September 21, 2017		October 12, 2017		November 2, 2017		January 24, 2018	
		00.020. 12, 2011	Ноц	ısing			
Strengths	Priority	Strengths	Priority	Strengths	Priority	Strengths	Priority
Affordable	*	Land is reasonably priced					
VarietyRental 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	
Strengths	Priority	Strengths	Communit Priority	ty Facilities Strengths	Priority	Strengths	Priority
Amount of natural gas	*	State Parks	THOTILY	Strengths	THOTILY	Strengths	THOTILY
Faith-based organizations	*	Andrew College	**				
Volunteer Fire Departments		SOWEGA STEM	*				
		Lake Walter F. George					
		Façade work in Richland					
		Randolph County Welcome Center					
		Purchasing of housing by hunters					
Weakness	Priority	Weakness	Priority	Weakness	Priority	Weakness	Priority
Age of infrastructure	*	Old sewer/water infrastructure	*				
Small lots (prevent septic/well)		Lack of broadband	*				
Some places cannot afford public sewage, and not enough people to support		Ems is challenged by hospital distance	*				
Small local governments	***	Education					
Non-participation							
No cooperation							
Lack of fiber optic network	*						
Lack of rural broadband	**						
Keeping membership in volunteer Fire Departments							
Lack of fire stations in some rural areas.							
Opportunities	Priority	Opportunities	Priority	Opportunities	Priority	Opportunities	Priority
Broadband (rural; possibly EMC run)	***	RV park	*				
		Housing for hunters and families					
		New programs at Andrew College)				
		Albany Tech					
Threats	Priority	Threats	Priority	Threats	Priority	Threats	Priority
Decline in population	***	Lack of money					
Skewed demographics- large senior citizen population		Lack of education (Pre-K – 12)	**				
Lack of affordable training for law enforcement, fire, etc.		Lack of people					
		Loss of federal money					

September 21, 2017		October 12, 2017		November 2, 2017		January 24, 2018	
Strengths	Priority	Strengths	Transp Priority	ortation Strengths	Priority	Strengths	Priority
Road network= good roads	**	Pataula transit authority	1 Honey	oti oligalio	1 Hority	oti originio	rionty
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 acc	ess						
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	d 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	3	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							