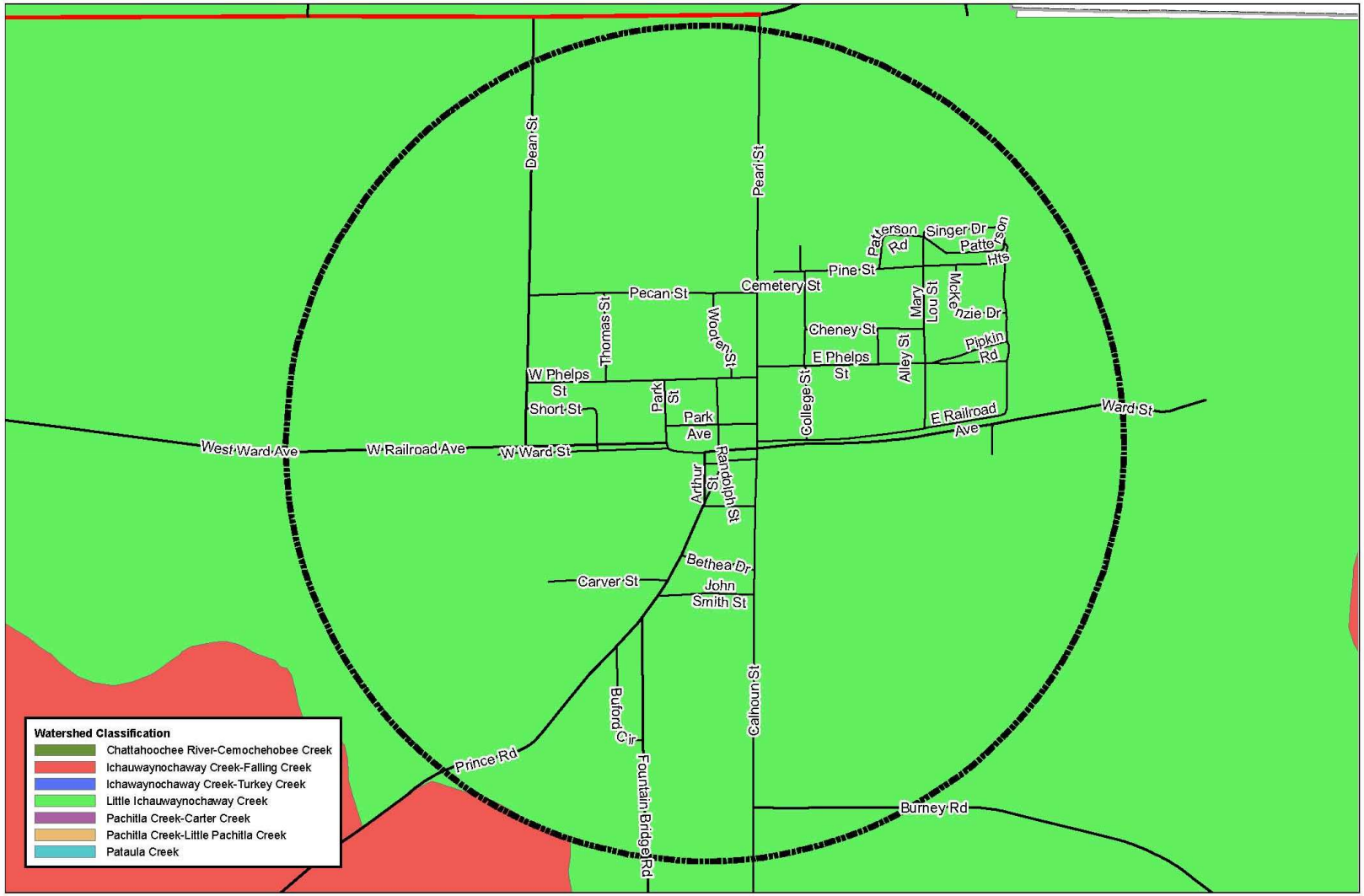


RVRC
River Valley Regional Commission

Cuthbert, Georgia
Watersheds

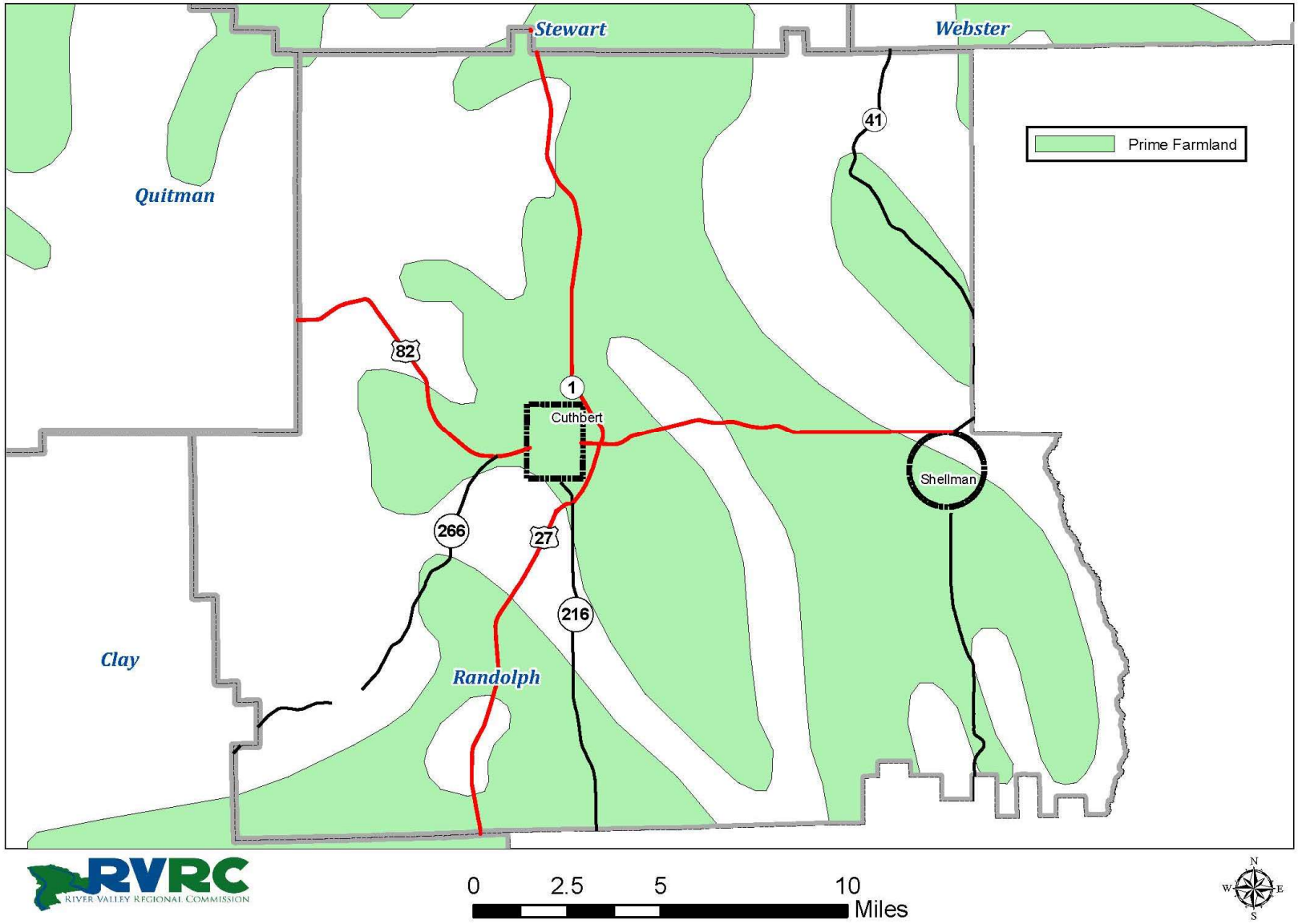


Shellman, Georgia
Watersheds

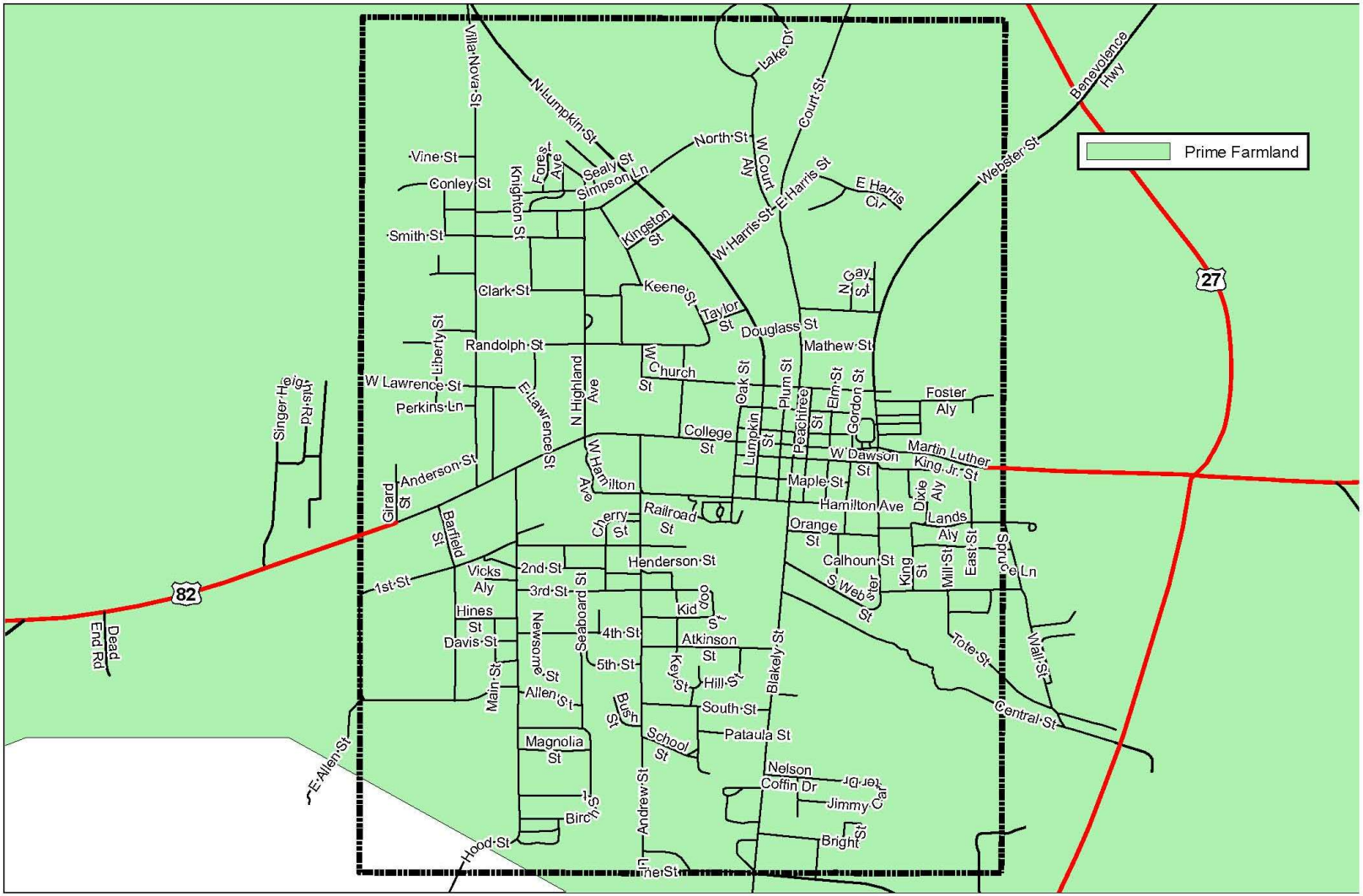


RVRC
River Valley Regional Commission

Randolph County
Prime Farmland Concentrations



Cuthbert, Georgia
Prime Farmland Concentrations

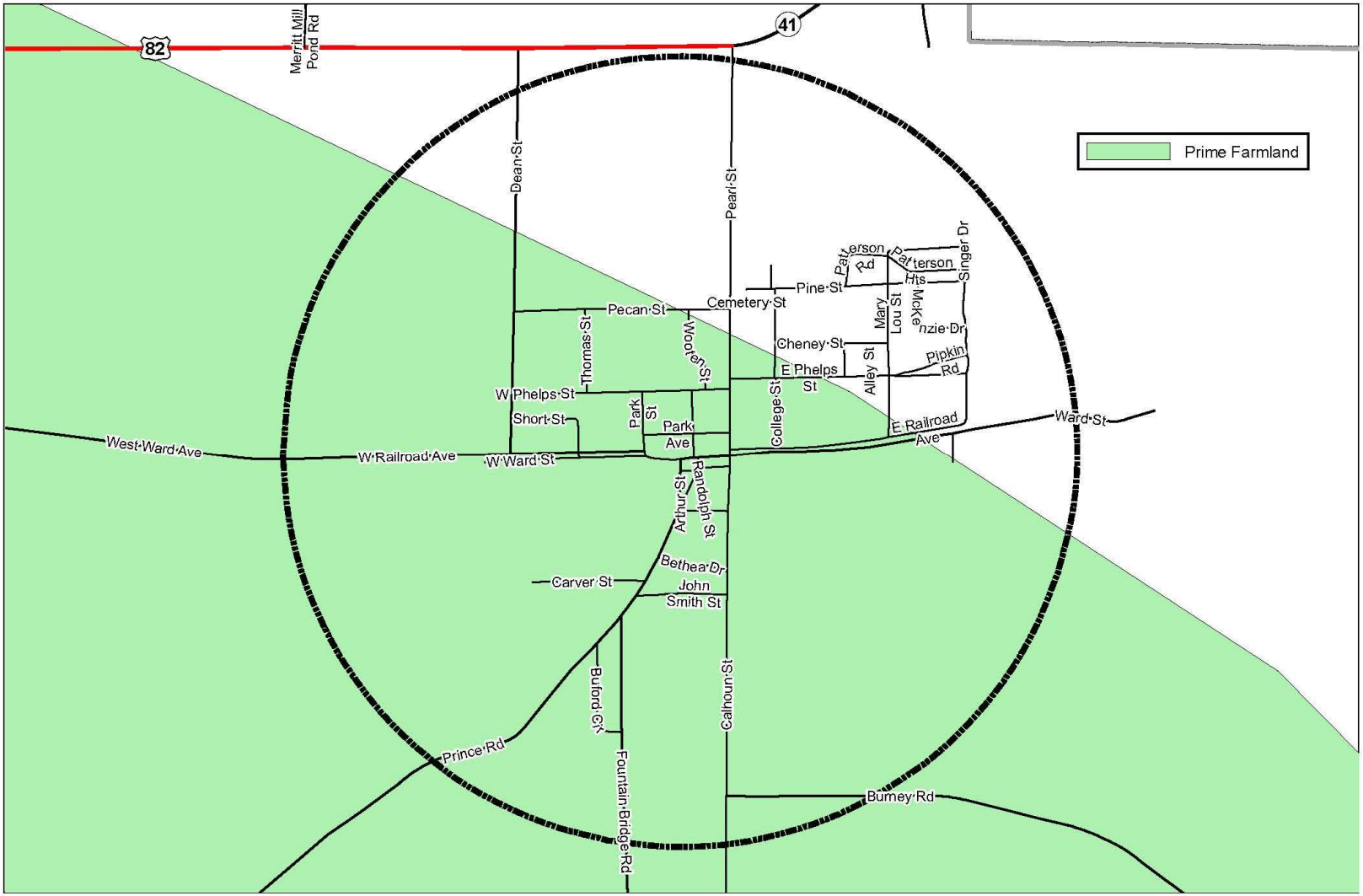


RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

Shellman, Georgia
Prime Farmland Concentrations



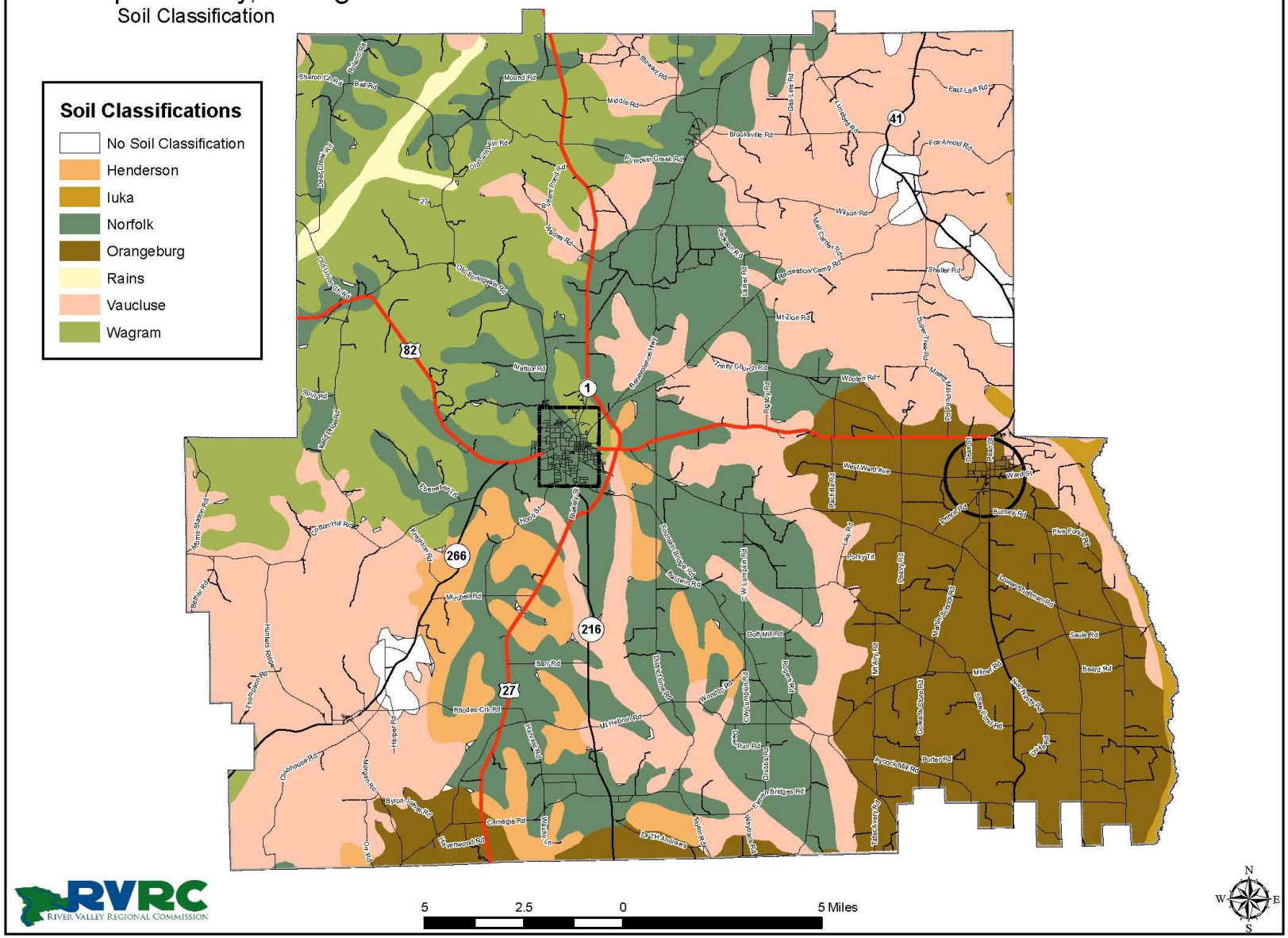
RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

Randolph County, Georgia

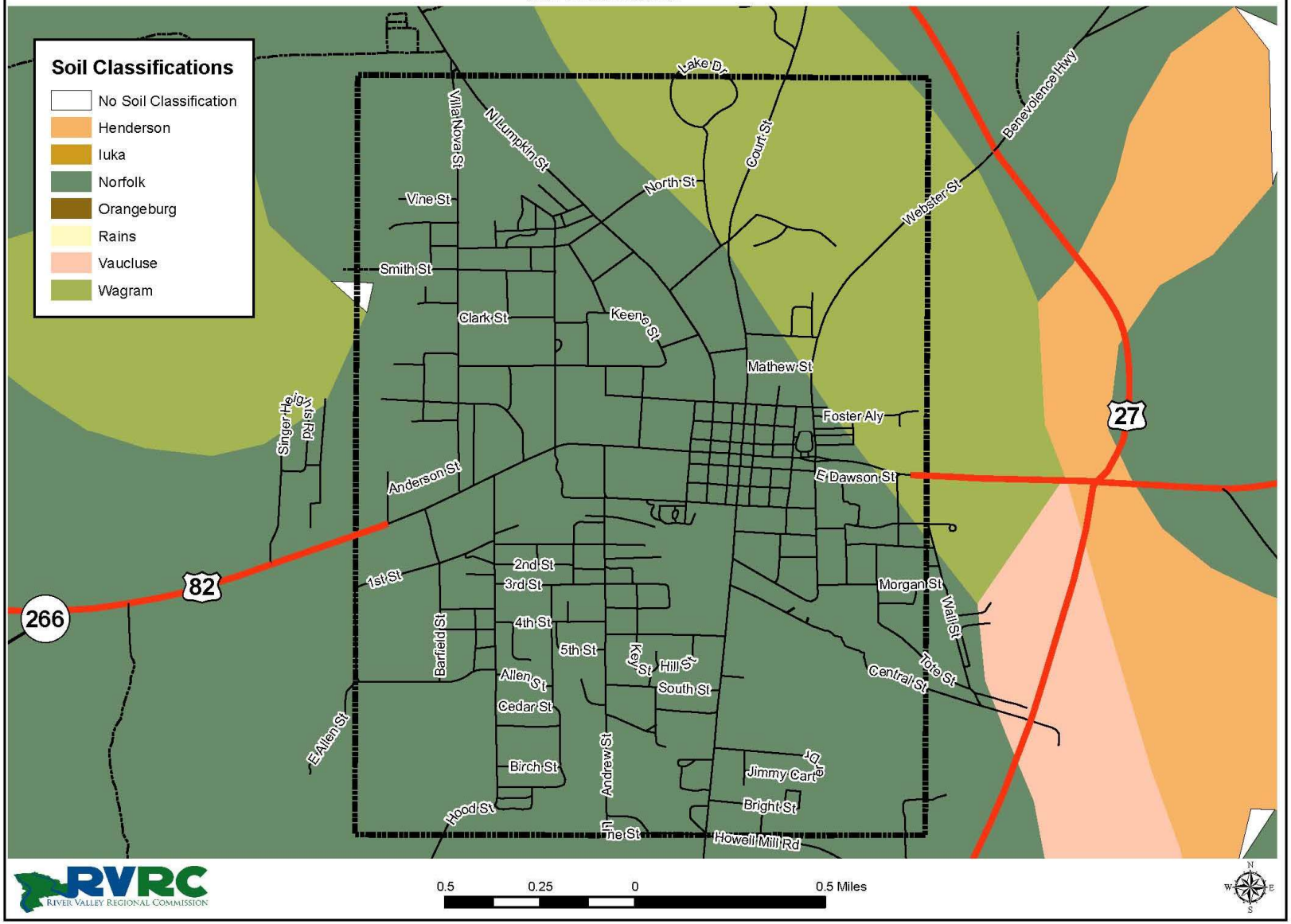
Soil Classification



RVRC
River Valley Regional Commission

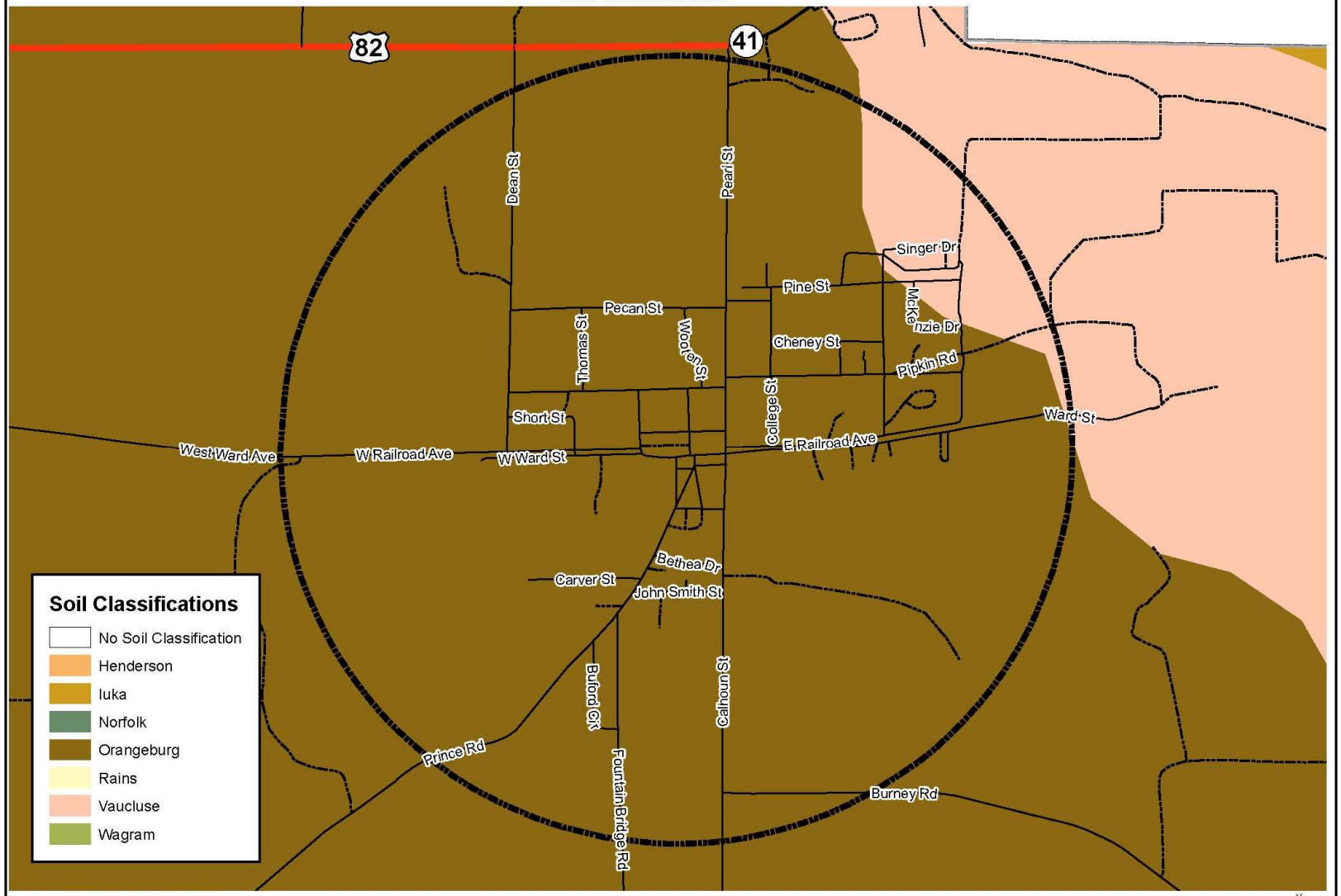
Cuthbert, Georgia

Soil Classification



Shellman, Georgia

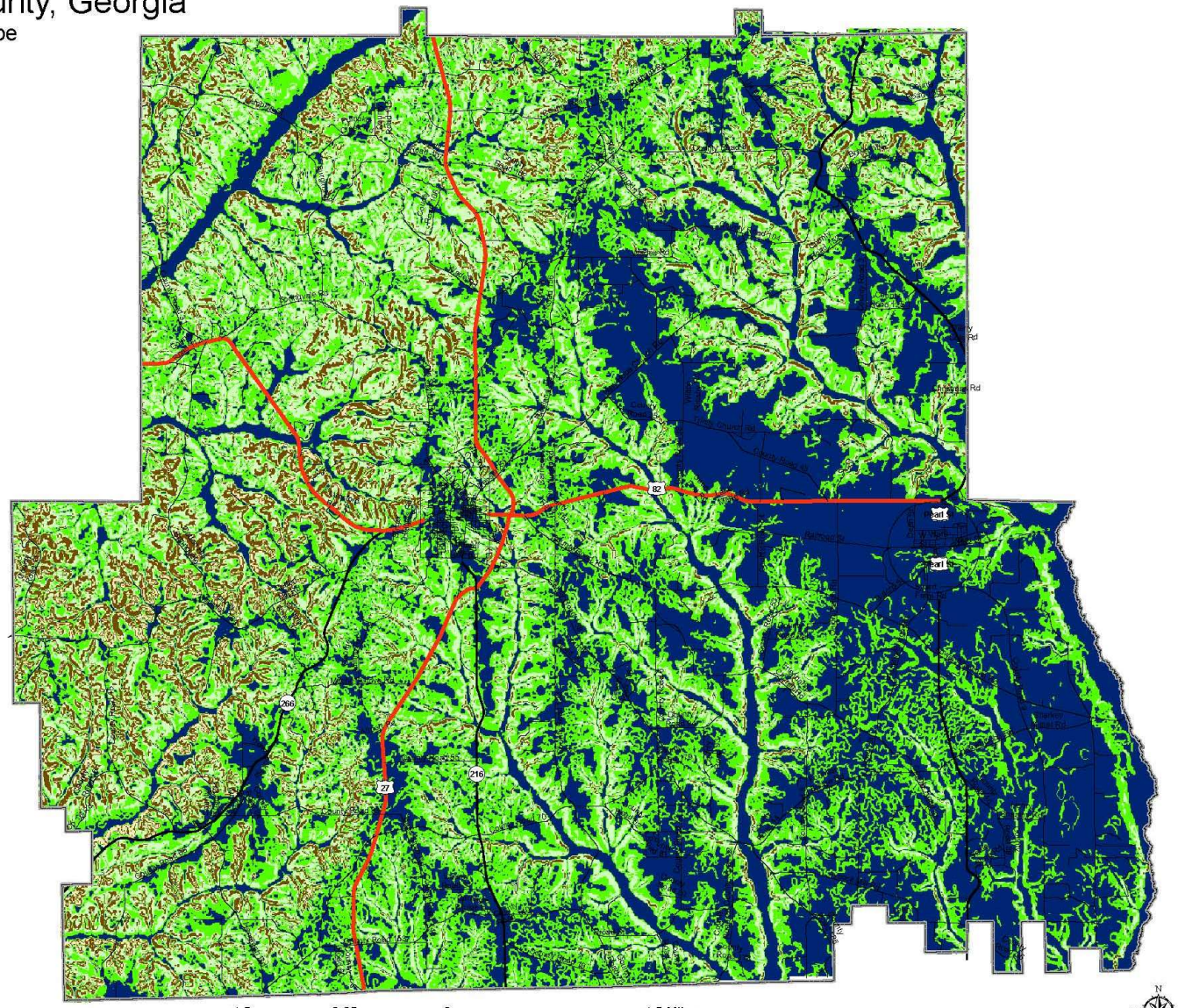
Soil Classification



RVRC
River Valley Regional Commission

Randolph County, Georgia

Slope



Legend

- City Limits
- County Limits
- US Hwy
- State Hwy
- County Road
- City Street
- Forestry

Slope

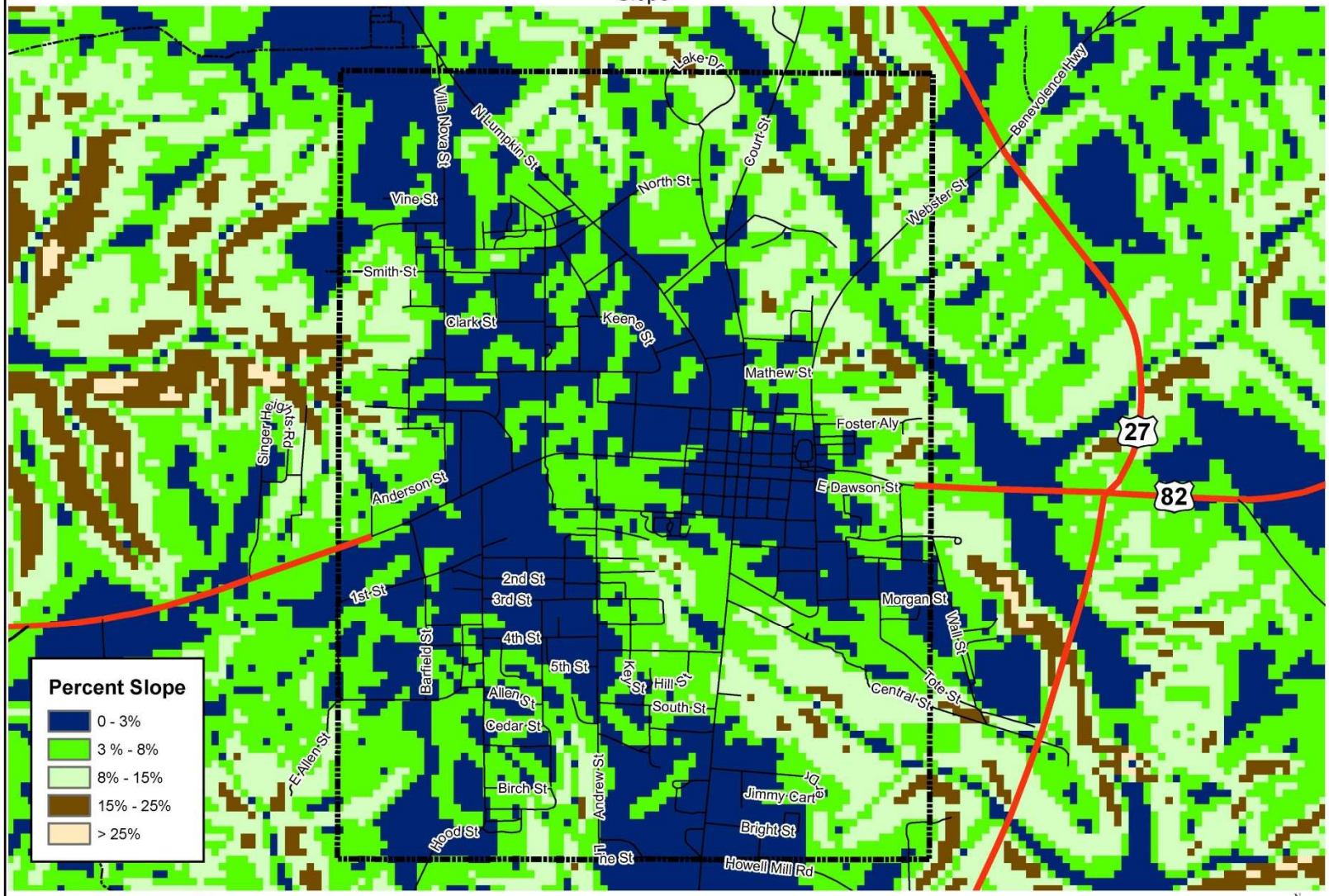
- 0 - 3%
- 3 % - 8%
- 8% - 15%
- 15% - 25%
- > 25%

4.5 2.25 0 4.5 Miles

RVRC
River Valley Regional Commission

Cuthbert, Georgia

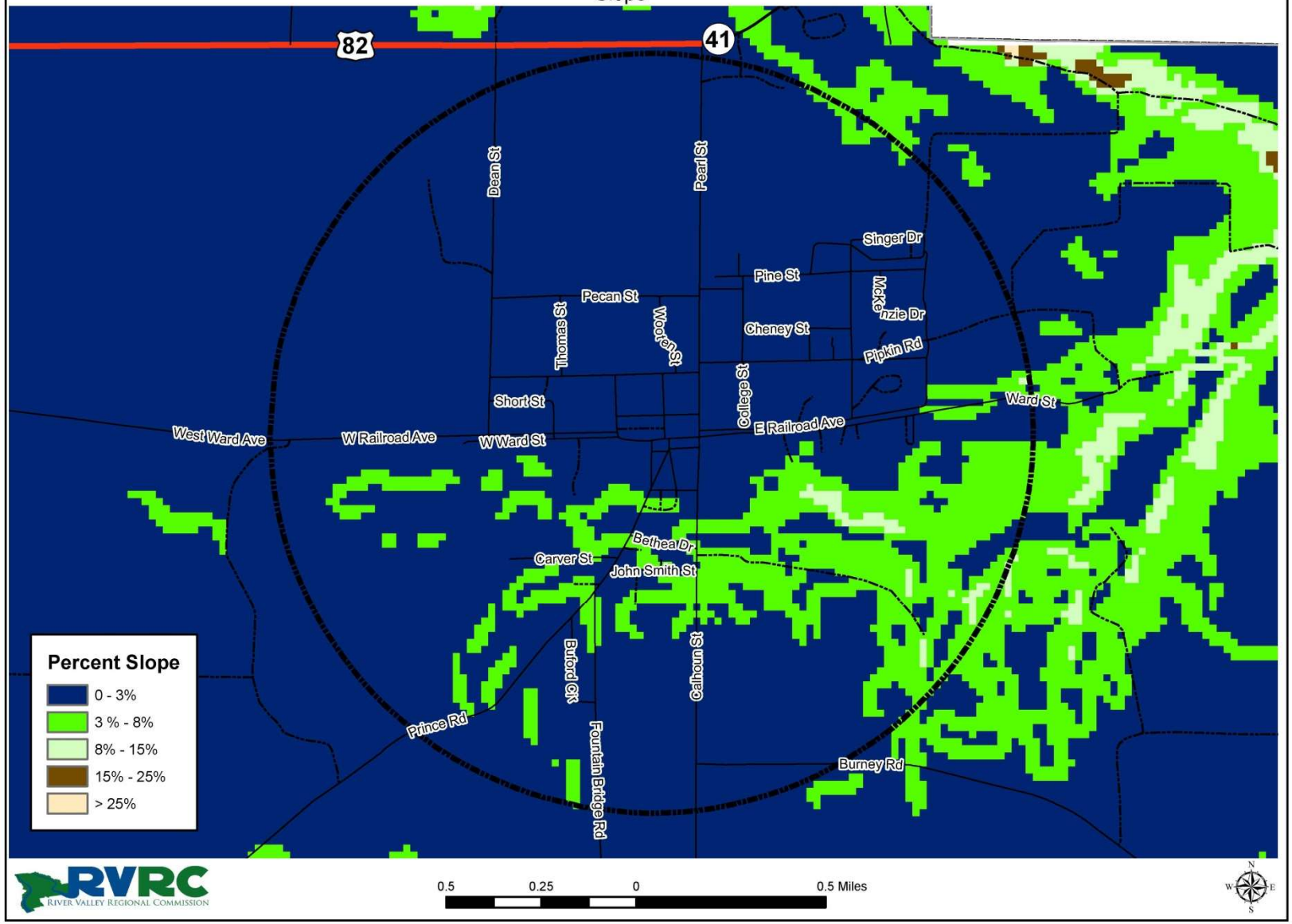
Slope



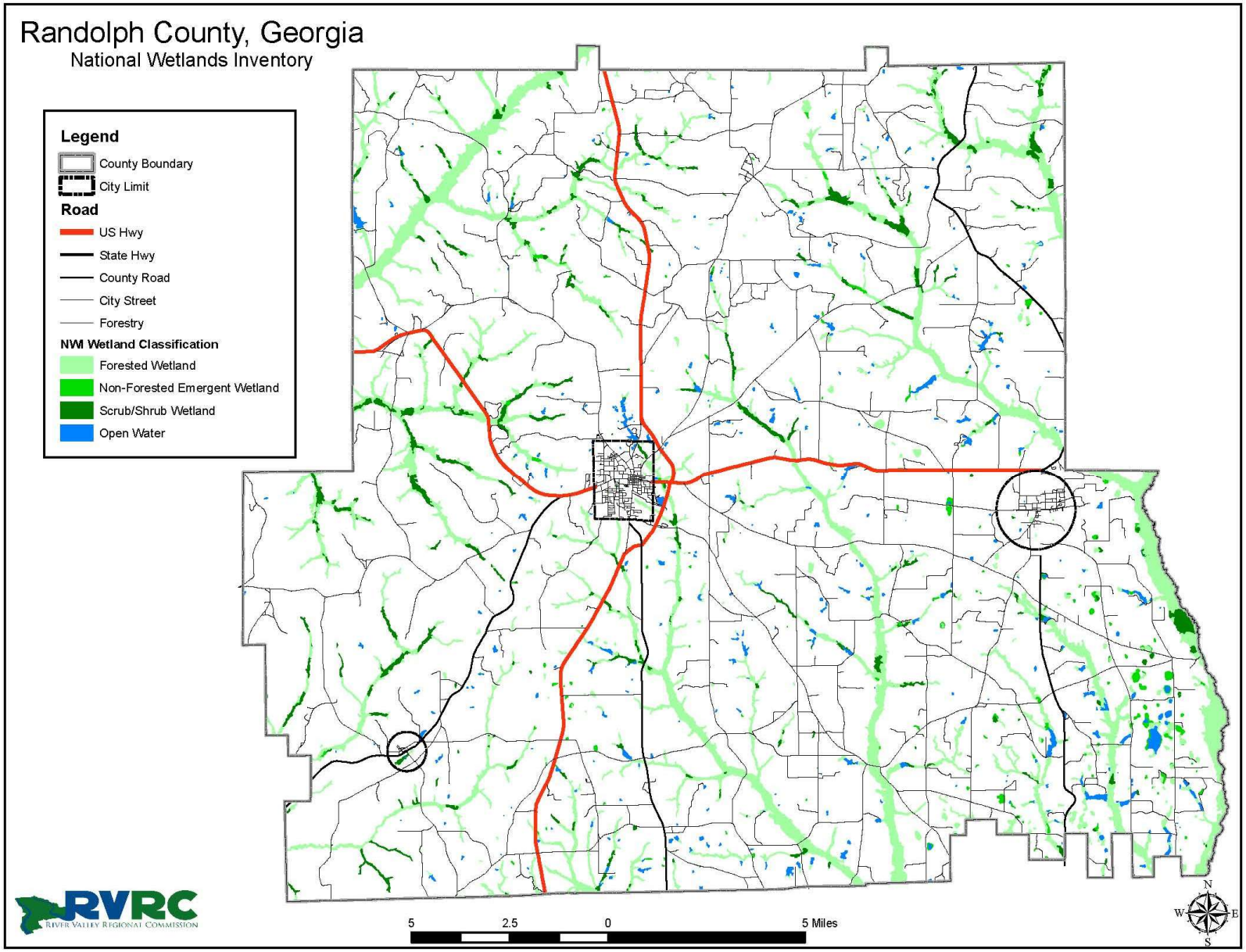
RVRC
River Valley Regional Commission

Shellman, Georgia

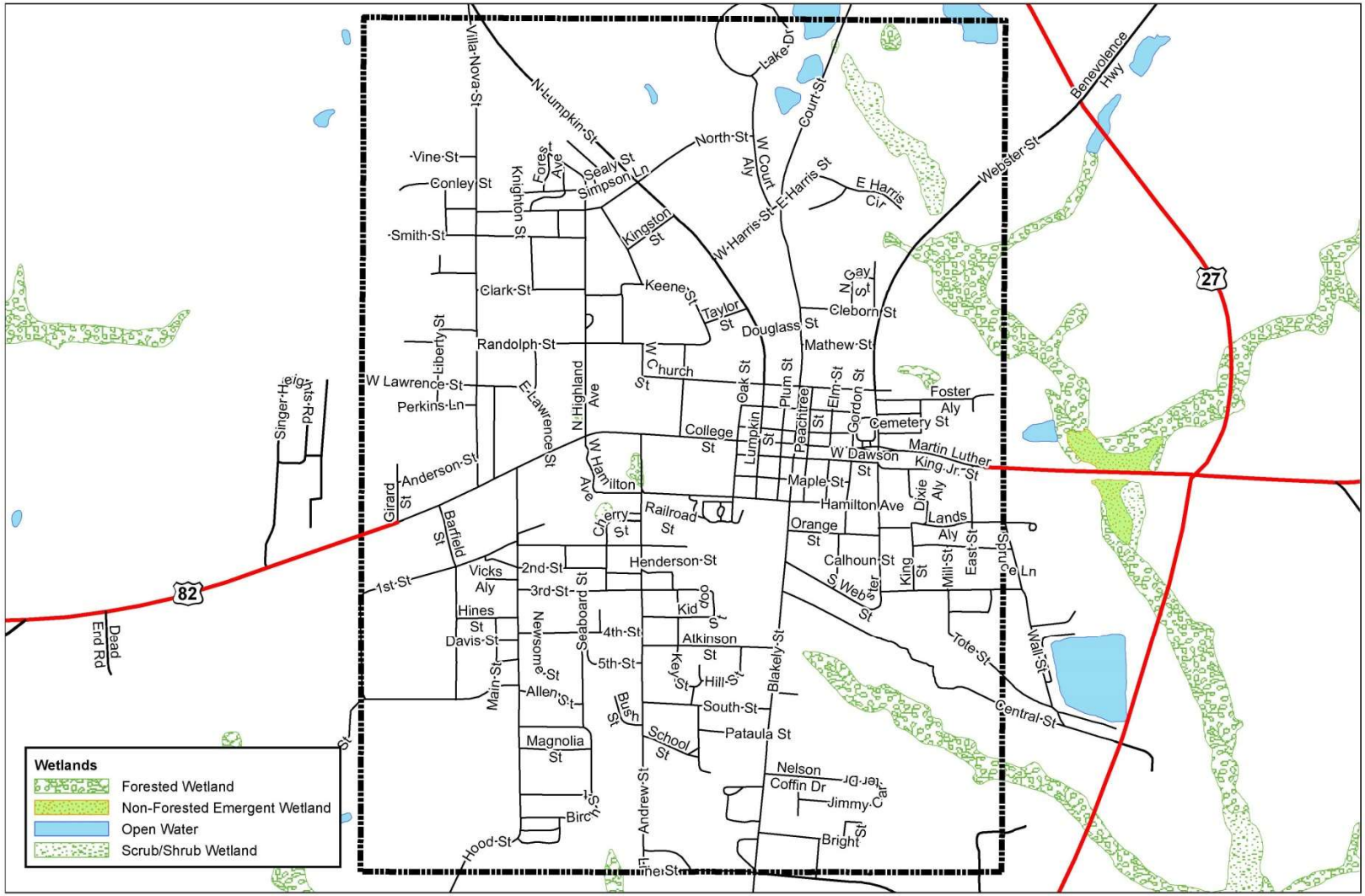
Slope



RVRC
River Valley Regional Commission


Randolph County, Georgia
National Wetlands Inventory
Legend
County Boundary
City Limit
Road
US Hwy
State Hwy
County Road
City Street
Forestry
NWI Wetland Classification
Forested Wetland
Non-Forested Emergent Wetland
Scrub/Shrub Wetland
Open Water
5
2.5
0
5 Miles
N
W
E
S
RVRC
River Valley Regional Commission

Cuthbert, Georgia
National Wetlands Inventory

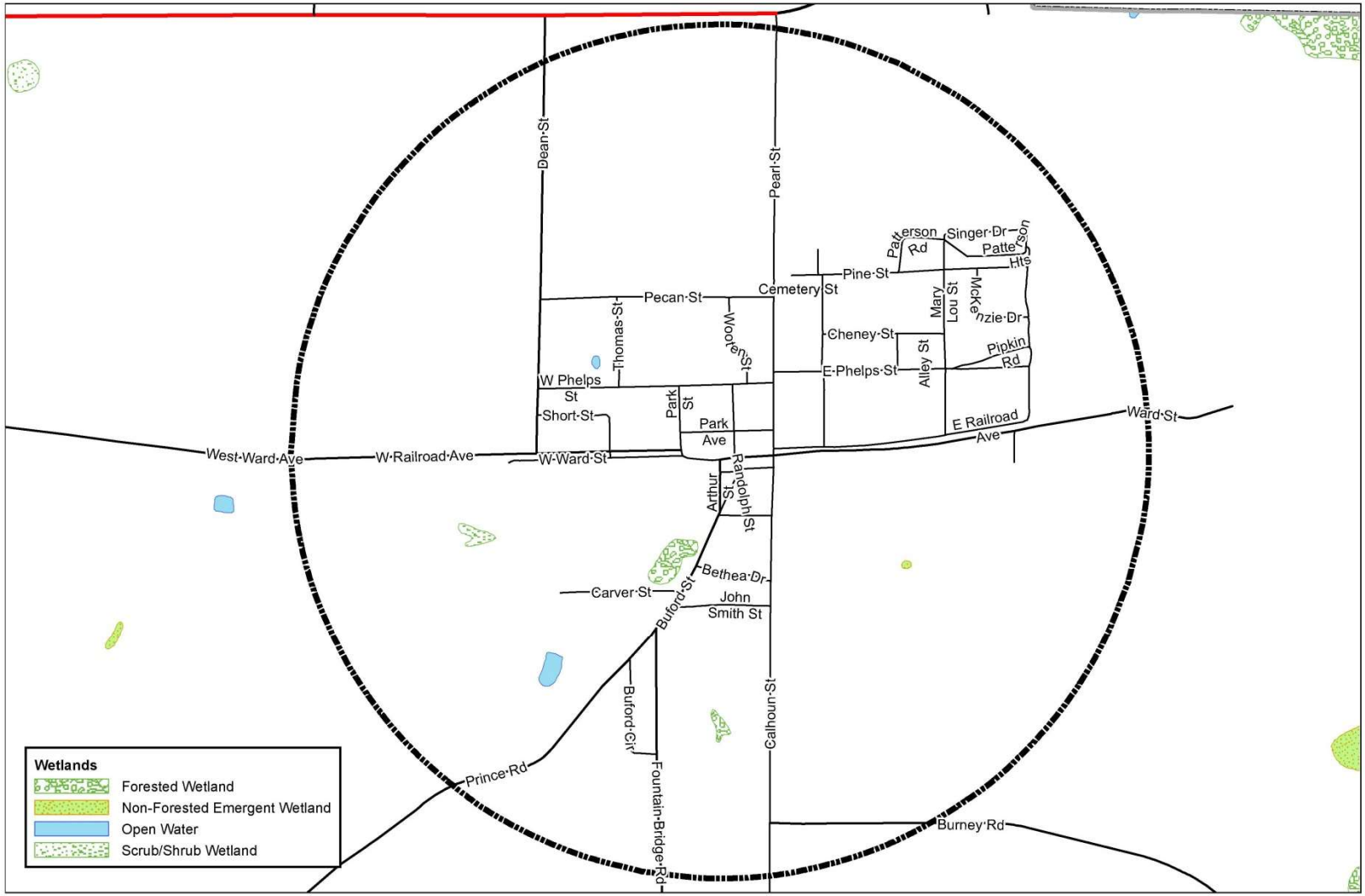


RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

Shellman, Georgia
National Wetlands Inventory

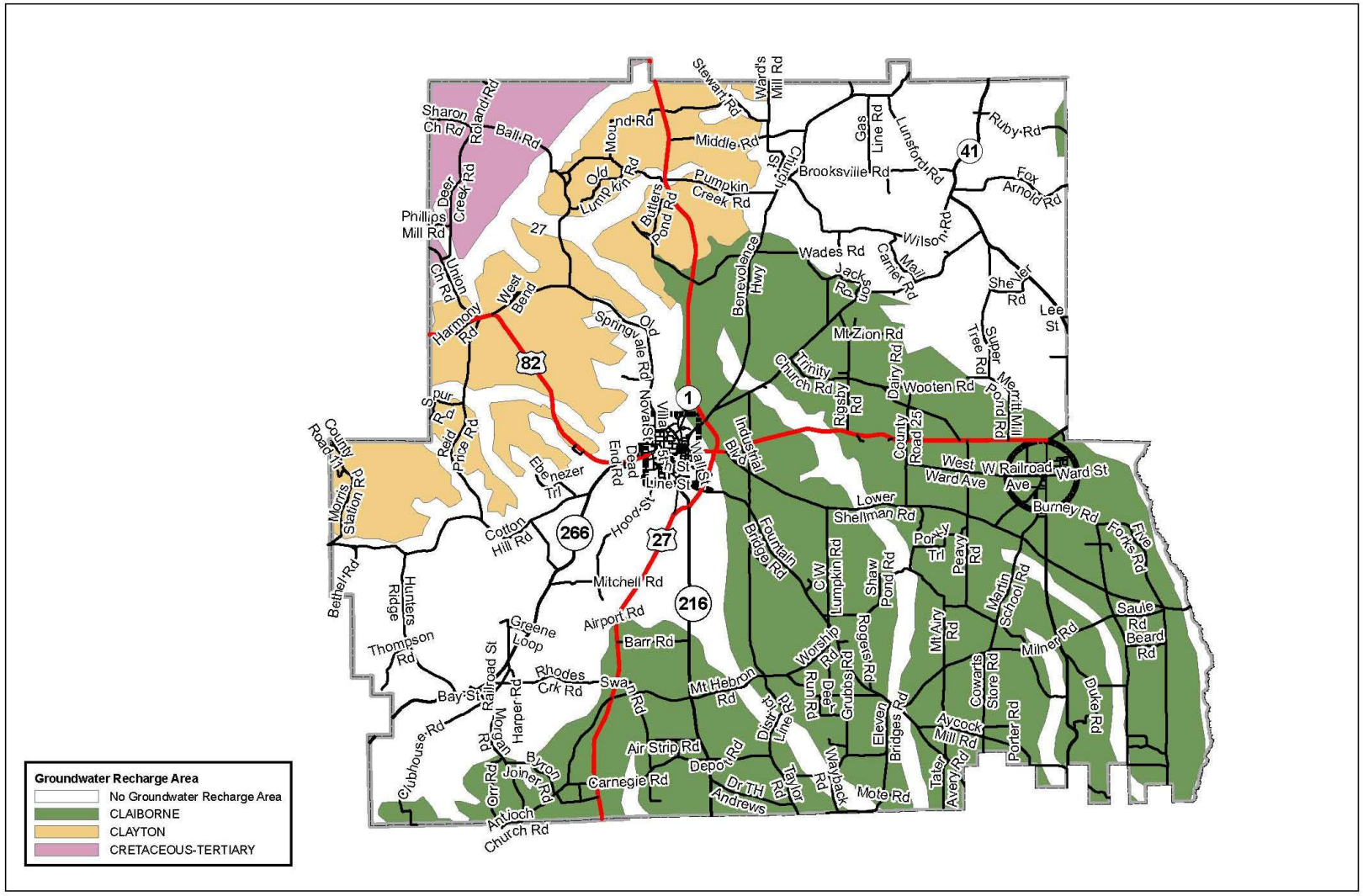


RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

Randolph County, Georgia
Groundwater Recharge Area

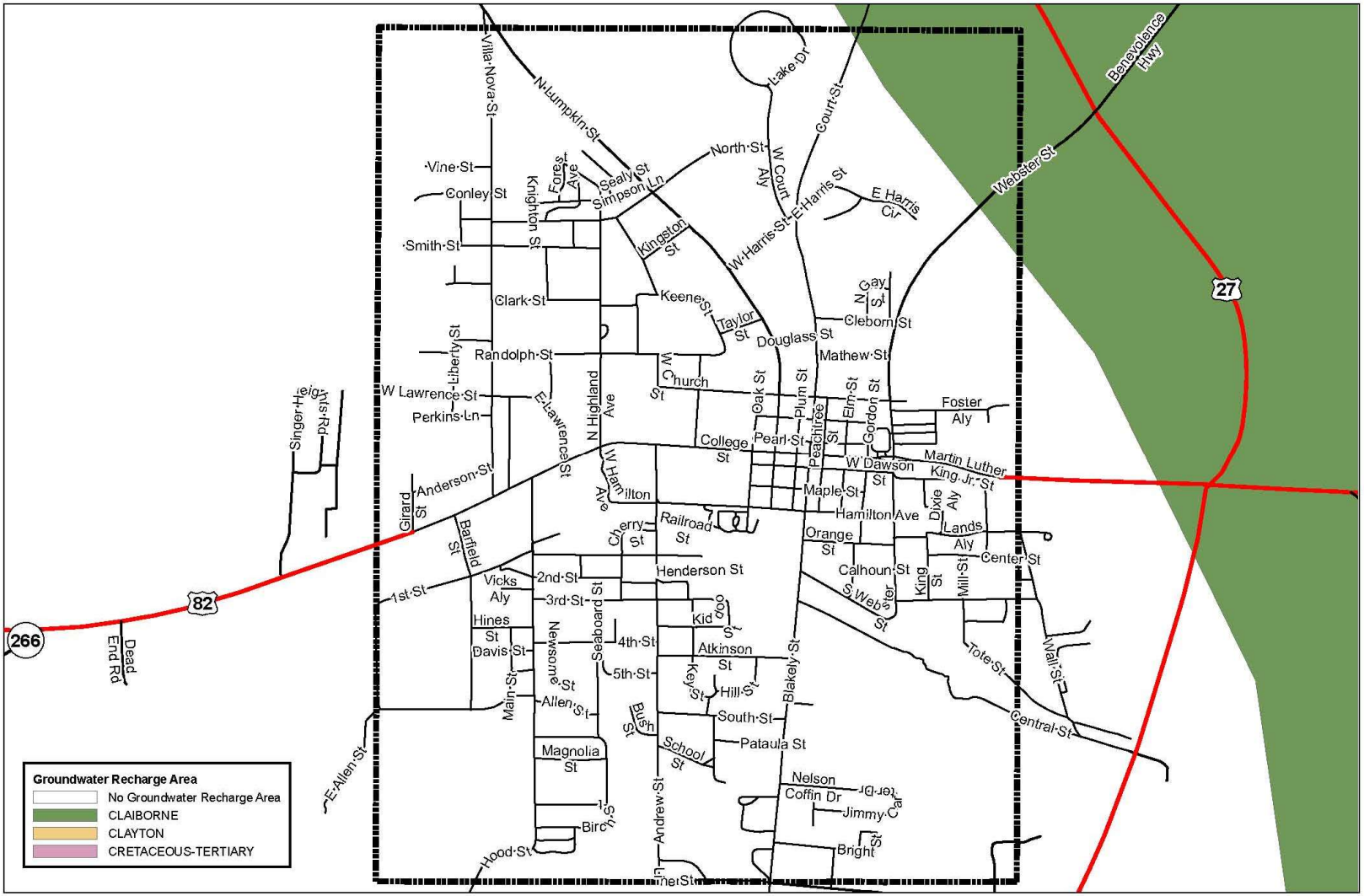


RVRC
River Valley Regional Commission

0 3 6 12 Miles

N W E S

Cutubert, Georgia
Groundwater Recharge Area

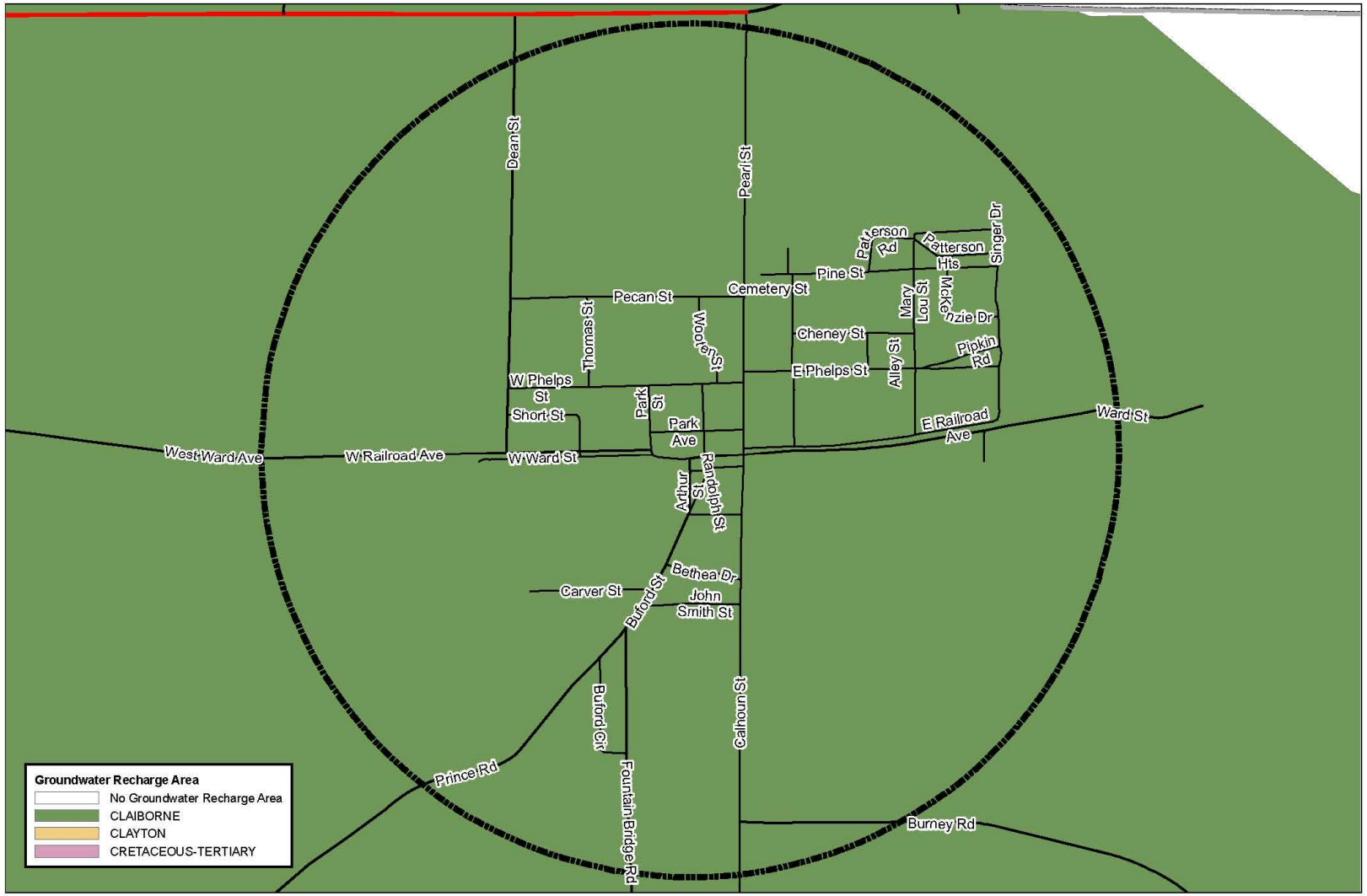


RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

Shellman, Georgia
Groundwater Recharge Area



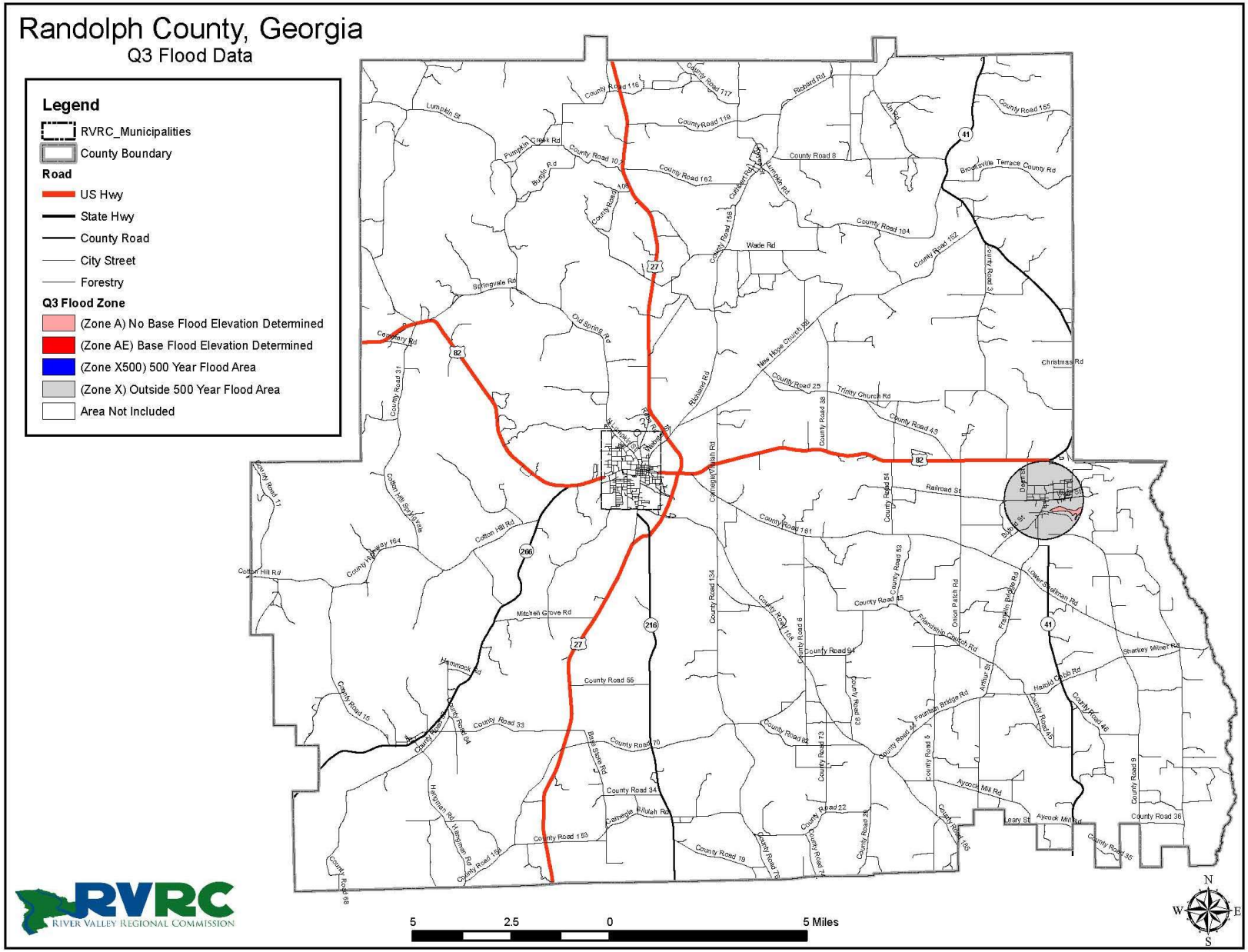
RVRC
RIVER VALLEY REGIONAL COMMISSION

0 0.25 0.5 1 Miles

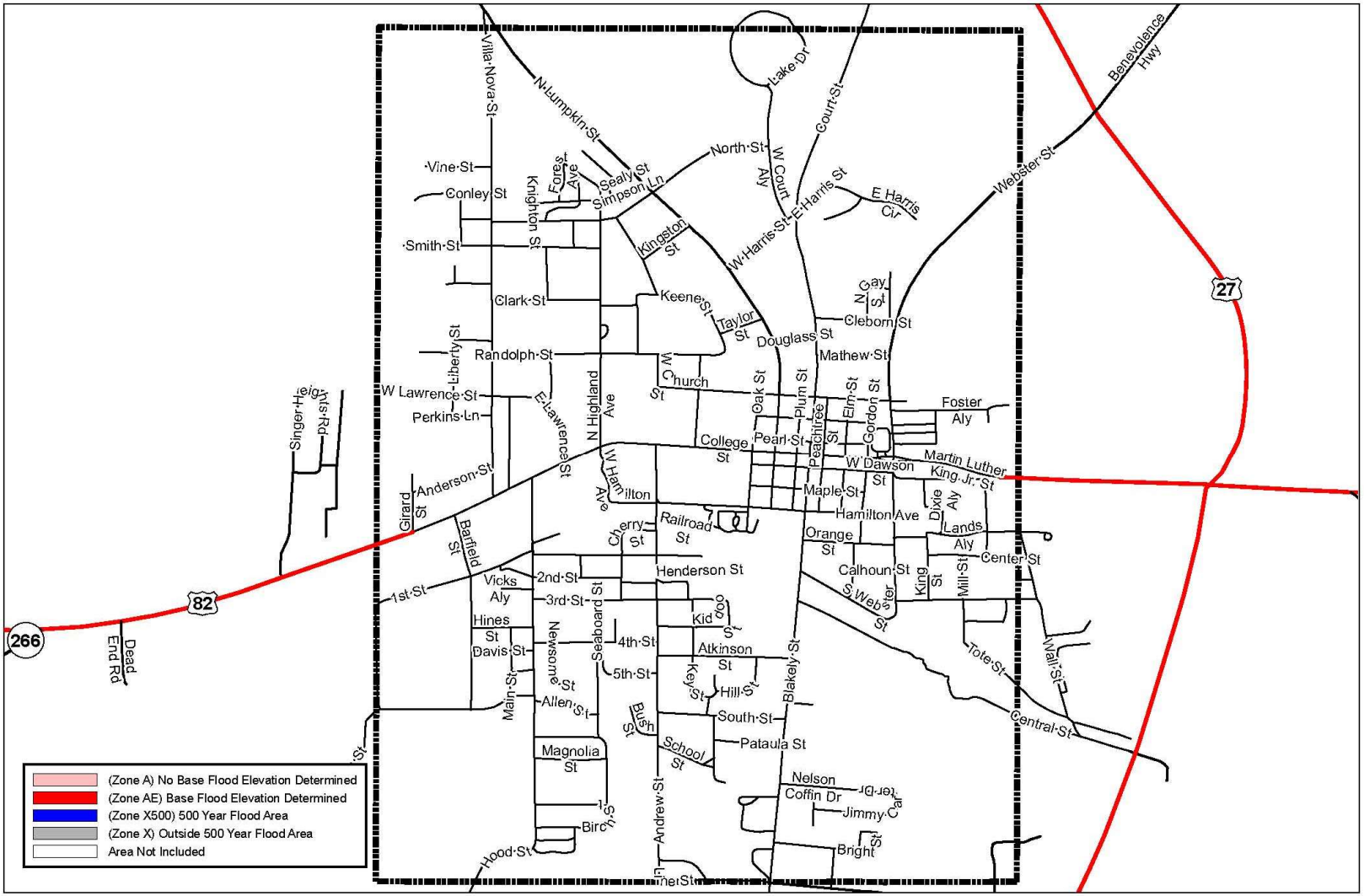
N W E S

Randolph County, Georgia

Q3 Flood Data



Cutubert, Georgia
Q3 Flood Zone

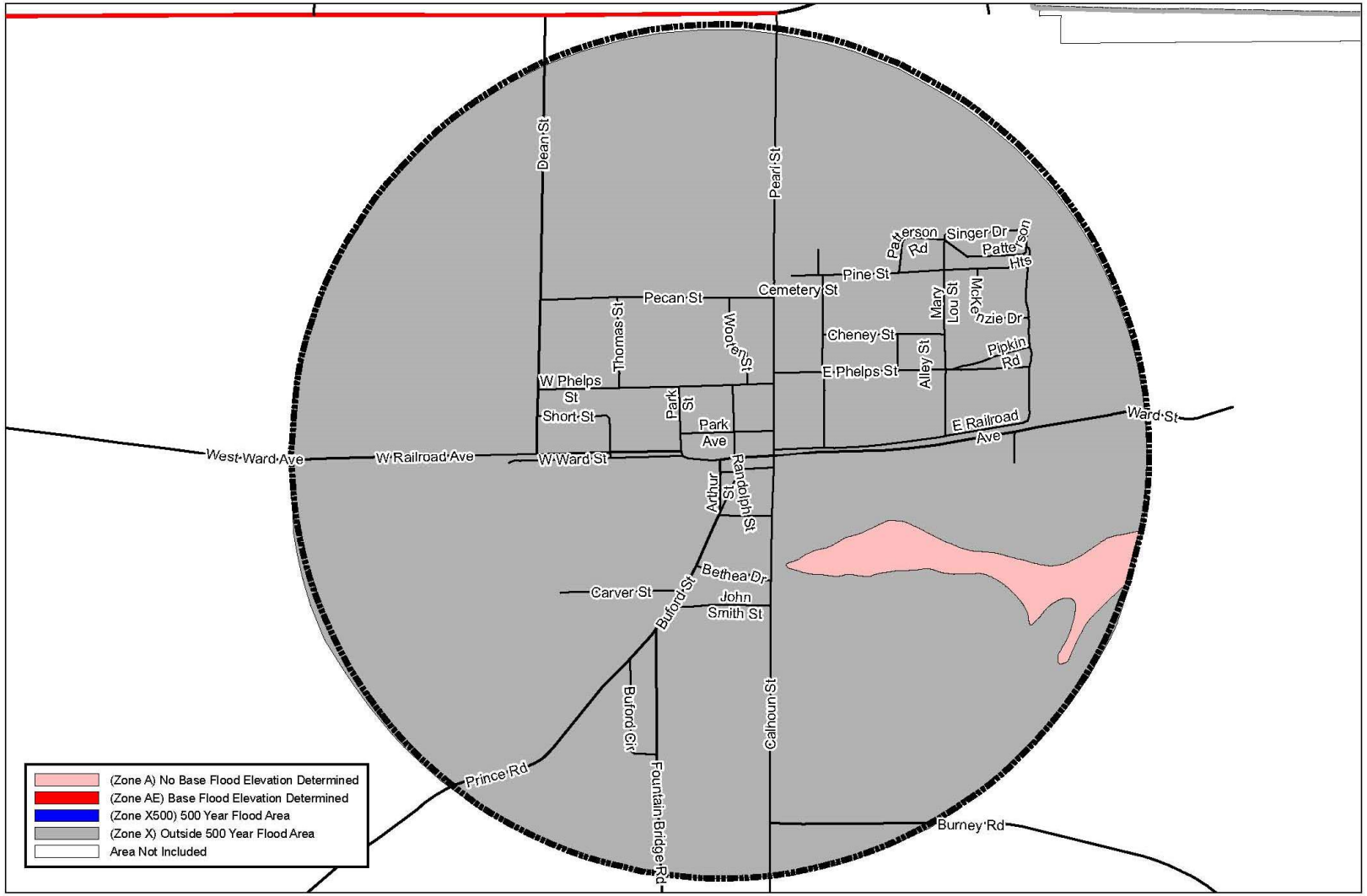


RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

Shellman, Georgia
Q3 Flood Zone



RVRC
River Valley Regional Commission

0 0.25 0.5 1 Miles

N W E S

APPENDIX: STAKEHOLDERS, PUBLIC HEARINGS AND WORK SESSIONS

Identification of Randolph County and the Cities of Cuthbert and Shellman Stakeholders

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

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

The following is a list of Randolph County, and the Cities of Cuthbert and Shellman stakeholders. The list has been reviewed and approved by both the Randolph County Commission and the City Councils of Cuthbert and Shellman.

RANDOLPH COUNTY

Randolph County Board of Commissioners

Wesley Williams, County Commission Chair
Jimmie Allen, Commission Vice Chair
Lamar White, Commissioner
Henry Davenport, Commissioner
Jeff McCarter, Commissioner

Randolph County Development Authority and Chamber of Commerce

Rebecca White, Executive Director

Randolph County Fire Chief

_____, Fire Chief, randolphfirechief@gmail.com

Randolph County Staff

Dr. Deborah Williams Jones, County Manger
Carlisa Cooper, County Clerk
Taryn Roberson, Finance Director

Randolph County Sheriff

Eddie Fairbanks, Sheriff

Randolph County School Board

Dr. Tangela Madge, School Board Superintendent

Randolph County DFACS

Lauri Sheffield

Randolph County Health Department

Randolph County Zoning Department

Lady

Andrew College

Dr. Linda Buchannan, Ph.D. President, Andrew College

CITY OF CUTHBERT

City of Cuthbert City Council

Bobby Jenkins, Mayor
Betty Jones, Council Person,
David Hamm, Council Person
Lewis Shingles, Council Person
Willie Downie, Council Person
Annie Howard, Council Person
Sandra Willis, Council Person

City of Cuthbert Staff

Traci Gershom, City Clerk

City of Cuthbert Police Chief

Kevin Flowers Chief of Police

Southwest Georgia Housing Authority

Debi McDade, 229-732-2128,

CITY OF SHELLMAN

James Weathersby, Mayor
Juanita Bradley, Mayor Pro-Tem
Kevin Johnson, Council Person
Stewart Short Council Person
Curtis Henderson, Council Person
Teri D. Crosby, Council Person

Residents
Bryson Langford, Surveyor
Paul Langford, Retired Businessman

City of Shellman Staff

Michelle Graham, City Clerk
Angela Sampson, Office Assistant

River Valley Regional Commission

Rick Morris, Planning Director, rmorris@rivervalleyrc.org -(w) 706-256-2910
Allison Slocum, Senior Planner, 706-256-2910, aslocum@rivervalleyrc.org

Participation Techniques

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning requires two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public meeting took place May 10, 2021, at 8:00 a.m., at the Historic Courthouse, known as the Welcome Center, in Cuthbert, Georgia. The second and final public hearing took place on December 15, 2022, at 4:00 P.M., at the City of Cuthbert Council Chambers.

S.W.O.T. / Vision Meeting

To develop a Vision Statement, a S.W.O.T. (Strength, Weaknesses, Opportunities, and Threats) was conducted. The first S.W.O.T., needs and opportunities analysis was done in the City of Cuthbert Council Chambers on July 28, 2022. The second S.W.O.T, needs and opportunities was held at the historic Shellman Train Depot on August 2, 2022. The third S.W.O.T/needs and opportunities was held on September 6, 2022 at the Randolph County Welcome Center. River Valley Regional Commission (RVRC) staff began its Comprehensive Plan process by reviewing the work completed in the 2022 plan and then began working with stakeholders to develop Needs and Opportunities, Goals, and a Unified Vision Statement.

Planning Process

The planning process for this comprehensive plan was focused on engagement and input from the general public. The mayor of Cuthbert, Bobby Jenkins, held a mayor's roundtable on June 21, 2022 that was attend by 50 people. the purpose of the roundtable was for the public to voice their concerns for their community. The group identified five categories, healthcare, jobs/employment, housing, recreation, and other, that were addressed throughout the comprehensive plan.

A survey was also circulated through out the county, gathering input from residents about topics to be addressed in the comprehensive plan. The survey was advertised in the local newspapers.

Eighty people responded, with a majority of them being from Cuthbert. Some issues that were brought up in the survey responses were building more affordable housing, improving roads, improving access to healthcare, and expanding community recreational facilities.

Communication with Stakeholders

From: Rick Morris <rmorris@rivervalleyrc.org>
Sent: Wednesday, June 29, 2022 4:31 PM
To: Randolph County Chairman Wesley Williams (wwilliams@albanytech.edu) <wwilliams@albanytech.edu>; rcdistrict5boc@gmail.com; randolphgaclerk@gmail.com; benrcce@yahoo.com; Rebecca White <randolphcountychamber@gmail.com>; randolphfirechief@gmail.com; bjenkins512@windstream.net; Diane Whatley <dbwhatley@hotmail.com>; abundantins@yahoo.com; shellcityhall@windstream.ne
Cc: Allison Slocum <aslocum@rivervalleyrc.org>; Brittney Harris <bharris@rivervalleyrc.org>
Subject: Draft Stakeholder List 2022 Randolph Comp Plan

Hello to all!

Please find attached a draft stakeholders list for 2022 Randolph County, Cuthbert, and Shellman Comprehensive Plan Update. Please review the list and let me know about needed changes. I will call those on the list who do not have a listed email.

Items to be addressed over the next 4 months:

- We need to establish a steering committee from the stakeholders list
- We need to nominate a few city and county residents, not employed by Randolph County, Cuthbert, or Shellman, to the stakeholders list
- Things we need to update: 1. Identify any new Strengths, Weaknesses, Opportunities, or Threats 2. Identify new County/City needs and opportunities 3. Update the Community Work Program Report of Accomplishments 2. Create a new Community Work Program
- Staff has updated 50 percent of the demographic, economic, transportation, housing data from the current plan.

Would like to hold 2 or 3 community meetings to accomplish the above tasks. Please advise on a good meeting facility in Cuthbert or Shellman. Would like to have the 1st meeting within the next two weeks.

Finally, please paste the attached survey link on your city, county web page, Facebook page, etc. We are currently getting a good number of responses to the survey.

Rick Morris

From: Rick Morris
Sent: Tuesday, July 26, 2022 7:16 PM
To: wwilliams@albanytech.edu; randolphgaclerk@gmail.com; randolphcountychamber@gmail.com; randolphfirechief@gmail.com; bjenkins512@windstream.net; dbwhatley@hotmail.com; abundantins@yahoo.com; shellcityhall@windstream.net; aslocum@rivervalleyrc.org; bharris@rivervalleyrc.org; dbwhatley@hotmail.com

Subject: Randolph County, Cuthbert and Shellman 2022 Comprehensive Plan Input Session

Hello,

Just a reminder about the Randolph County, Cuthbert, and Shellman 2022 Comprehensive Plan Input Session on Tuesday August 2 at 6:00 P.M. in the Shellman Railroad Depot. Please fell free to email any comments about the needs and opportunities or the strengths and weaknesses of Cuthbert, Shellman and Randolph County prior to the scheduled meetings.

Rick Morris

Randolph County S.W.O.T

Strengths

Agricultural Base

Active Chamber of Commerce

Agricultural Processing Facilities

Improved Water Services

Strong road maintenance

Weaknesses

Emergency Management services

Fire Department

Presence of vacant housing

Opportunities

Increase Homeowner Opportunities

Upgrade emergency services

Expand utility services into the county

Capitalize on US 27 and US 82 and rising vehicle counts

Complete welcome center repairs

Threats

Continuing loss of population

Aging population

Lack of working age population

City of Cuthbert S.W.O.T

Strengths

Location on US 27/ Intersection with US 82

Diverse Power

River Valley Animal Foods

American Protein

Downtown Revitalization Efforts

Andrew College

Remaining Healthcare Provides in town

Weaknesses

Loss of Hospital

Lack of unity – Community must come together

Rental and owner increasing cost

Opportunities

Capitalize on increasing traffic counts on U,S, 27 and U.S. 82

Expanding educational and institutional opportunities for Cuthbert, Randolph County citizens

Threats

Continuing loss of population

Aging population

Lack of working age population

City of Shellman S.W.O.T

Strengths

Location on US 82

SOWEGA Charter School

Residents come together during critical times (ex. Covid)

Updated infrastructure

Shellman pharmacy

Shellman Medical

Weaknesses

Housing Costs

Children need more recreation spaces and after school educational programs

Lack of affordable housing

Opportunities

Increasing traffic counts on and U.S. 82

Downtown Shellman

Economic development using civic art projects

Threats

Continuing loss of population

Aging population

Lack of working age population

RANDOLPH COUNTY, CITY OF CUTHBERT, and CITY OF SHELLMAN JOINT COMPREHENSIVE PLAN 2022

PUBLIC ENGAGEMENT DOCUMENTATION

MAYOR'S ROUNDTABLE
Honorable Bobby T. Jenkins
City of Cuthbert
Tuesday, June 21, 2022, 6-8 PM
J.B. Smith Educational Complex
98 School Drive
Cuthbert, Georgia 39840

THE PROCESS

Citizens of the Cuthbert community were invited to participate in a Mayor's Roundtable. The purpose of the event was to obtain citizen input regarding high priority areas of concern and possible solutions. The discussion was facilitated by Randolph County Family Connection and funded by the United Way of Southwest Georgia Equity Grant.

THE OUTCOME

Approximately, thirty-eight citizens participated in the inaugural event. Participants included 30 females and 8 males. Thirty-one participants were African American. Seven of the participants were Caucasian. Ages ranged from 28-83 years old.

Five areas were highlighted on the wall in random order:

- Healthcare
- Jobs/employment
- Housing
- Recreation
- Other

Participants were given several colored sticky notes. They were asked to number each color 1-5. Participants then were asked to place a number ranking each of the aforementioned areas of concern. The results were as following:

Healthcare	**Rank 1-3**

Southwest Georgia Regional Medical Center closed in October 2022. The hospital was the community's primary source of medical care. The loss of the hospital was a tremendous blow to the Randolph County Community. Therefore, citizens believe healthcare is primary for a viable community.

Citizens also expressed concerns with the current EMS Services. In addition, there was discussion about the status of the USDA Grant written by the Cuthbert Hospital Authority to reopen the hospital. There was no update available.

Other items discussed included the following:

- Safer Grant/RC BOE
- Including Hospital Authority Board/member(s) to get current updates, etc.
- School-based Health Clinic (Randolph County Schools)

Jobs/Employment — Rank 2-3

Citizens expressed concern about the lack of employment/jobs available in Cuthbert. Citizens acknowledged the absence of a viable labor force available in Randolph County as well. The following were items of concern discussed regarding this issue:

- The role of RC Development Authority/Chamber of Commerce in economic development
- Youth Criminal records may prohibit them from securing employment; need to address this issue to increase employment opportunities for young people
- Having a quality school system
- Lack of Transportation/Public Transportation
- Need a place for local drivers to park their 18-wheerler trucks (maybe a truck stop)
- Broadband Expansion
- Expanding Highway 27 and Interstate 185. (May increase traffic opportunities in Randolph County
- Solar Farms (economic development)
- GA Department of Community Affairs Rental Assistance Program is available until 2025 and can assist residents with rent and utilities

Housing — Rank 2-4

Citizens expressed the need for affordable housing in the Cuthbert community. Citizens cannot afford the high cost of rent. Also, the quality of housing available in Cuthbert is not adequate. There was discussion about the need to tear down abandoned homes. Citizens believe that dilapidated housing makes the community look run-down and not viable. There was also discussion about the need to establish and to enforce code standards for homes, especially rental properties.

Other items discussed:

- Housing Preservation grant

Recreation — Rank 3-5

A viable community consist of a variety of extracurricular activities. Citizens expressed concern in this area, especially for youth. The following were ideas citizens suggested to improve recreation in the Cuthbert community:

- A Teen Center
- A walking trail for citizens/youth
- Involve youth in regional sports
- A Recreation building
- Re-open the swimming pool on Andrew Street (Note: Re-opening the swimming pool is currently in progress.)

Citizens also expressed a concern to balance and or expand youth recreation beyond sports. It was suggested to find ways to offer youth exposure to different experiences, such as the arts, music, dance, etc.

Other

This category captured areas of concern not previously mentioned. A variety of issues were listed including the following:

- High Taxes
  - Resources are limited, and citizens cannot afford.
- Unity
  - Citizens expressed the need for unity to progress in community. The community must work together to address and to resolve issues.
- Animal Control
  - Animals need to be vetted. Also need an animal recuse; need fosters and volunteers; need location to shelter animals; need animal pest control
- Police/Law Enforcement
- Education and Youth
- Public Transportation for citizens
  - Need transportation that is not based on Medicaid/Medicare
- Grants for Housing
  - Need grants for home improvements
- Gun Violence
- Speed Bumps
  - Needed speed bumps at corner of Blakely and South and Andrew and South Street
- Loud Noise Ordinance/Loud Music Ordinance in neighborhoods.

NEXT STEPS

Citizens will be invited to a second meeting to discuss the results of this meeting. During this meeting, a plan of action will be developed.

Respectfully Submitted,

Dr. Kuanita E. Murphy
Executive Director
RCFC, Inc.
Rcfcinc.org@gmail.com | 229-732-3796

Randolph County, City of Cuthbert, and the City of Shellman Community Needs Survey

By filling out the survey below, your responses will help Randolph County, City of Cuthbert and the City of Shellman address the needs of each community. Thank you for your time.

1. Please choose the Community where you live

- ◯ Cuthbert
- ◯ Shellman
- ◯ Unincorporated Randolph County

2. Please rank the public infrastructure needs for your community with one being the top priority and 5 being the least important need.
(Click on arrows in each box to rank your infrastructure choices)

Sewer System Improvements
Water System Improvements
Road/Street, Drainage and other Streetscape Improvements (e.g. building improvements, street paving, street furniture, landscaping, including trees, other plantings, lighting and sidewalks)
Other infrastructure needs:

3. Please rank the most important housing needs for your community. With 1 being the top priority and 5 being the least important need.
(Click on arrows in each box to rank your housing choices)

- Construct new affordable housing for low to moderate income individuals and families
- Renovate deteriorating houses including historic houses and historic buildings
- Demolish (remove) dilapidated houses, commercial structures and other dilapidated buildings
- Other housing needs:

4. Please rank the most important Economic Development needs for your community. With 1 being the top priority and 5 being the least important need.
(Click on arrows in each box to rank your Economic Development choices)

- Expand Agritourism efforts and historic site visitation
- Add commercial and industrial businesses
- Maintain and expand existing health services
- Improve education attainment levels
- Other economic development needs:

5. Please rank the most important recreational needs for your community. With 1 being the top priority and 5 being the least important need. (Click on arrows in each box to rank your recreational choices)

Bike/Pedestrian routes/trails that connect to places like Downtown, Andrew College and existing recreational facilities
Improve existing recreational facilities such as baseball, softball, soccer fields etc.
Create additional park space or improvements to existing park space.
Other recreational needs:

6. Please rank the most important transportation needs for your community. With 1 being the top priority and 5 being the least important need.
(Click on arrows in each box to rank your transportation choices)

Downtown streetscapes
U.S. Hwy 82 imporvements
Develop a Rural Road for back country cycling
Bike trails and sidewalks that connect to places like Downtown, Andrew College and existing recreational facilities
Other transportation needs:

7. Do you use the Pataula Transit System?

- ◯ Yes
- ◯ No

8. If "Yes" to Question 7, Where do you go? Where would you like to go?

9. Agree or Disagree: It's just as important to invest in community features, (libraries, senior centers, health clinics, developed park lands and schools) as it is for roads and bridges.

- ◯ Strongly agree
- ◯ Agree
- ◯ Neutral
- ◯ Disagree
- ◯ Strongly disagree

10. If I were Mayor or County Commission Chairman, the first thing I would do to make my community a better place is:

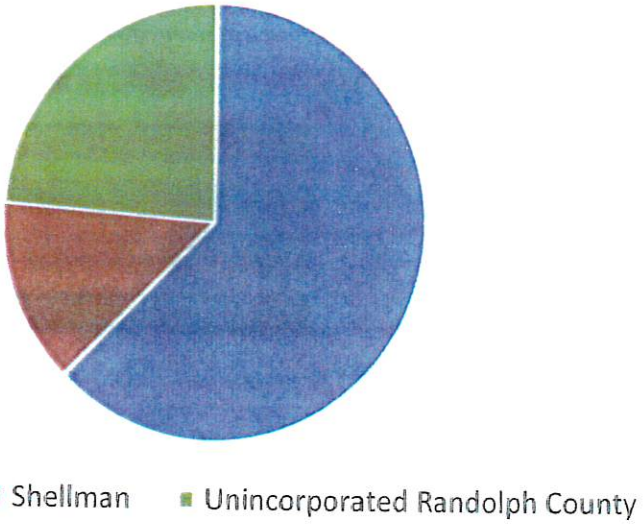
This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

Microsoft Forms

Randolph County, City of Cuthbert, and the City of Shellman Community Needs Survey

Total Responses: 81

1. Please choose the Community where you live

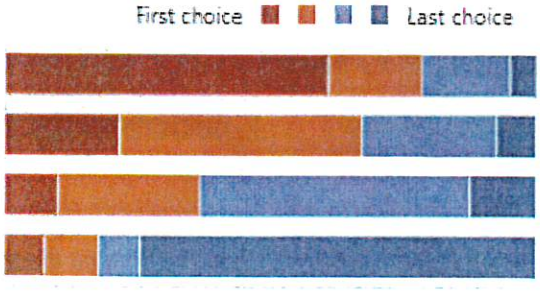


Insights

Cuthbert	50
Shellman	11
Unincorporated Randolph County	19

2. Please rank the public infrastructure needs for your community with one being the top priority and 5 being the least important need.

Rank	Options
1	Road/Street, Drainage and other...
2	Water System Improvements
3	Sewer System Improvements
4	Other infrastructure needs:

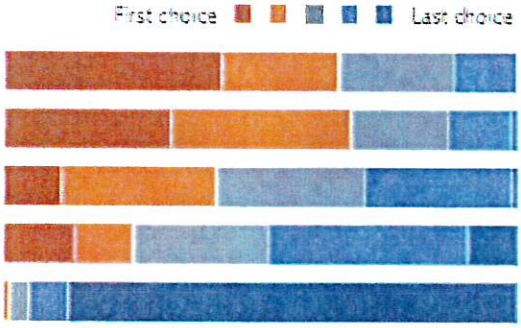


3. Please rank the most important housing needs for your community. With 1 being the top priority and 5 being the least important need.

Rank	Options
1	Demolish (remove) dilapidated ...
2	Construct new affordable hous ...
3	Renovate deteriorating houses ...
4	Other housing needs:

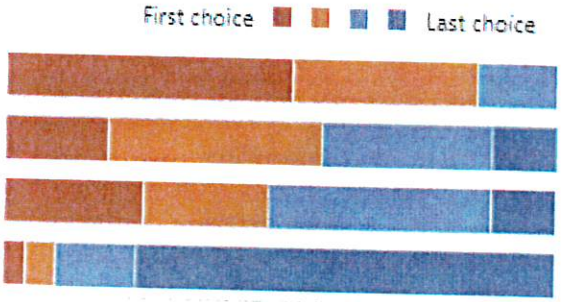
4. Please rank the most important Economic Development needs for your community. With 1 being the top priority and 5 being the least important need.

Rank	Options
1	Maintain and expand existing n...
2	Add commercial and industrial ...
3	Improve education attainment ...
4	Expand Agritourism efforts and
5	Other economic development ...



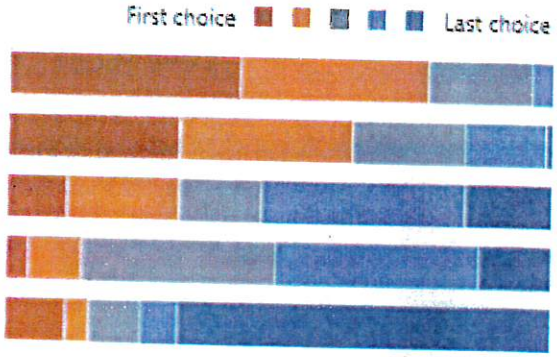
5. Please rank the most important recreational needs for your community. With 1 being the top priority and 5 being the least important need.

Rank	Options
1	Improve existing recreational fa...
2	Create additional park space or i...
3	Bike/Pedestrian routes/trails tha...
4	Other recreational needs.

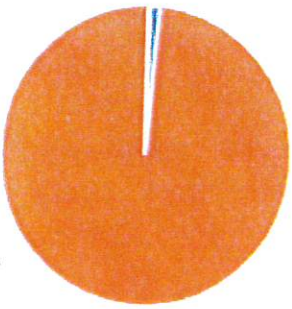


6. Please rank the most important transportation needs for your community. With 1 being the top priority and 5 being the least important need.

Rank	Options
1	Downtown streetscapes
2	U.S. Hwy 82 imporvements
3	Bike trails and sidewalks that co...
4	Develop a Rural Road for back c...
5	Other transportation needs:



7. Do you use the Pataula Transit System?



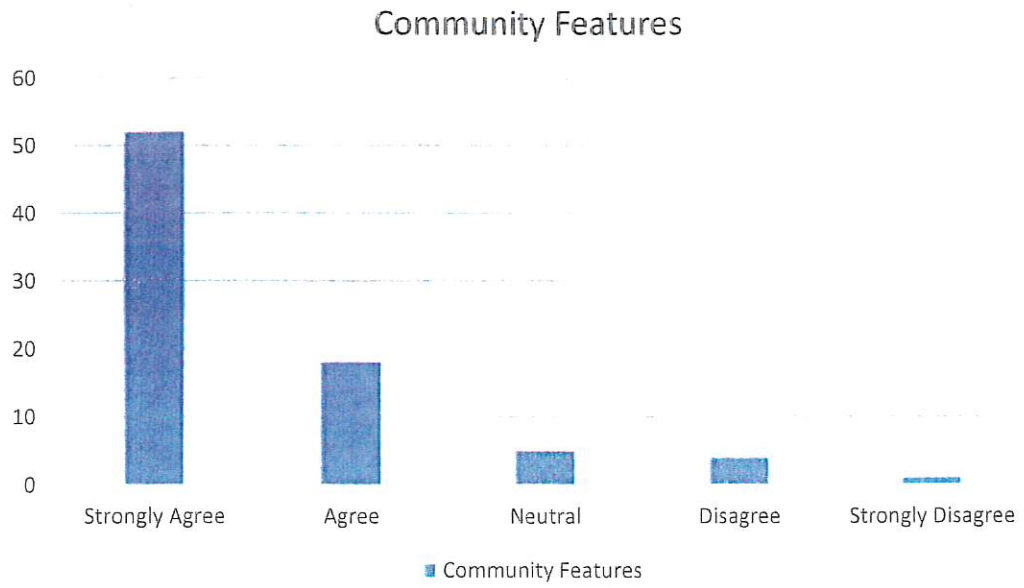
Yes 1

No	80

8. If "Yes" to Question 7, Where do you go? Where would you like to go?

1	anonymous	School bus
2	anonymous	Na
3	anonymous	Doctor office

9. Agree or Disagree: It's just as important to invest in community features, (libraries, senior centers, health clinics, developed park lands and schools) as it is for roads and bridges.



Strongly agree	52
Agree	18
Neutral	5
Disagree	4

Strongly disagree 1

10. If I were Mayor or County Commission Chairman, the first thing I would do to make my community a better place is:

33% of responses expressed desire for increased economic development in the form of more jobs and new businesses.

20 respondents (33%) answered **community** for this question.

Responses to question 10

10 If I were Mayor or County Commission Chairman, the first thing I would do to make my community a better place is:

60 Responses

ID ↑	Name	Responses
1	anonymous	twice a week trash collection, recycling center, swimming lessons for the kids, repair streets in the community, open a senior citizen center with transportation, better parks, housing, business and jobs.
2	anonymous	Provide the Youth of our community with recreational areas to occupy their time and mentorships.
3	anonymous	More policing to handle crime infested areas in town & eliminate the gang problems associated with ongoing crime within the communities.
4	anonymous	To clean house at the Randolph County BOC
5	anonymous	Bring more jobs to the community! Give our youth something to do or a place they can go that will keep them out of trouble. (example Boys and Girls Club) Allow more restaurants. Please give our Cuthbert Policeman and Sheriff Deputies the proper training! Example I called the police about an incident concerning my son and someone else doing something to him. When the officers arrived at my house he was so quick to draw his weapon and pointed it at my son without asking any question. I quickly jumped in front of my son and screamed I called you to help us!!
6	anonymous	Make sure all police are using camera's for their protection and citizen protection. Meet with all residents about not gathering during police stops as it creates a more hostile environment for all parties involved. Such as the incident that happened in Shellman during June fest weekend. Video on Quantavious Lewis (Yung Eurk) Lots of others were walking up on the police during the stop as shown in video's. Need to educates our residents more with a break down of the video for safety of all residents.

7	anonymous	bridge community relations among the races.
8	anonymous	Seek input from the community to develop a long range plan based on the community needs.
9	anonymous	I would remodel the school and fix the cafertia
10	anonymous	Develop more housing for the middle class and bring more businesses in.
11	anonymous	Get us a ER with DOCTORS!! Improve EMS instead of the commissioners just putting it off until the next meeting EVERY SINGLE TIME. The city as a whole needs improvment. The paintings of the square are nice but do something to improve it for the people that actually live here. We need safe activites for our kids, jobs, and city officals that want to make it better for everyone.
12	anonymous	Educate local leaders
13	anonymous	Build a shelter for animal control and local rescue for over populated strays.
14	anonymous	You need to attract business. As businesses establish themselves in the county, that will bring jobs, which will perk up the real estate market. Without local businesses, you are simply arranging the deck chairs on the titanic. Create jobs. The Randolph County Development Authority is focused on the status quo and not the potential that the area has.
15	anonymous	Build move affordable housing
16	anonymous	Build a Splash Pad Park with covered tables around the Splash Pad
17	anonymous	Encourage business and create affordable housing.

18	anonymous	Cut taxes and build an ER
19	anonymous	To create real community and work to eradicate division/segregation
20	anonymous	Please be a good steward of the city's funds.
21	anonymous	Provide clean water to everyone. The water system in Coleman is disgusting. People deserve to have clean drinkable water. Do the upgrades as promised.
22	anonymous	Bring in good, viable businesses that have solid plans and understand the area. Continue to improve storefronts. Review ALL financial records to determine where the money goes and if it can be utilized better.
23	anonymous	Invest in the downtown area to attract future entrepreneurs, and businesses
24	anonymous	A small community cannot begin to grow unless there is an attractive, functioning, and welcoming environment to plant the seeds of new industry, population growth, and increased quality of life. A priority would be to continue the revitalization of Shellman and Cuthbert downtowns, preserve and display our historical treasures, market our assets to cultivate the area as a destination to visit.
25	anonymous	I would expand tourism and revitalize the town with a focus on community involvement and engagement. Bring in new businesses to fill empty dead space. Put more money into the town rather than in the pockets of our local politicians.

26	anonymous	Bring in big businesses, industries with tax discounts and let capitalism play out instead of protecting local businesses that have a monopoly and price gouge our locals. This can be similar to what West Point, Ga did by bringing in a Kia plant. Also, a neighborhood walmart at the intersection of 27 and 82 would do great and create a lot of jobs. There are too many stories of harassment of any new businesses that try and do business in Cuthbert to protect already established businesses(i.e San Joes). Survival of the fittest, not protecting the established, will allow the best businesses to thrive and create jobs for our locals. Invest in quality recreational facilities(football, baseball, basketball) for our youths that are within walking distance from town. The current recreational facility for baseball is not within walking distance from town and a lot of young people are missing out on the opportunity to play baseball(and possibly football if a pop warner field was built close to the elementary school) because they don't have a way to get out that far by car to participate. Investing in our youth with recreational facilities will keep them out of trouble and give them an opportunity to develop discipline, character and develop into productive citizens in the community as they grow into adults. Every successful town that I've lived in has great recreational facilities for their youth population, and then they have successful high school sports teams which creates a sense of pride in the town. We have a lot of athletic potential in this town that gets wasted because our elementary aged kids are not exposed to baseball and football until high school. By then it's too late to harness all of that athletic potential.
27	anonymous	Try to bring more unity into the community, working together for our community.

28	anonymous	Stop taxing the businesses and land owners. A fair tax should be where all people pay taxes. The increase in property tax appraisal is totally insane. This is Cuthbert not Atlanta. There is no way I could sell my home for what the appraisal states. No one moves here because we have nothing to offer. And those that are trying to run a business are taxed to the limit. Most of the people in the city limits do not own a home or property. I'm taxed by the county and the city but can't vote in the city because my residence is in the county. We have no representation for city actions.
29	anonymous	Get all people to merge for the betterment of the community.
30	anonymous	Decent ambulance service and paid county fire fighters
31	anonymous	Offer incentives to new businesses
32	anonymous	no-cost activities and places for children to go/play/be involved more access to healthcare and transportation to get people there. (including specialty services) stopping crime, more law enforcement patrolling
33	anonymous	Actively seek out commercial businesses to spur cash flow for the city, and thereby ridding the downtown area of loan offices and convenient stores.
34	anonymous	Promote and Support existing small business.
35	anonymous	Hire more law enforcement Clean up!!!!! Give more incentives for new industries and businesses
36	anonymous	Recruit health care providers

37	anonymous	Make high speed internet available for every citizen of Randolph County available in their home.
38	anonymous	Bring in fast food restaurant for college students and residents
39	anonymous	Create places for kids to hangout atlll And more community events for the kids
40	anonymous	Ask the community where change is needed.
41	anonymous	Bring jobs
42	anonymous	Bring in jobs
43	anonymous	Restore health services (hospital, emergency room & ambulance services). Bring in companies/more job opportunities. Build restaurants. People in this community have to travel out of town to work, eat, etc.
44	anonymous	Bring more jobs better the school system
45	anonymous	Provide medical facilities- hospital and ER for the citizens of this county along with securing trust-worthy guaranteed ambulance service that can be counted on! Providing these things should be a PRIORITY in any decent community. A life or death decision!
46	anonymous	Fix the roads
47	anonymous	Better recreation activities for the children to keep them doing something productive so they won't get in trouble.

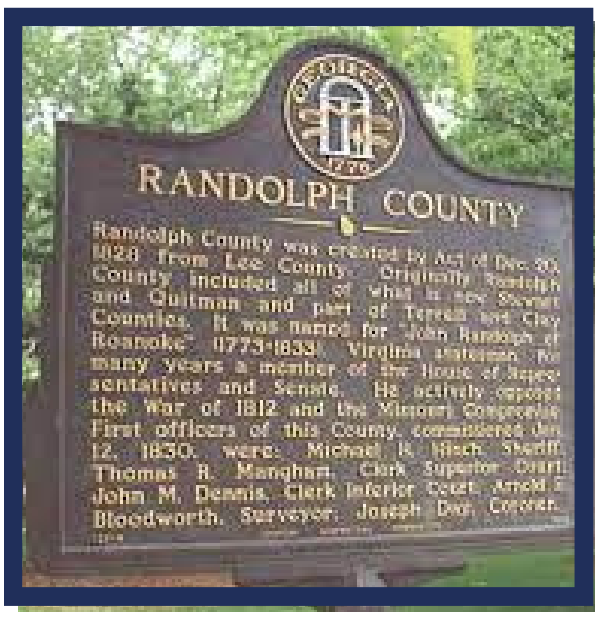
48	anonymous	Bring in more businesses
49	anonymous	Clean up the city and fix the roads,write a grant to fix elderly homes
50	anonymous	Attract additional businesses to create a better economic base. From what I have seen the commissioners have not tried to attract business, entertain better economic policies. It seems like they have intentionally tried to depress the local area. That is very sad. If the commissioners have their financial stability, then they should want to create a veritable thriving business community to increase, advance, and assist all residents.
51	anonymous	More jobs,better sidewalks,health care and better drainage on the streets that hold water
52	anonymous	Focus on developing infrastructure systems that support communal growth AND directly address the needs of the existing community. One of the most significant problems Cuthbert specifically currently faces is a disconnect amongst its diverse populations and many of the focal points for improvements are based on the needs/wants of the few rather than the whole. Communicate directly with the citizens who don't have access to this survey and ask them what they need/want to see in terms of improvements. Develop more consistent programs throughout the year that bring the community together (a consistent monthly farmers market always held on the same day and time, for example; holiday events within the community that are more readily accessible to a wider range of community members; etc.). Create a more effective communication system that reaches a broader community audience. Create businesses/approve new businesses that appeal to a wider audience of existing community members. Make community involvement more accessible to members who work full time and have to commute outside the community to do so.

53	anonymous	Improve county roads and right sways. The trees are about to take over and pot holes on the sides need repairs.
54	anonymous	The first thing that I would do would be to develop a needs assessment for Cuthbert: Improve healthcare and urgent care needs for the community, provide safe areas for after-school and summer programs for school children, improve the shopping area in the piggly-wiggly area and downtown corridor.
55	anonymous	Improve heath care access, and help the local animal rescue find a way to humanly deal with the stray animal population in the City & County.
56	anonymous	Improve EMS,Fire and Road dept.
57	anonymous	Restore basic services, like fire,police,ems,schools, encourage business growth, and historic tourism.
58	anonymous	I would work real hard to promote industrial/corporation growth. This will bring in additional revenue and population growth.
59	anonymous	Reopen the hospital and improve other health facilities.
60	anonymous	Make surveys like this applicable to the county and not just to the "Communities"!

RANDOLPH COUNTY, CITY OF CUTHBERT, and CITY OF SHELLMAN JOINT COMPREHENSIVE PLAN 2022

Public Engagement Meeting Flyers Photos

These flyers were posted in different locations throughout Randolph County prior to the public participation meetings.



RANDOLPH COUNTY 2022 COMPREHENSIVE PLAN

Our Future Matters

Employment Per Sector

Agriculture, , Mining	3.7 %
Communication	0.7 %
Utilities	1.6 %
Construction	0.9 %
Manufacturing	3.7 %
Wholesale Trade	4.9 %
Retail Trade	15.3 %
Transportation	1.9 %
Finance/Insurance/Real Estate	4.9 %
Services	52.2 %
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Randolph County Comprehensive Plan Meeting

Input Session:
Randolph County Courthouse
Tuesday, Sept.6, 2022
8:00 AM

53rd Largest County in Georgia

Randolph County, Georgia is the 53rd largest county in Georgia with 430.9 square miles

Population of 6,425

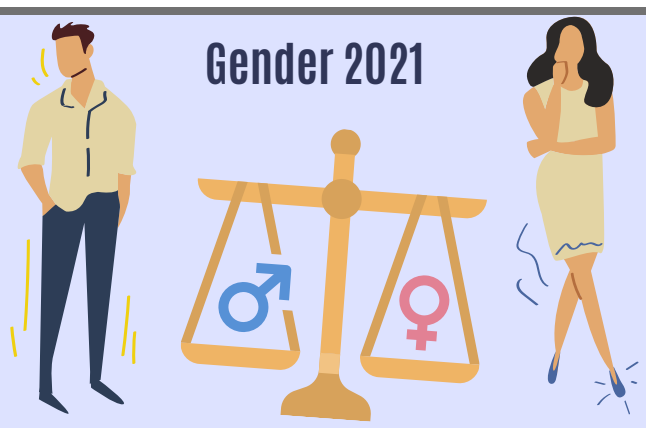
85%

Randolph County population as of 2020 U.S. Census

Housing

1,460	$71,900	1,093
Owner Occupied	Median Value Owner Occupied	Renter Occupied

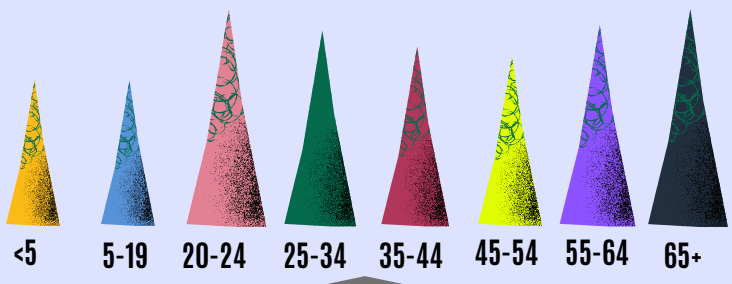
Gender 2021



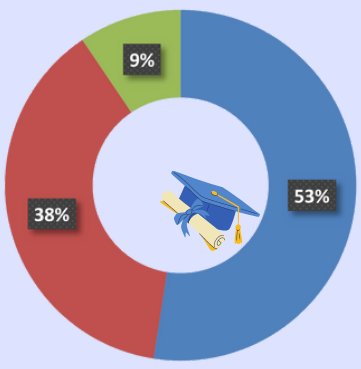
Largest Male Age Cohort 65-69 (276)

Largest Female Age Cohort 60-64 (341)

2021 Detailed Age Profile



Education Attainment



- High School Graduate
- Some College/Associate's Degree
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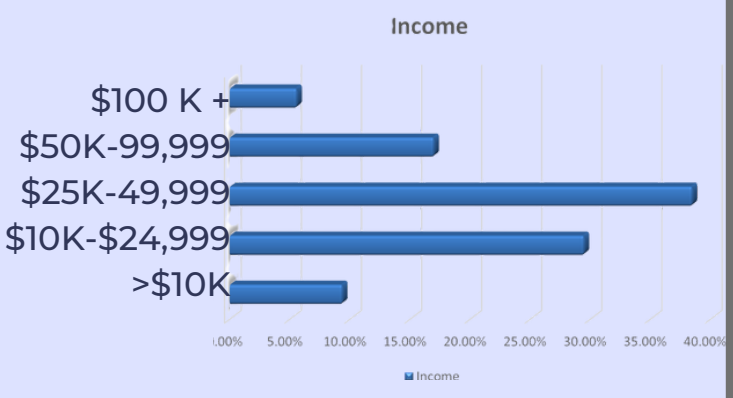
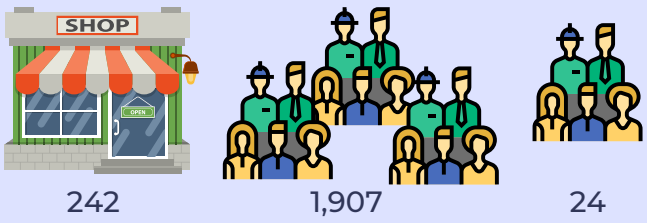
Income



Business



242	1,907	24
Total Businesses	Total Employees	Employees/Residential Population Ratio (Per 100 Residents

RANDOLPH COUNTY 2022 COMPREHENSIVE PLAN

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Randolph County Welcome Center
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53rd Largest County in Georgia

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[redacted]

Randolph County population as of 2020 U.S. Census

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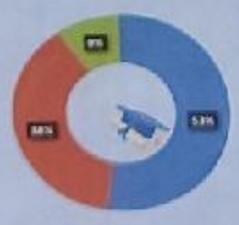

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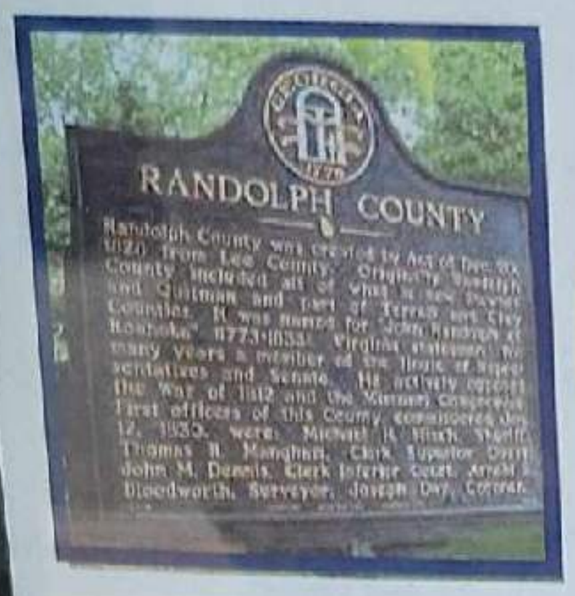

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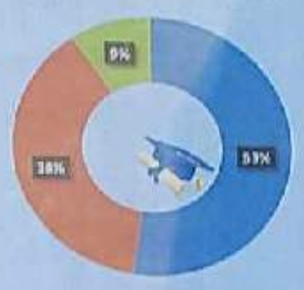

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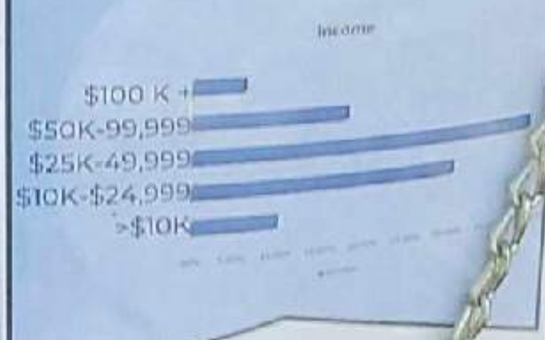

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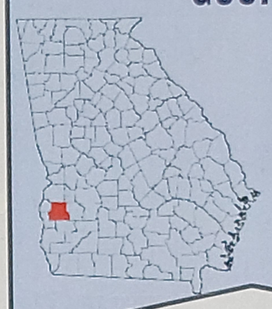

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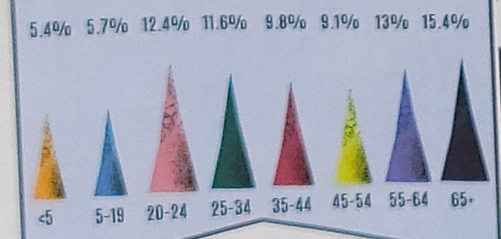

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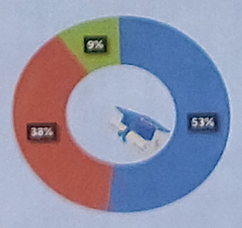

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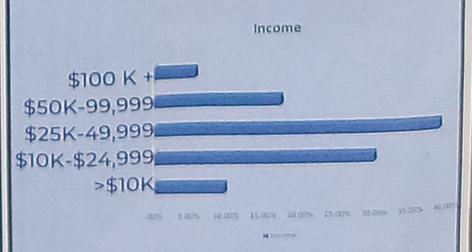

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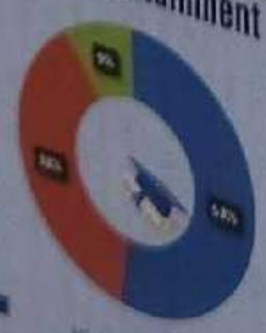

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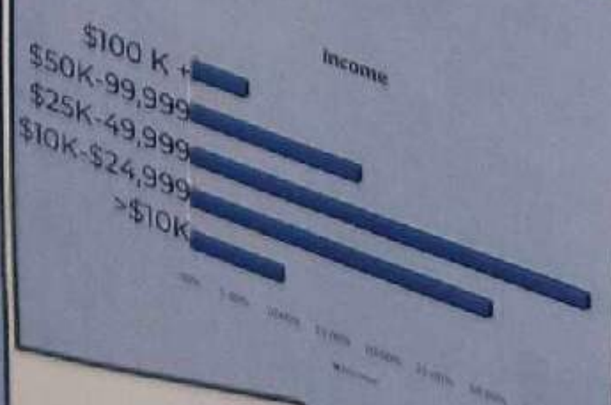
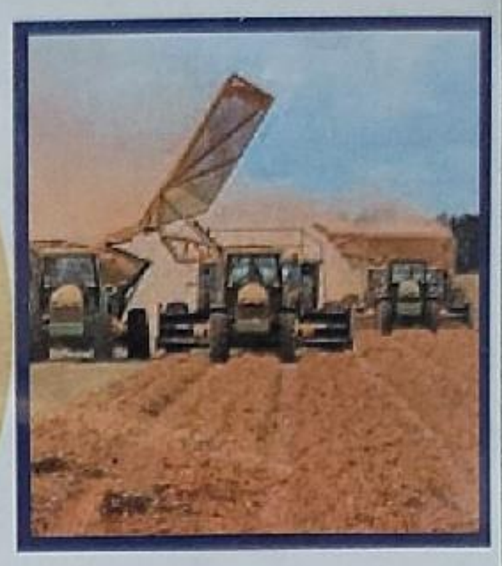


RANDOLPH COUNTY 2022 COMPREHENSIVE PLAN

Our Future Matters



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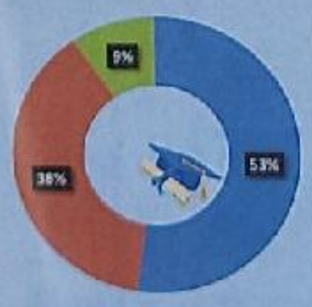

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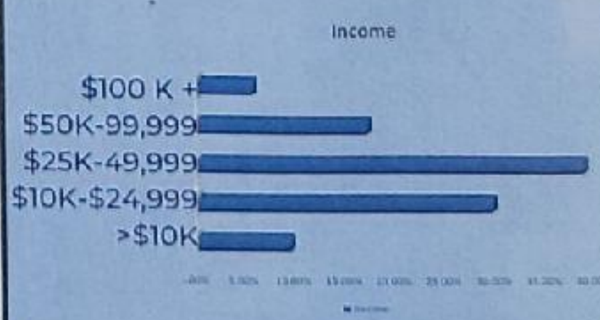

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Randolph County, City of Cuthbert, and City of Shellman Joint Comprehensive Plan 2022

Published Public Engagement Meeting Notices and Sign-in Sheets

#1223

Lounge in Albany, GA, the you."

Public Meeting

Randolph County and the cities of Cuthbert and Shellman will hold a joint public meeting on Monday, May 10, 2021 at 8:00 a.m. at 51 Court Street, Cuthbert, GA to review Comprehensive Plan Update activities and a schedule of completion.

The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions, or revisions, and notify the community of plan due dates to the RVRC and the state of Georgia for review. Community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Randolph County as well as Cuthbert and Shellman are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Randolph County Clerk, Carlisa Cooper, at 229-732-6440. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

Upcoming Appointment of Randolph County Board of Equalization

In accordance with Georgia laws (O.C.G.A. § 45-5-311), the Randolph County Grand Jury is required to appoint a member to the Randolph County Board of Equalization due to a vacancy on the board.

Any resident of the Randolph County having the following qualifications and an interest in serving on the board may nominate himself/herself for appointment by submitting a nomination form as indicated below.

Qualifications

(1) Each person who is, in the judgment of the appointing grand jury, qualified and competent to serve as a grand juror, who is the owner of real property, and who is at least a high school graduate shall be qualified, competent, and compellable to serve as a member or alternate member of the board. No member of the governing authority of a county, municipality, or consolidated government; member of a county or independent board of education; member of the county board of tax assessors; employee of the county board of tax assessors; or county tax appraiser shall be competent to serve as a member or alternate member of the board of equalization.

(2) Within the first year after a member's initial appointment to the board of equalization, each member shall satisfactorily complete not less than 40 hours of instruction in appraisal and equalization processes and procedures, as prepared required by the Georgia Department of Revenue. The failure of any member to fulfill the requirements of this subparagraph shall render that member ineligible to serve on the board and prohibits the member from hearing appeals, and the vacancy created thereby shall be filled in the same manner as other vacancies on the board are filled.

(3) Any person appointed to such board shall be required to complete annually a continuing education requirement of at least eight hours of instruction in appraisal and equalization procedures with a twenty-hour course upon reappointment. The failure of any member to fulfill the requirements of this subparagraph shall render that member ineligible to serve on the board; and the vacancy created thereby shall be filled in the same manner as other vacancies on the board are filled.

Members of the board are compensated for each day's service in an amount set by the county governing authority.

Term of Office

Members of the Board of Equalization serve a three-year.

Nomination Form

The form can be picked up at the Government Center from the Office of Clerk of Superior Court between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Please complete the form and return to the Clerk's office by Friday, May 7th, 2021.

PLEASE BRING:

- Birth Certificate
- Social Security Card
- Immunization [illegible]
- [illegible]

The Clay County Health Department will not take walk-ins. You must call 229-768-2355 to schedule an appointment on the above dates.

NOTE: Your child must be 4 years of age on or before September 1, 2019 to enter Pre-K and 5 years of age to enter Kindergarten.

For more information, please contact:
Mrs. Terri D. Marcus, Pre-K Project Director
Mrs. Kimberly Johnson, Site Director
Phone: 229-768-2232
Email: tmarcus@clay.k12.ga.us
kjohnson@clay.k12.ga.us

Public Meeting

Randolph County and the cities of Cuthbert and Shellman will hold a joint public meeting on Monday, May 10, 2021 at 8:00 a.m. at 51 Court Street, Cuthbert, GA to review Comprehensive Plan Update activities and a schedule of completion.

The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions, or revisions, and notify the community of plan due dates to the RVRC and the state of Georgia for review. Community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Randolph County as well as Cuthbert and Shellman are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Randolph County Clerk, Carlisa Cooper, at 229-732-6440. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

NEED TO REGISTER FOR THE COVID-19 VACCINE?

Randolph County, City of Cuthbert, City of Shellman 2022 Comprehensive Plan Update Public Hearing

May 10, 2021 8:00 A.M.

Randolph County Courthouse

Plan Activities

1. Update stakeholder list and appoint steering committee members.
2. Update goals, needs and opportunities
3. Update report of accomplishments
4. Update community work program
5. Update existing land Use map and future land use map
6. Update data tables and text
7. Plan adoption deadline is October 31, 2022.
8. Submit plan to the Georgia Department of Community Affairs by August 30, 2022

Randolph County 1st Public Meeting for the 2022 Comprehensive Plan Update

5-10-2021

Name	Phone Number	Email
Rick Morris	706-256-2910	rmorris@rivervalleyrc.org
Rob Taylor	229 732-2522	randolphtax@gmail.com
[illegible]	229-568-7239	None
[illegible]	229-310-7922	arra.johnson@yahoo.com
Ken Burns	229-310-6649	randolphfirechief@gmail.com
Vince Barfield	229 881 2954	vince@barfieldauctions.com
Deker Hixon	229 310 9197	dekerhixon@gmail.com
Bobby Jenkins	229-732-1044	bjenkins512@windstream.net
[illegible]	229-732-5060	[illegible]@windstream.net
Rachel Andrews	678-787-5551	rach281@gmail.com
Rebecca White	229-308-6346	randolphcountychamber@gmail.com
[illegible]	229-310-6084	kaburn@uga.edu

#1242

Randolph County Chamber of Commerce

Annual Crossroads Festival

SAT | OCT 16 | 10am-4pm

on the Square in Cuthbert

Arts Crafts Food Entertainment & More

VENDOR FEE $25
FREE for Chamber Members
Contact our office for more info at 229.732.2083

Randolph County

Hwy 82
Hwy 27

FOR THOSE YOU Love

Julie P. Melton
229.732.2840
jpmelton@gfainsurance.com
P.O. Box 448 | 98 Court Street
Cuthbert, GA

NOTICE TO THE PUBLIC

Please Participate in the Randolph County Community Survey

Randolph County, Cuthbert, and Shellman are updating their joint comprehensive plan. With an updated plan it can be easier to secure funding assistance to help address the issues confronting, and the opportunities available to, the jurisdictions individually and the larger community.

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Your survey responses will help identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues and opportunities. Your input is an important part of this planning process.

https://www.surveymonkey.com/r/Randolph-Cuthbert-Shellman

MAKING THE CONNECTION

BY DR. KUANITA MURPHY

732-3796 OR RCFC@WINDSTREAM.NET

Goodwill Industries will host a series of hiring events throughout October. A hiring event for the Georgia Department of Corrections will be held October 13 from 9 AM until 2PM. The hiring event will be held at the Midtown Career Center at 2601 Cross Country Ross Country Drive in Building B in Columbus. Positions are available at the Rutledge State Prison and the Columbus and Charles D. Hudson Transitional Center. Participants must bring a valid Driver's License, Birth Certificate, Social Security Card, High School Diploma/GED, and clothes for fitness exam. Masks are required. Contact Tania A. Diggs, Human Resources Manager, for more information at 706/568-2261 or write to Tania.Diggs@gdc.ga.gov.

Goodwill Industries will also host a Hyundai Transys Hiring Event will be held

Learning and Leadership Grants program. Grant funds may be used to support public school educators, support professionals, and or faculty and staff in higher education institutions. Funds may be used for high-quality professional development experience, to support collegial study, including study groups, action research, lesson study, or mentoring experiences for faculty or staff new to an assignment.

Grant size ranges from $2,000 - $5,000. Eligible applicants include public school PreK–12 educators, public school education support professionals, or faculty and staff at a public institution of higher education. Education support professionals are encouraged to apply. Preference will be given to members of the NEA. October 15 is the deadline to apply. Program guidelines and application instructions are available

new 8" PVC water main, and +/- 3,800 linear feet of new 6" PVC water main, including fittings, valves, fire hydrants, services and all other items indicated in these Contract Documents.

Bids submitted via mail shall be mailed to **the City of Cuthbert** at the **New City Hall – 64 Pearl Street, P.O. Box 100, Cuthbert, Georgia 39840**.

Bids will be received for a single prime Contract. Bids shall be on a lump sum and unit price basis, with alternate bid items if indicated in the Bid Form.

The Issuing Office for the Bidding Documents is: **Still Waters Engineering, 130 Veterinary Way, Unit 2, Leesburg, GA 31763, 229-496-5700**. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of **8:30 AM – 5:00 P.M.** and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents also may be

gins on October 12, 2021. The deadline to request an absentee ballot is October 22, 2021. If you have any questions please call (229) 732-3161

Foreclosures

NOTICE OF SALE UNER POWER
GEORGIA, CLAY COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Howard E. Thomas and Regina H. Thomas to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated November 5, 2008, and recorded in Deed Book 53, Page 588, Clay County, Georgia records, as last transferred to Carrington Mortgage Services, LLC by Assignment recorded in Deed Book 74, Page 680, Clay County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $63,753.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for

secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

Carrington Mortgage Services, LLC
as attorney in fact for
Howard E. Thomas and Regina H. Thomas

Maner, Martin & Brunavs, LLC
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MBFC18-278

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https://www.surveymonkey.com/r/Randolph-Cuthbert-Shellman

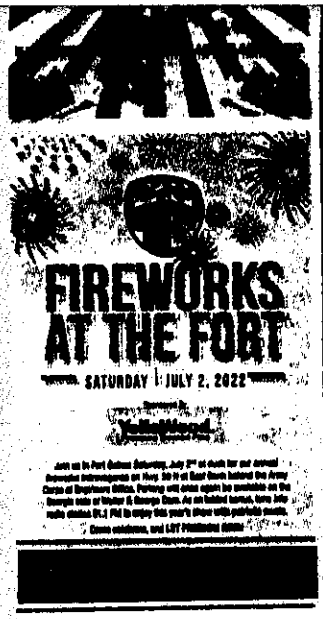
PUBLIC NOTICE

CITY OF FORT GAINES

"OFF PREMISES CONSUMPTION OF BEER AND WINE"

Ajaykumar K. Patel d/b/a/ Georgia Giant Foods, has made an application for an off premises beer and wine license at the location of 204 Eufaula Road, Fort

Local Restaurant, Business, and Service Directory



Randolph County Sheriff's Office May Arrest

Randolph County Sheriff's Office Arrests

Randolph County Sheriff's Office made the following arrests between May 1st and May 31st, 2022

Come To Shellman

By Sabrina F. Manning-Prince

The varied opinions. The mixed emotions. The differing views. And, after much debate, the Dollar General Corporation has broken ground on its new location in Shellman, GA.

For nearly five months after rezoning was approved, the land for the new location was untouched. Some were wondering if the corporation had decided against building. Quite a number of Shellman residents are concerned about how the store will negatively impact the city's economy and employment. It is hoped that existing businesses that offer the same products as Dollar General will be able to keep their doors open and retain their current customers and staffing. The American dream is for all who want to be in business to succeed. May this dream continue to be a reality in Shellman.

Cuthbert Mayor's Roundtable Meeting A Success

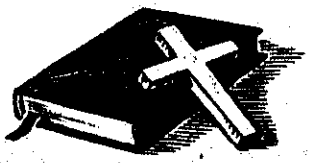
By Sabrina F. Manning-Prince

Judging by the number of participants in the room and the active participation, all in attendance at the June 21st event would have to agree that Mayor Bobby Jenkins' Roundtable was a huge success. Approximately 50 people (from 20-something years and up) were in attendance, and nearly all took advantage of the opportunity to voice their opinions and concerns.

Mayor Jenkins welcomed everyone and encouraged everyone to participate. Dr. Kuanita Murphy served as the moderator. She explained that this was the first in a series of such events. The initial gathering was held to establish the major concerns of the community. Five categories (Healthcare, Jobs/Employment, Housing, Recreation, and Other) were posted along a wall for all to rank their top three. Dr. Murphy will analyze the rankings and share the results at the next roundtable tentatively scheduled for July.

One of the most profound takeaways was a comment made by City Councilwoman Sandra Willis. She chose "Other" as her number one concern. Of course, she had to identify what "Other" was. She spoke about UNITY. In essence, she stated that in order for everything else to take place, the community must come together.

Assisting Dr. Murphy was Portia Jones, a community advocate and activist. Ms. Pearlie "PA" Allen Dennard, Ms. Johnnie "Boosie" Starling, and Ethel Mae Coleman served the refreshments. The event was funded by United Way of Southwest Georgia Equity Grant via Randolph County Family Connections.



The Christian Corner

A Bible Study on Abortion Part I

THE ISSUE: The issue is very simple. Either an unborn child is a human being or else it is not.

If it is a human being it deserves protection by the law of the land and is already protected by the law of God. If an unborn child is not a human being it should be treated with as much moral concern as we show towards fingernail clippings and removing tonsils. If an unborn child is a human being it would fit under the governing concept of the

Citizens Times Newspaper

The Citizen's TIMES

VOLUME 12, ISSUE 25 JUNE 22, 2022 50¢

BRINGING REAL NEWS TO THE CITIZENS OF RANDOLPH, CLAY, CALHOUN, AND TERRELL COUNTIES

Randolph County Commission Briefs

The Randolph County Board of Commissioners held its regular monthly meeting on Tuesday, June 14, at 8:00 a.m. All Commissioners were present.

There was an ongoing discussion regarding combining Fire and EMS.; however, no final decision was made. Also, the interviews for County Manager are underway. Additional briefs from the meeting were as follows: (1) Jamie Sauls was reappointed to the Region 7 EMS Advisory Council for the 2022-2025 term. (2) The Recreation Department Director, Shirley Knighton, gave an update on the county's recreation. In the interest of the children and youth, Ms. Knighton asked the County to join the South Regional Football Conference. The County is now a part of the Recreation Department Association. (3) The Board adopted a debris management plan. (4) The Board approved the submission of the plan of action by Chief Burns to the state to buy time to keep the 5 county fire stations open. (5) The Board approved $39,129.60 to be spent on the purchase of PPE for the Fire Department.

The Experience of 4-H Camp

By Kris Peavy

Cars pulled into the parking lot of the Extension office on Monday morning with 4

4-H'ers full of excitement. Parents had some hesitation of letting them go for the week since none of them had been away for a week, but on the other hand wanting them to go and have lots of fun. The week began with a four hour ride to North Georgia to Camp Wahsega just north of Dahlonega. Once arriving, we unloaded, registered, and received names tags for the week with our "family group" on them. Each 4-H'er was assigned a family group of the Hatfield, McCoy, Clampett or McDougald. In the family groups, they would meet to learn cheers in friendly competition against the other family groups to earn the chance to go to breakfast early and overall win the "pot of gold" award for the week.

The groups also divided the 4-H'ers up into their classes for the week. Each 4-H'er had the opportunity to participant in the following classes: zip line, climbing wall, low-ropes, archery, Forest Ecology, herpetology, ultimate Frisbee, healthy living, stream ecology, gold panning and the big event for the week was going into Dahlonega and tubing for the morning or afternoon. In between classes, there was free time to visit the canteen to buy souvenirs, candy, drinks and to swim in the pond or play in the cool mountain stream and waterfalls.

At night there were various activities that took place for all the campers to participate in together. Monday night, the 4-H'ers made s'mores at the family campfires; Tuesday everyone went on a bear hunt where the counselors hid from agents and 4-H'ers and they had to find them; Wednesday night they then danced, participated in arts & crafts or outdoor sports; and Thursday night was campfire night with stories being told. The week ended with packing up wet stinky clothes from playing in the pond and cold mountain stream.

The 4-H'ers that attended this fun and exciting week of camp were: Tytiana Carr, Aiden Childress, McKinley White and Michaela Zingarelli. Thanks to the chaperones from neighboring counties who took the kids for the week. They were Mr. Cody, Mrs. Jody and Ms. Stephanie.

All of those that attended camp, all helped with paying for their way to camp by applying for local scholarships or earning partial scholarships from Vidalia Onion sales. Thanks to all of those in the community for purchasing onions to make these scholarships possible and your continued support of the 4-H program.

Kidney Disease Survivor Kenyatta Holmes Celebrates her first Kidneyversary

Thank God! Kenyatta Holmes made it through her first year on June 18! Yes, it is a celebration of life while living. Her new kidney is still functioning! Happy Kidneyversary!

While in high school, Kenyatta was diagnosed with polycystic kidney disease, diagnosed by Dr. Ghiathi of Randolph Medical Associates in Cuthbert. In March 2017, she started home dialysis for which she was properly trained. Just three months later on June 17, 2021, she received her "miracle" call. Her coordinator asked her was she willing to receive a kidney transplant and how long it would take her to get to Atlanta. The very next day on June 18, 2021, Kenyatta received her blessing.

Kenyatta said, "I don't regret my kidney journey. Along the way, I have learned a lot of things due to my kidney failure. I have a different perspective on life now that I was given a second chance at life. No matter what I went through, I never gave up. God gave me the strength to keep pushing. I would like to thank my family, friends, Rev. David Hamm and Piney Grove Missionary Baptist Church, and all my supporters. Thanks to the greatest hero I have never met for my organ donation and for saving my life. I encourage each and every one of you to get annual checkups, check your blood pressure, and don't take any medical condition for granted."

THE CHRISTIAN CORNER

Tears of Repentance
By Billy Graham

Now change your mind and attitude to God and turn to him so he can cleanse away your sins and send you wonderful times of refreshment from the presence of the Lord.
—Acts 3:19 (TLB)

There is a certain amount of sorrow involved in repentance that we don't see much of today. That word means moaning and even groaning. I don't mean that we have to have a great emotional experience, but I do believe that we need some tears of repentance. We need to be sorry for our sins, and to say, "Oh, God, I have sinned against You, and I'm sorry." I am not an emotional person, I don't know why, but I don't cry easily. But of the few times I have cried in my life, some of them have been over sin that I committed many years ago.

The night I came to Christ, I didn't have any tears. But later I went home and I looked out my window at the North Carolina sky and I cried over my sins. I said, "Oh, God, forgive me." And the most wonderful peace swept over my soul. From that moment on, I've known that my sins were forgiven.

Prayer for the day
There is sorrow in my soul when I remember how I fail You, loving Lord. Forgive my frailties.

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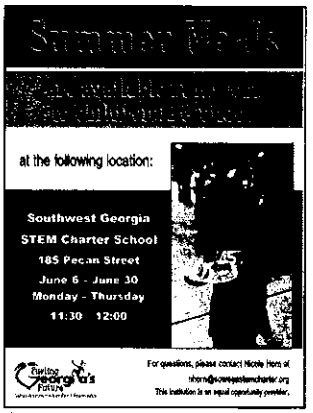

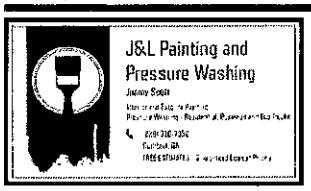

FIRST STATE BANK OF RANDOLPH COUNTY
81 Court St./P.O. Box 141, Cuthbert, GA
3 Railroad Street, Shellman, GA
229-679-5344
229-732-3791
Member FDIC

Serving Surrounding Counties
TRI COUNTY READY MIX CONCRETE COMPANY
303 GRAVES RD.
P.O. BOX 287
DAWSON, GA. 39842

#1290

dersigned.

Frankie Sauls, Executrix
467 Burney Road
Shellman, GA 39886

STATE OF GEORGIA
CLAY COUNTY

ESTATE NO.2022-ES-5
TO ALL DEBTORS AND CREDITORS OF THOMAS BRIAN WILLINGHAM.

All debtors and creditors of THOMAS BRIAN WILLINGHAM, deceased, late of said county, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

IN RE: ESTATE OF
RICHARD BROWN
DECEASED
ESTATE NO. 2022P16

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: Richard Brown Jr.

And to whom it may concern:

Has petitioned for Ruby Nell Zackery to be appointed administrator(s) of the estate of Richard Brown, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are [illegible]

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NOTICE OF LOCATION AND DESIGN APPROVAL P.I. 0018124

#1296

NOTICE OF 2022 COMPREHENSIVE PLAN UPDATE INPUT SESSIONS

Randolph County, Cuthbert, and Shellman are updating their joint comprehensive plan. The first input session will be held in Cuthbert at 6:00 P.M. on Thursday July 28 in City Hall at 24 Court Street. The second input session will be held in the city of Shellman Depot at 6:00 P.M. on Tuesday August 2. Residents from each jurisdiction are invited to attend either or both meetings. Attendees will be asked to identify community issues and opportunities for improving the quality of life. With a plan in hand, it can be easier to secure funding assistance to help address needs identified. Contact the clerks' offices for more information. You may also offer input in a survey at https://forms.office.com/r/pLEzVxgqzD.

NOTICE

The Leary City Council do hereby announce that the millage rate will be set at a meeting to be held at the Leary City Hall on Monday, August 1, 2022 at 6:30 pm and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

cleaned up in a few more days. And Saturday I got the other half.

It was somewhat of a role reversal when my son paid for the tickets and transported us to a Braves game. It doesn't seem possible that he will be 32 Wednesday at midnight. It's a long story.

I considered it just compensation for 13 years of school tuition, an unknown number of miles traveled to and from a thousand ball games, and repairs to a sprayer that had to be straightened and welded back together twice before we could get it out to the

hips and we got in our seats ten minutes before game time.

We won 4-3 and when we got out the gate the bicycle fella was a no show but it was all down hill to the parking lot. He got me back to his house in Roberta around 10:30 and I was in my bed by 1 a.m. A very nice gift and I'll be ready to do it again next year.

Sterling Jones
Income Tax
Service
46 Years In Business
18193 E. South Blvd

#1297

specifications, and bid packages, may be requested by contacting TQ Constructors' office or by email at bids@tqconstructorsinc.com. Bidding documents will be sent via email at no cost. Bidders are responsible for ensuring they have all addenda and acknowledged them on their proposal prior to submission of bids.

It is required that all subcontractors be in compliance with the Georgia law O.C.G.A. § 13-10-91 "Illegal Immigration Reform and Enforcement Act". Be registered and be authorized to use Federal Work Authorization Program "Employment Eligibility Verification (EEV)".

ADVERTISEMENT FOR BIDS

Sealed Bids for the construction of the Rose Hill Cemetery Rd. Street Improvements will be received by the City of Fort Gaines at 103 W Commerce St. Fort Gaines, Georgia 39851, until 11:00 a.m. local time, on Friday August 12, 2022 at which time the Bids received will be publicly opened and read. The Project consists of repaving the 300' x 12' wide entrance to the Rose Hill Cemetery. Existing pavement is to be removed and the existing base reworked and supplemented with Graded Aggregate Base (GAB) ahead of priming and paving with 165 lb/s.y. Bituminous Plant Mix.

and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Henry G English and Estate of Henry G English or a tenant or tenants and said property is more

em taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances; zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Selene Finance LP

3501 Olympus Boulevard, 5th Floor, Suite 500

Dallas, TX 75019

877-768-3759

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

(229)732-2671

JESSE G. BOWLES, III
Attorney at Law
P.O. Drawer 99
Cuthbert, Georgia 39840
(229) 732-2222

IN THE PROBATE COURT OF RANDOLPH COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
FLORENCE LAY WILLIAMS,
CASE NO. 7299
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN:

MYKOL W. HORNER has petitioned to be appointed Administrator of the estate of FLORENCE LAY WILLIAMS, deceased, of said County. The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of

delegate spot.

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2022 COMPREHENSIVE PLAN UPDATE INPUT SESSION
Cuthbert City Hall
24 Court Street, Cuthbert, GA 39840
July 28, 2022
6:00 P.M
Sign-In Sheet

Name & Title	Phone	Email Address
1. Rick Morris RVRC	706-256-2910	rmorris@rivervalleyrc.com
2. Bobby Jenkins	229-732-1044	bjenkins512@windstream.net
3. Sandra Willis	229 310-9713	mssanwill@gmail.com
4.		
5.		
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2022 COMPREHENSIVE PLAN UPDATE INPUT SESSION
Shellman Train Depot
57 Railroad Street, Shellman, GA 39886,
August 2, 2022
6:00 P.M
Sign-In Sheet

Name & Title	Phone	Email Address
1. Angela Graham, Clerk	229-679-5306	shellcityhall@windstream.net
2. Rick Morris	706-256-2910	rmorris@rivervalley.org
3. Kelvin Johnson	678-372-3684	JKCTrucking97@yahoo.c
4.		
5.		
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AGENDA

2022 COMPREHENSIVE PLAN UPDATE INPUT SESSION
Shellman Train Depot
57 Railroad Street, Shellman, GA 39886,
August 2, 2022
6:00 P.M

I. Strengths & Weaknesses

II. Needs & Opportunities

Adjourn

#1305

This 19th day of August, 2022.
PAT PEACE RENTZ, as Executor of the Estate of CHARLIE PEACE, deceased
Danny S. Shepard
Attorney at Law
P.O. Box 585
Colquitt, GA 39837
(229) 758-5288

Foreclosures

NOTICE OF FORECLOSURE SALE UNDER POWER

RANDOLPH COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Mary P. Royal and Ronald Douglas Royal to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Village Capital & Investment, LLC, dated June 6, 2017, and recorded in Deed Book 1112, is more commonly known as **2146 BENEVOLENCE HWY, CUTHBERT, GA 39840**.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Village Capital & Investment LLC as Attorney in Fact for Mary P. Royal and Ronald Douglas Royal.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 17-19002

why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 5th, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patrick C. Bagwell
Clerk of the Probate Court
210 S. Washington St. Suite 1
Fort Gaines, GA 39851
Address
229-765-2445
Telephone Number

ports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before August 29, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patrick C. Bagwell
Clerk of the Probate Court
210 S. Washington St. Suite 1
Fort Gaines, GA 39851
Address

NOTICE OF 2022 COMPREHENSIVE PLAN UPDATE INPUT SESSIONS

Randolph County, Cuthbert, and Shellman are updating their joint comprehensive plan. The third input session will be held in Cuthbert at 8:00 A.M. on Tuesday, September 6, 2022 in the Randolph County Welcome Center at 51 Court Street. Residents from each jurisdiction are invited to attend this meeting. Attendees will be asked to identify strengths and weaknesses; and community issues and opportunities for improving the quality of life. With a plan in hand, it can be easier to secure funding assistance to help address needs identified. Contact the Randolph County clerks' office for more information. You may also offer input in a survey at https://forms.office.com/r/pLEzVxgqzD.

MEETING SIGN-IN SHEET

Project:	Randolph County, Cuthbert, Shellman Comp Plan 2022 Update	Meeting Date:	9/6/2022 8 A.M.
Facilitator:	Rick Morris	Place/Room:	Randolph County Welcome Center/ BOC Meeting Room

Name	Title		Phone		E-Mail
Rick Morris	RVRC Director		706-616-4106		rmorris@rivervalleyrc.org
Laura Bussey			229-310-8327		laura.bussey@gmail.com
Bob [illegible]	Chief Appraiser		229 732-2522		randolphtyl@gmail.com
Arra Johnson	Ass. Road Sup.		229-390-7922		arra.johnson@yahoo.com
[illegible]	Bldg Maint Supt		229 537 0494		RCBldgmaint@windstream.net
Bobby Jenkins	Mayor - Cuthbert		229-732-1044		bjenkins512@
Scott Peay			229-886-6483		
Kayla Cox			334 200 1923		
Scotty Moore			229-938 3461		
Kim Peary	UGA Coop Extension		229-732-2311		kgbarn@uga.edu
Taylor McDaniel	Extension Agent		229-310-1441		TNM65151@uga.edu
Shirley Knighton	Dir of Rec		229-310-1327		knightonshirley458@gmail
Demetria Hardwick			229-310-0475		demetria27@gmail
Bertha Murphy	citizen		312-2347		
Jacqueline Watford			331-8802		Jacquelinewatford@[illegible].com
[illegible]			229-310-9104		[illegible]@windstream
Edward Murphy			229-732-6921		

Randolph County Board of Commissioners

September 6, 2022

Regular Meeting Agenda

Call to Order
Invocation
Pledge of Allegiance

I. Approval of Agenda

II. Citizens Comments – Elijah Hodge – Presley Road
Donnell Harvey – Potential Health Service for the Community

III. Approval of Minutes

a. Meeting Dates – August 9, 2022 Regular Meeting, August 11, 2022 Budget Work Session, August 23, 2022 Called Meeting, September 1, 2022 Public Hearing (9:00 a.m.), September 1, 2022 Called Meeting and September 1, 2022 Public Hearing (6:00 p.m.)

IV. Approval of Financial Reports

V. Old Business

a. Quotes for Backhoe
b. Project List for FY 2023 LMIG

VI. New Business

a. Bid Tabulation Award Recommendation from Harrell & Jackson – LMIG22-RC-001 (Five Forks Rd.)
b. Letter from Grady EMS
c. Quote from Parker's to Replace HVAC at the MR Center
d. Permission to Place Sign at the Historic Cistern
e. Quotes for Pickup Truck for County Extension Office
f. Rick Morris – River Valley Regional Commission
g. ~~Official Appointment Form from New Horizons~~
h. Region 7 EMS Advisory Council Member
i. Randy Toms from Georgia Firefighter Standards and Training

City Shellman 21 members on Roster

VII. Reports from Constitutional Officers

VIII. Reports from County Representatives

a. County Extension
b. Fire Department
c. Road Department
d. County Attorney

IX. Chamber of Commerce
X. Comments from County Commissioners
XI. Executive Session – Personnel
XII. Adjourn

Public Meeting

Randolph County and the cities of Cuthbert and Shellman will hold a joint final public meeting on December 15, 2022, at 4:00 p.m. at the Council Chamber located at 24 Court Street, Cuthbert, GA. Citizens are invited to review the final draft 2022 Randolph County, Cuthbert and Shellman joint Comprehensive Plan Update and make plan suggestions.

The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions, or revisions to the 2022 Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted to December 16, 2022 at the following address: River Valley Regional Commission ATTN: Randolph County, Cuthbert, and Shellman Joint Comprehensive Plan; 710 Front Avenue, Suite A Columbus, GA 31901. You can also email comments to Rick Morris at rmorris@rivervalleyrc.org

Randolph County as well as Cuthbert and Shellman are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Cuthbert City Clerk, Traci Gershom , at 229-732-3761. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

Workshop

Tuesday, December 13th
@ 6PM Virtual (Via Zoom)

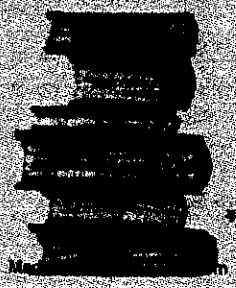
This workshop is to share insight on the Community Wide Literacy campaign and to gain insight from parents.

Zoom Login Information:

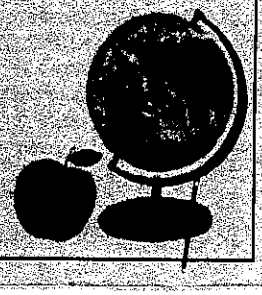
https://us04web.zoom.us/j/71440651411?pwd=l0ft6vT7ac9zCNJodraGEIjXIGgKNc.1

Meeting ID: 714 4065 1411

Passcode: 1UQRWR



For more Information call
229-768-2234
200 Hobbs Lane
Fort Gaines, Ga 39851



2022 COMPREHENSIVE PLAN UPDATE FINAL PUBLIC MEETING
Cuthbert City Hall
24 Court Street, Cuthbert, GA 39840
December 15, 2022
4:00 P.M
Sign-In Sheet

Name & Title	Phone	Email Address
Bobby Jenkins	229-732-1044	bjenkins512@windstream.net