

**JOINT CITY-COUNTY COMPREHENSIVE PLAN 2005-2025**

**TECHNICAL ADDENDUM**

**for**

**OGLETHORPE COUNTY**

**And the cities of**

**ARNOLDSVILLE, CRAWFORD, LEXINGTON, AND MAXEYS**

**DRAFT – DECEMBER 2005**

Prepared by the Northeast Georgia Regional Development Center

## TABLE OF CONTENTS

<b>Part 1: Supporting Data and Information</b> .....	<b>3</b>
<b>1. Population</b> .....	<b>3</b>
Total Population .....	3
Age Distribution .....	8
Race and Ethnicity .....	13
Income .....	15
<b>2. Economic Development</b> .....	<b>20</b>
Economic Base .....	20
Labor Force .....	22
Economic Resources .....	26
Economic Trends.....	26
<b>3. Housing</b> .....	<b>28</b>
Housing Types and Mix .....	28
Condition and Occupancy .....	29
Cost of Housing.....	31
Cost-Burdened Households.....	32
Special Housing Needs.....	33
Jobs-Housing Balance .....	33
<b>4. Natural and Cultural Resources</b> .....	<b>34</b>
Environmental Planning Criteria.....	34
Other Environmentally Sensitive Areas .....	44
Significant Natural Resources .....	50
Significant Cultural Resources.....	52
<b>5. Community Facilities and Services</b> .....	<b>59</b>
Water Supply and Treatment.....	59
Sewerage System and Wastewater Treatment .....	65
Other Facilities and Services.....	67
<b>6. Intergovernmental Coordination</b> .....	<b>76</b>
<b>7. Transportation</b> .....	<b>76</b>
Road Network .....	76
Alternative Modes .....	79
Parking .....	80
Railroads, Trucking, Port Facilities, and Airports .....	80
Transportation and Land Use Connection.....	80
<b>Part 2: Analysis of Consistency with Quality Community Objectives</b> .....	<b>81</b>

**Part 1: Supporting Data and Information**

**1. Population**

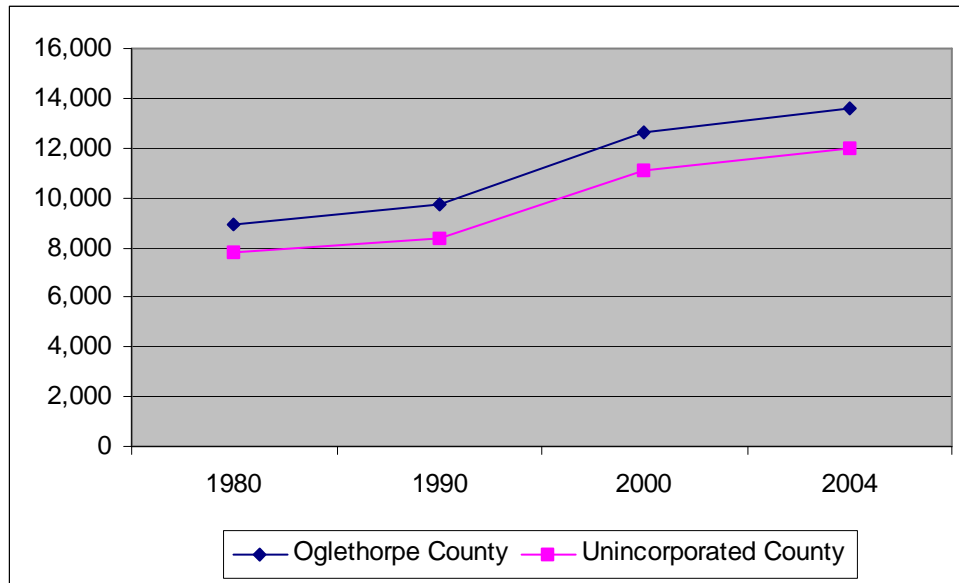
- *Total Population*

**Figure 1: Historic Population Trends**

Jurisdiction	Population			
	1980	1990	2000	2004
<b>Oglethorpe County</b>	<b>8,929</b>	<b>9,763</b>	<b>12,635</b>	<b>13,557</b>
Arnoldsville	187	275	312	327
Crawford	498	694	807	828
Lexington	278	265	239	242
Maxeys	205	180	210	216
Unincorporated County	7,761	8,349	11,067	11,944
<b>Georgia</b>	<b>5,462,989</b>	<b>6,478,149</b>	<b>8,186,453</b>	<b>8,829,383</b>

Source: U.S. Bureau of the Census

**Figure 2: Historic Illustration of Unincorporated County Growth**

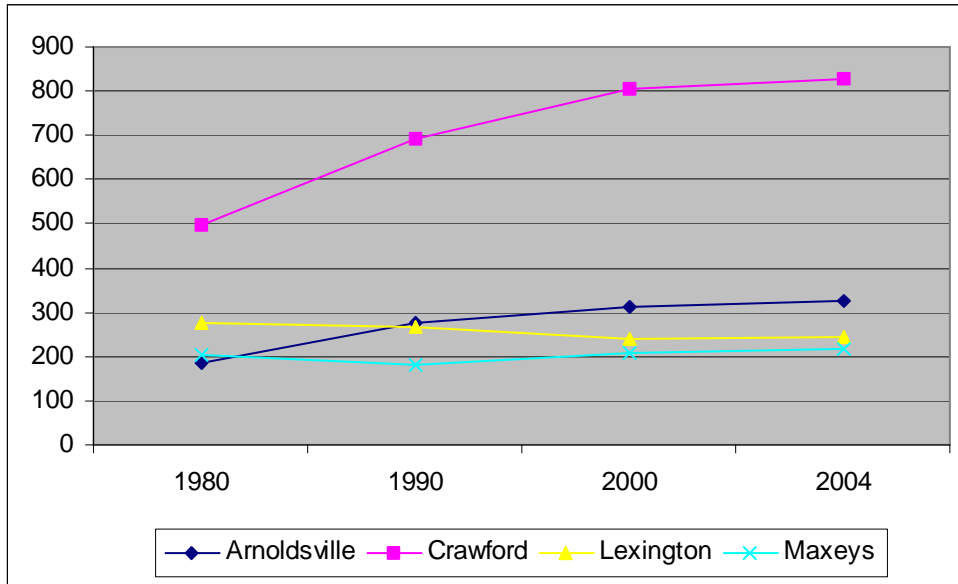


**Figure 3: Annual Growth Rates**

Jurisdiction	Annual Growth Rate		
	80-90	90-00	00-04
<b>Oglethorpe County</b>	<b>1.01%</b>	<b>2.61%</b>	<b>1.78%</b>
Arnoldsville	3.93%	1.27%	1.18%
Crawford	3.37%	1.52%	0.64%
Lexington	-0.48%	-1.03%	0.31%
Maxeys	-1.29%	1.55%	0.71%
Unincorporated County	0.73%	2.86%	1.92%
<b>Georgia</b>	<b>1.72%</b>	<b>2.37%</b>	<b>1.91%</b>

Source: U.S. Bureau of the Census; Calculations by NEGRDC

**Figure 4: Historic Comparison of Municipal Growth**



Crawford is the largest city in Oglethorpe County but municipal growth has represented a very small proportion of population increase and based on 2004 Census Population estimates represents only 11.9% of the county's population, down from 14.5% in 1990.

**Figure 5: Regional Comparison of Historic Population Growth**

Jurisdiction	1990	2000	2004	90-00 AGR	00-04 AGR
Oglethorpe	9,763	12,635	13,557	2.61%	1.78%
Clarke	87,594	101,489	103,951	1.48%	0.60%
Madison	21,050	25,730	27,312	2.03%	1.50%
Oconee	17,618	26,225	28,940	4.06%	2.49%
<b>Athens MSA</b>	<b>136,025</b>	<b>166,079</b>	<b>173,760</b>	<b>2.02%</b>	<b>1.14%</b>
Elbert	18,949	20,511	20,908	0.80%	0.48%
Greene	11,793	14,406	15,652	2.02%	2.10%
Taliaferro	1,915	2,077	1,896	0.82%	-2.25%
Wilkes	10,597	10,687	10,583	0.08%	-0.24%
Northeast Georgia	328,223	438,300	499,621	2.93%	3.33%
Georgia	6,478,149	8,186,453	8,829,383	2.37%	1.91%

Source: U.S. Bureau of the Census; Calculations by NEGRDC

**Note:** AGR represents Annual Growth Rate

Athens MSA represents Athens-Clarke, Madison, Oconee and Oglethorpe counties.

Northeast Georgia represents Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

Figure's 6 and 7 illustrate the geographic location of the county's population based on the 1990 and 2000 Census.

Figure 6: 1990 Population by Census Block Group

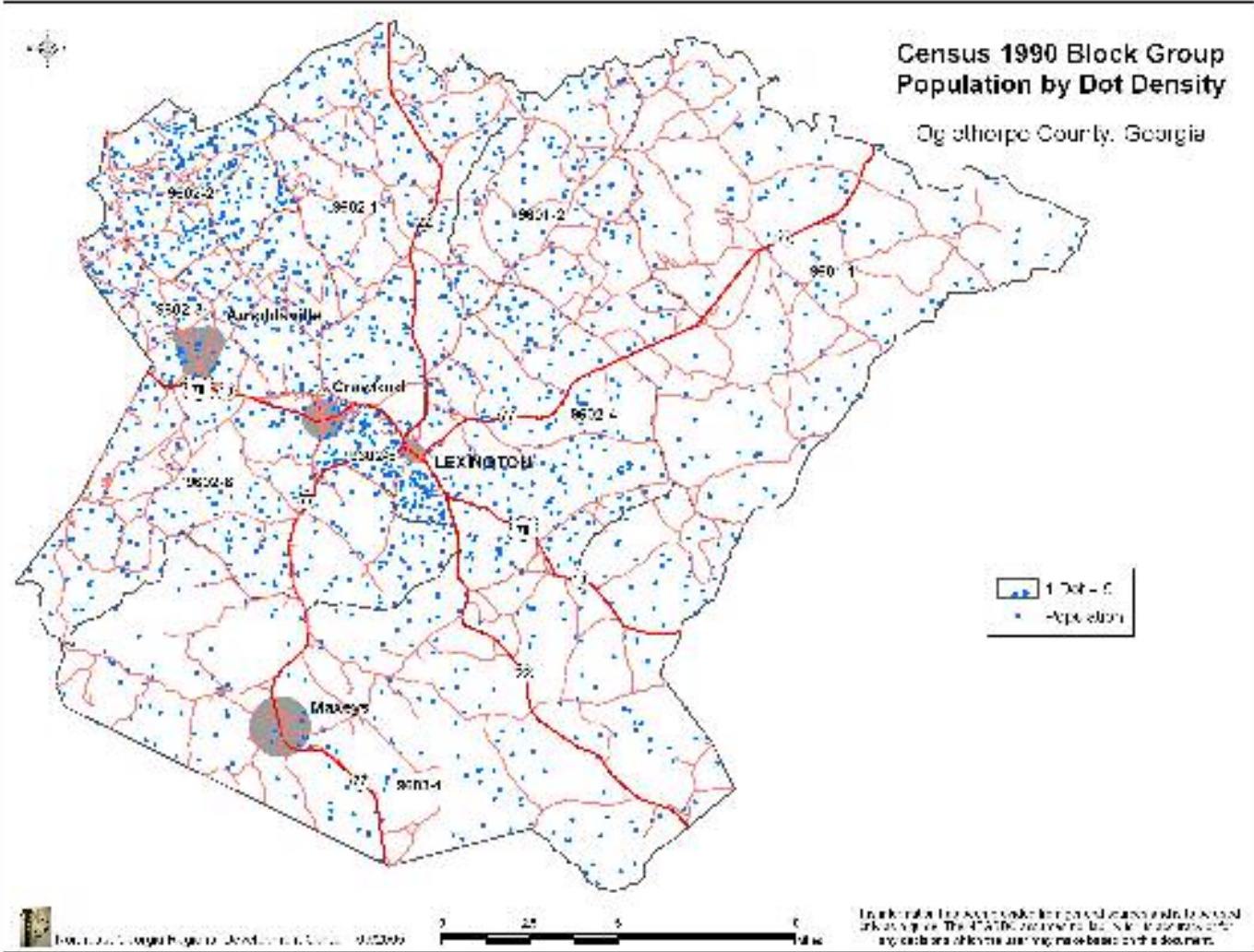
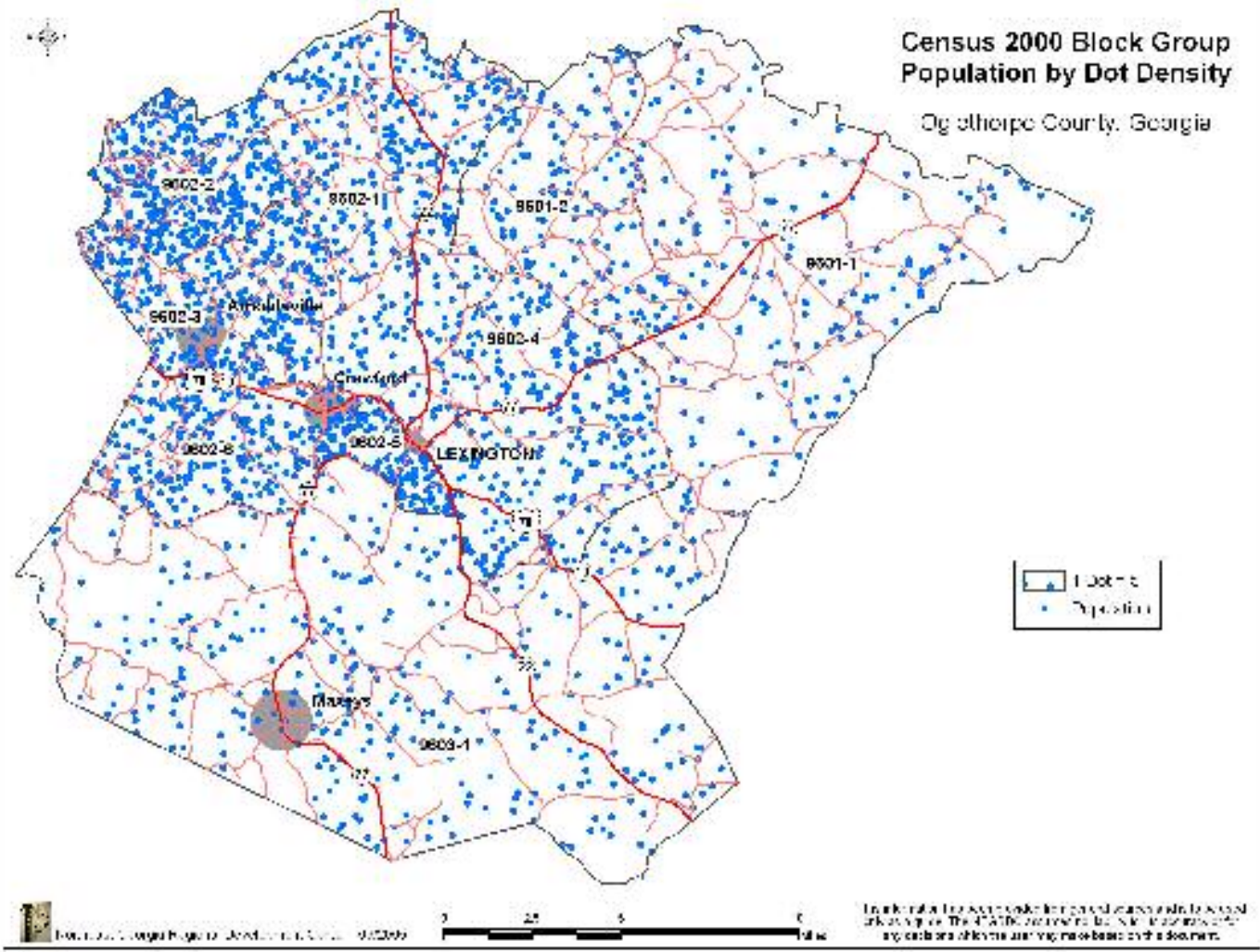


Figure 7: 2000 Population by Census Block Group

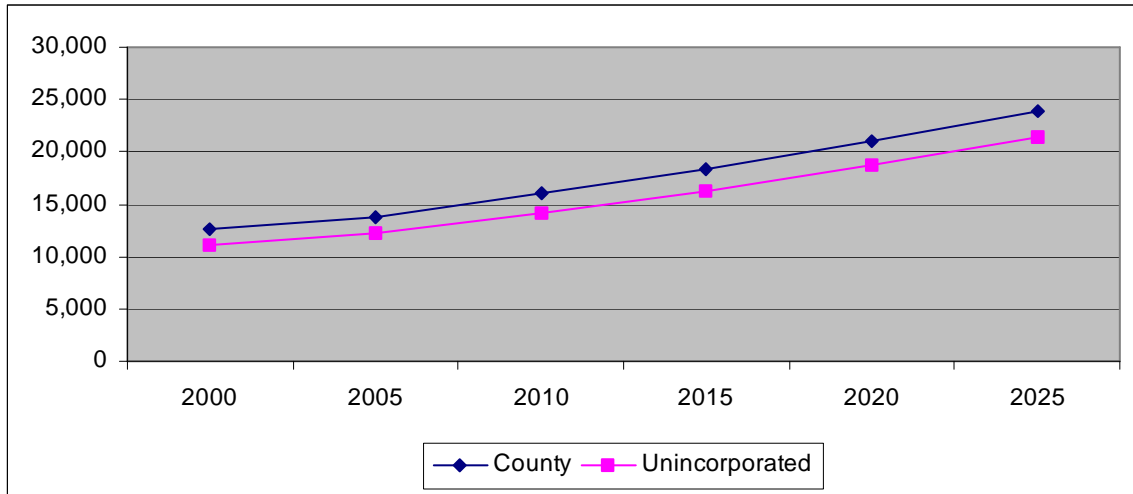


**Figure 8: Population Projections**

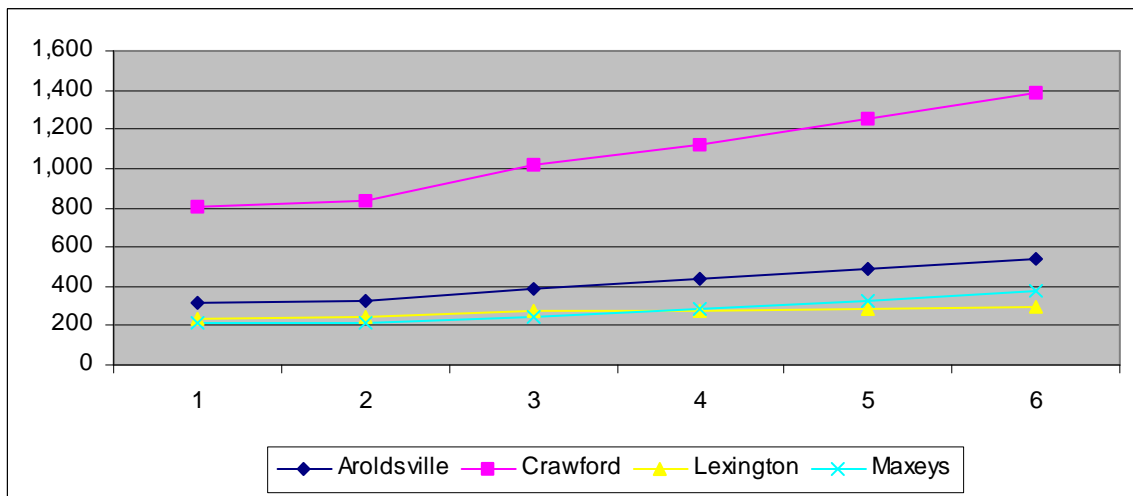
Year	County	Arnoldsville	Crawford	Lexington	Maxeys	Unincorporated
2000	12,635	312	807	239	210	11,067
2005	13,798	331	833	243	218	12,173
2010	16,006	391	1,015	273	249	14,078
2015	18,429	436	1,120	280	283	16,310
2020	21,061	487	1,252	284	324	18,714
2025	23,904	543	1,383	293	373	21,312

Source: U.S. Bureau of the Census; Calculations by NEGRDC using a cohort-component population forecast model.

**Figure 9: Unincorporated Population Growth vs. Total Population**



**Figure 10: Comparison of Municipal Projections**



Five different forecast scenarios were calculated using a variety of statistical methods. The most plausible forecast for the county and municipalities is the Cohort Component analysis, which measures not only the size of the population, but also the composition. The population forecast is determined by estimating the vital statistics of the population (fertility and mortality rates) for each age grouping and for both males and females. This technique also incorporates a migration component based on population change over time within each of the age groups. Each of the three components is aggregated to forecast the populations over a twenty-year horizon.

Based on lower land values in Oglethorpe County in comparison with other areas surrounding the City of Athens and the increasing suburban development of the Athens Metropolitan Area it is likely that these migration patterns into Oglethorpe County are likely to continue.

- *Age Distribution*

**Figure 11: 1990 Age Distribution**

Age	Oglethorpe	Arnoldsville	Crawford	Lexington	Maxeys
0-4	7.3%	10.91%	7.64%	5.65%	2.78%
5-9	7.2%	6.91%	7.64%	4.78%	6.67%
10-14	7.2%	2.18%	7.20%	9.57%	13.33%
15-19	7.4%	5.45%	8.21%	9.57%	7.22%
20-24	6.9%	10.91%	5.19%	6.96%	6.11%
25-29	8.0%	12.73%	7.06%	6.09%	3.33%
30-34	8.5%	9.45%	5.33%	7.39%	5.56%
35-39	7.7%	5.45%	6.92%	7.39%	6.67%
40-44	7.3%	7.27%	5.19%	9.13%	7.78%
45-49	6.1%	4.73%	4.18%	6.96%	7.22%
50-54	5.2%	3.64%	3.17%	2.61%	6.67%
55-59	4.8%	4.36%	3.46%	3.48%	4.44%
60-64	4.2%	2.91%	4.18%	3.91%	9.44%
65-69	3.6%	4.36%	4.18%	2.61%	2.22%
70-74	3.2%	2.55%	4.47%	4.78%	1.67%
75-79	2.2%	3.27%	4.90%	2.61%	2.22%
80-84	1.8%	2.55%	5.04%	3.04%	2.78%
85+	1.4%	0.36%	6.05%	3.48%	3.89%

Source: U.S. Bureau of the Census

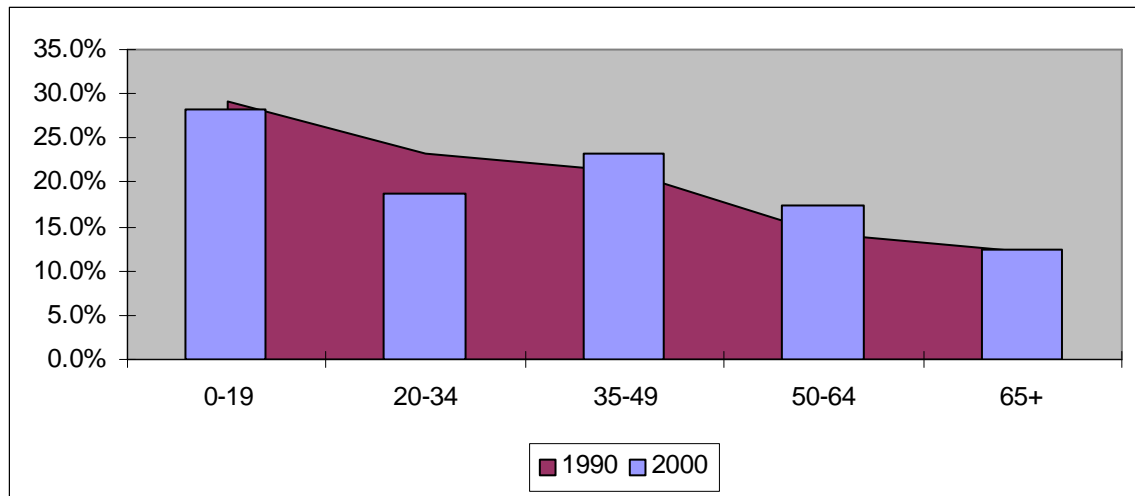


**Figure 12: 2000 Age Distribution**

Age	Oglethorpe	Arnoldsville	Crawford	Lexington	Maxeys
0-4	6.9%	7.69%	7.56%	5.44%	6.67%
5-9	7.4%	6.09%	7.06%	6.28%	6.19%
10-14	7.4%	7.05%	5.33%	5.44%	6.67%
15-19	6.5%	8.33%	5.58%	4.18%	7.62%
20-24	5.5%	6.41%	6.20%	7.95%	5.24%
25-29	6.3%	6.41%	4.21%	4.60%	5.71%
30-34	7.0%	3.53%	6.07%	5.86%	6.67%
35-39	8.4%	8.65%	7.81%	10.04%	2.38%
40-44	8.3%	9.29%	6.32%	7.95%	8.57%
45-49	6.6%	4.81%	5.33%	10.46%	7.14%
50-54	6.9%	8.33%	5.82%	8.79%	4.76%
55-59	5.8%	7.05%	5.45%	3.77%	6.19%
60-64	4.6%	4.17%	3.35%	3.77%	4.76%
65-69	4.0%	4.17%	4.96%	4.60%	5.24%
70-74	3.0%	2.56%	4.58%	2.09%	9.52%
75-79	2.3%	2.88%	4.58%	4.18%	3.33%
80-84	1.7%	1.60%	4.58%	2.51%	0.95%
85+	1.4%	0.96%	5.20%	2.09%	2.38%

Source: U.S. Bureau of the Census

**Figure 13: 1990 - 2000 Age Distribution Comparison**



Source: U.S. Bureau of the Census

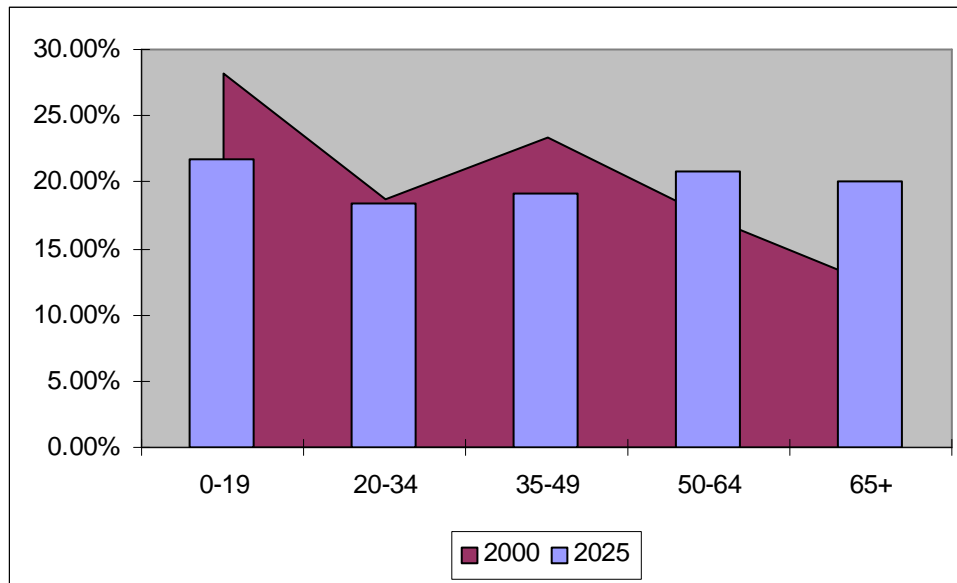
Between Census years the percentage of population under 20 and over 65 remained relatively constant. The 20-34 age cohorts decreased in total percentage reflecting a possible out-migration of high school graduates in search of employment and/or higher education opportunities. The 35-49 and 50-64 age cohorts increased reflecting the in-migration of new households.

**Figure 14: County Age Distribution Projections**

Age	2005	2010	2015	2020	2025
0-4	6.8%	6.4%	5.5%	4.7%	4.6%
5-9	7.1%	6.9%	5.9%	5.0%	5.0%
10-14	7.4%	7.0%	7.2%	7.0%	5.3%
15-19	7.0%	6.8%	6.9%	6.8%	6.8%
20-24	5.6%	5.7%	6.1%	5.7%	6.2%
25-29	5.1%	5.6%	5.4%	6.3%	5.6%
30-34	6.3%	5.7%	5.9%	6.2%	6.6%
35-39	7.1%	6.8%	6.0%	6.4%	6.7%
40-44	8.2%	6.9%	6.8%	6.0%	6.6%
45-49	7.7%	7.4%	6.6%	6.3%	5.8%
50-54	6.6%	8.0%	7.3%	7.0%	6.3%
55-59	6.7%	6.4%	7.9%	7.6%	7.1%
60-64	5.6%	6.2%	6.4%	7.6%	7.3%
65-69	4.3%	5.0%	5.8%	5.8%	7.1%
70-74	3.3%	3.4%	4.3%	4.8%	5.1%
75-79	2.3%	2.6%	2.7%	3.4%	3.9%
80-84	1.6%	1.6%	1.9%	1.9%	2.5%
85+	1.4%	1.4%	1.4%	1.6%	1.6%

Source: Calculations by NEGRDC based on cohort-component population forecast model.

**Figure 15: 2000 - 2025 Age Distribution Comparison**



Source: Calculations by NEGRDC based on cohort-component population forecast model.

Based on existing trends the population is expected to age despite the fact that the majority of new households migrating into the county have been small families. However, a large percentage of the existing population is between the ages of 40 and 60 indicating that the total population over 65 years should increase over the horizon of the plan. Whether or not these statistics are valid is dependent on a shift in the types of housing available to seniors allowing them the opportunity to age in place.

**Figure 16: Arnoldsville Age Distribution Projections**

Age	2005	2010	2015	2020	2025
0-4	8.34%	7.71%	6.41%	5.41%	6.08%
5-9	5.76%	6.10%	4.43%	4.29%	3.81%
10-14	4.11%	3.80%	5.12%	5.52%	3.46%
15-19	7.98%	7.92%	5.23%	8.51%	6.22%
20-24	13.04%	15.51%	10.91%	9.58%	13.41%
25-29	6.77%	8.42%	15.01%	7.29%	9.75%
30-34	3.63%	1.56%	3.43%	5.19%	3.85%
35-39	2.30%	3.47%	0.43%	5.55%	4.48%
40-44	7.73%	3.30%	3.46%	1.65%	5.82%
45-49	7.90%	6.41%	3.20%	3.17%	1.60%
50-54	5.29%	8.83%	6.39%	3.55%	3.11%
55-59	8.36%	6.02%	10.62%	10.03%	4.33%
60-64	7.12%	8.07%	7.21%	10.50%	9.41%
65-69	3.89%	5.63%	7.71%	5.96%	9.79%
70-74	3.47%	3.14%	5.73%	7.66%	5.99%
75-79	1.78%	2.21%	2.50%	3.73%	5.65%
80-84	1.91%	1.25%	1.69%	1.78%	2.76%
85+	0.60%	0.65%	0.50%	0.62%	0.46%

Source: Calculations by NEGRDC based on cohort-component population forecast model.

**Figure 17: Crawford Age Distribution Projections**

Age	2005	2010	2015	2020	2025
0-4	7.35%	6.98%	5.95%	4.82%	4.84%
5-9	6.28%	6.52%	4.89%	4.50%	3.71%
10-14	5.92%	5.24%	5.39%	4.73%	3.72%
15-19	4.24%	4.65%	4.28%	4.46%	3.96%
20-24	5.33%	4.82%	4.71%	5.15%	4.39%
25-29	4.52%	2.58%	3.51%	2.22%	3.83%
30-34	4.81%	6.72%	3.16%	5.36%	2.91%
35-39	6.08%	4.49%	6.59%	3.04%	5.22%
40-44	8.02%	6.65%	5.25%	7.54%	3.79%
45-49	5.30%	5.53%	5.74%	3.20%	6.56%
50-54	5.79%	6.81%	6.08%	7.31%	4.13%
55-59	6.77%	7.04%	7.81%	7.60%	7.54%
60-64	6.31%	7.20%	7.45%	7.62%	8.01%
65-69	4.87%	7.47%	9.05%	10.25%	9.66%
70-74	4.62%	3.46%	7.14%	7.15%	9.42%
75-79	4.61%	5.08%	4.37%	7.46%	7.63%
80-84	4.23%	4.37%	4.23%	3.25%	6.97%
85+	4.95%	4.40%	4.40%	4.34%	3.71%

Source: Calculations by NEGRDC based on cohort-component population forecast model.

**Figure 18: Lexington Age Distribution Projections**

Age	2005	2010	2015	2020	2025
0-4	5.12%	4.59%	3.66%	2.92%	2.50%
5-9	6.37%	5.29%	4.81%	3.37%	3.25%
10-14	5.68%	4.54%	5.17%	4.44%	3.29%
15-19	4.73%	4.95%	4.09%	4.44%	4.09%
20-24	3.54%	4.13%	4.67%	4.08%	4.00%
25-29	6.47%	2.08%	2.95%	2.66%	2.96%
30-34	3.80%	6.06%	1.78%	3.45%	2.34%
35-39	6.90%	6.87%	6.44%	3.16%	4.10%
40-44	9.76%	6.17%	7.04%	6.56%	3.28%
45-49	9.56%	12.96%	7.59%	9.71%	6.98%
50-54	9.55%	6.97%	12.34%	5.92%	9.28%
55-59	6.25%	5.56%	4.55%	7.67%	4.04%
60-64	5.84%	11.86%	7.09%	10.09%	8.79%
65-69	4.88%	6.05%	13.84%	10.99%	13.65%
70-74	3.26%	1.83%	3.32%	5.87%	7.66%
75-79	3.73%	6.97%	5.04%	10.91%	11.47%
80-84	2.78%	1.14%	4.70%	1.09%	6.97%
85+	1.76%	1.98%	0.92%	2.65%	1.35%

Source: Calculations by NEGRDC based on cohort-component population forecast model.

**Figure 19: Maxeys Age Distribution Projections**

Age	2005	2010	2015	2020	2025
0-4	7.36%	7.60%	7.73%	6.82%	7.60%
5-9	5.33%	7.05%	4.63%	6.33%	4.53%
10-14	11.77%	16.08%	14.18%	19.67%	13.09%
15-19	6.95%	6.64%	15.73%	7.54%	19.60%
20-24	5.06%	2.24%	2.81%	7.11%	3.23%
25-29	4.78%	6.10%	2.45%	6.01%	6.90%
30-34	5.82%	5.39%	5.95%	2.48%	6.36%
35-39	4.40%	1.83%	4.01%	3.30%	1.86%
40-44	4.50%	9.21%	3.77%	7.94%	4.14%
45-49	7.70%	2.28%	8.48%	1.83%	7.80%
50-54	5.12%	4.49%	0.91%	5.04%	0.50%
55-59	3.84%	4.78%	3.65%	1.22%	4.35%
60-64	4.90%	3.01%	3.96%	3.02%	0.94%
65-69	5.17%	6.30%	3.67%	5.29%	2.95%
70-74	4.88%	4.48%	5.47%	3.00%	4.92%
75-79	8.43%	5.85%	6.17%	8.36%	4.21%
80-84	2.63%	5.30%	3.77%	2.38%	5.25%
85+	1.35%	1.38%	2.66%	2.67%	1.76%

Source: Calculations by NEGRDC based on cohort-component population forecast model.

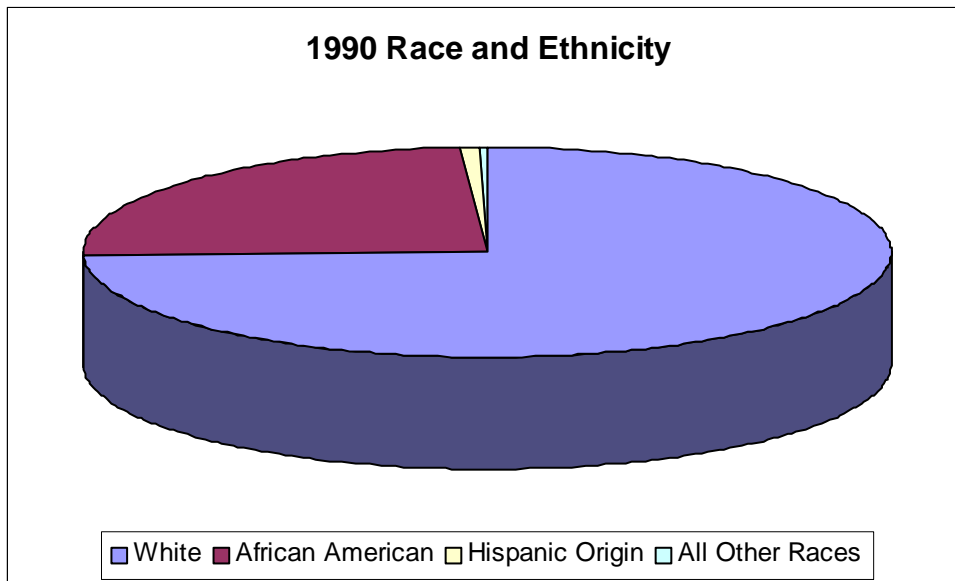
- *Race and Ethnicity*

**Figure 20: Historic Countywide Racial and Ethnic Composition of the Population**

Race	Oglethorpe County		Arnoldsville		Crawford		Lexington		Maxeys	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
<b>Total Population</b>	<b>9,763</b>	<b>12,635</b>	<b>275</b>	<b>312</b>	<b>694</b>	<b>807</b>	<b>230</b>	<b>239</b>	<b>180</b>	<b>210</b>
White	74.43%	77.70%	96.36%	95.51%	71.33%	67.66%	68.70%	69.87%	82.78%	92.38%
African American	24.56%	19.60%	2.18%	1.60%	28.10%	29.37%	31.30%	25.94%	17.22%	2.86%
American Indian and Alaskan Native	0.24%	0.17%	0.00%	0.00%	0.29%	0.12%	0.00%	0.84%	0.00%	0.48%
Asian or Pacific Islander	0.07%	0.28%	0.00%	0.32%	0.29%	0.37%	0.00%	0.00%	0.00%	0.00%
Other race	0.02%	0.07%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Two or more races	0.00%	0.81%	0.00%	0.64%	0.00%	1.24%	0.00%	2.09%	0.00%	1.43%
Hispanic Origin	0.68%	1.38%	1.45%	1.92%	0.00%	1.24%	0.00%	1.26%	0.00%	2.86%

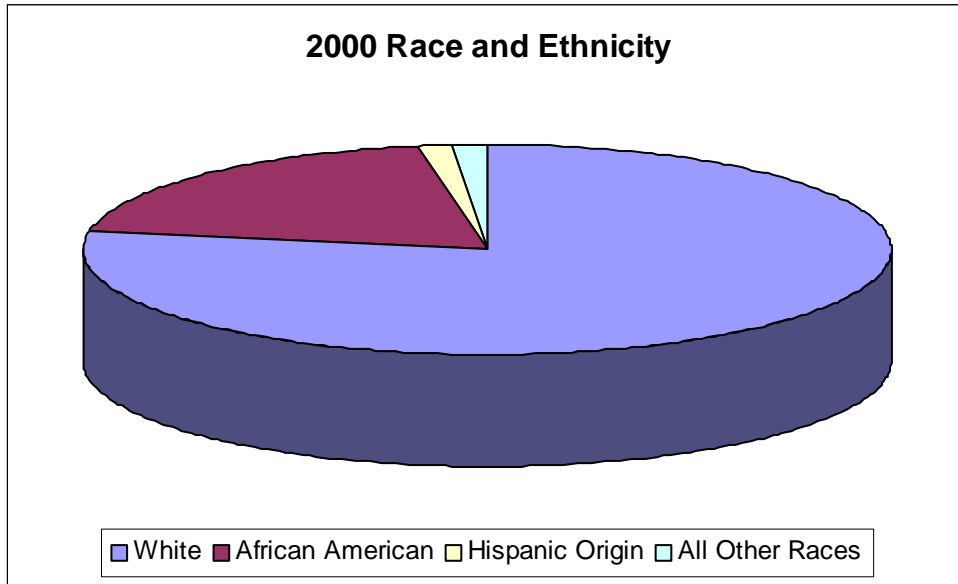
*Source: U.S. Bureau of the Census*

**Figure 21: 1990 Racial and Ethnic Composition**



*Source: U.S. Bureau of the Census*

**Figure 22: 2000 Racial and Ethnic Composition**



Source: U.S. Bureau of the Census

**Figure 23: Regional Comparison of Race and Ethnicity**

Jurisdiction	2000						
	White	African American	Amer. Indian Alaskan	Asian or Pac. Islands	Other Race	2 or More Races	Hispanic Origin
Oglethorpe County	77.70%	19.60%	0.17%	0.28%	0.07%	0.81%	1.38%
Clarke County	61.97%	27.09%	0.16%	3.16%	0.17%	1.11%	6.34%
Elbert County	65.84%	30.74%	0.19%	0.27%	0.03%	0.54%	2.38%
Greene County	51.93%	44.12%	0.22%	0.31%	0.10%	0.40%	2.92%
Madison County	88.27%	8.41%	0.17%	0.30%	0.11%	0.77%	1.97%
Oconee County	88.13%	6.30%	0.15%	1.46%	0.05%	0.72%	3.18%
Taliaferro County	37.89%	60.23%	0.05%	0.05%	0.29%	0.58%	0.91%
Wilkes County	53.88%	42.96%	0.19%	0.27%	0.02%	0.70%	1.98%
Northeast Georgia Region*	73.80%	20.08%	0.20%	1.47%	0.10%	0.92%	3.44%
Georgia	62.65%	28.48%	0.22%	2.14%	0.14%	1.07%	5.32%

Source: U.S. Bureau of the Census

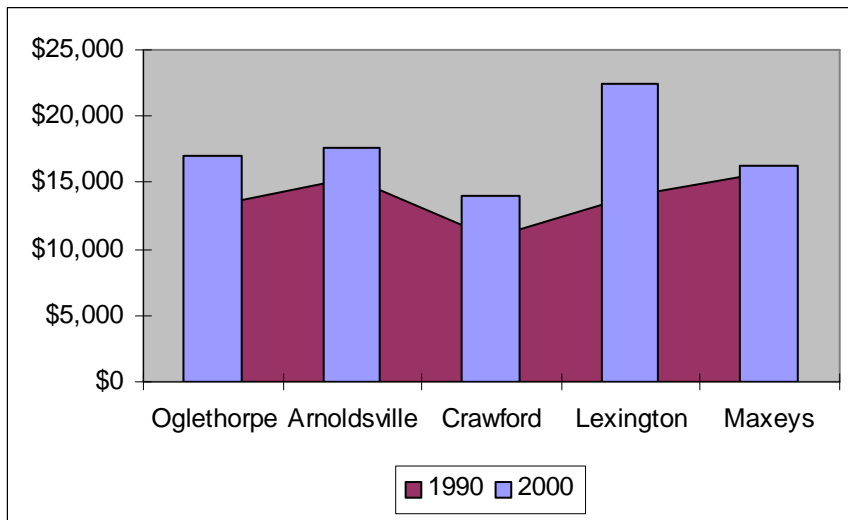
- *Income*

**Figure 24: Countywide Comparison of Per Capita and Median Household Income**

Jurisdiction	Per Capita		Median	
	1990	2000	1990	2000
Oglethorpe County	\$13,259	\$17,089	\$32,499	\$35,578
Arnoldsville	\$15,329	\$17,652	\$33,055	\$32,750
Crawford	\$10,852	\$13,934	\$24,703	\$19,917
Lexington	\$13,937	\$22,513	\$25,692	\$41,932
Maxeys	\$15,860	\$16,227	\$36,702	\$53,125

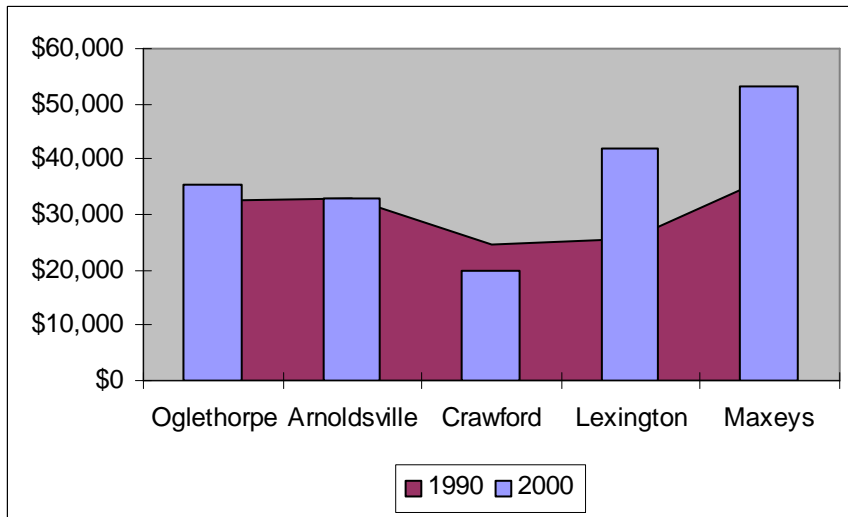
Source: U.S. Bureau of the Census; all dollar figures are converted to 2000 figures for sake of comparison.

**Figure 25: Countywide Comparison of Per Capita Income: 1990-2000**



Source: U.S. Bureau of the Census

**Figure 26: Countywide Comparison of Median Income: 1990-2000**



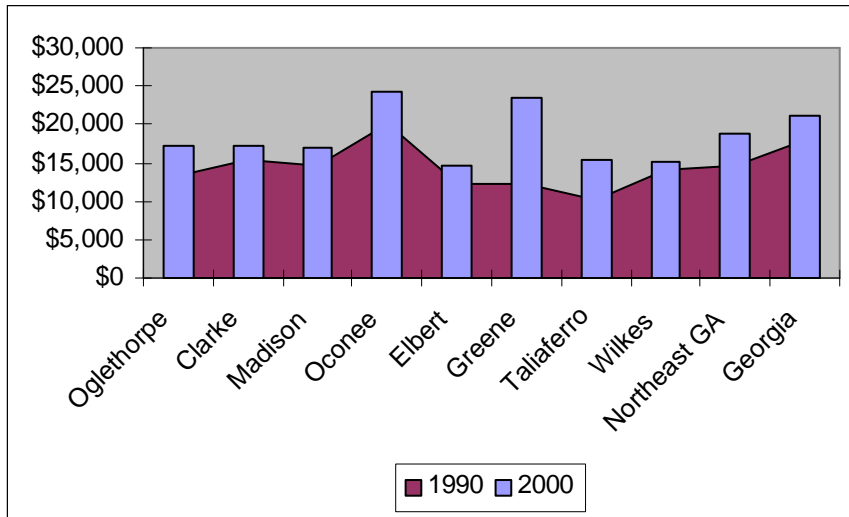
Source: U.S. Bureau of the Census

**Figure 27: Regional Comparison of Per Capita and Median Household Income**

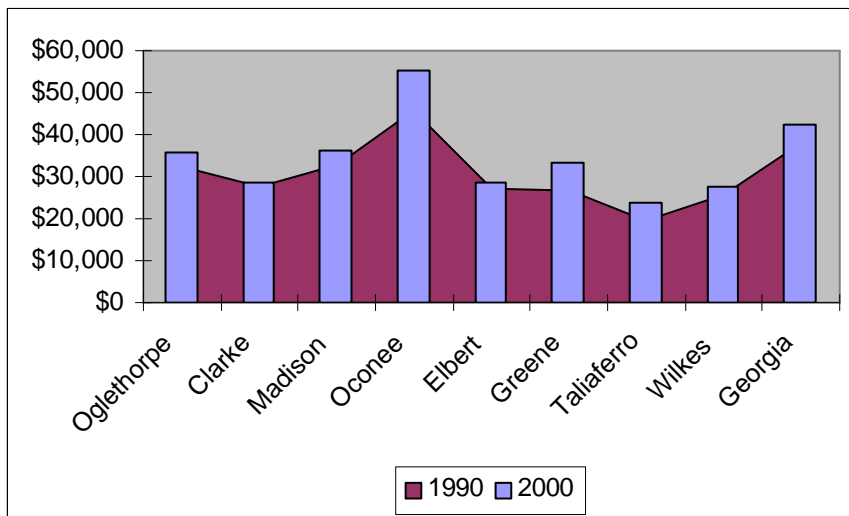
Jurisdiction	Per Capita		Median	
	1990	2000	1990	2000
Oglethorpe County	\$13,259	\$17,089	\$32,499	\$35,578
Clarke County	\$15,289	\$17,123	\$27,412	\$28,403
Madison County	\$14,489	\$16,998	\$33,059	\$36,347
Oconee County	\$19,979	\$24,153	\$45,541	\$55,211
Elbert County	\$12,237	\$14,535	\$27,010	\$28,724
Greene County	\$12,371	\$23,389	\$26,698	\$33,479
Taliaferro County	\$10,044	\$15,498	\$19,368	\$23,750
Wilkes County	\$14,166	\$15,020	\$25,544	\$27,644
Northeast Georgia	\$14,668	\$18,859	\$38,236	\$42,433
Georgia	\$17,959	\$21,154	\$38,236	\$42,433

Source: U.S. Bureau of the Census; all dollar figures are converted to 2000 figures for sake of comparison.

**Figure 28: Regional Change in Per Capita Income**



**Figure 29: Regional Change in Median Household Income**





**Figure 30: Oglethorpe County Household Income Distribution**

Total Households	1990	Percent	2000	Percent
	3,585	100.0%	4,885	100.0%
Less than \$10,000	748	20.9%	585	12.0%
\$10,000 to \$14,999	403	11.2%	355	7.3%
\$15,000 to \$24,999	658	18.4%	758	15.5%
\$25,000 to \$34,999	729	20.3%	692	14.2%
\$35,000 to \$49,999	591	16.5%	995	20.4%
\$50,000 to \$74,999	357	10.0%	817	16.7%
\$75,000 to \$99,999	65	1.8%	396	8.1%
\$100,000 to \$149,999	30	0.8%	170	3.5%
\$150,000 or more	4	0.1%	117	2.4%

Source: U.S. Bureau of the Census

A measure of Household Income Distribution illustrates the total number of households within each of the defined income categories. The general trend throughout the county has been an increase in affluence resulting from the in-migration of well educated, employed, and mobile households.

**Figure 31: Arnoldsville Household Income Distribution**

Total Households	1990	Percent	2000	Percent
	119	100.0%	111	100.0%
Less than \$10,000	11	9.2%	14	12.6%
\$10,000 to \$14,999	21	17.6%	10	9.0%
\$15,000 to \$24,999	27	22.7%	15	13.5%
\$25,000 to \$34,999	32	26.9%	21	18.9%
\$35,000 to \$49,999	8	6.7%	11	9.9%
\$50,000 to \$74,999	16	13.4%	17	15.3%
\$75,000 to \$99,999	4	3.4%	15	13.5%
\$100,000 to \$149,999	0	0.0%	5	4.5%
\$150,000 or more	0	0.0%	3	2.7%

Source: U.S. Bureau of the Census

**Figure 32: Crawford Household Income Distribution**

Total Households	1990	Percent	2000	Percent
	229	100.0%	352	100.0%
Less than \$10,000	64	27.9%	93	26.4%
\$10,000 to \$14,999	35	15.3%	39	11.1%
\$15,000 to \$24,999	52	22.7%	80	22.7%
\$25,000 to \$34,999	32	14.0%	34	9.7%
\$35,000 to \$49,999	26	11.4%	50	14.2%
\$50,000 to \$74,999	11	4.8%	35	9.9%
\$75,000 to \$99,999	7	3.1%	13	3.7%
\$100,000 to \$149,999	0	0.0%	5	1.4%
\$150,000 or more	2	0.9%	3	0.9%

Source: U.S. Bureau of the Census

**Figure 33: Lexington Household Income Distribution**

Total Households	1990	Percent	2000	Percent
	84	100.0%	117	100.0%
Less than \$10,000	23	27.4%	9	7.7%
\$10,000 to \$14,999	13	15.5%	4	3.4%
\$15,000 to \$24,999	18	21.4%	17	14.5%
\$25,000 to \$34,999	8	9.5%	11	9.4%
\$35,000 to \$49,999	6	7.1%	31	26.5%
\$50,000 to \$74,999	12	14.3%	21	17.9%
\$75,000 to \$99,999	0	0.0%	12	10.3%
\$100,000 to \$149,999	2	2.4%	10	8.5%
\$150,000 or more	2	2.4%	2	1.7%

Source: U.S. Bureau of the Census

**Figure 34: Maxeys Household Income Distribution**

Total Households	1990	Percent	2000	Percent
	70	100.0%	73	100.0%
Less than \$10,000	13	18.6%	9	12.3%
\$10,000 to \$14,999	6	8.6%	3	4.1%
\$15,000 to \$24,999	10	14.3%	3	4.1%
\$25,000 to \$34,999	24	34.3%	5	6.8%
\$35,000 to \$49,999	10	14.3%	11	15.1%
\$50,000 to \$74,999	2	2.9%	29	39.7%
\$75,000 to \$99,999	5	7.1%	13	17.8%
\$100,000 to \$149,999	0	0.0%	0	0.0%
\$150,000 or more	0	0.0%	0	0.0%

Source: U.S. Bureau of the Census

**Figure 35: State and Regional Comparison of Household Income Distribution**

Household Income	Oglethorpe		Northeast Georgia		Georgia	
	Total	%	Total	%	Total	%
<b>Total Households</b>	<b>3,585</b>	<b>100.0%</b>	<b>169,418</b>	<b>100.00%</b>	<b>3,004,778</b>	<b>100.00%</b>
Less than \$10,000	748	20.9%	19,682	11.62%	304,816	10.14%
\$10,000 to \$14,999	403	11.2%	10,861	6.41%	176,059	5.86%
\$15,000 to \$24,999	658	18.4%	29,254	17.27%	369,279	12.29%
\$25,000 to \$34,999	729	20.3%	20,809	12.28%	378,789	12.61%
\$35,000 to \$49,999	591	16.5%	28,036	16.55%	502,961	16.74%
\$50,000 to \$74,999	357	10.0%	32,246	19.03%	593,203	19.74%
\$75,000 to \$99,999	65	1.8%	14,264	8.42%	311,651	10.37%
\$100,000 to \$149,999	30	0.8%	9,503	5.61%	231,093	7.69%
\$150,000 or more	4	0.1%	4,763	2.81%	136,927	4.56%

Source: U.S. Bureau of the Census

**Figure 36: Regional Comparison of Population Below the Poverty Level**

Population	Oglethorpe	%	Northeast GA	%	Georgia	%
Total Population	12,547	100.00%	425,130	100.00%	7,959,649	100.00%
Population Below Poverty Level	1,661	13.24%	63,150	14.85%	1,033,793	12.99%
Under 5	133	1.06%	5,174	1.22%	106,663	1.34%
5-17	381	3.04%	12,365	2.91%	258,743	3.25%
18-64	868	6.92%	39,943	9.40%	566,159	7.11%
65+	279	2.22%	5,668	1.33%	102,228	1.28%

Source: U.S. Bureau of the Census

**Figure 37: Municipal Comparison of Population Below the Poverty Level**

Population	Arnoldsville	%	Crawford	%	Lexington	%	Maxeys	%
Total Population	300	100.00%	785	100.00%	253	100.00%	229	100.00%
Population Below Poverty Level	37	12.33%	186	23.69%	20	7.91%	30	13.10%
Under 5	0	0.00%	18	2.29%	0	0.00%	5	2.18%
5-17	14	4.67%	15	1.91%	9	3.56%	5	2.18%
18-64	17	5.67%	93	11.85%	8	3.16%	18	7.86%
65+	6	2.00%	60	7.64%	3	1.19%	2	0.87%

Source: U.S. Bureau of the Census

**Figure 38: Regional Comparison of Households Below the Poverty Level**

Households	Oglethorpe	%	Northeast GA	%	Georgia	%
Total Households	4,885	100.00%	161,418	100.00%	3,007,678	100.00%
Below Poverty	694	14.21%	24,714	15.31%	380,240	12.64%
Family Households	358	7.33%	11,073	6.86%	210,138	6.99%
Married-Couple Family	130	2.66%	4,129	2.56%	72,741	2.42%
Male Householder, No Wife	58	1.19%	836	0.52%	17,094	0.57%
Female Householder, No Husband	170	3.48%	6,108	3.78%	120,303	4.00%
Nonfamily Households	336	6.88%	13,641	8.45%	170,102	5.66%
Male Householder	138	2.82%	5,678	3.52%	63,716	2.12%
Female Householder	198	4.05%	7,763	4.81%	106,386	3.54%

Source: U.S. Bureau of the Census

**Figure 39: Educational Attainment**

Highest Level of Education Achieved	Oglethorpe County		Arnoldsville		Crawford		Lexington	
	1990	2000	1990	2000	1990	2000	1990	2000
Elementary/Middle School	17.09%	9.59%	14.75%	6.42%	23.57%	22.94%	10.87%	3.74%
High School - No Diploma	21.10%	18.33%	16.94%	20.32%	31.12%	18.90%	19.57%	14.97%
High School Graduate	36.67%	37.43%	46.45%	40.11%	25.86%	31.74%	21.01%	21.39%
1-3 Years of college	9.85%	15.37%	9.29%	15.51%	8.47%	8.99%	16.67%	25.13%
College Graduate (Including Associate Degree)	15.29%	19.27%	12.57%	17.65%	10.98%	17.43%	31.88%	34.76%

Highest Level of Education Achieved	Maxeys		Northeast Georgia		Georgia		U.S.A.	
	1990	2000	1990	2000	1990	2000	1990	2000
Elementary/Middle School	11.20%	4.90%	15.50%	8.50%	12.00%	7.60%	10.39%	7.50%
High School - No Diploma	11.20%	19.58%	21.10%	16.90%	17.00%	13.80%	14.38%	12.10%
High School Graduate	27.20%	33.57%	30.10%	32.60%	29.60%	28.70%	29.99%	28.60%
1-3 Years of college	13.60%	15.38%	16.00%	18.10%	22.10%	20.40%	18.74%	21.00%
College Graduate (Including Associate Degree)	36.80%	26.57%	17.20%	23.90%	19.30%	29.50%	26.50%	30.80%

Source: U.S. Bureau of the Census

## 2. Economic Development

- *Economic Base*

**Figure 40: County Employment by Sector**

<b>Industrial Sector</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2004</b>	<b>2005</b>
<b>Goods Producing</b>	<b>576</b>	<b>437</b>	<b>607</b>	<b>490</b>	<b>538</b>
Agriculture, forestry and fishing	125	94	207	121	131
Mining	103	129	130	85	72
Construction	201	65	107	141	167
Manufacturing	147	149	163	143	169
<b>Service Producing</b>	<b>456</b>	<b>455</b>	<b>607</b>	<b>622</b>	<b>643</b>
Wholesale Trade	20	45	42	39	43
Retail Trade	106	165	187	141	145
Transportation, warehousing, and utilities	47	63	115	65	53
Finance, insurance, and real estate	28	29	54	59	66
Services	255	153	209	319	336
<b>Government</b>	<b>353</b>	<b>423</b>	<b>488</b>	<b>535</b>	<b>533</b>
Federal	21	14	18	17	16
State	30	40	43	36	27
Local	302	369	427	483	489
<b>All Industries</b>	<b>1,385</b>	<b>1,315</b>	<b>1,702</b>	<b>1,647</b>	<b>1,714</b>

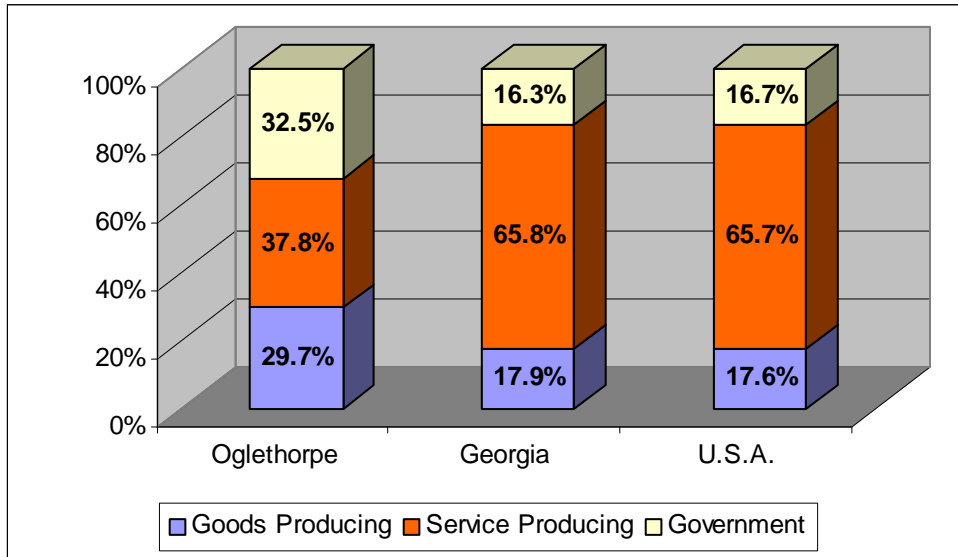
*Source: Georgia Department of Labor*

**Figure 41: County, State and Federal Comparison of Employment by Sector**

<b>Industrial Sector</b>	<b>Oglethorpe</b>		<b>Georgia</b>		<b>U.S.A.</b>	
	<b>2004</b>	<b>%</b>	<b>2004</b>	<b>%</b>	<b>2004</b>	<b>%</b>
<b>Goods Producing</b>	<b>490</b>	<b>29.7%</b>	<b>684,015</b>	<b>17.9%</b>	<b>22,847,530</b>	<b>17.6%</b>
Agriculture, forestry and fishing	121	7.3%	25,529	0.7%	1,156,528	0.9%
Mining	85	5.1%	7,102	0.2%	519,868	0.4%
Construction	141	8.6%	202,149	5.3%	6,912,943	5.3%
Manufacturing	143	8.7%	449,235	11.7%	14,258,191	11.0%
<b>Service Producing</b>	<b>622</b>	<b>37.8%</b>	<b>2,520,848</b>	<b>65.8%</b>	<b>85,400,261</b>	<b>65.7%</b>
Wholesale Trade	39	2.3%	207,338	5.4%	5,641,492	4.3%
Retail Trade	141	8.6%	442,315	11.6%	15,059,622	11.6%
Transportation, warehousing, and utilities	65	3.9%	290,034	7.6%	7,673,831	5.9%
Finance, insurance, and real estate	59	3.6%	216,246	5.6%	7,892,313	6.1%
Services	319	19.4%	1,364,915	35.7%	49,133,003	37.8%
<b>Government</b>	<b>535</b>	<b>32.5%</b>	<b>623,344</b>	<b>16.3%</b>	<b>21,700,000</b>	<b>16.7%</b>
Federal	17	1.0%	92,989	2.4%	2,706,000	2.1%
State	36	2.2%	145,744	3.8%	5,020,000	3.9%
Local	483	29.3%	384,611	10.0%	13,974,000	10.8%
<b>All Industries</b>	<b>1,647</b>	<b>100.0%</b>	<b>3,828,207</b>	<b>100.0%</b>	<b>129,947,791</b>	<b>100.0%</b>

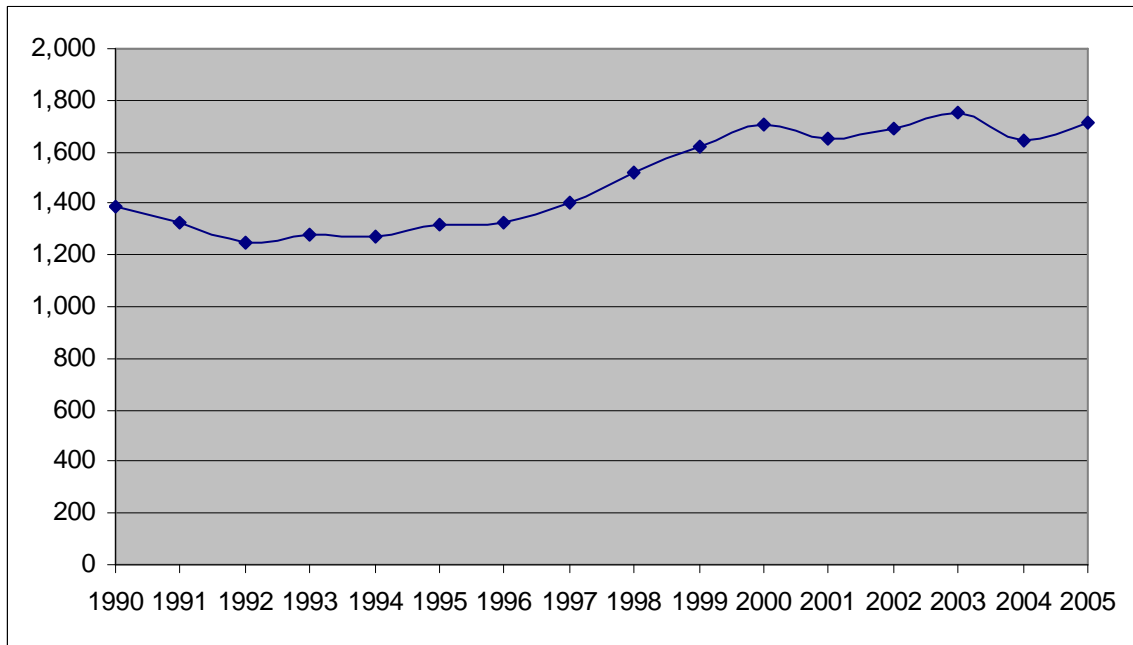
*Source: Georgia and U.S.A. Department of Labor*

**Figure 42: Employment by Major Industrial Sector**



*Source: Georgia and U.S.A. Department of Labor*

**Figure 43: Oglethorpe County Employment Trends**



*Source: Georgia Department of Labor*

**Figure 44: Oglethorpe County Employment Projections**

Industry	2005	2010	2015	2020	2025
<b>Goods Producing</b>	<b>539</b>	<b>608</b>	<b>690</b>	<b>788</b>	<b>904</b>
Agriculture, forestry and fishing	131	132	133	134	135
Mining	72	73	74	75	76
Construction	167	201	241	289	347
Manufacturing	169	202	242	289	346
<b>Service Producing</b>	<b>643</b>	<b>759</b>	<b>898</b>	<b>1,067</b>	<b>1,274</b>
Transportation, warehousing, and utilities	53	62	72	84	98
Wholesale Trade	43	50	58	68	79
Retail Trade	145	163	183	206	232
Finance, insurance, and real estate	66	66	66	66	66
Services	336	417	518	643	799
<b>Government</b>	<b>533</b>	<b>577</b>	<b>616</b>	<b>648</b>	<b>675</b>
<b>Total</b>	<b>1,715</b>	<b>1,943</b>	<b>2,204</b>	<b>2,503</b>	<b>2,853</b>

Source: Calculations by NEGRDC based on an Economic Base projection model.

- *Labor Force*

**Figure 45: County, State and Federal Comparison of Labor Force Participation**

Category	1990				2000			
	Oglethorpe	%	Georgia	%	Oglethorpe	%	Georgia	%
<b>Persons 16 Years and Over</b>	<b>7,473</b>	<b>100.0%</b>	<b>4,938,381</b>	<b>100.0%</b>	<b>9,774</b>	<b>100.0%</b>	<b>6,250,687</b>	<b>100.0%</b>
Total in labor force	4,987	66.7%	3,351,513	67.9%	6,190	63.3%	4,129,666	66.1%
Employed	4,739	63.4%	3,090,276	62.6%	6,003	61.4%	3,839,756	61.4%
Unemployed	243	3.3%	188,102	3.8%	187	1.9%	223,052	3.6%
Not in Labor Force	2,486	33.3%	1,586,868	32.1%	3,584	36.7%	2,121,021	33.9%
<b>Males 16 Years and Over</b>	<b>3,526</b>	<b>100.0%</b>	<b>2,353,659</b>	<b>100.0%</b>	<b>4,720</b>	<b>100.0%</b>	<b>3,032,442</b>	<b>100.0%</b>
In Labor Force	2,657	75.4%	1,804,052	76.6%	3,359	71.2%	2,217,015	73.1%
Employed	2,531	71.8%	1,648,895	70.1%	3,172	67.2%	1,927,105	63.5%
Unemployed	124	3.5%	89,593	3.8%	94	2.0%	98,634	3.3%
Not in Labor Force	869	24.6%	549,607	23.4%	1,361	28.8%	815,427	26.9%
<b>Females 16 Years and Over</b>	<b>3,947</b>	<b>100.0%</b>	<b>2,584,722</b>	<b>100.0%</b>	<b>5,054</b>	<b>100.0%</b>	<b>3,218,245</b>	<b>100.0%</b>
In Labor Force	2,330	59.0%	1,547,461	59.9%	2,831	56.0%	1,912,651	59.4%
Employed	2,208	55.9%	1,441,381	55.8%	2,738	54.2%	1,788,233	55.6%
Unemployed	119	3.0%	98,509	3.8%	93	1.8%	124,418	3.9%
Not in Labor Force	1,617	41.0%	1,037,261	40.1%	2,223	44.0%	1,305,594	40.6%

Source: U.S. Bureau of the Census.

**Figure 46: County, State and Federal Comparison of Occupations**

Occupation	1990				2000			
	Oglethorpe		Georgia		Oglethorpe		Georgia	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
<b>Total employed persons 16 years and over</b>	<b>4,739</b>	<b>100.0%</b>	<b>3,090,276</b>	<b>100.0%</b>	<b>6,003</b>	<b>100.0%</b>	<b>3,839,756</b>	<b>100.0%</b>
Management, professional, and related occupations	938	19.8%	872,021	28.2%	1,608	26.8%	1,255,959	32.7%
Service occupations	483	10.2%	370,647	12.0%	801	13.3%	514,241	13.4%
Sales and office occupations	1,054	22.2%	874,086	28.3%	1,390	23.2%	1,028,240	26.8%
Farming, fishing, and forestry occupations	276	5.8%	68,174	2.2%	54	0.9%	24,489	0.6%
Construction, extraction, and maintenance occupations	936	19.8%	396,865	12.8%	784	13.1%	415,849	10.8%
Production, transportation, and material moving occupations	1,268	26.8%	508,483	16.5%	1,366	22.8%	600,978	15.7%

*Source: U.S. Bureau of the Census.*

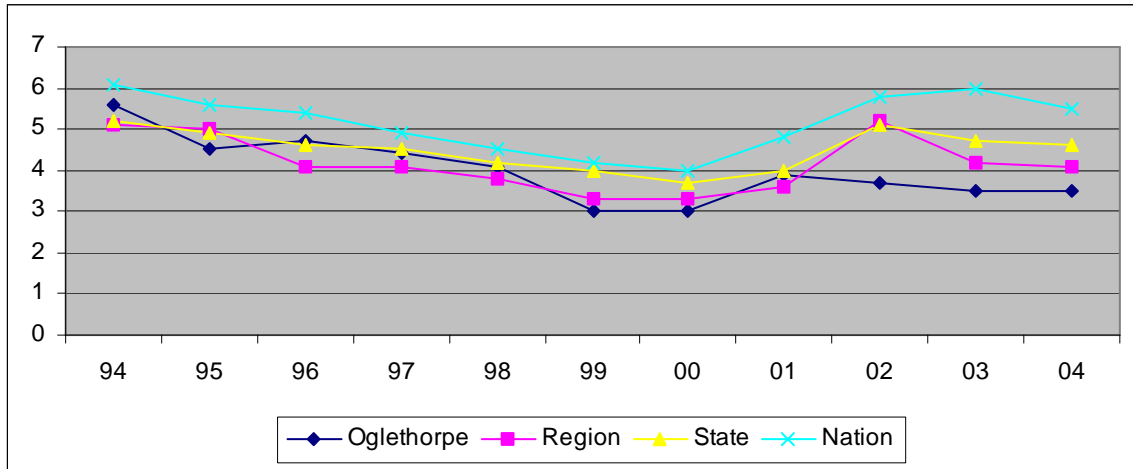
**Figure 47: Comparison of the Occupations of the Local Labor Force vs. the Occupations of Locally Available Jobs: 2000 Census**

Industry	Labor Force	Percent	Employment	Percent
Agriculture, forestry, fishing and hunting, and mining	305	5.08%	337	19.80%
Construction	526	8.76%	107	6.29%
Manufacturing	1,148	19.12%	163	9.58%
Wholesale Trade	296	4.93%	42	2.47%
Retail Trade	682	11.36%	187	10.99%
Transportation and warehousing, and utilities	267	4.45%	115	6.76%
Information	83	1.38%	7	0.41%
Finance, insurance, real estate, and rental and leasing	200	3.33%	54	3.17%
Professional, scientific, management, administrative, and waste management services	269	4.48%	80	4.70%
Education, health and social services	1,339	22.31%	88	5.17%
Arts, entertainment, recreation, accommodation and food services	265	4.41%	29	1.70%
Other services	328	5.46%	5	0.29%
Public administration	295	4.91%	488	28.67%
<b>Totals</b>	<b>6,003</b>	<b>100.00%</b>	<b>1,702</b>	<b>100.00%</b>

*Source: U.S. Bureau of the Census; Georgia Department of Labor.*

**Note:** Labor Force data represents the occupations of employed residents of Oglethorpe County regardless of place of employment. Employment represents the occupations of the jobs available in Oglethorpe County.

**Figure 48: County, State and Federal Comparison of Unemployment**



Source: Georgia Department of Labor; Bureau of Labor Statistics.

**Figure 49: Derivation of Personal Income**

Category	1990		1995		2000		2003	
	County	State	County	State	County	State	County	State
Wage & Salary Disbursements	18.6%	60.8%	14.2%	59.3%	16.5%	61.0%	14.9%	58.6%
Supplementary Income	2.7%	12.6%	2.2%	12.6%	2.2%	11.9%	3.4%	13.3%
Proprietor's Income	13.6%	6.9%	13.0%	8.0%	10.9%	8.3%	9.2%	9.5%
Contributions to Government Social Insurance	-1.4%	-8.5%	-1.3%	-8.5%	-1.2%	-8.4%	-2.1%	-8.3%
Residence Adjusted Income	40.9%	-0.1%	44.4%	-0.2%	42.4%	-0.3%	47.4%	-0.3%
Dividends/Investment/Real Estate/Interest	13.7%	17.4%	11.7%	16.3%	14.4%	16.3%	12.0%	14.3%
Transfer Payments	12.0%	11.0%	15.7%	12.5%	14.8%	11.2%	15.3%	13.0%

Source: Bureau of Economic Analysis.

**Note:** Residence Adjusted Income represents the percentage of total income earned outside of the place of residence. The negative number for the state illustrates that more non-residents are earning income inside the state than residents are earning income outside of the state.



**Figure 50: County and State Comparison of Average Weekly Wages**

Industry	1990		1995		2000		2005	
	County	State	County	State	County	State	County	State
<b>Goods Producing</b>	<b>471</b>	<b>637</b>	<b>396</b>	<b>672</b>	<b>400</b>	<b>756</b>	<b>433</b>	<b>771</b>
Agriculture, forestry and fishing	384	399	347	399	324	442	410	473
Mining	431	851	460	909	488	964	455	1,136
Construction	642	627	396	630	397	718	475	710
Manufacturing	340	649	373	688	427	791	396	807
<b>Service Producing</b>	<b>344</b>	<b>600</b>	<b>446</b>	<b>616</b>	<b>470</b>	<b>722</b>	<b>381</b>	<b>750</b>
Wholesale Trade	296	871	359	904	362	1,083	477	1,129
Retail Trade	354	341	326	341	378	384	434	453
Transportation, warehousing, and utilities	483	871	480	913	502	1,041	558	903
Finance, insurance, and real estate	457	785	595	858	608	1,061	544	1,223
Services	305	598	357	621	442	721	309	697
<b>Government</b>	<b>513</b>	<b>624</b>	<b>378</b>	<b>610</b>	<b>443</b>	<b>666</b>	<b>458</b>	<b>687</b>
Federal	601	785	680	825	599	929	644	1,106
State	634	650	508	611	522	645	551	651
Local	495	558	430	545	460	602	448	602
<b>All Industries</b>	<b>439</b>	<b>614</b>	<b>405</b>	<b>627</b>	<b>455</b>	<b>722</b>	<b>422</b>	<b>743</b>

Source: Georgia Department of Labor.

**Note:** All dollar figures are converted to 2005 values for sake of comparison.  
 2005 employment statistics reflect that first quarter of 2005 (January – March)  
 County wages are for jobs located inside Oglethorpe County.

**Figure 51: Comparison of County Commute Patterns: 1990 and 2000.**

Commuting Category	1990	2000
Employed residents of Oglethorpe County	4,702	5,928
Residents commuting to work	4,423	5,698
Residents working at home or walking to work	279	230
Percent working in Oglethorpe County	25.4%	21.8%
Percent working outside Oglethorpe County	74.6%	78.2%
Mean travel time to work (in minutes)	Unknown	31.5
Commuters traveling greater than 30 minutes to work	48.1%	47.4%
Workers employed in Oglethorpe County	1,609	1,863
Local residents employed in Oglethorpe County	1,196	1,290
Commuter flow ratio	1:8.5	1:8.1

Source: U.S. Bureau of the Census; Georgia Department of Labor.

**Note:** Employed residents of Oglethorpe County illustrate the resident labor force.  
 Workers employed in Oglethorpe County illustrate the number of jobs in the county regardless of place of residence.  
 Local residents employed in Oglethorpe County illustrate the number of employed residents employed in the county.  
 Commuter flow ratio compares the number of commuters entering the county vs. the number leaving.

- ***Economic Resources***

The Oglethorpe County Chamber of Commerce has become the primary economic development organization in the county and has established working relationships with the following organizations for assistance with economic development initiatives and strategies:

- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- University of Georgia Small Business Development Center
- Georgia Institute of Technology Office of Economic Development and Technology Ventures
- Athens Technical College
- Northeast Georgia Regional Development Center
- Georgia Department of Labor
- Rayle Electric Membership Corporation
- Georgia Power Company
- Georgia Agribusiness Council

Each of these partners and agencies has provided Oglethorpe County with a variety of tools and education allowing the Chamber of Commerce to reach out to local governments and citizens engaging the public in economic development issues and opportunities.

The result of the training and education that chamber members have received and the continued relationship with the aforementioned agencies the Chamber of Commerce has established citizen working teams designed to address specific economic development opportunities for the county. These teams include the following:

- Small Business Recruitment and Retention
- Tourism/Hospitality
- Agribusiness and Agritourism
- Development Authority and Infrastructure
- Workforce Development
- Leadership Development
- Communications/Public Relations
- Downtown Development (Brownfield and Greyfield)
- New Development (Greenfield)
- Forestry/Environment/Open Space
- Mining
- Community Reinvestment
- Strategic/Project Management

- ***Economic Trends***

Oglethorpe County has evolved along the same lines as the statewide and national economies as employment has shifted from a manufacturing and production to a service-

based economy. However, the shift has not been as prominent in Oglethorpe County because of the relatively large percentage of mining operations in the county and the continued importance of forestry and agriculture to the local economy.

The majority of residents do not work in the county and commute to Athens-Clarke County for employment. The majority of the commuting labor force is employed in Manufacturing and Education, Health and Social Services occupations. Major employers in the area includes both St. Mary's and Athens Regional Hospitals, the University of Georgia, Gold Kist and Pilgrim's Pride, which are both poultry production plants.

Oglethorpe County is uniquely situated in proximity to an expanding metropolitan population in the City of Athens and may be able to take advantage of this proximity to attract increased tourism expenditures. The county has an abundance of pristine open space and outdoor recreation opportunities that could be utilized to attract day-trippers from Athens and the surrounding area. Additionally the county has a large agricultural community and may be able to capitalize on this through the increased attraction of agribusiness industries.

### 3. Housing

- *Housing Types and Mix*

**Figure 52: Mix of Household Types**

Jurisdiction	1980		1990		2000		%Change	%Change
	Total	Percent	Total	Percent	Total	Percent	80-90	90-00
<b>Oglethorpe</b>	<b>3,131</b>	<b>100.0%</b>	<b>3,936</b>	<b>100.0%</b>	<b>5,368</b>	<b>100.0%</b>	<b>25.7%</b>	<b>36.4%</b>
Single-Family	2,467	78.8%	2,596	66.0%	3,488	65.0%	5.2%	34.4%
Multi-Family	114	3.6%	65	1.7%	102	1.9%	-43.0%	56.9%
Mobile Home/Other	550	17.6%	1,275	32.4%	1,772	33.0%	131.8%	39.0%
Seasonal/Recreational*	NA	-	64	-	77	-	-	20.3%
<b>Georgia</b>	<b>2,012,640</b>	<b>100.0%</b>	<b>2,638,418</b>	<b>100.0%</b>	<b>3,281,737</b>	<b>100.0%</b>	<b>31.1%</b>	<b>24.4%</b>
Single-Family	1,525,070	75.8%	1,712,259	64.9%	2,201,467	67.1%	12.3%	28.6%
Multi-Family	334,622	16.6%	598,271	22.7%	681,019	20.8%	78.8%	13.8%
Mobile Home/Other	152,948	7.6%	327,888	12.4%	399,251	12.2%	114.4%	21.8%
Seasonal/Recreational*	NA	-	33,637	-	50,064	-	-	48.8%
<b>Arnoldsville</b>	<b>81</b>	<b>100.0%</b>	<b>119</b>	<b>100.0%</b>	<b>121</b>	<b>100.0%</b>	<b>46.9%</b>	<b>1.7%</b>
Single-Family	69	85.2%	62	52.1%	58	47.9%	-10.1%	-6.5%
Multi-Family	2	2.5%	0	0.0%	0	0.0%	-100.0%	-
Mobile Home/Other	10	12.3%	57	47.9%	63	52.1%	470.0%	10.5%
Seasonal/Recreational*	NA	-	0	-	0	-	-	-
<b>Crawford</b>	<b>206</b>	<b>100.0%</b>	<b>267</b>	<b>224.4%</b>	<b>362</b>	<b>299.2%</b>	<b>29.6%</b>	<b>35.6%</b>
Single-Family	146	70.9%	152	127.7%	232	191.7%	4.1%	52.6%
Multi-Family	15	7.3%	26	21.8%	63	52.1%	73.3%	142.3%
Mobile Home/Other	45	21.8%	89	74.8%	67	55.4%	97.8%	-24.7%
Seasonal/Recreational*	NA	-	1	-	3	-	-	200.0%
<b>Lexington</b>	<b>112</b>	<b>100.0%</b>	<b>96</b>	<b>80.7%</b>	<b>116</b>	<b>95.9%</b>	<b>-14.3%</b>	<b>20.8%</b>
Single-Family	88	78.6%	70	58.8%	104	86.0%	-20.5%	48.6%
Multi-Family	11	9.8%	12	10.1%	8	6.6%	9.1%	-33.3%
Mobile Home/Other	13	11.6%	14	11.8%	4	3.3%	7.7%	-71.4%
Seasonal/Recreational*	NA	-	1	-	1	-	-	0.0%
<b>Maxeys</b>	<b>91</b>	<b>100.0%</b>	<b>74</b>	<b>100.0%</b>	<b>94</b>	<b>100.0%</b>	<b>-18.7%</b>	<b>27.0%</b>
Single-Family	79	86.8%	63	85.1%	67	71.3%	-20.3%	6.3%
Multi-Family	8	8.8%	0	0.0%	0	0.0%	-100.0%	-
Mobile Home/Other	4	4.4%	11	14.9%	27	28.7%	175.0%	145.5%
Seasonal/Recreational*	NA	-	3	-	0	-	-	-100.0%

Source: U.S. Bureau of the Census.

**Note:** Seasonal/Recreational units are not included in the housing units total and are considered to be vacant.

- *Condition and Occupancy*

**Figure 53: Age of Housing Units**

Jurisdiction	1999-2000		1995-1998		1990-1994		1980-1989	
	No.	%	No.	%	No.	%	No.	%
Oglethorpe	297	5.5%	685	12.8%	693	12.9%	1,076	20.0%
Georgia	130,600	4.0%	413,500	12.6%	370,800	11.3%	721,200	22.0%
Region	9,450	5.5%	25,070	14.5%	22,160	12.8%	34,110	19.7%
Arnoldsville	4	3.3%	17	14.0%	12	9.9%	15	12.4%
Crawford	8	2.2%	20	5.5%	44	12.2%	58	16.0%
Lexington	0	0.0%	5	4.3%	7	6.0%	5	4.3%
Maxeys	20	21.3%	3	3.2%	13	13.8%	14	14.9%
Jurisdiction	1970-1979		1960-1969		1940-1959		Pre-1939	
	No.	%	No.	%	No.	%	No.	%
Oglethorpe	875	16.3%	492	9.2%	645	12.0%	605	11.3%
Georgia	608,900	18.6%	416,000	12.7%	427,400	13.0%	192,900	5.9%
Region	31,370	18.1%	19,060	11.0%	18,640	10.8%	13,470	7.8%
Arnoldsville	36	29.8%	11	9.1%	9	7.4%	17	14.0%
Crawford	25	6.9%	65	18.0%	46	12.7%	96	26.5%
Lexington	7	6.0%	9	7.8%	22	19.0%	61	52.6%
Maxeys	4	4.3%	14	14.9%	2	2.1%	24	25.5%

Source: U.S. Bureau of the Census

**Figure 54: Condition of Housing Units**

Jurisdiction	Lack of Plumbing		Overcrowded		<\$20,000	
	90	00	90	00	90	00
Oglethorpe	4.8%	1.4%	4.1%	3.2%	10.6%	2.9%
Georgia	8.0%	0.5%	4.0%	4.9%	5.0%	1.4%
Region	1.8%	0.6%	3.9%	3.7%	5.7%	1.3%
Arnoldsville	0.0%	0.0%	0.0%	7.1%	6.1%	0.0%
Crawford	5.1%	0.0%	5.5%	3.9%	12.7%	1.9%
Lexington	11.8%	0.0%	3.3%	1.7%	0.0%	2.7%
Maxeys	4.9%	4.1%	6.2%	0.0%	0.0%	3.8%

Source: U.S. Bureau of the Census

**Note:** Lack of plumbing refers to all units lacking complete plumbing facilities.  
 Overcrowded refers to occupied housing units that have 1.01 or more occupants per room.  
 <\$20,000 refers to the percentage of specified owner-occupied housing units valued at less than \$20,000.  
 Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

**Figure 55: Occupancy and Tenure of Housing Units**

Jurisdiction	Total Units			Occupied Units			Vacancy Rate			Owner-Occupied			Owner Vacancy (%)		Renter-Occupied			Renter Vacancy (%)		Owner: Renter Ratio		
	80	90	00	80	90	00	80	90	00	80	90	00	90	00	80	90	00	90	00	80	90	00
Oglethorpe	3,131	3,936	5,368	2,947	3,581	4,849	5.9%	9.0%	9.7%	79.6%	82.3%	82.6%	0.9%	1.1%	20.4%	17.7%	17.4%	4.8%	11.3%	3.9:1	4.7:1	4.7:1
Georgia*	20,126	26,384	32,817	18,717	23,666	30,064	7.0%	10.3%	8.4%	65.0%	64.9%	67.5%	2.5%	1.9%	35.0%	35.1%	32.5%	12.2%	8.2%	1.9:1	1.9:1	2.1:1
Region*	9,877	12,894	17,333	9,339	11,851	16,134	5.4%	8.1%	6.9%	66.4%	66.0%	68.6%	NA	1.9%	33.6%	34.0%	31.4%	NA	6.7%	2.0:1	1.9:1	2.2:1
Arnoldsville	81	119	136	74	110	125	8.6%	7.6%	8.1%	81.1%	87.3%	87.2%	1.0%	4.4%	18.9%	12.7%	12.8%	0.0%	0.0%	4.3:1	6.9:1	6.8:1
Crawford	206	267	369	194	246	326	5.8%	7.9%	11.7%	73.7%	67.1%	55.8%	1.2%	2.2%	26.3%	32.9%	44.2%	4.7%	7.1%	2.8:1	2.0:1	1.3:1
Lexington	112	96	115	95	84	101	15.1%	12.5%	12.2%	74.7%	57.1%	66.3%	2.0%	2.9%	25.3%	42.9%	33.7%	5.3%	15.0%	2.9:1	1.3:1	1.9:1
Maxeys	91	74	86	67	63	77	26.3%	14.9%	10.5%	74.6%	82.5%	89.6%	3.7%	0.0%	25.4%	13.5%	10.4%	0.0%	11.1%	3.9:1	4.7:1	8.6:1

Source: U.S. Bureau of the Census.

**Note:** Georgia Totals are reported in 00's.

Region data is reported in 0's.

Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

1980 data is not available for regional owner and renter vacancy rates.

The Owner: Renter ratio is calculated by dividing the number of owner-occupied units by the number of renter-occupied units.

- *Cost of Housing*

**Figure 56: Cost of Housing Comparison**

Jurisdiction	Owner Median Value (\$)			Renter Median Value			Owner % Change 90-00	Renter % Change 90-00
	80	90	00	80	90	00		
Oglethorpe	\$54,335	\$69,167	\$ 87,500	\$121	\$238	\$457	26.5%	92.0%
Georgia	\$48,275	\$93,939	\$111,200	\$320	\$453	\$613	18.4%	35.3%
Region	NA	\$63,151	\$ 97,722	NA	\$283	\$408	54.7%	44.2%
Arnoldsville	\$59,428	\$75,099	\$ 81,000	\$307	\$329	\$442	7.9%	34.3%
Crawford	\$57,842	\$61,000	\$ 91,300	\$274	\$221	\$315	49.7%	42.5%
Lexington	\$78,368	\$93,939	\$109,400	\$251	\$224	\$433	16.5%	93.3%
Maxeys	\$80,029	\$80,764	\$ 78,300	\$188	\$165	\$125	-3.1%	-24.2%

Source: U.S. Bureau of the Census.

**Note:** All dollar figures are converted to 2000 values for sake of comparison.  
 Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

**Figure 57: Housing Costs in Comparison to Household Income**

Owner Occupied Housing		
Units	Value	Households
14.81%	<50,000	22.45%
53.14%	50,000-99,999	20.13%
21.10%	100,000-149,999	22.43%
7.07%	150,000-199,999	19.00%
2.92%	200,000-299,999	9.58%
0.39%	300,000-499,999	3.90%
0.56%	500,000+	2.53%
Renter Occupied Housing		
Units	Rent	Households
9.67%	<200	8.48%
11.31%	200-299	15.08%
39.84%	300-499	21.32%
35.41%	500-749	16.84%
2.13%	750-999	15.08%
1.64%	1,000-1,499	13.31%
0.00%	1,500+	9.89%

Source: U.S. Bureau of the Census.

**Note:** The Units column indicates the percentage of housing units within each of the identified value/rent ranges.  
 The Households column indicates the percentage of households that can afford housing within each of the identified value/rent ranges based on household income for both owner and renter occupied households.

- *Cost-Burdened Households*

**Figure 58: Cost-Burdened Households**

Jurisdiction	Owner-Occupied			Renter-Occupied		
	1990	2000		1990	2000	
	30%+	30-49%	50%+	30%+	30-49%	50%+
Oglethorpe	15.9%	14.2%	8.2%	33.5%	15.1%	13.0%
Georgia	19.3%	13.5%	7.5%	37.0%	18.9%	16.5%
Region	32.4%	13.4%	7.5%	41.7%	17.4%	22.7%
Arnoldsville	27.2%	0.0%	5.4%	70.6%	45.5%	27.3%
Crawford	13.6%	15.2%	9.5%	41.3%	18.7%	16.7%
Lexington	13.2%	15.1%	4.1%	26.1%	0.0%	7.7%
Maxeys	6.7%	11.5%	3.8%	16.6%	0.0%	0.0%

Source: U.S. Bureau of the Census.

**Note:** A household is considered cost-burdened if it spends in excess of 30% of its gross monthly income on household expenses, including utilities, and severely cost-burdened if it spends in excess of 50%.

1990 data did not differentiate between households spending in excess of 30% of gross monthly income.

**Figure 59: Cost-Burdened Households by Type**

Income	Renter Households					Owner Households				
	Total	Elderly	Sm. Family	Lg. Family	Other	Total	Elderly	Sm. Family	Lg. Family	Other
MF130	24	12	4	0	8	58	16	14	4	24
MF150	52	4	23	0	25	67	43	4	4	16
MF180	32	0	12	0	20	178	18	124	4	32
MF1100	0	0	0	0	0	248	69	121	19	39

Source: U.S. Department of Housing and Urban Development (HUD)

**Note:** The Income column indicates the percentage of Median Family Income (MFI), which for 2000 was \$41,443. For example, MF130 relates to the number of households earning 30% of \$41,443.

HUD defines the following housing types: Elderly are one or two member households with a member 62 or older; Sm. Family are small related households that are non-elderly with two –four members; Lg. Family are large related households with five or more members; Other represents remaining households.

**Figure 60: Severely Cost-Burdened Households by Type**

Income	Renter Households					Owner Households				
	Total	Elderly	Sm. Family	Lg. Family	Other	Total	Elderly	Sm. Family	Lg. Family	Other
MF130	61	12	27	8	14	253	121	90	8	34
MF150	33	4	0	15	14	89	22	45	0	22
MF180	4	0	0	0	4	46	10	32	0	4
MF1100	0	0	0	0	0	11	0	8	0	3

Source: U.S. Department of Housing and Urban Development (HUD)



- *Special Housing Needs*

**Figure 63: Residents Requiring Public Assistance: Fiscal Year 2003**

Assistance Category	Food Stamps	Medicaid	TANF	SSI	OASDI
<b>Percent of the Population</b>	6.8%	17.9%	1.3%	2.3%	17.0%

Source: University of Georgia Center for Agribusiness and Economic Development

**Note:** TANF stands for Temporary Assistance to Needy Families.  
 SSI stands for Supplemental Security Income.  
 OASDI represents social security income.  
 Data illustrates the percentage of the population that requires supplemental income or is living on a fixed income and may have difficulty finding adequate, affordable housing.

- *Jobs-Housing Balance*

**Figure 64: Jobs-to-Housing Ratio Countywide**

Category	1990	2000	2005
Population	9,763	12,635	13,798
Average Household Size	2.70	2.58	2.54
Total Households	3,581	4,849	5,432
Total Housing Units	3,936	5,368	6,280
Total Employment	1,385	1,702	1,714
Employment: Population Ratio	0.14	0.13	0.12
Employment: Housing Ratio	0.35	0.32	0.27

Source: U.S. Bureau of the Census; Calculations by NEGRDC.

**Note:** Jobs-to-Housing ratios express a balance between available jobs and housing units with the underlying theory being that the more even the distribution the closer people will live to their jobs, reducing vehicular traffic.  
 A balance between jobs and housing is considered to be a ratio of Employment to Housing of between 1.25 and 1.75.

**Figure 65: Comparison of Income Growth vs. Rise in Housing Values**

Category	1990	2000	2005	90-00 AGR	00-05 AGR
Median Household Income	\$32,499	\$35,578	\$41,073	0.91%	2.91%
Average Weekly Wage	\$439	\$455	\$422	0.36%	-1.49%
Median Housing Value	\$69,167	\$87,500	\$101,580	2.38%	3.03%

Source: U.S. Bureau of the Census; ESRibis; Calculations by NEGRDC

**Note:** AGR stands for Annual Growth Rate and measures the increase in household income, the increase in wages for local jobs and compares with the increase in median home values to illustrate whether or not income is rising on pace with housing costs.

## 4. Natural and Cultural Resources

- *Environmental Planning Criteria*

### Wetlands

In rapidly growing areas, wetlands are at-risk as developers often want to drain or fill the wetlands to increase the amount of developable property. Under Section 404 of the Clean Water Act, freshwater wetland protection rest with the U.S. Army Corps of Engineers. The Corps has the authority to protect navigation channels, and regulate the discharge of dredged or fill material in waters or wetlands.

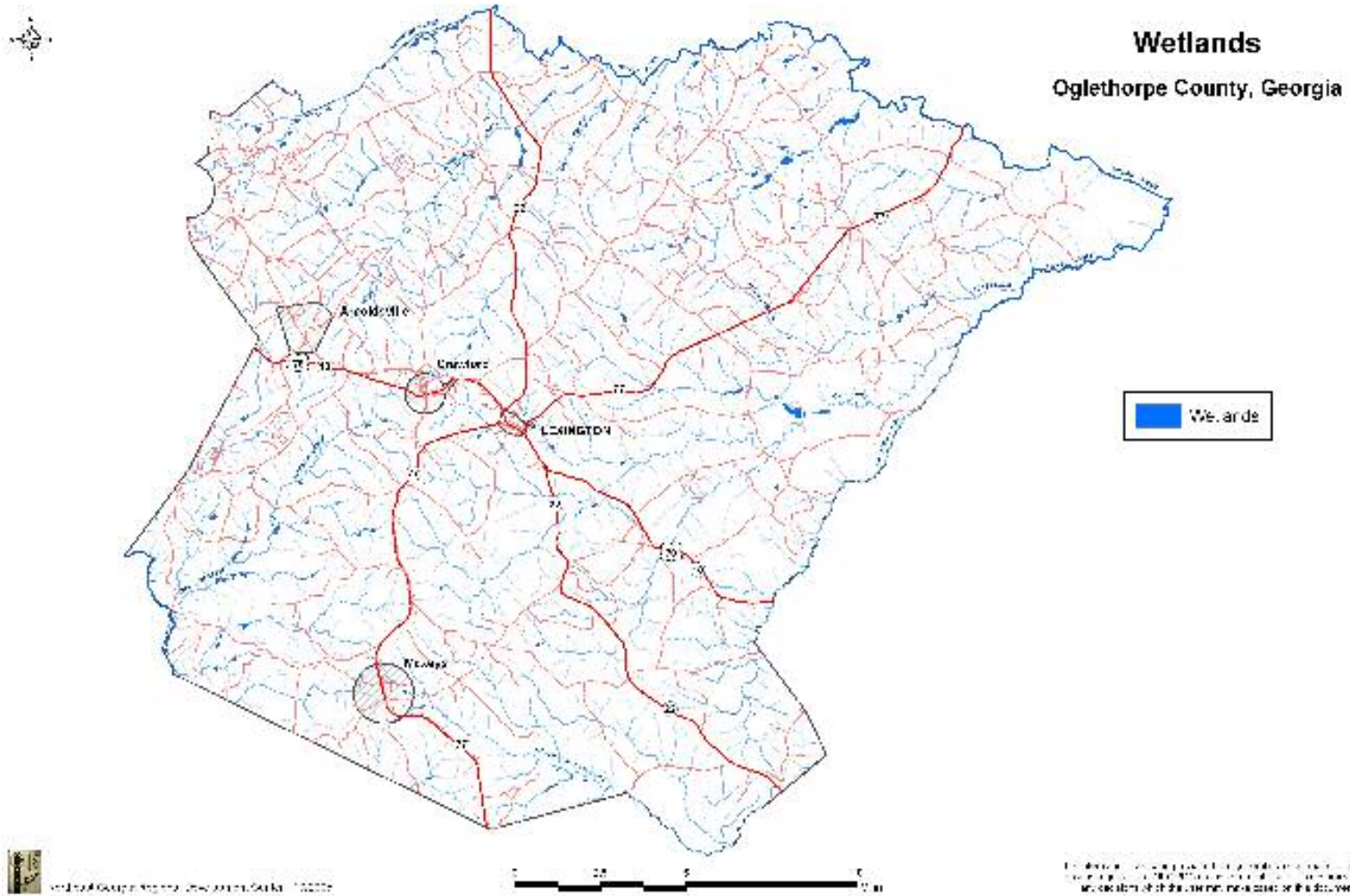
Disturbing wetlands through drainage or discharge of fill is prohibited unless there is “no practicable alternative.” Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property. The Corps has considerable discretion in interpreting this provision. Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose “mitigation,” or recreating more wetlands elsewhere, as compensation.

Wetlands in Oglethorpe County are few and scattered with most located in the eastern portion of the county. Both Oglethorpe County and Maxeys adopted a wetlands protection ordinance consistent with the requirements of Georgia’s Environmental Planning Criteria. The ordinance ensures proper coordination between each jurisdiction and the Corps of Engineers.

Figure 62 illustrates the location of wetlands within Oglethorpe County. Wetlands within Oglethorpe County are in limited risk of impact from new development largely because they are so scattered. Wetlands within Maxeys are not at risk from new development.



Figure 62: Location of Wetlands Countywide





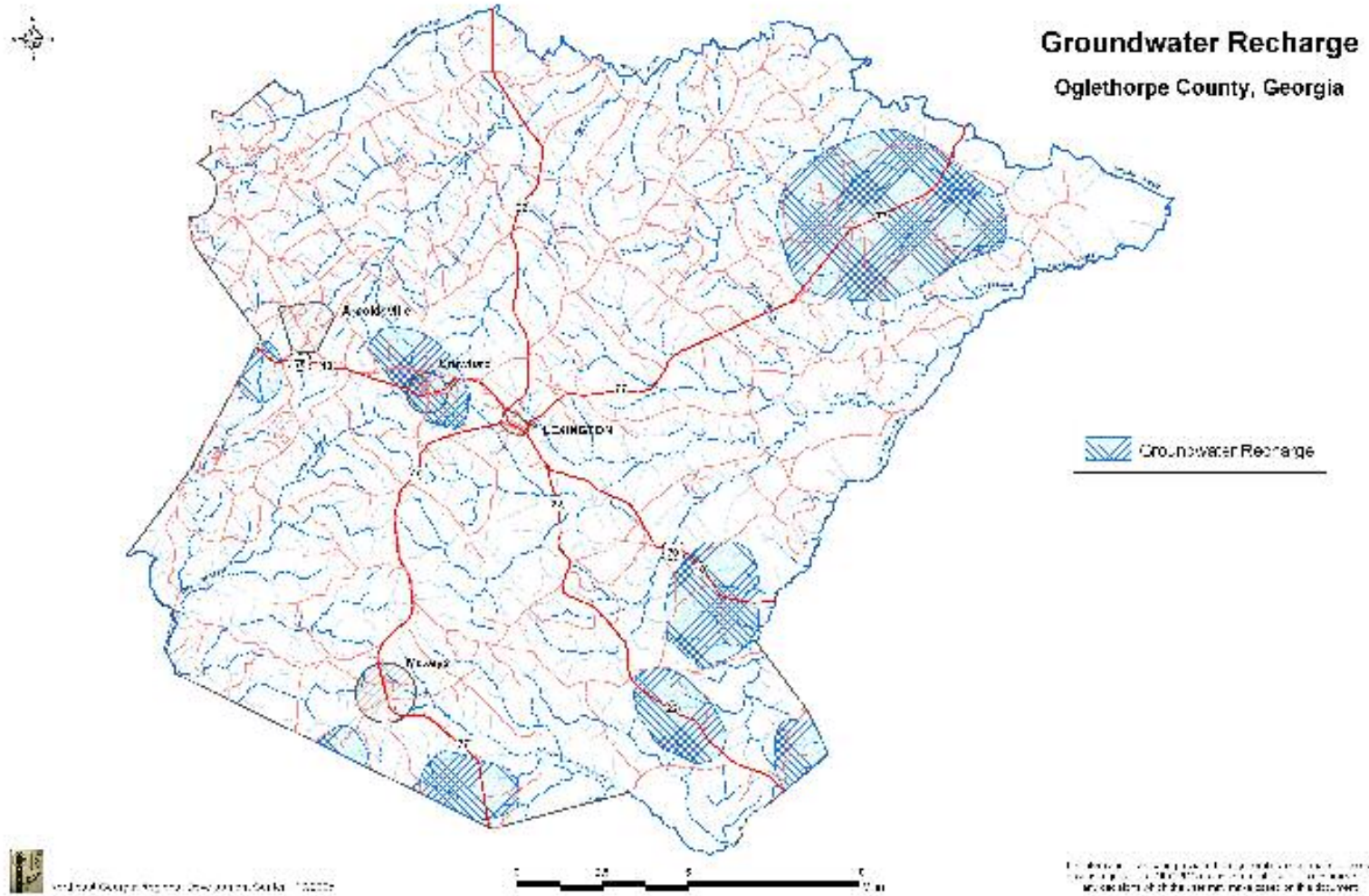
## **Groundwater Recharge Areas**

Significant groundwater recharge areas are located in unincorporated Oglethorpe County and Crawford. Recharge areas in western Oglethorpe County are largely unaffected by development. Unfortunately, the groundwater recharge areas in eastern Oglethorpe County are located in developed areas and areas where development is likely to occur. Both Oglethorpe County and Crawford adopted a groundwater recharge area protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria.

Figure 64 illustrates the location of groundwater recharge areas within Oglethorpe County. Without public sewerage and public water, minimum lot sizes must be 110% of the allowable minimum, 1 acre. In order to facilitate denser development and avoid sprawl, water lines in Arnoldsville and Crawford will need to be extended or development should be focused in the Crawford/Lexington area where the public water infrastructure is better developed.



**Figure 64: Location of Groundwater Recharge Areas Countywide**



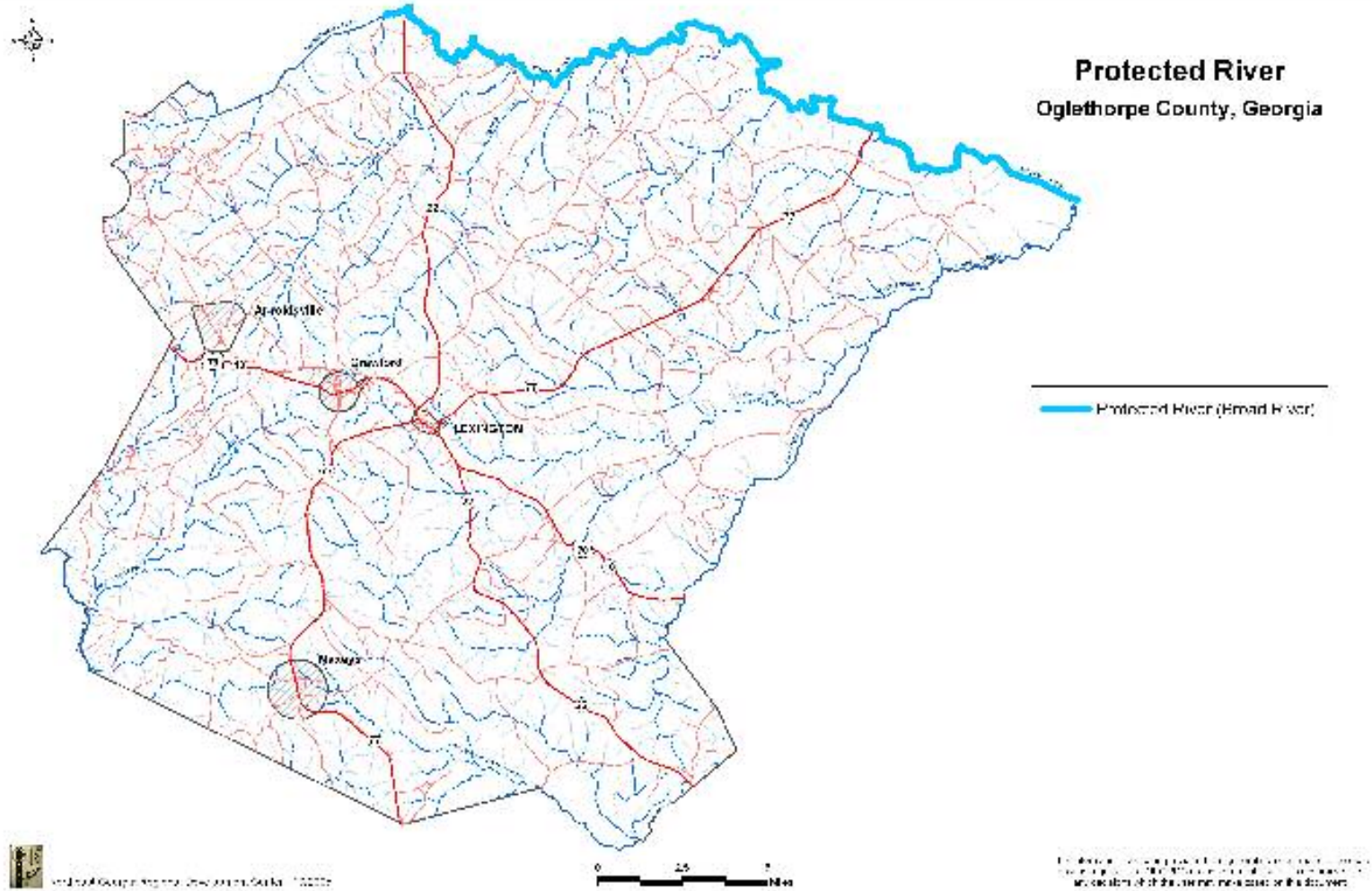


## **Protected Rivers**

The Broad River, which forms the border between Elbert and Oglethorpe counties, is classified as a “protected river” meaning its flow exceeds 400 cubic feet per second. Oglethorpe County adopted a River Corridor Protection ordinance consistent with the requirements of Georgia’s Environmental Planning Criteria.

Figure 65 illustrates the location of the Broad River within Oglethorpe County. The river is at limited risk of impact from new development largely because it is located in the part of the county that experiences only scattered development.

Figure 65: Location of Protected River Corridors Countywide

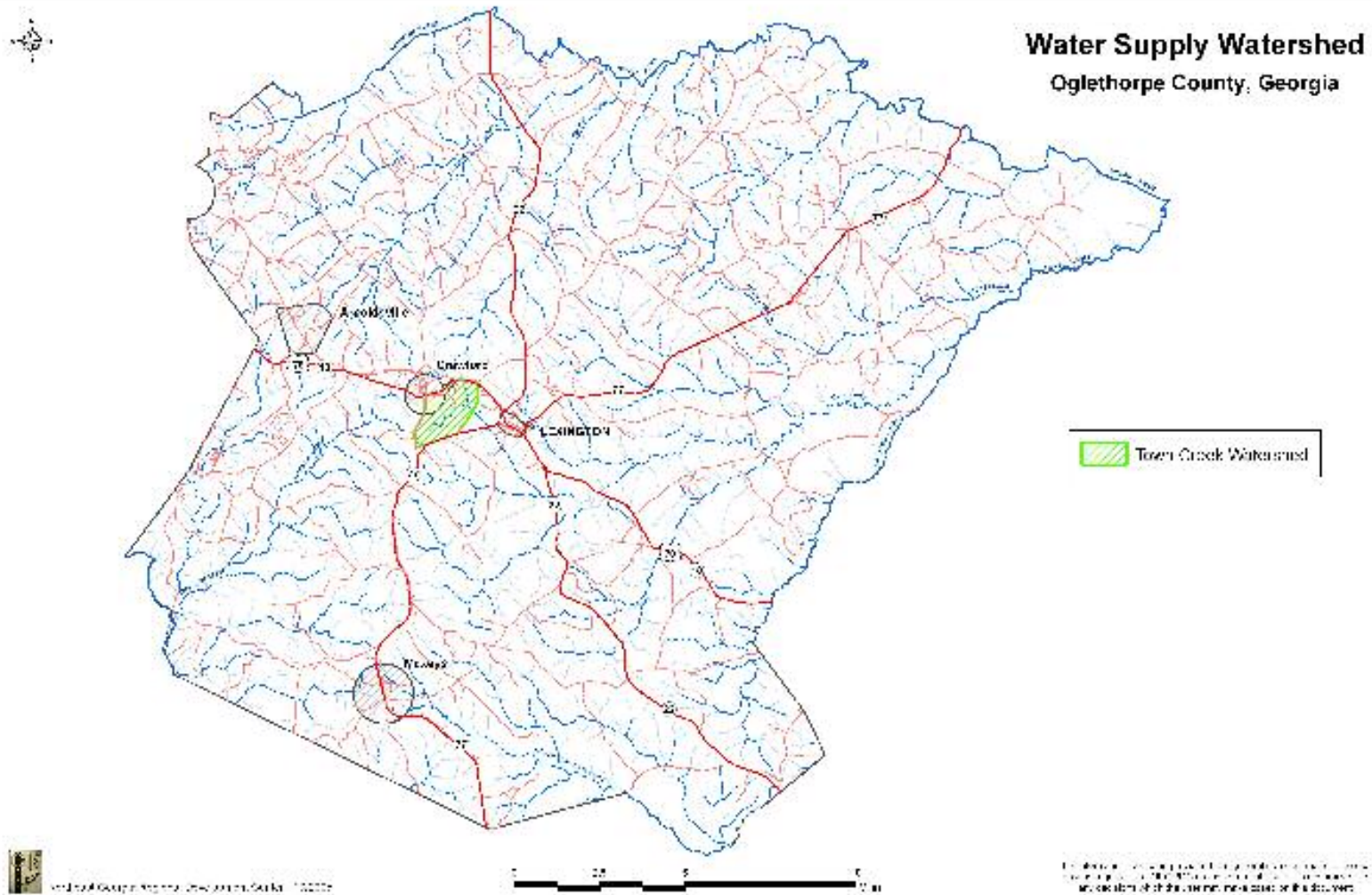


## **Water Supply Watersheds and Water Supply Sources**

Figure 66 illustrates the location of Crawford's water supply watershed and surface drinking water source. Oglethorpe County and Crawford adopted a Water Supply Watershed Protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria. Regulations required stream and reservoir buffers of natural vegetated land, and establish setback standards for impervious surfaces and establish impervious surface limits.

A stream is general considered "impacted" when imperviousness within the watershed exceeds ten percent of the land area, and considered "degraded" when imperviousness exceeds 30 percent. The Water Supply Watershed Protection ordinance limits imperviousness within the watershed to 25 percent. Presently, the watershed is not vulnerable to degradation; however, because public water is available within the watershed, this area is ripe for growth. Depending on the extent of development, the watershed may be vulnerable. Care should be taken by both Crawford and Oglethorpe County to keep impervious surface limits, at a minimum, below 25 percent.

Figure 66: Location of Water Supply Watersheds Countywide

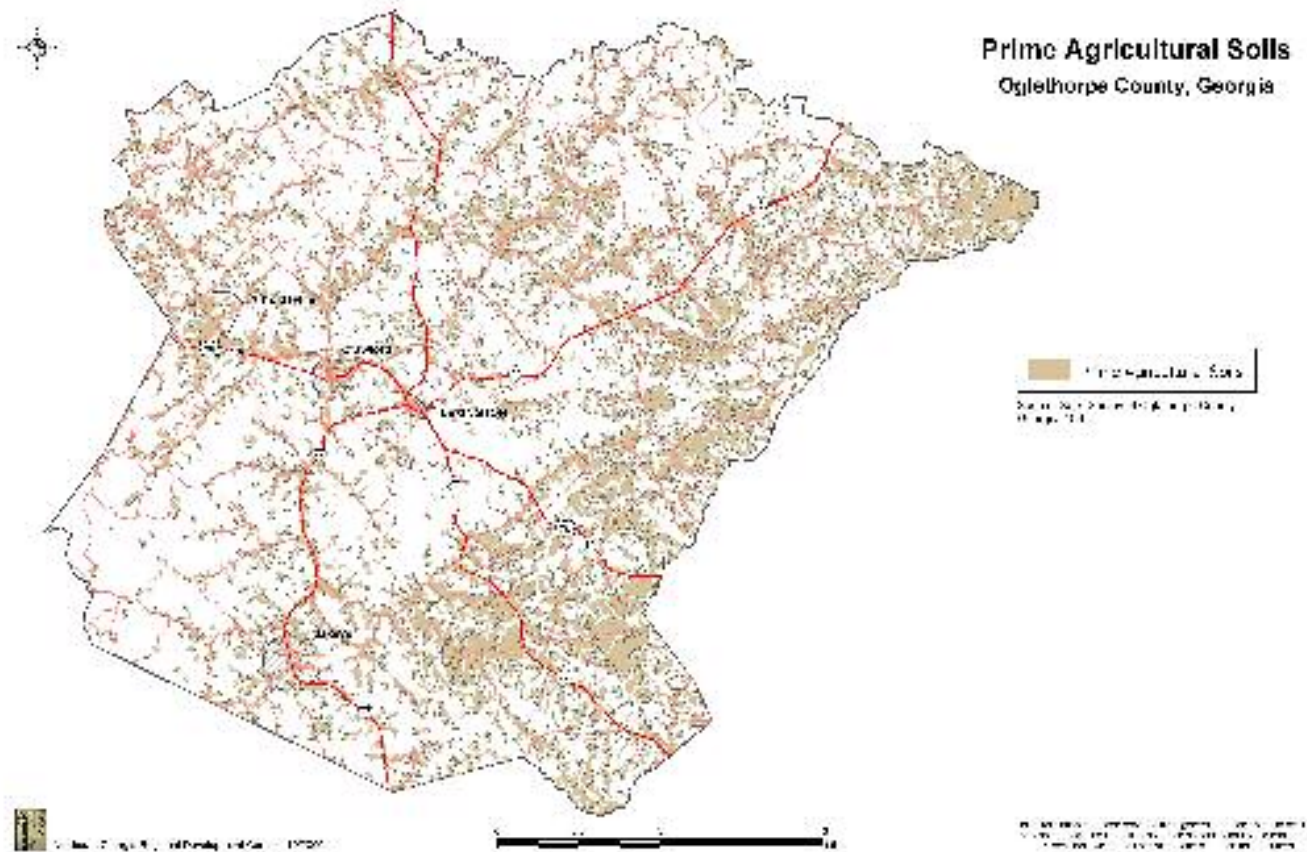




### Agricultural Soils

Prime agricultural soils are located throughout the county but the densest concentration is in eastern Oglethorpe County outside the developing area and outside areas anticipated for future development. Prime agricultural soils within all the cities, with the exception of Arnoldsville, are largely developed.

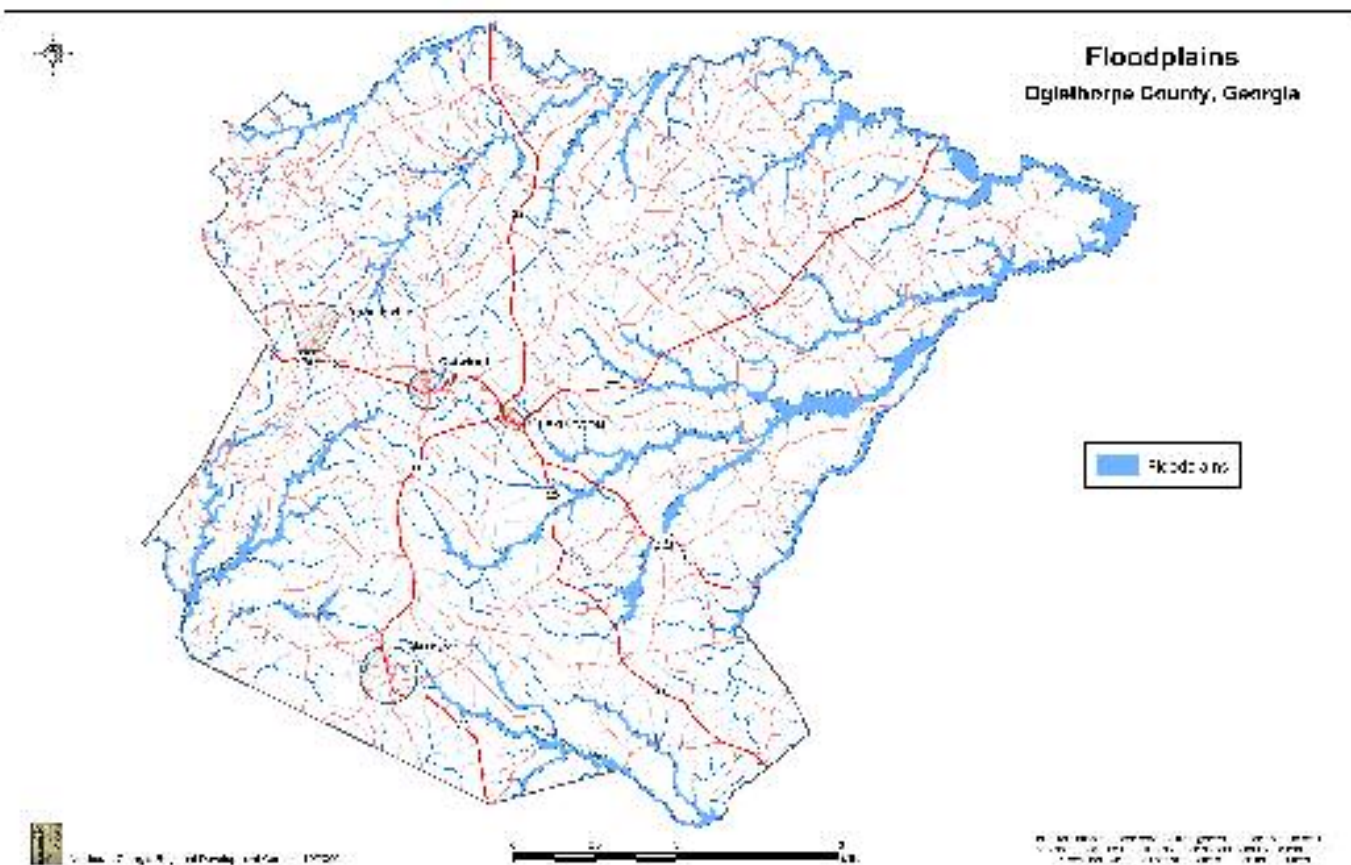
**Figure 68: Location of Prime Agricultural Soils Countywide**



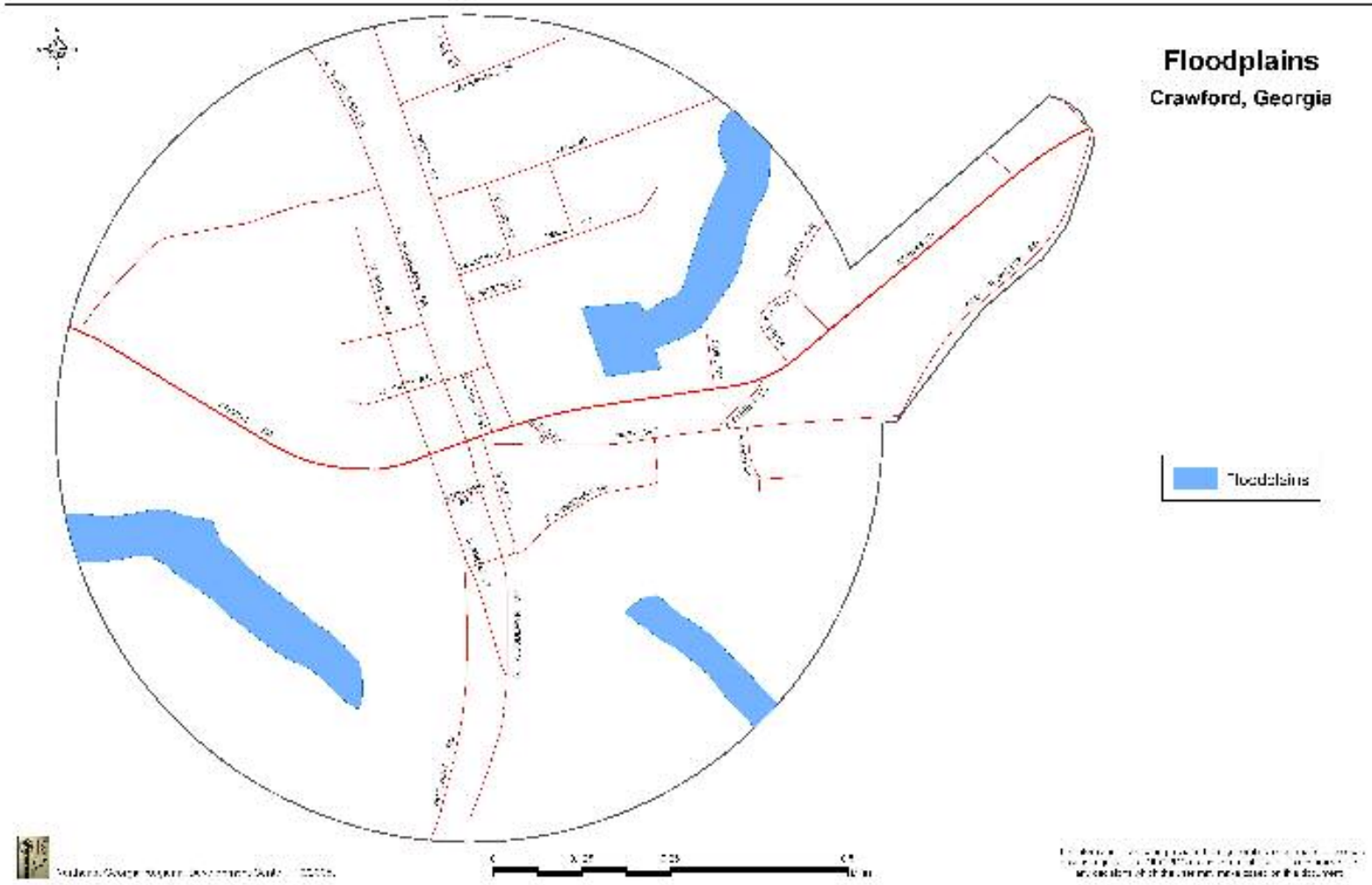
### Flood plains

Figure 69 illustrates floodplains in unincorporated Oglethorpe County and Crawford but neither participates in the Flood Insurance Program. Oglethorpe County does not regulate development within the floodplain beyond that required in the Wetland and Groundwater Recharge protection ordinances.

**Figure 69: Location of Floodplains Countywide**



**Figure 70: Location of Floodplains in Crawford**





## Plant and Animal Habitats

The following plant species are listed on both the Federal Endangered Species List and Georgia's Protected Species List, other are rare, living outside its normal range. No endangered or protected animals are listed for Oglethorpe County.

### Plants

#### **Federally Protected under the US Endangered Species Act**

*Rhus michauxii* (habitat: bluffs)

#### **Georgia Protected Species**

Shoals Lily	<i>Hymenocallis coronaria</i>	habitat: Shoals
Oglethorpe Oak	<i>Quercus oglethorpensis</i>	habitat: Upland glades

#### **Rare or unusual plants (living outside their normal range)**

Yellow Buckeye	<i>Aesculus flava</i>	habitat: Floodplain
Long-leaved Loostrife	<i>Ammania coccinea</i>	habitat: Swamp
Green Dragon	<i>Arisaema dracontium</i>	habitat: Floodplain
Carolina Spring Beauty	<i>Claytonia virginica</i>	habitat: Ravine slopes
Tread Softly terraces	<i>Cnidioscolus stimulosus</i>	habitat: Sandbars; alluvial
Branched Foldwing	<i>Dicliptera brachiata</i>	habitat: Floodplain
Slender Gaura	<i>Gaura filipes</i>	habitat: Alluvial terraces
Showy Gentian	<i>Gentiana decora</i>	habitat: Floodplain
Stickseed	<i>Hackelia virginiana</i>	habitat: Floodplain
Cuthbert's Holly	<i>Ilex cuthbertii</i>	habitat: Bluffs
Common Juniper	<i>Juniperus communis var. depressa</i>	habitat: Bluffs, ravine slopes
Looseflower Water Willow	<i>Justicia ovata</i>	habitat: Swamp
Ninebark	<i>Physocarpus opulifolius</i>	habitat: Ravine slopes
Bluejack Oak	<i>Quercus incana</i>	habitat: Alluvial terraces
Small leaf Rhododendron	<i>Rhododendron minus</i>	habitat: Bluffs, ravine slopes
Dwart Palmetto	<i>Sabal minor</i>	habitat: Upland glades
Queen's Delight terraces	<i>Stillingia sylvatica</i>	habitat: Sandbars, alluvial
Colombo	<i>Swertia carolinensis</i>	habitat: Upland glades
Coralberry	<i>Symphoricarpos orbicalatus</i>	habitat: Upland glades
Ashleaf Goldenbanner	<i>Thermopsis fraxinifolia</i>	habitat: Floodplain
Colorless Trillium	<i>Trillium discolor</i>	habitat: Upland glades
Ironweed	<i>Veronia acaulis</i>	habitat: Bluffs
Blackhaw	<i>Viburnum prunifolium</i>	habitat: Upland glades
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>	habitat: Upland glades

Although all of the listed plants of special interest may not occur in Oglethorpe County, the Broad River corridor supports north-south species dispersal. Conserving the diversity of native plants within the county primarily depends on preserving forested areas, both in upland habitats and in the river corridor.

Except for identified wetlands, the occurrence of sensitive natural areas has not been documented adjacent to the river corridor.

- *Significant Natural Resources*

### **Nature Parks, Recreation and Conservation Areas**

The Department of Natural Resources, Freshwater Wetlands and Natural Heritage Inventory Program, identifies three “significant areas” in Oglethorpe County. A broad range of sites may be classified as a “significant area,” including National Natural Landmarks, state registered natural areas, and areas determined worthy of classification based on files from DNR’s Heritage Trust and Natural Areas Programs. Significant areas in Oglethorpe County include the Broad and Oconee rivers and Bartram Buffalo Lick.

### **Greenspace**

There are currently 4,279 permanently preserved acres in Oglethorpe County all located in the Oconee National Forest and Watson Mill State Park. Under its Greenspace Plan, Oglethorpe County’s goal was to preserve 20 percent of its land area or 56,909 acres. The county intended to achieve this goal over a 50-year planning horizon through the preservation of 1,050 acres per year, on average.

The three main components of the program were environmental, agricultural, and cultural/recreation preservation. The environmental preservation component utilized information in the Natural Resources element of the comprehensive plan to identify environmentally sensitive areas throughout the county suitable for preservation. Prioritized areas included river corridors, wetlands, floodplains, and groundwater recharge areas.

Another aspect of the environmental preservation component was the acquisition of greenspace through conservation subdivision development. It was anticipated that conservation subdivisions could contribute approximately 5% of the total greenspace acreage required to achieve the overall goal.

The second component involved the preservation of active and viable agricultural areas. Oglethorpe County has 85,648 acres of prime agricultural soils and an additional 66,299 acres considered soils of statewide importance. According to University of Georgia Center for Agribusiness and Economic Development, Oglethorpe County ranked 17th in the state according to total farm gate value. The county’s greenspace program identified 12,500 acres of agricultural land for preservation, concentrated in two areas of the county. The largest area incorporates the majority of Maxeys and Crawford, the Greene County line to the south, the Wilkes County line to the east, and Long Creek to the north. The smaller area is in the northwest region of the county extending northward from the City of Crawford. It is bound by the Crawford-Smithonia road to the west, the Madison County line to the north, and GA Highway 53 to the east.

The final component involves the preservation of historic resources and passive recreation areas. Oglethorpe County, like most Georgia communities, is rich in historic resources. The preservation of these resources does not constitute a significant portion of

the overall acreage goal but is a key element in the preservation of Oglethorpe County's history and identity. The preservation and creation of passive recreation areas is directly linked with both environmental and historic preservation. The protection of river corridors creates a natural network of potential trails increasing the amount of passive recreation activities available to county residents. The vision is to link the network with the existing recreation areas throughout the county, as well as to the identified historic resources. There is the potential to link conservation subdivisions to the network where on-site trail systems exist. Linkage is a major factor in ensuring that greenspace preservation achieves its maximum potential and all future park expansions must utilize linkage opportunity as criteria in site selection.

The overall policy of the greenspace program is to utilize the inventory and assessments illustrated in the comprehensive plan to prioritize those lands most sensitive to urban pressures. Once prioritized, it was the county's intent to pursue the acquisition of lands most sensitive to urban pressures utilizing federal, state, and local funds.

Oglethorpe County implemented several tools to protect its greenspace. The county implemented its stream and river corridor protection by expanding from the state-required corridor protection of 25 feet to 100 feet on first and second order streams and 200 feet on third or higher order streams. Through its zoning ordinance, the county permits conservation design subdivisions which reduce impervious surfaces and result in the protection of greenspace and environmentally sensitive areas. To date, Oglethorpe County has not acquired any greenspace.

### **Scenic Views**

Scenic corridors are roadways of any functional type that are characterized by specific attributes and are designated in the Oglethorpe County Comprehensive Plan. Scenic corridors may:

- Exhibit aesthetic or environmental qualities of countywide significance, particularly its rural character defined as agricultural and forested areas.
- Move through large open areas
- Contain an abundant landscape

Identified scenic viewsheds and corridors include Big Mountain, a gold mine, two farms, the Highway 72 corridor, and the Broad River. Additionally, residents identified most of the county outside the area between Wolfskin Road and Hargrove Lake as an area that defines the rural character of the county.

To reinforce, enhance, and create the attractive features of scenic corridors, development regulations must:

- Provide and preserve views to particular scenic or unique features such as water bodies, farms, or views.
- Prohibit billboards and limit signs.
- Require a wide buffer zone along roadways to be kept in a natural or agrarian state.

- *Significant Cultural Resources*

## **Local History**

### **Oglethorpe County**

The early history of Oglethorpe County is related to Wilkes County. The Cherokee and Creek tribes originally inhabited Wilkes County. Cherokee Corner is a historic site in Oglethorpe County that predates frontier settlement. This was an important location for Native-Americans, serving as a gathering spot for meetings and trading.

In 1773, Governor James Wright acquired land within Wilkes County from Indians in the name of the English Government. Many of the first settlers of the county came from North Carolina and Virginia. These early settlers acquired land either through the Land Act of 1777 or from land disbursements to Revolutionary War loyalists. Settlers quickly settled the land bordering the Broad River, desirable for its fertile land and accessible location.

In the 1780s, Colonel George Mathews (twice appointed Governor of Georgia) led a migration of settlers from Virginia to the Goose Pond/Broad River area of (then) Wilkes County. Prominent families brought with them the slave plantation system from Virginia that quickly thrived. The fertile lands and southern climate proved conducive to tobacco and cotton production.

Oglethorpe County was created from a portion of Wilkes County on December 19, 1793 by an act of the General Assembly. Oglethorpe County, the 19th county in Georgia, was named in honor of General James Edward Oglethorpe, founder of the colony of Georgia and the state's first governor. Early on there was disagreement about the county seat's location. Superior Court Justice Benjamin Taliaferro pressed for a resolution and by 1797 Lexington (called Oglethorpe Court-House) was selected. The first courthouse, completed between 1797-1798, was built on a public square surrounded by twenty lots. A second courthouse, started in 1819, was eventually replaced by the present courthouse built in 1887. It is one of the region's more distinctive courthouses with its Richardsonian Romanesque stylistic elements. The courthouse's location is today still at the town's center and the focal point of the surrounding historic district.

The years immediately following the War of 1812 were very prosperous for residents in Oglethorpe County. By the 1830s, cotton prices were high and banks were providing many loans. However, this prosperity did not last for long. The stock market crash of 1837 greatly affected the area's economy. This economic decline continued into the 1840's. The depression manifested itself in bank closings, plummeting cotton prices, and exclusion by the railroad. At the same time, nearby Athens continued to grow.

By the late 1840s, the railroad boom helped revive the area's economy. Small landowners sold their farms to the larger plantations, and moved west. The majority of the plantations diversified their plantings and remained self-sufficient. The railroads allowed cotton to be marketed quickly and cheaply. Cotton prices remained high and production soared through the 1860's.

The Civil War disrupted the agricultural and economic development of Oglethorpe County. The County sent four companies of men to fight in the war. Although the war interrupted the patterns of life, the need for supplies brought new industry to the county such as a munitions plant, harness and saddle factory, commissary, and tanyard.

After the Civil War, tenant farming replaced the plantation system. Widespread poverty gave rise to a crop-lien mortgage system that trapped farmers in a cycle of poverty and debt. Recovery from the Civil War was slow and people began leaving Oglethorpe County for Athens, Atlanta, and other Southern states--like Alabama and Mississippi.

Oglethorpe County saw the return of prosperity in the 1880s and 90s. Cotton prices rose again and new industries developed. While the economy was improving, a gold rush hit the area. Gold was discovered in the Flatwoods section of the county. Large quantities of gold were never discovered, causing the abandonment of the mines and eventually ending the gold rush in Oglethorpe County.

In 1917, America's participation in World War I caused an expansion of county businesses and industries. The war also created a shortage of labor, materials, and supplies locally. Oglethorpe County sent many young men to fight. The remaining farmers and laborers went to work in stockyards, mills, and plants in northern and mid-western cities. Many landowners were forced to sell portions of their land sparking a real estate boom, which spread from farms into the towns. High cotton prices and high yields, in conjunction with the high cost of living and food shortages in urban areas, motivated families living in cities to return to the county's farms.

The end of World War I brought wartime prosperity to a close. In 1920, cotton prices again dropped and remained low for almost twenty years. During this period, Oglethorpe County's population was greatly reduced, falling from 20,287 in 1920 to 12,926 in 1930. Many landowners lost their property and farmers were not able to make a living. For the next thirty years, people migrated back to urban areas.

Although Oglethorpe County is the largest county in land area in Northeast Georgia, development has been limited because a significant amount of land is held by forestry and related businesses as well as large family holdings. In 2000, the population was listed at 12,635.

### **Arnoldsville**

The history of Arnoldsville is closely interwoven with the history of Cherokee Corner, where the original settlement was centered. The railroad's arrival, however, shifted the community in the direction of present-day Arnoldsville. General Burwell Pope, a plantation owner and member of the General Assembly, helped establish a railroad route through Arnoldsville. Although the station was located on his plantation, it served the whole community.

Mr. Edwin Shaw owned the town store and placed a post office in the town in 1894. In honor of Mr. Shaw's civic achievement, the town was briefly named Edwin. In 1896, Mr.

N.O. Arnold bought the store and changed the town's name to Arnoldsville. As the plantation system began to wane, Mr. Arnold sold 5,000 acres of land to individual farmers. With the sudden availability of land, new residents came to Arnoldsville. Around 1900, the railroad track was moved from General Pope's plantation to town and a new depot was constructed.

### **Crawford**

Crawford was originally known as the "Lexington Depot" because for many years this was the closest depot to Lexington. The depot's original location is due to concerns felt by county residents over noise and smoke, which led them to prohibit the railroad's construction within three miles of Lexington. After a post office was established, the town's name was changed to Crawford in honor of William H. Crawford, former Governor, U.S. Senator, Secretary of the Treasury, Minister to France, and noted duelist. A Georgian of high moral and social standing, Crawford was considered to be "the greatest son of Oglethorpe County." He was greatly admired by the French dictator, Napoleon. Crawford also owned the land that encompassed the town of Crawford. During the Civil War, the town served as refuge for Confederate sympathizers and the homeless. Refugees threatened by Sherman's attacks came to Crawford in boxcars. The town was well stocked with provisions and avoided an invasion by Federal troops. By the end of the war, there were only three families residing in Crawford.

### **Lexington**

The town of Lexington was established in 1793, when an act of the state legislature created Oglethorpe County. The town's original site was chosen because of its high ground and proximity to Troublesome Creek. Lexington was originally named Oglethorpe Court-House that was later changed to Lexington, named after the Massachusetts town and the Revolutionary War battle in 1775.

Lexington was prosperous during the 1830s but economic conditions declined during the decade of the 1840s. Although the 1850's witnessed the peak of the plantation system, Lexington was struggling economically. The wealthy planters and citizens shopped in Athens to meet their needs rather than in Lexington. Lexington's decision to keep the railroad outside town was also damaging to the local economy since cotton and supplies had to be transported to and from Crawford by wagon.

In 1878, the county considered moving the courthouse to Crawford due to the lack of business opportunities and a railroad line. To save Lexington from further decline, Hamilton McWhorter and other local businessmen decided to build a new jail in Lexington. The new jail strengthened Lexington's claim as the county's judicial center. The effort to relocate the courthouse to Crawford was effectively thwarted by the new jail and the later construction of a railroad line to Crawford. Lexington, during this period, largely functioned as the governmental and commercial center in support of the county's agriculturally based economy.

Lexington's economy was further stimulated by World War I and the subsequent real estate boom. There was suddenly a tremendous demand for residential space that eventually caused large town lots and properties to be subdivided. Lexington, during the

1950s, began to lose population as residents migrated to larger towns for jobs. This lack of growth ultimately benefited Lexington’s historic resources as the community experienced low development pressures. This circumstance was also aided by local preservation efforts that helped Lexington retain most its historic buildings.

**Maxeys**

The town of Maxeys is located in the southern portion of the county, twelve miles from Lexington. The town was originally called Shanty then later Salmonville. The town was eventually named after Jesse Maxey, a large landowner, who owned the property that encompassed the original town. Maxeys was the shipping point for the Scull Shoals cotton mill in Greene County. Like Crawford, Maxeys also served as a relay station for the horse drawn trains.

Notable citizens from the county include three Georgia governors, who also served in the U.S. Congress: George Mathews, who served under General Washington during the Revolutionary War, and George Rockingham Gilmer, for whom the North Georgia county is named, and William H. Crawford, who ran unsuccessfully for president of the United States (losing to John Q. Adams).

**Properties Listed on National Register**

The National Register of Historic Places is the county’s official list of historic properties worthy of preservation. In Oglethorpe County, ten properties are listed in the National Register, including three districts and seven individual properties. The last listing occurred in 1985. Below is each listed property and jurisdiction (see also Figure 71: Cultural Resources Map).

**Figure 70: Properties listed on the National Register of Historic Places**

<b>Name</b>	<b>Date of Listing</b>	<b>Jurisdiction</b>
Amis-Elder House	1978	Crawford
J.L. Bridge Home Place	1978	Lexington
Crawford Depot	1977	Crawford
Faust Houses and Outbuildings	1980	Lexington
Howard’s Covered Bridge	1975	County
Langston-Daniel House	1978	Crawford
Lexington Historic District	1977	Lexington
Philomath Historic District	1979	County
Smith-Harris House	1985	County
Smithonia	1984	County





## **Potentially Eligible NR Sites**

The Georgia DNR survey (1997) provides preliminary information related to National Register eligibility. Of the 780 identified properties, 68% “appeared to meet National Register eligibility.” This number suggests the majority of surveyed properties retained much of their historic character. A relatively small number of 26% “appeared not to meet National Register eligibility.” Based on this information, it can be assumed the county’s historic resources have not experienced significant alterations or changes that diminish their historic character or significance.

The survey report recommended three properties and two districts for National Register listing. These properties are listed below:

The Brooks Homestead. A residential home.

The Old Crawford High School. The old school building currently used by a local cultural organization.

Barrow Mill. An early water mill with remnants of the dam, raceway and mill building.

Athens-Augusta/Georgia Railroad District. A large area that includes Maxeys, Arnoldsville, Stephens and Crawford. This suggested district could alternatively singly nominate Maxeys and/or Crawford.

Jefferson Mill Village District. A unique district comprising mill houses and a factory building. Further research and information is needed to determine eligibility and potential boundaries.

The survey report recommended twenty other properties, as a lesser priority, that were also considered potentially eligible for National Register listing. All of these properties are residential homes in private ownership.

## **List of Historical Markers**

Georgia Historic Markers are the official state markers that identify and provide information about historic sites. The program is administered by the Georgia Historical Society and provides a cost-sharing program for local communities to post eligible markers following an application process. As in other parts of the state, these markers denote areas of historical significance and provide the public with historic information about events, people, and historic trends (see Figure 71: Cultural Resources map). Figure 72 lists the eleven Georgia Historic Markers in Oglethorpe County:

Other types of markers also exist in the county that, like the Georgia Historical Markers, mark places significant for local history.

All markers provide educational opportunities about the county’s cultural resources. The information provided by markers can serve as a basis for encouraging tourism efforts locally.

**Figure 72: Historical Markers in Oglethorpe County**

<b>Marker Name</b>	<b>Ref. Number</b>	<b>Location</b>	<b>Jurisdiction</b>
<a href="#">Beth-Salem Presbyterian Church</a>	GHM 109-6	Church and Meson Streets	Lexington
<a href="#">Cloud's Creek Baptist Church</a>	GHS 109-1	Cloud's Creek Road	County
<a href="#">Governor Gilmer's Home</a>	GHM 109-3	Courthouse Square	Lexington
<a href="#">Governor Mathews' Homesite</a>	GHM 109-2	Ga 77	County
<a href="#">Howard's Covered Bridge</a>	GHS 109-2	Chandler Silver Road	County
<a href="#">Liberty-Salem-Woodstock-Philomath</a>	GHM 109-5	Ga 22	County
<a href="#">Meson Academy</a>	GHM 109-7	Meson St	Lexington
<a href="#">Oglethorpe County</a>	GHM 109-4	Courthouse Square	Lexington
<a href="#">Watson Mill Bridge</a>	GHM 109-8	Watson Mill Rd	County
William Bartram Trail	n/a	US 78	County
<a href="#">William Harris Crawford</a>	GHM 109-1	US 78	County

## 5. Community Facilities and Services

- **Water Supply and Treatment**

### Oglethorpe County

Oglethorpe County currently has no public water system. Arnoldsville, Crawford, Lexington, and Maxeys have their own water supply sources and distribution systems. Approximately 80 percent of households obtain water from either individual wells or a community well system.

### Future Water Supply and Demand

Water demand projections were developed for the entire County based on population projections and current water usage patterns. Although the county does not have a water system the municipal systems each extend beyond their boundaries to serve unincorporated residents. Figure 73 illustrates the water required for the projected new households based on population projections and assuming a constant average household size of 2.58 (as reported in the 2000 Census) throughout the next 20-years.

**Figure 73: Estimated Water Demand**

Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2005	454	-	280	0.12712	-
2010	855	1,309	280	0.2394	0.36652
2015	940	2,249	280	0.2632	0.62972
2020	1,020	3,269	280	0.2856	0.91532
2025	1,102	4,371	280	0.30856	1.22388

*Source: U.S. Bureau of the Census; Planner's Estimating Guidebook; NEGRDC*

**Note:** New Households illustrates the number of new households resulting from the new population as reported in the Population element and dividing that figure by the average household size.

Cumulative Households represents the aggregate number of new households required to serve the expected population.

Est. AADD is the estimated annual average daily demand. This figure represents the estimate for single-family detached housing. Based on the inability to increase densities because of the lack of wastewater treatment capacity the majority of new housing is going to be of this type.

New Water Demand represents the total amount of water required to serve the new households and is reported in Million Gallons per Day.

Cumulative Water Demand represents the aggregate amount of water required as a result of new residential development, reported in Million Gallons per Day.

Figure 73 illustrates the demand for water that will result from the expected population growth over the next twenty years. A percentage of the new customers will be served by the municipal water systems with the remainder expected to require individual or

community wells without further investment in the expansion of the municipal or systems or development of a county system.

The cumulative impacts illustrate a total of 4,371 new households by 2025 requiring a total of 1.22 million gallons of water per day, which is above and beyond what is currently required to service the existing households.

## **Arnoldsville**

### **Water Service Area**

As of 2005, Arnoldsville provides water service to approximately 189 customers. The City’s water service area includes its city limits and extends beyond the city north to serve the expanding unincorporated development. Refer to Figure 78: Municipal Water Systems, which illustrates the location of each of the water distribution systems.

### **Water Distribution System**

Arnoldsville currently maintains a distribution network of pipes ranging in size from 6-inches to 8-inches in diameter. Water distribution system storage consists of one 250,000-gallon elevated storage tank.

### **Existing Water Supply and Demand**

Water is currently obtained from five wells located within the City: Well 102 on G. W. Brady Road, Well 103 and 104 on Meyer Farm Road, Well 105 on Yancey Road, and Well 106 on Owensby Mill Road. Each well site is equipped with a chemical treatment system. Water from each well is chlorinated and pumped to the distribution system. In 2005, Arnoldsville’s annual average daily demand (AADD) was 47,250 gpd.

### **Future Water Supply and Demand**

Water demand projections were developed for Arnoldsville based on population projections and current water usage patterns. Figure 74 illustrates the potential new households within the city boundary based on the city’s population projection. Arnoldsville’s existing water supply is expected to be adequate to meet the projected water demands over the planning period and beyond.

**Figure 74: Estimated Water Demand**

<b>Year</b>	<b>New Households</b>	<b>Cumulative Households</b>	<b>Est. AADD</b>	<b>New Water Demand</b>	<b>Cumulative Water Demand</b>
2005	7	-	280	0.002072	-
2010	36	43	280	0.01008	0.012152
2015	6	49	280	0.00168	0.013832
2020	20	70	280	0.005712	0.019544
2025	22	92	280	0.006272	0.025816

*Source: U.S. Bureau of the Census; Planner’s Estimating Guidebook; NEGRDC*

## Crawford

### Water Service Area

As of 2005, Crawford provides water service to approximately 442 customers. The water system serves the area within the City limits. An extension serves the area along U.S. 78 to Lexington City limits and northeast to Arnoldsville City limits.

### Water Distribution System

Crawford currently maintains a distribution network of pipes ranging in size from 6-inches to 8-inches in diameter. Water distribution system storage consists of two elevated storage tanks: a 250,000-gallon tank and a 200,000-gallon tank and one 60,000-gallon clearwell.

### Existing Water Supply and Demand

Water is currently obtained from three water sources within the City: Well 102 on Waterworks Road, Well 103 on Wolfskin Road and the reservoir located on Waterworks Road. Each well site is equipped with a chemical treatment system. Water from each well is chlorinated and pumped to the distribution system. The City owns and maintains a water supply reservoir on Waterworks Road, and a water treatment plant (WTP) located adjacent to the reservoir. The City is permitted to withdraw 250,000 gallons per day (gpd), on an average daily basis, from the reservoir. The WTP is permitted to treat 310 gpm on a peak-day basis. The WTP has a conventional process train consisting of flocculation, sedimentation, filtration, and disinfection. In 2005, Crawford's annual average daily demand (AADD) was 150,000 gpd.

### Future Water Supply and Demand

Water demand projections were developed for Crawford based on population projections and current water usage patterns. Figure 75 illustrates the potential new households within the city boundary based on the city's population projection. Crawford's existing water supply is expected to be adequate to meet the projected water demands until 2015.

**Figure 75: Estimated Water Demand**

Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2005	38	-	280	0.010571528	-
2010	79	117	280	0.022253275	0.032824803
2015	46	163	280	0.012838428	0.045663231
2020	58	221	280	0.016139738	0.061802969
2025	57	278	280	0.016017467	0.077820437

*Source: U.S. Bureau of the Census; Planner's Estimating Guidebook; NEGRDC*

## Lexington

### Water Service Area

As of 2005, Lexington provides water service to approximately 267 customers. The water system serves the area within the City limits.

### Water Distribution System

Lexington currently maintains a distribution network of pipes, consisting of mostly 6-inch diameter pipes. Water distribution system storage consists of two elevated storage tanks: a 200,000-gallon tank and a 100,000-gallon tank.

### Existing Water Supply and Demand

Water is currently obtained from four water sources within the City: Well 101 and 104 on Highway 22, Well 103 on Highway 78, and Well 105 on Highway 77. Each well site is equipped with a chemical treatment system. Water from each well is chlorinated and pumped to the distribution system. In 2005, Lexington's annual average daily demand (AADD) was 66,750 gpd.

### Future Water Supply and Demand

Water demand projections were developed for Lexington based on population projections and current water usage patterns. Figure 76 illustrates the potential new households within the city boundary based on the city's population projection. Lexington's existing water supply is expected to be adequate to meet the projected water demands over the planning period and beyond.

**Figure 76: Estimated Water Demand**

Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2005	6	-	280	0.001693568	-
2010	13	19	280	0.003700441	0.005394009
2015	3	22	280	0.000863436	0.006257445
2020	2	24	280	0.000493392	0.006750837
2025	4	28	280	0.001110132	0.007860969

*Source: U.S. Bureau of the Census; Planner's Estimating Guidebook; NEGRDC*

## Maxeys

### Water Service Area

As of 2005, Maxeys provides water service to approximately 106 customers. The water system serves the area within the City limits. An extension serves the area north to Crawford City limits.

### Water Distribution System

Maxeys currently maintains a distribution network of pipes. Water distribution system storage consists of one 250,000-gallon stem pipe.

### Existing Water Supply and Demand

Water is currently obtained from one water source within the City: Well 1 located on Highway 77N. The City is permitted to withdraw 250,000 gallons per day (gpd), on an average daily basis. The well site is equipped with a chemical treatment system. Water from the well is chlorinated and pumped to the distribution system. In 2005, Maxeys' annual average daily demand (AADD) was 26,500 gpd.

### Future Water Supply and Demand

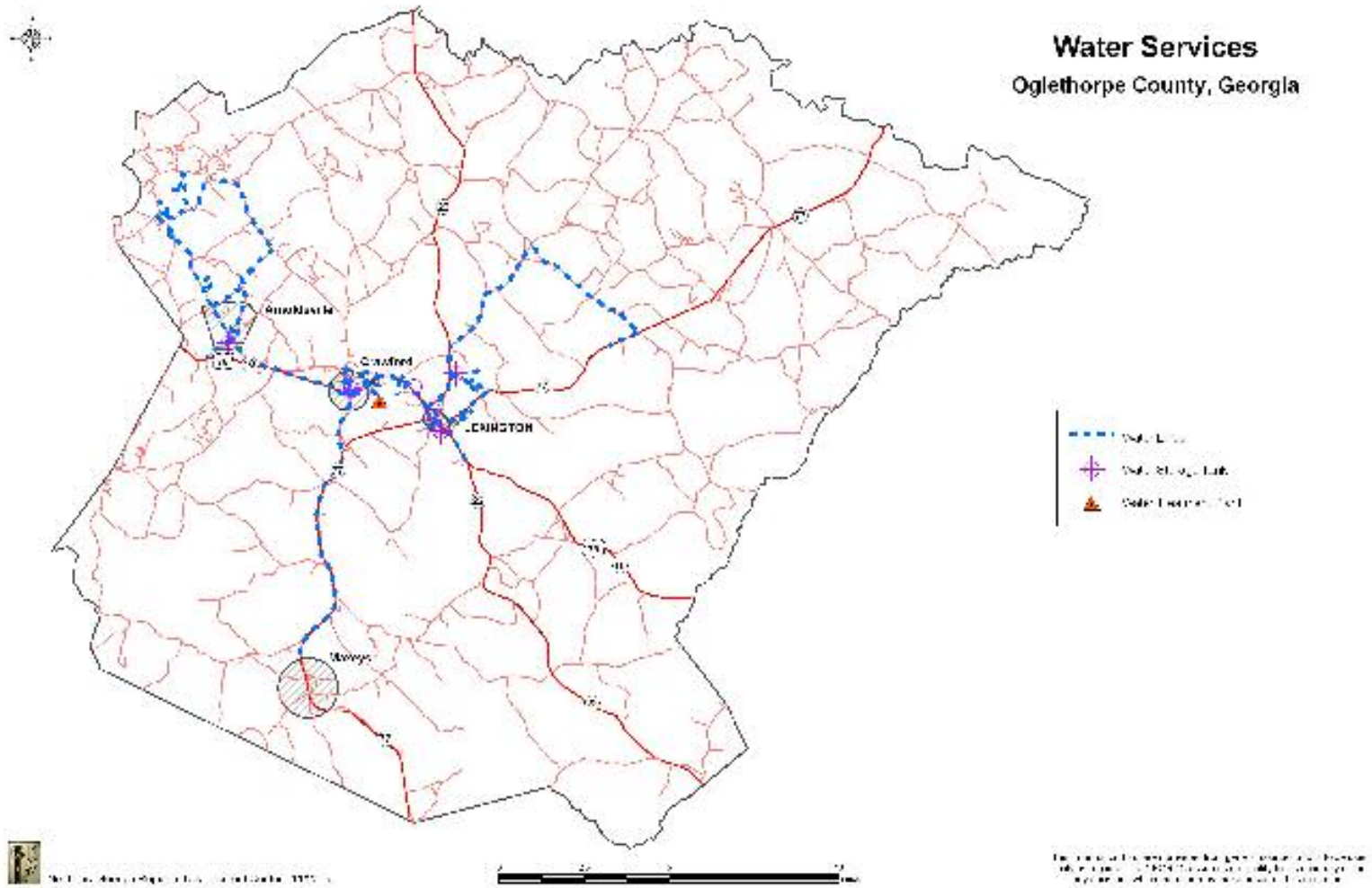
Water demand projections were developed for Maxeys based on population projections and current water usage patterns. Figure 76 illustrates the potential new households within the city boundary based on the city's population projection. Maxeys' existing water supply is expected to be adequate to meet the projected water demands over the planning period and beyond.

**Figure 77: Estimated Water Demand**

Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2005	3	-	280	0.000798974	-
2010	21	23	280	0.00574359	0.006542564
2015	9	33	280	0.002564103	0.009106667
2020	15	48	280	0.004307692	0.013414359
2025	12	60	280	0.003282051	0.01669641

*Source: U.S. Bureau of the Census; Planner's Estimating Guidebook; NEGRDC*

Figure 78: Municipal Water Systems





- *Sewerage System and Wastewater Treatment*

### **Private Septic Tank Systems**

Public wastewater collection and treatment services are limited in Oglethorpe County. The county does not operate a public sewerage system nor does it have plans for implementing the construction of a sewer network. The County's approach to residential wastewater management has been through the use of on-site septic systems. All County residents, as well as residents of Arnoldsville, Crawford, Lexington, and Maxeys use individual septic systems. Overall, the septic tanks are performing well for residents; however, older homes that had septic systems installed over 30 years ago are beginning to fail and require replacement.

### **Sewer Service Area**

Sewer service is provided within the Crawford City limits to approximately 136 customers in 2005. Sewer lines serve approximately 38 percent of the households in the City.

### **Treatment Facility and Discharge**

Wastewater is treated at two oxidation ponds, one located in each local drainage basin. Both were designed as aerobic wastewater stabilization ponds. Neither pond was designed to require mechanical treatment to meet effluent permit limitations.

The Eastside Oxidation Pond is permitted to treat 30,000 gallons per day average. The combined surface area of the Eastside Oxidation Pond is 1.71 acres.

The Westside Oxidation Pond is permitted to treat 37,000 gallons per day average. The surface area of the Westside Oxidation Pond is 2.27 acres. Overall sewage treatment capacity is 67,000 gallons per day.

Grove Creek and Barber Creek, the system's effluent receptor streams, have not been identified as impaired streams by the EPA analysis for TMDL. However, this is an issue that requires consistent monitoring to ensure the environmental integrity of the stream systems remains intact.

### **Future Wastewater Needs**

Wastewater flows were projected through year 2025 based on Oglethorpe County's growth, water usage, and wastewater generation patterns. Currently approximately 2 percent of households are estimated to have sewer service. Figure 79 illustrates the amount of wastewater generated by new residential growth countywide based on the projected number of new households.

**Figure 79: Estimated Wastewater Generation**

Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2005	454	-	224	0.101696	-
2010	855	1309	224	0.19152	0.293216
2015	940	2249	224	0.21056	0.503776
2020	1020	3269	224	0.22848	0.732256
2025	1102	4371	224	0.246848	0.979104

*Source: U.S. Bureau of the Census; Planner's Estimating Guidebook; NEGRDC*

**Note:** All household projections are the same as reported in the Water Supply and Treatment section.  
Est. AADD is the annual average daily demand, which is typically 80% of water usage for single-family residential development.

Crawford's sewer service is operating at full capacity and is unable to connect any new customers. Recent upgrades to the facility have marginally prolonged the life of this system, however within 3 years, the current system will require dewatering and pumping to continue supporting the current number of customers. No new development in the county may connect to the City of Crawford's network.

Regional watershed studies and TMDL implementation plans have identified septic tanks as an increasing non-point source pollutant. It is not known for certain the number and location of all septic tanks in the county, but assuming that all households not connected to the Crawford sewerage systems are using a septic system would indicate that there are currently approximately 5,000 individual septic systems. This is an approximation but it does illustrate the large number of essentially, unmonitored sewer systems in the county. A septic tank should be cleaned out every 3-5 years to ensure that it continues to work properly. Currently there is no regulation in place to monitor the maintenance of septic systems and once a problem is identified it is generally too late to prevent any contaminants from entering the ground and surface water.

According to the 2004 Metro Atlanta Quality Growth Task Force, septic tanks, land application systems and outdoor irrigation are considered "100% consumptive" of water supply, as they did not return measurable amounts of water to the rivers (unlike sewers, which treat and return wastewater). Under this premise, a house on septic tank can "consume" 6.6 times the water of a house served by sewer.

- *Other Community Facilities*

### **Fire Protection**

Oglethorpe County is served by 14 volunteer fire departments and the Georgia Forestry Unit. Four of the VFDs are located in municipalities in Oglethorpe County and the other 10 are in rural areas of the County. The current ISO rating is 9 for the County.

During 2004, the approximate number of calls was 650, with an average response time of 15 minutes. As of 2005, the total number of dry hydrants throughout the County is 25.

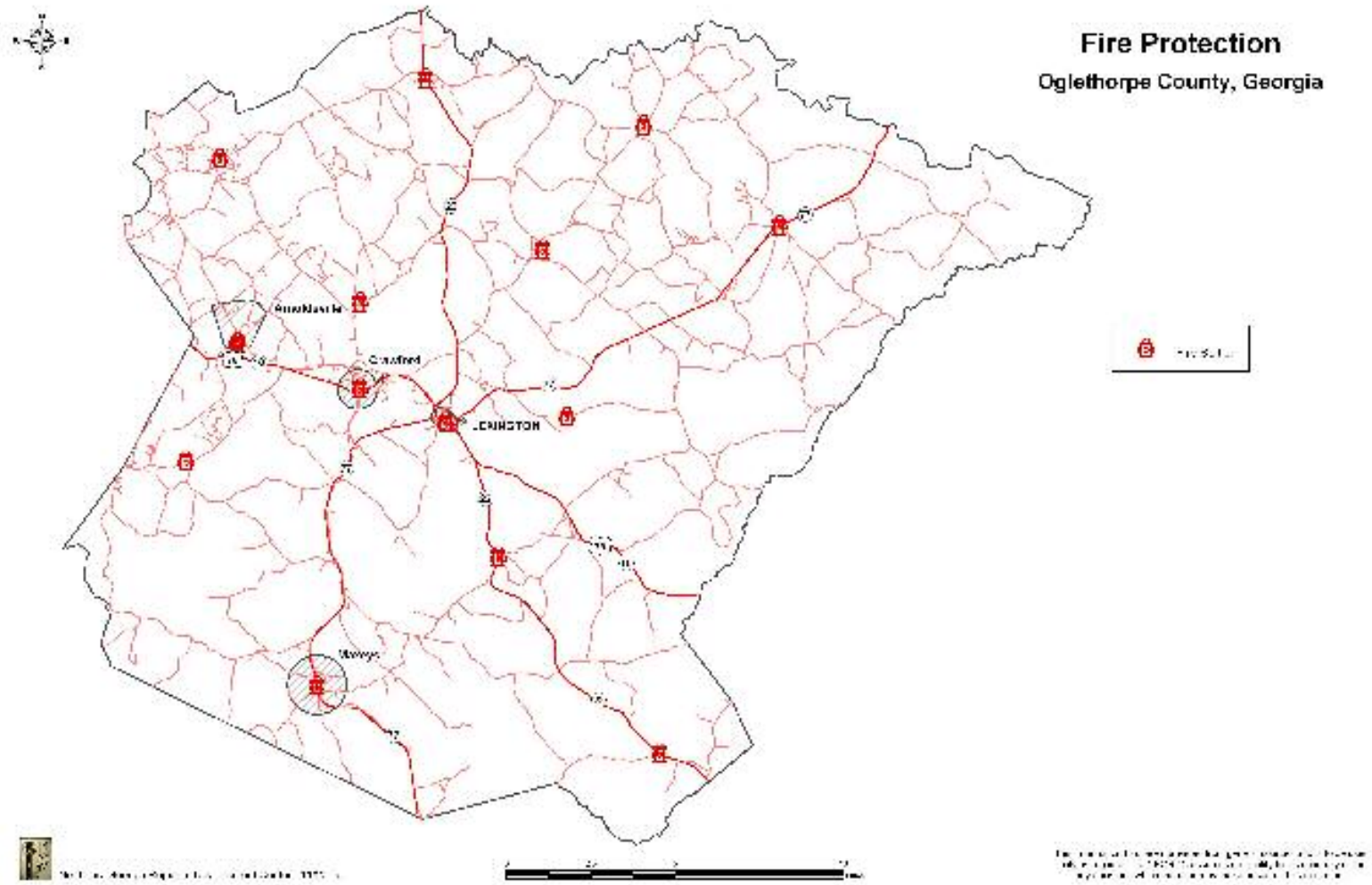
The County currently has 150 volunteer firefighters, of which 18 are regular firefighters. A national standard for firefighters is 1.65 per 1,000 residents. In 2004 there were approximately 13,557 residents in the County, suggesting 22.4 firefighters would be an appropriate staffing level for the County fire department. By 2025, the department staff will need to expand by 16 more personnel to a total of 34 regular full-time firefighters to keep up with the projected population.

Due to volunteers constituting the majority of personnel, daytime hours remain understaffed. Most of the equipment and personal protective clothing used by the departments is no longer NFPA compliant, or able to pass a service test. Training for firefighters throughout the County lacks uniformity and requires attention.

Currently there are no plans for new stations in the County. There are plans to bring all Oglethorpe County fire stations into NFPA compliance and establish a uniform level of equipment and training as well as strategically placing five 2500-gallon tankers throughout the County. At an estimated total project cost of \$1.15 million, the department continues to seek funding through grants and fundraising.

Refer to Figure 80 for an illustration of the location of all volunteer fire departments throughout the county.

Figure 80: Location of Volunteer Fire Departments



## **Emergency Medical Services (EMS)**

Oglethorpe County is served by one EMS station, which houses all of the County's EMS resources. The station is centrally located on Highway 78, between Crawford and Lexington.

In 2003, Oglethorpe County EMS responded to 1,056 calls for assistance. In 2004, total call volume was 1,257, a growth of nearly 20 percent. The projected number of calls in 2005 is 1400, with an average response time of 10.5 minutes from dispatch to on-scene arrival.

Oglethorpe County EMS consists of 7 full-time staff and 14 part-time staff. EMS equipment comprises three Advanced Life Support equipped ambulances. Currently there are no plans for expansion in staff or new facilities.

## **Public Safety**

Oglethorpe County is served by two law-enforcement entities: the Oglethorpe County Sheriff's Department and the Georgia State Patrol. The Oglethorpe County Sheriff's Department provides police protection for unincorporated Oglethorpe County, Arnoldsville, Crawford, Lexington, and Maxeys. The Sheriff's Department, located on the Courthouse Square in Lexington, serves a coverage area of 441 square miles.

During 2004, the approximate number of calls was 12,357, with an average response time of 15 minutes.

Oglethorpe County's detention center is housed in the same building as the Oglethorpe County Sheriff's Department. This facility can house 16 male inmates and no female inmates. The detention center currently operates at 100 percent capacity. The department reports that other counties house prisoners for Oglethorpe County as needed.

The Sheriff's Department has a total staff of 25, including 19 sworn officers and 6 non-sworn personnel. A typical method used by police departments to measure level of service is the number of police personnel serving 10,000 residents. According to U.S. Census of Governments in 2000, local governments in Georgia employed approximately 26.8 public safety personnel per 10,000 residents, suggesting 36.3 police personnel would be an appropriate staffing level for the Sheriff's Department. By 2025, the department staff will need to expand by 30 more personnel to a total of 55 officers to keep up with the projected population.

Currently, there are plans to construct a new detention facility with a 64 bed capacity. The new facility will also house the administration office for the Sheriff's Department and an E-911 center. With expansion to the new facility the Department plans to upgrade staff to include new deputies and detention officers.

## **Parks and Recreation**

In 1990, the Oglethorpe County Board of Commissioners established the Oglethorpe County Recreation Commission to develop a County recreation program and maintain the facilities at Bryan Park. Recreation facilities in the County include:

- Bryan Park (Lakeshore Drive, Crawford) Total Area: 50.0 acres. The facility includes: 2 little league baseball/ softball fields, 2 senior league baseball/ softball fields, 1 pond (6 acres), 1 football/soccer field, 1 community building, and 2 tennis courts.
- Brightwell Park (Maxeys) Total Area: 3.2 acres. Park facilities include: 1 ball field, 1 outdoor basketball court, and 1 playground.

There are three other recreational areas in Oglethorpe County, but they are passive recreation areas with little or no facilities. Crawford City Park, on Highway 78 in downtown Crawford, is a 1.0 acre park with picnic tables and a grill for cooking. The City utilizes the park during festivals. Women's Club Park, located at the north corner of Church and Main Streets in Lexington covers 1.0 acre. Shaking Rock Park, located off Highway 78 in Lexington, comprises 5.5 acres. The park has interpretive trails and two picnic tables.

Watson Mill Bridge State Park, on the South Broad River off Highway 22, borders Madison County. This 1,018-acre site offers picnicking, boating, camping, hiking, sightseeing, and group meetings. The park contains the longest covered bridge in use within Georgia. The size of the park insures enough land and water area to meet the hiking and boating needs of Oglethorpe County citizens over the next 20 years.

## **Stormwater Management**

Oglethorpe County currently has no stormwater management system. Stormwater currently runs through a loose network of County road ditches. Nonpoint-source pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, streams, wetlands, and underground sources of drinking water.

## **Solid Waste Management Facilities**

Oglethorpe County reports that 571 tons of solid waste was delivered to MSW landfills in FY 2003 and 1,314 tons was disposed of in construction and demolition landfills. EPD tonnage reports provided by DCA show similar tonnages. The tons of solid waste disposed in an MSW landfill translates to .24 pounds per person per day, significantly lower than the state average. It is assumed that much of the solid waste that is delivered to the Athens-Clarke County landfill from Oglethorpe County is identified as waste from Athens-Clarke County. Despite the fact that Oglethorpe County is permitted to use this landfill, many individuals and private haulers are unaware of this fact and think that they

have to claim the waste is from Athens-Clarke County to use the landfill. In addition, many haulers bring in waste that they have collected from both Athens-Clarke County and Oglethorpe County but report the load as Athens-Clarke County waste.

Oglethorpe County operates three drop-off centers plus a C&D drop-off center that are available to all County residents. These centers accept paper (newspaper, corrugated cardboard, office paper, magazines, telephone books, junk mail, etc.) and all containers (aluminum and steel cans, glass, plastic, and juice/milk cartons). Materials are shipped to the Athens-Clarke County RMPF. The C&D drop-off center also accepts and recycles scrap metal, oil and white goods. The City of Lexington uses a private hauler to recycle glass and plastic containers.

Oglethorpe County operates staffed convenience centers with green box drop off sites. The Cities contract directly with haulers for collection within their jurisdictions. Crawford contracts with Georgia Waste for once per week curbside service and handicap pulls when needed. This contract is paid for partially through taxes and partially by individuals. Georgia Waste picks up bagged household garbage. Commercial customers may use the City service or they have the option of using a dumpster which they can contract with a hauler on their own.

Lexington also uses Georgia Waste for once per week pick up. The City has a contract with the Georgia Waste paid from general tax revenues. Maxeys uses Ogle Enterprises, a local hauler for residential curbside pick up. Service is voluntary and fee based by the hauler. Citizens who elect not to use the contracted hauler can use the County green bag program.

Oglethorpe County owns and operates a construction and demolition debris landfill located on US-78 that has an estimated remaining life of 11 years. There is one inert landfill that has been issued a permit-by-rule in the County. The Terry K. Pahl inert landfill is located on highway 78, three miles west of Crawford.

Private haulers operating in the County contract individually to transport waste to the landfill of their choice. Much of it is transported to the Athens-Clarke landfill and the Chamber's R&B landfill.

**Figure 81: Solid Waste Consumption Rates**

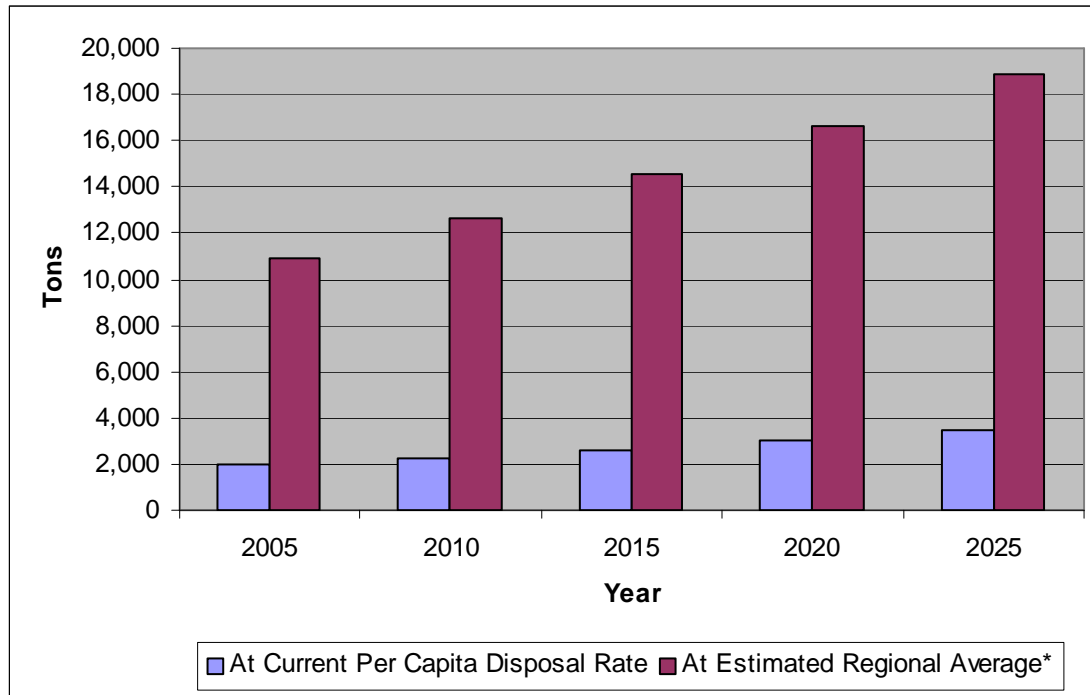
<b>Year</b>	<b>At Current Per Capita Disposal Rate</b>	<b>At Estimated Regional Average*</b>
2005	1,974	10,900
2010	2,290	12,645
2015	2,637	14,559
2020	3,013	16,638
2025	3,420	18,884

*Source: Northeast Georgia Regional Solid Waste Plan*

Figure 81 illustrates the current per capita solid waste generation rates for both Oglethorpe County and the region. The discrepancy is likely the result of Oglethorpe County residents hauling solid waste to the Athens-Clarke County landfill and the waste being assigned to Clarke County residents. The actual generation rate is likely closer to the regional average.

Figure 82 illustrates the estimated amount of solid waste generated resulting from the projected population growth.

**Figure 82: Projected Solid Waste Generation**



Oglethorpe County has an agreement with Athens-Clarke County for the disposal of Oglethorpe’s municipal solid waste at the Athens-Clarke County landfill. The agreement has no termination date and will remain in effect until such time as either of the counties takes action to terminate it. Oglethorpe County also has assurance from the Unified Government of Athens-Clarke County documenting that the landfill has adequate disposal capacity until 2016.

### Library

The Oglethorpe County Library is a member of the Athens Regional Library System. The County operates a 7,300-square foot facility at 858 Athens Road (Hwy 78) in Lexington. The current Library was constructed in 1995. The Library is open 53 hours a week and staffed by 1 full-time and 4 part-time staff

The library is equipped with 12, internet capable, public access computer stations. In 2005, approximately 9,433 users accessed the library’s public computer stations. The



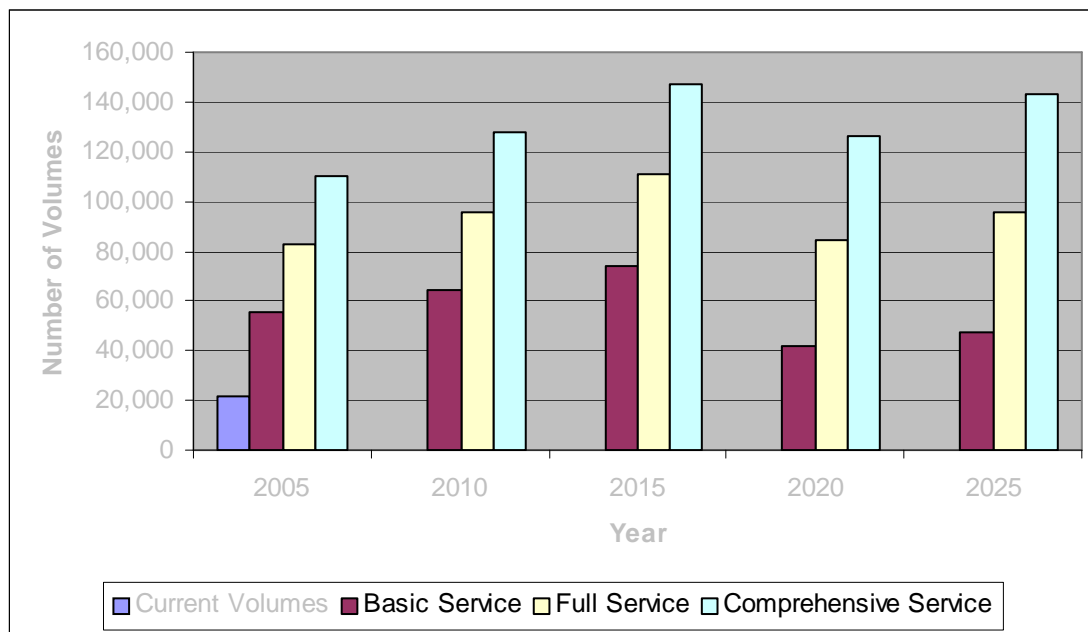
Library has a 100-seat meeting room that is available for public use and contains film and video facilities as well as wall space for art exhibits.

Bookmobile service for Oglethorpe County is made available through the Athens Regional Library System and currently provides five central stops monthly. Homebound service is also available.

In 2005, the Library had, over an average month, 4,724 patrons and 3,543 circulation. The Library contains 22,001 print materials and 1,282 non-print materials, for a total of 23,283 total volumes, which is equal to 1.7-volumes per capita. The Georgia Public Library System has adopted standardized recommendations for libraries based on the population size they are serving. There are three levels of service, basic, full and comprehensive. For communities under 20,000 the basic level of service is 4 volumes per capita, the full service is 6 volumes per capita, and the comprehensive is 8 volumes per capita. By 2025, for the Library to be considered a basic service library, it would need to expand to a total of 47,808 volumes to keep up with the projected population.

Figure 83 illustrates the number of volumes required to meet the Georgia Library System’s recommended levels of service targets to serve the expected population.

**Figure 83: Recommended Volumes Required**



The main issue facing the library is availability of adequate funding. In order to maintain an adequate level of service the library must seek to replace outdated materials and equipment and will require dedicated levels of funds.

## **General Government**

The Oglethorpe County government consists of a county commission with a chairman and a five-member board of commissioners. Oglethorpe County owns one building considered a general government facility. For comprehensive planning purposes only those buildings that are used for administration purposes are discussed. Therefore, the Courthouse is the only building in the county considered a general government facility. This building, constructed in 1887, serves as a significant landmark and historical resource in the community. In recent years the courtroom has been restored and repairs have been made in order to stabilize the structure.

### **Arnoldsville**

The city owns one small building used for their City Hall. The city uses this facility mainly for meetings.

### **Crawford**

Crawford City Hall, on North Street, is approximately 800 square feet. The building, constructed in the early 1900s and renovated in 1988, was once a jail.

### **Lexington**

Lexington owns one building considered a general government facility, City Hall. This 1,000 square foot building was built sometime in the 1960s or 1970s.

### **Maxeys**

The city's one building considered a general government facility is City Hall, constructed in 1985. The building occupies 2,400 square feet of space and includes the post office.

## **Healthcare**

In 2000, the number of physicians in the county per 1,000 population was 0.2, compared with the 1.9 state average. Oglethorpe County had no general hospitals in 1999. Statewide, there was an average of 3.1 beds per 1,000 population.

The Oglethorpe County Health Department is located in the Multi-purpose Building in Lexington at 109 South Boggs Street. This 4,000 square-foot facility offers a wide variety of health care services to residents of Oglethorpe County. The department staff includes one director, two regular nurses, one LPN, two clerical workers, and one sanitarian. The department offers AIDS testing and counseling, birth and death certificates, birth control, blood pressure services, blood testing for marriage licenses, child health, children's medical services, cholesterol screening, environmental health, family planning, food for families, immunizations, infant health, prenatal services, and tuberculosis testing.

## Education

**Figure 84: School Enrollment**

School	1995	2005	% Change
Oglethorpe County Primary School	-	549	-
Oglethorpe County Elementary School	981	571	14.17%
Oglethorpe County Middle School	486	570	17.28%
Oglethorpe County High School	521	718	37.81%
<b>Total</b>	<b>1,987</b>	<b>2,408</b>	<b>21.19%</b>

Source: Georgia Department of Education

**Note:** The Primary School opened in 1997 to alleviate the capacity at the Elementary School.

% Change is the increase in enrollment between 1995 and 2005.

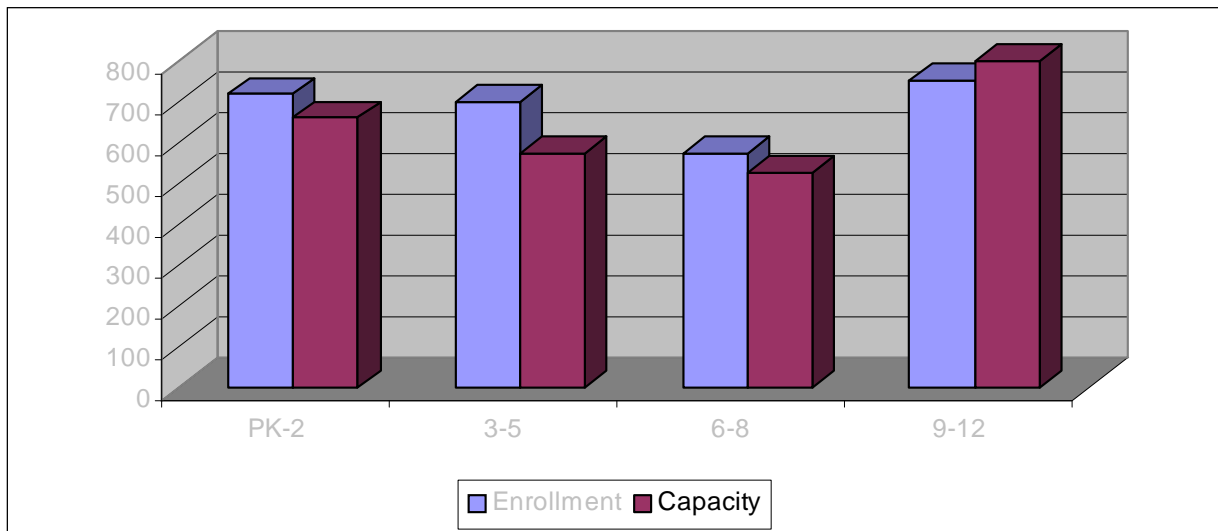
The % Change for the Elementary School is an aggregate increase for Primary and Elementary school-aged children.

**Figure 85: Projected School Enrollment vs. Capacity: 2010**

School	Enrollment	Capacity
Primary (PK-2)	718	660
Elementary (3-5)	697	575
Middle (6-8)	573	525
High (9-12)	752	800
<b>Total (PK-12)</b>	<b>2,740</b>	<b>2,560</b>

Source: Oglethorpe County Department of Education

**Figure 86: Projected School Enrollment vs. Capacity: 2010**



## 6. Intergovernmental Coordination

Intergovernmental coordination exists between Oglethorpe County and the cities of Arnoldsville, Crawford, Lexington, and Moxley through the enactment of the Service Delivery Strategy that outlines service areas and providers for all of the major services provided by the local governments.

Additionally, the Chamber of Commerce has taken the lead in coordinating economic development efforts countywide in partnership with the Oglethorpe County Board of Commission.

The county also coordinates with the school board, the Northeast Georgia Healthcare District, The Northeast Georgia Workforce Investment Agency, the Northeast Georgia Regional Development Center, and the Athens Area Library System to provide essential services to its residents.

The cities have coordinated the expansion of their respective water systems providing an interconnected network. The county has an active Development Authority but currently it does not have any members.

## 7. Transportation

- *Road Network*

**Figure 87: Comparison of Vehicle Miles Traveled: 1997 – 2004**

Road Type	1997		2004		Percentage Change	
	Mileage	VMT	Mileage	VMT	Mileage	VMT
Principal Arterial	18.7	122,266.0	18.8	110,809.5	0.32%	-9.37%
Minor Arterial	33.4	59,447.9	34.1	39,957.5	1.88%	-32.79%
Major Collector	92.2	82,637.0	91.1	96,317.4	-1.21%	16.55%
Minor Collector	69.7	48,654.0	76.7	88,032.1	9.99%	80.93%
Local	337.8	71,777.7	333.8	81,598.8	-1.18%	13.68%
Total	545.8	384,782.6	554.3	416,715.3	1.56%	8.30%

*Source: Georgia Department of Transportation (GDOT).*

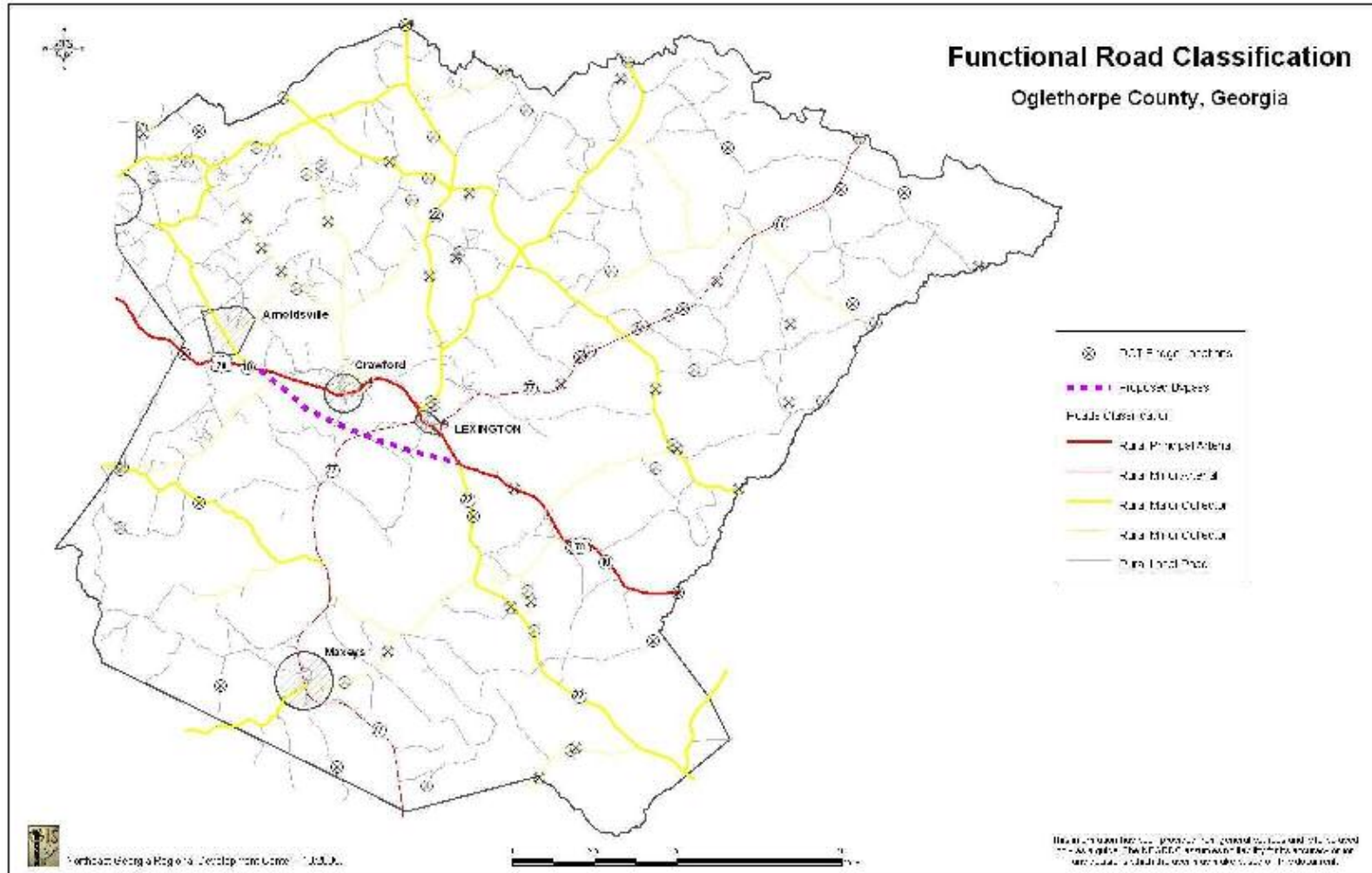
**Note:** VMT stands for Vehicle Miles Traveled and is derived from yearly traffic counts taken by the GDOT.

The biggest change between 1997 and 2004 was the increase in mileage and VMT on Minor Collector roads, which is a result of increased residential development in the unincorporated areas and an increase in the commuter labor force traveling to Athens. Figure 85 illustrated the road network throughout the county based on the GDOT functional classification of roadways.

The illustrated bypass on Figure 88 is scheduled to begin construction in 2013.

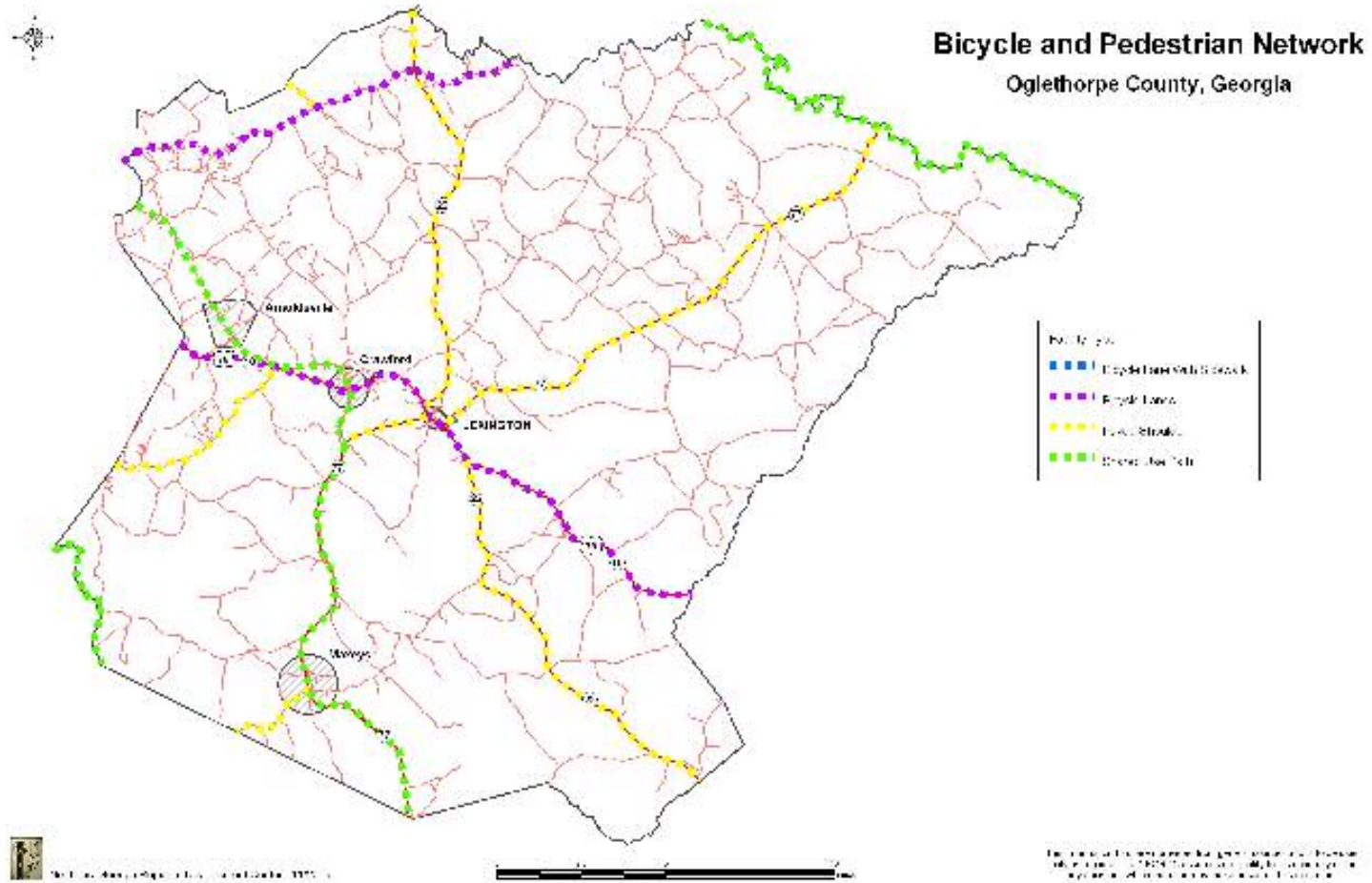


**Figure 88: Road Network Functional Classification**



- *Alternative Modes*

**Figure 89: Regional Bicycle and Pedestrian Plan: Oglethorpe County facilities**



The Northeast Georgia Regional Development Center updated the 1993 Regional Bicycle and Pedestrian Plan illustrating the desire for alternative transportation facilities throughout the region. Figure 89 illustrates the desired facility locations throughout Oglethorpe County.

- ***Parking***

There are no significant issues related to parking in the county.

- ***Railroads, Trucking, Port Facilities, and Airports***

This section does not apply to Oglethorpe County. There are no active railroads in the county and no operating airport.

- ***Transportation and Land Use Connection***

New residential development has been concentrated in the northwestern section of the county and has led to the increase in traffic congestion on local roads in this area (as illustrated in Figure 87).

This increase in travel is the likely result of the continued increase in local residents employed in Athens-Clarke County. The increase in population has been mirrored by the increase in the commuter labor force and is expected to continue. The results of this continuing trend will create further traffic congestion on local roads that have not been designed to accommodate the projected volumes.



## Part 2: Analysis of Consistency with Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the unique characteristics found throughout the state. It provides an opportunity for local governments to assess their progress towards meeting the community objectives set forth by the state.

### *Development Patterns*

**Traditional Neighborhoods: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.**

Objective	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	Zoning is typically single use countywide.
Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process?	No.
We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate?	No
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	No.
We have a program to keep our public areas clean and safe.	No
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Sidewalks are limited in the county.
In some areas several errands can be made on foot, if so desired.	Within the cities.
Some of our children can and do walk to school safely.	Limited opportunity.
Some of our children can and do bike to school safely.	Limited opportunity.
Schools are located in or near neighborhoods in our community.	Schools are centrally located in the county.

**Infill Development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	No
Our community is actively working to promote Brownfield Development?	Yes
Our community is actively working to promote Greyfield Development?	Yes
We have areas of our community that are planned for nodal development?	No
Our community allows small-lot development for some uses?	No.

**Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.**

Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	Yes
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Lexington protects its historic district.
We have ordinances to regulate the size and type of signage in our community.	No
If applicable, our community has a plan to protect designated farmland.	No.

**Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**

Objective	Status
We have public transportation in our community.	No
We require that new development connect with existing development through a street network, not a single entry/exit.	No
We have a good network of sidewalks to allow people to walk to a variety of destinations.	No
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No
We require that newly built sidewalks connect to existing sidewalks wherever possible.	No
We have a plan for bicycle routes through our community.	Part of the regional plan.
We allow commercial and retail development to share parking areas wherever possible.	Yes

**Regional Identity: Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bin the region together, or other shared characteristics.**

Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage.	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes
Our community encourages businesses that create products that draw on our regional heritage.	Yes
Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	Yes
Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	No

***Resource Conservation***

**Heritage Preservation: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.**

Objective	Status
We have designated historic districts on our community.	Yes
We have an active historic preservation commission.	Lexington has a Commission.
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	Lexington has preservation ordinances.

**Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.**

Objective	Status
Our community has a greenspace plan.	Yes
Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	No
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	No
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes

**Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.**

Objective	Status
Our community has a comprehensive natural resources inventory.	Yes
We use this inventory to steer development away from environmentally sensitive areas.	Yes
We have identified our defining natural resources and have taken steps to protect them.	Yes
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes
Our community has and actively enforces a tree preservation ordinance.	No
Our community has a tree-planting ordinance for new development.	No
We are using stormwater best management practices for all new development.	Yes
We have land measures that will protect the natural resources in our community.	Yes

***Social and Economic Development***

**Growth Preparedness: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
Our local governments, the local school board, and other decision-making entities use the same projections.	Yes
We have a Capital Improvements Program that supports current and future growth.	No
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community	Yes

**Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Objective	Status
Our economic development program has an entrepreneur support program.	Yes
Our community has jobs for skilled labor.	No
Our community has jobs for unskilled labor.	No
Our community has professional and managerial jobs.	No

**Appropriate Businesses: The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.**

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	In the process.
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	In the process.
We recruit businesses that provide or create sustainable products.	No
We have a diverse job base, so that one employer leaving would not cripple us.	Yes

**Housing Choices: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	No
People who work in our community can afford to live here too.	Yes, but costs are rising disproportionately with income.
Our community has enough housing for each income level.	No, there is a lack of housing at the low and high ends.
We encourage new residential development to follow the pattern of our original town.	No
We have options available for loft living, downtown living, or neo-traditional living.	No
We have vacant and developable land available for multi-family housing.	No
We allow multi-family housing to be developed in our community.	Crawford is the only jurisdiction with sewer and ability to allow MF housing.
We support community development corporations building housing for lower-income households.	No
We have housing programs that focus on households with special needs.	No
We allow small houses built on small lots in appropriate areas.	No

**Educational Opportunities: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

Objective	Status
Our community provides workforce-training options for our citizens.	Available through the RDC.
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	No
Our community has higher education opportunities, or is close to a community that does.	Close to multiple options in Athens.
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No

***Governmental Relations***

**Local Self-Determination: Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.**

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	No
We have a public-awareness element in our comprehensive planning process.	No
We have clearly understandable guidelines for new development.	Yes
We offer a development guidebook that illustrates the type of new development we want in our community.	No
We have reviewed our development regulations and/or zoning code recently and sure that our ordinances will help us achieve our QCO goals.	No
We have a budget for annual training for planning commission members and staff and we use it.	No
Our elected officials understand the land-development process in our community.	Yes

**Regional Cooperation: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.**

Objective	Status
We plan jointly with our cities and county for comprehensive planning.	Yes
We are satisfied with our service delivery strategies.	Yes
We cooperate with at least one local government to provide or share services.	Yes