

September 21, 2017		October 12, 2017		November 2, 2017		January 24, 2018	
Housing							
Strengths	Priority	Strengths	Priority	Strengths	Priority	Strengths	Priority
Affordable	*	Land is reasonably priced					
Variety--Rental or Owner-occupied	*	Regional Housing Authority	*				
Character variety of neighborhoods within cities	**						
Land banks (Muscogee & Sumter)							
Good housing programs (Vienna)							
Weakness	Priority	Weakness	Priority	Weakness	Priority	Weakness	Priority
Large number of mobile homes	*	Affordable housing in good shape	*****				
Dilapidated property (often heir property)	****	Too few rental units					
Need a regional land bank		Code enforcement	*				
		Lack of jobs perpetuates substandard housing conditions					
Opportunities	Priority	Opportunities	Priority	Opportunities	Priority	Opportunities	Priority
Land bank	*	Rehab and demolition programs	*				
Regional building inspector	*	Code enforcement					
Cheap land		Homeowner education	*				
Vacant land		Housing programs	*				
Waterfront property		GICH					
Reforestation opportunities		Partnerships with Habitat for Humanity					
Farm-to-table	*	Regional land bank					
Threats	Priority	Threats	Priority	Threats	Priority	Threats	Priority
BRAC		Lack of money	***				
Big business closures	****	Lack of people					
		Lack of jobs	**				
		Generational cycle of problems	***				
		Lack of knowledge					
		Absentee owners					



September 21, 2017		October 12, 2017		November 2, 2017		January 24, 2018	
Transportation							
Strengths	Priority	Strengths	Priority	Strengths	Priority	Strengths	Priority
Road network= good roads	**	Pataula transit authority					
Easy access to airports	*	TSPLOST					
Inland port	**	4-lane of Hwy 27					
Active rail lines	*						
North to South links= good							
TIA							
Rural transit services							
I-185 and I-75							
Bike routes = Great							
Bus systems							
Every county covered by Safe Routes to School							
Weakness	Priority	Weakness	Priority	Weakness	Priority	Weakness	Priority
East to West linkages need help	*	Lack of usage of Pataula transit					
Rural transit connections		Signage on Hwy 27					
Macon County = no four lane access							
Passing lands on two lane	*						
Commuter rail	**						
Condition of rail lines							
Bridges							
Opportunities	Priority	Opportunities	Priority	Opportunities	Priority	Opportunities	Priority
Commuter Rail		Publicizing/marketing of transit routes and how to use it	*				
T-SPLOST		Bike/ped plan	*				
Vacant land around inland port	*	New signage	*				
Expand the bike routes							
Threats	Priority	Threats	Priority	Threats	Priority	Threats	Priority
Condition of rail		Lake of money	*				
Lack of money	**	Cooperation among local governments and GDOT					
State and National funding		Potential loss of TSPLOST					
Stresses on existing infrastructure	*						
September 21, 2017		October 12, 2017		January 11, 2018		January 24, 2018	

Land Use							
Strengths	Priority	Strengths	Priority	Strengths	Priority	Strengths	Priority
Lots of land		State Parks	*				
Inexpensive	**	Rivers					
Variety of topography		Wildlife Areas					
Beautiful viewsheds		Ag/Forestry (Weyerhauser)					
Unique downtowns= Revitalizatio	*	Arts council					
State and National Parks	*	Art gallery					
		Good historic buildings					
		Historic preservation council in Randolph					
		Festivals					
Weakness	Priority	Weakness	Priority	Weakness	Priority	Weakness	Priority
Lack of infrastructure	**	Absentee land owners					
Lack of Code Enforcement	*	Heir properties					
Heir properties/ Absentee owners		Lack of industrial parks	*				
		Lack of sewer/water in groundwater recharge areas					
		Lack of skilled workers for rehab of buildings	*				
Opportunities	Priority	Opportunities	Priority	Opportunities	Priority	Opportunities	Priority
Regional Land Banks	*	Housing					
Regional Code Enforcements		Festivals/tourism	*****				
		Driving tours					
		Rehab of historic buildings	*				
Threats	Priority	Threats	Priority	Threats	Priority	Threats	Priority
Heir property/ Absentee owners		Funding					
Population decline		More engagement from local residents					
Sprawl	*						
Rural areas							