

RESOLUTION

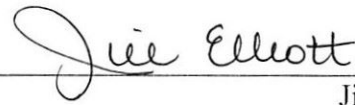
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Talmo, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

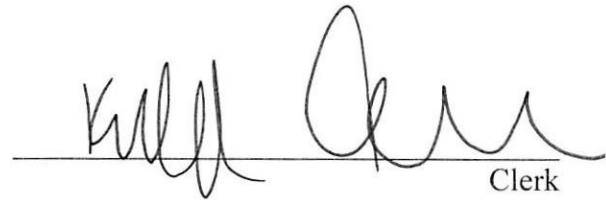
NOW THEREFORE, BE IT RESOLVED by the City of Talmo that the Comprehensive Plan Update for the City of Talmo, Georgia dated 2024, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 29 day of October, 2024.

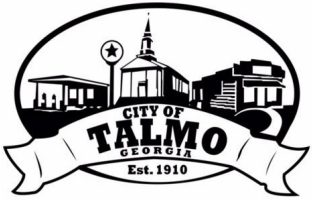
City of Talmo



Jill Elliott, Mayor



Clerk



City of Talmo Comprehensive Plan

2024 Update



(As Adopted on October 29, 2024)



*Prepared by the Planning & Government Services Division
of the Northeast Georgia Regional Commission*

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Appendix A-1

Acknowledgments

Steering Committee

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Trey Davis Business Owner
Jill Elliott Mayor
Michelle Jones Resident
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Chip McEver Planning Commission Chairman
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Chapter 1

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders regarding growth and improvement to community resources, local policies, and the built environment. The plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is undertaking to achieve that vision.

Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land-use practices, and an implementation framework for key elements. It provides guidance on land use patterns, existing and future needs of facilities and services, and the protection and enhancement of quality of life within the community. By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

The plan seeks to establish ground rules for how the community will develop and invest by asking four questions:

“Where are we now?”

“Where are we going?”

“Where do we want to be?”

“How do we get there?”

Background & Location

Talmo, “The Jewel of Jackson County,” was incorporated in 1920. This rural community within Jackson County is located north of Interstate 85, and it is part of the Northeast Georgia Region (Figure 1). It is approximately 10 miles southeast of Gainesville and 10 miles northeast of Jefferson. Current land uses are primarily residential and agricultural. The Historic Downtown is on the National Register of Historic Places. It developed as a railroad and crossroads community and was known for producing high-quality cotton. Talmo is expected to experience some development pressure over the next several years, as surrounding areas in Jackson County have been developing rapidly; however, the Talmo community desires to maintain the city's existing rural character.

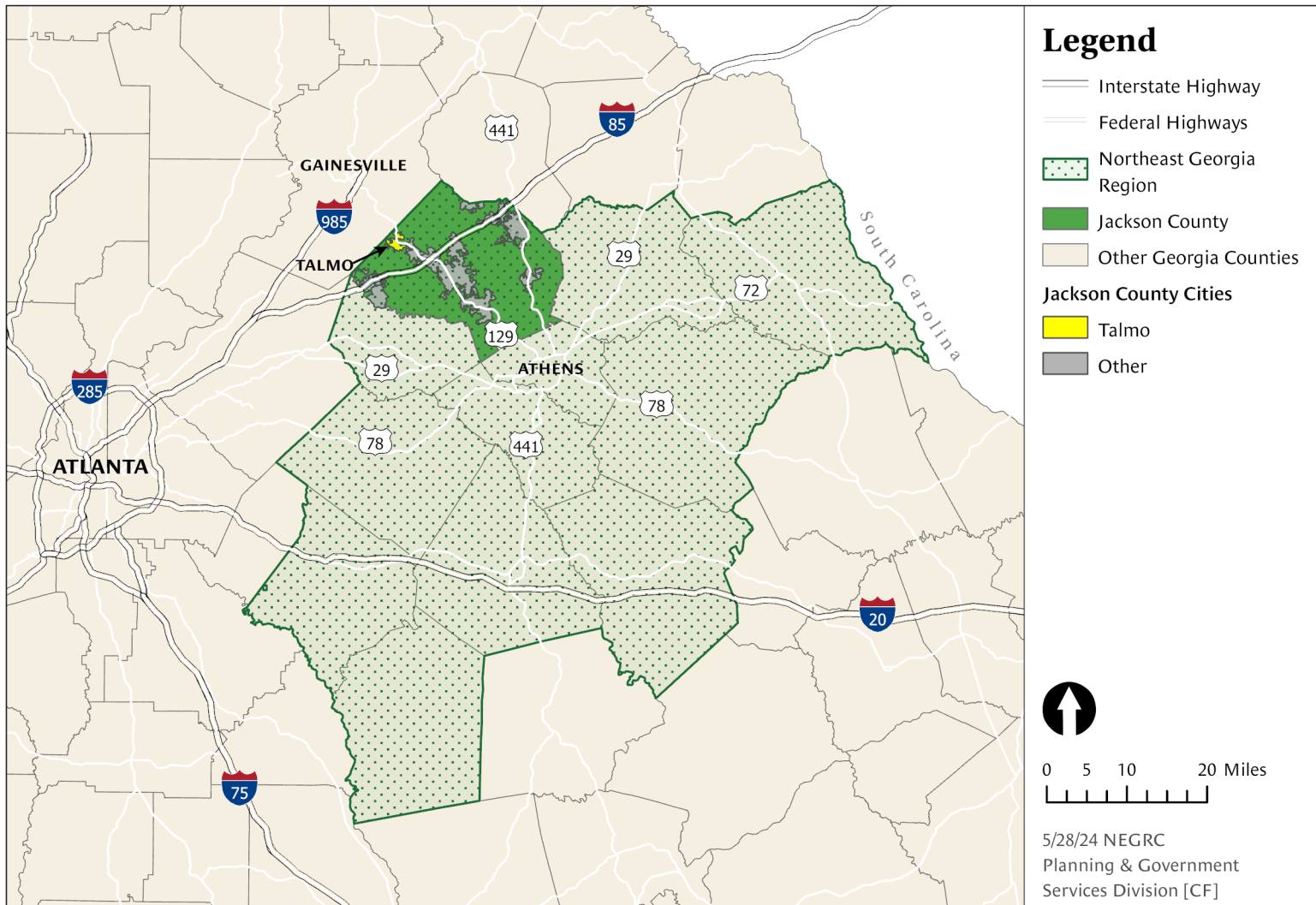


Figure 1. The City of Talmo is located in Jackson County, Georgia, along US-129 between Interstates 85 and 985. It is part of the Northeast Georgia Region.

Process Overview

The comprehensive plan update process follows the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1-.01, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The DCA rules require that Talmo's Comprehensive Plan include the following elements:

Community Vision & Goals

Through public and steering committee meetings, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Needs & Opportunities

Public engagement and an analysis of the community's needs and opportunities help to determine local conditions. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

Transportation

Since a portion of Talmo is within the Gainesville-Hall Metropolitan Planning Organization (MPO) boundary, a transportation element is required to ensure alignment with the Regional Transportation Plan (RTP). This element includes regional and local objectives and identifies needs based on current conditions and transportation infrastructure.

Broadband services

Each local government must include a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps for promoting reasonable and cost-effective access to broadband.

Future Land Use

This element is required for any community that has a local zoning ordinance and assigns future development categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

Community Work Program

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. It identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years. The Community Work Program is accompanied by a Report of Accomplishments from the previous plan update's project list.

Public Involvement

Public Input & Steering Committee

This comprehensive plan update incorporated public input throughout. The planning process began with a public hearing on January 30th, 2024, followed immediately by a public town hall meeting. The Northeast Georgia Regional Commission (NEGRC) hosted a website that served as an information hub for the comprehensive plan update process (Figure 2). An online community survey allowed the local government to receive a wider range of input than otherwise would have been possible. The survey was available to take from January 28th to February 29th, 2024. Survey participation is summarized in the Appendix on page A-5. Input from both the town hall meeting and the community survey was combined to create a SWOT Analysis (page A-4).

In addition, a work session was held with the Steering Committee, a group of stakeholders representing various interests in Talmo (Figure 3). Steering Committee membership is listed on page 4. This committee provided valuable feedback, guidance, and recommendations about the comprehensive plan. Committee members served the integral role of guiding the plan as a document representative of Talmo's vision.

A final public hearing was held on September 5th, 2024, before submittal of the plan to DCA for review. Documentation of public hearings and input meetings is included in the Appendix, beginning on page A-2.

NEGRC's Role

The Northeast Georgia Regional Commission's Planning and Government Services Division oversaw the development of the 2024 comprehensive plan update for the City of Talmo, including facilitating public hearings and input meetings and conducting the online community survey.

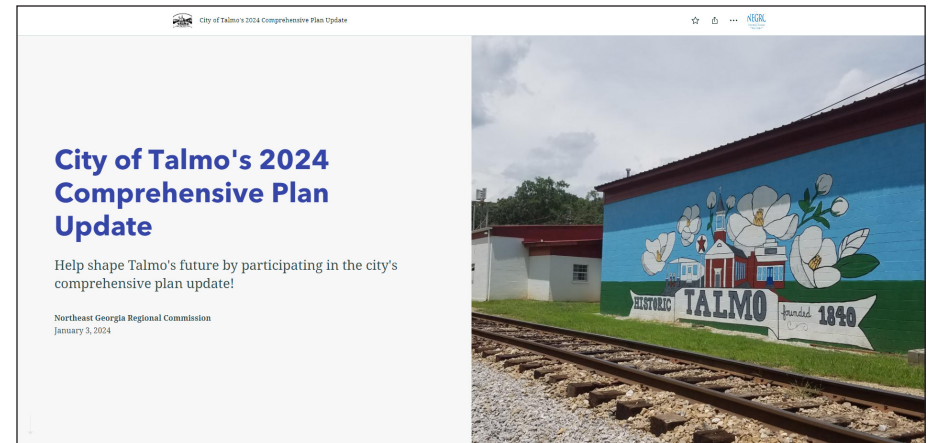


Figure 2. A story map served as the online hub for information about the comprehensive plan update process.



Figure 3. Steering Committee members consider character area narratives during the work session.

Review Process

As dictated by the DCA's Rules for comprehensive planning, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Following transmittal, the NEGRC and the DCA concurrently review the plan.

Once the plan has been found by DCA to comply with Minimum Standards and Procedures, the local government must adopt the approved plan to maintain Qualified Local Government Status.

Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on 2010 and 2020 U.S. Census Data and the Census's 2017-2021 American Community Survey.



Chapter 2

Vision, Goals, & Policies

Overview

The plan’s vision, goals, and policies look to the future, as described below.

Vision

Paints a picture of what the community wants to be like in 20 years

Goals & Policies

Articulate ideals toward which the community is working and provide guidance and direction for achieving these ideals.

Vision

Talmo is a small town with strong community spirit that takes pride in its history. Downtown Talmo will be the social and cultural heart of the community, featuring cultural and historic resources, restaurants, quaint shops, and recreational opportunities to serve residents and visitors. Buildings old and new will honor the heritage of the community by avoiding “anywhere USA” franchise-style development. Neighborhoods will exude a small-town charm where people feel safe and secure, away from the stresses of big-city life.

Goals & Policies

1. Develop a network of safe, complete streets and trails for all ages and abilities.
2. Encourage development that respects and complements our rural and agricultural character.
3. Target opportunities for community development through smart use of public funds to generate private investment.
4. Work to eliminate substandard and dilapidated housing in our community.
5. Show off the best of Talmo through beautiful public spaces, clean and attractive neighborhoods, wayfinding signage, and friendly residents.
6. Actively seek opportunities to expand open space and recreational opportunities.
7. Diversify our economy by supporting programs that retain, expand, and create businesses appropriate for our community.
8. Strengthen our broadband internet access.



Chapter 3

Needs & Opportunities

**Italicized, bolded entries indicate high priorities.*

Overview

The following list of needs and opportunities was compiled from a combination of input from discussion during the Town Hall and Steering Committee meetings, the SWOT Analysis (page A-4), professional analysis of relevant data, and results of the online survey (page A-5).

Consideration of needs and opportunities continues in the following required elements, which are included as separate chapters to allow for more in-depth analysis: “Transportation” (Chapter 4) and “Broadband Services” (Chapter 5).

Population

Talmo’s 2023 population is estimated to be 290 people (US Census Bureau). This number is projected to grow to 342 people by 2028. The median age is 37 years, rising to 42 by 2028. Current age distribution is fairly even, with 29% of the population aged 55 years or older and 25% of the population under age 18; however, the share of adults 55 or older is projected to increase to 34% of the population by 2028 (Esri BAO). *Given the aging population, Talmo should work with the County to develop a plan for senior service delivery.*

Median household income in Talmo is \$55,795, and an estimated 12% of households have incomes below the poverty level (Esri BAO). These figures are in line with state averages. An estimated 16.5% of people aged 25 or older do not have a high school diploma, 31.7% have a college degree, and another 25.8% have taken college courses but did not graduate. Among the employed population ages 16 or older, employment is nearly evenly divided between blue-collar jobs (42.3%) and white-collar jobs (41.4%), with services (16.2%) accounting for the balance (Esri BAO). When compared with the employment estimates listed in Talmo’s 2019 Comprehensive Plan Update, this represents a large decrease in white-collar employment (then estimated to be 59% of jobs) and significant increases in blue-collar and service employment (then estimated to be 31% and 9% of jobs, respectively).

Public feedback throughout the planning process consistently highlighted strong support for Talmo’s rural character and low population density.

Community members emphasized the value of the close-knit community atmosphere, where residents know and help each other. This feedback is consistent with the City’s vision statement (page 12) and *underscores the importance of maintaining Talmo’s small-town identity in future planning efforts. However, a limited amount of population growth may be necessary to increase funding for municipal services, as the City’s current revenue stream (e.g., SPLOST) is population-based.*

Planning, Land Use, & Housing

Talmo is a rural community dominated by residential and agricultural uses, with a few commercial and institutional sites downtown. Detached single-family homes and mobile homes are the only housing options. Most of the housing stock has been constructed since 1980. As of 2023, the median value of a home in Talmo is \$361,905. This has increased considerably from the \$200,000 median listed in the 2019 Comprehensive Plan update, which is consistent with state and national housing trends. An estimated 77% of housing units are owner-occupied, while 18% are rented and 5% are vacant (Esri BAO).

An assessment of housing unit needs for the region (NEGRC, 2024) projects that 109 new housing units will be needed in Talmo by the year 2040, based on current needs and expected population growth. *To protect and maintain Talmo’s existing rural character when confronted with the expected increased demand for housing, City officials and staff should proactively review land use policies and procedures to ensure they are promoting land use efficiency. This includes clustering new development into designated areas, such as along Main Street and near downtown, to protect and preserve farmland and other low-density development throughout the rest of the city.*

Community Facilities & Services

Meeting attendees and survey participants cite the City’s operation of a local park, fire department, train depot, and historic library/City Hall as strengths. *A very basic audit of the condition and maintenance needs of these facilities and a plan to improve the park should be developed. Short-term priorities for*

the park include additional parking at or near the park site, including safe pedestrian access from parking areas to the park. Some longer-term needs and wishes to plan for include a pavilion, bathrooms, and a water fountain.

Some survey and meeting participants described the poor condition of several homes and vacant buildings as an issue and identified the lack of code enforcement within city limits as a weakness. While the City can explore a potential arrangement with the County for code enforcement services, precedent suggests the County is unlikely to agree to such an arrangement. According to Jackson County's current Service Delivery Strategy, the County does not provide code enforcement services within the boundaries of any incorporated area. Consequently, addressing these issues would likely require Talmo to assume direct responsibility for code enforcement. However, doing so would require appointment of a code enforcement officer and establishing a court or code enforcement board, which might present significant administrative and financial challenges.

Natural & Cultural Resources

Natural Resources

Talmo is within the Oconee River Basin, as rain that falls within it runs off into tributaries of the Middle Oconee River, which ultimately combines with the North and Lower Oconee Rivers to form the Oconee River. Two named creeks that flow through Talmo include Allen Creek in the north and Mountain Creek in the south. The floodplain surrounding Allen Creek is wide, especially in northwestern Talmo (Figure 4). Talmo is within the Upper Oconee Water Planning Region and is included within the Upper Oconee Regional Water Plan, which was last updated in 2023 (page A-16).

Georgia EPD's biennial assessment of water quality (*Georgia 305(b)/303(d) Integrated Report, 2022*) identifies the stretch of Allen Creek that flows through Talmo as not supporting its designated Fishing use due to high levels of fecal coliform bacteria. Common sources of fecal coliform bacteria in rural areas include manure and leaking septic tanks. Mountain Creek's water quality is not evaluated as part of EPD's 305(b)/303(d) assessment.

One long-time source of water pollution in Allen Creek was the holding ponds of a former waste- and grease-recycling facility. The holding ponds are in Allen Creek's floodplain, upstream of Talmo. The facility caught fire in 2007, and was subsequently shut down for violations of its waste-disposal permits. Georgia EPD's multi-year effort to remove contaminants from the holding ponds is now complete.

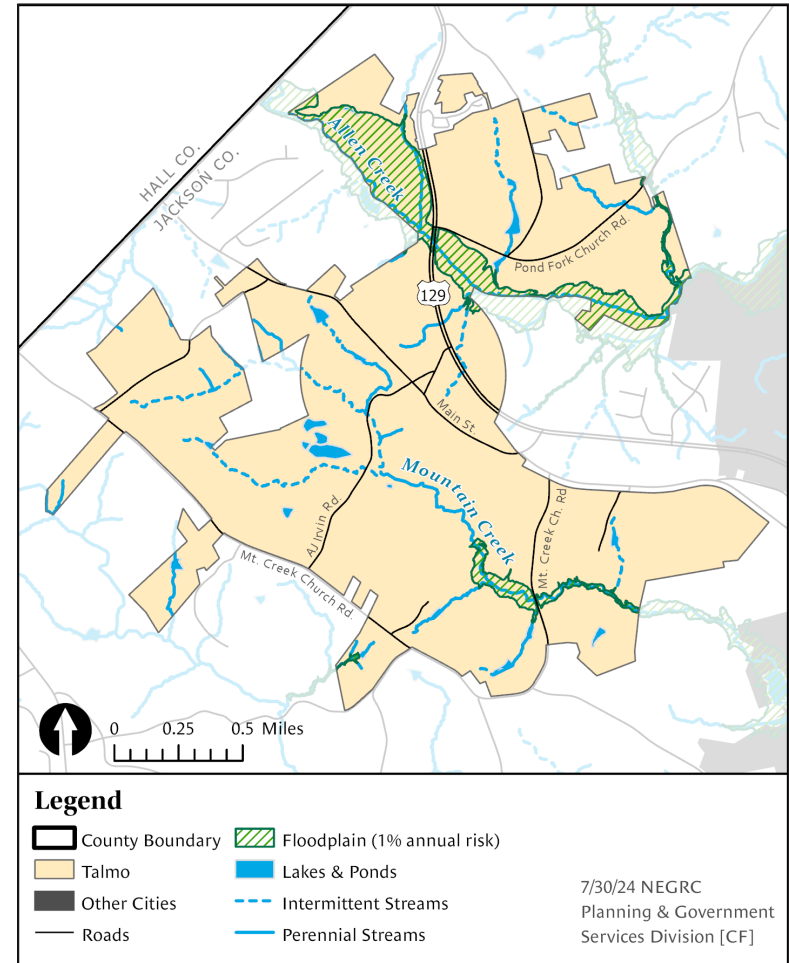


Figure 4. Streams, water bodies, and floodplain within Talmo. Features outside City limits are depicted only in Jackson County.

Cultural Resources

Talmo’s historic downtown is on the National Register of Historic Places (Figure 5). Several historic structures in and near the historic district have been re-purposed for civic or business purposes, such as the library/City Hall, depot, vintage filling station, market, and grill. Stakeholders described the preservation and reuse of these buildings as a strength and noted that they contribute to Talmo’s small-town charm.

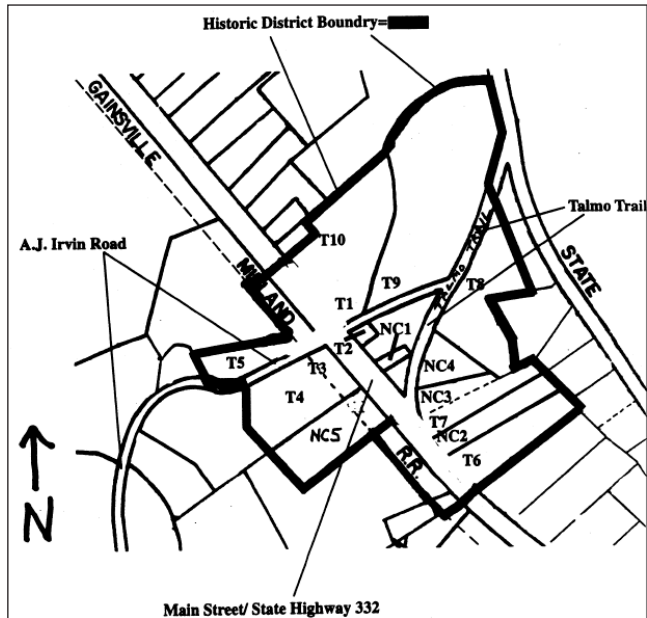


Figure 5. Extent of Talmo Historic District, from the district’s National Register application (1997).

Intergovernmental Coordination

Talmo manages planning and zoning cooperatively with the City of Jefferson, through the Jefferson-Talmo Planning Commission. This commission has six members, one of whom is appointed by the Talmo City Council. The two cities have adopted a joint Land Use Management Code. This is an efficient way for a small town to leverage the resources of a nearby larger community,

and it promotes interjurisdictional discussion and collaboration. The current ordinance clearly distinguishes which parts apply to both cities and which parts apply to only one of them. Talmo should continue to monitor future updates to the Land Use Management Code to ensure that changes are suitable for Talmo’s needs and conditions.

Jackson County provides police, EMS, and E-911 services within Talmo. One concern noted in the 2019 plan was that the County provided little law enforcement or animal control coverage within Talmo. One 2024 survey respondent shared that they think there is not enough police presence in Talmo to deter speeding drivers, suggesting that low law enforcement coverage might still be an issue.

Talmo’s Fire Station is part of the North Jackson Fire District, which operates three stations in Talmo, Pendergrass, and Fairview. *Steering Committee members identified an ongoing need for the City to continue to support the Fire Department through equipment purchases, such as to fill a current need for replacement air bottles and air packs.*

Talmo is partially within the Gainesville-Hall Metropolitan Planning Organization boundary. This organization is an intergovernmental transportation planning body for Hall County and a portion of Jackson County. The activities of the Gainesville-Hall Metropolitan Planning Organization are discussed in the “Transportation” chapter.

Economic Development

Most survey and meeting participants seem content to travel to nearby communities for other employment, shopping, and dining experiences; however, some stakeholders worry about the threats posed by a lack of resources to generate revenue. There is a limited amount of commercial space in Talmo’s downtown, and existing commercial structures are all occupied.

The neighboring City of Pendergrass has a light-industrial corridor on the north side of US-129, including up to its border with Talmo. At this time, stakeholders are not interested in extending this corridor into Talmo and feel that warehouses and other light-industrial sites are not consistent with the community’s vision.



Chapter 4

Transportation

**Italicized, bolded entries indicate high priorities.*

Overview

The Department of Community Affairs Requires a transportation element for any local government whose jurisdiction falls within a Metropolitan Planning Organization (MPO) boundary. The analyses required for a transportation element can be found within the Gainesville-Hall MPO's regional transportation plan and Jackson County's transportation plan. This chapter outlines the objectives and priorities of the regional and County transportation plans. In addition, the city's transportation network is considered, providing more localized transportation context and analysis for the community.

Committees & Plans

The Gainesville-Hall MPO includes all of Hall County and the southwestern corner of Jackson County (Figure 6). Within Talmo, all parcels south of Mountain Creek Church Road are within the Gainesville-Hall MPO boundary; these parcels are rural and constitute only a small portion of the city. The City is represented through the Jackson County government on the MPO's Technical Coordinating Committee and Policy Committee, and by a resident of Jackson County on the MPO's Citizen's Advisory Committee. The current version of the regional transportation plan is the *Gainesville-Hall Metropolitan Planning Organization 2020 Regional Transportation Plan Report*, and the next plan update anticipated in 2025. This plan outlines regional planning objectives for the next 30 years.

The MPO also has a Bicycle and Pedestrian Plan (*GHMPO Bicycle and Pedestrian Plan Update 2014*); however, this document only includes Hall County since it was last updated before Jackson County joined the MPO. The MPO is working on an update to this plan, and the updated version will include the Jackson County portion of the MPO.

Jackson County's transportation plan analyses transportation conditions and needs county-wide. The current version of the *Jackson County Transportation Plan* was published in 2019. The County is currently updating its transportation plan, with expected completion in 2025. The County and MPO transportation plans should both be referenced for local road evaluations and lists of upcoming and long-range projects.

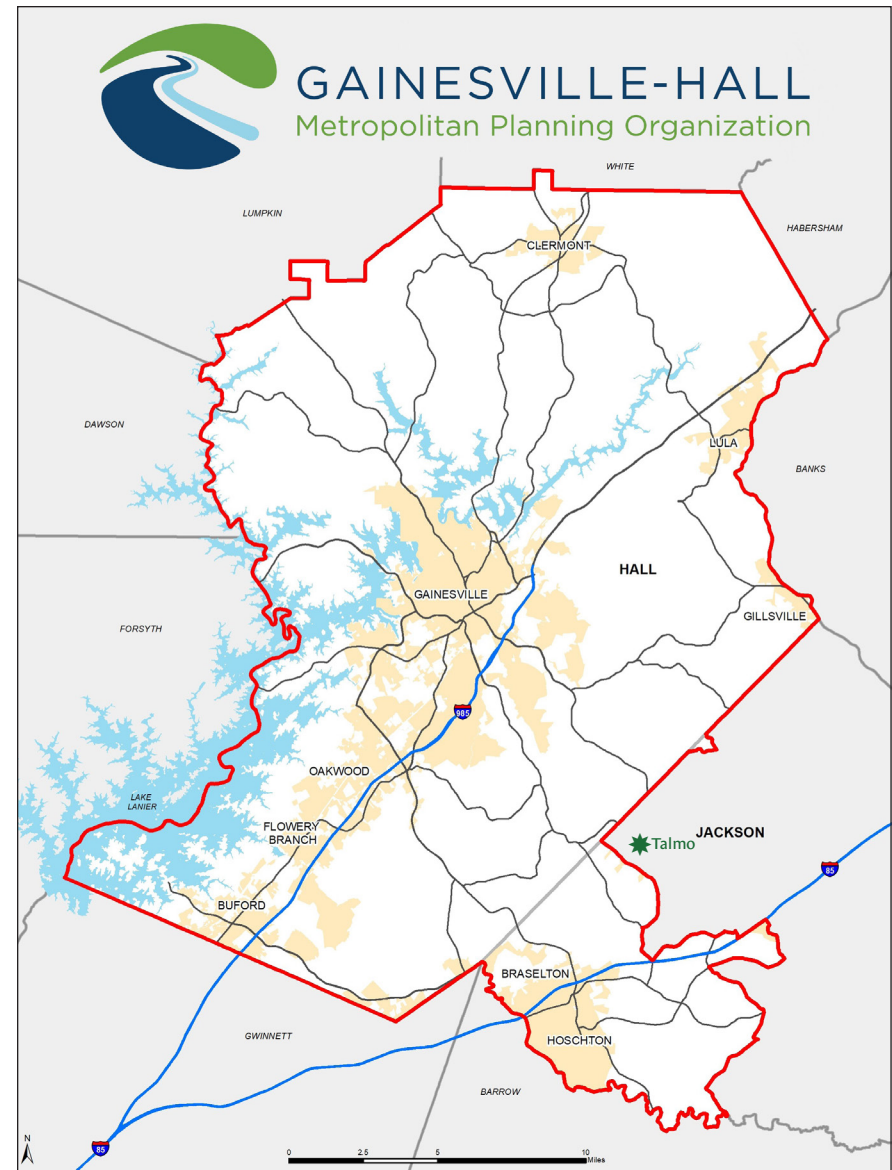


Figure 6. The outer boundary of the Gainesville-Hall MPO is outlined in red. Figure created by GHMPO. The green star and label indicating Talmo's approximate location were added by NEGRC for this plan.

Goals & Objectives for Gainesville-Hall MPO

The goals and objectives listed below are from the Gainesville-Hall Metropolitan Planning Organization 2020 Regional Transportation Plan Report. Following the MPO's 2025 plan update, the updated plan should be consulted for the MPO's most up-to-date goals and objectives.

Coordination and Outreach

Develop a financially feasible plan that will increase the likelihood of successful implementation through agency, stakeholder, and public coordination.

- Develop an integrated plan that is based on sound revenue projections
- Develop a plan that includes public participation from business owners, Chamber of Commerce, and other business groups
- Preserve the existing roadway, transit, bicycle, and pedestrian system assets by identifying adequate funding in the financial element of the plan
- Engage local residents in the decision-making process of the plan
- Engage Federal, State, Regional, and Local resource agencies in the decision-making process of the plan
- Develop a plan that includes public participation from all groups, with special emphasis in reaching minorities, low income, persons with disabilities, and senior citizens

Multimodal Connectivity

Provide a more integrated multimodal and intermodal transportation system that includes increased travel options by prioritizing transit, pedestrian, and bicycle travel throughout the region.

- Establish and utilize measurable criteria to evaluate how well the multimodal transportation system is operating and addressing identified needs
- Identify and implement appropriate programs intended to reduce or shift vehicular travel patterns, and the need to expand roadway capacity
- Identify bicycle and pedestrian service improvements, and funding sources that would improve mobility and accessibility
- Identify transit facility, service improvements, and funding sources that would make Hall Area Transit operations more effective in improving mobility options for all residents
- Provide mobility-challenged populations, such as low-income persons with disabilities and senior citizens, with more feasible travel options

Safety and Security

Maintain and improve transportation system safety and security for motorists, transit riders, pedestrians, and bicyclists.

- Reduce the incidence of crashes on the system, particularly at high-crash locations
- Review traffic crash data to systematically identify potential safety problems on roadway sections, bridges, and intersections with traffic and develop a list of projects necessary to eliminate deficiencies
- Prioritize and schedule road, bikeway, and sidewalk maintenance expenditures to maintain safe conditions for travel
- Provide adequate access for emergency service vehicles throughout the system
- Assist Hall Area Transit in continually improving the safety and efficiency of its active vehicle fleet

System Preservation and Maintenance

Take steps to continually monitor and maintain the transportation system.

- Determine the backlog of deferred maintenance and the annual maintenance requirements of the area roadway system
- Determine area-wide roadway system reconstruction needs
- Prioritize and carry out maintenance and reconstruction activities through the annual maintenance and reconstruction program process
- When projects are planned, designed, or constructed evaluate the lifecycle costs and make appropriate decisions at each step to minimize future maintenance costs

Environment

Develop a transportation system that conserves energy, promotes the attainment of air quality standards, protects the natural environment, and minimizes adverse impacts.

- Develop a plan that reduces vehicle miles of travel (VMT), vehicle hours and greenhouse gas emission to improve air quality in the Atlanta nonattainment area
- Promote transportation projects, programs and/or policies that encourage reducing energy consumption Coordinate transportation planning activities with appropriate Federal, State, and Local agencies responsible for natural resources, environmental protection, conservation, and historic preservation
- Discourage development in conservation or preservation areas by limiting access to those areas
- Develop projects, programs, and policies that will not negatively impact precious natural resources

Mobility and Economic Vitality

Provide a transportation system that provides for the movement of people and goods safely and efficiently and advances the region's economic competitiveness.

- Develop a plan that will support existing businesses' and industries' transportation needs, economic development, and accessibility to jobs
- Designate, prepare and maintain a map of the Truck Route System
- Consider freight and truck utilization and impacts on adjacent land uses
- Proposed transportation projects should consider incorporating features to enhance freight movement and provide adequate design to accommodate large freight vehicles

Land Use Integration

Develop a transportation system that is efficient by integrating transportation planning with land use decisions and other comprehensive planning tools.

- Develop a plan that reduces vehicle hours of delay
- Promote orderly development in the region by coordinating transportation planning activities with local agencies responsible for land use management
- Develop the roadway system to provide an acceptable balance between land use and travel mobility
- Encourage jurisdictions to consider establishing appropriate guidelines for determining where property access may or may not be allowed along the roadway system (access management)
- Coordinate traffic signals along congested corridors using advanced technologies
- Improve east-west regional connectivity in an environmentally sensitive manner

Local Transportation Network

Commute Patterns & Traffic

According to the U.S. Census’s commuting estimates for 2021, very few people both live and work within Talmo: almost all Talmo residents who work travel to locations outside the city to work, and almost everyone who works in the city lives somewhere else (*U.S. Census on the Map*). Over one-third of Talmo residents who work travel fewer than 10 minutes to their primary jobs, with the majority (70%) traveling fewer than 25 miles. Most workers living in Talmo travel to job sites near I-85, I-985, and US-129 in Hall, Gwinnett, and Jackson Counties. Employees who work in Talmo commute to their jobs predominantly from locations in Jackson and Clarke Counties.

Even though Talmo has fewer than 300 residents, over 13,000 cars pass through Talmo daily along US-129. Additionally, almost 5,000 cars travel daily on Main Street (US-332) through the center of downtown (*GDOT TADA, 2022 counts*). Some community members expressed concern about the number of tractor trailers and dump trucks that drive on Main Street and AJ Irvin Road. US-332 is a State highway and thus expected to remain open to truck traffic. AJ Irvin Road is narrower and thus potentially more challenging for large trucks to navigate. *The City should evaluate whether it would be feasible to widen AJ Irvin Road to better accommodate the traffic volume and sizes of vehicles that travel there.* Alternatively, since it is a local road, if truck traffic on AJ Irvin Road regularly causes significant safety or traffic flow issues, the City could consider restricting truck traffic there to local deliveries only.

Infrastructure

As part of Jackson County’s most recent Service Delivery Strategy update (2022), maintenance of local roads became the responsibility of the City. Prior to that change, the County had maintained public roads within Talmo. This change represents a significant new expense for the City, so a new revenue source is needed. The City is considering whether to start collecting property taxes. Additionally, in November 2024, Jackson County voters will decide whether to implement a transportation sales tax (TSPLOST) county-wide for

the next six years. If approved, the City of Talmo would receive a portion of the collected tax funds, which it could use for road maintenance and other transportation projects.

Trips within and originating from Talmo are made almost exclusively by car. Establishing local businesses and improving bicycling and walking infrastructure could help reduce the need to travel by car and give youth and seniors the opportunity to travel to local destinations like the park, library, and post office. *Developing a basic complete streets and trails plan would help the city plan and budget for pedestrian and bicycle amenities, such as sidewalks, crosswalks, and trails.* Sidewalks and bicycle paths are eligible uses for TSPLOST funding.

Safety

Almost all vehicular crashes in Talmo occur along either US-129 or Main Street (SR-332), according to GDOT crash data from 2019–2023 (*AASHTOWare Safety*). Most of the city’s commercial and civic destinations are located either on Main Street, or on AJ Irvin Road next to its intersection with Main Street, so pedestrian and vehicular safety on Main Street and AJ Irvin Road is a high priority. *There has been interest from the community in adding traffic calming measures along Main Street, such as a caution light or speed bumps, as well as pedestrian facilities like sidewalks and crosswalks; however, since it is a State highway, such changes can only be implemented if approved by GDOT.* Additionally, there is currently no railroad crossing gate where the rail line intersects with AJ Irvin Road. Due to the volume of traffic in this area and the crossing’s location within downtown, a railroad crossing gate might be warranted at this location.



Chapter 5

Broadband Services

**Italicized, bolded entries indicate high priorities.*

State & Regional Initiatives

Expansion of broadband is a top priority region wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026*, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a).

Additionally, in 2018 the Georgia Department of Community Affairs (DCA) launched the Georgia Broadband Deployment Initiative (GDBI), a five-agency team formed to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

According to data from the GDBI, 100% of populated areas in Talmo are “served” by broadband (Figure 7). The program defines “served” as having a download speed of 25 Mbps and an upload speed of 3 Mbps available to at least 80 percent of locations within a census block. This speed may be sufficient for certain kinds of digital needs, but it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. ***Local officials should continue to monitor broadband availability throughout the community to ensure that Talmo’s internet service stays competitive.***

Additionally, free public Wi-Fi is available in Talmo’s Library/City Hall building, during hours when these facilities are open to the public. This site is listed on the GDBI’s Free Public Wi-Fi map.

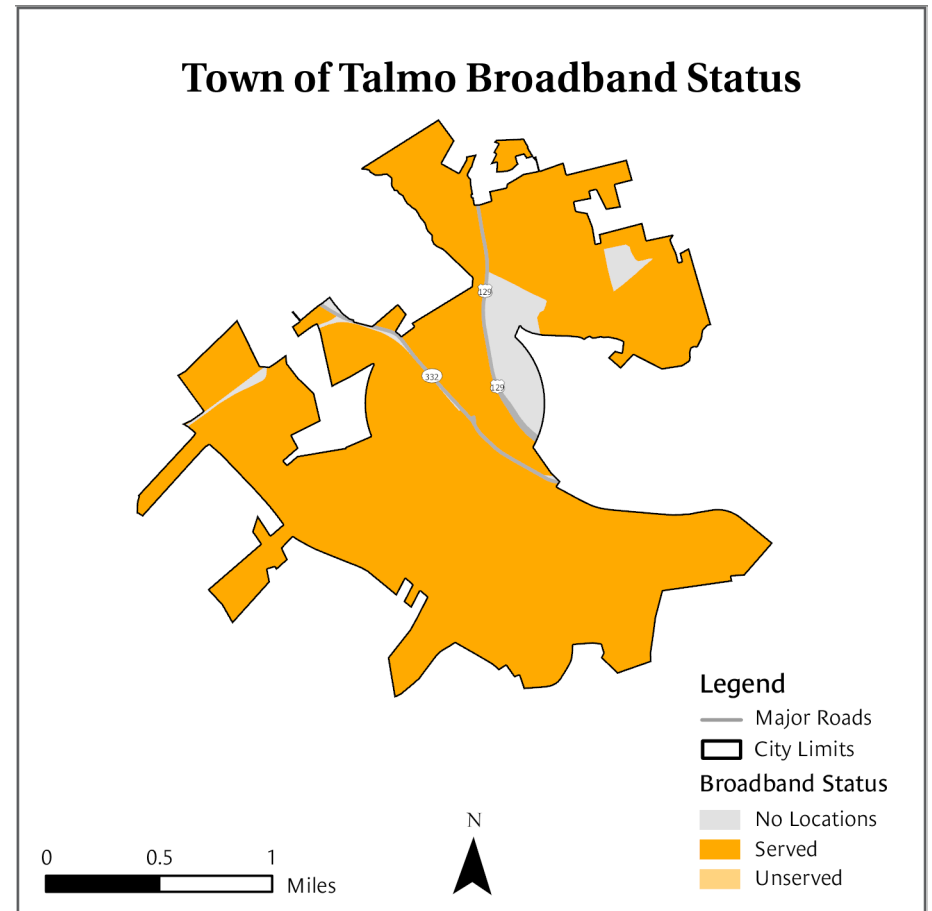


Figure 7. Broadband availability status in Talmo as of 2023, according to data from the GDBI (<https://broadband.georgia.gov/>).



Chapter 6

Land Use

Overview

Pursuant to the rules of the Georgia Department of Community Affairs, the following Future Development Map, Compatibility Index, and Defining Narratives provide the physical planning component of the comprehensive plan. The “character areas” methodology was used for land use planning in this document, in lieu of the “future land use” methodology. The character areas method involves assigning groupings of parcels a descriptive narrative and an array of applicable zoning categories. Character areas typically provide greater flexibility than traditional land use maps in which each parcel is assigned a single category such as Residential or Commercial.

The DCA defines a character area as a specific district or section of the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, [an] arts district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Talmo’s character areas are summarized in the map on page 27 and the table on page 28. Narrative descriptions and implementation measures for each character area can be found on the pages indicated in the table.

Future Development Map

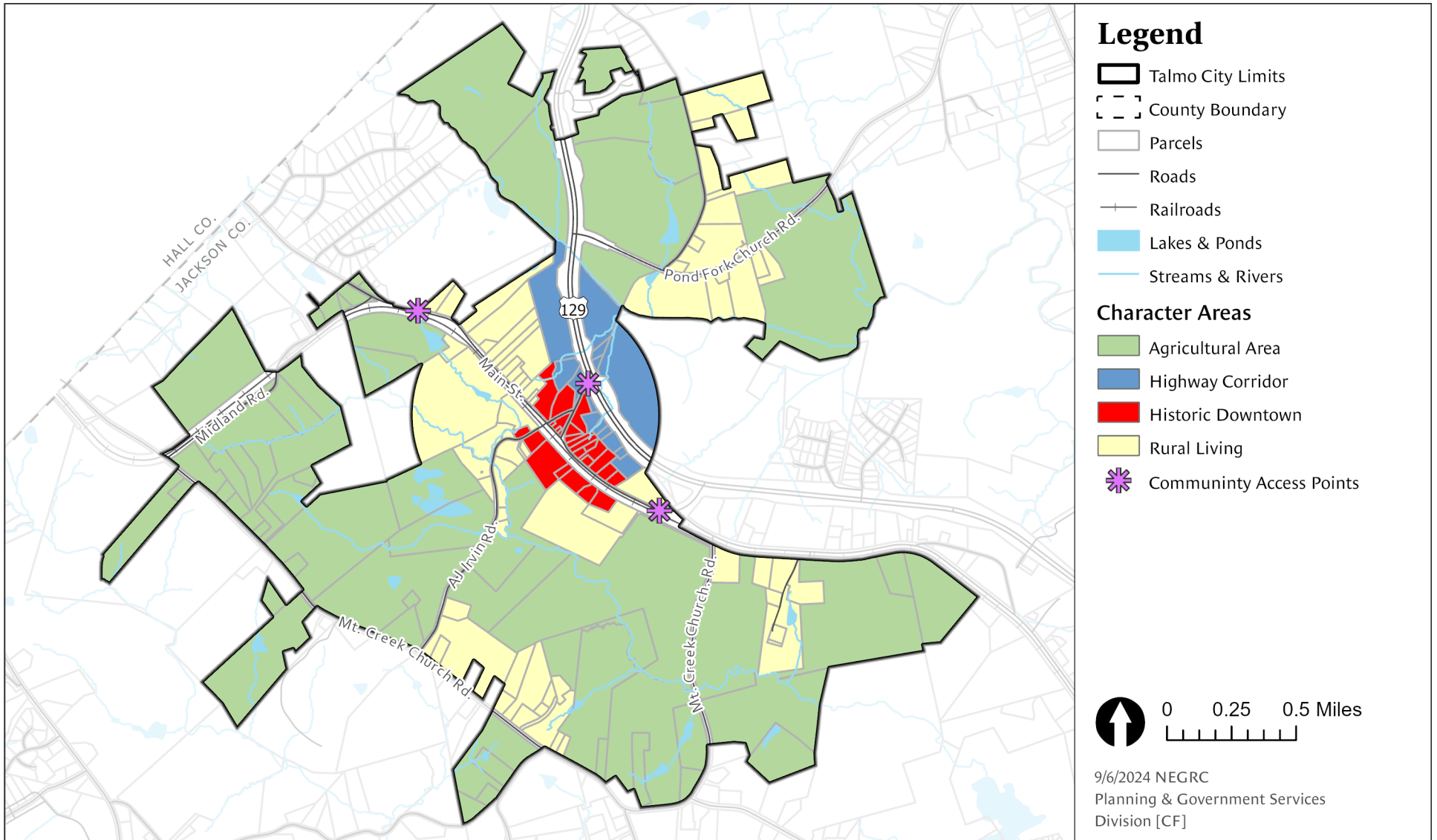


Figure 8. This Future Development Map shows the locations of Talmo's Character Areas, which are described beginning on page 30. Features outside city limits are depicted only in Jackson County.

Character Areas Compatibility Index

Character Area	Description	Zoning Compatibility*	Appropriate Land Uses*	Page
Agricultural Area	Agricultural production	PCFD, AG, AG-R	Agriculture, Public, Recreation	30
Highway Corridor	Corridor for commercial, residential, and community facilities	AG, AG-R, RR-2, RR-3, PCD, C-1, C-2	Residential, Office, Commercial, Public, Recreation	31
Historic Downtown	Focal point of community with commercial activity	TC, RR-2, RR-3, PCD, C-1, C-2, and O-I	Residential, Public, Commercial, Office, Mixed-use, Recreation	32
Rural Living	Rural, undeveloped places and some residential	PCFD, AG, AG-R, RR-2, RR-3, and PCD	Residential, Agriculture, Public, Recreation	33
Community Access Point	Important entrance to town	Refer to underlying character area**	Refer to underlying character area**	34

**Note that suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis; for example, while Historic Downtown welcomes commercial-zoned property, some locations within that district may be ill-suited to that type of use.*

***The Community Access Point Character Area is not parcel based. It overlays other character areas and identifies the approximate location of important gateways into town, which are managed for wayfinding and aesthetic purposes.*

Compatibility with Overlay Districts

According to the Jefferson-Talmo Land Use Management Code, the U.S. Highway 129 Corridor Overlay District applies to all lands within 1,000 feet of the right-of-way of the divided US Highway 129. Purposes of the overlay district are described as limiting the number of access points permitted and preserving the aesthetics of the corridor. Review of all development proposals within this overlay district, or any other overlay district, should consider compatibility with both the character area’s defining narrative and the requirements of the overlay district.

Character Area Defining Narratives

What is a Defining Narrative?

When reviewing development proposals, decision-makers should reference both the Future Development Map on page 27 and the corresponding character area narrative for guidance.

According to DCA's Minimum Standards and Procedures for Comprehensive Planning (O.C.G.A. Chapter 110-12-1), defining narratives for each character area:

- Describe and illustrate a specific vision for what types, forms, styles, and patterns of development are to be encouraged;
- List compatible land uses and zoning categories; and
- Identify implementation measures to help achieve the desired development pattern.

Compatible land uses and zoning categories are listed within the Compatibility Index on page 28. Descriptions, illustrations, and implementation measures for each individual character area begin on page 30.

Agricultural Area

The Agricultural Area Character Area consists mostly of large parcels of land that are currently zoned Planned Commercial Farm District or Agricultural. The community intends for these areas to remain in agricultural production throughout the 20-year planning horizon. Some parts of this character area are within the U.S. Highway 129 Corridor Overlay District.

Talmo's Agriculture Areas are adequately protected through the existing zoning ordinance. The most important thing the City can do to maintain the Agriculture Areas is to enforce the zoning ordinance and not allow incompatible development.

Compatible Zoning & Land Uses

See compatibility index, page 28.

Implementation Measures

- Strictly limit new development
- Promote use of conservation easements by land owners
- Residential subdivisions are strongly discouraged within this character area, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design; any new development should be required to use compatible architecture styles that maintain the regional rural character
- Widen roadways only when necessary
- Promote these areas as passive-use tourism and recreation destinations
- Corridor Overlay District requirements (where applicable)



Highway Corridor

The Highway Corridor Character Area is along US-129, extending approximately one-half mile north and south of the Talmo Trail intersection. Little development pressure currently exists in this area, and existing land uses along the corridor are agricultural and residential. The long-term vision for this corridor includes a combination of well-designed commercial, residential, and community facilities.

This character area is within the U.S. Highway 129 Corridor Overlay District in zoning ordinance. The ordinance includes access control and buffers to protect aesthetics. New developments must be required to strictly adhere to existing design guidelines, such as vegetated buffers, setbacks, access roads, shared driveways, etc. Billboards should be excluded. The most important implementation measure for this character area is the overlay district; it should be strictly enforced, routinely reviewed, and adjusted as necessary.

Compatible Zoning & Land Uses

See compatibility index, page 28.

Implementation Measures

- Scenic Corridor Overlay District
- Sign controls for rural corridors
- Access control measures
- Design guidelines
- Flexible parking standards
- Flexible street design standards
- Landscaping and buffers
- Complete streets
- Signage regulations



Historic Downtown

The Historic Downtown Character Area is anchored by the traditional rural village on Main Street, which includes the post office, City Hall, Talmo Baptist Church, the Talmo Fire Station, residences, and several historic structures. The Historic Downtown will remain the focal point of the community and will feature attractive, pedestrian-friendly places where people gather for shopping, dining, socializing, and entertainment.

The rural atmosphere will be maintained while accommodating retail and commercial uses within the Historic Downtown. New projects and re-development will have small-town, historic character, and the downtown will have a clear boundary. Compatible architectural styles that maintain the rural character should be encouraged. Wherever possible, the Historic Downtown will connect to local greenspace. Historic buildings will be protected from demolition and rehabilitation encouraged with appropriate incentives. Historic properties should be maintained, rehabilitated, and restored. New development in the area should be of a scale and architectural design to complement the historic fabric of this area.

The City has already taken an active role in preserving and protecting the character of this area through tree protection, sign, mixed-use, and other ordinances.

Compatible Zoning & Land Uses

See compatibility index, page 28.

Implementation Measures

- Access control measures
- Design guidelines
- Flexible parking standards
- Flexible street design standards
- Historic preservation standards
- Landscaping and buffers
- Historic Preservation Committee or Commission
- Adaptive use
- Landscaping and buffer requirements



Rural Living

The Rural Living Character Area consists mainly of undeveloped places that may face development pressure for low-density residential development. While many large tracts of land within this character area are currently used for agriculture, they are zoned for rural residential development (RR-1, RR-2, or RR-3). The goal of this character area is to maintain the rural atmosphere while accommodating new residential development. General development strategies that address this goal are as follows:

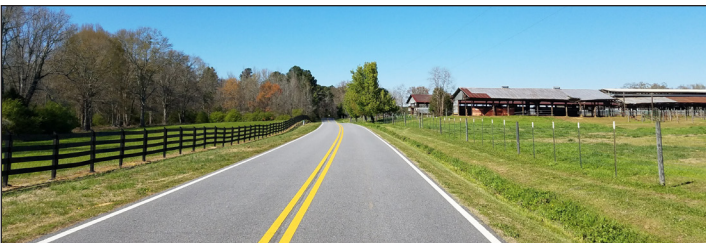
- Require rural cluster or conservation subdivision design that incorporates significant amounts of open space
- Encourage compatible architecture styles that maintain the rural character and discourage “franchise,” “corporate,” “tract,” or “model residential” architecture

Farming, ranching, and other agricultural uses are appropriate within this character area and contribute to the desired rural character of the area. Where housing development occurs, rural character can be maintained through design that reinforces the landscape and clusters buildings within the center, maximizing open space.

The City has already taken an active role in preserving and protecting the character of this area through its zoning and tree protection ordinances. The zoning ordinance includes many measures that are included in the State Planning Recommendations, such as accessory units and conservation subdivisions.

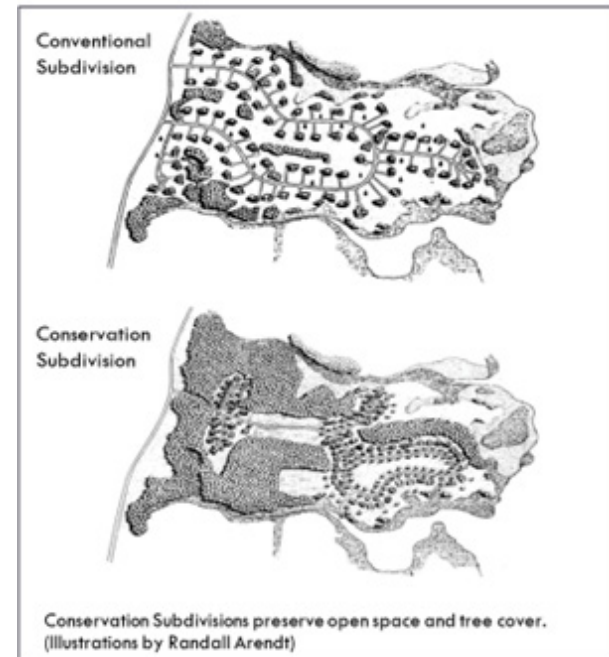
Compatible Zoning & Land Uses

See compatibility index, page 28.



Implementation Measures

- Signage regulations
- Cluster development
- Large lot zoning
- Open space requirements
- Conservation easements



Community Access Point

Community Access Points are the important entrances to Talmo on Main Street and US 129. Talmo is a very small town: access points are more appropriate than extended access corridors.

Talmo has appropriate signage and landscaping at several of its Community Access Points. Directional/way-finding signage featuring community amenities and developments is already installed. The City should continue to maintain its gateway and way-finding signage.

Compatible Zoning & Land Uses

See compatibility index, page 28.

Implementation Measures

- Creation of Scenic Corridor Overlay Districts
- Sign controls for rural corridors





Chapter 7

Work Program

Work Program Overview

The Work Program chapter consists of two parts: a Report of Accomplishments and a Community Work Program. The Report of Accomplishments (next page) provides a status report of the 2019–2024 Community Work Program. Subsequently, the Community Work Program (page 38) is updated to reflect a new, tangible list of projects to complete over the following five years (2024–2028). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Report of Accomplishments, 2019–2024

(*Entries with an asterisk represent items carried over to the next Community Work Program)

#	Activity	Status	Notes
1*	Develop a needs assessment and plan for serving senior citizens	Ongoing	Carried forward as CWP #1.
2*	Form work group and define plan to address drug-related issues	Ongoing	Carried forward as CWP #2.
3	Establish formal code enforcement arrangement with Jackson County	Completed	2022 Service Delivery Strategy agreement is for each city to provide code enforcement within its city limits.
4*	Develop and adopt complete streets and trails plan	Postponed	Plan to develop this within the next 2-3 years. Carried forward as CWP #4.
5*	Conduct basic facilities audit to establish maintenance and operating needs; define plan to improve town park, begin implementation if possible	Ongoing	Playground expansion completed in 2022. Discussions ongoing about options for adding more parking at or near the park. Revised and carried forward as CWP #3.
6	Develop a basic broadband plan to ensure that Talmo's internet service stays competitive	Canceled	Broadband expansion is handled by private companies, not the City. Also, broadband is already widely available in Talmo.
7	Update service provision agreements for law enforcement and animal control with Jackson County	Completed	Completed as part of Strategic Plan.
8	Convene informal committee to identify ways to strengthen Talmo's economy and grow and diversify revenue generation	Canceled	Talmo does not have a committee for this, and economic expansion is not a current priority.
9	Conduct citywide housing inventory to assess conditions	Canceled	This does not fall within the scope of services provided by the City's staff.
10*	Begin implementation of complete streets/trails plan (including multi-use trail near city park)	Postponed	Postponed pending development of complete streets and trails plan. Carried forward as CWP #5.
11*	Work in partnership with Jackson County to redevelop former Agri-Cycle property for passive recreation use	Ongoing	This is a County-led effort, and Talmo's role is advisory. The site is beyond city limits. Revised and carried forward as CWP #6.
12	Develop incentive package to recruit and retain businesses in downtown	Canceled	Downtown sites suitable for businesses are already occupied by existing businesses.
13	Purchase commercial washing machine for fire department	Completed	
14	Purchase new turnout gear for fire department	Completed	
15	Renovate upper floor of City Hall	Completed	

Community Work Program, 2025–2029

(*Entries with an asterisk represent items carried over from the previous Community Work Program)

#	Activity	Target Year of Completion	Responsible Party	Cost Estimate	Funding Source
1*	Develop a needs assessment and plan for serving senior citizens	2029	Mayor & Council	Staff Time	n/a
2*	Form work group and define plan to address drug-related issues	2029	Mayor & Council	Staff Time	n/a
3*	Continue park improvements, including building a pavilion at the park and evaluating options for adding more parking at or near the park	2025	Mayor, Council, & Clerk	\$150,000	SPLOST
4*	Develop and adopt complete streets and trails plan	2027	Mayor & Council	\$1000	General Fund, GDOT
5*	Begin implementation of complete streets and trails plan (including multi-use trail near city park)	2028	Mayor & Council	TBD after plan is developed (will vary by project)	General Fund, SPLOST, grants
6*	Work with Jackson County in an advisory role as they redevelop the former Agri-Cycle property outside city limits for passive recreation use	2029	Mayor, Council, & Clerk	Staff Time	n/a
7	Repave roads as needed	2029	Mayor & Council	TBD (varies by project)	General Fund, TSPLOST, grants
8	Assess feasibility of widening AJ Irvin Road.; widen if feasible	2029	Mayor & Council	TBD pending feasibility assessment	General Fund, TSPLOST, grants
9	Purchase air bottles and air packs for Fire Department	2029	Mayor & Council	\$30,000	General Fund, SPLOST
10	Repair Midland Road; consider paving it if possible	2029	Mayor & Council	\$100,000	General Fund, TSPLOST, grants

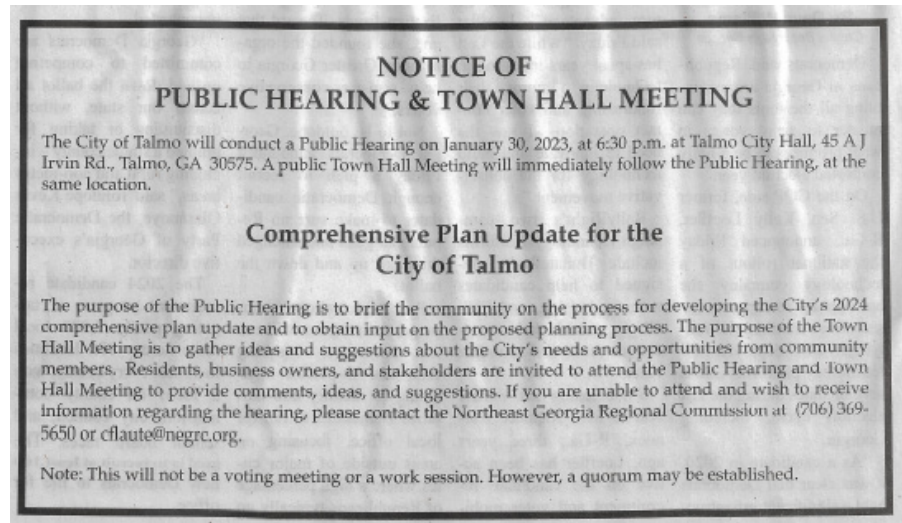


Appendix

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Public Hearing #1 / Town Hall Meeting Documentation



NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		City of Talmo: Comprehensive Plan Update Public Hearing #1 & Town Hall Meeting: Jan. 30, 2024 - 6:30 p.m. Talmo City Hall, 45 AJ Irvin Rd., Talmo, GA 30575	
NAME	TITLE / REPRESENTING	EMAIL	
Carol Flaute	NEGRC		
Adia Smith	NEGRC		
Kristina Lunford	City Clerk		
Trey Davis			
Jill B. Miller	Council		
Jill Elliott	City		
Chip McEver	City		
Rick Winderweede	City		
Michelle Jones			
Katie Davis			

Steering Committee Meeting Documentation

 City of Talmo: Comprehensive Plan Update Steering Committee Input Meeting: Apr. 17, 2024 – 2:30 p.m. Talmo City Hall, 45 AJ Irvin Rd., Talmo, GA 30575		
NAME	TITLE / REPRESENTING	EMAIL
Chip McEver	Mayor / Planning comm	
Jill B Miller	Council Member	
Michele Jones	Talmo citiz.	
Katie Davis	Resident/Business owner	
Phillip Jones	NEGRC GIS Manager	
Carol Flaute	NEGRC Community Planner	
Jill Elliott	Mayor	
Kristina Lunsford	City Clerk	

Public Hearing #2 Documentation

NOTICE OF PUBLIC HEARING


The City of Talmo will conduct a Public Hearing on **September 5, 2024, at 9:00 a.m.** at Talmo City Hall, 45 AJ Irvin Rd., Talmo, GA 30575.


Comprehensive Plan Update for the City of Talmo

The purpose of the public hearing is to brief the community on the contents of the City's comprehensive plan update, provide an opportunity for final suggestions, and notify the public of the transmittal and adoption schedule. All interested parties are invited to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGRC) at (706) 369-5650 or cflaute@negrc.org.

Note: This will not be a voting meeting or a work session. However, a quorum may be established.

The Comprehensive Plan Draft is available here: <https://arcg.is/1zraOX0>



 City of Talmo: Comprehensive Plan Update Public Hearing #2: Sept. 5, 2024 – 9:00 a.m. Talmo City Hall, 45 AJ Irvin Rd., Talmo, GA 30575		
NAME	TITLE / REPRESENTING	EMAIL
Kristina Lunsford	City Clerk	
MARGARET BEE	Resident	
Jill Boddicker Miller	Council	
Myra McEver	Council Member	
Chip McEver		
Carol Flaute	NEGRC	

SWOT Analysis

Strengths

- Character
 - Small town
 - Agriculture
 - Safe; low crime
 - Preservation of historic buildings
- Community
 - Close-knit community; people know each other and are helpful
 - Festivals and events (e.g., Harvest Fest, Trade Day) featuring local vendors
 - Local store and restaurant downtown
- City services and facilities
 - Nice park
 - City officials and staff
 - Library; good programs
 - Fire Department
- Location
 - Easy access to highways and interstates
 - Near opportunities for jobs, entertainment, and recreation

Opportunities

- Amenities
 - Add facilities at or near park, if feasible: bathrooms, water fountain, additional parking, and/or pavilion
 - Add sidewalks and/or a trail where feasible; develop Complete Streets and Trails plan to identify potential locations
 - Work with railroad company and/or GDOT to add railroad crossing gates on AJ Irvin Road
 - Add electric vehicle charging station at library and/or park
- Community and character
 - Maintain Talmo's small-town atmosphere and rural character
 - There may be interest in more community events
- City services
 - Continue to support the ongoing resource needs of the Fire Department

Weaknesses

- Road safety
 - Speeding on Main Street and AJ Irvin Road
 - Low police presence
 - Lack of railroad crossing gate downtown
 - Trucks sometimes have difficulty navigating AJ Irvin Road
 - Main Street (SR-332) right-of-way is controlled by GDOT and railroad company
- Poor condition of some homes and sites
 - Lack of code enforcement
 - Trash at park and in yards
 - Industrial brownfield site next to city
- Lack of amenities
 - No grocery store
 - Town is dark at night, with few street lights
 - Lack of sidewalks

Threats

- Growth and development
 - Rapid growth of Jackson County and nearby cities
 - Residential and commercial development pressure
- Low municipal revenue
 - Funding (e.g., SPLOST) is limited by population size, so lack of growth limits City's ability to provide services
 - No taxes

Community Survey and Story Map Website

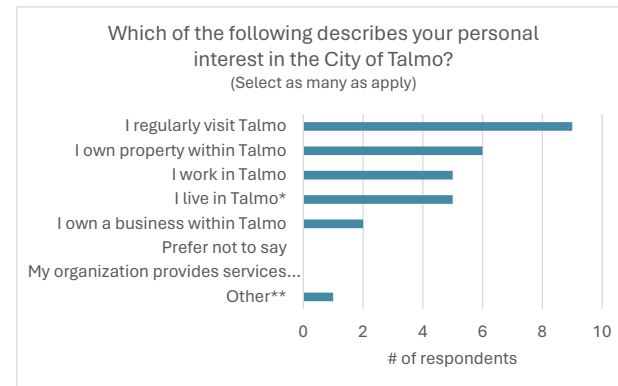
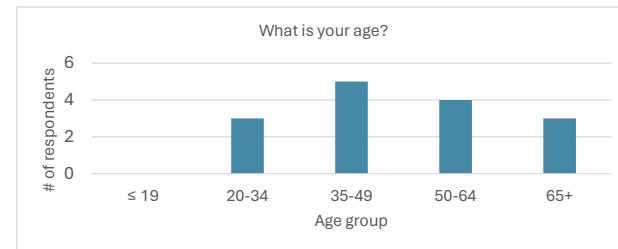
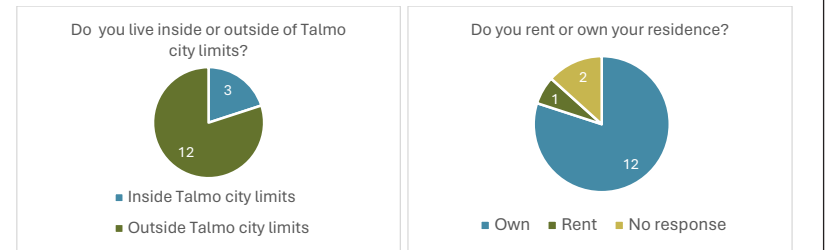
NEGRC hosted a website that served as an information hub for the Comprehensive Plan update process. Additionally, as part of collecting community input for Talmo’s Comprehensive Plan Update, NEGRC conducted a Community Survey from January 30, 2024, to February 29, 2024. The survey was available in two formats: online and printed. Both formats included a brief survey that asked demographic questions and questions about community needs, opportunities, and vision.

The online format included an option to answer additional questions related to land use and housing; amenities and activities; services; and transportation. Due to space constraints, the paper version did not list these additional questions; instead, it provided a link and QR code to the online survey for those interested in taking the longer version.

A total of 15 completed surveys were received: 9 online surveys and 6 paper surveys. Of the 9 people who completed the online survey, 4 chose to continue through the longer version of the survey. The charts on the right summarize self-reported information about survey participants. A separate document containing detailed survey responses was provided to the City of Talmo during plan development.

Responses

Demographic Questions – All Respondents (15)



*One person who selected “I live in Talmo” wrote “almost” next to their selection.

**The person selecting “other” listed “playground, Talmo Grill, library” when prompted for details.

Community Data



Community Profile

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

Talmo town, G...

Population Summary	
2010 Total Population	181
2020 Total Population	258
2020 Group Quarters	0
2023 Total Population	304
2023 Group Quarters	0
2028 Total Population	342
2023-2028 Annual Rate	2.38%
2023 Total Daytime Population	223
Workers	57
Residents	166
Household Summary	
2010 Households	70
2010 Average Household Size	2.59
2020 Total Households	93
2020 Average Household Size	2.77
2023 Households	109
2023 Average Household Size	2.79
2028 Households	117
2028 Average Household Size	2.92
2023-2028 Annual Rate	1.43%
2010 Families	56
2010 Average Family Size	2.88
2023 Families	68
2023 Average Family Size	3.37
2028 Families	74
2028 Average Family Size	3.39
2023-2028 Annual Rate	1.71%
Housing Unit Summary	
2000 Housing Units	57
Owner Occupied Housing Units	64.9%
Renter Occupied Housing Units	26.3%
Vacant Housing Units	8.8%
2010 Housing Units	81
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	24.7%
Vacant Housing Units	13.6%
2020 Housing Units	101
Owner Occupied Housing Units	66.3%
Renter Occupied Housing Units	25.7%
Vacant Housing Units	7.9%
2023 Housing Units	115
Owner Occupied Housing Units	76.5%
Renter Occupied Housing Units	18.3%
Vacant Housing Units	5.2%
2028 Housing Units	120
Owner Occupied Housing Units	85.8%
Renter Occupied Housing Units	11.7%
Vacant Housing Units	2.5%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2024



Community Profile

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

Talmo town, G...

2023 Households by Income	
Household Income Base	109
<\$15,000	15.6%
\$15,000 - \$24,999	6.4%
\$25,000 - \$34,999	7.3%
\$35,000 - \$49,999	8.3%
\$50,000 - \$74,999	34.9%
\$75,000 - \$99,999	11.9%
\$100,000 - \$149,999	11.9%
\$150,000 - \$199,999	0.0%
\$200,000+	3.7%
Average Household Income	\$85,447
2028 Households by Income	
Household Income Base	117
<\$15,000	9.4%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	2.6%
\$35,000 - \$49,999	7.7%
\$50,000 - \$74,999	22.2%
\$75,000 - \$99,999	19.7%
\$100,000 - \$149,999	23.1%
\$150,000 - \$199,999	2.6%
\$200,000+	7.7%
Average Household Income	\$102,081
2023 Owner Occupied Housing Units by Value	
Total	88
<\$50,000	1.1%
\$50,000 - \$99,999	1.1%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	5.7%
\$250,000 - \$299,999	12.5%
\$300,000 - \$399,999	47.7%
\$400,000 - \$499,999	15.9%
\$500,000 - \$749,999	3.4%
\$750,000 - \$999,999	11.4%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	1.1%
Average Home Value	\$433,239
2028 Owner Occupied Housing Units by Value	
Total	103
<\$50,000	1.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	1.9%
\$150,000 - \$199,999	4.9%
\$200,000 - \$249,999	7.8%
\$250,000 - \$299,999	13.6%
\$300,000 - \$399,999	42.7%
\$400,000 - \$499,999	11.7%
\$500,000 - \$749,999	2.9%
\$750,000 - \$999,999	12.6%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	1.0%
Average Home Value	\$418,447

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2024



Community Profile

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

Talmo town, G...

Median Household Income	
2023	\$55,795
2028	\$77,754
Median Home Value	
2023	\$361,905
2028	\$348,864
Per Capita Income	
2023	\$30,637
2028	\$34,923
Median Age	
2010	36.1
2020	42.0
2023	37.0
2028	41.8
2020 Population by Age	
Total	258
0 - 4	3.1%
5 - 9	4.7%
10 - 14	10.1%
15 - 24	10.9%
25 - 34	11.2%
35 - 44	15.1%
45 - 54	10.9%
55 - 64	13.6%
65 - 74	12.4%
75 - 84	6.6%
85 +	1.6%
18 +	77.5%
2023 Population by Age	
Total	304
0 - 4	7.9%
5 - 9	5.6%
10 - 14	8.6%
15 - 24	12.8%
25 - 34	12.5%
35 - 44	12.2%
45 - 54	11.5%
55 - 64	9.9%
65 - 74	12.5%
75 - 84	5.3%
85 +	1.3%
18 +	74.7%
2028 Population by Age	
Total	342
0 - 4	5.6%
5 - 9	6.4%
10 - 14	7.6%
15 - 24	7.9%
25 - 34	10.8%
35 - 44	15.2%
45 - 54	12.6%
55 - 64	12.3%
65 - 74	13.7%
75 - 84	6.7%
85 +	1.2%
18 +	77.5%
2020 Population by Sex	

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2024



Community Profile

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

Talmo town, G...

2023 Population by Sex	
Males	131
Females	127
2028 Population by Sex	
Males	150
Females	154
2010 Population by Race/Ethnicity	
Total	180
White Alone	87.2%
Black Alone	2.8%
American Indian Alone	0.0%
Asian Alone	1.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.6%
Two or More Races	2.8%
Hispanic Origin	11.0%
Diversity Index	39.2
2020 Population by Race/Ethnicity	
Total	258
White Alone	89.1%
Black Alone	1.9%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	7.0%
Hispanic Origin	10.5%
Diversity Index	35.0
2023 Population by Race/Ethnicity	
Total	304
White Alone	68.1%
Black Alone	8.2%
American Indian Alone	0.0%
Asian Alone	4.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	9.9%
Two or More Races	9.2%
Hispanic Origin	17.8%
Diversity Index	65.3
2028 Population by Race/Ethnicity	
Total	342
White Alone	68.7%
Black Alone	9.9%
American Indian Alone	1.2%
Asian Alone	4.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	7.3%
Two or More Races	8.2%
Hispanic Origin	14.0%
Diversity Index	62.3

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2024



Community Profile

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

Talmo town, G...

2020 Population by Relationship and Household Type	
Total	258
In Households	100.0%
Householder	38.4%
Opposite-Sex Spouse	20.5%
Same-Sex Spouse	0.8%
Opposite-Sex Unmarried Partner	0.4%
Same-Sex Unmarried Partner	0.8%
Biological Child	25.2%
Adopted Child	1.6%
Stepchild	1.2%
Grandchild	3.9%
Brother or Sister	1.6%
Parent	2.7%
Parent-in-law	0.0%
Son-in-law or Daughter-in-law	0.0%
Other Relatives	1.9%
Foster Child	0.0%
Other Nonrelatives	1.2%
In Group Quarters	0.0%
Institutionalized	0.0%
Noninstitutionalized	0.0%
2023 Population 25+ by Educational Attainment	
Total	198
Less than 9th Grade	8.6%
9th - 12th Grade, No Diploma	7.1%
High School Graduate	21.7%
GED/Alternative Credential	5.1%
Some College, No Degree	25.8%
Associate Degree	10.6%
Bachelor's Degree	15.7%
Graduate/Professional Degree	5.6%
2023 Population 15+ by Marital Status	
Total	237
Never Married	23.2%
Married	65.0%
Widowed	5.1%
Divorced	6.8%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	132
Population 16+ Employed	84.1%
Population 16+ Unemployment rate	15.9%
Population 16-24 Employed	10.8%
Population 16-24 Unemployment rate	42.9%
Population 25-54 Employed	71.2%
Population 25-54 Unemployment rate	13.2%
Population 55-64 Employed	10.8%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	7.2%
Population 65+ Unemployment rate	0.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

Talmo town, G...

2023 Employed Population 16+ by Industry	
Total	111
Agriculture/Mining	0.0%
Construction	18.9%
Manufacturing	12.6%
Wholesale Trade	1.8%
Retail Trade	22.5%
Transportation/Utilities	3.6%
Information	0.0%
Finance/Insurance/Real Estate	5.4%
Services	29.7%
Public Administration	5.4%
2023 Employed Population 16+ by Occupation	
Total	111
White Collar	41.4%
Management/Business/Financial	10.8%
Professional	18.9%
Sales	5.4%
Administrative Support	6.3%
Services	16.2%
Blue Collar	42.3%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	16.2%
Installation/Maintenance/Repair	7.2%
Production	9.0%
Transportation/Material Moving	9.9%
2020 Households by Type	
Total	93
Married Couple Households	57.0%
With Own Children <18	17.2%
Without Own Children <18	39.8%
Cohabiting Couple Households	3.2%
With Own Children <18	2.2%
Without Own Children <18	1.1%
Male Householder, No Spouse/Partner	22.6%
Living Alone	9.7%
65 Years and over	4.3%
With Own Children <18	4.3%
Without Own Children <18, With Relatives	6.5%
No Relatives Present	2.2%
Female Householder, No Spouse/Partner	17.2%
Living Alone	5.4%
65 Years and over	4.3%
With Own Children <18	1.1%
Without Own Children <18, With Relatives	8.6%
No Relatives Present	2.2%
2020 Households by Size	
Total	93
1 Person Household	15.1%
2 Person Household	31.2%
3 Person Household	26.9%
4 Person Household	14.0%
5 Person Household	6.5%
6 Person Household	4.3%
7 + Person Household	2.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2024



ACS Population Summary

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	301		642	High
Total Households	96		151	High
Total Housing Units	99		151	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	296	100.0%	637	High
Enrolled in school	104	35.1%	237	High
Enrolled in nursery school, preschool	4	1.4%	43	High
Public school	1	0.3%	16	High
Private school	3	1.0%	47	High
Enrolled in kindergarten	2	0.7%	20	High
Public school	1	0.3%	16	High
Private school	1	0.3%	20	High
Enrolled in grade 1 to grade 4	28	9.5%	121	High
Public school	27	9.1%	121	High
Private school	1	0.3%	32	High
Enrolled in grade 5 to grade 8	28	9.5%	147	High
Public school	27	9.1%	148	High
Private school	0	0.0%	17	High
Enrolled in grade 9 to grade 12	27	9.1%	116	High
Public school	27	9.1%	116	High
Private school	0	0.0%	0	High
Enrolled in college undergraduate years	13	4.4%	92	High
Public school	13	4.4%	93	High
Private school	0	0.0%	9	High
Enrolled in graduate or professional school	2	0.7%	33	High
Public school	1	0.3%	25	High
Private school	0	0.0%	52	High
Not enrolled in school	192	64.9%	312	High
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	27	100.0%	100	High
Living in Households	27	100.0%	100	High
Living in Family Households	18	66.7%	78	High
Householder	8	29.6%	41	High
Spouse	9	33.3%	53	High
Parent	0	0.0%	5	High
Parent-in-law	0	0.0%	0	High
Other Relative	0	0.0%	0	High
Nonrelative	0	0.0%	0	High
Living in Nonfamily Households	9	33.3%	74	High
Householder	9	33.3%	74	High
Nonrelative	0	0.0%	0	High
Living in Group Quarters	0	0.0%	0	High

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

January 30, 2024



ACS Population Summary

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	121	100.0%	276	High
Worked in state and in county of residence	52	43.0%	183	High
Worked in state and outside county of residence	68	56.2%	182	High
Worked outside state of residence	1	0.8%	31	High
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER				
Total:	127	100.0%	275	High
Male:	64	50.4%	148	High
Employee of private company	48	37.8%	136	High
Self-employed in own incorporated business	4	3.1%	47	High
Private not-for-profit wage and salary workers	4	3.1%	31	High
Local government workers	1	0.8%	17	High
State government workers	3	2.4%	36	High
Federal government workers	0	0.0%	0	High
Self-employed in own not incorporated business workers	3	2.4%	48	High
Unpaid family workers	0	0.0%	0	High
Female:	63	49.6%	177	High
Employee of private company	52	40.9%	177	High
Self-employed in own incorporated business	5	3.9%	45	High
Private not-for-profit wage and salary workers	1	0.8%	19	High
Local government workers	2	1.6%	28	High
State government workers	2	1.6%	26	High
Federal government workers	0	0.0%	6	High
Self-employed in own not incorporated business workers	2	1.6%	32	High
Unpaid family workers	0	0.0%	0	High
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER				
Total	301	100.0%	642	High
Population <18 in Households	107	35.5%	307	High
Have a Computer	91	30.2%	291	High
Have NO Computer	16	5.3%	176	High
Population 18-64 in Households	167	55.5%	394	High
Have a Computer	140	46.5%	350	High
Have NO Computer	27	9.0%	253	High
Population 65+ in Households	27	9.0%	100	High
Have a Computer	21	7.0%	99	High
Have NO Computer	6	2.0%	53	High
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS				
Total	96	100.0%	151	High
With an Internet Subscription	81	84.4%	134	High
Dial-Up Alone	0	0.0%	0	High
Broadband	67	69.8%	132	High
Satellite Service	20	20.8%	105	High
Other Service	5	5.2%	65	High
Internet Access with no Subscription	5	5.2%	51	High
With No Internet Access	11	11.5%	57	High

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

January 30, 2024



ACS Population Summary

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	121	100.0%	276	■
Drove alone	82	67.8%	206	■
Carpooled	22	18.2%	129	■
Public transportation (excluding taxicab)	0	0.0%	0	
Bus or trolley bus	0	0.0%	0	
Light rail, streetcar or trolley	0	0.0%	0	
Subway or elevated	0	0.0%	0	
Long-distance/Commuter Train	0	0.0%	0	
Ferryboat	0	0.0%	0	
Taxicab	0	0.0%	0	
Motorcycle	0	0.0%	0	
Bicycle	0	0.0%	0	
Walked	0	0.0%	8	
Other means	1	0.8%	20	■
Worked at home	16	13.2%	102	■
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	105	100.0%	230	■
Less than 5 minutes	5	4.8%	43	■
5 to 9 minutes	4	3.8%	44	■
10 to 14 minutes	11	10.5%	67	■
15 to 19 minutes	8	7.6%	51	■
20 to 24 minutes	7	6.7%	49	■
25 to 29 minutes	13	12.4%	68	■
30 to 34 minutes	22	21.0%	113	■
35 to 39 minutes	2	1.9%	18	■
40 to 44 minutes	11	10.5%	100	■
45 to 59 minutes	8	7.6%	50	■
60 to 89 minutes	9	8.6%	58	■
90 or more minutes	6	5.7%	62	■
Average Travel Time to Work (in minutes)	N/A		N/A	
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	91	100.0%	234	■
Own children under 6 years only	6	6.6%	90	■
In labor force	3	3.3%	44	■
Not in labor force	3	3.3%	82	■
Own children under 6 years and 6 to 17 years	13	14.3%	101	■
In labor force	11	12.1%	106	■
Not in labor force	1	1.1%	25	■
Own children 6 to 17 years only	32	35.2%	151	■
In labor force	30	33.0%	153	■
Not in labor force	1	1.1%	22	■
No own children under 18 years	41	45.1%	169	■
In labor force	26	28.6%	124	■
Not in labor force	15	16.5%	142	■

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ■ high ■ medium ■ low

January 30, 2024



ACS Population Summary

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	37	38.5%	108	■
No Social Security Income	60	62.5%	135	■
Retirement Income	14	14.6%	75	■
No Retirement Income	82	85.4%	140	■
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	0	0.0%	3	
10-14.9% of Income	0	0.0%	9	
15-19.9% of Income	1	4.8%	8	■
20-24.9% of Income	1	4.8%	8	■
25-29.9% of Income	0	0.0%	9	
30-34.9% of Income	3	14.3%	44	■
35-39.9% of Income	2	9.5%	36	■
40-49.9% of Income	1	4.8%	15	■
50+% of Income	9	42.9%	79	■
Gross Rent % Inc Not Computed	3	14.3%	32	■
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	96	100.0%	151	■
With public assistance income	4	4.2%	40	■
No public assistance income	92	95.8%	155	■
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	96	100.0%	151	■
With Food Stamps/SNAP	14	14.6%	62	■
With No Food Stamps/SNAP	83	86.5%	154	■
HOUSEHOLDS BY DISABILITY STATUS				
Total	96	100.0%	151	■
With 1+ Persons w/Disability	27	28.1%	114	■
With No Person w/Disability	70	72.9%	137	■

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2021, adjusted for inflation.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ■ high ■ medium ■ low

January 30, 2024

ACS Housing Summary

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	301		642	■
Total Households	96		151	■
Total Housing Units	99		151	■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	76	100.0%	141	■
Housing units with a mortgage/contract to purchase/similar debt	49	64.5%	116	■
No Second Mortgage and No Home Equity Loan	41	53.9%	110	■
Multiple Mortgages	6	7.9%	43	■
Second mortgage and Home Equity Loan	0	0.0%	0	■
Only Home Equity Loan	3	3.9%	44	■
Only Second Mortgage	3	3.9%	33	■
Home Equity Loan without Primary Mortgage	1	1.3%	23	■
Housing units without a mortgage	27	35.5%	96	■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$247,052		\$922,093	■
Housing units without a mortgage	\$343,948		\$2,490,887	■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	76	100.0%	141	■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	3	3.9%	32	■
10.0 to 14.9 percent	15	19.7%	65	■
15.0 to 19.9 percent	2	2.6%	17	■
20.0 to 24.9 percent	16	21.1%	97	■
25.0 to 29.9 percent	2	2.6%	27	■
30.0 to 34.9 percent	4	5.3%	52	■
35.0 to 39.9 percent	1	1.3%	10	■
40.0 to 49.9 percent	3	3.9%	27	■
50.0 percent or more	4	5.3%	46	■
Not computed	1	1.3%	20	■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	14	18.4%	83	■
10.0 to 14.9 percent	5	6.6%	50	■
15.0 to 19.9 percent	3	3.9%	27	■
20.0 to 24.9 percent	0	0.0%	4	■
25.0 to 29.9 percent	1	1.3%	24	■
30.0 to 34.9 percent	0	0.0%	0	■
35.0 to 39.9 percent	0	0.0%	0	■
40.0 to 49.9 percent	0	0.0%	0	■
50.0 percent or more	4	5.3%	77	■
Not computed	0	0.0%	0	■

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ■ high ■ medium ■ low

January 30, 2024

ACS Housing Summary

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	21	100.0%	86	■
With cash rent				
Less than \$100	0	0.0%	0	■
\$100 to \$149	0	0.0%	0	■
\$150 to \$199	0	0.0%	0	■
\$200 to \$249	0	0.0%	0	■
\$250 to \$299	0	0.0%	0	■
\$300 to \$349	0	0.0%	3	■
\$350 to \$399	5	23.8%	74	■
\$400 to \$449	1	4.8%	8	■
\$450 to \$499	3	14.3%	49	■
\$500 to \$549	1	4.8%	12	■
\$550 to \$599	0	0.0%	6	■
\$600 to \$649	0	0.0%	0	■
\$650 to \$699	0	0.0%	0	■
\$700 to \$749	0	0.0%	7	■
\$750 to \$799	1	4.8%	17	■
\$800 to \$899	5	23.8%	42	■
\$900 to \$999	0	0.0%	0	■
\$1,000 to \$1,249	0	0.0%	4	■
\$1,250 to \$1,499	2	9.5%	35	■
\$1,500 to \$1,999	0	0.0%	7	■
\$2,000 to \$2,499	0	0.0%	0	■
\$2,500 to \$2,999	0	0.0%	0	■
\$3,000 to \$3,499	0	0.0%	0	■
\$3,500 or more	0	0.0%	0	■
No cash rent	3	14.3%	32	■
Median Contract Rent	\$500		\$0	■
Average Contract Rent	N/A		N/A	■
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	21	100.0%	86	■
Pay extra for one or more utilities	17	81.0%	85	■
No extra payment for any utilities	4	19.0%	43	■

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ■ high ■ medium ■ low

January 30, 2024



ACS Housing Summary

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place
 Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	21	100.0%	86	Low
With cash rent:	17	81.0%	81	Low
Less than \$100	0	0.0%	0	Low
\$100 to \$149	0	0.0%	0	Low
\$150 to \$199	0	0.0%	0	Low
\$200 to \$249	0	0.0%	0	Low
\$250 to \$299	0	0.0%	0	Low
\$300 to \$349	0	0.0%	3	Low
\$350 to \$399	0	0.0%	0	Low
\$400 to \$449	0	0.0%	4	Low
\$450 to \$499	0	0.0%	0	Low
\$500 to \$549	5	23.8%	74	Low
\$550 to \$599	0	0.0%	3	Low
\$600 to \$649	0	0.0%	7	Low
\$650 to \$699	0	0.0%	7	Low
\$700 to \$749	3	14.3%	50	Low
\$750 to \$799	0	0.0%	5	Low
\$800 to \$899	4	19.0%	42	Low
\$900 to \$999	0	0.0%	5	Low
\$1,000 to \$1,249	2	9.5%	42	Low
\$1,250 to \$1,499	0	0.0%	4	Low
\$1,500 to \$1,999	2	9.5%	35	Low
\$2,000 to \$2,499	0	0.0%	7	Low
\$2,500 to \$2,999	0	0.0%	0	Low
\$3,000 to \$3,499	0	0.0%	0	Low
\$3,500 or more	0	0.0%	0	Low
No cash rent	3	14.3%	32	Low
Median Gross Rent	\$775		\$0	
Average Gross Rent	N/A		N/A	

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

January 30, 2024



ACS Housing Summary

Talmo Town, GA
 Talmo Town, GA (1375412)
 Geography: Place
 Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	99	100.0%	151	Low
1, detached	86	86.9%	143	Low
1, attached	2	2.0%	28	Low
2	0	0.0%	0	Low
3 or 4	3	3.0%	50	Low
5 to 9	0	0.0%	0	Low
10 to 19	0	0.0%	0	Low
20 to 49	0	0.0%	0	Low
50 or more	0	0.0%	0	Low
Mobile home	8	8.1%	79	Low
Boat, RV, van, etc.	0	0.0%	0	Low
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	99	100.0%	151	Low
Built 2020 or later	1	1.0%	16	Low
Built 2010 to 2019	16	16.2%	87	Low
Built 2000 to 2009	40	40.4%	114	Low
Built 1990 to 1999	9	9.1%	53	Low
Built 1980 to 1989	15	15.2%	99	Low
Built 1970 to 1979	7	7.1%	55	Low
Built 1960 to 1969	1	1.0%	15	Low
Built 1950 to 1959	2	2.0%	17	Low
Built 1940 to 1949	4	4.0%	52	Low
Built 1939 or earlier	4	4.0%	21	Low
Median Year Structure Built	2002		0	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	96	100.0%	151	Low
Owner occupied				
Moved in 2019 or later	18	18.8%	112	Low
Moved in 2015 to 2018	18	18.8%	114	Low
Moved in 2010 to 2014	8	8.3%	60	Low
Moved in 2000 to 2009	22	22.9%	72	Low
Moved in 1990 to 1999	2	2.1%	21	Low
Moved in 1989 or earlier	7	7.3%	53	Low
Renter occupied				
Moved in 2019 or later	6	6.2%	70	Low
Moved in 2015 to 2018	10	10.4%	52	Low
Moved in 2010 to 2014	5	5.2%	38	Low
Moved in 2000 to 2009	1	1.0%	18	Low
Moved in 1990 to 1999	0	0.0%	3	Low
Moved in 1989 or earlier	0	0.0%	3	Low
Median Year Householder Moved Into Unit	2016		0	High

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

January 30, 2024

ACS Housing Summary

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	96	100.0%	151	■
Utility gas	26	27.1%	88	■
Bottled, tank, or LP gas	11	11.5%	58	■
Electricity	56	58.3%	135	■
Fuel oil, kerosene, etc.	0	0.0%	0	
Coal or coke	0	0.0%	0	
Wood	0	0.0%	9	
Solar energy	2	2.1%	44	■
Other fuel	0	0.0%	6	
No fuel used	0	0.0%	8	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	96	100.0%	151	■
Owner occupied				
No vehicle available	1	1.0%	14	■
1 vehicle available	13	13.5%	85	■
2 vehicles available	37	38.5%	121	■
3 vehicles available	18	18.8%	78	■
4 vehicles available	6	6.2%	42	■
5 or more vehicles available	1	1.0%	25	■
Renter occupied				
No vehicle available	5	5.2%	71	■
1 vehicle available	8	8.3%	52	■
2 vehicles available	4	4.2%	55	■
3 vehicles available	3	3.1%	33	■
4 vehicles available	0	0.0%	8	
5 or more vehicles available	1	1.0%	12	■
Average Number of Vehicles Available	2.1		4.8	■
VACANT HOUSING UNITS				
Total vacant housing units	2	100.0%	49	■
For rent	0	0.0%	0	
Rented, not occupied	0	0.0%	0	
For sale only	0	0.0%	30	
Sold, not occupied	0	0.0%	0	
Seasonal/occasional	0	0.0%	26	
For migrant workers	0	0.0%	0	
Other	1	50.0%	39	■

ACS Housing Summary

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	76	100%	141	■
Less than \$10,000	0	0.0%	4	
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	0	0.0%	4	
\$20,000 to \$24,999	0	0.0%	3	
\$25,000 to \$29,999	0	0.0%	3	
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	4	5.3%	59	■
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	0	0.0%	9	
\$70,000 to \$79,999	1	1.3%	10	■
\$80,000 to \$89,999	1	1.3%	13	■
\$90,000 to \$99,999	1	1.3%	19	■
\$100,000 to \$124,999	9	11.8%	56	■
\$125,000 to \$149,999	3	3.9%	54	■
\$150,000 to \$174,999	5	6.6%	39	■
\$175,000 to \$199,999	1	1.3%	11	■
\$200,000 to \$249,999	11	14.5%	74	■
\$250,000 to \$299,999	12	15.8%	84	■
\$300,000 to \$399,999	14	18.4%	80	■
\$400,000 to \$499,999	5	6.6%	66	■
\$500,000 to \$749,999	2	2.6%	19	■
\$750,000 to \$999,999	7	9.2%	84	■
\$1,000,000 to \$1,499,999	0	0.0%	0	
\$1,500,000 to \$1,999,999	0	0.0%	0	
\$2,000,000 or more	0	0.0%	0	
Median Home Value	\$258,333		\$0	
Average Home Value	\$281,476		\$934,185	■

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



2020 Census Profile

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

	2010		2020		2023		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2023
Total Population	181	100.0%	258	100.0%	304	100.0%	3.41%	3.61%	5.18%
Household Population	181	100.0%	258	100.0%	304	100.0%	3.41%	3.61%	5.18%
Group Quarters	0	0.0%	0	0.0%	0	0.0%	0.00%	0.00%	0.00%
Population Density	60.3	-	84.3	-	99.4	-	-	-	-
Total Housing Units	81	100.0%	101	100.0%	115	100.0%	2.90%	2.23%	4.08%
Total Households	70	86.4%	93	92.1%	109	94.8%	2.95%	2.88%	5.01%
Total Vacant	11	13.6%	8	7.9%	6	5.2%	2.38%	-3.13%	-8.47%
Average Household Size	2.59	-	2.77	-	2.79	-	-	-	-

Population by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	258	100.0%	231	89.5%	27	10.5%
Population Reporting One Race	240	93.0%	226	87.6%	14	5.4%
White	230	89.1%	221	85.7%	9	3.5%
Black	5	1.9%	5	1.9%	0	0.0%
American Indian	0	0.0%	0	0.0%	0	0.0%
Asian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	5	1.9%	0	0.0%	5	1.9%
Population Reporting Two or More Races	18	7.0%	5	1.9%	13	5.0%

Diversity Index 35.0

Population 18+ by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	200	77.5%	185	80.1%	15	55.6%
Population Reporting One Race	190	73.6%	184	79.7%	6	22.2%
White	188	72.9%	183	79.2%	5	18.5%
Black	1	0.4%	1	0.4%	0	0.0%
American Indian	0	0.0%	0	0.0%	0	0.0%
Asian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	1	0.4%	0	0.0%	1	3.7%
Population Reporting Two or More Races	10	3.9%	1	0.4%	9	33.3%

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	58	22.5%	46	19.9%	12	44.4%
Population Reporting One Race	50	19.4%	42	18.2%	8	29.6%
White	42	16.3%	38	16.5%	4	14.8%
Black	4	1.6%	4	1.7%	0	0.0%
American Indian	0	0.0%	0	0.0%	0	0.0%
Asian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	4	1.6%	0	0.0%	4	14.8%
Population Reporting Two or More Races	8	3.1%	4	1.7%	4	14.8%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

January 30, 2024



2020 Census Profile

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

Group Quarters Population	2020	
	Number	Percent
Total	0	0.0%
Institutionalized population	0	0.0%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	0	0.0%
Other institutional facilities	0	0.0%
Noninstitutionalized population	0	0.0%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	0	0.0%

Population by Sex	2020	
	Number	Percent
Male	131	50.8%
Female	127	49.2%

Population by Age	2020	
	Number	Percent
Total	258	100%
Age 0-4	8	3.1%
Age 5-9	12	4.7%
Age 10-14	26	10.1%
Age 15-19	19	7.4%
Age 20-24	9	3.5%
Age 25-29	17	6.6%
Age 30-34	12	4.7%
Age 35-39	17	6.6%
Age 40-44	22	8.5%
Age 45-49	15	5.8%
Age 50-54	13	5.0%
Age 55-59	18	7.0%
Age 60-64	17	6.6%
Age 65-69	20	7.8%
Age 70-74	12	4.7%
Age 75-79	13	5.0%
Age 80-84	4	1.6%
Age 85+	4	1.6%
Age 18+	200	77.5%
Age 65+	53	20.5%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

January 30, 2024

2020 Census Profile

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

Households by Type	2020	
	Number	Percent
Total	93	100%
Married Couple Households	53	57.0%
With Own Children <18	16	17.2%
Without Own Children <18	37	39.8%
Cohabiting Couple Households	3	3.2%
With Own Children <18	2	2.2%
Without Own Children <18	1	1.1%
Male Householder, No Spouse/Partner	21	22.6%
Living Alone	9	9.7%
65 Years and over	4	4.3%
With Own Children <18	4	4.3%
Without Own Children <18, With Relatives	6	6.5%
No Relatives Present	2	2.2%
Female Householder, No Spouse/Partner	16	17.2%
Living Alone	5	5.4%
65 Years and over	4	4.3%
With Own Children <18	1	1.1%
Without Own Children <18, With Relatives	8	8.6%
No Relatives Present	2	2.2%

Households by Size	2020	
	Number	Percent
Total	93	100%
1 Person Household	14	15.1%
2 Person Household	29	31.2%
3 Person Household	25	26.9%
4 Person Household	13	14.0%
5 Person Household	6	6.5%
6 Person Household	4	4.3%
7+ Person Household	2	2.2%

Population by Relationship	2020	
	Number	Percent
Total	258	100%
In Households	258	100.0%
Householder	99	38.4%
Opposite-Sex Spouse	53	20.5%
Same-Sex Spouse	2	0.8%
Opposite-Sex Unmarried Partner	1	0.4%
Same-Sex Unmarried Partner	2	0.8%
Biological Child	65	25.2%
Adopted Child	4	1.6%
Stepchild	3	1.2%
Grandchild	10	3.9%
Brother or Sister	4	1.6%
Parent	7	2.7%
Parent-in-law	0	0.0%
Son-in-law or Daughter-in-law	0	0.0%
Other Relatives	5	1.9%
Foster Child	0	0.0%
Other Nonrelatives	3	1.2%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

January 30, 2024

2020 Census Profile

Talmo Town, GA
Talmo Town, GA (1375412)
Geography: Place

Prepared by Esri

Households by Age of Householder	2020	
	Number	Percent
Total	93	100%
Householder Age 15-24	5	5.4%
Householder Age 25-34	10	10.8%
Householder Age 35-44	14	15.1%
Householder Age 45-54	24	25.8%
Householder Age 55-59	8	8.6%
Householder Age 60-64	12	12.9%
Householder Age 65-74	9	9.7%
Householder Age 75-84	7	7.5%
Householder Age 85+	4	4.3%

Family Households by Race of Householder	2020	
	Number	Percent
Total	74	100%
Householder is White Alone	67	72.0%
Householder is Black Alone	5	5.4%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	1.1%
Householder is Two or More Races	1	1.1%
Households with Hispanic Householder	2	2.2%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	19	100%
Householder is White Alone	18	19.4%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	1.1%
Householder is Two or More Races	0	0.0%
Households with Hispanic Householder	2	2.2%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	101	100%
Occupied Housing Units	93	92.1%
Vacant Housing Units	8	7.9%
For Rent	3	37.5%
Rented, not Occupied	0	0.0%
For Sale Only	0	0.0%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	0	0.0%
For Migrant Workers	0	0.0%
Other Vacant	5	62.5%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

January 30, 2024

2023 REGIONAL WATER PLAN

UPPER OCONEE REGION

BACKGROUND

The Upper Oconee Regional Water Plan was initially completed in 2011 and subsequently updated in 2017 and 2023. The plan outlines near-term and long-term strategies to meet water needs through 2060. Major water resources include portions of the Oconee, Ocmulgee, Ogeechee, Savannah, and Altamaha river basins and various groundwater aquifer systems. The Upper Oconee Region encompasses several major population centers including Athens, Milledgeville, and Dublin.

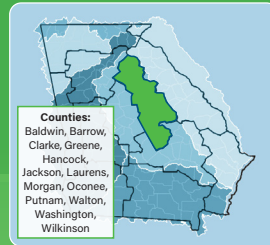
OVERVIEW OF UPPER OCONEE REGION

The Upper Oconee Region encompasses 13 counties in the central-northeast portion of Georgia. Over the next 40 years, the population of the region is projected to increase from approximately 617,000 to 1.025 million residents. The region's leading economic sectors include government, health care, services, manufacturing, retail and construction.

Following the retirement of Plant Branch thermoelectric facility, surface water withdrawals for the region decreased significantly and water use for the energy sector is less than 1 million gallons per day. In 2020, groundwater supplied 52% of water use and surface water supplied 48% of the region's total water demand. Municipal, agricultural, and industrial water uses were 48%, 28%, and 24% of total water demand, respectively.



UPPER OCONEE WATER PLANNING REGION

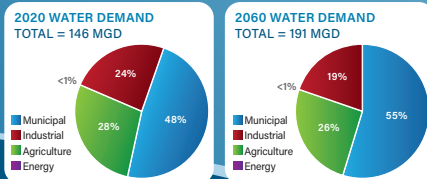


Counties: Baldwin, Barrow, Clarke, Greene, Hancock, Jackson, Laurens, Morgan, Oconee, Putnam, Walton, Washington, Wilkinson

KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

1. Efficient use of the water by all sectors, recognizing the diverse characteristics of the Upper Oconee.
2. Strategic wastewater management in fast growing counties (Barrow, Clarke, Greene, Jackson, Morgan, Oconee, and Walton Counties).
3. Potential limitations on future surface water supplies in existing impoundments.
4. Protecting the water quality of Lakes Oconee and Sinclair and the Oconee River by reducing both point and nonpoint source nutrient loads.
5. The natural capacity of the water bodies to process pollutants is exceeded in the middle (Morgan and Putnam Counties) and lower (Laurens County) portion of the basin due to zones of low dissolved oxygen.

FORECASTED REGIONAL WATER DEMANDS



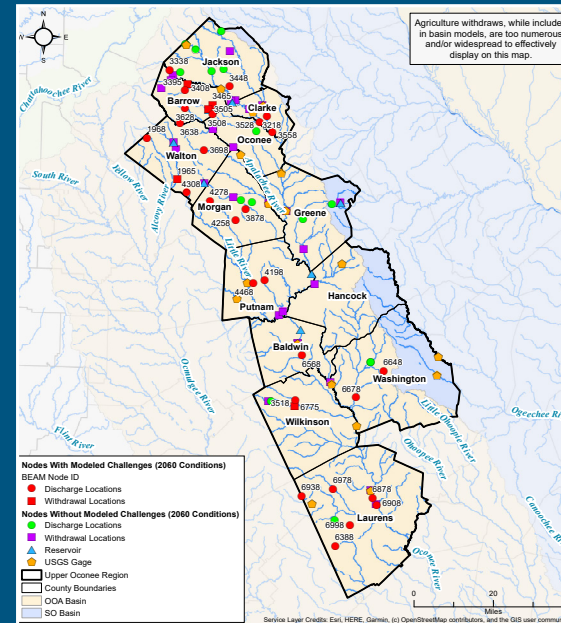
SUMMARY OF 2023 RESOURCE ASSESSMENT RESULTS

GROUNDWATER: At the regional level, there will be adequate supplies to meet the region's future groundwater supply needs over the planning horizon.

SURFACE WATER QUALITY: Water quality problems are predicted to occur in Lakes Oconee and Sinclair due to excess nutrients resulting from a combination of point and nonpoint source pollutant loads from anticipated wastewater discharges and land use changes.

SURFACE WATER AVAILABILITY: Over the next 40 years, the modeling analysis indicates potential challenges in meeting demand for water supply at withdrawal facilities in three counties: Barrow, Walton, and Wilkinson. Potential challenges in meeting demand for assimilation of treated wastewater are indicated at direct discharge facilities in ten counties. The map below shows locations where surface water availability was analyzed; symbols in red indicate facilities where modeling results show potential challenges.

POTENTIAL 2060 SURFACE WATER CHALLENGES IN THE UPPER OCONEE BASIN



UPPER OCONEE MANAGEMENT PRACTICES

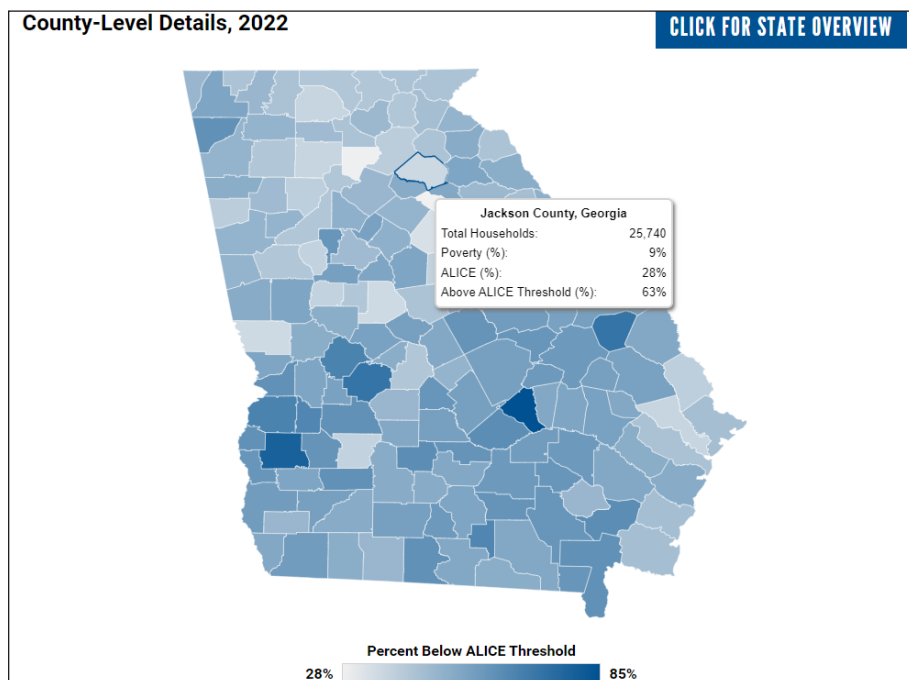
The Upper Oconee Plan describes 25 management practices targeted toward current and future needs. Actions for surface and groundwater are grouped and listed by the water use sectors that will implement them. The Plan also includes practices for resources shared with other regions. Representative practices are summarized here.

WATER CONSERVATION: To address potential challenges in meeting future water needs, the Upper Oconee Plan encourages conservation pricing and development of water conservation goals.

WATER SUPPLY: Practices include expansion of existing reservoirs and development of new sources.

WASTEWATER & WATER QUALITY: The Upper Oconee Plan calls for implementation of centralized sewer in developing areas where density warrants and development of local wastewater master plans to evaluate wastewater treatment and disposal options to meet future demands. Comprehensive land use planning and local government participation in construction erosion and sediment control are also encouraged.

RECOMMENDATIONS TO STATE: Focus on incentives, collaboration and cooperation with state and local planning agencies, and support for plan implementers; fund planning; focus funding and assistance on areas with shortfalls; continue monitoring to help conserve Georgia's natural, historic, and cultural resources.



County-level ALICE “Asset Limited, Income Constrained, Employed”) details for Jackson County, 2022 (United for ALICE)

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City of Talmo

Comprehensive Plan
