

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Unified Government of Cusseta-Chattahoochee County

RC: River Valley Regional Commission

Submittal Type: Comp Plan Update

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: 12/18/2025

Date Submittal Initially Received by RC: 12/18/2025

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

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.

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- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

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December 12, 2025

Jim Livingston, Executive Director
River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, Georgia 31901

RE: Submittal of the Draft Cusseta-Chattahoochee County Comprehensive Plan 2026-2031

The Unified Governments of Cusseta-Chattahoochee County has completed the draft update of their comprehensive plan for the period of 2026-2031. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

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

If you have any questions concerning this submittal do not hesitate to contact Lisa Bickel, County Clerk, at 706-989-3602 or bocclerk@ugocc.com.

Sincerely,

Charles Coffey,
Chairman

UNIFIED GOVERNMENT OF

CUSSETA- CHATTAHOOCHEE COUNTY

2027



Comprehensive Plan Update



UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY
BOARD OF COMMISSIONERS

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Contents

Executive Summary.....	5
Location.....	5
Jurisdictional Nuances	5
Vision Statement, Goals, and Policies.....	5
Vision Statement.....	5
Goals and Policies	6
Needs and Opportunities.....	7
Introduction	9
Purpose	9
Comprehensive Planning Process.....	9
Identification Stakeholders.....	10
Participation Techniques	10
Consistency With Quality Community Objectives	11
Schedule.....	11
Community Demographics and Data.....	12
Population.....	12
Economic Development.....	14
Housing Development	17
Education	19
Community Facilities.....	20
Emergency Medical Service	21
Transportation	21
Broadband.....	24
SWOT	27
Land Use.....	28
Existing Land Use and Development Patterns	28
Future Land Use	31
Character Area Vision Statements.....	33

Report of Accomplishments.....	42
Work Program.....	45
Appendix A: Maps.....	49
Appendix B: Survey	55
Appendix C: Community Participation Documents	82

Executive Summary

Location

The Unified Government of Cusseta-Chattahoochee County is in the West-Central region of Georgia. It is approximately 16 miles south of Columbus, Georgia, 89 miles southwest of Macon, Georgia, and 122 miles south of Atlanta, Georgia.

Jurisdictional Nuances

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

Vision Statement, Goals, and Policies

Vision Statement

The future vision for Cusseta-Chattahoochee County may be summarized as a growing rural community with ease of access to the commercial, cultural, and institutional resources of a metropolitan area. The county shall continue to capitalize on its consolidated government, which provides for more efficient and effective government services; its location next to and relationship with Fort Benning and Columbus, and the fact that Chattahoochee County serves as the gateway to Southwest Georgia with the presence of US27, US 280/SR520 and SR26. All these factors allow Cusseta-Chattahoochee County to build upon, nurture, and pursue residential, commercial, and industrial development opportunities that add value to the economic and social fabric of Cusseta-Chattahoochee County while maintaining its rural, small-town atmosphere.

Specifically, the vision includes:

- Maintaining the county’s rich history, tradition, and southern hospitality
- Recognizing diversity while seeking consensus
- Promoting unique historical and natural resources within the county.
- Providing an adequate and appropriate level of essential public and private community services and facilities in support of Cusseta-Chattahoochee County residents, commerce, and industry.

- Ensuring that the Chattahoochee School System continues to serve as the foundation to build a brighter future for the residents of Cusseta-Chattahoochee County.
- Promoting and encouraging cooperative intergovernmental relations with the Fort Benning Military Installation and surrounding counties. In addition, the County will maintain its participation in various regional community-based organizations such as the Valley Partnership Regional Development Authority and the Lower Chattahoochee Regional Development Center.
- Providing local, adequate, and appropriate job/career opportunities and job/professional development training for all citizens who desire them.
- Promoting and encouraging commercial development to attract active and retired military personnel and their families.
- Encouraging Development where adequate infrastructure exists or can be economically provided.

Goals and Policies

Economic Development

- Have a workforce that is ready to meet the needs of current and future employers.
- Promote the retention and expansion of existing businesses and assist the recruitment of new businesses including commercial and light industrial facilities.
- Promote and preserve existing tourism assets and locational advantages of being next to Columbus.
- Improve the aesthetics of Broad Street, the Town Center, and along US 280/SR520.

Housing

- Provide affordable and adequate housing for Chattahoochee County residents.
- Continue to implement environmental and unsafe building ordinances.
- Promote Infill for housing and other uses.
- Promote DCA's housing programs.
- Clean up dilapidated housing.
- Provide affordable rental housing, starter, and modular homes.
- Apply for funding for elder home facilities.

Community Facilities

- Promote existing public community facilities.
- Apply for Community Development Block Grant (CDBG) and other funds to upgrade local parks and community facilities.

Infrastructure

- Have sufficient infrastructure to meet the needs of the citizens and the private sector for the next 20 years.
- Improve sewage along highway US 280/SR 520, going toward the high school.
- Improve lighting in well-traveled areas.

- Add sidewalks within residential areas.
- Apply for CDBG funding for water and sewer improvements in residential areas and along the commercial corridor.
- Install fire hydrants in residential areas on the southern side of the county.
- Continue upgrades to public safety systems.

Transportation

- Improve the quality of county roads, especially unpaved roads in older subdivisions.
- Improve transportation options for Chattahoochee County residents.
- Continue sidewalk development and maintenance program.
- Promote the widening of SR 26 to DOT.
- Add traffic lights along US280/26 and Old Louvale Rd to improve traffic safety.
- Conduct road improvement surveys to create strategies for improvements and identify needs.
- Advertise, promote, and educate public transportation programs to increase utilization.
- Work with Fort Benning to patrol speeding along highway US 280.

Natural and Cultural Resources

- Identify and map, promote and preserve natural and cultural/historic sites including cemeteries.
- Keep development regulations updated.
- Educate the public and the BOC on soil and land suitability problems regarding placing septic tanks.
- Address neighborhood storm water runoff problems.

Land Use

- Manage development next to Ft. Benning property.
- Increase commercial land use activities.
- Utilize River Valley Regional Commission’s Design Guidelines handbook.
- Identify residential development areas.

Intergovernmental Coordination

- Update Comprehensive Plan, Service Delivery Strategy, and Pre Disaster Plan.
- Manage development within military buffer zones.
- Improve relationship with Fort Benning.

Needs and Opportunities

Needs

- Generate local capital to facilitate business startups.
- Attract new businesses to increase economic development and job creation.
- Provide more affordable housing options.
- Address insufficient infrastructure, including sewage, water, lightning, and sidewalks.
- Promote community knowledge about the public transportation system.

- Increase commercial land use activities.
- Facilitate additional public-private collaboration to address the needs of families.

Opportunities

- Workforce training and educational opportunities for adults
- Local businesses such as cabins, restaurants, and tackle shops.
- Subsidized housing
- Apartments/Housing
- Fort Benning sewer extension to the county
- Advertise, promote, and educate public transportation programs to increase utilization.
- Increase collaboration with Ft. Benning
- River Bend Park Expansion
- Greater outreach to and networking with the Ft. Benning community should enhance the potential for local growth.

Introduction

Purpose

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

The Unified Government of Chattahoochee County Comprehensive Plan includes a list of needs and opportunities upon which the community intends to act upon. These determinations are based on analyses of data and information including existing development patterns, areas where development is likely to occur, opportunities for infill, areas of disinvestment, areas requiring special attention, significant natural and cultural resources, maps of existing land use, future land use, and a community work program. All the planning elements included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

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 efforts.

Elements required by the state for each community include:

- Community Involvement—An initial and final public hearing; and
- Community Goals—A review of the community’s vision and goals; and
- Needs and Opportunities—A list of potential community needs and opportunities; and
- 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:

- Capital Improvements—Only required for governments that charge impact fees; and
- Economic Development—Chattahoochee County is a Tier 1 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program.
- Land Use—Only required for governments with zoning or other land use regulations; and
- 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 job housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Unified Government of Chattahoochee County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development, 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 Stakeholders

The Board of Commissioners for Chattahoochee County 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).

Participation Techniques

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 11012-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held June 24, 2025, 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 the Unified Government of Chattahoochee County’s potential Needs and Opportunities (See Appendix).

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, and stakeholders were invited to assist in these citizen involvement opportunities (See Appendix). Session attendees developed a county vision statement. 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 Unified Government of Chattahoochee County Community Work Program or rather a policy to guide elected officials.

A final public hearing was held June 24, 2025, at the Unified Government of Chattahoochee County Board of Commissioners’ Office. 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. Staff were available to answer questions and take comments. Copies of the draft plan, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting, were summarized, and were responded to, in a timely manner.

Consistency With Quality Community Objectives

The objectives, created by the Georgia Department of Community Affairs and known as "Quality Community Objectives," were "adapted from generally accepted community development principles" (Quality Community Objectives Fact Sheet, Georgia Department of Community Affairs). The Unified Government of Chattahoochee County has reviewed, adopted, and used these objectives as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed by the Unified Government of Chattahoochee County in response to identified community needs and opportunities. Together, these objectives and policies will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, economic development, and overall quality of life.

Schedule

Plan Element	July 2025	Aug. 2025	Sept. 2025	Oct. 2025	Nov. 2025	Dec. 2025	Jan. 2026	Feb. 2026
Initial Public Hearing	X							
Vision Statement								
Needs & Opportunities								
Community Work Program								
Community Goals		X						
Land Use			X					
Final Public Hearing				X				
Submit to DCA					X			
Plan Revisions						X	X	
Adoption								X

Community Demographics and Data

Population

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

Chattahoochee County experienced a 46% decrease in population from 1990 to 2023 in contrast to the State of Georgia, which experienced a 66% increase in population from 1990 to 2023. From 2010 to 2023, the Chattahoochee County population decreased from 11,267 persons to 9,181 persons, which is an 18.5% decrease. From 2010 to 2023, the NFBA population decreased from 3,016 persons to 1,776 persons, resulting in a 41% decrease.

Chattahoochee County Population 1980-2023					
Jurisdiction	1990	2000	2010	2020	2023
Total	16,934	14,882	11,267	10,470	9,181
Non-Ft. Benning Area of Chattahoochee County (Census Tract 201)	2,511	2,832	3,016	2,425	1,776
Georgia	6.5M	8.2M	10.5M	10.7M	10.8M

Source: U.S. Census Data

The 2025-2050 population projections for the County reflect on average, a steady but slow population decline rate, with a projected population of 8,460 people in 2025 and 8,006 persons in 2030.

Chattahoochee County Population Projections				
Jurisdiction	2025	2030	2040	2050
Chattahoochee	8,460	8,006	7,826	7,958
Georgia	11.2M	11.7M	12.6M	13.3M

Source: Georgia Governor’s Office of Planning and Budget 2025-2050

Within the county, from 2010 to 2023, the 0-19 age group decreased in size by 1,086 persons or 30%, the 20-34 age group decreased by 5%, the 35-64 age group decreased by 39%, and the 65 and older age group decreased by 34%.

Chattahoochee County Population by Age Group			
Age Groups	2010	2020	2023
Total Population	11,267	10,470	9,181
0-4	956	882	675
5-9	923	691	490
10-14	746	488	484

15-19	971	1,164	861
20-24	2,160	2,369	2,418
25-34	2,913	2,383	2,388
35-44	1,423	968	746
45-54	749	565	344
55-64	402	643	472
65-74	380	176	192
75-84	67	116	113
85+	12	25	0

Source: U.S. Census American Community Survey

In Chattahoochee County’s NFBA from 2010 to 2023, the NFBA population decreased from 2,961 persons to 1,776 persons, resulting in an 18.5% decrease. From 2010 - 2023, the 0-19 age group decreased in size by 297 persons, or 35%. The 20-34 age group decreased by 64%. The 35-64 age group also decreased by 39%. Lastly, the 65 and older age group increased by 28%.

Non-Ft. Benning Area Census Tract 201 Population by Age Group			
Age Groups	2010	2020	2023
Total Population	2,961	2,425	1,776
0-4	212	174	90
5-9	197	198	141
10-14	219	214	217
15-19	218	158	101
20-24	140	54	1
25-34	299	211	155
35-44	365	289	214
45-54	515	348	240
55-64	401	474	328
65-74	251	174	176
75-84	117	104	113
85+	27	25	0

Source: U.S. Census American Community Survey

The following table depicts the racial composition of Chattahoochee County and the NFBA of Chattahoochee County. In 2023, the diversity percentages within the county were 59% White, 19% African American, 1% Native American/Alaska Native, 3% Asian, 0.7% Native Hawaiian/Other Pacific Islander, and 6% other. In 2023, 11% identified as two or more races. From 2010 to 2023, most racial groups within the county, excluding White, African American, and Native Hawaiian/Pacific Islander, experienced population growth.

Chattahoochee County Population by Race/Ethnicity			
Race/Ethnicity	2010	2020	2023
White	7,753	6,887	5,430
African American	2,123	2,213	1,702
Asian	246	257	305
Native Hawaiian, Pacific Islander	72	42	60
American Indian, Alaskan Native	81	15	111
Other	494	382	530
Two or More Races	498	674	1,043
Hispanic or Latino	1,398	1,699	1,600
Total	11,267	10,470	9,181

Source: U.S. Census American Community Survey

Chattahoochee County’s NFBA’s racial composition was 58%, 25% African American, 0% Native American/Alaska Native, 0.3% Asian, 0% Native Hawaiian/Other Pacific Islander, 9% Some Other Race, and 7% Two or More Races. From 2010 to 2023, most racial groups within the county, Other, Two or More Races, and Hispanic or Latino, experienced a population decline.

Non-Ft. Benning Area Census Tract 201 Population by Race/Ethnicity			
Race/Ethnicity	2010	2020	2023
White	1,501	1,403	1,035
African American	1,310	798	447
Asian	106	50	5
Native Hawaiian, Pacific Islander	0	0	0
American Indian, Alaskan Native	0	0	0
Other	0	100	159
Two or More Races	44	74	130
Hispanic or Latino	42	0	51
Total	2,961	2,425	1,776

Source: U.S. Census American Community Survey

Economic Development

Chattahoochee County experienced a negative trend in the total number of civilians employed from 2010-2023, due to the overall total population decline. While the number of employed individuals decreased from 2010 to 2023 by 33%, the number of unemployed civilians significantly decreased by 66% indicating that many individuals have secured employment in and around the county. As of 2025, Chattahoochee County had an unemployment rate of 3.8%, slightly higher than the state’s unemployment rate of 3.1%. The average weekly wage is \$1,403, slightly higher than the \$1,392 state average.

Chattahoochee County 2000-2023 Employment Status (Age 16+)			
Category	2010	2020	2023
In Labor Force	6,731	6,535	6,210

In Civilian Labor Force	2,273	2,141	1,370
-Employed	2,043	1,889	1,262
-Unemployed	230	252	108
Armed forces	4,458	4,394	4,840
Not in labor Force	2,201	1,812	1,300

Source: U.S. Census American Community Survey

Chattahoochee County Employment Wages and Unemployment Rate 2025		
Jurisdiction	Unemployment Rate	Avg. Weekly Wage
Chattahoochee County	3.8%	\$1,403
Georgia	3.1%	\$1,392

Source: Georgia Dept. of Labor, Workforce Statistics and Economic Research; as of April 2025

The leading employment sectors in 2023 in Chattahoochee County, according to the U.S. Census, were the Educational Services, Healthcare, and Social Assistance, accounting for 19.2% of the employed population. This sector is followed closely by the Professional, Scientific, Management, Administrative, Waste Management Services sector at 16.3%, and the Retail Trade sector at 15.7%.

Chattahoochee County Employment by Industry 2023		
Category	Estimate	Percent
Employed Population	1,262	100%
Agriculture, Forestry, Fishing/ Hunting, Mining	0	0.0%
Construction	52	4.1%
Manufacturing	67	5.3%
Wholesale Trade	0	0.0%
Retail Trade	198	15.7%
Transportation, Warehousing, or Utilities	85	6.7%
Information	2	0.2%
Finance/Insurance, Real Estate/Rental and Leasing	95	7.5%
Professional, Scientific, Management, Administrative, Waste Management Services	206	16.3%
Educational Services, Healthcare, and Social Assistance	242	19.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	101	8.0%
Other Services except Public Administration	23	1.8%
Public Administration	191	15.1%

Source: U.S. Census American Community Survey

The leading employment sectors in 2023 in Chattahoochee County's NFBA, according to the U.S. Census, was the Public Administration sector at 18.1%. This sector is followed closely by the Educational Services, Healthcare, and Social Assistance sector at 17%, and the Retail Trade sector at 16.8%.

Non-Ft. Benning Area Census Tract 201 Employment by Industry 2023		
Category	Estimate	Percent
Employed Population	601	100%
Agriculture, Forestry, Fishing/ Hunting, Mining	0	0.0%
Construction	44	7/3%
Manufacturing	15	2.5%
Wholesale Trade	0	0.0%
Retail Trade	101	16.8%
Transportation, Warehousing, or Utilities	68	11.3%
Information	1	0.2%
Finance/Insurance, Real Estate/Rental and Leasing	76	12.6%
Professional, Scientific, Management, Administrative, Waste Management Services	69	11.5%
Educational Services, Healthcare, and Social Assistance	102	17.0%
Arts, Entertainment, Recreation, Accommodation and Food Services	10	1.7%
Other Services except Public Administration	10	1.7%
Public Administration	106	18.1%

Source: U.S. Census American Community Survey

The county's per capita income has historically been the lowest among the surrounding counties. In 2023, the county's per capita income was \$26,920. The county experienced a 21% increase between 2010 and 2023.

Per Capita Income Chattahoochee County and Surrounding Area 2010-2023				
Jurisdiction	2010	2020	2023	Change '10- 23
Chattahoochee	22,202	23,894	26,920	21%
Non-Ft. Benning Area of Chattahoochee County (Census Tract 201)	18,573	21,008	23,940	29%
Marion	17,729	23,617	27,096	53%
Muscogee	22,514	26,709	32,811	46%
Stewart	15,612	17,244	21,024	35%
Talbot	18,007	23,687	28,737	60%

Source: U.S. Census American Community Survey

The Census credited the community with a slight decrease in median income in 2020 before increasing again in 2023. The average household income experienced a decline in 2023, except for the \$50,000-\$74,999 and \$100,000 or more cohorts. This reflects the county's decrease in employment. The NFBA reflects the county.

Chattahoochee County Changes in Income			
Income Measure	2010	2020	2023
Total Households	2,537	2,550	1,897

Less than \$10,000	183	242	82
\$10,000-\$14,999	122	147	135
\$15,000-\$24,999	193	276	98
\$25,000-\$34,999	229	189	133
\$35,000-\$49,999	484	574	300
\$50,000-\$74,999	764	415	476
\$75,000-\$99,999	226	356	196
\$100,000 or more	336	351	477
Median Household	\$51,089	\$45,700	\$59,221

Source: U.S. Census American Community Survey

Non-Ft. Benning Area Census Tract 201 Changes in Income			
Income Measure	2010	2020	2023
Total Households	921	1,039	898
Less than \$10,000	100	138	68
\$10,000-\$14,999	50	147	115
\$15,000-\$24,999	157	235	66
\$25,000-\$34,999	123	27	85
\$35,000-\$49,999	67	191	100
\$50,000-\$74,999	219	97	237
\$75,000-\$99,999	71	92	79
\$100,000 or more	134	112	148
Median Household	\$46,215	\$24,961	\$52,750

Source: U.S. Census American Community Survey

Housing Development

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

The 2010 housing inventory consisted of 3,374 housing units. In 2020, it is estimated that Chattahoochee County had 3,341 housing units, decreasing to 2,902 units in 2023. The total housing stock consists of 55% single family units, both attached, and detached; 9% multi-family units; and manufactured or mobile home units which comprised 17% of the total housing units. The high number of manufactured homes in the Chattahoochee County NFBA presents a dichotomous situation. The housing is affordable yet is simultaneously a drain on the tax base. Because manufactured homes are taxed as personal property in Georgia, their value decreases every year and thus these residents pay little in property taxes, which are needed to help pay for and maintain public facilities and services.

Chattahoochee County Housing Units by Type 2010-2023			
Category	2010	2020	2023

Total	3,374	3,341	2,902
Single Units (detached)	1,052	1,112	1,112
Sible Units (attached)	419	617	488
Double Units	561	201	226
3-4 Units	263	383	299
5-9 Units	373	238	197
10-19 Units	25	16	30
20 or more units	108	88	60
Mobile Homes or Trailer	573	686	490
All other (Boat, RV, Van, etc.)	0	0	0

Source: U.S. Census American Community Survey

The NFBA of Chattahoochee County’s total housing stock consisted of 854 detached single-family units and 0 attached in 2023; 240 multi-family units; and 468 manufactured or mobile home units.

Non-Ft. Benning Area Census Tract 201 Housing Units by Type 2010-2023			
Category	2010	2020	2023
Total	1,130	1,367	1,366
Single Units (detached)	577	605	854
Sible Units (attached)	0	0	0
Double Units	30	0	0
3-4 Units	0	6	0
5-9 Units	0	22	20
10-19 Units	0	12	0
20 or more units	6	63	224
Mobile Homes or Trailer	517	659	468
All other (Boat, RV, Van, etc.)	0	0	0

Source: U.S. Census American Community Survey

In Chattahoochee County’s housing occupancy characteristics, three trends can be observed. Vacant units only increased by 20% from 2010 to 2023. Owner occupied units decreased by 10%, and the number of occupied rental units decreased by 527 units, or 30%. Chattahoochee County’s NFBA mirrors the county’s housing occupancy characteristics, with vacant units decreasing by 123% from 2010 to 2023.

Chattahoochee County Housing Tenure and Vacancy 2010-2023			
Category	2010	2020	2023
-Occupied	2,537	2,550	1,897
-Vacant	837	791	1,005
Owner-occupied	795	619	682
Renter-occupied	1,742	1,931	1,215

Source: U.S. Census American Community Survey

Non-Ft. Benning Area Census Tract 201 Housing Tenure and Vacancy 2010-2023

Category	2010	2020	2023
-Occupied	921	1,039	898
-Vacant	209	328	468
Owner-occupied	739	619	682
Renter-occupied	3182	420	216

Source: U.S. Census American Community Survey

The median housing cost for both Chattahoochee County and the NFBA increased from 2010 to 2023, with the county experiencing an 8.5% increase and the NFBA increasing by 6.5%.

Median Housing Value and Costs				
Category	2010	2020	2023	% Change 2010-2023
Chattahoochee	\$91,900	\$82,000	\$99,800	8.5%
Non-Ft. Benning Area of Chattahoochee County (Census Tract 201)	\$93,700	\$82,000	\$99,800	6.5%

Source: U.S. Census American Community Survey

Education

Chattahoochee County has seen continued evidence of residents' interest in higher education. At the time of the 2020 Census, the highest attainment level among nearly half of all Chattahoochee County residents 25+ years of age was high school graduation. Only 28% initiated post-secondary education, with practically one-quarter having attained a four-year degree or higher. In 2023, only 26% of Chattahoochee County residents had a high school diploma, and according to the Georgia Department of Education, the graduation rate has been slowly decreasing since 2022. Of the surrounding counties, Chattahoochee County has the third lowest graduation rate, at 89%. The NFBA mirrors the county with the highest percentage of educated residents aged 25+ receiving some college education.

Chattahoochee County Educational Attainment 2010-2023			
Category	2010	2020	2023
Less than 9 th Grade	142	127	31
9 th -12 th Grade, No Diploma	262	157	91
High School Graduate	1,250	1,506	1,114
Some College/associate degree	1,648	1,409	1,428
Associate's degree	773	361	416
Bachelor's Degree	1,423	880	739
Graduate/Professional Degree	448	436	434

Source: U.S. Census American Community Survey

Non-Ft. Benning Area Census Tract 201 Educational Attainment 2010-2023			
Category	2010	2020	2023
Less than 9 th Grade	50	107	9
9 th -12 th Grade, No Diploma	246	140	62
High School Graduate	655	755	475

Some College/associate degree	385	280	503
Associate's degree	276	124	166
Bachelor's Degree	117	130	114
Graduate/Professional Degree	82	91	63

Source: U.S. Census American Community Survey

Four-Year Cohort Graduation Rates Chattahoochee County and Surrounding Counties				
Jurisdiction	2021	2022	2023	2024
Chattahoochee	93.6%	96.8%	95%	89%
Marion	84.9%	87.4%	87.1%	86.1%
Muscogee	92%	93.5%	94.1%	94.1%
Stewart	85.7%	92%	95.8%	91.7%
Talbot	97.6%	82.9%	86.5%	85.7%

Source: Georgia DOE Data reporting

Community Facilities

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. The loss or lack of service is often the only time the public acknowledges the infrastructure exists. Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Chattahoochee County's community facilities and infrastructure are in good shape and, with one exception, have the capacity to meet future demand for the next 15 to 20 years. Chattahoochee County has been able to improve upon and add to its existing facilities and utilities with the help of grants and an infusion of local funds. Chattahoochee County is using GDOT funds and transportation tax funds to improve their local roads. Maintaining and repaving local roads is always an infrastructure priority for the county. There are, however, several local roads in the County that need to be paved. Some of the older subdivisions in the county were developed with dirt roads. As the subdivisions developed and added more automobile trips, problems with ingress and egress to those subdivisions developed. Addressing those problems is a priority for the elected officials of Chattahoochee County.

Water Sewage

Chattahoochee County Water Usage and Storage Information								
	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply	Connections
Total	450,000	150,000	3,150,000	N/A	Ground	650 gpm	3,400	1,400

Source: RVRC Community Survey 2018

Chattahoochee County Sewage Treatment Capabilities		
Jurisdiction	Sewage Plant Capacity (gal/day)	Load (gal/day)
Chattahoochee County	Septic	Septic

Source: RVRC Community Survey 2018

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 ranges 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, pumping, and storage and capacity, among others. The class in which a community is placed plays a significant role in determining individual fire insurance rates.

According to the 2023 Government Management Indicators Survey, Chattahoochee County has two fire stations. According to the 2018 RVRC Community Survey, the county has an ISO rating of four, indicating that the county has mid property fire protection.

Law Enforcement

The Chattahoochee County Sheriff’s Department manages the police functions in Chattahoochee County. The Sheriff’s Office oversees the investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, and operation of the county jail. The Chattahoochee County Sheriff’s Department has seven full-time certified officers and seven vehicles in use.

Emergency Medical Service

Emergency Medical Service (EMS) is a key 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.

Transportation

Road Network

Chattahoochee County is part of the Columbus Metropolitan Planning Organization and uses the regional transportation plan as its technical document regarding any proposed traffic improvements.

Chattahoochee County is served by major federal and state roads. State Highway 520/US 280 is a four-lane highway which connects Columbus, Georgia to Brunswick, Georgia, and runs diagonally in an east-west direction. US 27 (Georgia 1), which connects Columbus with Bainbridge, is the main thoroughfare for the southeastern section of the county while Georgia 26 crosses the northern portion of the county.

Cusseta developed at the junction of the three primary highways. Two of the highways (SR 520 and SR 26) converge at the center of Cusseta. The other primary route is old Georgia 137/US 280, which originates in Cusseta, and extends through Buena Vista, and ends north of Butler Georgia. The most heavily traveled

route is SR 520/US 280, and SR 26 is the next most heavily traveled route. US 27 is the third most heavily traveled route.

The County contains 101 miles of public roads. State routes consist of 30 miles, while county roads consist of 81 miles, and 0 miles are city roads, according to the 2024 Georgia County Guide. Approximately 20.7% of roads are unpaved. Off road drainage is primarily composed of a ditch system along county roads and a storm drain system in Cusseta. State roads use a gutter system.

Transportation Network	
Interstate	0
State Highway	30
County Road	81
City Streets	0

Source: Georgia County Guide 2021

Alternative Modes

Chattahoochee County joined the Lower Chattahoochee Regional Transportation Authority in July 2023. Public Transit is available to the Fort Benning side of Chattahoochee County. Bike/pedestrian facilities are also limited. Biking Routes are available along SR 520/US 280 and US 27 but not along SR 26. Local Roads are not equipped for bike/pedestrian facilities. But there are opportunities to make bike/pedestrian facilities and mass-transit viable alternative modes of transportation as Chattahoochee County grows.

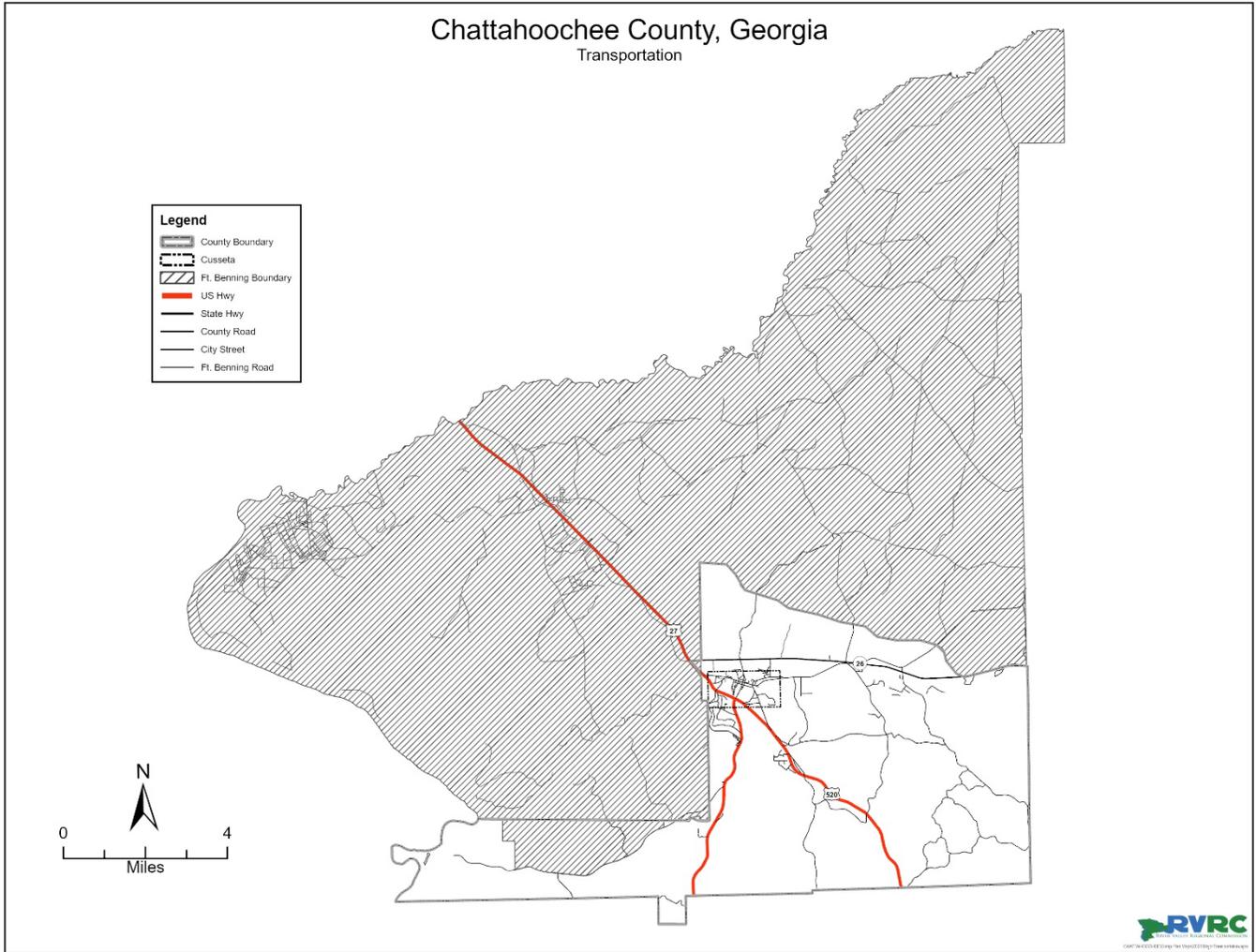
Parking

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

Railroads/ Other Facilities

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

Chattahoochee County Major Transportation Corridor Map



Broadband

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate the extension of broadband service to unserved and underserved areas to enable residents to fully participate in the economic and social benefits of technology. The state launched the Georgia Broadband Deployment Initiative (GBDI) to coordinate and establish broadband programs to increase economic, education, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure throughout the state, as well as encourages local broadband planning policies.

Georgia increased the broadband speed benchmark from a minimum download speed of 25 megabits per second (Mbps) and upload speed of 3 Mbps to 100 Mbps download and 20 Mbps upload for the promotion and deployment of broadband services. This aligns with the Federal Communications Commission's (FCC) proposed threshold and is considered sufficient service for a household with multiple users simultaneously teleworking and engaging in remote learning.

Chattahoochee County officials were concerned about unstable internet speeds and the inability of citizens residing on isolated roads to access even the most basic service. In 2020, most residential and commercial locations in Chattahoochee County fell below the Georgia Broadband Initiatives minimum speed standards, even in the areas in which some internet services were available. The community actively supported providers' efforts to seek Federal and State funding for the deployment of the most reasonable and cost-effective broadband to the unserved areas of Chattahoochee County. Officials stressed the importance of broadband deployment to all areas of the community because broadband services should be considered as important as other necessary utilities.

Chattahoochee County's action plan for the promoting the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction included the early adoption of a broadband element in the comprehensive plan. With most residents not served by the Initiative's minimum threshold service level, Chattahoochee County placed a priority on positioning the community to take advantage of all opportunities to facilitate enhanced service delivery.

The community has been successful in their approach to broadband expansion. The map portrays maximum available broadband speed categories for locations in Chattahoochee County. These speed categories are denoted "Speed Codes" and delineated in the included legend. (The map depicts access to broadband, not subscription to broadband.)

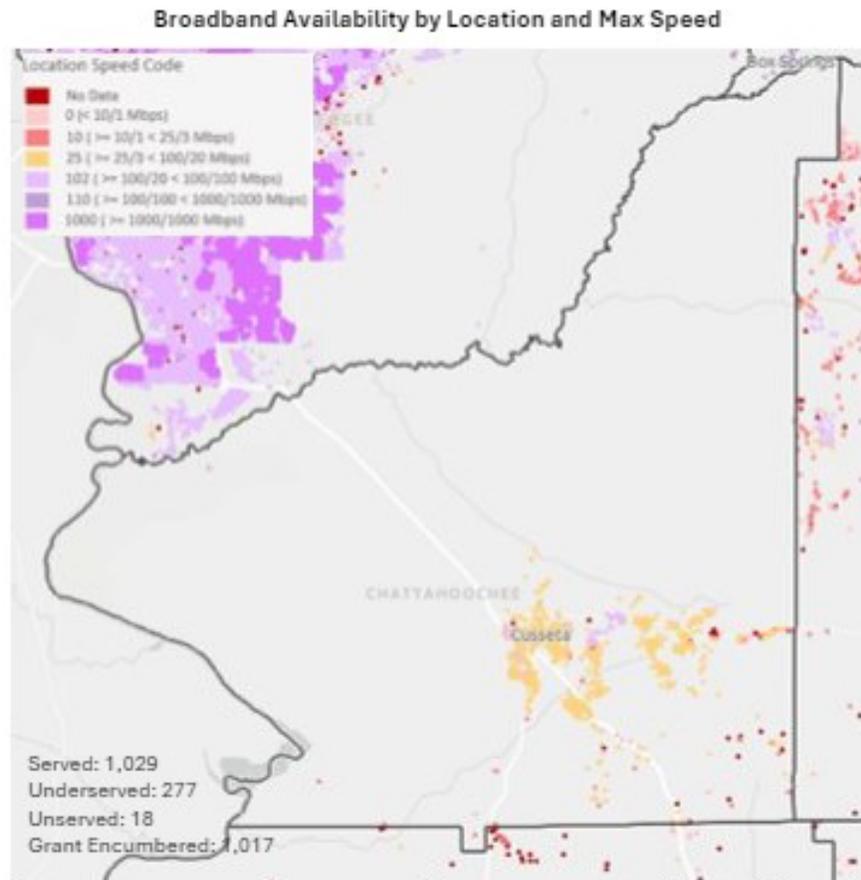
The 2024 Georgia Broadband Availability Map includes a grant layer delineating areas, or locations, for which various federal, state, or local grants have been awarded, as described in the included legend. Broadband data is provided by the various Internet Service Providers of the State of Georgia. The data is sourced from the Federal Communications Commission Broadband Data Collection program. Broadband data is based on the December 2024 Federal Communications Commission fabric and was released in May 2025. Broadband Equity, Access, and Deployment (BEAD) Statistics and grant data are current as of October 2024.

As of June 2024, there are 1,174 locations with fixed broadband service, although some fall below the National Telecommunications and Information Administration’s speed threshold of 100 Mbps download and 20 Mbps upload.

Another 1,011 locations are currently encumbered by grant commitments for fiber service from the US Department of Agriculture Telcom Infrastructure Project (1000/1000 Mbps), American Rescue Plan Act, coronavirus State and Local Fiscal Recovery Fund (2000/2000 Mbps), and Federal Communications Commission Rural Digital Opportunity Fund (1000/500 Mbps). Grant recipients include Charter Fiberlink/Spectrum, Flint Electric/Conexon Connect, and Public Service Telephone Company.

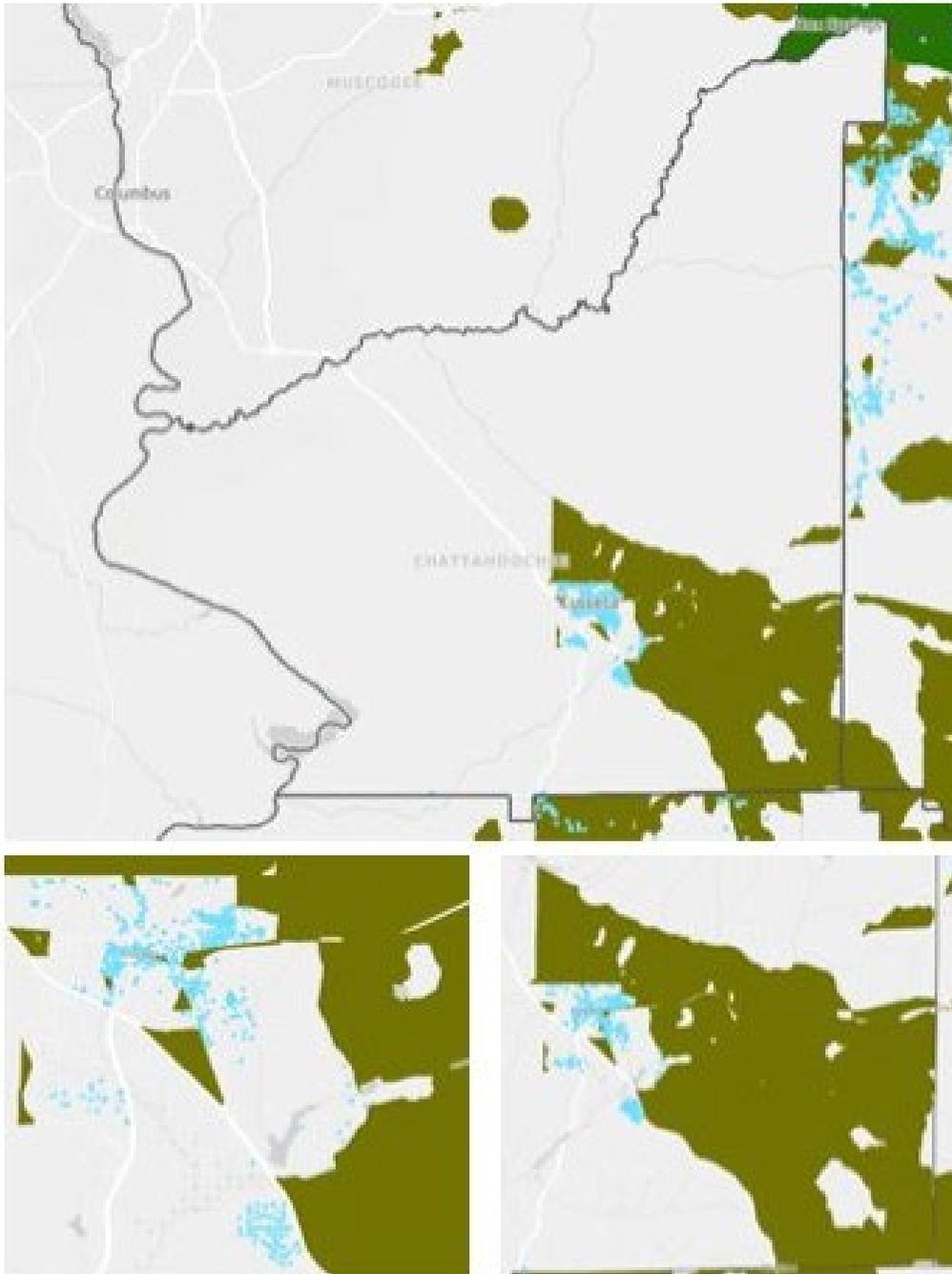
There are 118 remaining unserved locations in Chattahoochee County, as indicated by the red dots on the availability map. Chattahoochee County will continue to facilitate deployment to the remaining sites lacking service, and to encourage service improvements to areas with low-speed service.

The following chart and maps illustrate the status of broadband service in Chattahoochee County.



Provider	Technology	Down (Mbps)	Up (Mbps)
Spectrum	Fiber to the Premises	1000	500
Spectrum	Cable	1000	35
Starlink	NGSO Satellite	220	25
Viasat Inc	GSO Satellite	100	3
HughesNet	GSO Satellite	100	5
Verizon	Licensed Fixed Wireless	50	5
AT&T	Licensed Fixed Wireless	25	3
Public Service Wireless	Licensed Fixed Wireless	10	1
Windstream Georgia Communications, LLC	Copper	0.2	0.2
T-Mobile	Licensed Fixed Wireless	0.2	0.2
AT&T	Copper	0.2	0.2

Grant Awards



- Spectrum-Chattahoochee County, Fiber Down 1000 /Up 1000 Mbps
- Windstream Georgia Communications, Fiber Down 1000 /Up 500 Mbps

SWOT

The Unified Government of Cusseta-Chattahoochee County participated in a strategic planning session, during which they analyzed needs and opportunities and internal (strengths and weaknesses) and external (threats and opportunities) factors in their community. This process helped participants better understand the situation facing them as a community, the options available to community leadership, and guidance for the placement of resources.

STRENGTHS

- Located near a major highway
- Good school system with many available programs
- Family-based community
- Close to Ft. Benning and Columbus
- County Employees
- Sheriff's Department

WEAKNESSES

- No Habitat for Humanity or Fuller Center
- Poor marketing of transit
- Lack of public transit
- Lack of community participation with local events
- High rent and lack of housing stock
- No business support
- Lack of support from community for major changes

OPPORTUNITIES

- Workforce training and educational opportunities for adults
- Subsidized housing
- Extend Ft. Benning sewer to the County
- Apartments/Housing
- Increase collaboration with Ft. Benning
- Expand River Bend Park
- Local businesses such as cabins, restaurants, and a tackle shop.

THREATS

- Aging population due to cost of living
- High cost of land
- Lack of adequate sewer infrastructure
- Limited amount of developed land
- Lack of interest in Housing Development
- Very few school alumni due to military transit

Land Use

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

Existing Land Use and Development Patterns

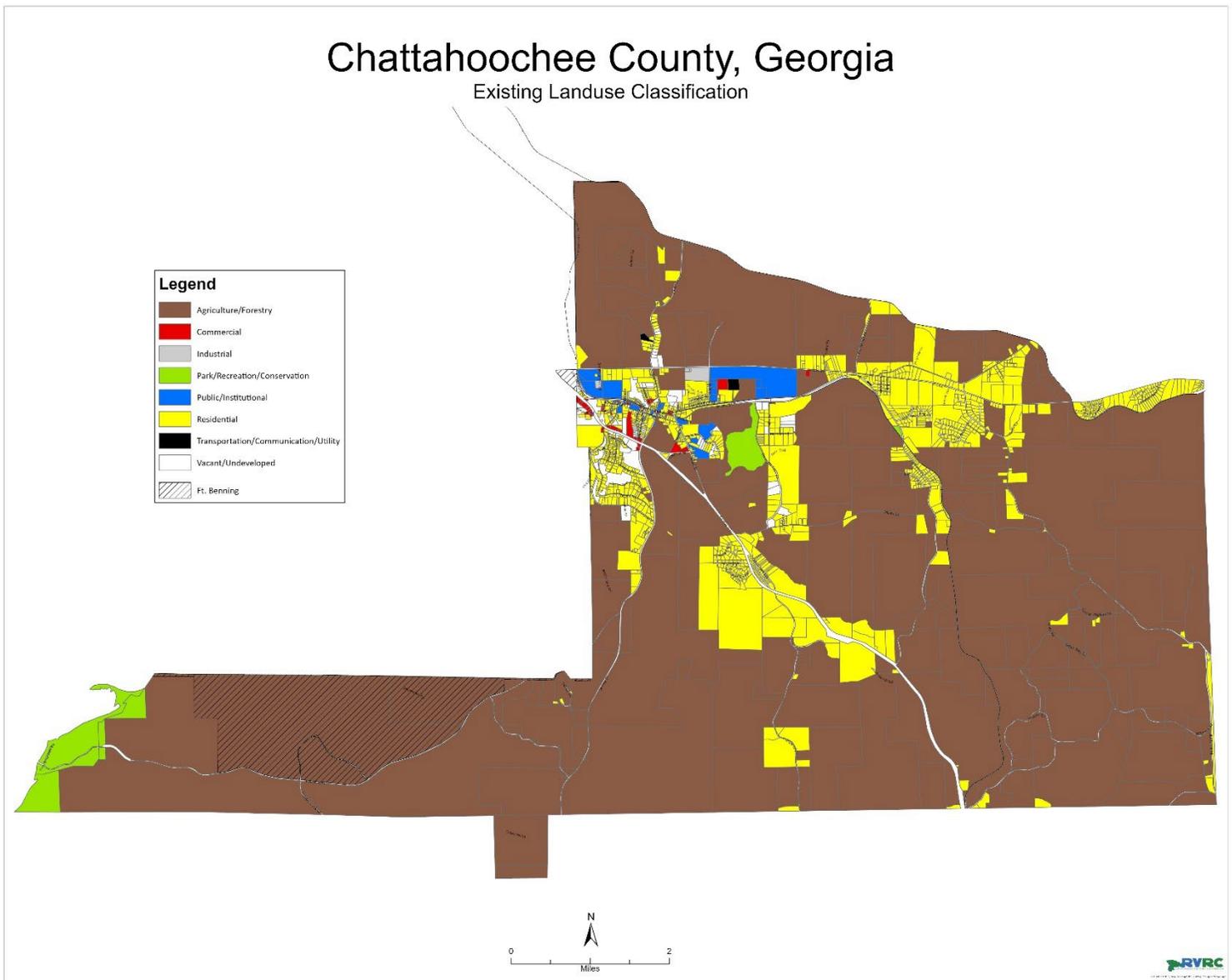
An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but also how these land uses interact. The purpose of this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

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

Land Use	Definition
Residential	This category includes land within the residential category that is for single-family, duplex, and multi-family dwelling units organized into general categories of net densities.
Agriculture/Forestry	This category includes land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Commercial	This category includes 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 includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. This category includes landfills. This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
Parks/Recreation/Conservation	This category includes land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust, or similar uses.
Public/Institutional	This category includes Community facilities excluding utilities and certain state, federal or local government uses, and institutional land uses. Examples include government building

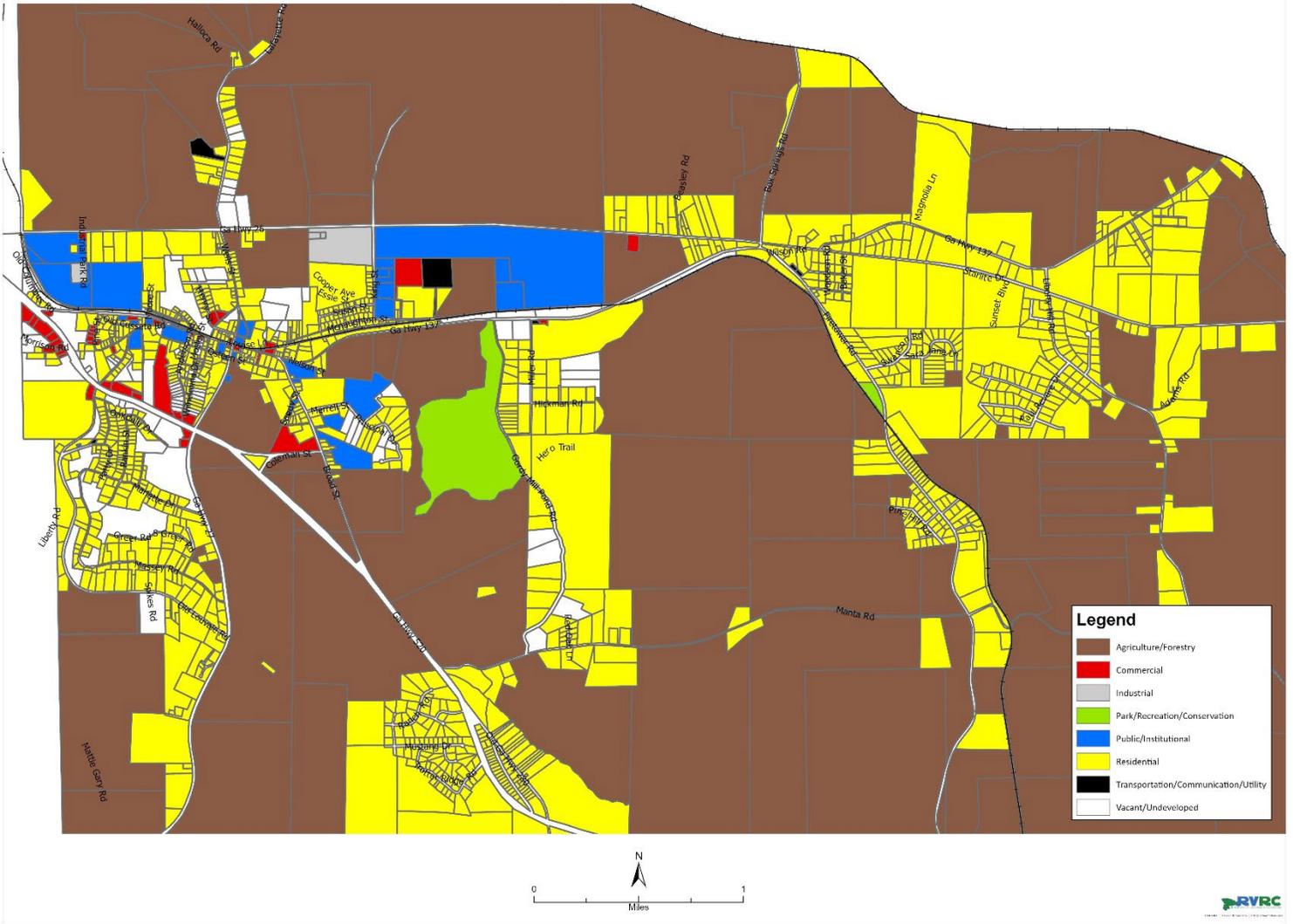
	complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/ Communication /Utilities	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.
Undeveloped/Vacant	This category includes 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.

Chattahoochee County Existing Land Use Map



Chattahoochee County, Georgia

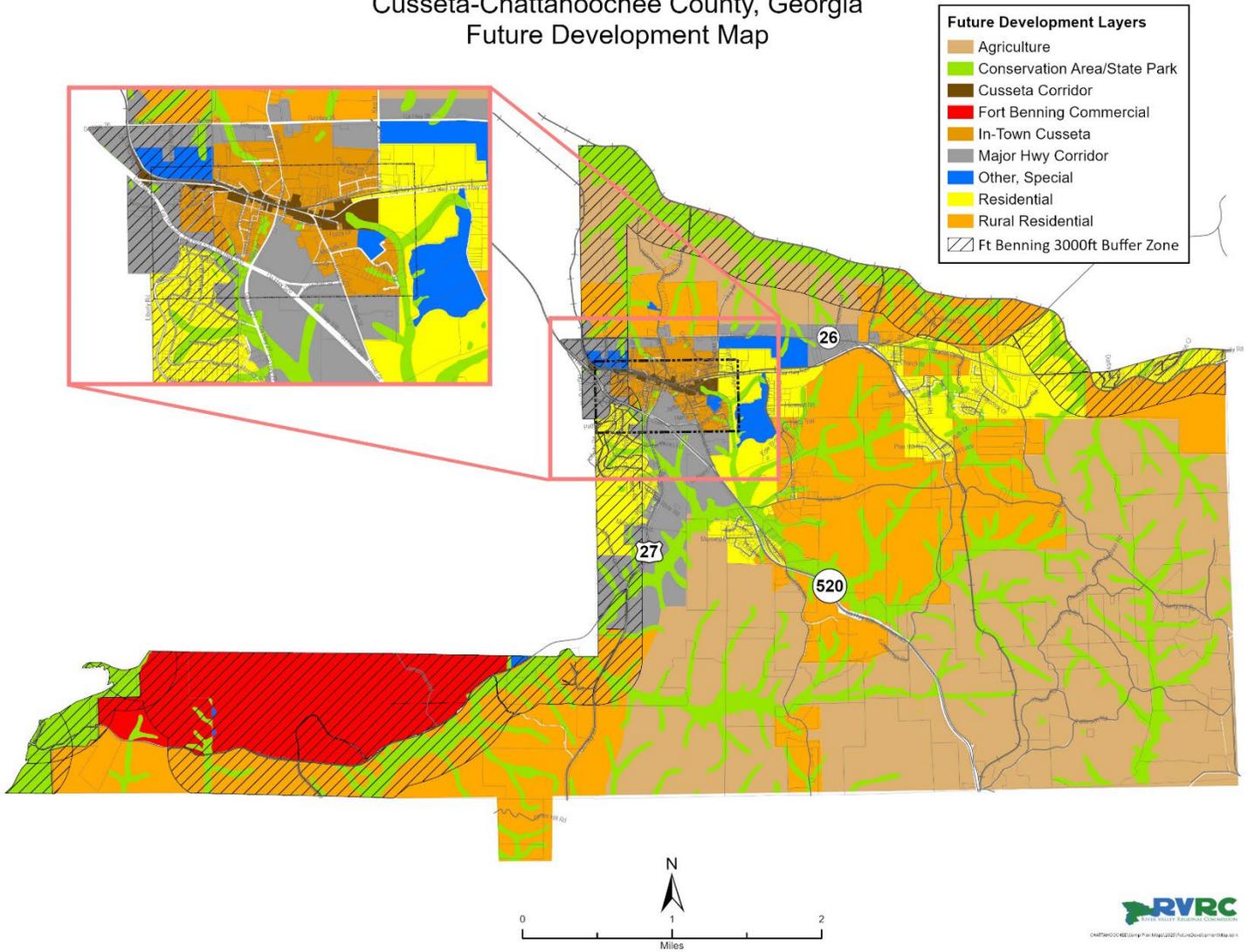
Existing Landuse Classification



Future Land Use

Growth in the RVRC region's rural counties has been slow over the past quarter century, and Chattahoochee County is no exception to this reality. Chattahoochee County has however experienced more growth than other RVRC jurisdictions, aside from Muscogee and Harris County. Over the last five years, there have been 15 building permits issued. Based on past and existing trends of development in Chattahoochee County, minimal to moderate growth is expected in the next ten years. Growth areas in Chattahoochee County include the intersections of 520/280 and SR26, including (a) the intersections of US 27 and 520/280 and the corridors themselves; (b) US 27 down to River Bend Road; and SR 520/280 down to Firetower Road, and along the SR 26 corridor to the Indian Hills Subdivision. Development opportunities exist along the roads that run just outside the old city limits of Cusseta, such as Gordy Mill Pond Road and Old SR 137. Please see the Community Development Areas of Concern map for a depiction of areas of potential growth. In summary, there will be only limited pressure placed on Chattahoochee County's infrastructure and public facilities caused by future development. Chattahoochee County has the community facilities and the infrastructure capacity to handle anticipated growth for the next 20 years, except for water and sewer services. Water capacity, considering present system distribution problems, has six to ten years of life. A sewer system will need to be established to support more growth in the county. There is an agreement with Fort Benning and the City of Columbus to tie into a preexisting system once funding is secured. From a land use standpoint, Chattahoochee County's main focus is to take existing development and improve it by adding in-fill on vacant lots in and around the more urbanized area of Cusseta.

Cusseta-Chattahoochee County, Georgia Future Development Map



Character Area Vision Statements

Agriculture

Vision: Maintaining agriculture and forestry practices are a part of Cusseta-Chattahoochee County's development vision and economy. The goal is to protect remaining agricultural areas while allowing limited residential development.

1. Limiting new development.
2. Protecting farmland/ forest land and open space.
3. Maintaining appropriate size lot.
4. Requiring compatible architectural designs that maintain the rural character.
5. Widening roadways only when necessary and with careful designs.
6. Any residential development should be done 5+ acre tracts.

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

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

Implementation Measures/Strategies:

1. Conserve and maintain shared green spaces for natural resources and recreation.
 - a. Require that construction designs minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
2. Protect residential areas and residents from incompatible land uses and their activities.
 - a. Discourage incompatible land uses, adjacent or within residential areas.



Conservation Area/ State Park

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

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

Land Uses or Zoning Categories Preferred:

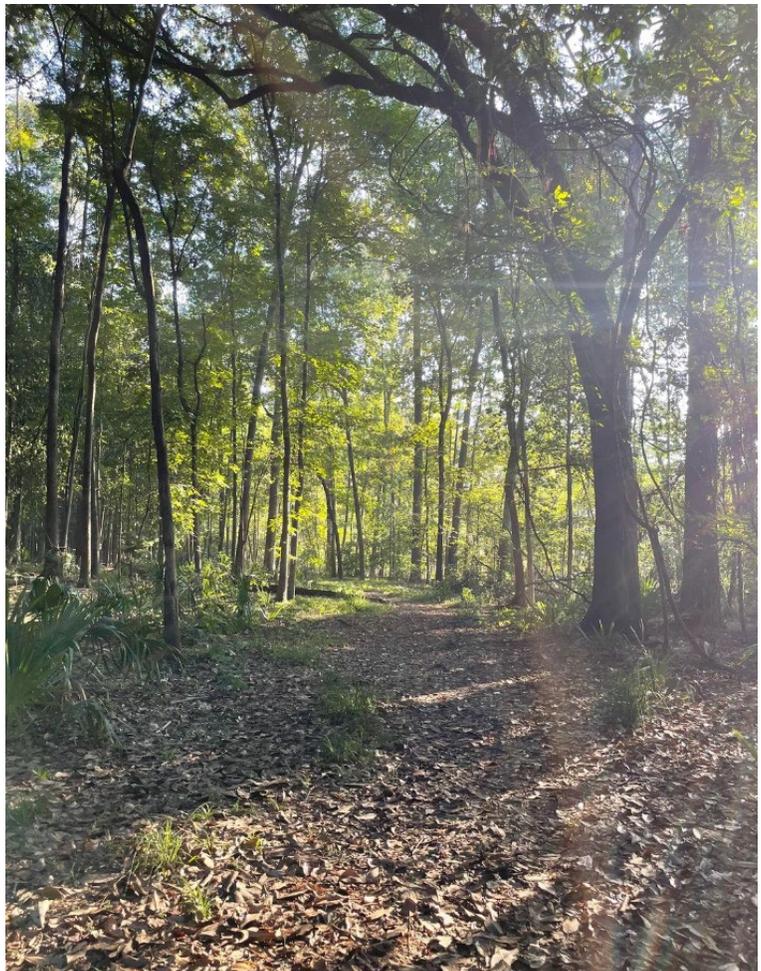
Cusseta-Chattahoochee County prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e., wells, utilities, and bike / pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (Agricultural), RR (Rural Residential) and the floating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

Quality Community Objectives for this

Area: Open Space Preservation, Environmental Protection, and Regional Cooperation

Implementation Measures/Strategies:

1. Conserve, maintain and promote the natural, historic, and cultural resources of Cusseta-Chattahoochee County.
 - a. Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.



- b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
- 2. Conserve, maintain and promote cultural, historic, and natural resources to provide a variety of educational experiences.
 - a. Support regional tourism alliances with other counties and other facilities (such as Riverbend) to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
 - b. Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - c. Discourage the obstruction of scenic views and sites in the county.
- 3. Promote and Enhance the Outdoor Recreation Industry.
 - a. Improve River Bend Park (add campsites and boat ramp).
 - b. Develop and promote additional competitions and festivals.

Cusseta Corridor

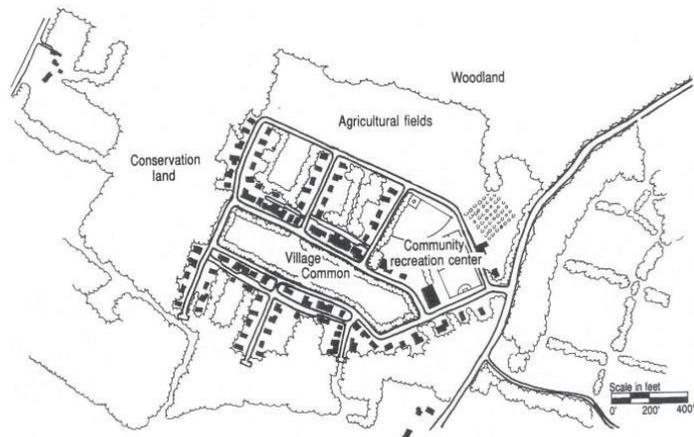
Vision: Cusseta-Chattahoochee County will ensure proper management of all developed and undeveloped land paralleling Broad Street, to Town Center, and out to King Street intersection to improve the usability of the area. This will include improvements to traffic flow, landscaping (bike/ pedestrian trails, benches, outdoor lighting), signage, façades, parking, and connectivity. Cusseta-Chattahoochee County will have a vibrant and active town center that has been fully restored. This area will be a focal point for the county, offering a concentration of activities to include general retail, professional offices, high-density housing, and appropriate public and open space uses, which will all be easily accessible by pedestrians. It will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing, and entertainment.

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

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

Implementation Measures/Strategies:

- 1. Enhance Urban Mobility and Livability
 - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.



- b. Provide access for pedestrians and bicycles.
 - c. Coordinate land uses and bike/ pedestrian facilities with transit stops.
 - d. Encourage a mix of residential, commercial uses, and community facilities at small scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
- a. Promote an adequate, efficient, and appropriate mix of goods and services in the Town Center.
 - b. Encourage the rehabilitation of storefronts in the Town Center.
 - c. Encourage cultural events, i.e., art shows, mini fairs, and other attractions in the Town Center.
 - d. Encourage adaptive re-use of historic structures.
 - e. Preserve historic and cultural buildings and monuments.
 - f. Provide daily clean-up services in the downtown areas.
3. Encourage citizens to shop locally.
- a. Make business hours compatible with the needs of local shoppers.

Fort Benning Commercial

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

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

Land Use or Zoning Categories Preferred:

Cusseta-Chattahoochee County prefers Fort Benning-compatible development in this character area. Preferred zoning classification is C-1.

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

Implementation Measures/Strategies:

1. Conserve and maintain green space to buffer activities from Fort Benning-related activities.
2. Adopt a greenspace buffering policy for development next to Fort Benning.



3. Develop lighting guidelines for business development next to Fort Benning.
4. Advise new businesses looking to develop or operate within this area on smoke and noise issues associated with Fort Benning training missions.

In-Town Cusseta

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

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

Quality Community Objectives for this Area: Transportation Alternatives, Heritage Preservation, Sense of Place, Infill Development, Housing Choices, and Environmental Protection.



Implementation Measures/Strategies:

1. Improve the appearance of sidewalks and streets. Provide amenities such as benches and streetlights.
 2. Encourage a mix of residential and community facilities at a small enough scale and proximity to encourage walking between destinations.
3. Improve and expand the existing housing stock for all income levels.
 - a. Support continued improvement in existing housing conditions.
 - b. Strive for the elimination of housing discrimination and promote fair housing practices.
 - c. Promote and encourage more affordable housing opportunities.
 - d. Encourage owners of substandard units to improve their properties.
 4. Promote mixed, residential uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
 5. Promote strong connectivity and continuity between developments.
 6. Establish good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/subdivisions, and multiple site access points.
 7. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

8. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
9. Promote infill development.
10. Encourage adaptive re-use of historic structures.
11. Preserve historic and cultural buildings and monuments.
12. Provide daily clean-up services in the in-town Cusseta areas.

Major Highway Corridor

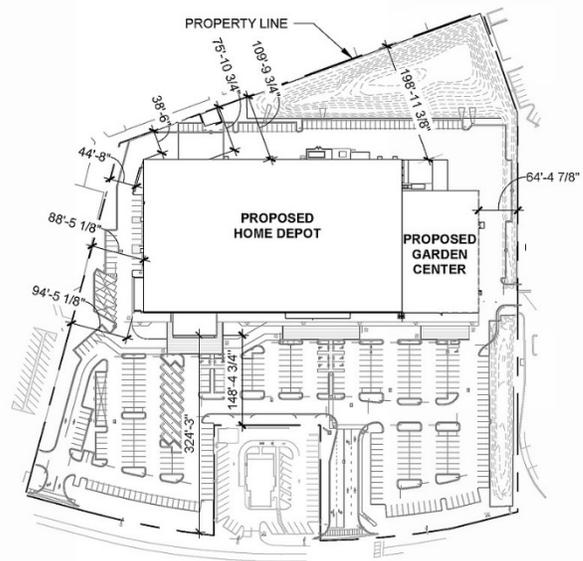
Vision: Cusseta-Chattahoochee County will ensure proper management of developed and undeveloped land on both sides of high-volume transportation facilities such as SR 520/280, U.S. 27 and SR 26; by controlling points of ingress and egress, encouraging landscaping, sign control (size, height, placement)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

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

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

Implementation Measures/Strategies:

1. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
2. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
3. Provide pedestrian facilities behind drainage ditches or curbs.
4. Coordinate land uses and bike/pedestrian facilities with transit stops.
5. Provide paved shoulders for bicycles or emergency breakdown lanes.
6. Identify and define unacceptable uses, such as billboards.



Other, Special

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



Residential

Vision: To maintain existing residential development patterns and, where appropriate, retrofit existing development by placing street lighting, bike/ pedestrian trails to improve subdivisions' connectivity.

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

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

Quality Community Objectives for this Area: Infill Development, Transportation Alternatives, Environmental Protection and Housing Choices.

Implementation Measures/Strategies:

1. Improve and expand the existing housing stock for all income levels.
 - a. Support continued improvement in existing housing conditions.
 - b. Add more affordable housing opportunities.



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



Rural Residential

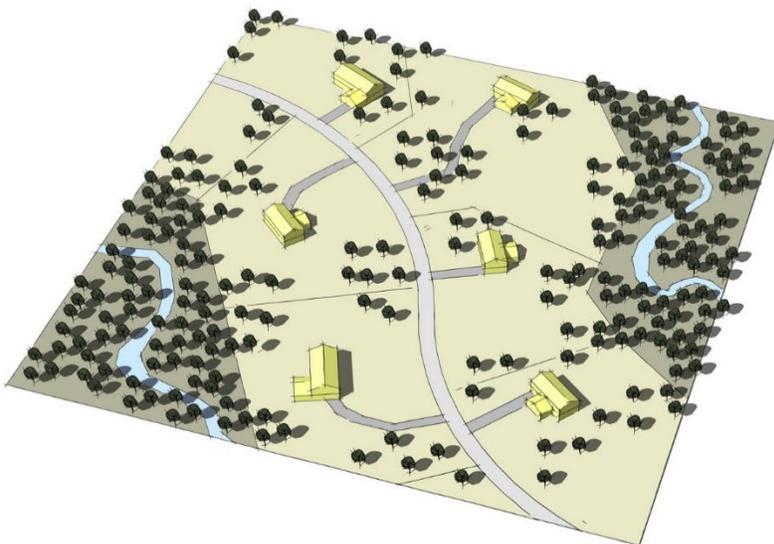
Vision: Cusseta-Chattahoochee County will maintain rural, undeveloped land and lower density residential development with typically large lots, open space, and pastoral views.

1. Existing residential areas in Cusseta-Chattahoochee County will be maintained for the continuation of low-density, rural development living. New development in this area will be on 1 to 5 acre plus tracts.
2. **Land Uses or Zoning Categories Preferred:** Low density residential. Zoning classifications preferred include A-1 (Agricultural) and RR (Rural Residential) and R-2.

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

Implementation Measures/Strategies:

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



2. Discourage residential development in areas designated as having critical environmental hazards, such as floodplain and severe slopes.
3. Require site plans.

Report of Accomplishments

Cusseta-Chattahoochee County Report of Accomplishments 2021-2026		
Activity	Status	Explanation
Update water distribution system in phases.	Underway	
Neighborhood Service Center Rehabilitation.	Complete	2021/2022
Begin redevelopment of Broad Street and surrounding neighborhoods by creating a streetscape drawing of Broad Street.	Underway	
Do a market analysis to identify niche markets in Chattahoochee County to create more retail jobs.	Underway	
Update the Chattahoochee County website to reflect what location incentives they can provide for a commercial facility, residential development, or a small industry. Such as a discount on solid waste collection fees, water discount, property tax reduction, etc. Also promote job training programs, closeness to Columbus, and FT Benning, and tourism assets on the website.	Underway	
Send elected officials, staff, or citizens to the Georgia Academy for Economic Development.	Underway	
Link DCA housing program information to the Chattahoochee County website to increase affordable and adequate housing opportunities through grants and other state and/or federal housing programs.	Underway	

Update development regulations by adopting development policies and/or DNR Natural Environment Planning Criteria.	Underway	
Update Comprehensive Plan	Underway	Update every 5 years: Next Due 02/28/2031
Update SDS	Underway	Update every 10 years: Next Due 02/28/2036
Identify and prioritize roadway Improvements. Including the pavement of dirt roads in existing subdivisions. Also identify storm water runoff and erosion problems. Apply for grants to fix problems.	Underway	
Meet with Pataula Transit Authority concerning the possibility of establishing a pickup and drop off point in Chattahoochee County.	Complete	Chattahoochee County has joined PTA
Pursue funding and construct multi-use trails. One trail to connect rec center to Broad Street and one at River Bend Park.	Underway	2025: applied for SEID Grant
Update sewer in Broad Street area.	Underway	2025: planning and engineering is done. Grant has been applied for
Construct ADA compliant playground at City Park.	Complete	
Remodel the old city hall building into a museum and welcome center.	Complete	Phase 1 is complete. Phase 2 will start in 2026.
Remodel the old family connections facility to meet the needs of the tax commissioner's office.	Complete	
Neighborhood Service Center Rehabilitation Center.	Complete	

Revisit/ review Base compatibility guidelines regarding development next to FT Benning.	Complete	
Widening of SR 26	Complete	Waiting on GDOT but the county's part is complete.
Provide IDA resources to recruit businesses	Underway	
Add Pad-Ready building site	Underway	
Address dilapidated housing needs	Underway	
Identify vacant residential lots to help promote infill housing	Underway	
Update zoning ord variance language	Underway	
Continuation of street improvements	Underway	
Intersection improvements at broad street and US 280/SR 520	Underway	
Actively participate in RVRC Council meetings	Underway	
Build a fishing pier at River Bend Park	Underway	
Construct bathrooms and install water at King Street Park	Underway	
Develop and promote outdoor recreation (hiking trails, river access, campgrounds, etc.) in the county	Underway	
Identify and pursue funding to remediate brownfield sites	Underway	
Pursue funding for housing and/or related improvements (water, road, drainage, sewer, blight)	Underway	

Work Program

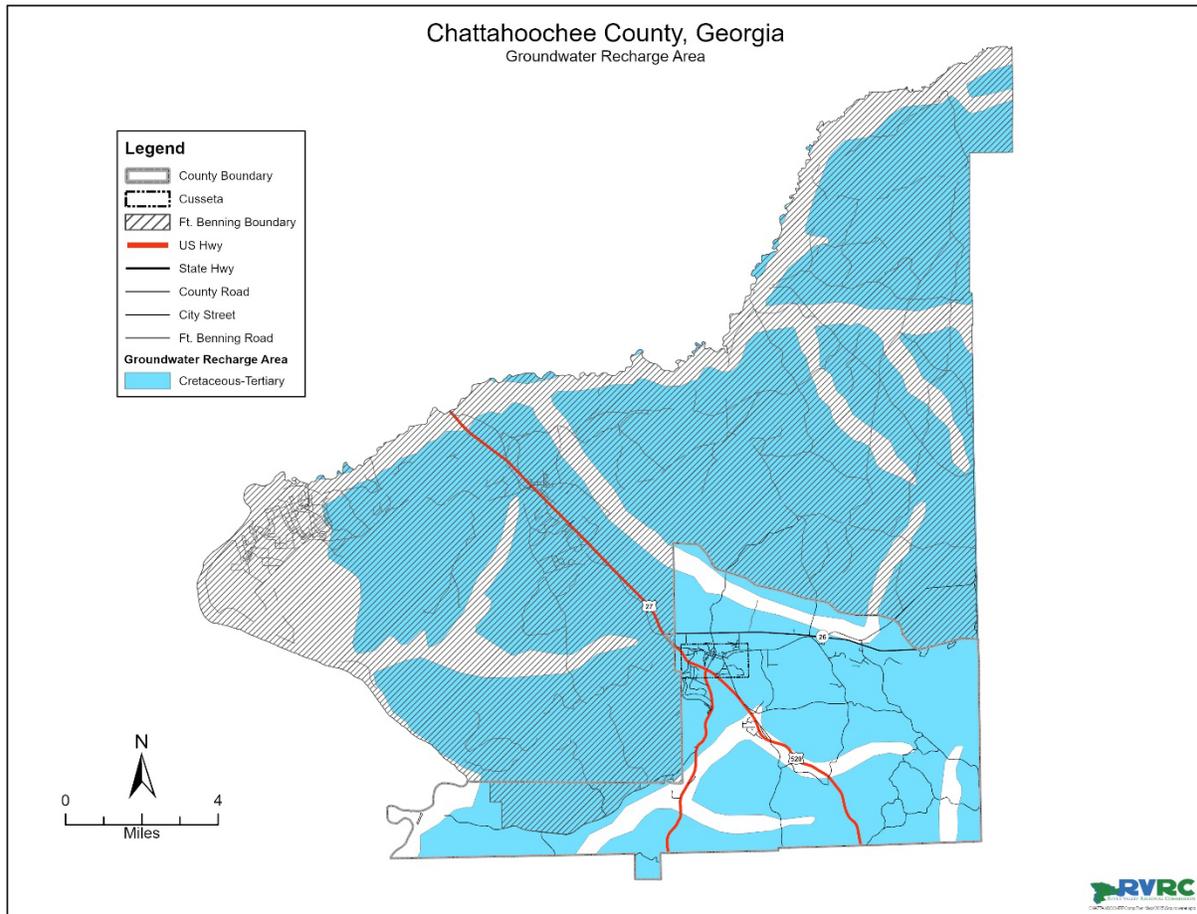
Cusseta-Chattahoochee County Community Work Program 2026-2031									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	'26	'27	'28	'29	'30	'31			
Phase 2 of remodeling the old city hall into a museum and welcome center	X						UGOCCC	\$100,000	
Do a market analysis to identify niche markets in Chattahoochee County to create more retail jobs.		X					UGOCCC	\$3,000	UGOCCC
Update the Chattahoochee County website to reflect what location incentives they can provide for a commercial facility, residential development, or a small industry. Such as a discount on solid waste collection fees, water discount, property tax reduction, etc. Also promote job training programs, closeness to Columbus, and FT Benning, and tourism assets on the website.		X					UGOCCC	\$3,000	UGOCCC
Send elected officials, staff, or citizens to the Georgia Academy for Economic Development.		X		X		X	UGOCCC	\$1,000	UGOCCC

Provide IDA resources to recruit businesses	X						UGOCCC	\$5,000	UGOCCC
Add Pad-Ready building site			X				UGOCCC	\$75,000	UGOCCC
Build a fishing pier at River Bend Park	X	X					UGOCCC	\$100,000	UGOCCC
Construct bathrooms and install water at King Street Park	X	X					UGOCCC	\$50,000	UGOCCC
Link DCA housing program information to the Chattahoochee County website to increase affordable and adequate housing opportunities through grants and other state and/or federal housing programs.		X					UGOCCC	\$250	UGOCCC
Address dilapidated housing needs	X	X	X	X			UGOCCC	\$500,000	UGOCCC, CDBG, Grant funds
Identify vacant residential lots to help promote infill housing			X				UGOCCC	\$2,000	UGOCCC
Update development regulations by adopting development policies and/or DNR Natural Environment Planning Criteria.			X				UGOCCC	\$500	UGOCCC
Update Comprehensive Plan					X	X	UGOCCC	No cost	UGOCCC

Update zoning ordinance variance language		X	X				UGOCCC	\$1,500	UGOCCC
Continuation of street improvements	X	X	X	X	X	X	UGOCCC	\$610,000	UGOCCC, LMIG, CDBG, Grant funds
Intersection improvements at broad street and US 280/SR 520		X	X	X			GDOT	Unknown	GDOT
Actively participate in RVRC Council meetings	X	X	X	X	X	X	UGOCCC	\$3,000	UGOCCC
Update sewer in Broad Street area	X	X	X				UGOCCC	\$1,000,000	UGOCCC, CDBG, Grant funds
Pursue funding and construct multi-use trails. One trail to connect rec center to Broad Street and one at River Bend Park.	X	X	X	X			UGOCCC	\$1,000,000	UGOCCC
Update SDS						X	UGOCCC	No Cost	UGOCCC
Begin redevelopment of Broad Street and surrounding neighborhoods by creating a streetscape drawing of Broad Street.		X					UGOCCC	\$5,000	UGOCCC
Update water distribution system in phases		X		X			UGOCCC	\$100,000	UGOCCC, CDBG, Grant funds

Develop and promote outdoor recreation (hiking trails, river access, campgrounds, etc.) in the county	X	X	X	X	X	X	UGOCCC	\$1,000,000	UGOCCC, grant funds
Identify and pursue funding to remediate brownfield sites	X	X	X	X	X	X	UGOCCC	\$1,000,000	UGOCCC, grant funds
Pursue funding for housing and/or related improvements (water, road, drainage, sewer, blight)	X	X	X	X	X	X	UGOCCC	\$1,000,000	UGOCCC, CDBG, Grant funds
Identify and prioritize roadway Improvements. Including the pavement of dirt roads in existing subdivisions. Also identify storm water runoff and erosion problems. Apply for grants to fix problems.	X	X	X	X	X	X	UGOCCC	\$1,000,000	UGOCCC, CDBG, Grant funds

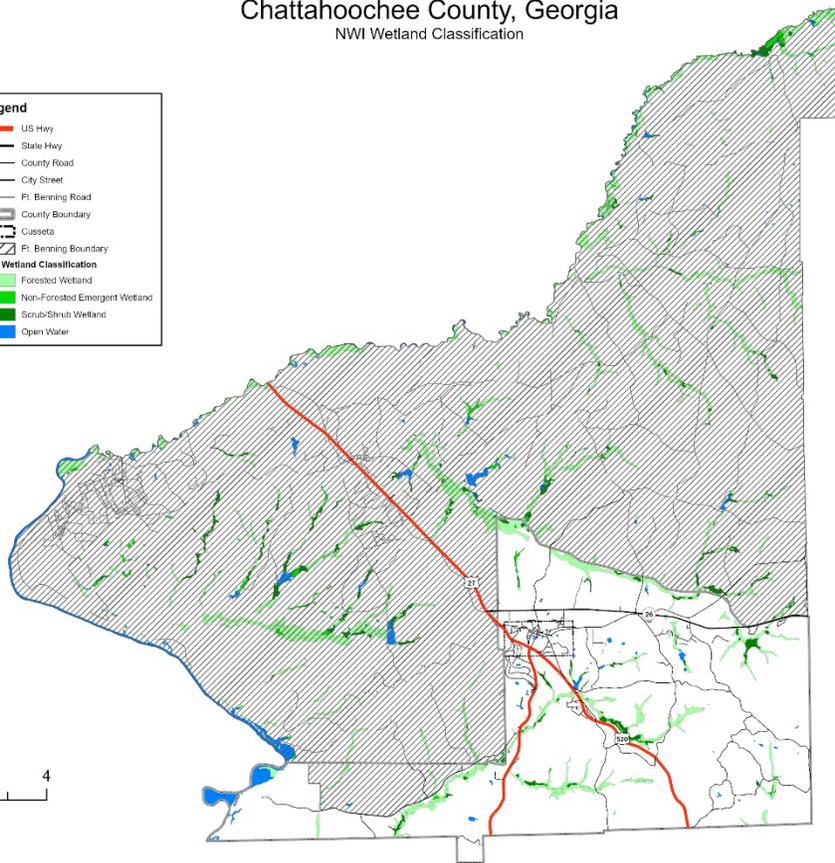
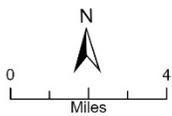
Appendix A: Maps



Chattahoochee County, Georgia

NWI Wetland Classification

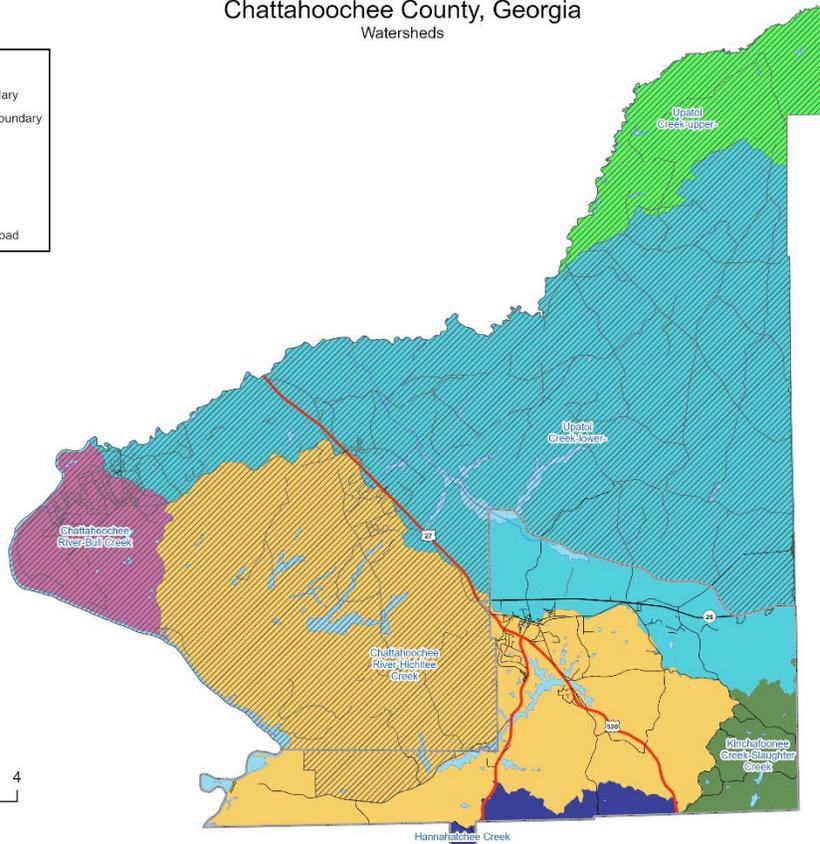
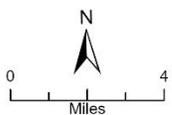
- Legend**
- US Hwy
 - State Hwy
 - County Road
 - City Street
 - Ft. Benning Road
 - County Boundary
 - Cassota
 - Ft. Benning Boundary
- NWI Wetland Classification**
- Forested Wetland
 - Non-Forested Emergent Wetland
 - Scrub/Shrub Wetland
 - Open Water



Chattahoochee County, Georgia

Watersheds

- Legend**
- County Boundary
 - Ft. Benning Boundary
 - US Hwy
 - State Hwy
 - County Road
 - City Street
 - Ft. Benning Road



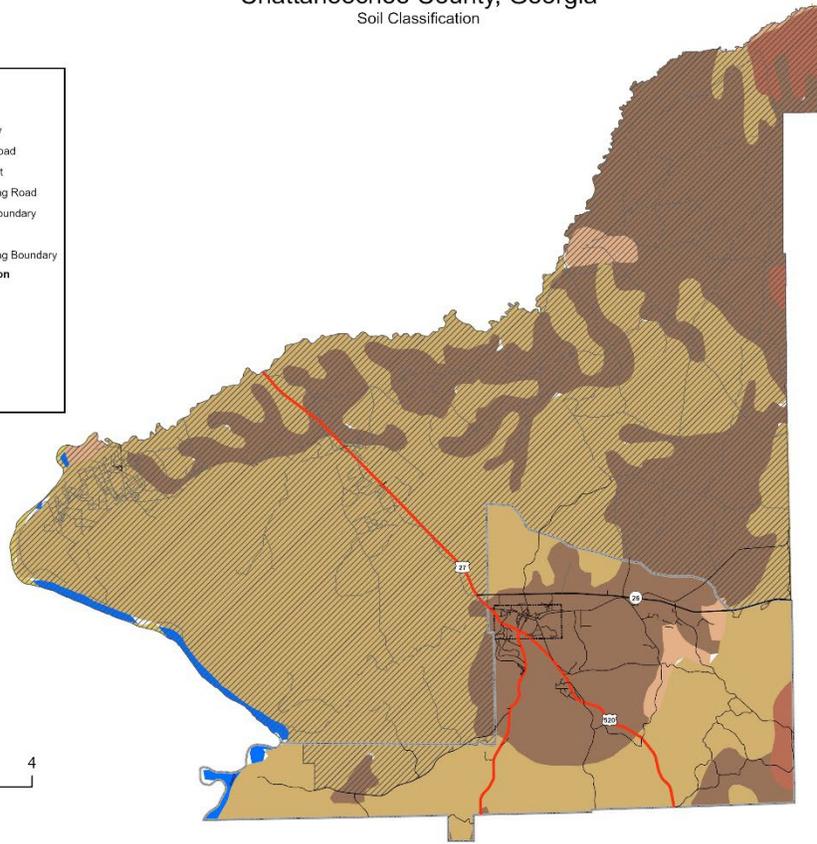
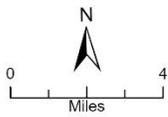
Chattahoochee County, Georgia Soil Classification

Legend

- US Hwy
- State Hwy
- County Road
- City Street
- Ft. Benning Road
- County Boundary
- Cusseta
- Ft. Benning Boundary

Soil Classification

- Bibb
- Lakeland
- Norfolk
- Vaucluse
- Wagram
- Water



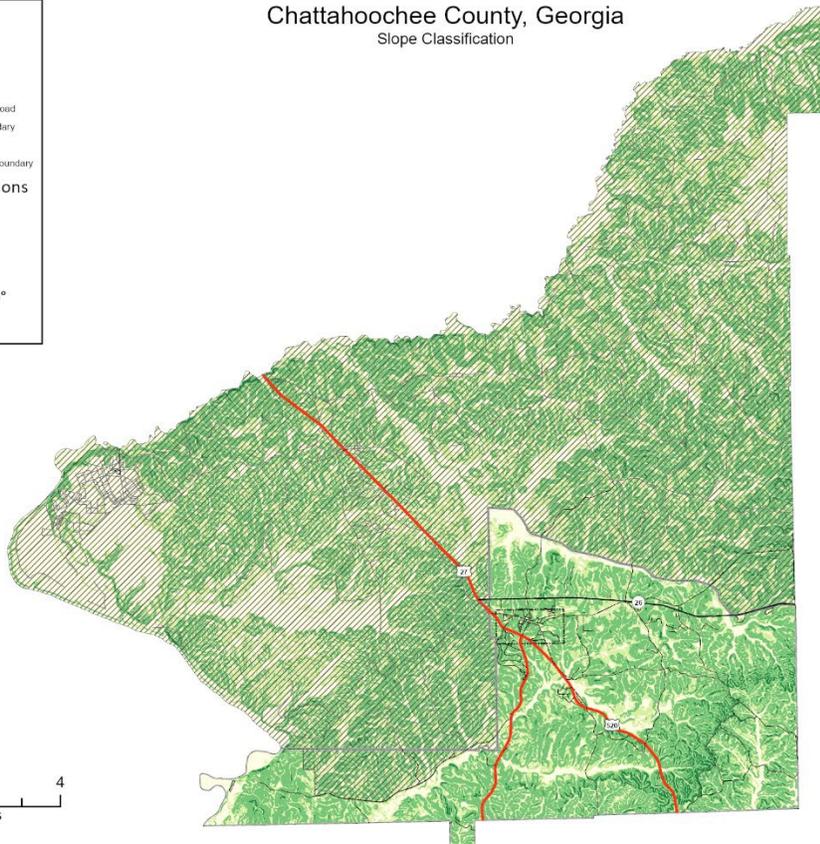
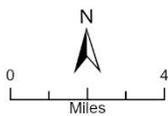
Chattahoochee County, Georgia Slope Classification

Legend

- US Hwy
- State Hwy
- County Road
- City Street
- Ft. Benning Road
- County Boundary
- Cusseta
- Ft. Benning Boundary

Slope Classifications

- 0° - 2°
- 3° - 5°
- 6° - 15°
- 16° - 30°
- >31°



Chattahoochee County, Georgia

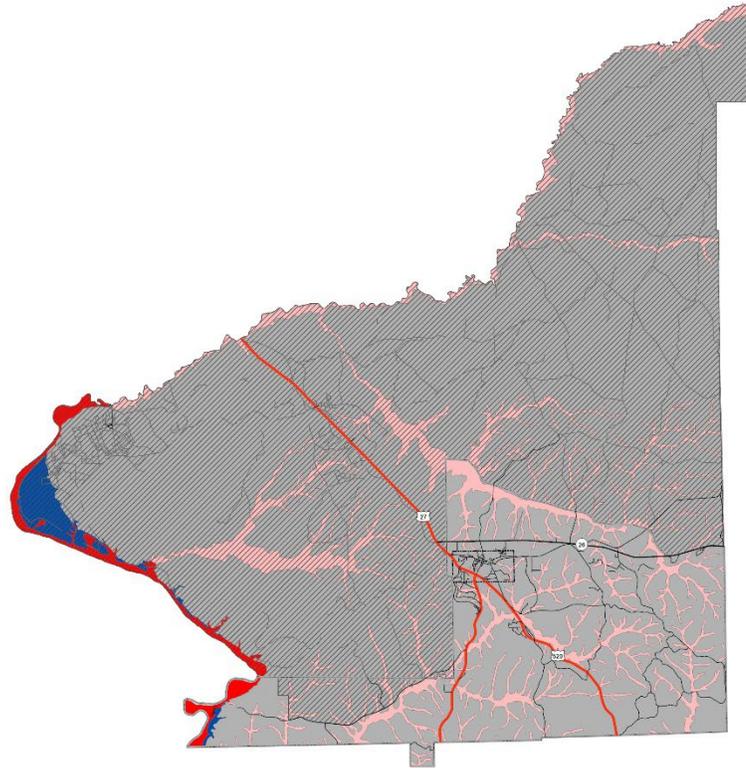
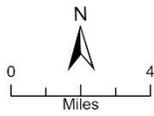
Q3 Flood Data

Legend

- County Boundary
- Cutsets
- Fl. Benning Boundary
- US Hwy
- State Hwy
- County Road
- City Street
- Fl. Benning Road

Q3 Flood Zone

- (Zone A) No Base Flood Elevation Determined
- (Zone AE) Base Flood Elevation Determined
- (Zone X500) 500 Year Flood Area
- (Zone X) Outside 500 Year Flood Area



Appendix B: Survey



Help Develop a Vision for Chattahoochee County's Future

**Please
Complete Our
Survey!**

For More Information Contact:

Allison Slocum

(706) 256-2910

aslocum@rivervalleyrc.org



Unified Government of Cusseta – Chattahoochee County Comprehensive Plan Survey Questions

Please answer the questions below for the community in which you live.

1. What community do you live in?

- Old City Limits of Cusseta
- Unincorporated Chattahoochee County

2. How long have you lived in your community?

- Less than 1 year
- 1 – 5 years
- 6 – 10 years
- 11 – 20 years
- 21 + years
- Do not live in Chattahoochee County

3. What is your age?

- 15 – 20 years
- 21 – 30 years
- 31 – 40 years
- 41 - 50 years
- 51 - 60 years
- 61 years or older

4. Do you own or rent your place of residence?

- Own
- Rent

5. What do you like MOST about living in your community?

6. How satisfied are you with the quality and availability of public services and facilities in Cusseta - Chattahoochee County and its communities (such as roads, water, sewer, parks, libraries, public transportation, etc.)?

7. How do you feel about the current and projected growth and development patterns in your community?

8. What are the most desirable types and locations of new development or redevelopment in Cusseta – Chattahoochee County (such as residential, commercial, industrial, mixed-use, etc.)?

9. What are the most important goals or strategies that your community should pursue to improve the quality of life and economic vitality of Cusseta – Chattahoochee County?

10. What type of retail businesses would you most likely support?

- Grocery Stores
- Specialty Food Stores (bakeries, delis, ethnic markets, health food stores, wine shops, etc.)
- Restaurants
- Gift Shops
- General Goods Stores
- Specialty Clothing Stores or Boutiques
- Other

11. If you have friends visiting, what is your favorite thing to do with them or show them in Cusseta – Chattahoochee County?

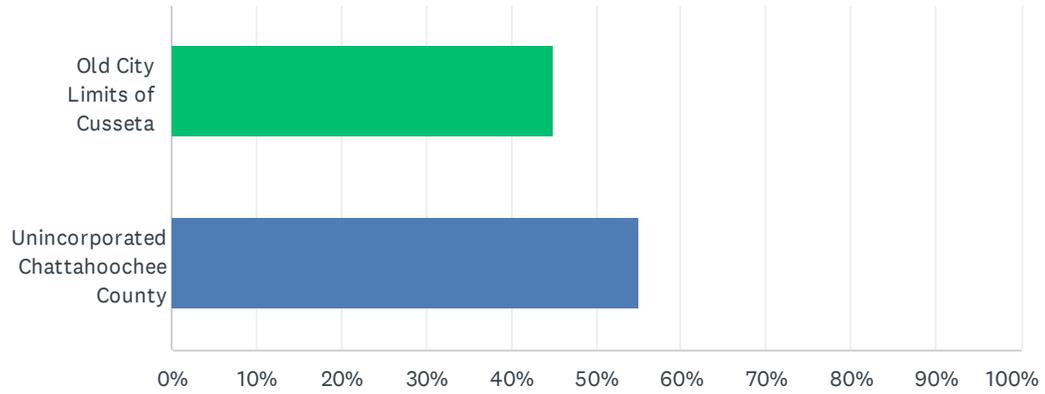
12. What are the greatest Strengths, Weaknesses, Opportunities and Threats that Cusseta – Chattahoochee County will face over the next 5 years?

13. What would you like to see happen in Cusseta – Chattahoochee County the next 10 years?

14. Please provide any additional thoughts on the future of Cusseta – Chattahoochee County.

Q1 What community do you live in?

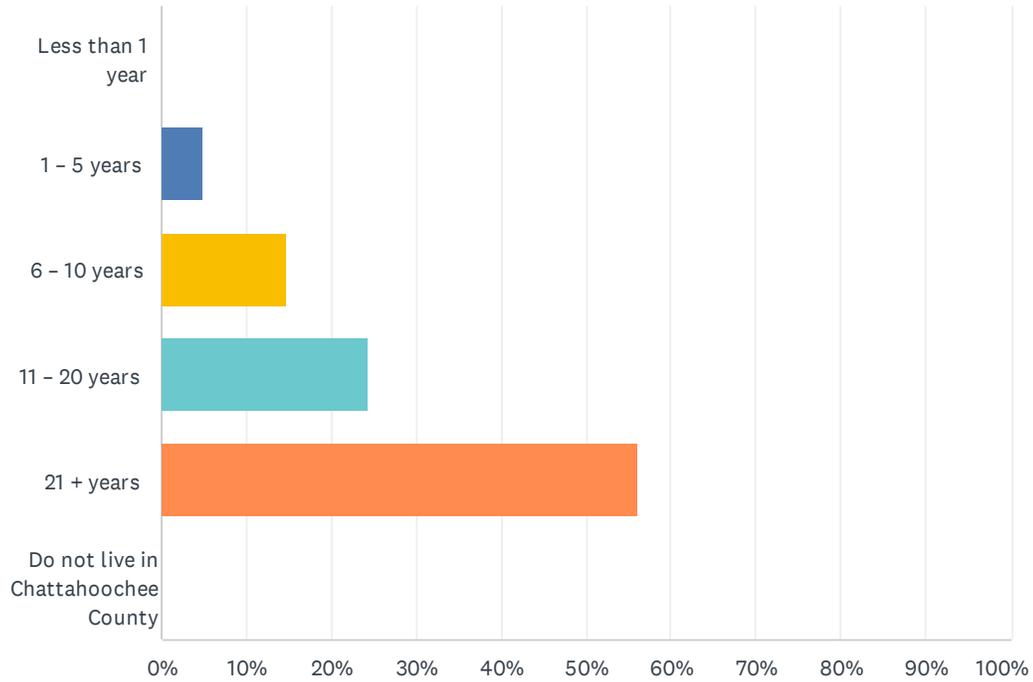
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
Old City Limits of Cusseta	45.00%	18
Unincorporated Chattahoochee County	55.00%	22
TOTAL		40

Q2 How long have you lived in your community?

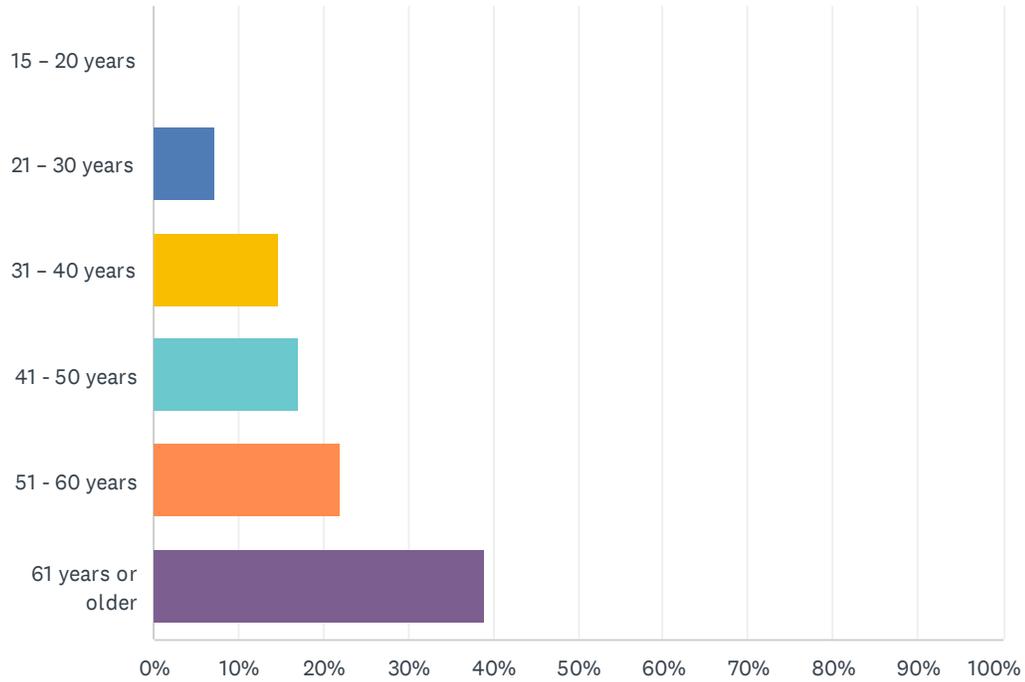
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 1 year	0.00%	0
1 – 5 years	4.88%	2
6 – 10 years	14.63%	6
11 – 20 years	24.39%	10
21 + years	56.10%	23
Do not live in Chattahoochee County	0.00%	0
TOTAL		41

Q3 What is your age?

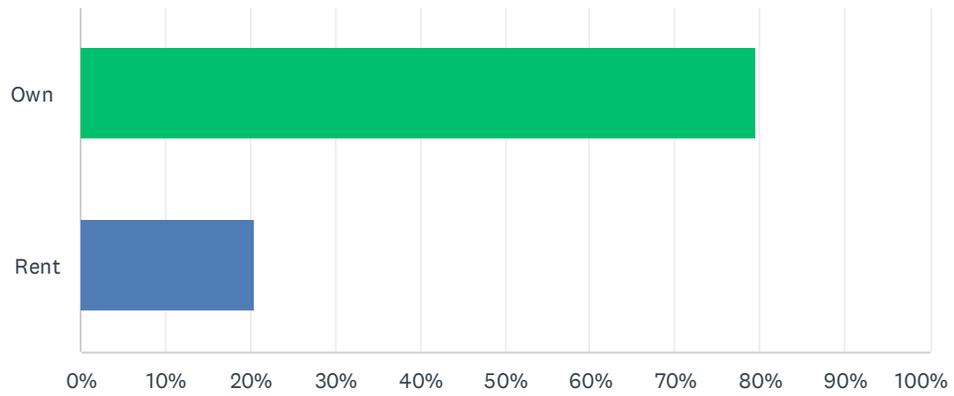
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
15 – 20 years	0.00%	0
21 – 30 years	7.32%	3
31 – 40 years	14.63%	6
41 - 50 years	17.07%	7
51 - 60 years	21.95%	9
61 years or older	39.02%	16
TOTAL		41

Q4 Do you own or rent your place of residence?

Answered: 39 Skipped: 2



ANSWER CHOICES	RESPONSES	
Own	79.49%	31
Rent	20.51%	8
TOTAL		39

Q5 What do you like MOST about living in your community?

Answered: 40 Skipped: 1

#	RESPONSES	DATE
1	No congestion where I live	10/14/2025 8:03 PM
2	THE PEOPLE	10/3/2025 12:49 PM
3	Peaceful, close to a large city. Great schools.	10/2/2025 6:01 PM
4	Nothing, no growth.	9/24/2025 3:00 PM
5	The country living.	9/23/2025 1:04 PM
6	It's quiet.	9/23/2025 12:39 PM
7	Piece and quiet	9/23/2025 7:12 AM
8	The privacy of my own land	9/22/2025 6:14 PM
9	Privacy	9/22/2025 5:12 PM
10	It's always been my home. Every place I look is a memory of a person, or place, that has impacted my life. I am safe and happy here.	9/22/2025 4:05 PM
11	Quiet; no traffic	8/26/2025 8:41 AM
12	Living in a rural community	7/18/2025 8:46 AM
13	Peacefulness, and lower crime rates than nearby Columbus GA	7/17/2025 6:53 PM
14	Our land	7/16/2025 11:19 PM
15	Little traffic	7/13/2025 10:21 PM
16	Country environment.	7/13/2025 10:21 PM
17	The quiet. The smallness.	7/9/2025 9:44 PM
18	its quiet and friendly ..	7/7/2025 4:09 PM
19	Community support	7/5/2025 4:44 PM
20	No crime	7/5/2025 3:50 PM
21	Nothing to be honest	7/4/2025 10:11 PM
22	Small town feel	7/4/2025 12:26 PM
23	Knowing everyone and people lending helping hands.	7/3/2025 8:10 PM
24	The lower cost of living compared to Columbus	7/3/2025 6:23 PM
25	Was good country living, people helped each other, you knew where you stood with your actions	7/3/2025 5:37 PM
26	quiet	7/2/2025 10:41 PM
27	The small town feel and community	7/2/2025 9:47 PM
28	Peaceful	7/2/2025 9:39 PM
29	People get along great in the neighborhood	7/2/2025 9:14 PM
30	Quiet, relatively safe	7/2/2025 8:59 PM
31	The country	7/2/2025 8:49 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

32	Community, privacy and safety.	7/2/2025 7:38 PM
33	Privacy	7/2/2025 7:05 PM
34	The small community feel. Everyone knows and cares for everyone in one form or another. I love that cusseta isn't just a town, it's a family.	7/2/2025 5:32 PM
35	Everyone is friendly	7/2/2025 5:18 PM
36	Quiet.. for the most part	7/2/2025 5:12 PM
37	My neighbors	7/2/2025 5:02 PM
38	It's quiet and a small community.	7/2/2025 4:55 PM
39	It's quiet. Not a lot of crime.	7/2/2025 4:34 PM
40	Quiet	7/2/2025 4:28 PM

Q6 How satisfied are you with the quality and availability of public services and facilities in Cusseta - Chattahoochee County and its communities (such as roads, water, sewer, parks, libraries, public transportation, etc.)?

Answered: 40 Skipped: 1

#	RESPONSES	DATE
1	Less frequency of dirty water to drink, cook with, bathe and wash clothes	10/14/2025 8:03 PM
2	Need improvements	10/3/2025 12:49 PM
3	The Library is good- new manager trying to provide more resources.	10/2/2025 6:01 PM
4	Not satisfied, what public transportation?	9/24/2025 3:00 PM
5	Not satisfied.	9/23/2025 1:04 PM
6	Not satisfied.	9/23/2025 12:39 PM
7	It could be better	9/23/2025 7:12 AM
8	Roads need more maintenance, and water systems need upgrades.	9/22/2025 6:14 PM
9	It could be better	9/22/2025 5:12 PM
10	Very satisfied	9/22/2025 4:05 PM
11	Very satisfied except water which needs better maintenance due to frequent water main breaks/leaks and hard water.	8/26/2025 8:41 AM
12	Somewhat satisfied	7/18/2025 8:46 AM
13	We need a sewer system to attract businesses here	7/17/2025 6:53 PM
14	Hate our septic tank and the public water smells bad	7/16/2025 11:19 PM
15	Improve the water quality and service.	7/13/2025 10:21 PM
16	Well satisfied	7/13/2025 10:21 PM
17	We live on a dirt road and the maintenance of the ditches which facilitate draining is nonexistent. Not happy with that.	7/9/2025 9:44 PM
18	I hate that a lot of people complain about the water quality.. we use Britta filtered pitchers for ours .. my cats will not drink the water out of the faucet..	7/7/2025 4:09 PM
19	Not satisfied at all	7/5/2025 4:44 PM
20	Just fine	7/5/2025 3:50 PM
21	It's okay	7/4/2025 10:11 PM
22	It's a mixed bag as far as services	7/4/2025 12:26 PM
23	Water quality is an issue in my opinion.	7/3/2025 8:10 PM
24	Mostly fine for a small town. The water is terrible and the chronic water leaks (from pressure?) is annoying. Having sewer services over septic tanks would be fabulous.	7/3/2025 6:23 PM
25	Roads, and water is better than ever, libraries are good but not long term anymore,www	7/3/2025 5:37 PM
26	fair	7/2/2025 10:41 PM
27	Not.	7/2/2025 9:47 PM
28	Meh it okay	7/2/2025 9:39 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

29	Not pleasant, notice sometimes on past the issue, no public transportation, road need speed bumps for children	7/2/2025 9:14 PM
30	Ok	7/2/2025 8:59 PM
31	The water has low pressure and has lots of water leaks! Very frustrating! The road I live on, Friendship Road, has pot holes all over! Should have been repaved years ago! The Farm and the Ranch roads were paved 5 years ago?????	7/2/2025 8:49 PM
32	Water seems to have outages frequently.	7/2/2025 7:38 PM
33	Not at all. I do like the community center stuff	7/2/2025 7:05 PM
34	Satisfied	7/2/2025 5:32 PM
35	8 out of 10	7/2/2025 5:18 PM
36	Scale of 1-10...1 being bad / 10 great.. I'd say about a 5.. county seems to neglect some areas, while spending money on areas few people enjoy or use.	7/2/2025 5:12 PM
37	Not very satisfied with the roads. Everything else is great	7/2/2025 5:02 PM
38	Most roads are good, there are a few that needs work done on them. I have noticed had issues with my water or garbage services.	7/2/2025 4:55 PM
39	It's ok.	7/2/2025 4:34 PM
40	Needs lots of improvement	7/2/2025 4:28 PM

Q7 How do you feel about the current and projected growth and development patterns in your community?

Answered: 39 Skipped: 2

#	RESPONSES	DATE
1	Satisfied like it is. More growth equal more crime, more services required and higher taxes for us property owners. The current plan caters to low income who pay little or no taxes. No mobile homes or apartments.	10/14/2025 8:03 PM
2	Need improvements mini Walmart	10/3/2025 12:49 PM
3	Need more growth in terms of housing	10/2/2025 6:01 PM
4	Unsatisfied. Raised up in Cusseta and still here. I haven't seen any necessary growth. Just unneeded gas stations that stays open for a couple of hours.	9/24/2025 3:00 PM
5	Cusseta is stuck in the 1950s. I don't see any hope of growth. The county commissioner continues to block growth in the county. How can you attract anyone to the county when you can't bring anything in. The county has been saying the recreation department was getting and upgrade years ago and still no upgrade.	9/23/2025 1:04 PM
6	It's not growing.	9/23/2025 12:39 PM
7	It's going downhill	9/23/2025 7:12 AM
8	Glad for the new GasnGo travel center. Hoping for more new businesses to come.	9/22/2025 6:14 PM
9	There needs to be more growth.	9/22/2025 5:12 PM
10	Do not know of any growth	9/22/2025 4:05 PM
11	Comfortable except uncertainty of roundabout traffic.	8/26/2025 8:41 AM
12	Not enough growth	7/18/2025 8:46 AM
13	I'm unaware of any current or projected growth in our community	7/17/2025 6:53 PM
14	Need more food resources	7/16/2025 11:19 PM
15	It is ok like it is. Small town.	7/13/2025 10:21 PM
16	Don't want to more growth. It will bring all the problems you have in a larger city/ county such as increased traffic, congestion, crime, higher taxes, potholes, illegal aliens, welfare, gangs, etc!!!	7/13/2025 10:21 PM
17	I don't know what they are. In the ten years we have been here, the new Gas n Go and Family Dollar are the only new things that have occurred.	7/9/2025 9:44 PM
18	the only thing I know that's going on is the installation of the round a bout.. which is believe is going to make it a more dangerous intersection..	7/7/2025 4:09 PM
19	Dont know what they are	7/5/2025 3:50 PM
20	Not sure	7/4/2025 10:11 PM
21	I wasn't aware of a master plan	7/4/2025 12:26 PM
22	I am mostly happy.	7/3/2025 8:10 PM
23	Did not even know about them but growth that brings in real businesses over truck stops would be nice.	7/3/2025 6:23 PM
24	We don't have a work force, this community is a great retirement community.	7/3/2025 5:37 PM
25	hoping for growth	7/2/2025 10:41 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

26	I have not seen any signs of growth	7/2/2025 9:47 PM
27	Don't like the idea about a roundabout	7/2/2025 9:39 PM
28	Stuck in the middle, prices of items are too high for a small town	7/2/2025 9:14 PM
29	Is there a plan for growth?	7/2/2025 8:59 PM
30	The new Gas and Go has been a goldmine for Cusseta!	7/2/2025 8:49 PM
31	Would like to see some growth with businesses such as restaurants and we need a pharmacy for those that can't make the trip to town.	7/2/2025 7:38 PM
32	Wasting money on stupid stuff as far as I can see. Doesn't benefit but a few people.	7/2/2025 7:05 PM
33	I do not like that people are out here trying to build 300000 houses which are just going to bring the type of people we do not need here, trying to change things for the worse! Build houses that people in the town can afford so we're not adding so many new people but helping OUR people	7/2/2025 5:32 PM
34	I don't know them	7/2/2025 5:18 PM
35	Not growing fast enough to keep up with cost of living.. jobs seeks can't get paid enough locally so they have to commute to Columbus to earn a manageable wage.	7/2/2025 5:12 PM
36	Great	7/2/2025 5:02 PM
37	I do not know about any growth going on in the community. The only project I know about is the round-about that will be put in on 530/27.	7/2/2025 4:55 PM
38	Not sure what growth is planned	7/2/2025 4:34 PM
39	Non existent	7/2/2025 4:28 PM

Q8 What are the most desirable types and locations of new development or redevelopment in Cusseta – Chattahoochee County (such as residential, commercial, industrial, mixed-use, etc.)?

Answered: 38 Skipped: 3

#	RESPONSES	DATE
1	Stick build homes and businesses.	10/14/2025 8:03 PM
2	Apartments for the Elderly Apartments for military families Affordable housing	10/3/2025 12:49 PM
3	Residential and commercial	10/2/2025 6:01 PM
4	Cusseta needs more business and housing development.	9/24/2025 3:00 PM
5	Apartments, a real grocery store more restaurants then the gas station.	9/23/2025 1:04 PM
6	Affordable homes Restaurant	9/23/2025 12:39 PM
7	Restaurants and more houses and apartments	9/23/2025 7:12 AM
8	Need more residential housing and restaurants in the community.	9/22/2025 6:14 PM
9	Commercial and residential	9/22/2025 5:12 PM
10	There isn't any	9/22/2025 4:05 PM
11	Commercial	8/26/2025 8:41 AM
12	Need more businesses and housing in our community	7/18/2025 8:46 AM
13	Need more housing options to include reasonably priced homes for sale as well as rental units. Industrial would be great for job opportunities which is currently lacking in our community.	7/17/2025 6:53 PM
14	Places to eat, we need a waffle house	7/16/2025 11:19 PM
15	Like it like it is.	7/13/2025 10:21 PM
16	None. Don't want any of that for reasons listed in question 7.	7/13/2025 10:21 PM
17	I don't know of any	7/9/2025 9:44 PM
18	idk	7/7/2025 4:09 PM
19	Commercisl	7/5/2025 3:50 PM
20	I'm not sure dont get out much	7/4/2025 10:11 PM
21	Sewer and development of the out business on 280	7/4/2025 12:26 PM
22	I think the trailer park next to the elementary school needs a revamp- it isn't very welcoming for new families interested in attending our school system.	7/3/2025 8:10 PM
23	I vote commercial and retail which would have to include residential growth. Buena Vista has grown and improved while we remained stagnant for years.	7/3/2025 6:23 PM
24	We can't take care of the 1500 or so water customers we have now, don't have the workforce to develop industrial	7/3/2025 5:37 PM
25	commercial	7/2/2025 10:41 PM
26	Commercial Residential that is affordable	7/2/2025 9:47 PM
27	More places to live and transportation for people without cars being able to go to stores	7/2/2025 9:39 PM
28	Residential	7/2/2025 9:14 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

29	Stores and restaurants	7/2/2025 8:59 PM
30	We need an affordable housing in Cusseta for the average household \$100k to \$200k....	7/2/2025 8:49 PM
31	I enjoy the small town essence.	7/2/2025 7:38 PM
32	I would love affordable housing. We need another car wash!	7/2/2025 5:32 PM
33	Restaurants , shooping stores	7/2/2025 5:18 PM
34	Commercial/industrial would be nice.. and more local stores !	7/2/2025 5:12 PM
35	Commercial	7/2/2025 5:02 PM
36	There needs to be a real grocery store and a couple of restaurants along the highway to bring in more revenue.	7/2/2025 4:55 PM
37	It would be nice to see more businesses and restaurant options and more things done as a community.	7/2/2025 4:34 PM
38	Commerical	7/2/2025 4:28 PM

Q9 What are the most important goals or strategies that your community should pursue to improve the quality of life and economic vitality of Cusseta – Chattahoochee County?

Answered: 33 Skipped: 8

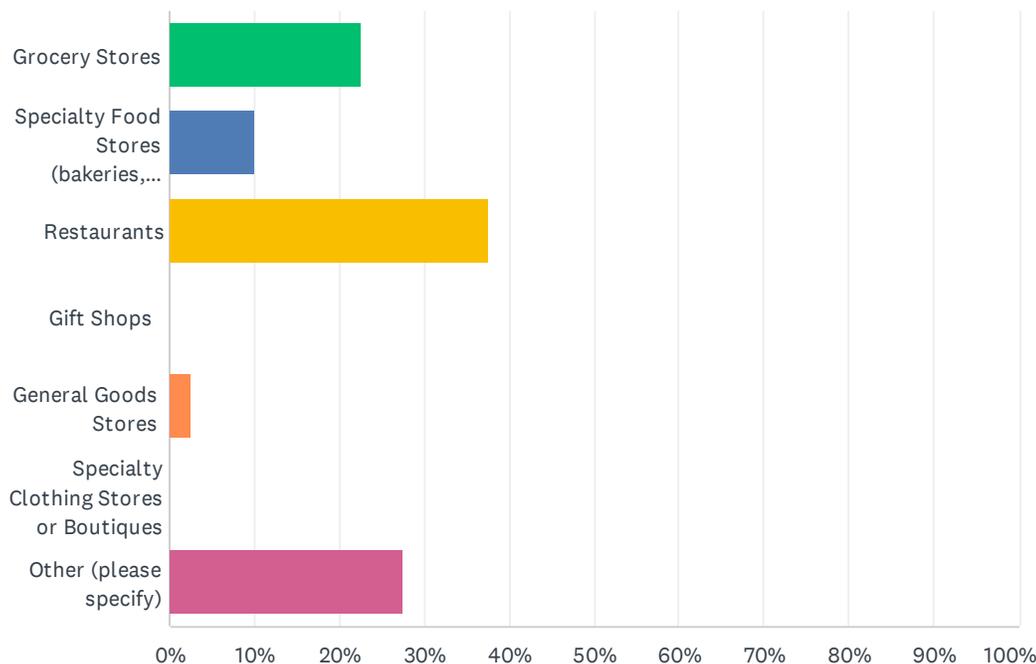
#	RESPONSES	DATE
1	Increase the tax base but no more mobile homes or apartments.	10/14/2025 8:03 PM
2	Sewage for growth Transportation Good restaurant	10/3/2025 12:49 PM
3	Voting out the people who are currently in office serving no purpose	9/24/2025 3:00 PM
4	To bring better housing and better stores.	9/23/2025 1:04 PM
5	Improve water quality Transportation system	9/23/2025 12:39 PM
6	New restaurants	9/23/2025 7:12 AM
7	Get the water and sewage upgraded	9/22/2025 6:14 PM
8	Supportive living opportunities	9/22/2025 5:12 PM
9	A grocery store and a few restaurants	9/22/2025 4:05 PM
10	water system, children sports/ activities	8/26/2025 8:41 AM
11	Getting more businesses and housing in the county	7/18/2025 8:46 AM
12	Need more housing options to include reasonably priced homes for sale as well as rental units. Industrial would be great for job opportunities which is currently lacking in our community.	7/17/2025 6:53 PM
13	Having a real grocery store	7/16/2025 11:19 PM
14	I am satisfied like it is.	7/13/2025 10:21 PM
15	I like it the way it is.	7/13/2025 10:21 PM
16	Large grocery Fast food restaurants Bank Drug store	7/9/2025 9:44 PM
17	idk, maybe a fast food place to give us some options.. can't depend on Ranger burger to be open and subway in cusseta sucks for customer service and don't seem to care..	7/7/2025 4:09 PM
18	Clean out all the nasty trailers and mandate cleabed up yards. Nake owners remoce abandoned trailers!!	7/5/2025 3:50 PM
19	Better response time on 911 calls	7/4/2025 10:11 PM
20	Attract new business and expand our tax base to eliminate school taxes on people over 65	7/4/2025 12:26 PM
21	The water system must be improved. Water pipes bust continuously. Also, sewage is needed as well.	7/3/2025 8:10 PM
22	Being realistic about property value would be a good start. Increasing it to raise taxes is wrong. Houses are Not selling for amounts evaluations went to. Bring in businesses and that will increase revenue when growth happens	7/3/2025 6:23 PM
23	Stop spending money we don't have	7/3/2025 5:37 PM
24	new businesses for our young people to stay at home	7/2/2025 10:41 PM
25	More places for people to get jobs many people don't have transportation to go outside of Cusseta for jobs	7/2/2025 9:14 PM
26	No good old boy system	7/2/2025 8:59 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

27	Continue to focus on budget and support the wishes of our citizens by holding people accountable.	7/2/2025 7:38 PM
28	Make things affordable and stop with the taxes. A tax for this a tax for that.	7/2/2025 7:05 PM
29	More affordable housing	7/2/2025 5:18 PM
30	Spectrum was a great start!! But we need a local grocery and maybe a hardware store, more multi use buildings.. and HOLD PEOPLE ACCOUNTABLE FOR APPEARANCE OF PROPERTY !!!!	7/2/2025 5:12 PM
31	The parks track needs remodeling for easy walk access with strollers	7/2/2025 5:02 PM
32	To get more business interests in our community.	7/2/2025 4:55 PM
33	Internet. Cable. Better government	7/2/2025 4:28 PM

Q10 What type of retail businesses would you most likely support?

Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES
Grocery Stores	22.50% 9
Specialty Food Stores (bakeries, delis, ethnic markets, health food stores, wine shops, etc.)	10.00% 4
Restaurants	37.50% 15
Gift Shops	0.00% 0
General Goods Stores	2.50% 1
Specialty Clothing Stores or Boutiques	0.00% 0
Other (please specify)	27.50% 11
TOTAL	40

#	OTHER (PLEASE SPECIFY)	DATE
1	Hardware store	10/14/2025 8:03 PM
2	Places that are needed like Walmart, cvs etc.	9/24/2025 3:00 PM
3	Grocery store and restaurants.	9/23/2025 1:04 PM
4	Restaurants, grocery stores, clothing stores	9/23/2025 12:39 PM
5	Automatic car wash	7/17/2025 6:53 PM
6	Hardware store	7/13/2025 10:21 PM
7	Hotels	7/4/2025 12:26 PM

Unified Government of Cusseta - Chattahoochee County Comprehensive Plan

8	All the above	7/3/2025 6:23 PM
9	A coffee shop!!	7/2/2025 5:32 PM
10	All	7/2/2025 5:18 PM
11	All of the above but grocery and restaurant would be nice	7/2/2025 4:34 PM

Q11 If you have friends visiting, what is your favorite thing to do with them or show them in Cusseta – Chattahoochee County?

Answered: 37 Skipped: 4

#	RESPONSES	DATE
1	Zero	10/14/2025 8:03 PM
2	Take them to Church	10/3/2025 12:49 PM
3	The School	10/2/2025 6:01 PM
4	Nothing have to travel out of town just to do anything.	9/24/2025 3:00 PM
5	Nothing we have to go out of town.	9/23/2025 1:04 PM
6	NOTHING	9/23/2025 12:39 PM
7	Fishing	9/23/2025 7:12 AM
8	Not much to show	9/22/2025 6:14 PM
9	Forest	9/22/2025 5:12 PM
10	Take them to a school sports event or to my church	9/22/2025 4:05 PM
11	Splash pad, community center, park	8/26/2025 8:41 AM
12	Nothing to show	7/18/2025 8:46 AM
13	Ride dirt roads because there's literally nothing else to do	7/17/2025 6:53 PM
14	Mmmmm	7/16/2025 11:19 PM
15	I don't think there anything that can be put here that will be interesting to see.	7/13/2025 10:21 PM
16	Nothing to see here. Want to keep it that way.	7/13/2025 10:21 PM
17	The Christmas parade and Christmas on the square.	7/9/2025 9:44 PM
18	since the golf course closed there is nothing to draw anyone here..	7/7/2025 4:09 PM
19	Nothing here to see.	7/5/2025 3:50 PM
20	There is nothing to show in this area	7/4/2025 10:11 PM
21	River Bend Park	7/3/2025 8:10 PM
22	This made me laugh. Absolutely nothing.	7/3/2025 6:23 PM
23	How small town living is like	7/3/2025 5:37 PM
24	the old WRBL radio tower and Riverbend Park	7/2/2025 10:41 PM
25	Nothing	7/2/2025 9:39 PM
26	Nothing to show	7/2/2025 9:14 PM
27	Nothing	7/2/2025 8:59 PM
28	Nothing, take them to Fort Benning or Columbus!	7/2/2025 8:49 PM
29	Truly enjoy having access to the river. Plan more community events at Riverbend Park. Lots of space and beautiful scenery.	7/2/2025 7:38 PM
30	Nothing	7/2/2025 7:05 PM
31	The splash pad or just drive around dirt roads.	7/2/2025 5:32 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

32	There isn't much to show	7/2/2025 5:18 PM
33	Unfortunately not much.. we go to Providence Canyon or maybe River Bend Park.	7/2/2025 5:12 PM
34	Nothing	7/2/2025 5:02 PM
35	There isn't anything here to show people.	7/2/2025 4:55 PM
36	We don't do anything here. If we want to eat we have to go to Columbus. If we want something to do it's Columbus or the canyon.	7/2/2025 4:34 PM
37	Not a thing	7/2/2025 4:28 PM

Q12 What are the greatest Strengths, Weaknesses, Opportunities and Threats that Cusseta – Chattahoochee County will face over the next 5 years?

Answered: 37 Skipped: 4

#	RESPONSES	DATE
1	More people, more crime.	10/14/2025 8:03 PM
2	Neighborhood Center Not enough street lights at night Something to entertain the young people.	10/3/2025 12:49 PM
3	S-school, W- lack of housing, O-partner with Ft Benning, T-transient population from military	10/2/2025 6:01 PM
4	No career advancement or home opportunities.	9/24/2025 3:00 PM
5	Weakness- County Commissioner/ County Manager Strength- Growth if the Commissioners allow it	9/23/2025 1:04 PM
6	No jobs no affordable housing and activities for the youth to do.	9/23/2025 12:39 PM
7	The community is the greatest strength the weakest is the resources	9/23/2025 7:12 AM
8	Drugs will always be a problem. We need more businesses in the community.	9/22/2025 6:14 PM
9	Growth being stagnant due to ancient history	9/22/2025 5:12 PM
10	No idea	9/22/2025 4:05 PM
11	Threat - pressure to build additional houses and compromise land	8/26/2025 8:41 AM
12	People leaving because there are no employment opportunities here	7/18/2025 8:46 AM
13	Weaknesses: lack of tax revenue; Until more development occurs there will be no Opportunities; Threats: mismanagement of public safety budget	7/17/2025 6:53 PM
14	Not sure	7/16/2025 11:19 PM
15	Increase in crime that certain things will bring to the community.	7/13/2025 10:21 PM
16	No growth necessary. Moved here for simple country life. Don't want to be Columbus 2. Growth brings nothing good that will outweigh the bad things that will happen. See answer to question.	7/13/2025 10:21 PM
17	Weakness is the drug community. Strength is the unity of the people.	7/9/2025 9:44 PM
18	no clue	7/7/2025 4:09 PM
19	Terrorism and no plan to deal with it as a community.	7/5/2025 3:50 PM
20	Not really sure hope to not be here thst long	7/4/2025 10:11 PM
21	Strong community. Too much hate and racism. They're will no new opportunities unless we let this community grow. Bankruptcy if we don't spend wisely	7/4/2025 12:26 PM
22	Strength- one heartbeat nation and our school system Weakness- inability to change or want change Opportunity- great linkages to Fort Benning threats- once again fearing change	7/3/2025 8:10 PM
23	Communities are aging and not seeing residential growth to lure younger generations. Poor communities lead to increased crime rates.	7/3/2025 6:23 PM
24	Currently our commissioners , trying to build our community around Columbus	7/3/2025 5:37 PM
25	HWY 520 strength, no opportunity for our young people, expansion of Ft. Benning, threat, weak tax base	7/2/2025 10:41 PM
26	Transportation or low income housing	7/2/2025 9:39 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

27	Taxes to high, people move to better and bigger areas for the stores	7/2/2025 9:14 PM
28	Housing shortage.....	7/2/2025 8:49 PM
29	Strong sheriffs department and some leaders for the county. Continue to hold firm and hold people accountable to policies. Do not change rules around acreage and mobile homes. We don't want our property values to suffer. We have enough trailer parks. If more affordable housing is needed build stick homes with proper acreage.	7/2/2025 7:38 PM
30	People not wanting to be here because of the cost. For what little there is it gets expensive. Plus, the animas are getting out of control. Dogs, cats. Everywhere not being taken care of.	7/2/2025 7:05 PM
31	Bringing in new people that will try and change what cusseta is all about.	7/2/2025 5:32 PM
32	More places to eat and shop	7/2/2025 5:18 PM
33	Poor management and lack of communication with the community. They need to get MORE people involved and in person!!	7/2/2025 5:12 PM
34	Not having enough variety for groceries or restaurants	7/2/2025 5:02 PM
35	That our community will die out as older generations die and younger generations move away for work and easier access to restaurants and entertainment.	7/2/2025 4:55 PM
36	Weakness not a lot here to do or places to shop.	7/2/2025 4:34 PM
37	The board of commissioners running the county into bankruptcy and the corruption there	7/2/2025 4:28 PM

Q13 What would you like to see happen in Cusseta – Chattahoochee County the next 10 years?

Answered: 34 Skipped: 7

#	RESPONSES	DATE
1	No more mobile homes and apartments. We have to many old, abandoned mobile homes that are unlivable.	10/14/2025 8:03 PM
2	Growth	10/3/2025 12:49 PM
3	More career options, more places to live and also more places to take children to have fun.	9/24/2025 3:00 PM
4	More affordable housing and stores. Things for the children and community to do. A welcome center will not fix the problem.	9/23/2025 1:04 PM
5	Affordable housing Recreation for the youth	9/23/2025 12:39 PM
6	More houses and apartments	9/23/2025 7:12 AM
7	More business development and more housing development Rural roads paved instead of gravel	9/22/2025 6:14 PM
8	More diverse population	9/22/2025 5:12 PM
9	Retail growth	9/22/2025 4:05 PM
10	maintain slow pace while providing an economically friendly center	8/26/2025 8:41 AM
11	More businesses and housing being added	7/18/2025 8:46 AM
12	More opportunities for our youth such as jobs, recreation, etc which would provide them a quality of life that may encourage them to stay and reduce the likelihood of poverty	7/17/2025 6:53 PM
13	Places to eat and more groceries	7/16/2025 11:19 PM
14	Stay as it is.	7/13/2025 10:21 PM
15	Nothing. Happy with it as is.	7/13/2025 10:21 PM
16	A large grocery store.	7/9/2025 9:44 PM
17	Sewer and cleaner town and restaurants	7/5/2025 3:50 PM
18	Better law enforcement and more grocery store	7/4/2025 10:11 PM
19	Open mindless and stop the pissing contest between the CC and the Sheriff's Dept	7/4/2025 12:26 PM
20	A grocery store, new water system, recycling.	7/3/2025 8:10 PM
21	Retail and services growth and improvements. All around growth.	7/3/2025 6:23 PM
22	renovation of old downtown new businesses on 520 and 26	7/2/2025 10:41 PM
23	Transportation to places in an around town	7/2/2025 9:39 PM
24	More stores or places to eat amd prices not be to high	7/2/2025 9:14 PM
25	Grow	7/2/2025 8:59 PM
26	New water pipes installed and roads paved!	7/2/2025 8:49 PM
27	Add restaurants, grocery store and some type of pharmacy service.	7/2/2025 7:38 PM
28	I'd like to see more of the drugs gone, specifically meth but I'm sure there's many others. I'd love to see businesses out here thriving without changing the soul of our town	7/2/2025 5:32 PM
29	More growth in businesses	7/2/2025 5:18 PM

Unified Government of Cusseta – Chattahoochee County Comprehensive Plan

30	Business growth!	7/2/2025 5:12 PM
31	More grocery stores or shopping center. And a track for exercise with easy access with strollers	7/2/2025 5:02 PM
32	Grocery store, restaurants and retail stores come into the community. Would love to see a Walmart, it would get a lot of business from travelers and surrounding communities.	7/2/2025 4:55 PM
33	Walking/bike trail	7/2/2025 4:34 PM
34	Better leaders	7/2/2025 4:28 PM

Q14 Please provide any additional thoughts on the future of Cusseta – Chattahoochee County.

Answered: 19 Skipped: 22

#	RESPONSES	DATE
1	The upkeep of the County Roads Something for the Elderly A certified person for the water	10/3/2025 12:49 PM
2	People who are in office need to be evaluated for growth or difference they've made in the community since in office, and if none they need to be replaced ASAP	9/24/2025 3:00 PM
3	The county needs to realize we are in year 2025 and not 1950s. Stop trying to keep what their families did back in the day and get with the future.	9/23/2025 1:04 PM
4	I would like to see the county grow with more housing areas, more restaurants, fast food places such as McDonalds or Waffle House, a hardware store to help create more jobs.	9/22/2025 6:14 PM
5	Diverse political views and candidates	9/22/2025 5:12 PM
6	Rural roads need to be maintained by the county to help provide emergency services access	7/18/2025 8:46 AM
7	Improve public safety	7/17/2025 6:53 PM
8	Need a farmers market	7/16/2025 11:19 PM
9	Stay small town.	7/13/2025 10:21 PM
10	None	7/13/2025 10:21 PM
11	Let's avoid making this a truck stop town with Dollar General and Family Dollar as the 2 large stores. It limits growth that adds value to the town.	7/3/2025 6:23 PM
12	need reasons for our ypumg people to stay	7/2/2025 10:41 PM
13	Need a change in leadership, too many good ol boys in the area	7/2/2025 9:14 PM
14	Affordable housing or apartments	7/2/2025 8:49 PM
15	Have lived here all my life and enjoy the small town feel. Add a few businesses keep the community clean and we will continue to be an awesome place to live.	7/2/2025 7:38 PM
16	Accountability is important when gaining the trust of new people to the area!!!!!!	7/2/2025 5:12 PM
17	Something to help meet other parents	7/2/2025 5:02 PM
18	It is a good community that needs more community involvement from the citizens that live here.	7/2/2025 4:55 PM
19	Need leaders that are qualified and do not threaten people when they don't get their way	7/2/2025 4:28 PM

Appendix C: Community Participation Documents

Area Residents Earn Degrees from GSW



GEORGIA SOUTHWESTERN STATE UNIVERSITY

The following area residents were among 240 students who earned an undergraduate or graduate degree from Georgia Southwestern State University during the Spring 2025 Commencement Ceremony held on Friday, May 9 in the Convocation Hall of the Student Success Center.

- * Tyler Cheek of Ellaville earned a bachelor's degree in health and physical education *magna cum laude*
- * Laren Chester of Ellaville earned a Bachelor of Science in Nursing
- * Madelyn Dunston of Ellaville earned a Bachelor of Science in psychology
- * Sarah Dye of Andersonville earned a Bachelor of Science in sociology
- * Dustin Eckert of Buena Vista earned a Bachelor of Business Administration in accounting
- * Nicolas Escobar Becerra of Ellaville earned a Bachelor of Business Administration in management *cum laude*
- * Jamesha Hollomon of Ellaville earned a Bachelor of Science in biology *cum laude*
- * Shelby Law of Andersonville earned a Bachelor of Science in Nursing
- * Lucie McCorkle of Buena Vista earned a bachelor's degree in elementary education *magna cum laude*
- * Maelyn Poole of Ellaville earned a bachelor's degree in elementary education *cum laude*
- * Rene Rix of Anderson-

ville earned a Bachelor of Business Administration in management

* Robert Rogers of Preston earned a Bachelor of Business Administration in management

* Mary Rogers of Preston earned a Bachelor of Science in biology (pre-med) *magna cum laude*

* Ronald Romero of Buena Vista earned a Bachelor of Business Administration in human resource management

* Victoria Teele of Ellaville earned a Bachelor of Business Administration in accounting

* Samantha Williams of Box Springs earned a bachelor's degree in elementary education

* Georgia Southwestern State University, located in Americus, Ga., is a public, four-year unit of the University System of Georgia with approximately 4,000 students. Georgia Southwestern offers outstanding professional programs of study as well as degrees in the arts, humanities, sciences and graduate programs in business, computer science, education, and nursing. Founded in 1906, Georgia Southwestern is recognized as one of the best value colleges in the nation. Visit www.gsw.edu for more information.

Chatt. Historic Society Plans Breakfast Fundraiser for River Rock Dog Rescue

The Chattahoochee County Historic Preservation Society will host a special fundraiser for River Rock Dog Rescue on Saturday, June 21 from 8 am to noon at 113 Sandy Street.

It will be an All-U-Can Eat Pancake fundraiser (original, blueberry, chocolate chip) or two gravy biscuits.

Tickets are \$10 per person in advance, \$12 at the door, \$6 for children (ages 5-10). Children 4 and under can eat for free.



There will also be a Pancake Eating Contest, 50/50 Raffle, Pet Photo Contest, and Scratch-Offs (non-monetary).

River Rock Dog Rescue is a 5013c nonprofit with a mission to save animals in need.

For information about tickets call or text 706.587.7218.

Kennedy Earns Degree from GA College & State University

Corley Kennedy of Preston recently completed their Bachelor of Business Administration degree at Georgia College & State University. GCSU celebrated nearly 1,500 graduates this spring with 964 bachelor's students, 498 master's students and 13 doctoral candidates.

Located in Milledgeville, Georgia College & State University is one of three selective admission institutions in the University System of Georgia, along with Georgia Tech and The University of Georgia. With an enrollment of nearly 7,100 students from 150 of Georgia's 159 counties, GCSU was ranked sixth among all public regional universities in the South - and first among schools in Georgia - in the US News & World Report's 2025 rankings. Since 2022, GCSU has



also produced the No. 1 academic success rate among all NCAA Division II colleges and universities in the country. Hands-on learning opportunities at the university are available in top undergraduate majors, including Business, Nursing, Education, Psychology, Exercise Science and Communications, plus dozens of graduate programs and a pre-med mentoring pathway with 15 years of 100% success in medical school admission.

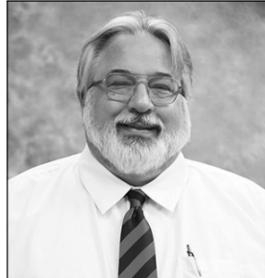
Price Hired as New ATI Instructor at SGTC

David Price of Ellaville has been hired as a full-time Automation Technology Instructor for the South Georgia Technical College Crisp County Center, announced SGTC President Dr. John Watford. Price will report to SGTC Vice President of Academic Affairs Julie Partain and SGTC Assistant Vice President for Academic Affairs Michelle McGowan on the Crisp County Center campus.

The Automation Technology classes for the Crisp county Center are scheduled to begin Fall Semester. Automation Technology involves using various technologies, such as robotics, AI, Computers, and Information Technology to control and automate processes with minimal human intervention. It aims to improve efficiency, accuracy, and safety for manufacturers.

Classes will begin August 18. Registration for Fall Semester classes will be held June 24 and August 13. For more information about the Automation Technology program on the Crisp County Campus, contact David Price at david.price@southgatech.edu or Admissions Coordinator Macy Williams at macy.williams@southgatech.edu.

Price brings over 40 years of experience in facility and manufacturing maintenance with 30-plus years in supervision and management to this new position



David Price

at the SGTC Crisp County Center. He will be responsible for teaching students in the classroom and lab environments as well as advising students and evaluating student's performance, progress and scheduling. He will also be meeting with industry leaders.

Price worked as a Maintenance Mechanic, Maintenance Electrician, Senior Shift Electrician, and Maintenance Department Supervisor for Davidson Rubber Company in Americus that later became Ex-Cell-O Corporation, Collins & Aikman and Textron Automotive.

He contracted maintenance with small manufacturing facilities for a number of years before working as a Maintenance Manager for Cana in Americus as well as Rehau Automotive in Cullman, AL. He worked as a Maintenance Shift Supervisor for Nissan North America in Smyrna, TN, and most recently worked as the Maintenance Unit Leader for Stellantis North America, formerly Fiat Chrysler Automobiles in Kokomo, IN, for six years.

Chattahoochee Co. Commission Works Toward Improvements of Friendship Rd.

The Commission of the Unified Government of Cusseta-Chattahoochee County is working toward improvements on Friendship Road.

The county plans to repair and resurface portions of the road from Georgia Highway 520 in Chattahoochee County to the Stewart County line. They are now accepting bids for the project (see ad in this week's issue for details).

They will review the bids on July 22. Afterwards, they hope to have the job completed within 150 days.

City of Lumpkin Announces Sale of Surplus Property



Parcel ID	048 049	Owner	LUMPKIN CITY OF	Last 2 Sales
Class Code	Exempt		COURTHOUSE SQUARE	Date Price Reason Qual
Taxing District	LUMPKIN		LUMPKIN, GA 31815	n/a 0 n/a n/a
Acres	25.83	Physical Address	n/a	n/a 0 n/a n/a
		Assessed Value	Value \$33700	

The City of Lumpkin invites bids on surplus property, which includes real estate.

** Property Details: **

- The real estate property is located off Cotton Street, Lumpkin, Georgia. This 25.83-acre lot makes it a great investment opportunity.

** Bidding Process: **

Bidding will officially commence at 9:00 a.m. on June 16, 2025, and conclude at noon on June 30, 2025.

- Submit all bids in a sealed envelope with your name or company name, phone number, email, and bid amount.

- Consideration of Bid. City of Lumpkin reserves the right to reject any and all bids and to withdraw from sale any of the items listed before a notice of award is delivered.

- Reserve Requirement. If there is a reserve requirement and the reserve price is not met by the close of bidding, City of Lumpkin reserves the right to sell the auction item to the next highest bidder, relist the item for auction, or otherwise dispose of the item at City of Lumpkin's discretion.

- All sales are final and will be sold as-is.

The mayor, mayor pro tem, and/or city clerk will open bids promptly at 2:00 PM on Monday, June 30, 2025.

- The winning bidder will be contacted to inform them that they have submitted the highest bid.

We look forward to your participation in this exciting opportunity.

Lumpkin City Hall
552 MLK Jr. Drive, Lumpkin, GA 31815
(229) 838-4333

Sportsman's Lodge

We Now Buy Scrap Gold



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229-649-HUNT • sportsmanslodgebv@gmail.com

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Comprehensive Plan Public Hearing All Public Is Invited

The Unified Government of Cusseta-Chattahoochee County will hold a public meeting on June 24, 2025, at 6:00 pm in the Commission Office at 215 McNaughton Street, Cusseta, Georgia 31805 to review the Community Comprehensive Planning process and a timeline for completion.

The intent of this meeting is to inform the community of the purpose of the plan, what it contains, what will be updated, and the proposed schedule for future meetings. This meeting will also provide an opportunity for residents to make suggestions on the plan and the process.

The Unified Government of Cusseta-Chattahoochee County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact Lisa Bickel, the County Clerk at (706) 989-3602 by June 20, 2025.

For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at (706) 256-2910.

PARTNERS

Propane of GA, Inc.

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ELLAVILLE OFFICE
(Serving Schley, Sumter and Webster counties)
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Ellaville, GA
229-937-5663

HOURS

Monday - Friday* 8:00 am to 5 pm
(Closed for lunch from 12:00 to 1:00)
*We Close at Noon on Thursdays
Closed on Saturday

HOURS

Monday - Friday* 8:00 am to 5 pm
(Closed for lunch from 12:00 to 1:00)
*We Close at Noon on Thursdays
Closed on Saturday

Large Enough to Serve You... Small Enough to Know You!



Comprehensive Plan Public Hearing

June 24, 2025, at 6:00 pm in the Commission Office at 215 McNaughton Street, Cusseta, Georgia 31805

Comprehensive Plan Public Hearing All Public Is Invited

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You are Invited !

To Develop a Vision for Chattahoochee County's Future

WHAT: Comprehensive Plan Public Hearing

WHEN: June 24, 2025 @ 6 pm

WHERE: Commission Office
215 McNaughton Street
Cusseta, GA 31805

WHY: Discuss Chattahoochee County Needs and Opportunities





UGOCCC Comprehensive Plan Meeting

KICK OFF MEETING

AGENDA

June 24, 2025

- I. Welcome and Introductions
- II. Review of the Comprehensive Planning Process
- III. Review of Document Requirements
- IV. Development of Stakeholder List
- V. Discussion of Community Engagement Opportunities
- VI. Where to Find Meeting Information and Plan Updates

NOTES:



Unified Government of Cusseta – Chattahoochee County

Comprehensive Plan Kick Off

June 24, 2025

Sign-In Sheet

Name	Contact Information Email	Do you want to Receive Plan Updates and Meeting Notifications?	
		YES	NO
Malie Brossett (VLGA)	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teresa Smyth		<input checked="" type="checkbox"/>	<input type="checkbox"/>
KENYA KINB		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natford Gardner		<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Gardner		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomas Wdeaw		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gardner, Evelyn		<input type="checkbox"/>	<input type="checkbox"/>
Raiford Gardner		<input type="checkbox"/>	<input type="checkbox"/>
Annie Huff		<input type="checkbox"/>	<input type="checkbox"/>
Damon Hoffe		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Corey Griffin		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joshua D Abercrombie		<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Smith			



Unified Government of Cusseta – Chattahoochee County

Comprehensive Plan Kick Off

June 24, 2025

Sign-In Sheet

Name	Contact Information Email	Do you want to Receive Plan Updates and Meeting Notifications?	
		YES	NO
Queen K. Spivey	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kimothy Hadley	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Keshia Jones	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Angela Haus	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carlos Dinovant Jr	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deloris Baker	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>
Demunn, Elizabeth	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Melissa Raymond	[REDACTED]	<input type="checkbox"/> home.com	<input type="checkbox"/>
Willie M. Ball	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erika Holloman	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jasmine Mathis	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Camecia King Co.	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Unified Government of Chattahoochee County

Comprehensive Plan
Meeting

AUGUST 28, 2025

215 McNaughton Street
Cuesta, GA 31805

5PM



Contact with us:

(706) 256-2934

BHoskins@rivalleyrc.org



UGOCCC Comprehensive Plan Meeting

MEETING

AGENDA

August 28, 2025

- I. Open and Introductions
- II. Activity: SWOT Analysis
- III. Debrief of Activity
- IV. Next Meeting Date: September 18 at
6:00 PM

NOTES:



Unified Government of Cusseta – Chattahoochee County

August 28, 2025

Sign-In Sheet

Do you want to Receive Plan Updates and Meeting Notifications?

Name	Email	YES	NO
Luzen Spivey		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomas Wain		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lisa Bickel		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Damon Hoyte		<input type="checkbox"/>	<input type="checkbox"/>
Mattye Kinney		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trese Brown		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Unified Government of Chattahoochee County

Comprehensive Plan
Meeting



SEPTEMBER 18, 2025

**215 McNaughton Street
Cuesta, GA 31805**

6:00 PM

Contact us:

(706) 256-2934

BHoskins@rivervalleyrc.org



UGOCCC Comprehensive Plan Meeting

KICK OFF MEETING

AGENDA

September 18, 2025

- I. Open and Introductions
- II. Activity: SWOT Analysis
- III. Debrief of Activity
- IV. Next Meeting Date: October 2 at 6:00 PM

NOTES:



Unified Government of Cusseta – Chattahoochee County

~~August 28, 2025~~ September 18, 2025

Sign-In Sheet

Name	Email	Do you want to Receive Plan Updates and Meeting Notifications?	
		YES	NO
Matthe Kinney		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shirley Jones		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Queen Spivey		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brendisha Hoyte		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Terrell Harris		<input type="checkbox"/>	<input type="checkbox"/>
Melissa J. Haymon		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shelia Williams		<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Unified Government of Chattahoochee County

Comprehensive Plan
Meeting

OCTOBER 2, 2025

**215 McNaughton Street
Cuesta, GA 31805**

6:00 PM

Contact us:

(706) 256-2934

BHoskins@rivervalleyrc.org





UGOCCC Comprehensive Plan Meeting

MEETING AGENDA October 2, 2025

- I. Open and Introductions
- II. Activity: Goals & Strategies
- III. Debrief of Activity

NOTES:



Unified Government of Cusseta – Chattahoochee County

October 2, 2025

Sign-In Sheet

Name

Email

Tanesa Smith
Charles Coker
Queen Spivey
Allison Rodriguez
Damon Hoyte
Kenya King
Gardner, Evelyn & Naiford
Tress Brown



Corkie, and Brianna Woodman
high school ELA

Digging without knowing the
location of underground utilities
can lead to serious injuries, ser-

online
or by c
ensure
lines a
digging
keeping
Please
starting

Comprehensive Plan Public Hearing All Public Is Invited

The Unified Government of Cusseta-Chattahoochee County will hold a public meeting on December 11, 2025, at 5:00 pm in the Commission Office at 215 McNaughton Street, Cusseta, Georgia 31805 to review the 2025 Comprehensive Plan Update.

The Unified Government of Cusseta-Chattahoochee County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact Lisa Bickel, the County Clerk at (706) 989-3602 by December 4, 2025. For more information about the public hearing, please contact Blaine Hoskins with the River Valley Regional Commission at (706) 256-2910.

E
W
E

Unified Government of Chattahoochee County

Final Comprehensive Plan Meeting



DECEMBER 11, 2025

**215 McNaughton Street
Cusseta, GA 31805**

5:00 PM

Contact us:

(706) 256-2934

BHoskins@rivervalleyrc.org



UGOCCC Comprehensive Plan Meeting

FINAL PUBLIC HEARING

215 McNaughton Street
Cusseta, GA

AGENDA

December 11, 2025

- I. Welcome and Introductions
- II. Debrief of the Planning Process and Updated Elements
- III. Review of the Updated Comprehensive Plan

NOTES:



Unified Government of Cusseta – Chattahoochee County

December 11, 2025

Sign-In Sheet

Name

Email

Thomas Weaver

tweaver@ugccc.com

Lisa Birkb

lisa@ugccc.com

Tina Farwell

TFarwell@ugccc.com

Asia Henderson

reception@ugccc.com