



WILLKOMMEN TO OUR GERMAN IMMIGRANT MEMORIAL

This memorial was erected by the Low German Club of Cole Camp to honor those brave souls who, with courage and determination, left their European homelands and came to this area of Benton, Morgan, and Pettis counties, making it one of the largest concentrations of German-speaking people in Missouri.

The migration began in the early 1830s. Although the majority of these immigrants came from Germany, they also came from Austria and Bohemia. Most of the German immigrants were from the districts (counties) of Rotenburg and Hameln-Pyrmont, which are in the province (state) of Lower Saxony or Hanover as it was known then. These early immigrants often referred to their place of origin as simply Hanover, which caused some confusion in later years because it was thought they were referring to the city rather than the province. This province is made up of 38 districts. The crests of these districts are shown on the circular wall located at the back of the memorial. These districts are further illustrated on the map located on the back of the large monument. These "Hanoverian" immigrants brought with them their native Low German language which is still spoken in this twenty-first century.

The gray bricks, encircled by the surrounding wall behind the large monument, are inscribed with a number, immigrant's name, hometown, district abbreviation, and the Missouri county and year of settlement. By referring to the map on the back of the monument, the approximate area the immigrant came from can be determined.

The red bricks in the front area of the memorial are inscribed with the names of descendants and employ a numbering system which indicates the line of descendancy. For example, numbers 3-42 indicate that this individual is the third generation from the immigrant who arrived on brick 42. Numbers 14-42 indicate the fourth generation from brick 42.

The Germanic icons located at the end of the circular wall are a solid reminder of the immigrants' heritage. The icons represent a parade reconstruction following WWII. The crest of arms of the Low German Club of Cole Camp is also inscribed on the memorial area.

The Plattdeutscher Verein or Low German Club of Cole Camp was established in 1990. Following its inception, it has been a source of pride and a memory of an old, elite German regiment. These icons stand as guards to the entrance of the Low German Club of Cole Camp. The club is a reminder of the hardships and sacrifices in the Cole Camp community. Even though our beloved Low German language is gradually fading and will someday be a memory of the past, it is our fervent hope that this memorial will always remain as a reminder of our heritage and the hardships and sacrifices that these immigrants endured.

City of Cole Camp, Missouri

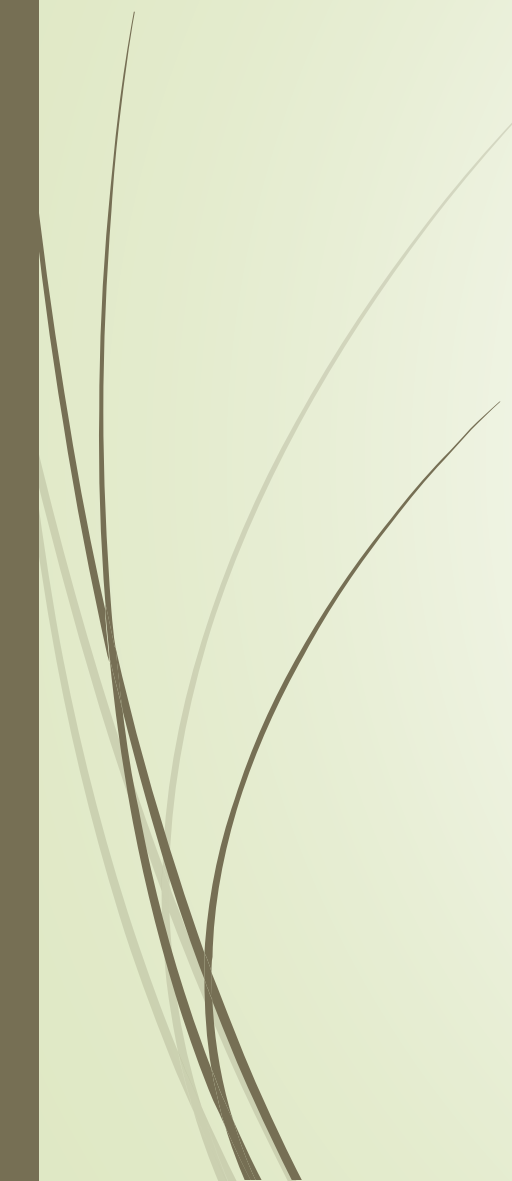
2025 Comprehensive Plan

June 2025 Amended Draft





Acknowledgements



Mayor

Diana Burdick

City Clerk

Dawn Paul

City Council

Jeremiah Crider

Mindy Fox

Steve Knox

David Locke

Planning & Zoning Commission

Tammy Eckhoff,
Chair

Jeff Canfield

Barbara Crider

Levi Fox

Nicole Garrett

Greg Ives

Aaron Meyer

Michael Porter

Steering Committee

Leigh Ann Grunden,
Chair

Kaci Barnes

Randy Harms

Aaron Meyer

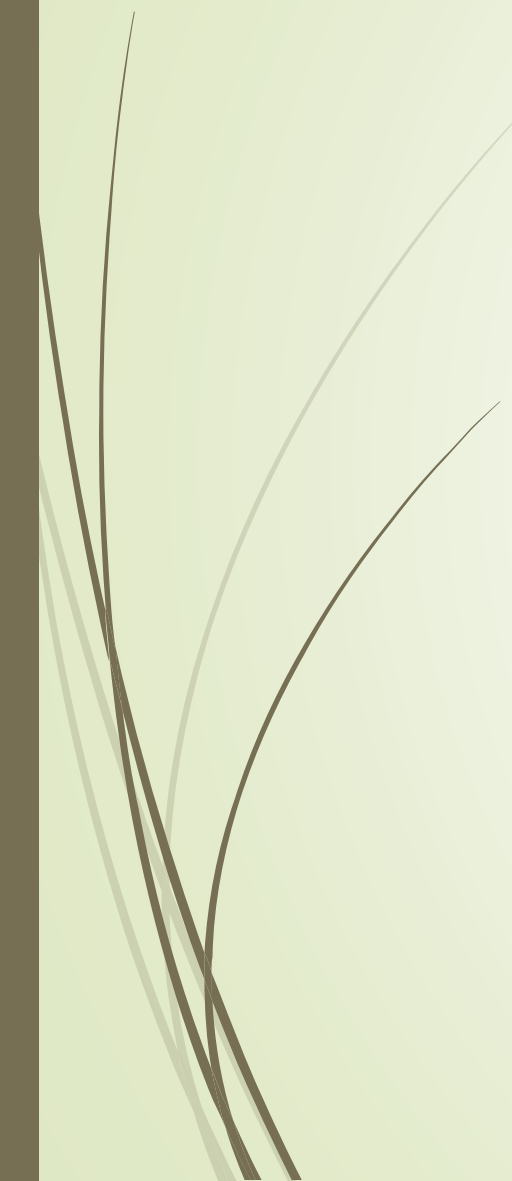
Jonathan Petersen

James Theisen

Stephen Zeller



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Introduction

What is a Comprehensive Plan & What is Noteworthy of the Cole Camp Comprehensive Plan?

A Comprehensive Plan is a legally binding document that guides the future development of a local government, related to housing, parks and recreation, historical and cultural preservation, schools, transportation, public safety accessibility, and city infrastructure such as water, sewers and streets. It is required by Missouri State Statutes in Chapter 89. There is no state requirement that it be updated on a schedule.

While a Comprehensive Plan may be used to expand the size of government, the City of Cole Camp rejects using the Comprehensive Plan to grow government and infringe upon the existing rights of citizens. A list of additional Property Owners' Rights follows this page. After extensive public input, the Planning & Zoning Commission recognizes the essential freedom to use one's own property without new regulatory or zoning burdens – to the extent that use does not impede the rights of other citizens. There is no intent in this document to create additional regulations, frameworks for development or to establish tax incentive tools such as TIF Commissions, affordable housing tax credits or other such programs.

The Cole Camp Comprehensive Plan will stand uniquely in the State of Missouri as a document that preserves the rights of its citizens and landowners, rather than a roadmap for taxpayer-funded development and government growth. *[This paragraph is under review, based on debate during the June 24, 2025 Planning & Zoning Meeting]*

A Comprehensive Plan: Derived from RSMo 89.040

"...regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the values of buildings and encouraging the most appropriate use of land throughout such municipality.



Property Owners' Rights

Property owners, residents and taxpayers of Cole Camp and adjacent property shall be free from:

- Annexation, unless 98% or more of existing city properties enjoy full utilities such as water and sewer, without owner consent *[this language is under review based on debate in the June 24, 2025 Planning & Zoning Meeting]*
- Eminent Domain use for economic development and recreation
- Re-zoning without notice and good cause, the burden of which shall be on the City to demonstrate
- Amendments to the comprehensive plan, unless intent to amend is mailed with no less than 30 days notice to every landowner within the city limits



Location & History



- The City of Cole Camp is a picturesque rural community with an approximate population of 1,200 residents located in the northeast corner of Benton County in central Missouri, along State Route 52, just 4 miles east of US Highway 65. The largest neighboring city is Sedalia, with an approximate population of 22,000, which is located 18 miles to the north on US Highway 65. Cole Camp is located 22 miles north of Warsaw, the county seat of Benton County. Other communities that are located nearby include Ionia, Lincoln, and Stover.
- Cole Camp is located within a larger region known as the Ozark Plateau or Ozark Highlands. The community is situated near the northern border where it meets the central Missouri prairies which are commonly referred to as "The Ozarks." Several prairie conservation areas can be found located around the community in an effort to preserve the natural flora and wildlife. This physiographic region covers parts of Missouri, Arkansas, Oklahoma, and the southeast corner of Kansas. This region is known for its karst topography consisting of caves, streams, springs, and sinkholes due to its abundance of limestone and dolomite.
- According to the State Historical Society of Missouri, a post office was established in Cole Camp in 1839, nearly 20 years before the town was platted in 1857. The first postmaster of Cole Camp, Ezekiel Williams, Sr., was appointed in February 1839. It is believed that the City was named in honor of pioneer Captain Stephen Cole. Additionally, the City was the site of one of the first Civil War battles on land. In June of 1861, the Battle of Cole Camp occurred when the pro-Union Home Guard company was attacked by a Missouri State Guard force. This battle location is marked just east of Cole Camp and has been the site of reenactments.
- Downtown Cole Camp is on the National Register of Historic Places with the economic hub and most community events centered along the Hwy 52 corridor and the downtown area. The City continues to carry on its strong German heritage and traditions, which are on display throughout the year during multiple events including, Maifest, Oktoberfest, Christkindlmarket, and the Christbaumfest. As well, Cole Camp has an active chamber of commerce and many creative community businesses that host additional community events such as the Zucchini Races, and the Pumpkin Fest, but the largest community event of the year is the Cole Camp Fair and the adjoining activities. The first Cole Camp Fair was held in 1916 and has celebrated over 100 years of community tradition.

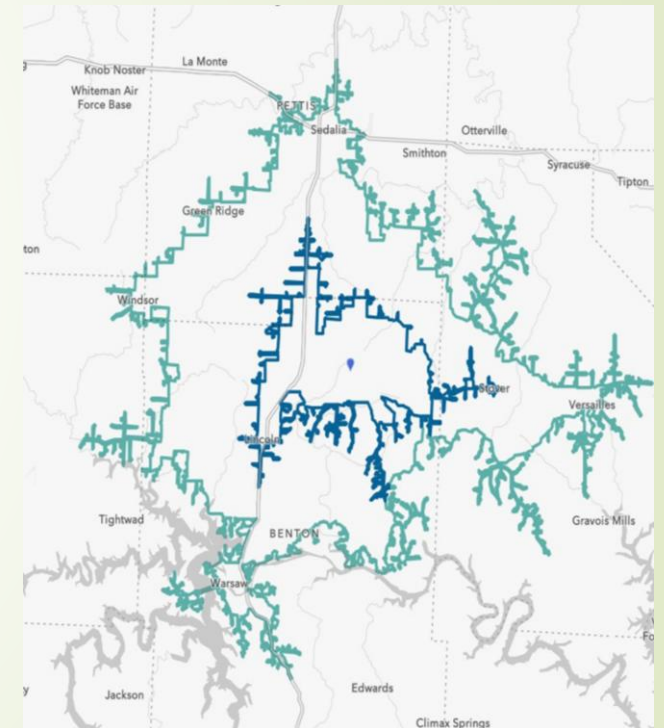


Demographics & Market Trends

Demographic Snapshot

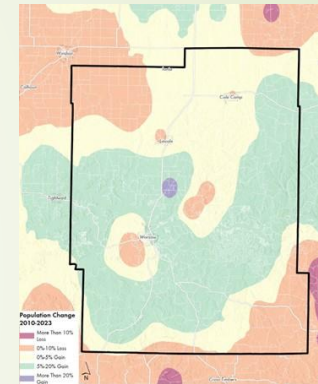
To understand a community's story, it is essential to gather and interpret existing demographic data and analyze how the community has changed over time. This section evaluates population, age, housing, income, education, and employment data reported by the US Census Bureau, the Bureau of Labor Statistics, ESRI, and other noted sources to understand Cole Camp's demographic trends. Examining how Cole Camp has changed through a demographic lens in the last few years or over decades can paint a picture of the community, population and economic characteristics of its residents and businesses, and where it's headed in the future.

Factors influencing what is happening within Cole Camp do not stop at its borders, so in addition to City data, demographic information was gathered for Benton County, the City of Warsaw which is also the county seat.



► Population

- The population of Cole Camp has changed little since the 1972 Comprehensive Plan was published. At that time, based on the 1970 census, the City was home to 1,038 people and was also growing, having added 185 residents between 1960 and 1970. The City's population according to the 2020 census was 1,104 people, which increased to 1,117 in 2023. Over the 50-year period, Cole Camp grew by 66 residents for a net population gain of 1.32 persons per year. Estimates predict that the City's population could grow to 1,122 residents by 2028, a 0.1% annual increase over the next four years.
- It was noted in the 1972 Comprehensive Plan that the Truman Reservoir was under construction at the time, which was predicted to be a factor that would induce growth in both the population and the economy of the immediate and surrounding areas. Construction related to Reservoir and adjacent State Park was completed in 1979. However, the population trends for cities in Benton County, as well as the County itself, seem to indicate that the creation of the Truman Reservoir was not the population and economic driver that it was intended to be.



Total Population:

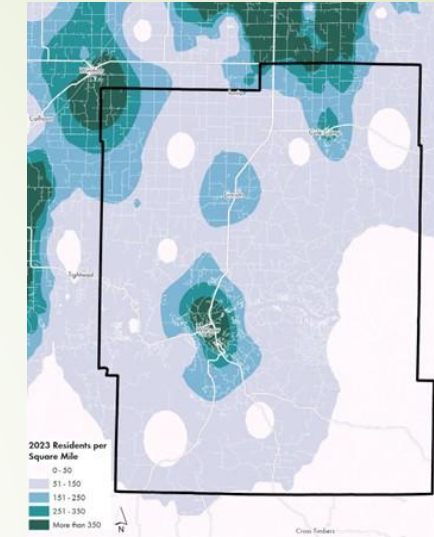
1970 – 1,038

2020 – 1,104

Source: US Census
(1970 & 2020)

Population Change & Density

- Population change and density were examined for Cole Camp, Benton County, and the immediate surrounding area, and two maps were created to display the information. Municipalities in Benton County are experiencing little to no gain in population, with certain areas having up to 10% population loss. Warsaw is the only municipality in the County that has areas seeing a significant gain in population, from 5% up to 20% increase. Many of the unincorporated areas in central Benton County, including surrounding Warsaw, have experienced population gain up to 20%. One area centrally located in the County has had an increase in population of more than 20%. In the immediate area surrounding the County, there has been more significant decreases in population over the last 13 years, with areas in and around places like Windsor, Iconium, Quincy, Cross Timbers, and Climax Springs having seen the worst population loss since 2013.
- The map displays population density in residents per square mile based on census data from 2023. As is expected, there are more residents per square mile the closer to the center of municipalities in Benton County. Within the County, the places with the densest populations in 2023 were Warsaw and the area to the southeast of Windsor. Outside of these cities, the population is most dense in Cole Camp and along the north edge of Benton County, with higher rates of residents per square mile farther north of the County towards Sedalia. According to the Census Bureau, Cole Camp has a population density of about 859 residents per square mile, while Warsaw, for comparison, has 837 residents per square mile but also covers a larger area. There are approximately 27 residents per square mile across Benton County.

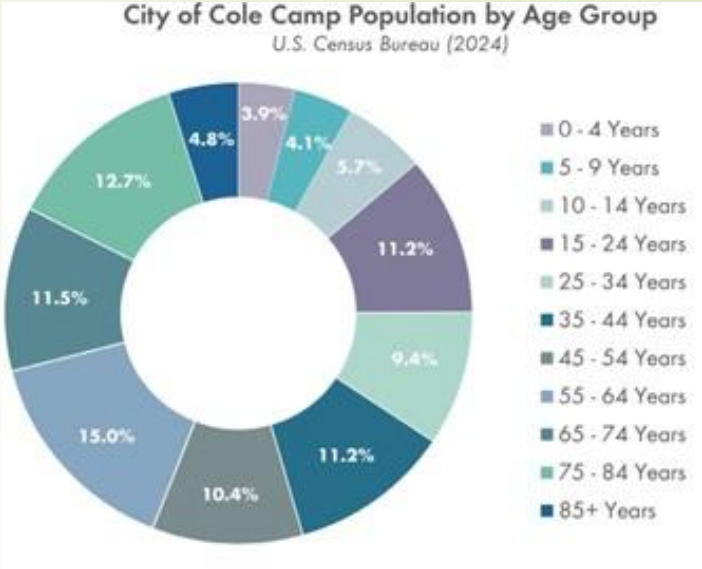


Population Trends					
	City of Cole Camp	Primary Trade Area (15-Minute Drive)	Secondary Trade Area (30-Minute Drive)	Benton County	City of Warsaw (County Seat)
Population Totals					
2010 Total Population	1,123	4,360	48,438	19,056	2,164
2020 Total Population	1,104	4,304	49,288	19,394	2,209
2023 Total Population	1,117	4,458	50,007	20,165	2,302
2028 Total Population (Est.)	1,122	4,492	50,594	20,729	2,349
Population Change					
Annual Pop Growth Rate 2010 - 2023	0.0%	0.2%	0.2%	0.4%	0.5%
Annual Pop Growth Rate (Est.) 2023 - 2028	0.1%	0.2%	0.2%	0.6%	0.4%
Household Size					
Average Household Size	2.24	2.44	2.40	2.23	2.14
Housing Units Needed					
Additional Residents by 2028 (Est.)	5	34	587	564	47
Housing Units Needed (Est.)	2	14	245	253	22

Source: U.S. Census, ESRI (2024)

➤ Age

- Examining age data can create an image of what the future population of an area may look like and how it might change over time. Age data can be analyzed by looking at either cohorts or groups. Cohorts are broken up into Children (0-18 Years), Young Adults (18-24 Years), Adults (25-64 Years), and Seniors (65+ Years). In Cole Camp, as well as the City of Warsaw, and Benton County, the largest age cohort is Adults followed by Seniors. This is not surprising, though, when one considers the age ranges included in each cohort. Examining age groups instead can create a clearer picture of the population's age trends. Looking at age groups in Cole Camp shows that the highest percentage of the population (15.0%) is between 55-64 years old, followed by 75-84 years old (12.7%) and 65-74 years old (11.5%). The City has more 85+ year olds, at 4.8% of the population, than it does 0-4 year olds or 5-9 year olds, at 3.9% and 4.1% of the population, respectively. The chart to the left shows the age group breakdown of Cole Camp's 2023 population.
- The table displays median age and population by age cohort for the City of Cole Camp, the PTA and STA, Benton County, and the City of Warsaw. Between the City of Cole Camp, the PTA and STA, City of Warsaw, and Benton County, Cole Camp has the highest percentages of those 75+ years old (17.5% of the City's total population) as well as the second highest median age at 49.5 years. The only geography examined with higher median old (17.5% of the City's total population) as well as the second highest median age at 49.5 years. The only geography examined with higher median age is Benton County at 56.2 years; however, all these geographies have higher than average median ages. The lowest median age is in the STA, which includes much of Sedalia, at 41.8 years. Meanwhile, the median age in Missouri is 38.8 years, while nationwide it is 38.5 years.

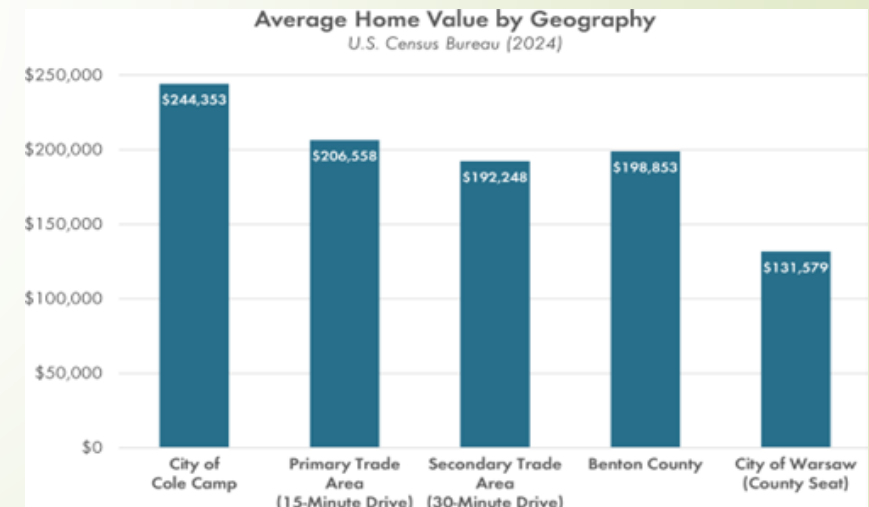
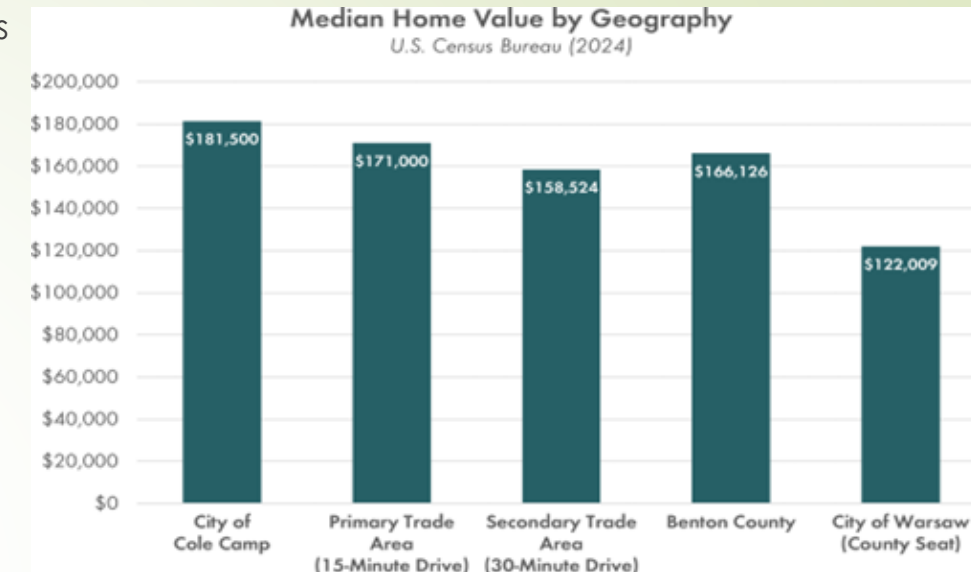


Population by Age					
	Primary Trade Area (15-Minute Drive)	Secondary Trade Area (30-Minute Drive)	City of Cole Camp	Benton County	City of Warsaw (County Seat)
Median Age	46.9	41.8	49.5	56.2	47.7
Population by Age Cohort					
Children (0 - 18 Years)	19.8%	21.9%	17.8%	15.2%	19.9%
Young Adults (18 - 24 Years)	6.6%	7.3%	7.2%	4.9%	7.5%
Adults (25 - 64 Years)	45.9%	48.5%	46.0%	46.5%	42.6%
Seniors (65+ Years)	27.7%	22.3%	29.0%	33.4%	30.0%

Source: U.S. Census, ESRI (2024)

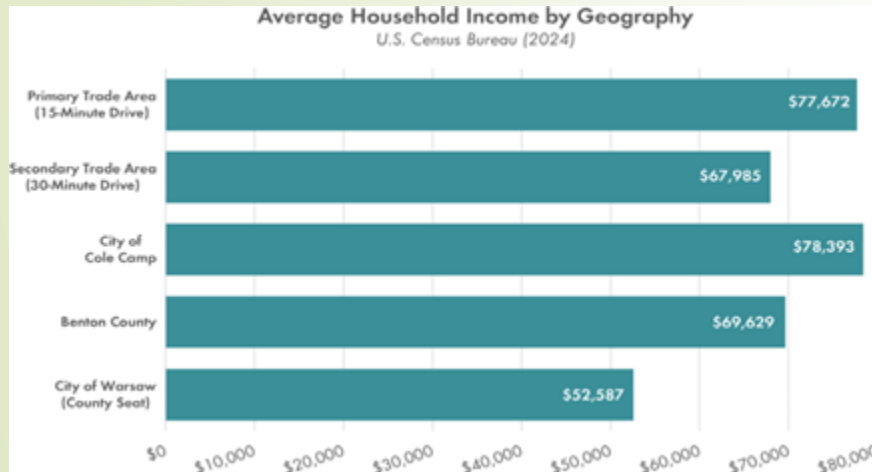
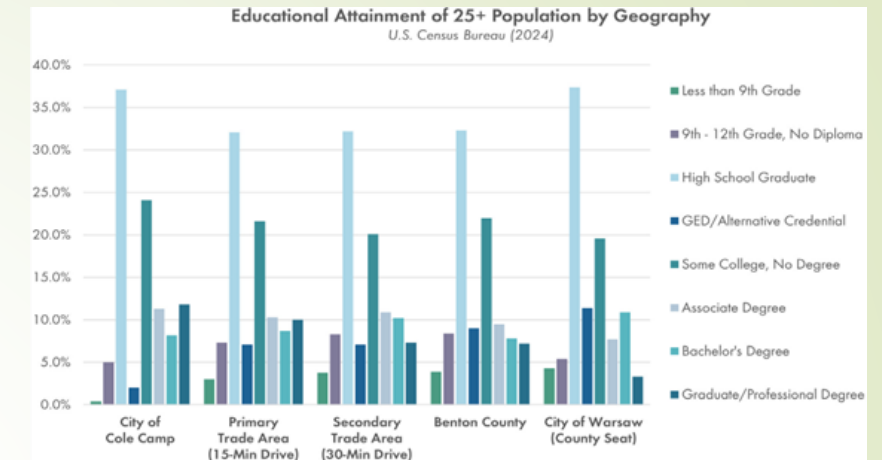
➤ Housing

- In the City of Cole Camp, 68.2% of its housing units are owner-occupied while 19.7% are renter-occupied. Cole Camp has significantly higher rates of owner-occupied housing than the other geographies, except the PTA in which 69.7% of its housing is owner-occupied. The City of Warsaw has the lowest percentage of owner-occupied housing at 52.5% followed by Benton County at 54.1%. According to the US Census Bureau, 64 of the 532 housing units in Cole Camp are currently vacant, a vacancy rate of 12%. The PTA and STA have slightly higher vacancy rates than the City, at 12.1% and 15.2%, respectively, while the City of Warsaw has the lowest housing vacancy rate at 9.2%. Current Census Bureau figures estimate that 4,994 of the 13,911 housing units in Benton County are currently vacant, which would result in a staggering 35.9% vacancy rate. For comparison, the State of Missouri has an overall vacancy rate of just 11.2%.
- Cole Camp has the highest median and average homes values of the geographies examined. The City's median home value in 2023 was \$181,500, while the average home value was \$244,353. The City of Warsaw had the lowest median home value at \$122,009 in 2023, followed by the STA at \$158,524. Benton County's 2023 median home value was \$166,126. Cole Camp not only has the highest home values of the geographies examined but also the highest estimated annual increase in median home value over the next few years. The median home value in Cole Camp is anticipated to increase 2.7% annually up to \$207,143 by 2028. The two charts to the right display median and average home values by geography.
- Currently, more than half (55.1%) of Cole Camp's homes are valued at less than \$200,000. However, this figure is higher in the other geographies, from 59.3% of homes in the PTA to 88% of the homes in Warsaw. The City has the lowest percentage homes that are valued less than \$50,000 at 5.5%. While there are no homes in the City valued at \$1,000,000 or greater, approximately 0.7% of homes within the STA and 0.2% of homes in Benton County fall into this category.



Education

- Of the geographies examined, Cole Camp has the lowest percentage of 25+ year olds without a high school diploma or GED (5.4%) and the highest percentages of Associate Degree holders (11.3%) and Graduate/Professional Degree holders (11.8%), as well as those who attended some college but did not obtain a degree (24.1%). Only 0.4% of Cole Camp's 25+ residents have less than a 9th grade education, while this figure ranges from 3.0% (PTA) to 4.3% (Warsaw) in the other geographies. Cole Camp also has the highest rate of residents who attended college, whether they obtained their degree or not. More than half of Cole Camp's residents (55.4%) attended college. In Warsaw, 41.5% of 25+ residents attended college, while that figure is slightly higher over- all in Benton County at 46.5% [replace with Eckhoff language]



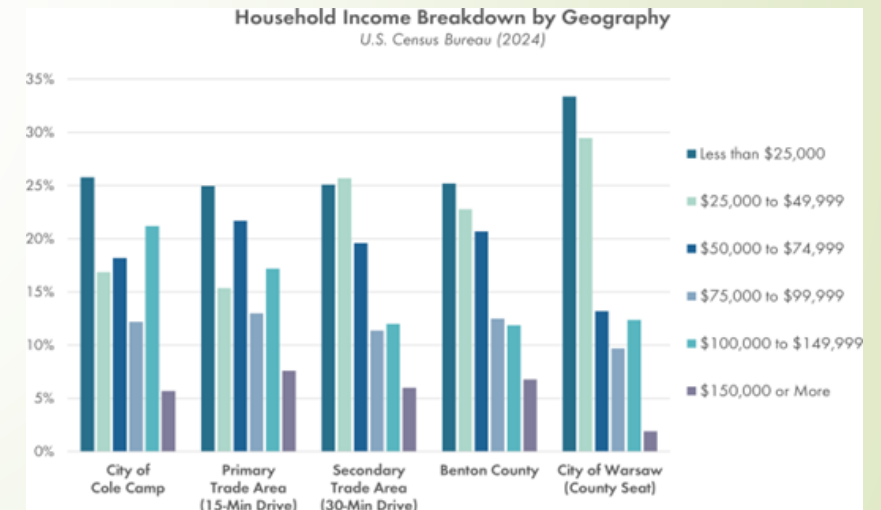
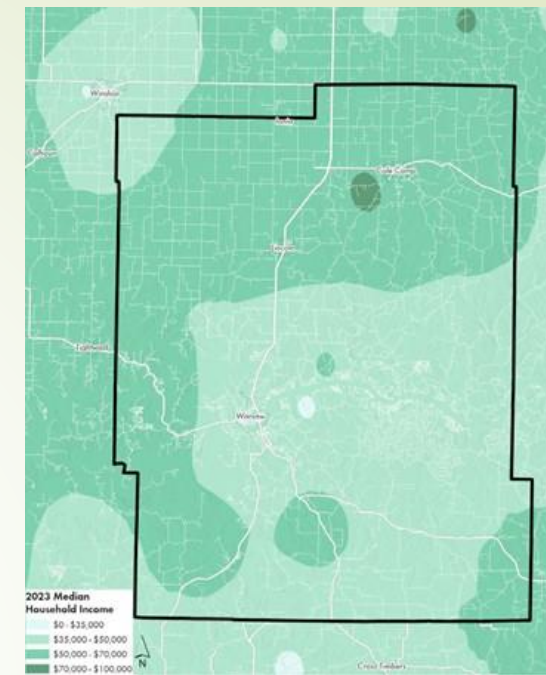
Household Income

- In 2023, Cole Camp had a median household income of \$57,755 and an average household income of \$78,393. Median household income is expected to increase at an annual rate of 2.6% over the next few years up to \$65,684 by 2028. Cole Camp's median household income is anticipated to increase at a rate higher than that of the PTA or STA, City of Warsaw, or Benton County. The PTA is the only geography with a higher median household income than Cole Camp at \$58,430 in 2023, but Cole Camp had the highest average household income of all the geographies, as well as the highest per capita income of \$32,925. The lowest household incomes can be found in Warsaw, with a \$37,301 median household income and \$23,321 per capita income in 2023.

Household Income

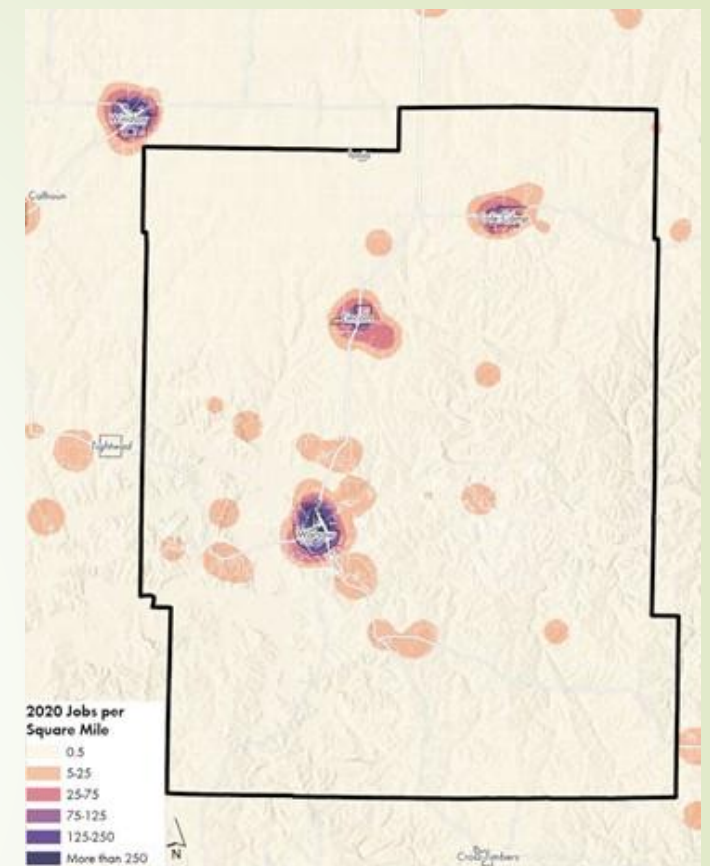
- Other than Warsaw, Cole Camp has the lowest percentage of households that make \$150,000 or more per year at 5.7% (in Warsaw, that figure is just 1.9% of households). However, Cole Camp has the highest percentage of households that earn \$100,000 to \$149,999 at 21.2%. The City has one of the lowest percentages of households that earn between \$25,000 and \$49,999 per year at 16.9% and 15.4%, respectively. Again, other than Warsaw, Cole Camp has the highest percentage of households that make less than \$25,000 per year at 25.8% (in Warsaw, that figure is 33.4% of households). In fact, the income range with the highest percentage of households in each of the geographies is the “Less than \$25,000” category.
- In 2024, the Federal Poverty Guidelines issued by the US Department of Health and Human Services indicate that the poverty-level household income for a two-person household is \$20,440 and for a three-person household is \$25,820. Based on these figures, around a quarter (25.8%) of households in Cole Camp may fall near or below the federal poverty level. On the other hand, however, more than a quarter (26.9%) of households in Cole Camp earn \$100,000 or more per year, the highest of all the geographies examined. Further analysis would need to be conducted to determine the factors causing income disparity in Cole Camp.

- The map in the upper right corner shows 2023 median household income across Benton County and the immediate surrounding area. Median household income is shown in ranges with darker greens representing higher incomes. The highest household incomes in Benton County, falling in the \$70,000 - \$100,000 range, can be found in an unincorporated area to the southwest of Cole Camp, while the lowest incomes are found in a rural area along the Osage River to the east of Warsaw. Overall, the northern and western parts of Benton County, including Lincoln and Cole Camp, have higher household incomes, mostly falling within the \$50,000 - \$70,000 range, than the central and southeast areas of the County, which generally have household incomes in the \$35,000 - \$50,000 range.



■ Employment

- According to Esri Business Analyst, which analyzed data from a few different sources to create these ap- proximations, the City of Cole Camp is estimated to have a workforce of 675 people that are employed by 74 total businesses. About 53.3% of Cole Camp's jobs are considered to be white collar, while 31.5% are considered blue collar and 15.2% fall into the services category. Esri estimates that approximately 0.2% of Cole Camp's working age population was unemployed in 2023. The City of Warsaw, meanwhile, has fewer white collar and blue collar jobs than Cole Camp, but a higher percentage of services jobs (28.6%), likely due to accommodation, dining, tourism, and hospitality businesses to serve visitors of Harry S. Truman State Park and Reservoir and nearby Lake of the Ozarks. Esri estimates that 1.3% of Warsaw's working age population was unemployed in 2023.
- The US Census Bureau provides industry data that is broken down into the following sectors: Agriculture/Mining, Construction, Transportation/Utilities, Manufacturing, Whole- sale Trade, Retail Trade, Information, Finance/Insurance/Real Estate, Services, and Public Administration. According to the Census Bureau, about 54.9% of Cole Camp's workforce was employed in the Services sector in 2023, followed by the Construction sector with 21.8% of the workforce. A further 8.4% were employed in Retail Trade, 7.3% worked in Manufacturing, 3.2% were employed in the Transportation/Utilities industry, 2.0% were in Public Administration, and 1.4% worked in the Wholesale Trade sector. Very few residents of Cole Camp were employed in Information (0.7%) or Agriculture/Mining (0.5%), and essentially none worked in Finance/Insurance/Real Estate within the City.
- The Bureau of Labor Statistics also provides employment data including industry and unemployment figures; although, the BLS did not have data available for the City of Cole Camp. Benton County, however, had a workforce of 7,184 people in 2023 and an unemployment rate of 4.3%, which increased from 3.8% in 2022. Unemployment in the County spiked to 7.4% in 2020 due to the COVID-19 pandemic but was higher than that in 2014 when it hit 7.8%. In 2023, the State of Missouri had an unemployment rate of 3.0%, and the unemployment rate for the entire country was 3.6%.
- The map displays employment hubs within Benton County and the surrounding area in jobs per square mile based on 2020 Census data. As expected, jobs are clustered in the larger municipalities in this area, including Cole Camp, Lincoln, and Warsaw and Windsor outside of the County boundary. Warsaw is the only city in Benton County that has areas with more than 150 jobs per square mile.





Market Trends

■ Housing

■ *Single Family*

- At the time of this report, there are ten single-family homes listed for sale in the City of Cole Camp, and there are zero dwellings listed available for rent. Of those ten for sale, eight are under contract as pending or contingent. The single-family homes currently for sale have been on the market for an average of 124 days. The homes range in size from 896 sq ft to 1,892 sq ft and in listing price from \$99,900 to \$355,000; the average listing price is \$207,460. The lots these homes sit on range in size from 0.16 acres to 0.33 acres.
- While data for housing market trends is not available for the City of Cole Camp, this data was available and gathered from real estate resource Redfin for Benton County to get a general idea of housing trends in the areas surrounding the City. Median sale prices have been trending upward in Benton County since 2017 and peaked in September 2023 at \$250,000. The most recent data available from March 2024 shows a current median sale price for single-family homes of around \$230,000, and the median sale price for 2024 thus far has been \$200,000 in the County. There have been no homes sold above the listing price in Benton County in 2024.
- Between January 1 and March 31 of 2024, 57 single-family homes have been sold in Benton County, while 87 have been newly listed for sale. In March, homes for sale spent a median of 49 days on the market. For all of 2024 so far, the median number of days single-family homes spent on the market in the County is 71. Median days on the market has been trending downward since peaking at 259 days in January 2020, reaching its lowest in April 2023 at a median of 7 days on the market, but this figure has begun to increase again over the last year. Currently, homes in the County are selling for a median of around \$130 per sq ft, which decreased from \$143 per sq ft in January. In the last five years, this value reached its highest in November 2022 at \$177 per sq ft.

Homes Recently for Sale
In Cole Camp



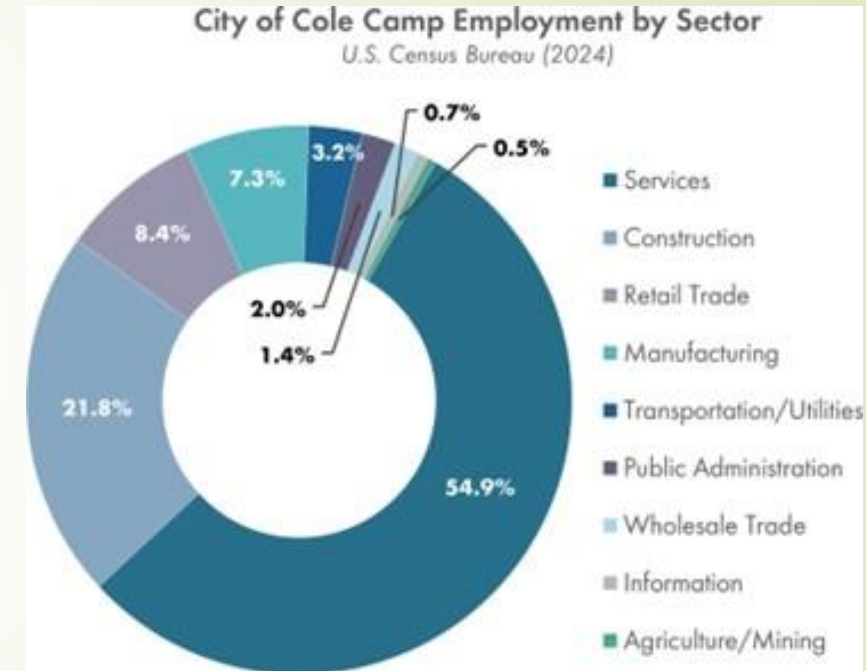
■ Housing

- *Multi-Family*
- While Cole Camp has some duplexes and a retirement village, the City does not have typical multi-family developments in the form of condominiums or apartments. Multi-family housing trend data was gathered for Benton County to get an idea for market trends. According to CoStar, a commercial real estate resource, Benton County has 173 units that average 974 sq ft in size within 11 multi-family buildings. The average rent per unit in the County so far in 2024 is \$490 per month, or \$0.55 per sq ft. Most recent figures show that around six units, or 3.7% of the County's multi-family housing stock, are currently vacant.

Housing Trends					
	City of Cole Camp	Primary Trade Area (15-Minute Drive)	Secondary Trade Area (30-Minute Drive)	Benton County	City of Warsaw (County Seat)
<i>Occupancy</i>					
Owner-Occupied	68.2%	69.7%	59.7%	54.1%	52.5%
Renter-Occupied	19.7%	18.2%	25.1%	10.0%	38.3%
<i>Housing Unit Vacancy</i>					
Total Housing Units	532	2,006	23,987	13,911	1,121
Vacant Housing Units	64	243	3,646	4,994	103
Vacancy Rate	12.0%	12.1%	15.2%	35.9%	9.2%
<i>Home Value</i>					
2023 Median Home Value	\$181,500	\$171,000	\$158,524	\$166,126	\$122,009
2028 Median Home Value (Est.)	\$207,143	\$186,722	\$175,461	\$177,585	\$121,488
Annual Increase (Est.) 2023 - 2028	2.7%	1.8%	2.1%	1.3%	-0.1%
2023 Average Home Value	\$244,353	\$206,558	\$192,248	\$198,853	\$131,579

➤ Office

- Like the retail market data, office market data is very limited for the City of Cole Camp due to its size and small market. According to CoStar, Cole Camp has had 2 office buildings since at least 2014, which have a total of 13,000 sq ft. For purposes of this analysis, data for Benton County was collected.
- Benton County comprises 16 office buildings with a total footprint of 86,899 sq ft. According to CoStar, these figures have not changed since at least 2014. So far in 2024, 5.3% of the total office space in this area, or around 4,600 sq ft, has been marketed as available, which includes any space available, regardless of whether it is vacant, available for sublease, or available at a future date. The average office space lease cost is currently \$6.50 per sq ft within the area including and immediately surrounding Cole Camp, which has decreased from \$9.34 per sq ft in 2019.
- According to data gathered and analyzed by the Census Bureau, there were 49 office-based jobs within the City of Cole Camp in 2021, which is the most recent year with available data. The office industry includes several employment sectors that factor into total figures: information; finance and insurance; real estate and rental and leasing; professional, scientific, and technical services; management of companies and enterprises; and administration and support, not including public administration. In Cole Camp, almost all office jobs are in the finance and insurance sector. The number of office jobs in the City has remained steady between 40 and 54 jobs per year since 2002, except for a significant drop from 2007 to 2009. During those three years, office-based employment in Cole Camp dropped to 25 jobs in 2007, 27 jobs in 2008, and just 16 jobs in 2009. Office-based employment peaked in the City in 2013 with 53 jobs.
- In Benton County, there were 325 office-based jobs in 2021. Most of these jobs were within the finance and insurance sector and the professional, scientific, and technical services sector. Office employment in the County was at its highest in 2005 with 378 jobs. Between 2002 and 2021, office-based employment has varied from year to year but generally ranged from 250 to 330 jobs. Office employment in Benton County hit its lowest in 2017 with 246 jobs. Steady lease costs and employment indicates a strong office market in Benton County; although, with increases in remote working, the need and utilization of traditional office space may start to decline in the near future.



► Retail

- Due to its small footprint, there is not much data available for the retail market within the City of Cole Camp; therefore, data was also gathered from the entirety of Benton County in order to try to paint a picture of the existing retail market in and around Cole Camp and its potential for future expansion. According to commercial real estate source CoStar, Cole Camp currently has 9 buildings dedicated to retail use which cover a total of 37,514 sq ft. Approximately 8.4% of Cole Camp's residents work in retail trade, according to the US Census Bureau, but that doesn't necessarily mean they are employed in retail within the City.
- The Census Bureau also has a tool called On the Map that can be used for collecting certain employment data for any geographic area. For this analysis specifically, the tool was used to determine the number of jobs in each employment sector within the City of Cole Camp and Benton County between 2002 and 2021, which is the most recent year with available data. In 2002, there were 124 retail trade jobs within Cole Camp. This figure remained fairly steady until it dropped below 100 jobs in 2008. Since then, the number of retail trade jobs within the City have varied from year to year, from as low as 64 jobs in 2009 up to 106 jobs in 2021. Unfortunately, data is not publicly available regarding whether this figure continued to increase between 2021 and today. The only other year between 2008 and 2021 when Cole Camp had over 100 retail trade jobs was 2017 with a peak of 105 jobs.
- In Benton County, trends in the number of retail jobs from year to year followed a similar pattern to those in Cole Camp. Beginning in 2002 with 734 retail trade jobs, Benton County had a fairly steady retail workforce until it fell below 700 jobs in 2007 with 684 total retail jobs. This figure hit its lowest in 2018 and again in 2020 with 602 retail jobs each of those years. In 2021, however, the number of retail jobs in the County spiked to 746, the first year with more than 700 retail trade jobs since 2006.



Zoning & Current Land Use





Introduction



- In conjunction with this Comprehensive Plan, the City of Cole Camp is also updating its Zoning Ordinance. The Zoning Ordinance update will include revising district regulations and permitted, conditional, or prohibited land uses, modernizing the code with current zoning standards, and removal of mobile home districts.



Existing Zoning

- The City of Cole Camp currently has 12 zoning districts within the Zoning Ordinance; however, only seven of the districts exist on properties in the City. The City includes 788 parcels that are zoned for agricultural, residential, commercial, or industrial uses.
- **Agricultural**
 - Cole Camp has one agricultural district, the “A-1” Agricultural District, which can be found on 38 parcels in the City. These properties are located mostly along the northern and southern boundaries of the City. The “A-1” District comprises 4.8% of the City’s total parcels. Approximately 58 acres of land are zoned “A-1” Agricultural District.
- **Residential**
 - Cole Camp has three residential districts – the “R-1” One-Family Residential, “R-2” Two-Family Residential, and “R-3” Multiple-Family Residential Districts – as well as an “M” Mobile Home District. The total number of residentially zoned properties in the City is 637, or 80.8% of all parcels in Cole Camp. The “M” Mobile Home District does not currently exist on any parcels in the City. The “R-1” District makes up the vast majority of the City’s property, located on 581 of the City’s 788 parcels. This District alone is found on 73.7% of all parcels in Cole Camp and 91.2% of parcels zoned residential. Meanwhile, the “R-2” Two-Family and “R-3” Multiple-Family Districts are currently on 24 parcels and 32 parcels, respectively, accounting for 3.05% and 4.06% of the City’s properties, or 3.76% and 5.02% of residentially zoned parcels. The “R-2” District is found mostly found in the northeast part of the City or on the west side of the City along W Main Street. The “R-3” District is a couple parcels on the north side of Cole Camp where an assisted living facility is located, north of Main Street on the west side where a retirement village is located, and in the southwest part of Cole Camp where some duplexes are located.



Existing Zoning

■ Commercial

- Commercial districts in Cole Camp include the “C-1” Neighborhood Commercial District and “C-2” General Commercial District. A total of 110 parcels in the City are zoned for commercial activity, accounting for 13.9% of Cole Camp’s parcels. The “C-1” District can be found on 14 properties, while the “C-2” District is located on 96 parcels. The “C-2” General Commercial District makes up 87.3% of commercially zoned properties in Cole Camp, but just 12.2% of all the City’s parcels. The “C-1” Neighborhood Commercial District, on the other hand, is found on 1.78% of all parcels in the City and 12.6% of parcels zoned commercial. The commercial districts are mostly found along major roadways including Main Street/State Route 52 and Butterfield Trail. Triple Creek Golf Course on the southeast edge of Cole Camp is also zoned for commercial activity.

■ Industrial

- The City currently has three industrial districts: the “I-1” Restricted Light Industrial District, the “I-2” Light Industrial District, and the “I-3” Heavy Industrial District. The only of these three industrial zoning districts that is currently located on any parcel within Cole Camp is the “I-2” Light Industrial District found on a few parcels along the southwest edge of the City. The “I-2” District is located on three parcels, or 0.38% of parcels, in Cole Camp. This district covers approximately 2.74 acres of land.

■ Planned Development

- Cole Camp’s Zoning Ordinance includes two planned development districts. These are the “HDPD” High-Density Planned Development District and the “C-3” Planned Shopping Center District. Although these two planned districts are included in the City’s zoning code, they are not currently located on any parcels within Cole Camp.



Future Zoning

- The Cole Camp Planning & Zoning Commission recognizes that a Comprehensive Plan is not an appropriate vehicle to propose property rezoning.
- Further, the Cole Camp Planning & Zoning Commission will not recommend rezoning private property. Landowners and residents may seek to do this as they deem appropriate for their individual property. This should not be a function of the Comprehensive Plan.



Community Engagement

► Community Engagement Summary

- To get a better idea of the values, interests, and desires of the community and how they picture Cole Camp in the future, PGAV hosted three public open houses and engaged with the City's Steering Committee for this comprehensive planning process. The open houses were held on Friday, February 9, 2024, during the Cole Camp High School Courtwarming event, on Thursday, February 22, 2024, at Wine, Antiques, and More (WAM), and on Monday, June 10, 2024 at City Hall. WAM was chosen for the second open house as it is centrally located in the City adjacent to the Historic Downtown District and is a natural community gathering space. While Courtwarming was more attended with Cole Camp residents and non-residents alike, roughly 30 City residents attended the WAM open house. The third open house focused more on getting feedback for the scenario planning examples and development of goals and objectives.



■ Courtwarming & WAM Open Houses

- During the WAM open house, attendees were asked why they choose to live in Cole Camp. Almost all the responses mentioned the small-town feeling, values, and pride as their reason for staying. Residents also noted that the City is family-oriented, and the R-1 School District has a great reputation. Several stated they were born and raised in Cole Camp.
- The results of the voting activity also indicated a need for business, industry and employment growth, as well as improvements to transportation and mobility. Attendees at the WAM open house discussed the need for more parking and retail Downtown, while the Courtwarming participants expressed a general desire for more commercial and industrial development throughout and around Cole Camp. Particularly noted were the needs for a hardware store, lumber supplier, and more restaurants, both traditional and quick-service, in town. Increased connectivity and quality of sidewalks around the City was mentioned during both events, and residents were very excited for new sidewalks Downtown that are coming in 2025-2026 thanks to a MODOT Rural TAP Grant in partnership with the City of Cole Camp.
- Parks and recreation was another popular topic, with participants expressing the need for additional recreational opportunities and community programs. Most desired are a community center, a new pool, an additional gym and pickleball courts. Pickleball courts have been created at the time of publication. It was also stated that existing facilities need improvements to playgrounds, recreational equipment and restrooms. Attendees mentioned a lack of places for teenagers to hang out and requested more community events and family activities.



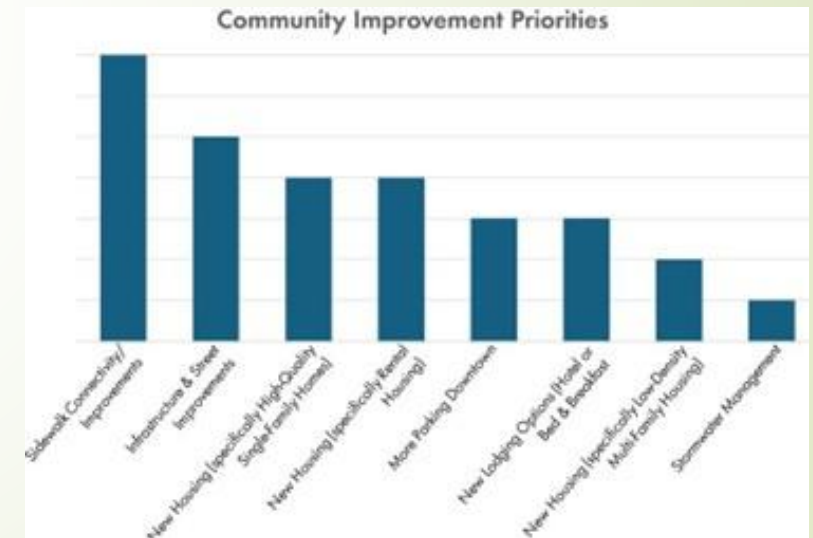
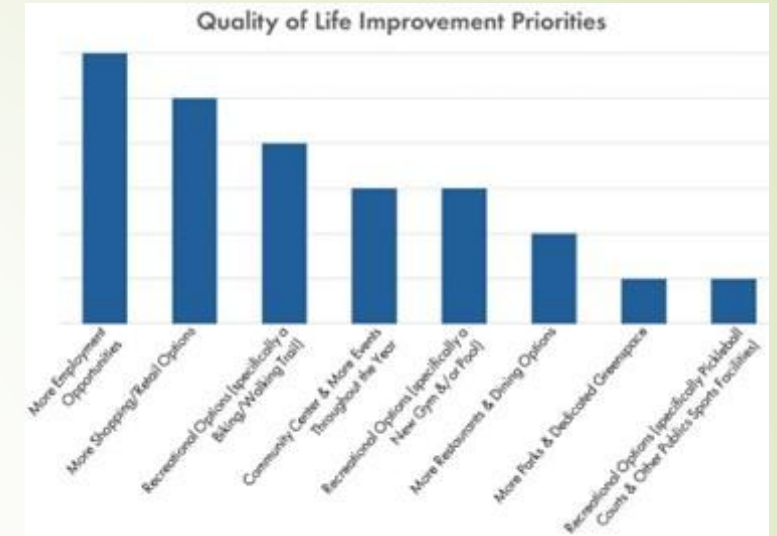
are hearing from the entire community.

Outside of the map's viewing area, use a sticky note to tell us what you think of the map in the general direction of where you live.



Open House at City Hall

- PGAV hosted a third open house at City Hall on Monday, June 10th. The focus of this open house was to gather feedback on the scenario planning options and top priorities for the future of Cole Camp, as well as give an update on what we've learned from the planning process thus far. Participants were provided with dot stickers to vote for their preferences as well as sticky notes to write down any comments or additional thoughts. Top planning priorities for the City were divided between Community Improvements and Quality of Life Improvements, and attendees were asked to vote for the priority or priorities they think are most important to incorporate into planning the future of Cole Camp. The options provided were created from overarching themes gathered during Steering Committee meetings and the first two open houses. In addition to the planning priorities, possible development options for two scenario areas in the City were shown, and participants could vote for their preferences and provide additional comments on the options.
- For the planning priorities activity, the Community Improvements options included additional parking downtown, sidewalk improvements and connectivity, infrastructure and street improvements, stormwater management, new lodging options such as a hotel or bed and breakfast, and new housing, with specific options for high-quality single-family homes, rental housing, and low-density multi-family housing. More employment opportunities, additional parks and dedicated greenspace, more restaurants and dining options, and new recreational options were some of the listed Quality of Life Improvements, as well as more retail/shopping options and a community center with more events throughout the year. The recreational opportunities were further split into specific options for a biking/walking trail, pickleball courts and other public sports facilities, and a new gym and/or community pool.

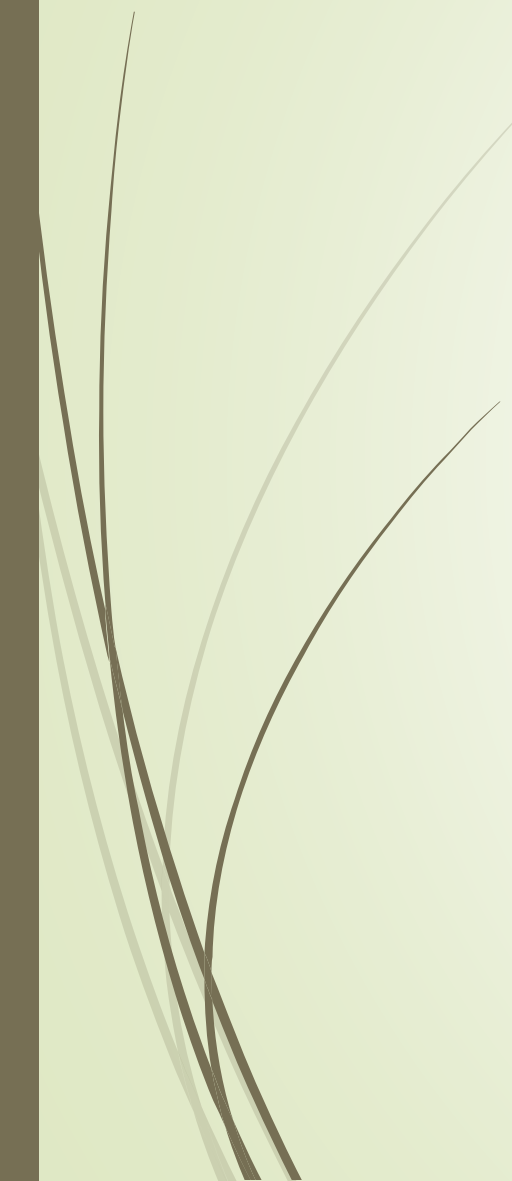


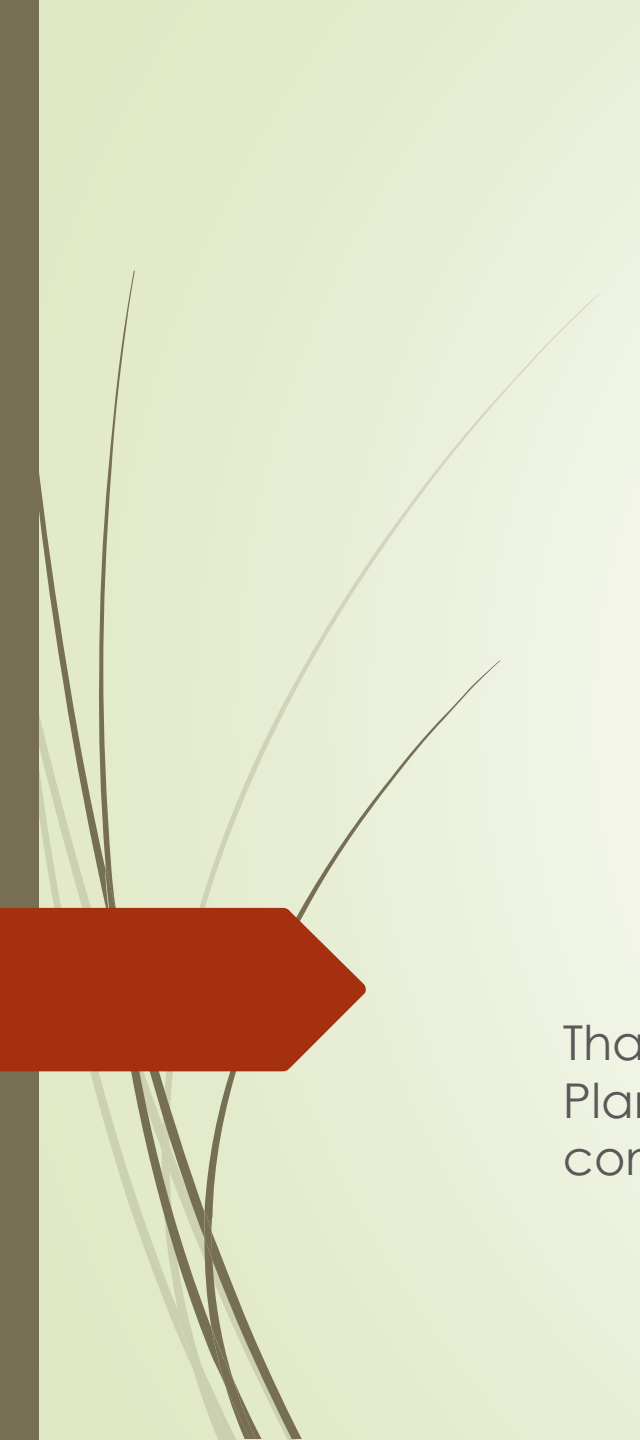
- The top Community Improvement priority was sidewalk connectivity/improvements by far. Several attendees left sticky notes emphasizing the need for improvements to existing sidewalks as well as the need for new sidewalks to improve connectivity, particularly to and from the schools, the library, and Dollar General. The lack of crosswalks, flashing pedestrian lights, and signage were also noted as an issue when it comes to safely crossing roadways. Infrastructure and street improvements was the second most voted for Community Improvement priority, with new housing (specifically high-quality, single-family homes) and new housing (specifically rental housing) coming in third and fourth. It was noted that affordable rental housing for seniors was particularly in need within the City. Low-density multi-family housing and stormwater management were not seen as high of priorities. Regarding Quality of Life Improvement priorities, the top three most important to the Cole Camp community are more employment opportunities, more shopping/retail options, and recreational options (specifically a biking/walking trail). These are followed by a new community center with more events throughout the year and recreational options (specifically a new gym and/or pool). More parks and dedicated greenspace and recreational options related to public sports facilities were voted for least. It was noted that instead of more parks, the City should focus on improving the existing parks and park facilities in the community.





2024-2025 Public Meetings of Planning & Zoning

- [Section should be created to highlight the input from numerous citizens and landowners in public meetings of Planning & Zoning]
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Thank you to the citizens of Cole Camp and volunteers of the Cole Camp Planning & Zoning Commission for input and participation in the comprehensive plan process.